

ORDINANCE NO. 180897

Approving an amendment to a previously approved Chapter 80 preliminary (existing Baptist Medical Center) development plan in Districts B3-2/R-0.5, on approximately 15 acres generally bordered by E. 65th Street on the north, E. 67th Street on the south, Troost Avenue on the east and Rockhill Road on the west, to allow for deletion of a three acre tract from the plan. (CD-CPC-2018-00110)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That an amendment to a previously approved Chapter 80 preliminary (existing Baptist Medical Center) development plan in Districts B3-2 (Community Business (Dash 2))/R-0.5 (Residential 0.5), on approximately 15 acres generally bordered by E. 65th Street on the north, E. 67th Street on the south, Troost Avenue on the east and Rockhill Road on the west, and more specifically described as follows:

That portion of Tract "A", Baptist Medical Center, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof being more particularly described as follows:

Beginning at the southeast corner of said Tract "A", being on the south line of the Southeast Quarter of Section 5, Township 48 North, Range 33 West, and the west right-of-way line of Troost Avenue; thence North 86 degrees 43 minutes 43 seconds West, along said south line, 1219.04 feet, to the east right-of-way line of Rockhill Road; thence following said Easterly right-of-way line for the next eight courses: North 02 degrees 21 minutes 31 seconds East, 163.92 feet, to a point of curvature; northeasterly along a curve to the right of said right-of-way, having a radius of 188.00 feet, a chord bearing of North 26 degrees 27 minutes 43 seconds East, a chord length of 153.55 feet, and an arc length of 158.18 feet to a point of tangency; North 50 degrees 33 minutes 55 seconds East, 548.44 feet to a point of curvature; northeasterly along a curve to the left, having a radius of 552.00 feet, a chord bearing of North 41 degrees 12 minutes 26 seconds East, a chord length of 179.20 feet, and an arc length of 180.00 feet to a point of compound curvature; northerly along a curve to the left, having a radius of 392.60 feet, a chord bearing of North 18 degrees 38 minutes 22 seconds East, a chord length of 179.65 feet, and an arc length of 181.26 feet to a non-tangent curve; northerly along a curve to the left, having an initial tangent bearing of North 12 degrees 58 minutes 08 seconds East, a radius of 540.00 feet, a chord bearing of North 07 degrees 04 minutes 04 seconds East, a chord length of 99.78 feet, and an arc length of 99.92 feet to a point of tangency; North 02 degrees 22 minutes 00 seconds East, 162.53 feet to a point of curvature; northeasterly along a curve to the right of said right-of-way, having a radius of 40.00 feet, a chord bearing of North 47 degrees 49 minutes 09 seconds East, a chord length of 57.01 feet, and an arc length of 63.46 feet to the southerly right-of-way line of 65th

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Street and a point of tangency; thence South 86 degree 43 minutes 43 seconds East, along the south right-of-way of said 65th Street, 365.04 feet to a point 210.00 feet west of the east line of the Southeast Quarter of said Section 5; thence South 02 degrees 22 minutes 30 seconds West, along a line 210.00 feet west of and parallel to the east line of said Southeast Quarter, 304.89 feet to the North line of Lot 1 of Dialysis Clinic Incorporated – First Plat, a subdivision of land in Kansas City, Jackson County, Missouri, recorded in Book K-39 at Page 3; thence North 86 degrees 43 minutes 43 seconds West, 117.81 feet, to the northwest corner of said Lot 1; thence South 02 degrees 22 minutes 16 seconds West along the westerly line of Lots 1 and 2 of said Dialysis Clinic Incorporated – First Plat, 329.82 feet to the southwest corner of said Lot 2; thence South 86 degrees 43 minutes 43 seconds East along the south line of said Lot 2, 287.81 feet to the southeast corner of Lot 2 and a point on the west right-of-way line of Troost Avenue; thence South 02 degrees 22 minutes 30 seconds West, along said west right-of-way line, 659.70 feet to the point of beginning, containing 951,944.58 square feet or 21.853 acres, more or less.

Except the area described as follows by Ordinance No. 021296:

A portion of Lot 2, Baptist Medical Center - Third Plat, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Beginning at the most east southeast corner of said Lot 2, being a point on the northerly right of way line of 68th Street, as now established, 30 feet north of the centerline of said 68th Street; thence southwesterly and westerly along the southerly line of said Lot 2 and along the northerly right of way line of said 68th Street the following courses and distances; thence southwesterly along a curve to the left, having an initial tangent bearing of South 54 degrees 45 minutes 44 seconds West, a radius of 155.00 feet and a central angle of 33 degrees 08 minutes 01 seconds (33 degrees 08 minutes 32 seconds, Plat), an arc length of 89.64 feet (89.66 feet, Plat); thence South 21 degrees 37 minutes 43 seconds West (South 21 degrees 35 minutes 31 seconds West, Plat), tangent to the last described curve, a distance of 35.73 feet; thence southwesterly and westerly along a curve to the right, tangent to the last described course, having a radius of 95.00 feet and a central angle of 71 degrees 37 minutes 32 seconds, an arc length of 118.76 feet; thence North 86 degrees 44 minutes 45 seconds West (North 86 degrees 46 minutes 57 seconds West, Plat), tangent to the last described curve, a distance of 449.64 feet (449.57 feet, Plat); thence westerly, northwesterly and northerly along a curve to the right, tangent to the last described course and no longer along the northerly right of way line of said 68th Street, having a radius of 25.00 feet and a central angle of 89 degrees 06 minutes 22 seconds (89 degrees 05 minutes 00 seconds, Plat), an arc length of 38.88 feet (38.87 feet, Plat) to a point on the easterly right of way line of

