Legislation Details (With Text)

File #:	240431	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Passed
File created:	4/18/2024			**In control:**	Council
On agenda:	6/6/2024			**Final action:**	6/6/2024
Title:	Sponsor: Director of City Planning and Development Department Rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 and B2-2 to District B3-3. (CD-CPC-2024-00023)				
Sponsors:	Director of City Planning & Development				
Indexes:					
Code sections:					
Attachments:	1. Docket Memo_CD-CPC-2024-00023_Prarieview & Chatham Rezoning, 2. Exhibit A_ Section Map_CD-CPC-2024-00023_Prarieview and Chatham Rezoning, 3. Legal Description_CD-CPC-2024-00023_Prarieview & Chatham Rezoning, 4. Rezoning Exhibit_CD-CPC-2024-00023_Prarieview & Chatham Rezoning, 5. Staff Report_CD-CPC-2024-00023_Prarieview & Chatham Rezoning_4-16-24, 6. Staff Presentation_CD-CPC-2024-00023_Prarieview & Chatham Rezoning_4-16-24, 7. Disposition Letter CPC_CD-CPC-2024-00023_Prarieview & Chatham Rezoning_4-16-24, 8. Staff Presentation 6.4.24, 9. Authenticated Ordinance 240431				

Date	Ver.	Action By	Action	Result
6/6/2024	1	Council	Passed	Pass
6/4/2024	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
5/14/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
5/1/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
4/25/2024	1	Council	referred	

ORDINANCE NO. 240431

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 and B2-2 to District B3-3. (CD-CPC-2024-00023)

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-1432, rezoning an area of about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairie View Road from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial), said section to read as follows:

Section 88-20A-1432. That an area legally described as:

TRACT I:
Containing 151,024 square feet or 3.47 acres
All of Lots 5, 6, 7, and part of Lots 8, 9 and 10, Laplata, a subdivision of land in the Northwest Quarter of Section 29, Township 51 North, Range 33 West, and part of Lot 3, Tremont Square, a subdivision in the Northeast Quarter of Section 30, Township 51 North, Range 33 West, all in Kansas City, Platte County, Missouri, together with the south half of vacated N.W. 63rd Terrace (platted Camino) lying north of and adjacent to said Lots 6 and 7, and all that part of N.W. 63rd Terrace (platted Camino) lying between said Lots 5, 7, and 8, as same was vacated by Ordinance No. 61303 of the City of Kansas City, Missouri, being further described as follows: Beginning at the southwesterly corner of said Lot 6; thence North 00°37'16 East, along the westerly line of said Lot 6 and its northerly prolongation, a distance of 175.00 feet to a point on the centerline of said vacated N.W. 63rd Terrace; thence South 89°27'11" East, along said centerline, a distance of 125.00 feet to a point on the southerly prolongation of the westerly property line of said Lot 5; thence North 00°37'16" East, along the westerly line of said Lot 5, a distance of 150.00 feet to the northwesterly corner of said Lot 5; thence South 89°27'11" East, along the northerly line of said Lot 5, a distance of 98.42 feet to the northeasterly corner of said Lot 5, said point also being on the westerly right of way line of Paulane as shown on said plat of Laplata; thence South 33° 57'20" East, along said line and its southerly prolongation, a distance of 212.35 feet to a point on the northerly line of said Lot 9; thence South 89°27'11" East, along said line, a distance of 96.07 feet to a point on the westerly line of said Lot 10; thence North 00°37'16" East, along said line, a distance of 45.28 feet to a point on the westerly right of way line of interstate I-29; thence South 49°49'12" East, along said line, a distance of 197.09 feet; thence South 61°12'28" East, continuing along said line, a distance of 89.37 feet; thence South 14°59'17" East, continuing along said line, a distance of 28.30 feet to a point on the southerly line of said Lot 10; thence North 89°27'11" West, along said line, a distance of 55.55 feet to a point on the northerly right of way line of N.W. Prairie View Road as established in Book 1289 at page 399; thence westerly, along said line, along a curve to the left having an initial tangent bearing of North 73°51'01" West, a radius of 633.00 feet, an arc distance of 419.31 feet; thence westerly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 967.00 feet. an arc distance of 379.21 feet; thence North 89°20'05" West, continuing along said line, a distance of 448.87 feet; thence westerly, continuing along said line, along a curve to the right being tangent to the previously described course, having a radius of 150.00 feet, an arc distance of 33.12 feet; thence North 76°40'55" West, continuing along said line, a distance of 14.14 feet to a point on the westerly line of Lot 3, said Tremont Square; thence North 12°36'04" East, along said line, a distance of 15.30 feet to the northwesterly corner of said Lot 3; thence South 89°23'53" East, along said line, a distance of 535.10 feet to a point on the easterly line of the Northeast Quarter of said Section 30; thence North 00°37'16" East, along said line, a distance of 74.66 feet; thence South 89°27'11" East, a distance of 115.00 feet to the point of beginning.

