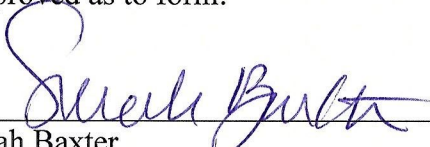


I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised, and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:




Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk

OCT 10 2024

Date Passed



File #: 240890

ORDINANCE NO. 240890

Rezoning an area of about three acres generally located at E. U.S. 40 Highway and Phelps Road from District R-80 to District B2-2 to allow for some vehicle sales and service uses to allow for future development of the property. (CD-CPC-2024-00078).

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-1450, rezoning an area of about three acres generally located at E. U.S. 40 Highway and Phelps Road from District R-80 (Residential 80) to District B2-2 (Neighborhood Business 2 (Dash 2)), said section to read as follows:

Section 88-20A-1450. That an area legally described as:

Beginning at a point 25 feet West and 255 feet South of the Northeast corner of the West half of the Southwest quarter of Section 25, Township 49, Range 32, in Kansas City, Jackson County, Missouri; thence West along a distance of 439.5 feet; thence South 0 degrees 55 minutes East, a distance of 218.19 feet; thence East a distance of 439.5 feet; thence North 0 degrees 55 minutes West a distance of 218.19 feet to the point of beginning; encompassed within Tract A on the survey filed with the Director of Records for Jackson County, Missouri at Independence, on January 20, 1985, under Document No. I-607979.

is hereby rezoned from District R-80 (Residential 80) to District B2-2 (Neighborhood Business 2 (dash 2)), all as shown outlined on a map marked Section 88-20A-1450, 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 and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.