

ORDINANCE NO. 961403

Amending Chapter 65, Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, by adding a new section to be known as Section 65.010A2683, rezoning an area of approximately 22.4 acres generally bounded by Truman Road on the south, Grand Avenue on the east, 13th Street and one-half block north of 13th Street on the north, and Baltimore and Wyandotte Streets on the west from District C-4 (Central Business District) to District URD (Urban Redevelopment District), and approving a development plan for the same. (11754-URD and 11805-URD)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 65, Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 65.010A2683, rezoning an area of approximately 22.4 acres generally bounded by Truman Road on the south, Grand Avenue on the east, 13th Street and one-half block north of 13th Street on the north, and Baltimore and Wyandotte Streets on the west from District C-4 (Central Business District) to District URD (Urban Redevelopment District), said section to read as follows:

Section 65.010A2683. That an area legally described as:

All of Lots 1-7, inclusive, Block 7, 8, 10 and 14, Reid's Addition, and all of or part of Blocks 5, 6, 7, 8, 13, 14 and 15, McGee's Addition, and all of or part of Blocks E, L and K, 2nd Resurvey of Reid's Addition, all subdivision, according to the recorded plat thereof, including alleys and vacated alleys and also including part of the following streets and avenue: 13th Street, 14th Street, Main Street, Wyandotte Street and Baltimore Avenue, as said streets and avenue are all now established, all in Section 5, Township 49, Range 33 in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the point of intersection of the south right of way line of 13th Street with the west right of way line of Baltimore Avenue, as said street and avenue are now both established; thence north along the northerly prolongation of said west right of way line, a distance of 194.50 feet to a point of intersection with the westerly prolongation the centerline of a north-south vacated alley; thence south along said vacated alley centerline, a distance of 24 feet to a point of intersection with the westerly prolongation of the north line of the south 22 feet of Lot 70, and its easterly prolongation, a distance of 173.25 feet to a point of intersection with the centerline of the 70 foot right of way of Main Street, as now established; thence south along said centerline, a distance of 121 feet to a point of intersection with the westerly prolongation of the south line of Lot 63, Block 4 of said McGee's Addition; thence east along said westerly prolongation and along the south line of said Lot 63 and along the north right of way line of said 13th Street, a distance of 590 feet to the point of intersection with the west right of way line of Grand Avenue, as now established; thence south along northerly prolongation of the east line of Block 8 of said McGee's Addition, a distance of 49.5 feet to the northeast corner of said Block 8, being also a point of intersection of the south right of way line of said Main Street with the west right of way line of Grand Avenue; thence south along the east line of said Block 8 and its southerly prolongation and along the east line of Block 13 of said McGee's

Addition and along said west right of way line, a distance of 742.50 feet to southeast corner of Lot 176 of said Block 13, being also a point intersection with the north right of way of U.S. Interstate Highway Route No. 35, as now established; thence west along said north right of way line, the following courses and distances; thence west, 759 feet to a jog therein; thence north along said jog, a distance of 0.50 feet; thence west along said north right of way line, a distance of 200.19 feet to a point of the west right of way line of said Baltimore Avenue; thence north along said west right of way line and along the north right of way of said U.S. Interstate Highway Route No. 35, a distance of 33 feet; thence continuing along said north right of way line, the following courses and distances; thence west, 138.5 feet; thence north 24 feet; thence west 142 feet to a point of the west line of Lot 15, Block 10 of said Reid's Addition; thence north along the west line of said Block 10 and its northerly prolongation and along the west line of Block K of said 2nd Resurvey of Reid's Addition, and its northerly prolongation to a point of intersection with the north right of way line of 14th Street, as now established, being also the southwest corner of Block F of said 2nd Resurvey of Reid's Addition; thence east along the south line of Block F of said 2nd Resurvey of Reid's Addition and along the north right of way line of said 14th Street, a distance of 300 feet to the southeast corner of said Block F, being also a point on the west right of way line of said Baltimore Avenue; thence north along the east line of said Block F and its northerly prolongation and along the east line of Lots 1 through 12, inclusive, Block 7 of said Reid's Addition, a distance of 445.50 feet to the point of beginning. Containing 19,903 acres, more or less.

