

ORDINANCE NO. 150374

Rezoning approximately 125 acres within two areas located within the downtown loop (bounded by Interstate 35/70 on the north, Interstate 70 on the east; Interstate 670 on the south, and Interstate 35 on the west) and located (1) generally west of Wyandotte Street, Central Street, and Broadway Boulevard and (2) generally east of Grand Boulevard and Locust Street from Districts R-0.5, R-1.5, B4-5, and M1-5 to District DC as recommended by the Greater Downtown Area Plan. (Case No. 14547-P)

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 88-20A1003, rezoning an area of approximately 125 acres within two areas located within the downtown loop (bounded by Interstate 35/70 on the north, Interstate 70 on the east; Interstate 670 on the south, and Interstate 35 on the west) and located (1) generally west of Wyandotte Street, Central Street, and Broadway Boulevard and (2) generally east of Grand Boulevard and Locust Street from Districts R-0.5 (Residential 0.5), R-1.5 (Residential 1.5), B4-5 (Heavy Business/Commercial, dash 5), and M1-5 (Manufacturing 1, dash 5) to District DC (Downtown Core) said section to read as follows:

Section 88-20A1003.

1. That an area legally described as:

- QUALITY HILL TOWERS APT LUCAS PLACE S 40 FTOF LOT 10 ALL OF LOTS 11 THRU 15 & VAC ALLEY ADJ BLK 4
- LOT 16 LUCAS PLACE & LOTS 1 THRU 11 FELDS RES OF LOTS 7 8 17 18 BLK 4 LUCAS PLACE ALSO E 1/2 VAC ALLEY W OF & ADJ LOT 16 LUCAS PLACE
- LOT 9 & N 10 FT LOT 10 ALSO W 1/2 VAC ALLEY LY E OF & ADJ BLK 4 LUCAS PLACE
- QUALITY HILL TOWER APTS COATES ADDITION LOTS 1 THRU 17 BLK 8
- COATES ADD LOTS 1 THRU 7 & N 40 FT LOT 8 BLK 7
- BALIS PLACE LOTS 4 & 5 BLK 3
- BALIS PLACE PT OF LOT 3 & VAC ALLEY & PT OF NE 1/4 SE 1/4 SEC 06-49-33 ALL DAF BEG NE COR SD LOT 3 TH S 85 FT MOL TH SW 20 FT MOL TH NW 162 FT MOL TH E 132.30 FT TO POB
- BALIS PLACE 1 THRU 5 BLK 1 & BROADWAY ADD & LAWTON PLACE LOTS 2 THRU 9 EXC PRT IN ST & T S CASES ADD LOTS 1 THRU 5 BLK 1 EXC PRT IN ST & ALL VAC ALLEYS LY WITHIN SD SUBS & ALL VAC 13TH ST LY WITHIN SD SUBS
- KINGS RES OF HUBBARDS 5-8 LOTS 17-23 BLK 7

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is hereby rezoned from District R-0.5 (Residential 0.5) to District DC (Downtown Core) and

2. That an area legally described as:

- WEST TERRACE PARK (ERMINE CASE JR PARK) LUCUS PLACE LOTS 1-5 BLK 4 & ALL BLK 5 LUCUS PLACE ALSO ALL BLK 10 COATES ADD & ALL LOTS 1-5 M J PAYNES SUB OF LOTS 1, 2 & 3 OF LUCUS PLACE BLK 4
- SEC 06-49-33 NE1/4 PT OF SW 1/4 NE 1/4 DAF: BEG AT A PT ON W LI SUMMIT 225' N OF S LI 11TH ST TH W 72' MOL, TH SLY 192' TO A PT TH SELY 219' MOL, TH E 64' ALG N LI COATES & HOPKINS TWELFTH STREET SUB, TH N 157.71' TO PT ON S LI 11TH ST, TH W 25' ALG S LI VAC 11TH ST & SUMMIT ST, TH N 140.95' TO PT ON KIRK DR ADS NOW ESTABLISHED, TH WLY 39', TH N 66' TO POB INCLUDING PT OF VAC SUMMIT & EX PT TAKEN BY STATE OF MO

is hereby rezoned from District R-1.5 (Residential 1.5) to District DC (Downtown Core) and

