

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 120144

Rezoning an area known as the Downtown Streetcar Area North, generally located between Second Street on the north, Missouri Route 9, Locust Lane and Grand Boulevard on the east, I-670 on the south and Wyandotte Street on the west, but not including the existing UR zones, from Districts M1-5 and DC-15, to District DC-15. (14270-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 88-20A0902, rezoning an area generally located between Second Street on the north, Mo Rte 9, Locust Lane and Grand Boulevard on the east, I-670 on the south and Wyandotte Street on the west, but not including any portion of this area that is in the existing UR (Urban Redevelopment) zones, from Districts M1-5 (Manufacturing 1, Dash 5), DC-15, (Downtown Core, Dash 15), to District DC-15 (Downtown Core, Dash 15) said section to read as follows:

Section 88-20A0902. That an area legally described as:

Beginning at the intersection of the centerlines of I-670 and Wyandotte Street at the southwest corner of the rezoning area; thence east to the intersection of the centerlines of I-670 and Grand Boulevard, also being the southeast corner of the rezoning area; thence north along the centerline of Grand Boulevard to the intersection of the centerlines of Grand Boulevard and East Missouri Avenue; thence east along the centerline of East Missouri Avenue to the intersection of the centerlines of East Missouri Avenue and Locust Lane; thence north along the centerline of Locust Lane to the intersection of the centerlines of Locust Lane and East Third Street; thence east along the centerline of East Third Street to the west right of way line of Mo. Rte. 9; thence north along the west right of way line of Mo. Rte. 9 to the centerline of East Second Street; thence west along the centerline of East Second Street and West Second Street and further along the north line of Lot 101, Block 10, Old Town, and its westerly prolongation to the centerline of Wyandotte Street projected; thence south along the centerline of Wyandotte Street to the point of beginning and containing 8,320,000 square feet or 191 acres, more or less, but EXCLUDING the following legally described areas which are currently zoned District UR (Urban Redevelopment):

- (1) PARCEL 1: A tract of land containing portions of Gillis Addition, Campbell Block, Blocks 10 & 11, of King & Boutons Resurvey and Blocks 11, 12, 14 & Land No. 29, of Old Town all being subdivisions in Kansas City, Jackson County, Missouri, and portions of vacated rights of way as vacated per Ordinance No. 050822 and passed by Kansas City, Missouri on July 28, 2005, and as amended by Ordinance No. 061014 and

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passed by Kansas City, Missouri on September 21, 2006, and lying in Fractional Section 32, Township 50 North, Range 33 West, and being more particularly described as follows: Commencing at the southeast corner of Lot 116, Block 11, Old Town, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, also being a point on the north right-of-way line of Third Street, as now established; thence South 75 degrees 38 minutes 42 seconds West along the south line of said Lot 116, Block 11, Old Town and along said north right-of-way line of Third Street, a distance of 122.00 feet to the point of beginning; thence North 14 degrees 13 minutes 25 seconds West along a line that is parallel with and 20.00 feet easterly of the west line of Lots 115 and 116, Block 11, said Old Town, a distance of 120.00 feet to a point on the south line of Lot 114, Block 11, said Old Town; thence North 19 degrees 37 minutes 42 seconds East, a distance of 91.64 feet; thence northeasterly along a non-tangent curve to the right, having an initial tangent bearing of North 28 degrees 33 minutes 36 seconds East, a central angle of 11 degrees 51 minutes 26 seconds, and a radius of 171.01 feet, for an arc distance of 35.39 feet to a point of compound curvature; thence northeasterly along a compound curve to the right, tangent to the last described course, having a central angle of 25 degrees 41 minutes 59 seconds and a radius of 147.12 feet, for an arc distance of 65.99 feet to a point of compound curvature; thence northeasterly along a compound curve to the right, tangent to the last described course, having a central angle of 06 degrees 01 minutes 02 seconds and a radius of 315.08 feet, for an arc distance of 33.09 feet; thence North 72 degrees 08 minutes 03 seconds East, a distance of 34.17 feet to a point on the west line of Lot 12, Block 11, King & Boutons Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; thence North 75 degrees 38 minutes 42 seconds East along a line that is parallel with and 50.00 feet southerly of the north line of Block 11, said King & Boutons Resurvey, a distance of 100.00 feet to a point on the centerline of Wyandotte Street, as now established to the south and vacated Wyandotte Street, per Ordinance No. 050822 and passed by Kansas City, Missouri on July 28, 2005, and as amended by Ordinance No. 061014 and passed by Kansas City, Missouri on September 21, 2006, to the north; thence continuing North 75 degrees 38 minutes 42 seconds East along a line that is parallel with and 50.00 feet southerly of the north line of Block 10, said King & Boutons Resurvey, a distance of 72.42 feet; thence North 14 degrees 15 minutes 27 seconds West, a distance of 370.83 feet; thence South 62 degrees 22 minutes 00 seconds West, a distance of 328.27 feet; thence southwesterly along a non-tangent curve to the left, having an initial tangent bearing of South 31 degrees 35 minutes 01 seconds West, a central angle of 06 degrees 23 minutes 27 seconds and a radius of 582.32 feet, for an arc distance of 64.95 feet; thence South 25 degrees 11 minutes 34 seconds West, a distance of 202.54 feet; thence southwesterly along a curve to the right, tangent to the last described course, having a central

