

ORDINANCE NO. 090670

Rezoning an area of approximately 245 acres generally bounded by E. 51st Street on the north, E. 56th Street on the south, The Paseo on the west and a line midway between Wabash Avenue and Prospect Avenue on the east, from Districts R-2a, R-2b and C-1 to District R-1b. (14028-P-1).

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 80-11A0847, rezoning an area of approximately 245 acres generally bounded by E. 51st Street on the north, E. 56th Street on the south, The Paseo on the west and a line midway between Wabash Avenue and Prospect Avenue on the east, from Districts R-2a (Two-Family Dwellings, Low Density), R-2b (Two-Family Dwellings) and C-1 (Neighborhood Retail Business) to District R-1b (One-Family Dwellings), said section to read as follows:

Section 80-11A0544. That areas legally described as follows are rezoned as described:

That Lots 1 and 2, Block B, Blocks A & B of Ridgeland are hereby rezoned from District C-1 (Neighborhood Retail Business) to District R-1b (One-Family Dwellings); and

That an area described as follows: Beginning at the intersection of the centerline of Brookwood Avenue and the south line of E. 51st Street, thence east along said south line to the west line of Brooklyn Avenue, thence south along said west line to the north line of E. 56th Street, thence west along said north line to the east line of Wayne Avenue, thence north along said east line to the north line of E. 55th Street, thence west along said north line to the southwest corner of Lot 29, Keystone, thence north along the west line of Lots 29-33 inclusive, Keystone, and the west line of Lots 27-38 inclusive, Kathleen Ridge, and the extension of said west line, and the centerline of Wayne Avenue to the southeast corner of Lot 37, South Paseo Place, thence north along the east line of Lots 37-42 inclusive, South Paseo Place to the northeast corner of said Lot 42, thence west along the north line of said Lot 42 to the southeast corner of Lot 100, Brookwood, thence north along the east line of Lots 100-103 inclusive, Brookwood and the extension of said east line to the centerline of Brookwood Avenue, thence northwest along said centerline to the point of beginning, all rights of way as now established, and excepting the aforementioned Lots 1 and 2, Block B, Blocks A & B of Ridgeland, and also excepting Lots 1-20 inclusive and Tract A, Woodland Highlands, and also excepting Lots 24 and 25, Block B, Blocks A & B of Ridgeland, is hereby rezoned from District R-2a (Two-Family Dwellings, Low Density) to District R-1b (One-Family Dwellings); and

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That Lots 37-42 inclusive, South Paseo Place, and Lots 100-103 inclusive, Brookwood are hereby rezoned from District R-2b (Two-Family Dwellings) to District R-1b (One-Family Dwellings); and

That an area described as follows: Beginning at the intersection of the east line of Brooklyn Avenue and the south line of E. 51st Street, thence east along said south line to the northeast corner of Lot 14, Wilson-Pugsley's 1st Addition, thence south along the east line of Lots 7-14 inclusive, Wilson-Pugsley's 1st Addition, and the east line of Lots 10-18 inclusive, Schell's Wabash Avenue Addition, and the east line of Lots 1-10 inclusive, Murwood, and the east line of Lots 1-5 inclusive, Rodenbeck's 2nd Addition, and the east line of Lots 1-7 inclusive, Rodenbeck's 1st Addition, and the east line of Lots 1-8 inclusive and Lot 18, Yeoman's Subdivision, and the east line of Lots 22-35 inclusive, Missouri Addition, and a line parallel to and 17.52 feet east of the west line of Lot 18, Missouri Addition, and the east line of Lots 1-18 inclusive, Schell's Orchard Hill to the north line of E. 56th Street, thence west along said north line to the east line of Brooklyn Avenue, thence north along said east line to the point of beginning, all rights of way as now established, is hereby rezoned from District R-2b (Two-Family Dwellings) to District R-1b (One-Family Dwellings);

all subdivisions and rights of way in Section 33, Township 49 North, Range 33 West, Kansas City, Jackson County, Missouri, all as shown outlined on a map marked Section 80-11A0847, 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 a development plan for the area legally described above is hereby approved. A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. 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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney