



File #: 230933

ORDINANCE NO. 230933

Rezoning an area of about 365 acres generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west from District R-80 to District R-7.5. (CD-CPC-2023-00073)

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-1414, Rezoning an area of about 365 acres generally bordered by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), said section to read as follows:

Section 88-20A-1414. That an area legally described as:

All that part of the Northeast Quarter of Section 32 together with Section 33 and the Southeast Quarter of Section 34 all in Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

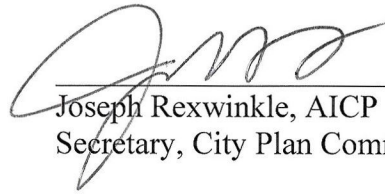
Beginning at Southeast corner of the Northeast Quarter of said Section 32; thence N 86°27'03" W, along the South line of the Northeast Quarter of said Section 32, a distance of 447.17 feet to a point on the Easterly right-of-way line of Missouri D Highway/Holmes Road, as now established; thence along the Easterly right-of-way line of said Missouri D Highway/Holmes Road, for the following six (6) courses; thence N 3°25'42" W, a distance of 189.84 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 0°48'49" E and a radius of 11349.19 feet, an arc distance of 205.92 feet; thence N 21°35'38" E, a distance of 104.90 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 2°21'23" E and a radius of 11314.19 feet, an arc distance of 197.47 feet; thence N 14°19'40" W, a distance of 97.53 feet; thence N 03°49'21" E, a distance of 526.53 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of said Section 32; thence S 86°22'21" E, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 32, a distance of 472.24 feet to the Northwest corner of the South One-half of the Northwest Quarter of said Section 33; thence S 86°31'37" E, along the North line of the South One-half of the Northwest Quarter of said Section 33, a

distance of 997.77 feet; thence S 3°37'39" W, a distance of 319.66 feet; thence S 46°29'36" E, a distance of 765.36 feet; thence S 3°35'38" W, a distance of 501.78 feet to a point on the South line of the Northwest Quarter of said Section 33; thence S 86°23'40" E, along the South line of the Northwest Quarter of said Section 33, a distance of 470.71 feet; thence N 46°01'50" E, a distance of 1149.13 feet; thence S 72°54'17" E, a distance of 676.21 feet; thence N 4°05'16" E, a distance of 1850.78 feet to a point on the Southerly right-of-way line of Missouri 150 Highway, as now established; thence along the Southerly right-of-way line of said Missouri 150 Highway, for the following six (6) courses; thence S 81°56'27" E, a distance of 400.19 feet; thence S 83°32'39" E, a distance of 820.74 feet; thence S 83°47'53" E, a distance of 120.58 feet; thence S 83°26'26" E, a distance of 210.36 feet; thence S 75°40'41" E, a distance of 151.90 feet; thence S 53°31'22" E, a distance of 58.70 feet to a point on the Westerly right-of-way line of Prospect Avenue, as now established; thence along the Westerly right-of-way line of said Prospect Avenue, for the following nine (9) courses; thence S 3°21'36" W, a distance of 319.92 feet; thence S 86°38'24" E, a distance of 19.37 feet; thence S 3°21'36" W, a distance of 2073.10 feet; thence S 3°11'05" W, a distance of 720.93 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 110.00 feet, an arc distance of 165.07 feet; thence S 82°47'56" E, a distance of 144.37 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 90.00 feet, an arc distance of 135.06 feet; thence S 3°11'05" W, a distance of 1662.71 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 40.00 feet, an arc distance of 63.20 feet to a point on the Northerly right-of-way line of E. 155th Street, as now established; thence along the Northerly right-of-way line of said E. 155th Street, for the following two (2) courses; thence N 86°17'09" W, a distance of 269.64 feet; thence N 86°19'25" W, a distance of 2669.34 feet to a point on the West line of the Southeast Quarter of said Section 33; thence N 3°26'52" E, along the West line of the Southeast Quarter of said Section 33, a distance of 1678.96 feet; thence N 28°19'59" W, a distance of 218.48 feet; thence N 36°19'19" W, a distance of 182.96 feet; thence N 74°57'43" W, a distance of 80.81 feet; thence N 38°41'18" E, a distance of 80.31 feet; thence N 51°18'42" W, a distance of 150.00 feet; thence S 38°41'18" W, a distance of 45.00 feet; thence N 51°18'42" W, a distance of 50.00 feet; thence N 57°23'26" W, a distance of 171.12 feet; thence N 74°13'35" W, a distance of 155.07 feet; thence N 88°06'41" W, a distance of 309.99 feet; thence N 1°53'19" E, a distance of 50.00 feet; thence N 88°06'41" W, a distance of 169.09 feet; thence N 68°36'48" W, a distance of 186.86 feet; thence N 53°32'25" W, a distance of 215.56 feet; thence N 48°59'10" E, a distance of 12.38 feet; thence N 29°51'23" W, a distance of 154.31 feet to a point on the South line of the Northwest Quarter of said Section 33; thence N 86°23'40" W, along the South line of the Northwest Quarter of said Section 33, a distance of 969.71 feet to the point of beginning, containing 363.1222 acres, more or less, subject to that part in streets and roads.

is hereby rezoned from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), all as shown outlined on a map marked Section 88-20A-1414, 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.



Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form:



Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton Lewis, Mayor



Marilyn Sanders, City Clerk

NOV 09 2023

Date Passed