

ORDINANCE NO. 170493

Rezoning an area of approximately 0.2 acres generally located on the south side of Independence Avenue, between Norton Avenue on the east and Myrtle Avenue on the west, from District R-2.5 to District B1-2. (14492-P-1)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A1106, rezoning an area of approximately 0.2 acres generally located on the south side of Independence Avenue, between Norton Avenue on the east and Myrtle Avenue on the west, from District R-2.5 (Residential dash 2.5) to District B1-2 (Neighborhood Business 1 dash 2), said section to read as follows:

Section 88-20A1106. That an area legally described as:

South 115 feet of west 5 feet of Lot 43, south 115 feet of Lot 44, south 115 feet of east 15 feet of Lot 45, Montezuma Place.

is hereby rezoned from District R-2.5 (Residential dash 2.5) to District B1-2 (Neighborhood Business 1 dash 2), all as shown outlined on a map marked Section 88-20A1106, which is attached hereto and made a part hereof, and which is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following condition:

That the applicant obtain a change in occupancy from the building official prior to conversion of the existing building from single family residence to commercial use.

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 and Development Code have been given and had.

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I hereby certify that as required by Chapter 88, 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
Deputy City Attorney