



File #: 240321

ORDINANCE NO. 240321

Rezoning a tract of land of about one acre generally located at 325 Ward Parkway from District R-0.5 to District B3-5 to allow for a hotel use. (CD-CPC-2024-00013).

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 88-20A-1428, rezoning an area of approximately 1 acre generally located at 325 Ward Parkway from District R-0.5 (Residential 0.5) to District B3-5 (Community Business (Dash 5)), said section to read as follows:

Section 88-20A-1428. That an area legally described as:

All that part of Lots 5, 6 and 7, Block 3, Loma Linda, a platted subdivision in Kansas City, Jackson County, Missouri, lying in the Southwest Quarter of Section 29, Township 49 North, Range 33 West, more particularly described by Michael J. Bogina, Missouri PLS-2022043970 of Olsson, Inc., LC-366, on January 29, 2024, as follows: Beginning at the Northernmost corner of said Lot 5, said point also being the Easternmost corner of said Lot 7; thence South 50 degrees 02 minutes 20 seconds East, on the Northeast line of said Lot 5, a distance of 79.56 feet to a point; thence South 39 degrees 56 minutes 49 Seconds West, departing said Northeast line, parallel with the Northwest line of said Lot 5, a distance of 106.64 feet to a point of curvature; thence in a Southwesterly and Westerly direction, on a curve to the right having a radius of 72.00 feet, through a central angle of 52 degrees 36 minutes 55 seconds, an arc distance of 66.12 feet to a point of tangency; thence North 87 degrees 26 minutes 16 seconds West, parallel with the North line of said Lot 6, a distance of 151.14 feet to a point on the East right-of-way line of Wornall Road, as established in Ordinance Number 1055; thence North 02 degrees 32 minutes 40 seconds East, on said East right-of-way line, a distance of 79.89 feet to a point on the North line of said Lot 6; thence North 02 degrees 32 minutes 32 seconds East, departing said North line, continuing on said East right-of-way line, a distance of 108.39 feet to a point of curvature; thence in a Northerly, Northeasterly and Easterly direction, continuing on said East right-of-way line, on a curve to the right having a radius of 25.00 feet, through a central angle of 75 degrees 00 minutes 23 seconds, an arc distance of 32.73 feet to a point of tangency, said point lying on the Northwest line of said Lot 7; thence North 77 degrees 32 minutes 55 seconds East, departing said East line, on said Northwest

line, a distance of 95.50 feet to the Northernmost corner of said Lot 7; thence South 50 degrees 02 minutes 20 seconds East, on the Northeast line of said Lot 7, a distance of 124.86 feet to the point of beginning, containing 47,921 Square Feet or 1.1001 Acres, more or less.

Subject to building lines, conditions, easements, restrictions or record, and any zoning laws or ordinances affecting this property, if any, or any other items of record.

is hereby rezoned from District R-0.5 (Residential 0.5) to District B3-5 (Community Business (Dash 5)), all as shown outlined on a map marked Section 88-20A-1428, 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.

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 and Development Code 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:



Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor
Marilyn Sanders, City Clerk

MAR 28 2024

Date Passed