3. That an area legally described as:

- LYKINS PLACE LOTS 1 THRU 6 BLK 4
- LYKINS PLACE ADD LOTS 6-10 BLK 3 & LOT 2 THE CORDOVA SUB DIVISION
- BROOKWOOD ADD LOTS 1 & 2
- RES OF REIDS ADD LOTS 8 THRU 13 BLK D & ALSO N HALF VAC ALLEY
- ASHBURNS ADD LOTS 1-11 & W 1/2 VAC ALLEY
- 416 W 12TH ST SE 1/4 NE 1/4 SEC 6 49 33 BEG NW COR 12TH ST & BROADWAY AT PT 30 FT N & 40 FT W OF SE COR SD 1/4 1/4 TH N 270 FT TH W 260 FT TH S 270 FT TO N LI 12TH ST TH E TO BEG INCLUDING VAC ALLEYS
- LUCAS PLACE LOTS 19 THRU 24 BLK 1 ALSO 0.8 FT VAC BROADWAY LY E & ADJ & 1.8 FT VAC 9TH ST LY S & ADJ LOT 24 ALSO 0.9 FT VAC BANK ST LY E & ADJ SD LOTS
- THE METROPOLITAN CONDOMINIUM LOT 2
- RICES ADD ALL LOT 13 & PRT LOTS 11 & 12 & 14 BLK 6 BEG INTER S LI FWY & E LI VAC HOLMES ST TH S ALG SD E LI 84 FT TH W 98.53 FT TH S 16 FT TH W 49.33 FT TH N 16 FT TH W 78.33 FT TH N 84 FT TH E 226.16 FT TO POB
- RICES ADD LOTS 6 THRU 9 BLK 4 AND LOTS 1 THRU 2 BLK 5 INC VAC 6TH ST AND VAC ALLEY

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- RANSON & HOPKINS ADD LOT 14 & LOTS 17 THRU 19 BLK 4; LOTS 1 THRU 3 BLK 5 INC VAC 6TH ST
- RANSON & HOPKINS ADD LOT 25 EXC PRT IN I-35 & LOTS 27-29-31-33-35 & 37 BLK 3
- WILLIAM BALES ADD LOTS 5 & 6 BLK 1; LOTS 5 THRU 8 BLK 2; LOTS 1 THRU 6 BLK 3
- RICES ADD ALL OR PRT OF LOTS 1 THRU 6 & 20 THRU 24 BLK 7 & VAC ALLEY LY BET SD LOTS BEG ON S LI ADMIRAL BLVD & 103 FT E OF E LI LOCUST ST TH E ALG S LI ADMIRAL BLVD 54.13 FT TO PT IN C/L VAC N/S ALLEY TH S ALG SD C/L 13 FT TH E 157.12 FT M/L TH S ALG W LI CHERRY ST 250 FT TO N LI 8TH ST TH W ALG SD N LI 233.25 FT TO PT 81 FT E OF NE COR 8TH ST & LOCUST TH N LY TO BEG
- M M EVANS 1ST ADD LOTS 7 THRU 12 BLK 1
- ADMIRAL PLAZA, EASTERN PORTION OF ADMIRAL PLAZA BORDERED ON THE NORTH BY ADMIRAL BLVD, LOCUST STREET TO THE EAST AND E 8TH STREET TO THE SOUTH
- ALL OF LOTS 1 THRU 5, INCLUSIVE, A PORTION OF LOT 19, AND ALL OF LOTS 20 THRU 24, INCLUSIVE, BLOCK 6, RICES ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND THAT PART OF THE VACATED ALLEY LYING IN SAID BLOCK 6, AND THE WEST 4 FEET OF VACATED HOLMES STREET LYING EAST OF AND ADJACENT TO SAID PORTION OF LOT 19 AND TO SAID LOTS 20 THRU 24, INCLUSIVE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ADMIRAL BOULEVARD, AS SAID BOULEVARD IS NOW ESTABLISHED, WITH THE EAST LINE OF CHERRY STREET AS SAID STREET IS NOW ESTABLISHED: THENCE SOUTH 0 DEGREES 15 MINUTES EAST, ALONG THE EAST LINE OF SAID CHERRY STREET, A DISTANCE OF 250 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF 8TH STREET AS SAID STREET IS NOW ESTABLISHED; THENCE NORTH 90 DEGREES EAST, ALONG THE NORTH LINE OF SAID 8TH STREET, A DISTANCE OF 292 FEET, TO A POINT 4 FEET EAST OF THE EAST LINE OF SAID LOT 24; THENCE NORTH 0 DEGREES 15 MINUTES WEST, A DISTANCE OF 260 FEET, TO A POINT ON THE SOUTH LINE OF SAID ADMIRAL BOULEVARD, 4 FEET EAST OF THE EAST LINE OF SAID LOT 19; THENCE NORTH 90 DEGREES WEST,