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angle of 13 degrees 25 minutes 28 seconds and a radius of 702.59 feet, for an arc distance of 164.62 feet; thence South 21 degrees 44 minutes 58 seconds West, a distance of 99.24 feet; thence South 02 degrees 21 minutes 13 seconds West, a distance of 154.36 feet to a point on the north right-of-way line of Third Street, as now established; thence North 75 degrees 38 minutes 42 seconds East along said north right-of-way line, a distance of 335.41 feet to the point of beginning. The above described tract contains 223,186 square feet or 5.1236 acres, more or less.

PARCEL 2: A tract of land containing portions of Lots 11, 12, 13 and 14, Block 10, in King & Boutons Resurvey a subdivision in Kansas City, Jackson County, Missouri, and containing a portion of vacated Second Street and all lying in Fractional Section 32, Township 50 North, Range 33 West, and being more particularly described as follows: Commencing at the northwest corner of Lot 10, Block 10, King & Boutons Resurvey, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; thence South 14 degrees 13 minutes 25 seconds East along the westerly line of said Lot 10, Block 10, a distance of 50.00 feet; thence North 75 degrees 38 minutes 42 seconds East along a line that is parallel with and 50.00 feet southerly of the northerly line of said Block 10, King & Boutons Resurvey, a distance of 42.42 feet to the point of beginning; thence North 14 degrees 15 minutes 27 seconds West, a distance of 110.00 feet to a point on the northerly right-of-way line of vacated Second Street, per Ordinance No. 050822 and passed by Kansas City, Missouri on July 28, 2005, and as amended by Ordinance No. 061014 and passed by Kansas City, Missouri on September 21, 2006, also being a point on the southerly line of Lot 145, Block 14, Old Town a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; thence North 75 degrees 38 minutes 42 seconds East along said southerly line of Lot 145, Block 14, Old Town, and along said northerly right-of-way line of vacated Second Street, a distance of 60.00 feet; thence South 14 degrees 15 minutes 27 seconds East, a distance of 110.00 feet; thence South 75 degrees 38 minutes 42 seconds West along a line that is parallel with and 50.00 feet southerly of the northerly line of said Block 10, King & Boutons Resurvey, a distance of 60.00 feet to the point of beginning. The above described tract contains 6,600 square feet or 0.1515 acres, more or less.

