

ORDINANCE NO. 160944

Rezoning an approximately 0.21 acre tract generally located on the east side of N.W. Prairie View Road, on the west side of Interstate 29 and south of N.W. 78th Terrace (extended) (7765 N.W. Prairie View Road) from R-7.5 to B3. (11654-P-3)

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 88-20A1086, rezoning an area of approximately 0.21 acres generally located on the east side of N.W. Prairie View Road, on the west side of Interstate 29 and south of N.W. 78th Terrace (extended) (7765 N.W. Prairie View Road) from R-7.5 (Residential 7.5) to B3 (Community Business), said section to read as follows:

Section 88-20A1086. That an area legally described as:

A tract of land in the Northwest Quarter of Section 18, Township 51 North, Range 33 West, in Kansas City, Platte County, Missouri being described as follows: Commencing at the southwest corner of said Northwest Quarter; thence North 00 degrees 26 minutes 31 seconds West, along the west line of said northwest quarter, a distance of 1541.99 feet; thence North 89 degrees 33 minutes 29 seconds East, a distance of 40.00 feet to a point on the existing easterly right-of-way line of Missouri No. 9, said point being the point of beginning of the tract of land to be herein described; thence North 00 degrees 26 minutes 31 seconds East, along the northerly prolongation of said easterly right of way line, a distance of 141.07 feet; thence South 89 degrees 33 minutes 29 seconds East, a distance of 50.13 to a point on the northerly prolongation of the westerly right-of-way line of Interstate No. 29; thence southerly along said prolongation of said westerly right-of-way line, along a curve to the left having an initial tangent bearing of South 13 degrees 19 minutes 26 seconds East, a radius of 2939.79 feet (deed = 2939.93 feet), an arc distance of 131.15 feet to a point of intersection of said Interstate No. 29 right-of-way line; thence South 74 degrees 05 minutes 31 seconds West, along said Interstate No. 29 right-of-way line, a distance of 51.24 feet (deed = 51.58 feet); thence North 89 degrees 33 minutes 29 seconds West, continuing along said right-of-way line, a distance of 35.00 feet to the point of beginning. Containing 9,299 square feet or 0.21 acres.

is hereby rezoned from District R-7.5 (Residential 7.5) to District B-3 (Community Business), all as shown outlined on a map marked Section 88-20A01086, 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.

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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 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