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ALONG THE SOUTH LINE OF SAID ADMIRAL BOULEVARD, A DISTANCE OF 136 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES EAST, A DISTANCE OF 10 FEET; THENCE NORTH 90 DEGREES WEST, ALONG THE SOUTH LINE OF SAID ADMIRAL BOULEVARD, A DISTANCE OF 156 FEET, TO THE POINT OF BEGINNING.

- THE MANHATTAN CONDOMINIUM LOT 1
- RANSON & HOPKINS ADD E 125 FT LOTS 8 THRU 12 BLK 5 ALSO E 1/2 VAC ALLEY LY W & ADJ ALSO N 1/2 VAC ALLEY LY S & ADJ
- RANSON & HOPKINS ADD S 3 FT OF LOT 10 & ALL OF LOTS 12 THRU 24 & 27 THRU 37 BLK 6 & ALL VAC ALLEYS(EX PT IN ROW)
- PERRY PLACE ALL LOTS 1 THRU 11& S 3 FT LOT 12 BLK 3 ALSO ALL VAC ALLEY LY W & ADJ ALSO S 3 FT LOT 13 & ALL LOTS 14 THRU 24 BLK 3 EXC PRT IN I-70
- PEERY PLACE LOTS 16 THRU 30 BLK 6; ALSO LOTS 16 THRU 30 BLK 11; ALSO LOTS 16 THRU 30 BLK 14 INC ADJ ALLEY TO E
- SMART'S ADD NO 3 LOT 25 & S 36 FT OF LOT 26 BLK 15 & E 1/2 VAC ALLEY LY W & ADJ
- SMART'S SECOND ADD LOTS 1 THRU 3 BLK 4 & W 1/2 VAC ALLEY LY E& ADJ; ALSO LOTS 1 THRU 8 BLK 3 INC WEST 1/2 ADJ ALLEY; LOTS 1 THRU 8 BLK 2 INC E 1/2 ADJ ALLEY
- SMARTS 2ND ADD N 28.50 FT LOT 1 & LOTS 2 THRU 8 BLK 6 AND N 76.50 LOTS 9 & 10 AND LOTS 11 THRU 16 BLK 13 SMARTS 3RD ADD & ALL VAC ALLEYS
- MC GEES ADD ALL BLKS 78 & 79 ALSO ALL VAC CHERRY ST ADJ EXC PRT SD TRACT IN 12TH & 13TH STS
- MC GEES ADD PRT LOT 1150 S OF 12TH ST ALL LOTS 1151 THRU 1158 BLK 80 & VINEYARDS 2ND ADD E 124 FT OF S 24.75 FT LOT 1 E 124 FT LOTS 2 THRU 16 & E 124 FT OF N 16.79 FT LOT 17 & ALL VAC N/S ALLEY W & ADJ
- HENRY W ZURNS SUB S 40.5 FT LOTS 1 THRU 8 & VINEYARDS 2ND ADD LOTS 30 THRU 32
- 1305 LOCUST & 505 E 13TH ST DETENTION HOME 1331 LOCUST BOARD OF ELECTION COMM MCGEES ADD ALL BLK 73 & ALL VAC ALLEY IN SD BLK
- 615 E 13TH ST/STATE OFFICE BLDG MC GEES ADD ALL LOTS 1060 THRU 1077 BLK 74 & ALL VAC N/S ALLEY EXC PRT IN RTE I 35

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- MCGEES ADD ALL LOTS 1078 THRU 1082 BLK 75 EXC PRT IN I-35 & EMERY PLACE ALL LOTS 1 THRU 5 EXC PRT IN I-35

is hereby rezoned from District B4-5 (Heavy Business/Commercial, dash 5) to District DC (Downtown Core) and

4. That an area legally described as:

- BILLBOARD UNION PLACE S 61.66 FT LOTS 15 THRU 19 EXC E 7 FT LOT 15
- UNION PLACE S 61.66 FT LOTS 8 THRU 14 & S 61.66 FT OF E 7 FT LOT 15 & N 1/2 VAC MAIDEN LANE S OF & ADJ LOTS 8 THRU 14
- ROBERTS ADD CORR PLAT OF ALL LOTS 1-6 BLK 3 OF ROBERTS ADD COR PLAT OF & VAC ALLEY W & ADJ LOT 6 ALSO LOTS 10-13 INC LAWTON PLACE & ALSO LOTS 4-6 BELLMARE PLACE EX STS
- HOPKINS RESURVEY OF BLOCKS 1-4 COATES ADD LOTS 1 THRU 9 BLK 2 & E HALF ALLEY
- HOPKINS RESURVEY OF BLOCKS 1 23 & 4 COATES ADD LOT 1 & E 14 FT LOT 2 BLK 4 & ALLEY
- ASHBURNS ADD ALL OF LOTS 1 THRU 11 BLK 4, LOTS 1 THRU 18 BLK 5 AND LOTS 1 THRU 6 BLK 6
- LUCAS PLACE LOTS 1 THRU 10 & LOTS 14 THRU 18 BLK 1 & TRACT A & B
- UNION PLACE LOTS 35 THRU 42 EXC N 8 FT OF SD LOT 42
- RIVERGATE LOT 1 & E 1/2 VAC BANK ST LY W & ADJ
- BANK ST BLOCK BEG ON NW COR 7TH ST & BANK ST TH N 95 FT TH W 96.83 FT TH S 1 FT TH W 35 FT TH S 94 FT TO N LI OF 7TH ST TH E 131.83 FT TO BEG BEING LOTS 1 & 2 BANK ST BLOCK & PRT LOT 45 UNION PLACE & PRT IRREG ALSO W 1/2 VAC BANK ST LY E & ADJ
- HUBBARDS ADD LOTS 7-10 BLK 2 & LOTS 11-15 BLK 3, ALSO LOTS 16-19 & N 48.5 FT LOT 20 BLK 4 AND W 1/2 VAC MAY ST E AND ADJ SD LOTS
- KINGS RES OF HUBBARDS BLKS 5-8; S 82 FT LOTS 1 THRU 11 BLK 7 & LOTS 12 THRU 16 BLK 7
- KINGS RESURVEY OF HUBBARDS ADD LTS 1-5 BLK 6 & E 1/2 OF VAC ALLEY LY W OF & ADJ SD LTS
- COFFEE LOFTS AT SOHO – LOT 1 & WEST 1/2 OF VAC ALLEY LY E OF & ADJ
- SOHO LOFTS PARKING GARAGE---PT OF LOT 1 DAF: BEG 90' S OF TH NW COR OF SUBD COFFEE LOFTS AT SOHO TH CONT S 87 DEG 24 MIN 47 SEC E 150' TO TH E LI OF VAC ALLEY TH S 02 DEG 15 MIN 34 SEC W 26' TH

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N 87 DEG 17 MIN 01 SEC W 150' TO TH W LI OF MAY ST
TH N 02 DEG 15 MIN 42 SEC E 26' TO POB

