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**File #: 251060**

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ORDINANCE NO. 251060

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

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-1516, rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A-1516. That an area legally described as:

Part of the Northwest 1/4 of Section 30, Township 49, Range 32, and part of the Southwest 1/4 of Section 19, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point on the East line of the Northwest 1/4 of section 30, Township 49, Range 32, and 540.18 feet South of the Northeast corner of said 1/4 Section, said point also being on the Southerly right of way line of Raytown Road; thence South 1°57'59" West, long the East line of said 1/4 Section, a distance of 463.94 feet; thence due West, a distance of 650.00 feet; thence North 28°04'49" West, a distance of 526.99 feet; thence South 58°53'00" West, a distance of 279.93 feet; thence North 41°01'42" West, a distance of 837.15 feet; thence North 26°26'17" West, a distance of 460.55 feet; to the point of curve of a curve to the right having a radius of 160.22 feet, and a central angle of 55°53'40", and an initial tangent bearing of North 26°26'17" West, thence in a Northwesterly, Northerly, and Northeasterly direction, along said curve, an arc distance of 156.30 feet, to the point of tangent of said curve; thence North 29°- 27'23" East, tangent to the last described course, a distance of 450.32 feet, to a point on the Southwesterly right of way line of Raytown Road; thence South 44°36'37" East, along the Southwesterly right of way line of Raytown Road, a distance of 555.21 feet, to the point of curve of a curve to the right, having a radius of 4978.38 feet, a central angle of 3°- 19'00", and an initial tangent bearing of South 44°36'37" East; thence in a Southeasterly direction along said curve, an arc distance of 288.18 feet, to the point of tangent of said

curve; thence South 41°17'37" East, along said right of way line, and tangent to the last described course, a distance of 632.02 feet, to the point of curve of a curve to the left, having a radius of 1030.00 feet, a central angle of 33°34'17" and an initial tangent bearing of South 41°17'37" East; thence in a Southeasterly direction, along said curve, a distance of 603.51 feet to the point of tangent of said curve; thence South 74°51'54" East, along said right of way line, and tangent to the last described course, a distance of 180.78 feet, to the point of beginning, containing 32.710 acres, more or less.

is hereby rezoned from District MPD (Master Planned Development) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 88-20A-1516, 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 a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. Parking, non-accessory, shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. The developer shall apply for and receive approval of a parking lot/site improvement application.
3. Non-accessory parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
4. The developer shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD final plan submittal documents.
5. The proposed use of parking, non-accessory, is only allowed in the highlighted area of the plan known as "Area 20" that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.
6. Required Fire Department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that

- may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
8. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
  9. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
  10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6).

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

Section C. That the development plan described above is hereby approved with the following deviation from Chapter 88, Code of Ordinances:

Approving a deviation to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.

Section D. That the Council finds and declares that before taking any action on the proposed amendment and development plan 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  
*Sara Copeland*  
Quinton, Mayor

*Marilyn Sanders*  
Marilyn Sanders, City Clerk  
JAN 29 2026  
Date Passed

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:  
*Sarah Baxter*  
Sarah Baxter  
Senior Associate City Attorney