

ORDINANCE NO. 081271

Rezoning an area of approximately 34.1 acres generally located at the southwest corner of N.W. Englewood Road and U.S. Highway 169 from Districts R-2b and PD/C-2 to District C-2. (12970-P-18)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0828, rezoning an area of approximately 34.1 acres generally located at the southwest corner of N.W. Englewood Road and U.S. Highway 169 from Districts R-2b (Two-Family Dwellings) and PD/C-2 (Planned Development/Local Retail Business) to District C-2 (Local Retail Business), said section to read as follows:

Section 80-11A0828. That an area legally described as:

A tract of land in the Northeast Quarter and in the Northwest Quarter of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the northeast corner of said Northwest Quarter; thence North 89 degrees 13 minutes 31 seconds West along the north line of said Northwest Quarter, 650.00 feet; thence South 0 degrees 21 minutes 49 seconds West, 35.00 feet to a point on the southerly right-of-way line of N.W. Englewood Road, as now established, said point being also the true point of beginning of the tract to be herein described; thence South 89 degrees 13 minutes 31 seconds East along said northerly line, 650.00 feet; thence South 89 degrees 12 minutes 40 seconds East along said northerly line, 969.05 feet; thence South 77 degrees 06 minutes 33 seconds East along said northerly line, 199.14 feet to a point on the westerly right-of-way line of U.S. Highway 169, as now established; thence South 04 degrees 47 minutes 43 seconds East along said westerly line, 1246.54 feet; thence North 89 degrees 12 minutes 57 seconds West along said westerly line, 166.50 feet; thence South 72 degrees 24 minutes 42 seconds West, 126.55 feet; thence northerly, on a curve to the left, having an initial tangent bearing of North 17 degrees 35 minutes 18 seconds West, a radius of 1450.00 feet, a central angle of 33 degrees 49 minutes 18 seconds, an arc distance of 855.94 feet; thence South 38 degrees 35 minutes 24 seconds West, 49.80 feet to a point on the northerly line of Kinsley Forest Estates Second Plat, a subdivision in Kansas City, Clay County, Missouri; thence North 89 degrees 59 minutes 27 seconds West along said northerly line, 508.11 feet; thence North 00 degrees 00 minutes 33 seconds East along said northerly line, 50.00 feet; thence North 89 degrees 59 minutes 27 seconds West along said northerly line, 577.94 feet; thence westerly, along said northerly line, on a curve to the

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left, tangent to the last described course, having a radius of 925.00 feet, a central angle of 02 degrees 25 minutes 59 seconds, an arc distance of 39.28 feet to a point on the easterly line of Kinsley Forest Estates First Plat, a subdivision in Kansas City, Clay County, Missouri; thence North 00 degrees 21 minutes 49 seconds East, along said easterly line, 639.08 feet to the true point of beginning. Containing 34.06 acres, more or less.

is hereby rezoned from Districts R-2b (Two-Family Dwellings) and PD/C-2 (Planned Development/Local Retail Business) to District C-2 (Local Retail Business), all as shown outlined on a map marked Section 80-11A0828, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and as an amendment to Section 80-11 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney