

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 200644

Rezoning about 15 acres generally located on the north side of N.E. 104th Street, between Highway A on the east and N. Willow Avenue on the west from District R-80 to District R-10. (CD-CPC-2020-00053)

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 88-20A1247, rezoning an area of approximately 15 acres generally located on the north side of N.E. 104th Street, between Highway A on the east and N. Willow Avenue on the west from District R-80 (Residential 80) to District R-10 (Residential 10), said section to read as follows:

Section 88-20A1247. That an area legally described as:

All that part of the west 90 acres of the Southeast Quarter of Section 25, Township 52 North, Range 32 West, in Kansas City, Clay County, Missouri described as follows: Commencing at the southwest corner of the Southeast Quarter of said Section 25; thence North 0 degrees 28 minutes 48 seconds East along the west line of said Southeast Quarter, a distance 241.02 feet to the point of beginning, thence North 0 degrees 28 minutes 48 seconds East continuing along said west line, a distance of 1789.85 feet; thence South 89 degrees 47 minutes 04 seconds East, a distance of 453.36 feet; thence South 0 degrees 28 minutes 48 seconds West, a distance of 1192.51 feet; thence South 39 degrees 57 minutes 45 seconds East, a distance of 153.20 feet; thence South 63 degrees 27 minutes 52 seconds West, a distance of 620.43 feet to the point of beginning. Tract contains 676,692.60 sq. ft. or 15.53 acres more or less.

is hereby rezoned from District R-80 (Residential 80) to District R-10 (Residential 10), all as shown outlined on a map marked Section 88-20A1247, 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. Said rezoning is subject to the following: The number of single family lots contained within the area legally described above ("Property") is limited to 16 single family lots as shown on the approved preliminary plat of Wildflower approved by the City Plan Commission on July 7, 2020. If the owner of the Property proposes to develop more single family lots within the Property, the preliminary plat will need to be amended and approved by both the City Plan Commission and City Council after published notice and mailed notice to adjacent property owners and, in addition, the development of more than 16 single family lots will require an additional public street access connection to the Property to the east or south that connects to an existing public street

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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 and legality:



Sarah Baxter
Assistant City Attorney



Authenticated as Passed



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk

SEP 17 2020

Date Passed