- SOHO LOFTS PARKING GARAGE---PT OF LOT 1 DAF: BEG 89.68' S OF TH NW COR OF SUBD COFFEE LOFTS AT SOHO TH S 87 DEG 24 MIN 47 SEC E 150' TO TH E LI OF VAC ALLEY TH S 02 DEG 15 MIN 34 SEC W 33.38' TH N 87 DEG 25 MIN 14 SEC W 8' TH S 02 DEG 15 MIN 34 SEC W 29.85' TH N 87 DEG 17 MIN 01 SEC W 142' TH N 02 DEG 15 MIN 42 SEC E 63.68' TO POB
- SOHO LOFTS CONDOMINIUM---LOT 1 (EX TH N 60.49' OF W 142')
- KINGS RES OF HUBBARDS ADD BLKS 5-8 LOTS 1 THRU 11 & LOTS 15-23 BLK 5 INC VAC ALLEY
- HUBBARDS ADD LOT 74 BLK 10
- ATRIUMS EAST AT SOHO WEST LOTS 1-3 & TR A
- HUBBARDS ADD LOTS 66 THRU 70 BLK 11 & LOTS 61 THRU 65 BLK 12
- MCDANIELS ADDITION LOTS 1 THRU 10 BLK 6 INC VAC ALLEY & LOTS 1 THRU 6 BLK 5
- HUNTS 1ST SUB LOTS 1 THRU 5
- MCTERNANS RESURVEY LOTS 1 THRU 5
- ROSS & SCARRITTS ADD LOTS 137 THRU 155 INC ADJ W ALLEY; ALSO LOTS 160 THRU 170 INC 8 FT STRIP E & ADJ LOTS; ALSO LOTS 171 THRU 178 & ADJ ALLEY
- RICES ADD LOTS 1-5 & S 18 1/3' LOT 6 BLK 8 (EX PT IN ST) LEASEHOLD ACCT ONLY
- WILLIAM BALES ADD LOTS 1 THRU 4 BLK 1; ALSO LOTS 1 THRU 4 & 9 THRU 12 BLK 2 & VAC ALLEY;
- ADMIRAL PLAZA, WESTERN PORTION OF ADMIRAL PLAZA BORDERED ON THE NORTH BY ADMIRAL BLVD, OAK STREET TO THE WEST AND E 8TH STREET TO THE SOUTH
- VINEYARDS 2ND ADD LOTS 18 THRU 29

is hereby rezoned from District M1-5 (Manufacturing 1, dash 5) to District DC (Downtown Core) and

5. That an area legally described as:

- UNION PLACE / LOTS 20 THRU 34 & PT OF VAC MAIDEN LN & PENNSYLVANIA AVE & VAC ALLEYS DAF: BEG SE COR LOT 34 TH N 231.50 FT TH W 162.91 FT TH N 22.50 FT TH W 123.09 FT TH NW 47.76 FT TH S 145.11 FT TH SE 93.59 FT TH E 256.00 FT TO POB & N 1/2 VAC MAIDEN LN LY S & ADJ TO LOTS 8 THRU 14 LY ABOVE ELEV 121.00 FT
- LUCAS PLACE LOTS 1 THRU 5 & N 12 FT OF LOT 6 BLK 2 ALSO W 1/2 VAC ALLEY LY ELY & ADJ

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is hereby rezoned from Districts M1-5 (Manufacturing 1, dash 5) and R0.5 (Residential 0.5) to District DC (Downtown Core) and

6. That an area legally described as:

- THOMAS A SMARTS ADD LOTS 1 THRU 8 INC WEST 1/2 ALLEY BLK 4; ALSO LOTS 3 THRU 8 BLK 3 INC E 1/2 ADJ ALLEY

is hereby rezoned from Districts M1-5 (Manufacturing 1, dash 5) and B4-5 (Heavy Business/Commercial, dash 5) to District DC (Downtown Core), all in Sections 5 and 6, Range 33 West, Township 49 North, Kansas City, Jackson County, Missouri, and all as shown outlined on a map marked Section 88-20A1003, 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 hereby waives normal fees for a properly filed application for certificate of legal nonconformance for any property affected by this rezoning for one year from the effective date of this ordinance.


Section C. 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

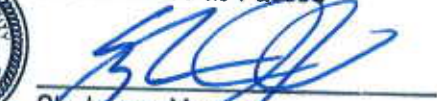
Approved as to form and legality:




 M. Margaret Sheahan Moran
 Assistant City Attorney



Authenticated as Passed



 Sly James, Mayor



 Marilyn Sanders, City Clerk
 MAY 21 2015

Date Passed