Also to include: Beginning at the northeast corner of said Lot 1, being also a point intersection of the south right of way line of 13th Street with the west right of way line of Baltimore Avenue, as said street and avenue are now both established; thence south along said west right of way line and along the east line of said Lots 1-7 inclusive, a distance of 175 feet to the southeast corner of said Lot 7; thence west along the south line of said Lot 7, 142 feet to the southwest corner thereof; thence north along the west line of said Lots 7-1, inclusive, a distance of 175 feet to the northwest corner of said Lot 1; thence east along the north line of said Lot 1 and along the south right of way line of said 13th Street, a distance of 142 feet to the point of beginning. Containing 24,850 square feet or 0.570 acres, more or less.

All of Lots 8 through 12, inclusive and all of Lots 25 through 29, inclusive, together with that part of the north-south alley adjacent to the east line of said Lots 25 through 29, inclusive, and the east-west alley adjacent to the south line of said Lots 12 and 25, inclusive, Block 7, Reid's Addition, a subdivision, according to the recorded plat thereof; also of Lots 1 through 12, inclusive, Block F, 2nd Resurvey of Reid's Addition, a subdivision according to the recorded plat thereof all in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the southwest corner of Lot 12, Block F of said 2nd Resurvey of Reid's Addition, being also a point of intersection of the north right of way line of 14th Street with the east right of way line of Wyandotte Street, as said streets are now both established; north along the west line of said Lot 12 and its northerly prolongation and along the west line of Lots 25 through 29, inclusive, Block 7 of said Reid's Addition and along east right of way line of said Wyandotte Street, a distance of 270.50 feet to the northwest corner of Lot 29 of said Block 7; thence east along the north

line of said Lot 29 and its easterly prolongation and along the north line of Lot 8 of said Block 7, a distance of 300 feet to the northeast corner of said Lot 8, being also a point on the west right of way line of Baltimore Avenue, as now established; thence south along the east line of Lots 8 through 12, inclusive, of said Block 7 and its southerly prolongation and along the east line of Lot 1, Block F of said 2nd Resurvey of Reid's Addition and along the west right of way of said Baltimore Avenue, a distance of 270.50 feet to the southeast corner of Lot 1 of said Block F, being also a point of intersection of said west right of way line with the north right of way of said 14th Street; thence west along said north right of way and along the south line of Lots 1 through 12, inclusive, of said Block F, a distance of 300 feet to the point of beginning. Containing 81,150 square feet or 1,863 acres, more or less.

is hereby rezoned from District C-4 (Central Business District) to District URD (Urban Redevelopment District), all as shown outlined on a map marked Section 65.010A2683, 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 as an amendment to Section 65.010 thereof.

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

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.

2. That the developer submit a storm drainage study for the entire development to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.

3. That the developer submit plans for grading and siltation and erosion control to the City Engineer's Office for approval prior to beginning any construction activities.

4. That the developer secure a land disturbance permit from the Missouri Department of Natural Resources.

5. That the developer comply with the Kansas City Downtown Airport Height Zoning restrictions and that this language be included on the final plats.

6. That the developer provide for truck loading and unloading docks on the premises.

7. That the developer extend water mains as required by the Water Services Department.

8. That the developer provide for fire protection as required by the Fire Department.

9. That the developer submit a revised traffic study to the Department of Public Works for approval, with additional information to be submitted with platting of each phase,

and that the developer make any improvements as required by the approved traffic study.

10. That the developer submit schematic drawings when completed, with a driveway analysis to be conducted (as an addendum to the traffic study) and approved by the Department of Public Works and that the developer make any improvements as required by the approved recommendations.

11. That the developer dedicate additional right of way in the amount of 15 feet for 13th Street between Main and Walnut Streets as required by the Department of Public Works.

12. That the developer widen 13th Street between Main and Walnut Streets as required by the Department of Public Works so as to provide a westbound left turn lane onto southbound Main Street.

13. That the developer widen 14th Street between Baltimore Street and Grand Avenue to secondary arterial street standards as required by the Department of Public Works.

14. That the developer upgrade the existing signal system, replacing controllers and interconnecting signals as required by the Department of Public Works within the project area, with timing of improvements to be approved by the Department of Public Works.

15. That the developer submit a site plan for each phase to the Director of the Department of City Development for approval prior to the issuance of a building permit. The site plans shall include: development plan information, property uses, setback distances, lighting, landscaping, signage (including elevations) and architectural characteristics, including compliance with the design guidelines of the Power and Light District.

A copy of said development plan is on file in the office of the City Clerk under Document No. 961403, which is attached hereto and 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.

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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.

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Secretary, City Plan Commission

Approved as to form and legality:

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Assistant City Attorney5