

ORDINANCE NO. 140715

Amending a previously approved Chapter 80 preliminary development plan on about 13 acres generally located on the east side of N. Flintlock Road on the south side of N.E. 81st Terrace in Districts R-1.5, O-2, and B3-2 to allow for the deletion of about 1.5 acres from the plan. (9815-P-76)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved Chapter 80 preliminary development plan in Districts R-1.5 (Residential 1.5), O-2 (Office (dash 2)), and B3-2 (Community Business (dash 2)) on approximately a 13 acres generally located on the east side of N. Flintlock Road on the south side of N.E. 81st Terrace, and more specifically described as follows:

All of Tract A and Lot 1, Barry Pointe Office Park – First Plat, all of Lots 5 and 6 and part of Lot 4, Barry Pointe Office Park – Second Plat, all of Lots 3A and 3B, Minor Subdivision, Lot 3A & 3B, Barry Pointe Office Park – Second Plat, subdivisions of land in Kansas City, Clay County, Missouri, being bounded and described as follows:

Beginning at the Southwest corner of said Tract A; thence North 36 degrees 55 minutes 52 seconds East, along the West line of said Tract A, 535.77 feet; thence Northeasterly, continuing along said West line, along a curve to the left being tangent to the last described course, with a radius of 1,850.00 feet, a central angle of 03 degrees 44 minutes 25 seconds and an arc distance of 120.77 feet; thence Easterly, continuing along said West line, along a curve to the right having a common tangent with the last described course, with a radius of 25.00 feet, a central angle of 83 degrees 34 minutes 23 seconds and an arc distance of 36.47 feet to a point on the North line of said Tract A; thence South 63 degrees 14 minutes 10 seconds East, along said North line, 51.88 feet to the Northwest corner of said Lot 1; thence South 58 degrees 36 minutes 56 seconds East, along the North line of said Lot 1, 76.41 feet; thence Southeasterly, continuing along said North line, along a curve to the right, being tangent to the last described course, with a radius of 770.00 feet, a central angle of 15 degrees 11 minutes 02 seconds and an arc distance of 204.06 feet; thence South 43 degrees 25 minutes 54 seconds East, continuing along said North line and the North line of said Lot 5, 100.00 feet; thence Southeasterly, along the North line of said Lot 5 and the North line of said Lot 6, along a curve to the left being tangent to the last described course, with a radius of 830.00 feet, a central angle of 37 degrees 54 minutes 57 seconds and an arc distance of 549.26 feet to the Northeast corner of said Lot 6; thence South 28 degrees 03 minutes 41 seconds West, along the East line of said Lot 6, 412.45 feet to the Southeast corner of said Lot 6; thence North 61 degrees 56 minutes 19 seconds West, along the South line of said Lot 6, 345.83 feet to the Southwest corner of said Lot 6; thence South 28 degrees 03 minutes 41 seconds West, 190.24 feet to a point on the South line of said

ORDINANCE NO. 140715

Lot 4; thence North 61 degrees 56 minutes 19 seconds West, along said South line and the South line of said Lots 3B, 3A and Tract A, 737.86 feet to the Point of Beginning. Except all of Lot 2, Barry Pointe Office Park – Second Plat. Containing 475,216 square feet or 10.91 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended.
2. That the owner / developer submit public improvement plans and secure a permit for the relocation of the natural detention facility for the Barry Pointe Office Park Second Plat and that this plat get finalized and recorded prior to the lot combination is completed for "CROSSLEY FORD AT BARRY POINTE" plat.
3. That the developer submit a final plan to the City Plan Commission for approval, including plans for grading, landscaping, screening, berming, lighting (provide a photometric study, with the intent that there shall be no direct illumination beyond the property line and with zero footcandles of light at the southern plan district boundary line and reasonable light leakage along the other district boundary lines) and signage.

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 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