- (2) All of Lots 354 through 363, both inclusive, in Block 34, together with the vacated 16 foot north and south alley lying within said Block 34 and running from the northerly right-of-way line of 3rd Street to the southerly right-of-way line of 2nd Street; all of Lots 364 through 368, both inclusive, except the east 27 feet thereof in Block 39, together with all that part of vacated Locust Street lying between the northerly right-of-way line of 3rd Street and the southerly right-of-way line of 2nd Street and lying between said Blocks 34 and 39; all of the above property being in the plat

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of 'the Town of Kansas' commonly called Old Town, in Kansas City, Jackson County, Missouri.

- (3) Lot 392, Block 35 and Lot 405, Old Town Addition, and that portion of vacated Fourth Street lying between said Lots, all in the Plat of Kansas City, Jackson County, Missouri, according to the recorded Plat thereof.
- (4) Beginning at the point of intersection of the south line of Independence Avenue, as presently established, with the west line of Wyandotte Street, as presently established, thence northward along said west line of Wyandotte Street to the point of intersection with the south line of 5th Street, as presently established, thence westward along said south line of 5th Street to the point of intersection with the south prolongation of the east line of Lot 8, Theo S. Case's Subdivision of Part of Block 24, Old Town, thence northward along said south prolongation of said east line of said Lot 8, thence continuing northward along said east line of said Lot 8, and along the east line of Lots 233, 232, and 231, Block 24, Old Town, to the point of intersection with the south line of 4th Street, as presently established, thence westward along said south line of 4th Street to the point of intersection with the south prolongation of the east line of O. Case & Balis' Subdivision of land 28 in Old Town, thence northward along said south prolongation of said east line of said subdivision, thence continuing northward along the east line of O. Case & Balis' Subdivision of land 28 in Old Town and along the north prolongation of the east line of said subdivision to the point of intersection with the west prolongation of the north line of Lot 115, Block 11, Old Town, thence eastward along said west prolongation of said north line of said lot 115, thence continuing eastward along said north line of said Lot 115 and along the east prolongation of said north line of said lot 115 to the point of intersection with the west line of Lot 6, King & Bouton's Resurvey of the East Half of Block 11, Old Town, thence northward along said west line of said Lot 6 to the northwest corner of said Lot 6, then east along the north line of Lots 6, 5, 4, 3, 2, and 1, King & Bouton's Resurvey of the East Half of Block 11, Old Town, thence continuing eastward along the east prolongation of the north line of said Lots 6, 5, 4, 3, 2, and 1 to the point of intersection with the east line of Wyandotte Street, as presently established, thence northward along said east line of Wyandotte Street to the point of intersection with the south line of Lot 9, King & Bouton's Resurvey of the West Half of Block 10, Old Town, thence eastward along the south line of said Lot 9, thence continuing eastward along the south line of Lots 13, 14, and 15, King & Bouton's Resurvey of the West Half of Block 10, Old Town, to the southeast corner of said Lot 15, thence northward along the east line of said Lot 15 to the point of intersection with the south line of 2nd Street, as presently established, thence eastward along the south line of 2nd Street to its intersection with the southerly prolongation of the west right-of-way line of Delaware Street, as presently established, thence

