

THIRD COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 100878

Rezoning an area of approximately 5.76 acres generally located at 4035 Denton from District R-1a to District MPD, and approving a preliminary development plan for the same.

WHEREAS, the owner of the property located at 4035 Denton has proposed to locate a trade and technical school at the site; and

WHEREAS, the proposed development cannot be reasonably accommodated by other available regulations of the Zoning and Development Code and therefore is appropriate for MPD rezoning; and

WHEREAS, the MPD rezoning proposed for this development would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations; NOW, THEREFORE,

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 88-20A0875, rezoning an area of approximately 5.76 acres generally located at 4035 Denton from District R-1a (One-Family Dwellings, Medium Density) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A0875. That an area legally described as:

The north 660 feet of Lot 1, Four Maples, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except a strip of land located in a part of Lot 1, Four Maples, a subdivision in Kansas City, Jackson County, Missouri, being bounded as follows: Beginning at the northeast corner of said Lot 1; thence south along the east line of said lot, 87.5 feet to a point; thence northwesterly by a curve to the right having a radius of 3014.79 feet, paralleling and 150 feet southwesterly from the survey centerline of said highway, 212.5 feet to a point on the north line of said lot; thence east along the north line of said lot, 192 feet to the point of beginning;

is hereby rezoned from District R-1a (One-Family Dwellings, Medium Density) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A0875, 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 pursuant to Section 88-20 thereof.

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

1. That a note be placed on the plan that states “Any change in use will require an amendment to be approved by Council.”
2. That a note be placed on the plan that states “Any exterior building modifications will require review by the Development Management Division. If exterior modifications are determined to be substantial, additional approval by Council shall be required.”

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.

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
Assistant City Attorney