

An ordinance to amend Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, by enacting a new section to be known as Section 88-20A1172 rezoning an 11.8-acre tract of land, generally located west of Manchester Trafficway between Interstate 70 to the south and Highway 40 to the north. (Case No. CD-CPC-2018-00124).

and more specifically described as follows:

ALL THAT PART OF THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE S 87°53'04" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 961.92 FEET; THENCE N 39°44'17" E, A DISTANCE OF 420.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE-WESTPORT ROAD, AS NOW ESTABLISHED; THENCE S 51°31'57" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE-WESTPORT ROAD, A DISTANCE OF 98.91 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LINE PER DOCUMENT K-40160 IN BOOK 92, PAGE 1897; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LINE, FOR THE FOLLOWING SIX (6) COURSES; THENCE S 39°44'17" W, A DISTANCE OF 346.56 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE 87°53'04" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 12.63 FEET; THENCE S 39°44'17" W, A DISTANCE OF 203.00 FEET; THENCE N 50°15'43" W, A DISTANCE OF 20.00 FEET; THENCE S 39°44'17" W, A DISTANCE OF 183.28 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 545.55 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70, AS NOW ESTABLISHED; THENCE N 59°21'46" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 70, A DISTANCE OF 367.34 FEET; THENCE N 28°22'34" W, A DISTANCE OF 382.39 FEET; THENCE N 5°52'34" W, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.8760 ACRES, MORE OR LESS.

GROSS AREA = ±11.8760 ACRES / ±517,319 SQ. FT.

A legal notice of this matter was published on October 1, 2018, as required by law, and a public hearing was held by the City Plan Commission on October 16, 2018, in the Council Chambers on the 26th Floor of City Hall. The Commission recommended that this application be approved without conditions.

The staff recommended approval.

The application was made by Chris Mattix with Rouse Frets White Goss Gentile Rhodes, 4510 Belleview Avenue Ste. 300 Kansas City, MO 64111 on behalf of Mark II Transfer Station, LLC.

The area proposed to be rezoned is shown on the attached map marked Section 88-20A1172, Exhibit "A".