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northerly along said west right-of-way line of Delaware Street to its intersection with the westerly prolongation of the north right-of-way line of 2nd Street, as presently established, thence northeasterly along said north right-of-way line of 2nd Street to its intersection with the east right-of-way line of Delaware Street, as presently established, thence continuing northeasterly along the north right-of-way line of 2nd Street a distance of 223.00 feet, thence northerly a distance of 102.10 feet parallel to the centerline of Main Street, as presently established, thence northeasterly parallel to the centerline of 2nd Street to east right-of-way line of Main Street, as presently established, thence northerly along the east right-of-way line of Main Street to its intersection with north line of Lot 27, Block 3, of Old Town, thence northeasterly along said north line of Lot 27 and along the north lines of Lots 1 thru 6 of said Block 3 of Old Town, to the northeast corner of said Lot 6, thence continuing northeasterly along the easterly prolongation of the north line of said Lots 1 thru 6 of Block 3 to the northeast corner of Lot 61 of Block of Old Town, said point also being on the east right-of-way line of Walnut Street, as presently established, thence northeasterly along the north line of said Lot 61 to the northeast corner of said Lot 61, thence southeasterly along the east line of said Lot 61 and along the east line of Lot 60 of said Block 6 to the southeast corner of said Lot 60, said point also being on the north right-of-way line of 2nd Street, as presently established, thence continuing southeasterly along the southeasterly prolongation of the east line of said Lot 60 to its intersection with the north right-of-way line of 3rd Street, as presently established, thence easterly along said north right-of-way line to its intersection with the westerly right-of-way line of Grand Avenue, as presently established, thence northeasterly along said westerly right-of-way line to its intersection with the north right-of-way line of 2nd Street, thence easterly along said north right-of-way line of 2nd Street to its intersection with the easterly right-of-way line of Oak Street, as presently established, and its northerly prolongation, thence southerly along said easterly right-of-way line to its intersection with the north right-of-way line of 3rd Street, thence westerly along said north right-of-way line to its intersection with the east right-of-way line of Grand Avenue, as presently established, thence southward along said east line of Grand Avenue to the point of intersection with the point of intersection with the north line of 5th Street, as presently established, thence eastward along said north line of 5th Street to the point of intersection with the east line of Oak Street, as presently established, thence southward along said east line of Oak Street to the point of intersection with the south line of Independence Avenue, as presently established, thence westward along said south line of Independence Avenue to the point of beginning; and Replat of Richards & Conover Lots 1 and 2; and legal description for M2 as follows:

All that part of Lots 10 thru 21, Branham's Subdivision and Lots 1 thru 8, John Mathews's Subdivision and Land 27, Old Town and that part of

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vacated alleys and part of the Main Street railroad between 4<sup>th</sup> and 5<sup>th</sup> Streets, all being in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at a point on the north line of 5<sup>th</sup> Street, 24 feet west of the east line of said Land 27, Old Town, thence South 84 degrees 12 minutes 05 seconds West along said north right-of-way a distance of 206.79 feet to an angle point, thence North 89 degrees 14 minutes 01 seconds West along said north right-of-way a distance of 46.67 feet to the intersection of the north right-of-way line of 5<sup>th</sup> Street and a line 10.00 feet west and parallel to the centerline of the May Street Lead Track, said point also being a point of curve; thence in a northwesterly direction along a curve to the left and being 10.00 feet west and parallel to the centerline of the May Street Lead Track, said curve having an initial tangent bearing of North 14 degrees 11 minutes 23 seconds West and a radius of 332.89 feet an arc distance of 45.95 feet; thence North 22 degrees 05 minutes 57 seconds West along a line 10.00 feet west and parallel to the centerline of the May Street Lead Track a distance of 56.09 feet to a point of curve; thence in a northwesterly direction along curve to the right being 10.00 feet west and parallel to the centerline of the May Street Lead Track, said curve being tangent to last described course and having a radius of 386.28 feet an arc distance of 32.06 feet; thence North 17 degrees 20 minutes 36 seconds West along a line 10.00 feet west and parallel to the centerline of the May Street Lead Track a distance of 100.99 feet to the intersection of a line 10.00 feet west and parallel to the centerline of the May Street Lead Track and the south right-of-way line of 4<sup>th</sup> Street, said point being on the north line of Lot 10, Branham's Subdivision; thence North 73 degrees 47 minutes 12 seconds East along the south right-of-way line of 4<sup>th</sup> street a distance of 271.88 feet to the northeast corner of the West Half of Lot 21, Branham's Subdivision; thence South 16 degrees 12 minutes 48 seconds East along the east line of the West Half of Lot 21, Branham's Subdivision a distance of 164.17 feet to the south line of the north half of vacated alley; thence South 84 degrees 23 minutes 48 seconds West along the south line of the north half of vacated alley a distance of 12.81 feet; thence South 16 degrees 12 minutes 28 seconds East a distance of 123.85 feet to the point of beginning. Containing 68,697 square feet or 1.577 acres; and legal description for m2a as follows:

