

ORDINANCE NO. 210455

Approving a development plan which also acts as a preliminary plat in District R-6 on about 0.427 acres generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, to create seven (7) residential lots with deviations from required lot and building standards. (CD-CPC-2021-00058)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan which also acts as a preliminary plat in District R-6 (Residential 6) on about 0.427 acres generally located on the east side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south, and more specifically described as follows:

Lots 99, 100, 101, 102, 103, 104, 105, Block 3, Resurvey of Whipple's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

is hereby approved, subject to the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
 - a. For Lot 99 in the amount of 3,025 square feet from 6,000 square feet to 2,975 square feet.
 - b. For Lot 100 in the amount of 3,131 square feet from 6,000 square feet to 2,869 square feet.
 - c. For Lot 101 in the amount of 3,235 square feet from 6,000 square feet to 2,765 square feet.
 - d. For Lot 102 in the amount of 3,340 square feet from 6,000 square feet to 2,660 square feet.
 - e. For Lot 103 in the amount of 3,445 square feet from 6,000 square feet to 2,555 square feet.
 - f. For Lot 104 in the amount of 3,549 square feet from 6,000 square feet to 2,451 square feet.
2. That deviations are hereby granted to the minimum lot width as follows:
 - a. For Lot 99 in the amount of 26.14 feet from 50 feet to 23.86 feet.
 - b. For Lot 100 in the amount of 26.15 feet from 50 feet to 23.85 feet.

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- c. For Lot 101 in the amount of 26.15 feet from 50 feet to 23.85 feet.
 - d. For Lot 102 in the amount of 26.15 feet from 50 feet to 23.85 feet.
 - e. For Lot 103 in the amount of 26.15 feet from 50 feet to 23.85 feet.
 - f. For Lot 104 in the amount of 26.14 feet from 50 feet to 23.86 feet.
3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate or occupancy.


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 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.


Secretary, City Plan Commission

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney



Authenticated as Passed


Quinton Lewis, Mayor


Marilyn Sanders, City Clerk

JUL 15 2021

Date Passed