PRELIMINARY PLAT, REZONING PLAN, SPECIAL USE PERMIT AND PROJECT PLAN OF BRIGHTON PLAZA

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
o: 816-333-4477 f: 816-333-6688

SAL
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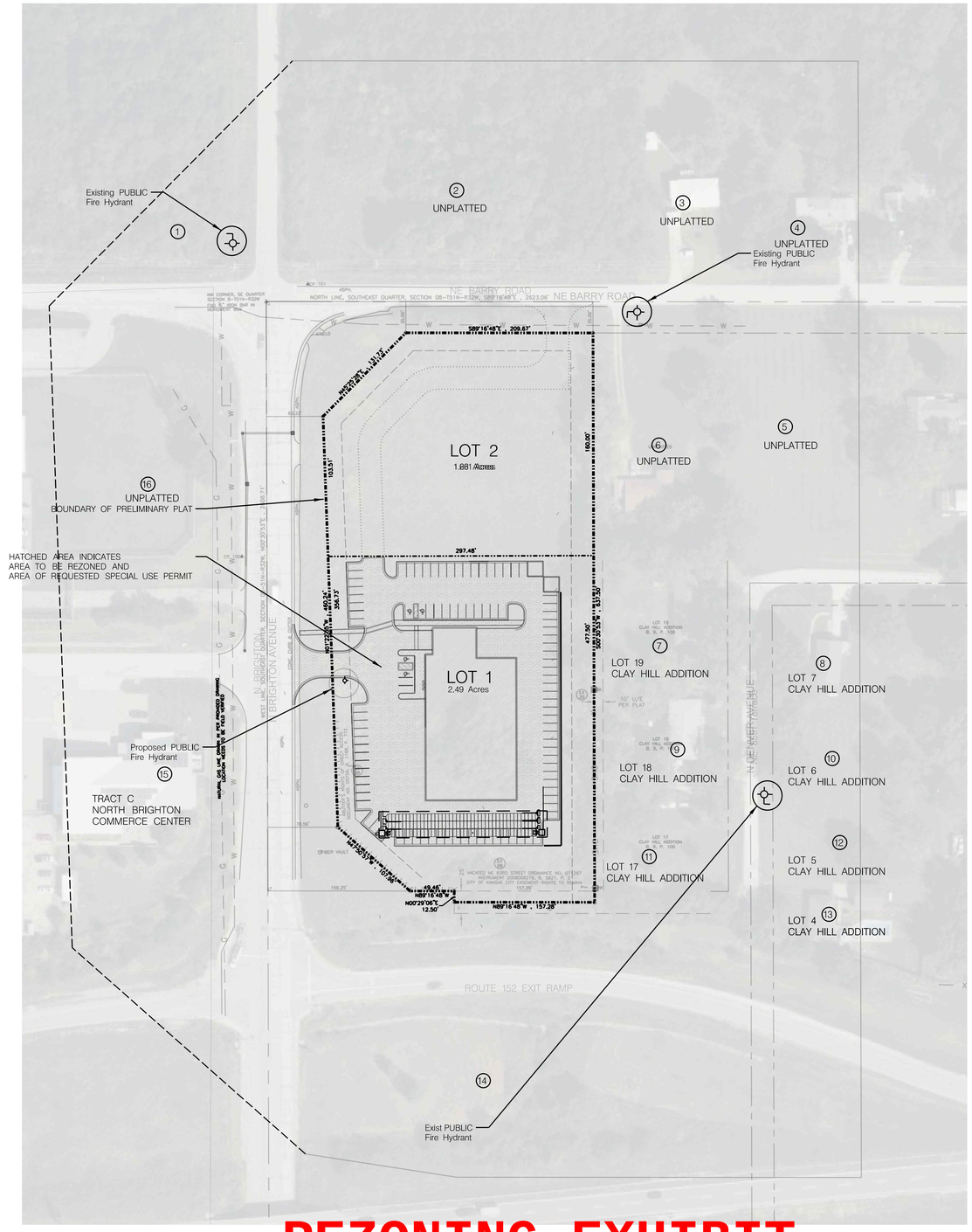

REZONING EXHIBIT
SECTION 88-20A-1412

ADJACENT OWNERSHIPS:

1 Owner: HSH Properties LLC
1915 Industrial Dr
Ste 300, Liberty, MO 64068
Situs Address: 4900 NE Barry Rd
Zoning: R-6

2 Owner: Blue Moose Ventures LLC
8815 NE 79th St
Kansas City, MO 64158
Situs Address: 5004 NE Barry Rd
Zoning: R-80

3 Owner: Mills Ronald D
5100 NE Barry Rd
Kansas City, MO 64156
Situs Address: 5100 NE Barry Rd
Zoning: R-80

4 Owner: Uphoff Lloyd W C/O Joseph Trometer
5108 NE Barry Rd
Kansas City, MO 64156
Situs Address: 5108 NE Barry Rd
Zoning: R-80

5 Owner: Smith Thomas J & Denise M, Etal
5113 NE Barry Rd
Kansas City, MO 64156
Situs Address: 5113 NE Barry Rd
Zoning: R-7.5

6 Owner: Blue Bird Investments LLC –Cassidy Frances Lou
9308 N Kerwood Ave
Kansas City, MO 64155
Situs Address: 5015 NE Barry Rd
Zoning: R-7.5

7 Owner: Dowell Elizabeth, Etal
8320 N Denver Ave
Kansas City, MO 64119
Situs Address: 8320 N Denver Ave
Zoning: R-7.5

8 Owner: Coakley David J
8321 N Denver Ave
Kansas City, MO 64119
Situs Address: 8321 N Denver Ave
Zoning: R-7.5

9 Owner: Geimer Gregory J & Linda S, Geimer Kevin J
8311 NW Eastside Dr
Kansas City, MO 64152
Situs Address: 8304 N Denver Ave
Zoning: R-7.5

10 Owner: Coakley David J
8321 N Denver Ave
Kansas City, MO 64119
Situs Address: 8315 N Denver Ave
Zoning: R-7.5

11 Owner: Geimer Gregory J & Linda S, Geimer Kevin J
8311 NW Eastside Dr
Kansas City, MO 64152
Situs Address: 8300 N Denver Ave
Zoning: R-7.5

12 Owner: Cole Theodore Trust
19010 State Route 33
Holt, MO 64048
Situs Address: 8309 N Denver Ave
Zoning: R-7.5

13 Owner: McQueen Edwin L & Susan A
8231 N Denver Ave
Kansas City, MO 64119
Situs Address: 8231 N Denver Ave
Zoning: R-7.5

14 Owner: MISSOURI ROUTE 152

15 Owner: City Of Kansas City
414 E 12th St
Kansas City, MO 64106
Situs Address: 8300 N Brighton Ave
Zoning: B3-2

16 Owner: State Of Missouri– Office of Administration
Design & Constr Po Box 809
Jefferson City, MO 65102
Situs Address: 4901 NE Barry Rd
Zoning: B2-2, B3-2, B4-2, R-2.5

N

60' 0 60' 120'
SCALE: 1" = 60' FEET

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SECTION 8, THENCE EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 366 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 660 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 366 FEET MORE OR LESS TO THE SAID WEST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI FOR ROUTE #152, AS SET OUT IN BOOK 273, AT PAGE 242, AND EXCEPT THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI FOR NORTH BRIGHTON AVENUE AS SET OUT IN BOOK 1168, AT PAGE 772;
TOGETHER WITH THE NORTH ½ OF VACATED N.E. 83RD STREET ADJACENT TO THE SOUTHEASTERN MOST PROPERTY LINE OF THE ABOVE DESCRIBED TRACT OF LAND AS VACATED BY ORDINANCE NO. 071267 FILED MARCH 10, 2008 IN BOOK 5927, PAGE 2 AS DOCUMENT NO. 2008008276, BEING 12.5 FEET BY 157.29 FEET AS DEPICTED ON THE PLAT OF CLAY HILL ADDITION, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

LEGAL DESCRIPTION FOR REZONING AND SPECIAL USE PERMIT (LOT 1)

