

**ORDINANCE NO. 030862**

**Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0505, rezoning an area of approximately 99.19 acres generally located at the northeast corner of Missouri Highway 152 and N. Platte Purchase Drive from District RA (Agricultural) to District R-1b (One-Family Dwellings). (12883-P-2)**

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 80-11A0505, rezoning an area of approximately 99.19 acres generally located at the northeast corner of Missouri Highway 152 and N. Platte Purchase Drive from District RA (Agricultural) to District R-1b (One-Family Dwellings), said section to read as follows:

Section 80-11A0505. That an area legally described as:

All that part of Fractional Section 3, Township 51, Range 33, in Kansas City, Platte County, Missouri, and all that part of Fractional Section 3, Township 51, Range 33, in Kansas City, Clay County, Missouri, being described as follows: Commencing at the northwest corner of the Fractional Northwest Quarter of said Section 3 in Platte County, Missouri; thence South  $0^{\circ}32'22''$  West, along the west line of said Fractional Northwest Quarter, 820.72 feet to the true point of beginning of the tract to be herein described; thence North  $89^{\circ}22'34''$  East, 822.52 feet; thence South  $30^{\circ}25'46''$  East, 210.52 feet; thence South  $58^{\circ}11'27''$  East, 1661.23 feet; thence South  $77^{\circ}40'38''$  East, 606.02 feet; thence southerly, along a curve to the right, having an initial tangent bearing of South  $19^{\circ}02'50''$  East, a radius of 450.00 feet, a central angle of  $30^{\circ}47'40''$ , an arc distance of 241.86 feet; thence South  $76^{\circ}12'46''$  East, 408.01 feet to a point on the northerly right of way line of relocated Missouri Route 152, as now established; thence South  $38^{\circ}20'58''$  West, along said northerly right of way line, 221.56 feet to a point 430.00 feet northerly of the Centerline Station 28+00; thence South  $46^{\circ}38'53''$  West, along said northerly right of way line, 492.09 feet to a point 195.00 feet northerly of Centerline Station 24+00; thence South  $68^{\circ}27'00''$  West, along said northerly right of way line, 420.00 feet to a point 190.00 feet northerly of Station 20+00; thence South  $62^{\circ}34'48''$  West, along said northerly right of way line, 594.15 feet to a point 170.00 feet northerly of Centerline Station 14+12.12; thence South  $64^{\circ}18'53''$  West, along said northerly right of way line, 296.92 feet; thence North  $18^{\circ}29'23''$  West, 1096.24 feet; thence southwesterly, along a curve to the right, having an initial tangent bearing of South  $47^{\circ}57'00''$  West, a radius of 600.00 feet, a central angle of  $16^{\circ}12'55''$ , an arc distance of 169.81 feet; thence South  $64^{\circ}09'55''$  West, 558.37 feet; thence northwesterly, along a curve to the left, having an initial tangent bearing of

North 25°50'05" West, a radius of 750.00 feet, a central angle of 28°47'04", an arc distance of 376.79 feet; thence North 64°37'09" West, 152.93 feet; thence northerly, along a curve to the right, tangent with the last described course, having a radius of 750.00 feet, a central angle of 55°09'31", an arc distance of 722.02 feet to a point on the west line of said Fractional Northwest Quarter; thence North 0°32'22" East, along said west line, 887.82 feet to the true point of beginning. Containing 99.19 acres, more or less.

is hereby rezoned from District RA (Agricultural) to District R-1b (One-Family Dwellings), all as shown outlined on a map marked Section 80-11A0505, 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.

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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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Assistant City Attorney