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Holmes Road, as now established, being also a point on the westerly line of said Lot 2; thence North 02 degrees 21 minutes 37 seconds East (north 02 degrees 18 minutes 03 seconds East, Plat) along said easterly and westerly lines, tangent to the last described curve, a distance of 343.39 feet; thence South 87 degrees 38 minutes 23 seconds East, perpendicular to the last described course, a distance of 122.20 feet; thence South 02 degrees 35 minutes 18 seconds West, 106.40 feet; thence South 87 degrees 24 minutes 42 seconds East, a distance of 507.09 feet to a point on the east line of said Lot 2; thence South 02 degrees 20 minutes 28 seconds West (South 02 degrees 16 minutes 54 seconds West, Plat), along the east line of said Lot 2, a distance of 97.96 feet to the point of beginning. Containing 169,991 square feet or 3.903 acres, more or less.

Except the area described as follows by Ordinance No. 170632:

Beginning at the Northeast corner of Tract "A" of Baptist Medical Center, Second Plat, a subdivision in Kansas City, Jackson County, Missouri" after the first reference to Tract A in both 632 and 633; thence south and west along the east line of Tract "A" the following three courses: (1) South 2 degrees, 22 minutes, 30 seconds West, 304.89 feet; (2) North 86 degrees, 43 minutes, 43 seconds West, 117.81 feet; (3) South 2 degrees, 22 minutes, 16 seconds West, 329.82 feet; thence, leaving the east line of Tract "A", South 51 degrees, 02 minutes, 59 seconds West, 152.31 feet; thence North 40 degrees, 18 minutes, 58 seconds West, 350.00 feet to a point on the west line of Tract "A" being also the east right-of-way of Rockhill Road; thence along the west line of Tract "A" and the east right-of-way of Rockhill Road the following four courses: curve to the left, radius of 552.00 feet, arc length of 8.63 feet, chord bearing of North 32 degrees, 19 minutes, 17 seconds East, 8.63 feet to a point of compound curve; curve to the left, radius of 392.60 feet, arc length of 181.26 feet, chord bearing of North 18 degrees, 38 minutes, 51 seconds East, 179.65 feet, to a non-tangent curve; curve to the left, radius of 540.00 feet, arc length of 100.00 feet, chord bearing of North 07 degrees, 40 minutes, 18 seconds East, 99.85 feet, to a point of tangency; North 2 degrees, 22 minutes, 00 seconds East, 162.53 feet to a point of curvature; thence on a curve to the right, radius of 40.00 feet, arc length of 63.46 feet, chord bearing of North 47 degrees, 49 minutes, 08 seconds East, 57.01 feet, to a point of tangency and a point on the south right-of-way of 65th Street; thence South 86 degrees, 43 minutes, 43 seconds East, along the right-of-way, 365.04 feet to the point of beginning containing 233,439.76 square feet or 5.359 acres, more or less.

is hereby approved for the purpose of deleting therefrom an approximately 2.8 acre tract of land, more specifically described as follows:

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All that part of Tract "A", Baptist Medical Center, Second Plat, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the southeast corner of the Southeast Quarter of Section 5, Township 48 North, Range 33 West; thence North 86 degrees 43 minutes 43 seconds West, along the south line of said Southeast Quarter, a distance of 40.00 feet to the southeast corner of said Tract "A", as it now exists, said point also being the point of beginning; thence continuing North 86 degrees 43 minutes 43 seconds West, along the south line of said Tract "A", a distance of 270.49 feet; thence departing said south line, North 02 degrees 11 minutes 47 seconds East a distance of 345.61 feet; thence North 21 degrees 03 minutes 51 seconds West a distance of 110.17 feet; thence South 86 degrees 43 minutes 03 seconds East a distance of 315.40 feet to a point on the west right-of-way line of Troost Avenue, as it now exists; thence South 02 degrees 22 minutes 30 seconds West, along said west right-of-way line, a distance of 445.92 feet to the point of beginning, containing 122,829.20 square feet, or 2.82 acres, more or less.

A copy of said amendment is on file in the office of the City Clerk with this ordinance and is made a part hereof.


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 Ordinance 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.



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk
NOV 29, 2018

Date Passed


Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney