

ORDINANCE NO. 120394

Rezoning an 80 acre tract of land generally located at the southeast corner of N. Green Hills Road and N.W. Tiffany Springs Road, to consider rezoning about 43 acres from District AG-R to District B3-3, and about 36 acres from District AG-R to District R-2.5. (14286-P)

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 88-20A909, rezoning an area of approximately 80 acre tract of land generally located at the southeast corner of N. Green Hills Road and N.W. Tiffany Springs Road, to consider rezoning about 43 acres from District AG-R (Agricultural-Residential District) to District B3-3 (Community Business – 3), and about 36 acres from District AG-R (Agricultural-Residential District) to District R-2.5 (Residential District - 2.5), said section to read as follows:

Section 88-20A909. That the following described area is hereby rezoned from District AG-R to District B3-3:

Legal Description for District B3-3 (Community Business – 3)

A tract of land being part of the Northeast 1/4 and the Southeast 1/4 of Section 5, Township 51 North, Range 33 West, Kansas City, Platte County, Missouri, described as follows: Beginning at the southwest corner of the Northeast 1/4 of said Section 5; thence North 00 degrees 24 minutes 38 seconds East, along the west line of said Northeast 1/4, a distance of 619.67 feet (Deed = North 00 degrees 24 minutes 22 seconds East) to the centerline of Tiffany Springs Road; thence South 90 degrees 00 minutes 00 seconds East, along said centerline, a distance of 29.80 feet; thence easterly, continuing along said centerline, along a curve to the right being tangent to the last described course, having a radius of 700.00 feet, an arc distance of 496.06 feet; thence South 49 degrees 23 minutes 49 seconds East, continuing along said centerline, a distance of 138.36 feet; thence southeasterly, continuing along said centerline, along a curve to the left being tangent to the last described course, having a radius of 950.00 feet, an arc distance of 1092.39 feet; thence North 64 degrees 43 minutes 10 seconds East, continuing along said centerline, a distance of 72.01 feet; thence easterly, continuing along said centerline, along a curve to the right being tangent to the last described course, having a radius of 700.00 feet, an arc distance of 883.41 feet; thence South 42 degrees 58 minutes 20 seconds East, continuing along said centerline, a distance of 111.06 feet to a point on the east line of said Northeast 1/4 of Section 5; thence South 00 degrees 30 minutes 15 seconds West, along said east line, a distance of

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92.70 feet (Deed = South 00 degrees 30 minutes 25 seconds West) to the northeast corner of said Southeast 1/4 of Section 5; thence South 00 degrees 05 minutes 27 seconds West, along the east line of said Southeast 1/4, a distance of 1305.96 feet (Deed = South 00 degrees 05 minutes 02 seconds West, 1305.43') to the southeast corner of the North 1/2 of said Southeast 1/4; thence North 88 degrees 37 minutes 40 seconds West, along the south line of said North 1/2, a distance of 2578.01 feet (Deed = North 88 degrees 37 minutes 10 seconds West, 2578.31 feet) to the southwest corner of said North 1/2; thence North 00 degrees 24 minutes 30 seconds East, along the west line of said Southeast 1/4, a distance of 1319.94 feet (Deed = North 00 degrees 24 minutes 19 seconds East, 1319.23 feet) to the point of beginning.

Except: A tract of land in the Southeast Quarter of Section 5, Township 51, Range 33, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northwest corner of said Southeast Quarter; thence South 0 degrees 24 minutes 15 seconds West, along the west line of said Southeast Quarter, 59.37 feet to the true point of beginning of the tract to be herein described; thence South 44 degrees 50 minutes 11 seconds East, 1821.21 feet to a point in the south line of the north one-half of said Southeast Quarter; thence North 88 degrees 37 minutes 59 seconds West, along said south line, 1293.37 feet to the southwest corner of the north one-half of said Southeast Quarter; thence North 0 degrees 24 minutes 15 seconds East, along the west line of said Southeast Quarter, 1260.64 feet to the true point of beginning. Containing 18.71 acres, more or less. except that part on the west being used for road right of way. subject to any and all easements and restrictions of record,

and except: Part of the East Half of Section 5, Township 51 North of the baseline, Range 33 West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, described as follows: Beginning at the northeast corner of the Southeast Quarter of said Section 5; thence South 00 degrees 05 minutes 27 seconds West on the east line of said Southeast Quarter, 1305.96 feet to the southeast corner of the north half of said Southeast Quarter; thence North 88 degrees 37 minutes 40 seconds West on the south line of said north half, 911.91 feet; thence North 40 degrees 06 minutes 26 seconds West, 514.39 feet; thence northeasterly on a curve to the left (said curve having an initial tangent bearing North 49 degrees 53 minutes 34 seconds East, a radius of 500.00 feet, a chord bearing of North 25 degrees 00 minutes 33 seconds East, a chord distance of 420.78 feet) an arc length of 434.30 feet to a point of tangency; thence North 0 degrees 07 minutes 31 seconds East, 25.01 feet to a point of curvature; thence northeasterly on a curve to the right (said curve having a radius of 500.00 feet, a chord bearing of North 27 degrees 29 minutes 33 seconds East, a chord distance of 459.69 feet) an arc length of 477.65 feet to a point of tangency; thence North 54 degrees 51 minutes 35 seconds East,

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59.84 feet to a point of curvature; thence northeasterly on a curve to the left (said curve having a radius of 300.00 feet, a chord bearing of North 19 degrees 17 minutes 38 seconds East, a chord distance of 348.98 feet) an arc length of 372.44 feet to a point of tangency; thence North 16 degrees 16 minutes 18 seconds West, 101.06 feet to the centerline of Tiffany Springs Road as dedicated in Genesis Village First Plat, a subdivision of record; thence southeasterly on a curve to the right on said centerline (said curve having an initial tangent bearing North 79 degrees 08 minutes 03 seconds East, a radius of 700.00 feet, a chord bearing of South 71 degrees 55 minutes 08 seconds East, a chord distance of 677.60 feet) an arc length of 707.30 feet to a point of tangency; thence South 42 degrees 58 minutes 20 seconds East on said centerline, 111.06 feet to the east line of the Northeast Quarter of said Section 5; thence South 0 degrees 30 minutes 15 seconds West on said east line, 92.70 feet to the point of beginning.

And that the following described area is hereby rezoned from District AG-R to District R-2.5:

Legal Description for District R-2.5 (Residential District - 2.5)

Part of the East Half of Section 5, Township 51 North of the Baseline, Range 33 West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, described as follows: Beginning at the Northeast Corner of the Southeast Quarter of said Section 5; thence South 00 degrees 05 minutes 27 seconds West on the East Line of said Southeast Quarter, 1305.96 feet to the Southeast Corner of the North Half of said Southeast Quarter; thence North 88 degrees 37 minutes 40 seconds West on the south line of said North Half, 911.91 feet; thence North 40 degrees 06 minutes 26 seconds West, 514.39 feet; thence northeasterly on a curve to the left (said curve having an initial tangent bearing North 49 degrees 53 minutes 34 seconds East, a radius of 500.00 feet, a chord bearing of North 25 degrees 00 minutes 33 seconds East, a chord distance of 420.78 feet) an arc length of 434.30 feet to a point of tangency; thence North 0 degrees 07 minutes 31 seconds East, 25.01 feet to a point of curvature; thence northeasterly on a curve to the right (said curve having a radius of 500.00 feet, a chord bearing of North 27 degrees 29 minutes 33 seconds East, a chord distance of 459.69 feet) an arc length of 477.65 feet to a point of tangency; thence North 54 degrees 51 minutes 35 seconds East, 59.84 feet to a point of curvature; THENCE Northeasterly on a curve to the left (said curve having a radius of 300.00 feet, a chord bearing of North 19 degrees 17 minutes 38 seconds East, a chord distance of 348.98 feet) an arc length of 372.44 feet to a point of tangency; thence North 16 degrees 16 minutes 18 seconds West, 101.06 feet to the centerline of Tiffany Springs Road as dedicated in Genesis Village First Plat, a subdivision of record; thence southeasterly on a curve to the right on said

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centerline (said curve having an initial tangent bearing North 79 degrees 08 minutes 03 seconds East, a radius of 700.00 feet, a chord bearing of South 71 degrees 55 minutes 08 seconds East, a chord distance of 677.60 feet) an arc length of 707.30 feet to a point of tangency; thence South 42 degrees 58 minutes 20 seconds East on said centerline, 111.06 feet to the East line of the Northeast Quarter of said Section 5; thence South 0 degrees 30 minutes 15 seconds West on said East line, 92.70 feet to the point of beginning.

The rezoned areas are shown outlined on a map marked Section 88-20A0909, 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 in accordance with Section 88-20 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.

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