



Legislation Text

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File #: 241092, Version: 1

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ORDINANCE NO. 241092

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 to District B1-1 to allow for commercial uses. (CD-CPC-2024-00161)

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-1460, rezoning an area of approximately 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1 (Dash 1)), said section to read as follows:

Section 88-20A-1460. That an area legally described as:

**Tract 1:**

All of Ownership Interest No. 2, as said interest is created and defined by the Declaration dated June 25, 1948, and filed June 28, 1948, under Document No. A924558 in Book B4246 at Page 185, in the premises legally described as follows:

That part of the Southeast Quarter of Section 17, Township 49, Range 33, described as follows: Beginning at a point in the East line of Gillham Road which is 451.3 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17; running thence East 104 feet; thence South 55.8 feet; thence West 104 feet to the East line of Gillham Road; thence North 55.8 feet to the point of beginning, Kansas City, Jackson County, Missouri, except any part in roads.

**Tract 2:**

Beginning 185 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33; thence South 55 feet; thence West 162.3 feet; thence North 59.8 feet; thence East 30 feet; thence South 4 feet; thence East 132.3 feet to beginning in Kansas City, Jackson County, Missouri

AND

8 square feet of land described as follows: Beginning at a point 315.3 feet West and 196 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33; thence West

2 feet; thence South 4 feet; thence East 2 feet; thence North 4 feet to point of beginning in Kansas City, Jackson County, Missouri

AND

Beginning at a point 185 feet West and 200 feet South of the Northeast corner of the East Half of the South Half of the North Half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, same being a point on the West line of Holmes Street 200 feet South of the center of 33rd Street; thence West parallel with the center line of 33rd Street, 130.3 feet; thence North 4 feet; thence West parallel with the center line of 33rd Street, 32 feet; thence North 10 feet; thence East parallel with the center line of 33rd Street, 32 feet; thence South 4 feet; thence East parallel with the center line of 33rd Street, 130.3 feet to a point on the West line of Holmes Street; thence South along the West line of Holmes Street, 10 feet to the point of beginning, in Kansas City, Jackson County, Missouri

AND

Part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the West right of way line of Holmes Street that is 230 feet South of the South right of way line of 33rd Street, as both streets are now established; thence West parallel with the North right of way line of 34th Street, as now established, 88.3 feet; thence South parallel with the West right of way line of said Holmes Street, 50.8 feet to the North right of way line of said 34th Street; thence East along said North right of way line, 88.3 feet to the West right of way line of said Holmes Street; thence North along said West right of way line, 50.8 feet to the point of beginning.

Except that part described as follows: Part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of 34th Street and Holmes Street; thence North 115.8 feet; thence West approximately 115 feet or to privacy fence; thence South 65 feet; thence East 26.7 feet; thence South 50.8 feet; thence East 88.3 feet to the point of beginning.

**604 E. 34th St.; 29-840-22-07-00-0-00-000**

The land that is part of the South one half (1/2) of the North one half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 17, Township 49, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 317.3 feet West and 255 feet South of the Northeast corner of the South one half (1/2) of the North one half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section 17; Thence South 50.8 feet to the North line of 34th Street; Thence West 30 feet; Thence North 50.8 feet; Thence East 30 feet to beginning.

**608 E. 34th St. and 612 E. 34th St.; 29-840-22-08-00-0-00-000**

Section 17, Township 49, Range 33; Beginning 230 feet South & 88.3 feet West of the Southwest corner of 33rd and Holmes Street: Thence South 50.8 feet, thence West 44 feet, thence North 50.8 feet, thence East 44 feet to the point of beginning.

is hereby rezoned from District R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1 (Dash 1)), all as shown outlined on a map marked Section 88-20A-1460, 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.

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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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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney