

ORDINANCE NO. 060073

Approving an amendment to a previously approved community unit project in District R-1b on approximately a 63.49 acre tract of land generally located on the south side of Barry Road about 150 feet east of N. Everton Avenue, for the purpose of deleting an approximately 3.72 acre tract of land from said preliminary plan. (6912-CUP-14)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved community unit project in District R-1b (One-Family Dwellings) on approximately a 63.49 acre tract of land generally located on the south side of Barry Road about 150 feet east of N. Everton Avenue, and more specifically described as follows:

All that part of the Southwest Quarter of Section 12, Township 51, Range 34, and all that part of the Southeast Quarter of Section 11, Township 51, Range 34, all being in Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 12; thence South 0°00'42" West, 42.00 feet to a point on the south line of N.W. Barry Road, as now established, said point being the true point of beginnings of the tract to be herein described; thence South 89°49'52" East, along said south line 854.46 feet; thence southerly on a curve to the left, having an initial tangent bearing of North 89°49'52" West, a radius 15.00 feet, an arc distance of 23.56 feet; thence South 0°10'08" West, 63.00 feet; thence southerly, on a curve to the right, tangent to the last described course, having a radius of 150.00 feet, an arc distance of 38.84 feet, to a point of reverse curvature, thence southerly on a curve to the left, having a common tangent with the last described course, having a radius of 150.00 feet, an arc distance of 38.84 feet thence South 0°10'08" West, 81.91 feet; thence southwesterly, on a curve to the right, tangent to the last described course, having a radius of 700.00 feet, an arc distance of 298.12 feet; thence South 24°34'12" West, 123.78 feet; thence South 89°43'49" East, 188.69 feet; thence South 1°05'44" East, 1950.55 feet to a point on the south line of said Southwest Quarter; thence North 89°43'49" West, along said south line, 940.44 feet to the southwest corner of said Southwest Quarter; thence North 89°43'49" West, along the south line of the Southeast Quarter of said section 11, 180.00 feet; thence North 0°00'42" East, parallel with and 180.00 feet west of the east line of said Southeast Quarter 2587.08 feet to a point on the south line of aforementioned N.W. Barry Road; thence South 89°49'52" East, along said south line, 180.01 feet to the true point of beginning. Containing 63.75 acres, more or less.

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for the purpose of deleting therefrom an approximately 3.72 acre tract of land, more specifically described as follows:

The lot described as follows: All of Lot B, Brittany Oaks - First Plat, a subdivision of land in the Southeast Quarter of Section 11 and in the Southwest Quarter of Section 12, all in Township 51, Range 34, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northwest corner of said Southwest Quarter; thence South 0°0'42" West, along the west line of said Southwest Quarter, 50.00 feet to a point on the south right-of-way line of N.W. Barry Road, as now established, said point being also a point on the north line of said Lot B. Said point being also the true point of beginning of the tract to be here in described: thence South 89°49'52" East, along said south line, 201.52 feet; thence South 0°10'08" West, along the east line of said Lot B, 377.35 feet to the southeast corner of said Lot B; thence North 69°13'26" West, along the south line of said Lot B, 77.00 feet; thence South 62°33'28" West, along said south line, 292.42 feet; thence South 79°36'14" West, along said south line, 49.82 feet to a point on the west line of said Lot B; thence North 0°0'42" East, 497.27 feet to a point on the aforementioned south right-of-way line; thence South 89°04'55" East, along said south line, 180.02 feet to the true point of beginning. Containing 3.72 acres, more or less.

so that the remaining tract of land of approximately 1.49 acres, more specifically described as follows:

All that part of the Southwest Quarter of Section 12, Township 51, Range 34, and all that part of the Southeast Quarter of Section 11, Township 51, Range 34, all being in Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northwest corner of the Southwest Quarter of said Section 12; thence South 0°00'42" West, 42.00 feet to a point on the south line of N.W. Barry Road, as now established, said point being the true point of beginnings of the tract to be herein described; thence South 89°49'52" East, along said south line 854.46 feet; thence southerly on a curve to the left, having an initial tangent bearing of North 89°49'52" West, a radius 15.00 feet, an arc distance of 23.56 feet; thence South 0°10'08" West, 63.00 feet; thence southerly, on a curve to the right, tangent to the last described course, having a radius of 150.00 feet, an arc distance of 38.84 feet, to a point of reverse curvature, thence southerly on a curve to the left, having a common tangent with the last described course, having a radius of 150.00 feet, an arc distance of 38.84 feet thence South 0°10'08" West, 81.91 feet; thence southwesterly, on a curve to the right, tangent to the last described course, having a radius of 700.00 feet, an arc distance of 298.12 feet; thence South 24°34'12" West, 123.78 feet; thence South 89°43'49" East,

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188.69 feet; thence South 1°05'44" East, 1950.55 feet to a point on the south line of said Southwest Quarter; thence North 89°43'49" West, along said south line, 940.44 feet to the southwest corner of said Southwest Quarter; thence North 89°43'49" West, along the south line of the Southeast Quarter of said Section 11, 180.00 feet; thence North 0°00'42" East, parallel with and 180.00 feet west of the east line of said Southeast Quarter 2587.08 feet to a point on the south line of aforementioned N.W. Barry Road; thence South 89°49'52" East, along said south line, 180.01 feet to the true point of beginning. Containing 63.75 acres, more or less. Except the lot described as follows: All of Lot B, Brittany Oaks - First Plat, a subdivision of land in the Southeast Quarter of Section 11 and in the Southwest Quarter of Section 12, all in Township 51, Range 34, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the northwest corner of said Southwest Quarter; thence South 0°0'42" West, along the west line of said Southwest Quarter, 50.00 feet to a point on the south right-of-way line of N.W. Barry Road, as now established, said point being also a point on the north line of said Lot B. Said point being also the true point of beginning of the tract to be herein described: thence South 89°49'52" East, along said south line, 201.52 feet; thence South 0°10'08" West, along the east line of said Lot B, 377.35 feet to the southeast corner of said Lot B; thence North 69°13'26" West, along the south line of said Lot B, 77.00 feet; thence South 62°33'28" West, along said south line, 292.42 feet; thence South 79°36'14" West, along said south line, 49.82 feet to a point on the west line of said Lot B; thence North 0°0'42" East, 497.27 feet to a point on the aforementioned south right-of-way line; thence South 89°04'55" East, along said south line, 180.02 feet to the true point of beginning. Containing 3.72 acres, more or less.

is hereby approved. A copy of said amendment is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney