



File #: 230815

ORDINANCE NO. 230815

Rezoning an area of about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive from District UR to District B2-2. (CD-CPC-2023-00049).

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-1405, rezoning an area of about 7 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR (Urban Redevelopment) to District B2-2 (Neighborhood business 2 (dash 2)), said section to read as follows:

Section 88-20A -1405. That an area legally described as:

All that part of the Southwest Quarter of Section 26, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Scott G Chrisman, RLS-2594, on March 24, 2023, for project 210432, as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence South 86°45'39" East, along the North line of the Southwest Quarter of said Section 26, a distance of feet, 625.36 feet; thence South 3°14'21" West, a distance of 201.47 feet, to a point on the Southerly Right-of-Way line of State Route W, also known as Bannister Road, and the Easterly Right-of-Way line of Hickman Mills Drive, as now established, said point also being the Point of Beginning; thence along the South Right-of-way line, of said State Route W, also known as Bannister Road for the following seven (7) courses; thence North 55°59'03" East, a distance of 50.81 feet; thence South 39°16'10" East, a distance of 152.14 feet; thence North 54°16'14" East, a distance of 41.23 feet; thence North 39°40'12" West, a distance of 150.49 feet; thence North 56°54'03" East, a distance of 104.31 feet; thence South 86°39'56" East, a distance of 403.59 feet; thence South 31°17'06" East, a distance of 72.26 feet, to a point on the Westerly Right-of-Way line of Marion Park Drive, as now established; thence along said Westerly Right-of-Way line of said Marion Park Drive, for the following two (2) courses; thence South 1°30'04" West, a distance of 695.92 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 64.66 feet, an arc distance of 1.95 feet; thence North 88°22'42" West, a distance of 51.26 feet; thence South 10°48'39" East, a distance of 69.57 feet, to a

point on the Northerly, and Easterly Right-of-Way line of Hickman Mills Drive, as now established; thence along said Northerly and Easterly Right-of-Way line for the following six (6) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing of South 38°47'59" West, a radius of 560.00 feet, and an arc distance of 2.30 feet; thence South 39°16'03" West, a distance of 128.11 feet; thence North 10°48'39" West, a distance of 182.92 feet; thence South 79°19'28" West, a distance of 89.40 feet; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of North 10°40'32" West, a radius of 1176.28 feet, and an arc distance of 477.71 feet; thence North 33°56'39" West, a distance of 290.71 feet, to a point on the South Right-of-Way line of said State Route W, also known as Bannister Road, and the Point of Beginning, containing 319,755 square feet or 7.3406 acres, more or less.

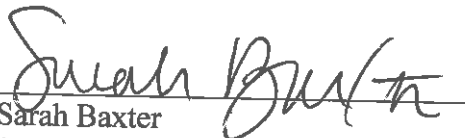
is hereby rezoned from District UR (Urban Redevelopment) to District B2-2 (Neighborhood business 2 (dash 2)), all as shown outlined on a map marked Section 88-20A-1405 which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting 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.

Secretary, City Plan Commission

Approved as to form:



Sarah Baxter
Senior Associate City Attorney

FAILED
OCT 26 2023