

ORDINANCE NO. 050736

Rezoning an area of approximately 184 acres generally located at the northwest corner of Interstate 435 and N. Woodland Avenue from District RA to District R-1a. (13325-P)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0629, rezoning an area of approximately 30 acres generally located at the northwest corner of Interstate 435 and N. Woodland Avneue from District RA (Agricultural) to District R-1a (One-Family Dwellings), said section to read as follows:

Section 80-11A0629. That an area legally described as:

TRACT A: A Tract of land being part of the Southwest Quarter of Section 13, Township 52 North, Range 33 West, in Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at a Point on the West Right-of-Way line of Woodland Avenue as established by deed recorded in Book 1165 at Page 838 in the Clay County Recorded of Deeds office, said Point being 100.00 feet right or West of (this and all subsequent station and offset calls as measured perpendicular to the centerline) said Woodland Avenue centerline station 4+50.00; thence South 00 degrees 26 minutes 36 seconds West along said West Right-of-Way line, a distance of 1110.00 feet to a point 100.00 feet right or West of said Woodland Avenue centerline station 15+60.00; thence South 34 degrees 08 minutes 00 seconds West continuing along said West Right-of-Way line, a distance of 90.14 feet to a point 150.00 feet right or West of said Woodland Avenue centerline station 16+35.00, also being a point on the North Right-of-Way line of Interstate 435 as established by said deed recorded in Book 1165 at Page 838, which is 363.83 feet left or North of said Interstate 435 centerline station 124+19.93; thence South 74 degrees 55 minutes 16 seconds West along said North Right-of-Way line, a distance of 722.81 feet to a point 165.00 feet left or North of said Interstate 435 centerline station 117+25.00; thence North 89 degrees 06 minutes 44 seconds West along said North Right-of-Way line, a distance of 544.08 feet to a point which is 165.00 feet left or North of said Interstate 435 centerline station 111+80.92; thence North 00 degrees 26 minutes 36 seconds East, a distance of 1374.21 feet; thence South 89 degrees 33 minutes 24 seconds East, a distance of 1290.52 feet to the Point of Beginning. Said Tract contains 1,698,840 square feet or 39.00 acres, more or less.

TRACT B: A Tract of land being part of the West-Half of Section 13, and part of the Southeast Quarter of Section 14, all in Township 52 North,

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Range 33 West, Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at a Point on the West Right-of-Way line of Woodland Avenue as established by deed recorded in Book 1165 at Page 838 in the Clay County Recorded of Deeds office, said Point being 100.00 feet right or West of (this and all subsequent station and offset calls as measured perpendicular to the centerline) said Woodland Avenue centerline station 4+50.00; thence North 89 degrees 33 minutes 24 seconds West, a distance of 1290.52 feet; thence South 00 degrees 26 minutes 36 seconds West, a distance of 1374.21 feet to a point on the North Right-of-Way line of Interstate 435 as established by said deed recorded in Book 1165 at Page 838, said point being 165.00 feet left or North of said Interstate 435 centerline station 111+80.92; thence North 89 degrees 06 minutes 44 seconds West along said North Right-of-Way line, a distance of 2193.67 feet to a point which is 165.00 feet left or North of said Interstate 435 centerline station 89+87.25, said point also being on the centerline of the abandoned Quincy, Omaha and Kansas City Railroad; thence North 12 degrees 11 minutes 36 seconds East along said abandoned railroad centerline, a distance of 2208.51 feet; thence continuing along said abandoned railroad centerline Northeasterly along a curve to the left, tangent to the last described course and having a radius of 1909.86 feet, and arc distance of 151.58 feet to a point on the North line of said Southeast Quarter; thence South 89 degrees 39 minutes 49 seconds East along said North line, a distance of 472.64 feet to the Northeast corner of said Southeast Quarter, also being the Northwest corner of the Southwest Quarter of said Section 13, also being the Southwest corner of the Northwest Quarter of said Section 13; thence South 89 degrees 47 minutes 59 seconds East along the North line of said Southwest Quarter, also being the South line of said Northwest Quarter, a distance of 1316.43 feet to the Southeast corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 39 minutes 37 seconds East along the West line of said Southeast Quarter of the Northwest Quarter, a distance of 330.58 feet to the Northwest corner of the South 10 acres of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 47 minutes 59 seconds East along the North line of said 10 acres, a distance of 1319.02 feet to the Northeast corner of said 10 acres, also being a point on the East line of said Northwest Quarter, thence South 01 degrees 06 minutes 34 seconds West along the East line of said Northwest Quarter, also being the East line of said 10 acres, a distance of 330.61 feet to the Southeast corner of said Northwest Quarter, also being the Northeast corner of said Southwest Quarter; thence South 00 degrees 21 minutes 32 seconds West along the East line of said Southwest Quarter, a distance of 966.56 feet; thence North 89 degrees 33 minutes 24 seconds West, a distance of 97.46 feet to the Point of Beginning. Said Tract contains 6,311,161 square feet or 144.88 acres, more or less.

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is hereby rezoned from District RA (Agricultural) to District R-1a (One-Family Dwellings), all as shown outlined on a map marked Section 80-11A0629, 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 80-11 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 Ordinance have been given and had.

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