



File #: 260337

ORDINANCE NO. 260337

Rezoning an area of about 3.5 acres generally located at southeast corner of North Broadway and Northwest Barry Road from District B1-1 to District B2-1 to allow for the establishment of a drive-though. (CD-CPC-2026-00024)

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-1535, rezoning an area of about 3.5 acres generally located at southeast corner of North Broadway and Northwest Barry Road from District B1-1 (Neighborhood Business 1) to District B2-1 (Neighborhood Business 2), said section to read as follows:

Section 88-20A-1525. That an area legally described as:

PARCEL 1: Part of lot 1, Suzanne Place, a subdivision in the southwest quarter of section 11, township 51 north, range 33 west, in Kansas City, Clay County, Missouri, being more particularly described as follows, as prepared on October 23, 2025, by John B. Young, pls- 2006016647: beginning at the northeast corner of said lot 1; thence south $00^{\circ}44'52''$ west along the east line of said lot 1, 259.44 feet to the southeast corner of said lot 1; thence north $89^{\circ}29'21''$ west along the south line of said lot 1, 138.38 feet; thence north $00^{\circ}44'52''$ east, 258.76 feet to the north line of said lot 1; thence south $89^{\circ}46'07''$ east along said north line, 138.38 feet to the point of beginning.

PARCEL 2: Part of lot 1, Suzanne Place, a subdivision in the southwest quarter of section 11, township 51 north, range 33 west, in Kansas City, Clay County, Missouri, being more particularly described as follows, as prepared on October 23, 2025, by John B. Young, pls- 2006016647: commencing at the northeast corner of said lot 1; thence north $89^{\circ}46'07''$ west along the north line of said lot 1, 138.38 feet to the point of beginning; thence south $00^{\circ}44'52''$ west, 258.76 feet to the south line of said lot 1; thence north $89^{\circ}29'21''$ west along said south line, 199.79 feet; thence north $00^{\circ}54'08''$ east, 73.55 feet; thence north $89^{\circ}29'21''$ west, 62.71 feet; thence north $00^{\circ}54'08''$ east, 183.94 feet to the north line of said lot 1; thence south $89^{\circ}46'07''$ east along said north line, 261.81 feet to the point of beginning.

PARCEL 3: Part of lot 1, Suzanne Place, a subdivision in the southwest quarter of section 11, township 51 north, range 33 west, in Kansas City, Clay County, Missouri, being more particularly described as follows, as prepared on October 23, 2025, by John B. Young, pls- 2006016647: commencing at the northeast corner of said lot 1; thence north 89°46'07" west along the north line of said lot 1, 400.19 feet to the point of beginning; thence south 00°54'08" west, 183.94 feet; thence south 89°29'21" east, 62.71 feet; thence south 00°54'08" west, 73.55 feet to the south line of said lot 1; thence north 89°29'21" west along said south line, 272.68 feet to the east right-of-way line of north Broadway, as now established; thence north 00°54'08" east along said east right-of-way line, 249.83 feet to the north line of said lot 1; thence north 53°43'23" east along said north line, 11.14 feet; thence south 89°46'07" east along said north line, 201.10 feet to the point of beginning.

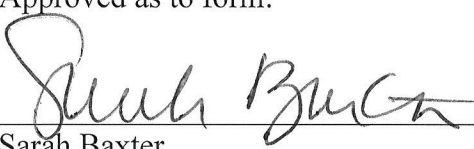
is hereby rezoned from District B1-1 (Neighborhood Business 1) to District B2-1 (Neighborhood Business 2), all as shown outlined on a map marked Section 88-20A-1535, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting 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.

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

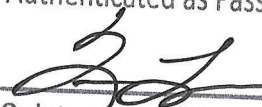



Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:


Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk
APR 16 2026

Date Passed