TRACT II
Containing 374,254 square feet or 8.59 acres
Part of Lot 3, Tremont Square, a subdivision of the Northeast Quarter of Section 30, Township 51 North, Range 33 West, and part of the Northwest Quarter of Section 29, Township 51 North, Range 33 West, all in Kansas City, Platte County, Missouri, being described as follows: Beginning at the southeasterly corner of said Lot 3, said point also being on the east line of the Northeast Quarter of said Section 30; thence South 89°52'39" West, along the southerly line of

said Lot 3, a distance of 245.00 feet; thence North 64°52'21" West, continuing along said line, a distance of 215.00 feet; thence North 76°07'21" West, continuing along said line, a distance of 156.15 feet to a point on the easterly right of way line of N. Chatham Avenue; thence northwesterly along said line, and along the westerly line of said Lot 3, along a curve to the left having an initial tangent bearing of North 33°38'18" West, a radius of 230.00 feet, an arc distance of 17.67 feet; thence northwesterly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 844.08 feet, an arc distance of 45.59 feet; thence northwesterly, continuing along said line, along a curve to the right having an initial tangent bearing of North 24°20'47" West, a radius of 113.00 feet, an arc distance of 6.03 feet to a corner common with Tract A, said Tremont Square; thence northeasterly, along the line common to said Lot 3 and Tract A, along a curve to the right having an initial tangent bearing of North 38°39'08" East, a radius of 80.00 feet, an arc distance of 69.98 feet; thence North 12°36'04" East, continuing along said common line, a distance of 88.16 feet to a point on the southerly right of way line of N.W. Prairie View Road as established in Book 1289 at page 399; thence easterly, along said line, along a curve to the right having an initial tangent bearing of North 79°51'44" East, an arc radius of 150.00 feet, an arc distance of 28.28 feet; thence South 89°20'05" East, continuing along said line, a distance of 483.34 feet; thence easterly, continuing along said line, along a curve to the left being tangent to the previously described course, having a radius of 1033.00 feet, an arc distance of 405.10 feet; thence easterly, continuing along said line, along a curve to the right being tangent to the previously described curve, having a radius of 567.00 feet, an arc distance of 190.06 feet; thence South 27°26'27" East, a distance of 148.74 feet to the northerly most corner of Lot 3, Village North, a subdivision in Kansas City, Platte County, Missouri; thence 45°51'02" West, along the northwesterly line of said plat of North Village, a distance of 854.26 feet to the northwesterly corner of Lot 11, said North Village, said point also being on the west line of the Northwest Quarter of said Section 29; thence North 00° 37'16" East, along said the west line of said Northwest Quarter, a distance of 315.72 feet to the point of beginning.

is hereby rezoned from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial), all as shown outlined on a map marked Section 88-20A-1432, 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.

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Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter
Senior Associate City Attorney