

## ORDINANCE NO. 160756

Amending a previously approved UR Plan on approximately 403 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (U.S. Highway 71) on the west, to allow for the deletion of 35 acres from said UR development plan. (Case No. 10390-UR-16)

### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the UR (Urban Development) development plan as on approximately 403 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (U.S. Highway 71) on the west, approved in Ordinance No. 051062, as amended in Ordinance No. 150731, is hereby amended by deleting 35 acres from the plan (which 35 acres is being rezoned to MPD, and for which a separate development plan is being approved in Ordinance No. 160755), with the remaining area more specifically described as follows:

Portions of Sections 22, 23, 26 and 27, all in Township 48 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, bounded generally on the north by 87th Street, on the east by U.S. Interstate Route No. 435, on the south by Missouri State Route "W", commonly known as Bannister Road, and on the west by U.S. Highway Route No. 71, commonly known as Bruce R. Watkins Drive, as said street and highway right of ways are now established or proposed, and all more particularly described as follows:

Beginning at the northeast corner of the Southeast Quarter of Section 22, same point being the southwest corner of the Northwest Quarter of Section 23; thence North 02 degrees 24 minutes 18 seconds East along the west line of the northwest corner of said Section 23, a distance of 460.18 feet to a point on the proposed southerly right of way line of 87th Street; thence generally eastwardly along said southerly right of way line, the following courses and distances, more or less; thence South 57 degrees 23 minutes 10 seconds East, a distance of 147.97 feet; thence South 62 degrees 40 minutes 58 seconds West, a distance of 58.60 feet; thence South 27 degrees 40 minutes 41 seconds East, a distance of 96.31 feet; thence North 62 degrees 40 minutes 58 seconds East, a distance of 116.13 feet; thence along a curve to the left, having an initial tangent bearing of South 59 degrees 46 minutes 38 seconds East, a radius of 2,365.00 feet and a central angle of 32 degrees 58 minutes 37 seconds, an arc length of 1,361.19; thence North 87 degrees 14 minutes 46 seconds East, a distance of 256.00 feet; thence on a curve to the right, having an initial tangent bearing of the last described course, a radius of 2235.00 feet, and a central angle of 20 degrees 19 minutes 13 seconds, an arc length of 792.66 feet; thence South 72 degrees 26 minutes 02 seconds East, a distance of 256.00 feet; thence on a curve to the left, having an initial tangent bearing of the last described

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course, a radius of 2,365.00 feet and a central angle of 05 degrees 57 minutes 35 seconds, an arc distance of 246.00 feet; thence South 13 degrees 55 minutes 44 seconds East, a distance of 92.29 feet; thence North 79 degrees 11 minutes 53 seconds East, a distance of 2.26 feet; thence South 02 degrees 13 minutes 32 seconds West, parallel to the east line of the Northwest Quarter of the Southeast Quarter of Section 23 and no longer along the proposed southerly right of way line of said 87th Street, a distance of 464.87 feet; thence South 86 degrees 59 minutes 03 seconds East, parallel to the north line of the Northwest Quarter of the Southeast Quarter of Section 23, a distance of 866.67 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of said Section 23; thence southwardly along said east line, South 02 degrees 13 minutes 32 seconds West, a distance of 205.73 feet; thence South 86 degrees 59 minutes 03 seconds East, and no longer along the east line of the Northwest Quarter of the Southeast Quarter of said Section 23, a distance of 1,084.86 feet to a point on the westerly right of way line of U.S. Interstate Route No. 435 as now established; thence generally southwardly along said right of way line the following courses and distances, more or less; thence South 28 degrees 22 minutes 34 seconds West, a distance of 258.58 feet; thence South 14 degrees 20 minutes 24 seconds West, a distance of 206.16 feet; thence South 28 degrees 22 minutes 34 seconds West, a distance of 1,529.94 feet; thence North 88 degrees 11 minutes 20 seconds West, a distance of 55.35 feet; thence South 28 degrees 22 minutes 34 seconds West, a distance of 2,346.22 feet; thence South 37 degrees 36 minutes 22 seconds West, a distance of 405.25 feet; thence South 59 degrees 08 minutes 20 seconds West, a distance of 179.71 feet to a point on the northerly right of way line of Missouri State Route "W", commonly known as Bannister Road; thence generally westward long said right of way line the following courses and distances, more or less; thence North 86 degrees 46 minutes 04 seconds West, a distance of 346.89 feet; thence North 86 degrees 31 minutes 40 seconds West, a distance of 1541.69 feet; thence North 77 degrees 59 minutes 49 seconds West, a distance of 101.12 feet; thence North 86 degrees 31 minutes 40 seconds West, a distance of 288.16 feet to a point on the easterly right of way line of U.S. Highway Route No. 71, commonly known as Bruce R. Watkins drive as now established; thence generally northwardly along said right of way line the following courses and distances, more or less; thence along a curve to the right, having an initial tangent bearing of North 37 degrees 09 minutes 43 seconds West, a radius of 1,960.08 feet and a central angle of 23 degrees 31 minutes 01 seconds, an arc length of 804.51 feet; thence North 13 degrees 38 minutes 42 seconds West, a distance of 1,182.27 feet; thence along a curve to the right, having an initial tangent bearing of the last described course, a radius of 2,914.93 feet and a central angle of 07 degrees 44 minutes 19 seconds, an arc length of 393.70 feet; thence North 05 degrees 54 minutes 22 seconds West, a distance of 403.85 feet; thence along a curve to the

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left, having an initial tangent bearing of the last described course, a radius of 2,814.93 feet and a central angle of 7 degrees 18 minutes 29 seconds, an arc length of 359.04 feet; thence North 13 degrees 12 minutes 51 seconds West, a distance of 1,292.87 feet; thence on a curve to the left, having an initial tangent bearing of the last described course, a radius of 2,814.93 feet and a central angle of 6 degrees 44 minutes 26 seconds, an arc length of 331.16 feet; thence North 19 degrees 57 minutes 17 seconds West, a distance of 702.91 feet to a point on the northerly line of the Southeast Quarter of said Section 22; thence South 86 degrees 47 minutes 56 seconds East along said Quarter Section line and no longer along the easterly right of way line of U.S. Highway Route No. 71, a distance of 1,155.22 feet to the point of beginning, said tract containing 22,486,834 square feet equal to 516.2 acres, more or less.

except the area described as follows: Beginning at the West Quarter corner of Section 23, Township 48 North, Range 33 West; thence North 02 degrees 24 minutes 18 seconds East, along the west line of the Northwest Quarter of said Section 23, a distance of 460.18 feet, to a point on the southerly right-of-way line of 87th Street, as now established; thence South 57 degrees 23 minutes 10 seconds East, along said southerly right-of-way line, a distance of 147.98 feet; thence South 62 degrees 40 minutes 58 seconds West, continuing along said southerly right-of-way line, a distance of 58.60 feet; thence South 27 degrees 40 minutes 41 seconds East, continuing along said southerly right-of-way line, a distance of 96.31 feet; thence North 62 degrees 40 minutes 58 seconds East, continuing along said southerly right-of-way line, a distance of 116.13 feet; thence southeasterly, continuing along said southerly right-of-way line and along a non-tangent curve to the left, having a central angle of 19 degrees 01 minutes 21 seconds and a radius of 2,635.00 feet, and whose initial tangent bearing is South 59 degrees 46 minutes 38 seconds East, an arc distance of 785.20 feet; thence South 57 degrees 20 minutes 16 seconds West, a distance of 41.58 feet; thence South 13 degrees 28 minutes 32 seconds West, a distance of 599.57 feet; thence southerly, along a curve to the left, tangent to the last described course, having a central angle of 23 degrees 52 minutes 18 seconds and a radius of 1935.00 feet, for an arc distance of 806.20 feet; thence North 86 degrees 58 minutes 55 seconds West, a distance of 824.42 feet, to a point of the west line of the Southwest Quarter of said Section 23; thence North 86 degrees 34 minutes 16 seconds West, a distance of 686.44 feet, to a point on the easterly right-of-way line of Missouri State Highway (a.k.a. Bruce Watkins Drive // a.k.a. South Midtown Trafficway) as now established thence North 13 degrees 12 minutes 51 seconds West, along said easterly right-of-way line, a distance of 372.91 feet; thence northwesterly continuing along said easterly right-of-way line and along a curve to the left, tangent to the last described course, having a central angle of 06 degrees 44 minutes 26 seconds and a radius of 2,814.93 feet, for an arc

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distance of 331.16 feet; thence North 19 degrees 57 minutes 17 seconds West, continuing along said easterly right-of-way line, a distance of 702.90 feet, to a point on the north line of the Southeast Quarter of Section 22, Township 48 North, Range 33 West; thence South 86 degrees 47 minutes 56 seconds East, along said north line, a distance of 1155.22 feet to the point of beginning. Containing 2,489,216 square feet or 57.1445 acres, more or less.

The revised URD boundary contains a net area of 459.0555 acres more or less.

Subject to the following conditions:

1. That the conditions made applicable to this plan in Ordinance Nos. 051062 and 150731 remain applicable to this development plan.

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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