All of Land 20, Plat No. 2 of Town of Kansas, commonly called Old Town, a subdivision in Kansas City, Jackson County, Missouri, said land 20, being of ground bounded by Oak Street, Locust Street, 5<sup>th</sup> Street, and Missouri Avenue, as said streets are now established in Kansas City, Jackson County, together with the east one half of vacated Oak Street, lying west of and adjacent thereto and the west half of vacated Oak Street lying west of and adjacent thereto of Lots 264, 265, Block 27, Old Town, a subdivision in Kansas City, Jackson County, Missouri containing 106,203 square feet, or 2.495 acres.

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- (5) 909 Building: The North One-Half (1/2) of Lot 59, except that part taken and condemned by the City of Kansas City, Missouri, in the widening of Walnut Street, pursuant to Ordinance No. 12749 as evidenced by the document filed December 6, 1912 in Book 1450, at page 437, as Document No. 901474, and all of Lots 60, 61 and 62, in Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

927 Building and Parking Facility Land: The north 60 feet of the east half of the north-south alley next east of Walnut Street and immediately adjacent to and east of Lots 55, 56, 57, 58, 59, 60, 61 and 62 in Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, subject to the public right of way and easements for existing utilities, and all of Lots 55 through 58, inclusive, and the south one-half of Lot 59, all in Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except the west 5 feet thereof taken for the purpose of widening Walnut Street.

- (6) Lots 15 through 18, Block 20, Ashburn's Addition, a Subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
- (7) All of Lots 1 through 4, Block 7, Reid's Addition, an addition in Kansas City, Jackson County, Missouri; Lots 5 through 12, Block 7, Reid's Addition, an addition in Kansas City, Jackson County, Missouri; Lots 1 through 4, Block F, Second Resurvey of Reid's Addition, an addition in Kansas City, Jackson County, Missouri; Lots 5 through 12, Block F, Second Resurvey of Reid's Addition, an addition in Kansas City, Jackson County, Missouri; Lots 25 through 29, Block 7, Reid's Addition, an addition in Kansas City, Jackson County, Missouri; all of the south 23 feet of Lot 15 and all of Lots 16 and 17, Block 2, Reid's Addition, and addition in Kansas City, Jackson County, Missouri; and including all north-south and east-west dedicated alleys lying west of Baltimore Street and east of Wyandotte Street.
- (8) This is a resurvey and resubdivision of a part of Lot 47 and all of Lots 48 through 54, Block 4, McGee's Addition, a subdivision in Kansas City, Jackson County, Missouri, and all of Lots 55 through 63, said Block 4, lying south of the south right-of-way line of 12th Street as it now exists and east of the east right-of-way line of Main Street as it now exists, and a part of the vacated north-south alley, lying between the south right-of-way line of 12th Street as it now exists and the north right-of-way line of 13th Street as it now exists;

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Together with all of Lots 1 through 12, Block 8 Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri, and all of Lots 1 through 4, Block E, Second Resurvey of Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri, and all of Lots 73 through 81, Block 6, said McGee's Addition, lying west of the west right-of-way line of Main Street, as it now exists, together with that portion of 13th Street right-of-way vacated by Ordinance No. 14087, recorded March 29, 1930, as Document No. A-439908 in Book B-2954 at page 164, together with the east-west alley lying south of and adjoining Lot 12, Block 8 said Reid's Addition; together with the north-south alley, first east of Baltimore Avenue, between the south right-of-way line of 13th Street and the north right-of-way line of 14th Street;