A parcel of land being in the Southeast quarter of Section 8, Township 51 North, Range 32 West, located in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:
Commencing at the Northwest corner of the Southeast quarter of said Section 8, as monumented by a found ¾" iron bar in a monument box; thence South 89 degrees 16 minutes 48 seconds East, along the North line of the said Southeast quarter, a distance of 366.00 feet; thence South 00 degrees 30 minutes 53 seconds West, along a line parallel with the West line of the said Southeast quarter, a distance of 35.00 feet, to a point on the Southerly right-of-way of Northeast Barry Road, as currently established and being monumented by a found ½" iron bar and cap stamped "LS 2074", said point also being on the Northerly prolongation of the West line of CLAY HILL ADDITION, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00 degrees 30 minutes 53 seconds West, continuing along a line parallel with the West line of the said Southeast quarter and the West line CLAY HILL ADDITION and its Northerly prolongation thereof, a distance of 249.29 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 29 minutes 07 seconds West, a distance of 297.48 feet, to the Easterly right-of-way of North Brighton Avenue, as currently established; thence South 01 degrees 22 minutes 55 seconds East, along the said Easterly right-of-way of North Brighton Avenue, a distance of 303.41 feet, to the intersection of the said Easterly right-of-way of North Brighton Avenue and the Northerly right-of-way of Missouri State Highway 152, as monumented by a found bent ½" iron bar being located 0.12 feet North and 0.41 feet West of the corner; thence South 47 degrees 50 minutes 57 seconds East, continuing along the said Northerly right-of-way of Missouri State Highway 152, a distance of 107.96 feet; thence South 89 degrees, 16 minutes, 48 seconds East, leaving the said Northerly right-of-way of Missouri State Highway 152, a distance of 49.46 feet, to the Northwest corner of Northeast 83rd Street's right-of-way, said right-of-way being vacated by Ordinance Number 071267, recorded as Instrument 2008008276 in Book 5627 at Page 2; thence South 00 degrees 29 minutes 06 seconds West, along the West line of the said vacated Northeast 83rd Street right-of-way, a distance of 12.50 feet, to the Southerly line of the North half of the said vacated Northeast 83rd Street right-of-way; thence South 89 degrees, 16 minutes, 48 seconds East, along the South line of the North half of the said vacated Northeast 83rd Street right-of-way, a distance of 157.28 feet, to the Southerly prolongation of the West line of CLAY HILL ADDITION; thence North 00 degrees 30 minutes 53 seconds East, along the West line of the said CLAY HILL ADDITION and its Southerly prolongation thereof, said line also being parallel with the West line of the said Southeast Quarter, a distance of 388.21 feet, to the Point of Beginning, containing 108,449.96 square feet or 2.49 acres of land, more or less.

The above described parcel of land is subject to the following restrictions and easements:

Abutter's rights of direct access as set out in the Warranty Deed to the State Highway Commission of Missouri being recorded October 25, 1974 as Document Number 05756 in Book 1168 at Page 772.

The rights and easements reserved by the City of Kansas City, Missouri over the vacated Northeast 83rd Street as more fully described and set forth in Ordinance Number 071267 being recorded March 10, 2008 as Document Number 2008008276 in Book 5927 at Page 2.

The bearing and distances of the above described parcel of land is based upon the Missouri State Plane Coordinate System, NAD83, Missouri West Zone, US Foot, with the bearing of the West line of the Southeast Quarter of Section 8-T51N-R32W being measured as North 00 degrees 30 minutes 53 seconds East.

REZONING REQUEST

REQUESTING REZONING OF 2.49 ACRES (LOT 1)
FROM B1-1 TO B3-3

SPECIAL USE PERMIT REQUEST

REQUESTING A SPECIAL USE PERMIT FOR (LOT 1)
TO ALLOW AUTOMOBILE COLLISION REPAIR FACILITY
IN B3-3 ZONING DISTRICT

KANSAS CITY MISSOURI
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00127 On 09-19-2023
Joseph Rexwinkle, AICP
Secretary of the Commission

STATE OF MISSOURI
LANCE W. SCOTT
NUMBER E-28865
LICENSED PROFESSIONAL ENGINEER
8-30-23

B-Street Collision Center
New Construction
5001 NE Barry Road
Kansas City, Missouri 64156

Revisions:
1
2 Rev per comments 8-30-23

Project #: 235418
Rezoning, Preliminary Plat, Special-Use Permit, & Project Plan
31 July 2023

OVERALL SITE PLAN

C1