



File #: 250980

ORDINANCE NO. 250980

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

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-1515, rezoning an area of approximately 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD (Master Planned Development) to District O-3 (Office), said section to read as follows:

Section 88-20A-1515. That an area legally described as:

Part of Tract 1, Metro North, a subdivision of land in the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, all Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument Number D17990 being bounded and described as follows: Beginning at the northeast corner of said Tract 1, said corner being the intersection of the south right-of-way line of N.W. 88th Street, as now established and the west right-of-way line of N. Baltimore, as now established; thence South 00°41'09" West, along the east line of said Tract 1, 1,099.39 feet; thence South 89°18'51" East, continuing along said east line, 25.00 feet; thence South 00°41'10" West, continuing along said east line, 155.00 feet; thence South 18°31'36" East, continuing along said east line, 79.47 feet; thence southerly, continuing along said east line, on a curve to the right being tangent to the last described course with a radius of 340.00 feet, a central angle of 19°02'32" and an arc distance of 113.00 feet; thence South 00°30'54" West, continuing along said east line, 55.46 feet to the southeast corner of said Tract 1; thence northerly, along the south line of said Tract 1, said line also being the east right-of-way line of Wyandotte Avenue, as now established, on a curve to the left having an initial tangent bearing of North 00°30'56" East with a radius of 340.00 feet, a central angle of 17°08'29" and an arc distance of 101.72 feet; thence North 16°37'33" West, continuing along said south line, 545.90 feet; thence northwesterly, continuing along said south line, along a curve to the left being tangent to the last described course with a radius of 320.00 feet, a central angle of 72°51'31" and an

arc distance of 406.92 feet; thence North 89°29'04" West, continuing along said south line, 177.54 feet; thence North 00°30'56" East, 333.25 feet; thence North 89°29'04" West, 215.93 feet to a point on the north line of said Tract 1; thence North 00°41'09" East, along said north line, 306.45 feet; thence North 89°53'49" East, continuing along said north line, 808.58 feet to the point of beginning.

is hereby rezoned from District MPD (Master Planned Development) to District O-3 (Office), all as shown outlined on a map marked Section 88-20A-1515, 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.



Authenticated as Passed

Quinton Lucas

Quinton Lucas, Mayor

Marilyn Sanders

Marilyn Sanders, City Clerk

DEC 11 2025

Date Passed

Sara Copeland

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter

Sarah Baxter

Senior Associate City Attorney