Together with all of Lots 82 through 90, Block 7, said McGee's Addition, lying east of the east right-of-way line of Main Street as it now exists; together with all of Lots 91 through 99, said Block 7; together with all of the north-south alley first east of Main Street, lying between the south right-of-way line of 13th Street and the north right-of-way line of 14th Street;

Together with all of Lot 100, Block 8, said McGee's Addition, lying south of the south right-of-way line of 13th Street as it now exists; together with all of Lots 101 through 108, said Block 8; together with all of Lot 109, said Block 8, lying south of the south right-of-way line of said 13th Street as it now exists; together with all of Lots 110 through 117; together with the north-south alley first east of Walnut Street, lying between the south right-of-way line of said 13th Street as it now exists, and the north right-of-way line of 14th Street;

Together with all of Lots 1 through 4, Block 1, said Second Resurvey of Reid's Addition, and a strip of land 15 feet in width adjoining the same on the south, and the north 7 feet of Lot 7, and the south 3 feet of Lot 7, Block 9, Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri; together with Lots 8 through 10, said Block 9 together with Lots 208 through 212, Block 15, said McGee's Addition lying west of the west right-of-way line of Main Street, as it now exists; together with the north-south alley first east of Baltimore Avenue, lying between the south right-of-way line of 14th Street and the north-right-of-way line of Truman Road (I-670); together with the east-west alley first south of 14th Street, lying between the east right-of-way line of Baltimore Avenue and the west line of the aforesaid north-south alley;

Together with all of Lots 199 through 203, Block 14, said McGee's Addition, lying east of the east right-of-way line of Main Street, as it now exists; together with all of Lots 190 through 194, said Block 14; together with the north-south alley first east of Main Street, lying between the

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south right-of-way line of 14th Street and the north right-of-way line of Truman Road (I-670);

Together with all of Lots 181 through 185 and all of Lots 172 through 176, Block 13, said McGee's addition; together with the north-south alley first east of Walnut Street, lying between the south right-of-way line of said 14th Street and the north right-of-way line of Truman Road (I-670);

Together with 13th Street from the east right-of-way line of Main Street as it now exists to the west right-of-way line of Walnut Street;

Together with 14th Street from the east right-of-way line of Baltimore Avenue, to the west right-of-way line of Grand Avenue;

Together with Main Street, as it now exists, from the south right-of-way line of 13th Street to the north right-of-way line of Truman Road (I-670);

Together with walnut street lying south of a line drawn from the intersection of the south right-of-way line of said 13th Street with the west right-of-way line of Walnut Street to the intersection of the south right-of-way line of 13th Street with the east right-of-way line of Walnut Street and lying north of the north right-of-way line of Truman Road (I-670);

More particularly described as follows: Commencing at the northwest corner of the Southwest Quarter of Section 5, Township 49 North, Range 33 West; thence South 87 degrees 22 minutes 32 seconds East, along the north line of said Southwest Quarter, a distance of 1523.04 feet; thence South 02 degrees 18 minutes 53 seconds West, a distance of 24.75 feet, to a point on the south right-of-way line of 12th Street, as it now exists; thence South 87 degrees 22 minutes 32 seconds East, along said south right-of-way line, a distance of 122.12 feet; thence South 02 degrees 19 minutes 41 seconds West, a distance of 57.84 feet; thence South 87 degrees 22 minutes 32 seconds East, a distance of 47.10 feet; thence North 02 degrees 20 minutes 28 seconds East, a distance of 8.25 feet; thence South 87 degrees 22 minutes 32 seconds East, a distance of 77.00 feet, to a point on the west right-of-way line of Walnut Street; thence South 02 degrees 20 minutes 28 seconds West, along said west right-of-way line, a distance of 384.00 feet, to a point on the north right-of-way line of 13th Street; thence South 02 degrees 16 minutes 42 seconds West, a distance of 49.50 feet, to the point of intersection of the south right-of-way line of 13th Street with the west right-of-way line of Walnut Street; thence South 74 degrees 53 minutes 51 seconds East, a distance of 67.66 feet, to the point of intersection of the south right-of-way line of 13th Street with the east right-of-way line of Walnut Street; thence South 87 degrees 48 minutes 25 seconds East, along said south right-of-way line of 13th Street, a distance of 115.71 feet; thence North 75 degrees 20 minutes 53 seconds East, along said south right-of-way line, a distance of 17.25 feet; thence

