00°04'37" West, 280.50 feet to the true point of beginning; thence, continuing along the west line of the Southwest Quarter of said Section 4, South 00°04'37" West, 1976.13 feet to a point on the north right-of-way line of Highway 152; thence, along the north right-of-way line of Highway 152, the following three (3) courses: (1) South 89°13'27" East, 374.67 feet; (2) North 86°12'07" East, 250.80 feet; (3) South 89°13'27" East, 636.99 feet to a point on the west right of way line of Line Creek Parkway described in the Report of Commissioners, Case Number 93CC00935; thence, along said west right of way line of Line Creek Parkway the following four (4) courses: (1) North 00°45'28" East, 361.29 feet to the beginning of a non-tangent curve to the right, whose center bears South 89°11'25" East, 1137.80 feet; (2) northeasterly along the arc of last said curve, having a radius of 1137.80 feet, through a central angle of 31°37'37", an arc distance of 628.06 feet; (3) North 32°27'26" East, 100.00 feet to the beginning of a tangent curve to the left; (4) northeasterly along the arc of last said curve, having a radius of 10434.00 feet, through a central angle of 01°04'01", an arc distance of 194.31 feet to a point on the southwesterly right of way line of Old Stagecoach Road described in Book 1376, page 223; thence, along said southwesterly line of Old Stagecoach Road the following three (3) courses: (1) North 39°49'35" West, 25.54 feet; (2) North 59°11'40" West, 1119.41 feet: (3) North 58°19'25" West, 331.53 feet to a point on a line parallel with and 280.50 feet south of the north line of the Southwest Quarter of said Section 4; thence, along said parallel line, North 89°45'00" West, 337.78 feet to the true point of beginning, also known as Tract 2 on minor subdivision lot split recorded November 16, 2022 as Document No. 202215310 in Book E, page 221.

is hereby rezoned from AG-R (Agricultural Residential) to R-7.5 (Residential), all as shown outlined on a map marked Section 88-20A-1466, which is attached hereto and made a part hereof, and which is hereby adopted as part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section 2. That all other sections and conditions of Ordinance No. 250046 not repealed shall remain in full force and effect.

Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUL 24 2025

Date Passed

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

File #: 250538

ORDINANCE NO. 250538

Amending Ordinance No. 250046 by repealing Section A and replacing it with a new Section A to include the full legal description of a 56-acre residential development consisting of 283 dwelling units generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road.

WHEREAS, on January 30, 2025, the Council passed Ordinance No. 250046 which approved a rezoning and residential development on 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road; and

WHEREAS, the legal description provided in Ordinance No. 250046 was incomplete; and

WHEREAS, the Council desires to amend Ordinance No. 250046 to include the full legal description for the 56-acre development; and

WHEREAS, all conditions from Ordinance No. 250046 shall remain in full force and effect; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Section A of Ordinance No. 250046 is hereby repealed and a new section enacted in its place, to read as follows:

> 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 new section to be known as Section 88-20A-1466, rezoning an area of approximately 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R (Agricultural) to District R-7.5 (Residential 7.5) and approving a development plan to allow for residential development consisting of 283 dwelling units, said section to read as follows:
>
> Section 88-20A-1466, That an area legally described as:
>
> A portion of the Southwest Quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows: Beginning at the northwest corner of the Southwest Quarter of said Section 4, thence, along the west line of the Southwest Quarter of said Section 4, South