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South 87 degrees 48 minutes 25 seconds East, along said south right-of-way, a distance of 115.62 feet to the west right-of-way line of Grand Avenue; thence South 02 degrees 18 minutes 22 seconds West, along said west right-of-way line, a distance of 436.59 feet, to the north right-of-way line of 14th Street; thence South 02 degrees 38 minutes 08 seconds West, a distance of 49.50 feet, to the intersection of the south right-of-way line of 14th Street, with the west right-of-way line of Grand Avenue; thence South 02 degrees 19 minutes 38 seconds West, along said west right-of-way line, a distance of 248.75 feet, to the north right-of-way line of Truman Road (I-670); thence North 87 degrees 33 minutes 44 seconds West, along said north right-of-way line, a distance of 248.34 feet, to the east right-of-way of Walnut Street; thence North 87 degrees 38 minutes 13 seconds West, a distance of 66.00 feet to the intersection of the north right-of-way line of said Truman Road (I-670) with the west right-of-way line of Walnut Street; thence North 87 degrees 36 minutes 55 seconds West, along said north right-of-way line, a distance of 245.82 feet, to the east right-of-way line of Main Street, as it now exists; thence North 87 degrees 40 minutes 13 seconds West, a distance of 70.00 feet, to the intersection of the north right-of-way line of said Truman Road (I-670) with the west right-of-way line of Main Street, as it now exists; thence North 87 degrees 28 minutes 44 seconds West, along said north right-of-way line, a distance of 129.87 feet; thence South 82 degrees 13 minutes 14 seconds West, continuing along said north right-of-way line, a distance of 14.46 feet; thence North 87 degrees 26 minutes 57 seconds West, continuing along said north right-of-way line, a distance of 107.17 feet, to the east right-of-way line of Baltimore Avenue; thence North 02 degrees 05 minutes 18 seconds East, along said east right-of-way line, a distance of 250.00 feet, to the south right-of-way line of 14th Street; thence North 02 degrees 05 minutes 59 seconds East, a distance of 49.50 feet, to the intersection of the north right-of-way line of 14th Street, as it now exists, with the east right-of-way line of Baltimore Avenue; thence North 02 degrees 07 minutes 17 seconds East, along said east right-of-way line, a distance of 447.28 feet, to the south right-of-way line of 13th Street; thence South 87 degrees 10 minutes 56 seconds East, along said south right-of-way line, a distance of 254.26 feet, to the west right-of-way line of Main Street, as it now exists; thence South 87 degrees 48 minutes 47 seconds East, a distance of 70.00 feet, to the intersection of the east right-of-way line of Main Street, as it now exists, with the south right-of-way line of 13th Street; thence North 02 degrees 36 minutes 15 seconds East, a distance of 49.50 feet, to the intersection of the north right-of-way line of 13th Street with the east right-of-way line of Main Street, as it now exists; thence North 02 degrees 18 minutes 53 seconds East, along said east right-of-way line, a distance of 435.24 feet, to the point of beginning, said tract containing 765,973 square feet or 17.58 acres more or less.

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is hereby rezoned from Districts M1-5 (Manufacturing 1, Dash 5), DC-15, (Downtown Core, Dash 15), but not including the existing UR (Urban Redevelopment) zones, to DC-15 (Downtown Core, Dash 15), all as shown outlined on a map marked Section 88-20A0902, 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 88-11 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 and Development Code have been given and had.

Section C. That this ordinance shall take effect on May 1, 2013.

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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.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney