



File #: TMP-6851

260452

ORDINANCE NO. TMP-6851

Approving a council approved signage plan on about 42 acres to allow for various signage to serve Current Landing in District MPD generally located on the north and south side of Berkley Parkway. (CD-CPC-2026-00050)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a council approved signage plan in District MPD (Master Planned Development) generally located on the north and south side of Berkley Parkway, and more specifically described as follows:

TRACT 1:

All that part of the Northeast Quarter of Fractional Section 32 and Northwest Quarter of Fractional Section 33, all in Township 50, Range 33, Kansas City, Jackson County, Missouri, described as follows: Commencing at the southwest corner of the Northwest Quarter of said Fractional Section 33; thence North 02°17'26" East, along the west line of said Northwest Quarter, 694.56 feet to the southerly right-of-way line of Berkley Parkway as established by Berkley Riverfront Park, a subdivision in said city, county and state; thence North 65°11'55" East, along said southerly right-of-way line, 314.20 feet to the point of beginning; thence along the southerly right-of-way line of said Berkley Parkway the following courses and distances: thence North 38°33'17" East, 325.14 feet to a point of curvature; thence in a northeasterly direction along a curve to the right, having a radius of 197.00 feet through a central angle of 020°52'39", an arc distance of 71.78 feet to a point of reverse curvature; thence continuing in a northeasterly direction along a curve to the left, having a radius of 78.00 feet through a central angle of 014°13'30", an arc distance of 19.37 feet to the westerly right-of-way line of Lydia Avenue as established by said Berkley Riverfront Park subdivision; thence North 50°11'54" West, 137.56 feet to the northerly right-of-way line of said Berkley Parkway; thence along said northerly right-of-way line the following courses and distances: thence South 38°33'17" West, 265.86 feet to a point of curvature; thence in a southwesterly direction along a curve to the right, having a radius of 707.00 feet through a central angle of 026°38'38", an arc distance of 328.77 feet to a point of tangency; thence South 65°11'55" West, 415.54 feet to a point of curvature; thence in a northwesterly direction along a curve to the right, having a radius of 25.00 feet through a central angle of 85°59'59", an arc distance of 37.52 feet to a point of tangency, said point being on the easterly right-of-way line of Berkley Plaza as established by said Berkley

Riverfront Park subdivision; thence North 28°48'06" West, along said easterly right-of-way line, 177.53 feet; thence North 61°00'01" East, 245.00 feet to the southeasterly projection of the northeasterly line of a tract of land described by Document No. 2024-E-0001330; thence North 28°48'06" West, along the northeasterly line of said tract of land and the southeasterly projection thereof, 255.00 feet to the northeasterly corner of said tract of land; thence North 18°25'07" West, 82.12 feet; thence North 28°52'09" West, 122.27 feet; thence North 24°43'30" East, 220.75 feet to the southeasterly right-of-way line of the Missouri River levee as established by Ordinance No. 11221, passed August 28, 1947, as amended by Ordinance No. 11473, passed November 17, 1947; thence North 28°58'42" West, 175.00 feet to the Missouri River harbor line established 1904-1924; thence North 61°01'18" East, along said harbor line, 1786.96 feet; thence South 28°58'42" East, 185.06 feet to the northeasterly corner of Lot 1, Berkley Riverfront Park Fourth Plat, a subdivision in said city, county and state; thence along the easterly line of said Lot 1 the following courses and distances: thence South 19°38'45" East, 55.06 feet; thence South 06°01'32" East, 280.61 feet; thence South 08°15'50" West, 263.55 feet to the southeasterly corner of said Lot 1; thence along the southerly line of said lot 1 the following courses and distances: thence South 74°41'16" West, 268.14 feet; thence South 66°16'07" West, 194.04 feet; thence South 38°33'17" West, 297.35 feet to the most northerly right-of-way corner of Berkley Parkway as established by said Berkley Riverfront Park subdivision; thence leaving the southerly line of said Lot 1, South 51°26'43" East, along the northeasterly right-of-way line of said Berkley Parkway, 148.11 feet to the southerly right-of-way line thereof, said point being on the northerly line of Tract C as described by Document No. 2022-E-0013559; thence North 39°40'48" East, along the northerly line of said Tract C, 248.48 feet; thence North 87°34'34" East, continuing along said northerly line, 190.52 feet to the westerly line of Tract #1 as described by Document Nos. 2008-E-0041022 and 2008-E-0041023; thence South 31°18'54" East, along said westerly line, 178.01 feet to the north corner of Tract D as described by said Document No. 2022-e-0013559; thence South 22°11'23" East, along the easterly line of said tract c, 266.30 feet to the southeast corner thereof, said point being on the northerly line of a tract of land conveyed to the Chicago, Burlington & Quincy railroad by deed dated August 2, 1948 and filed for record under Document No. A-931618, recorded in Book B-4228 at page 681; thence along said northerly line the following courses and distances: thence South 74°52'29" West, 198.28 feet to a point of curvature; thence in a southwesterly direction along a curve to the left, having a radius of 1492.69 feet through a central angle of 008°52'21", an arc distance of 231.15 feet to a point of tangency; thence South 66°00'08" West, 702.61 feet; thence leaving the northerly line of said tract of land, North 38°33'17" East, 142.13 feet to the point of beginning, containing 42.835 acres, more or less.

Less and except:

All that part of the Northwest Fractional Quarter of Section 33, Township 50, Range 33, Kansas City, Jackson County, Missouri, described as follows:

Commencing at the southwest corner of the Northwest Fractional Quarter of said Section 33; thence North 02°17'26" East, along the west line of said Fractional Northwest Quarter, 1810.77 feet (record: 1811.02 feet) to the centerline of the Missouri River levee as established by Ordinance No. 11221, passed August 28, 1947, as amended by Ordinance No. 11473, passed November 17, 1947; thence North 60°59'52" East, along said centerline, 341.90 feet; thence South 29°00'08" East, at right angles to said centerline, 117.00 feet to the southwesterly corner of Tract B described by Document No. 1948-A-0940244; thence North 75°31'52" East, along the south line of said Tract B, 2.75 feet to the point of beginning; thence North 75°31'52" East, continuing along the south line of said Tract B, 108.82 feet to the southeasterly corner thereof; thence North 12°42'22" West, along the easterly line of said tract, 110.22 feet (deed: 110.77 feet) to the southeasterly right-of-way line of said Missouri River levee; thence North 61°29'57" East, along said southeasterly right-of-way line, 705.72 feet to the west line of Tract #1A described by Document No. 2008-E-0041023; thence North 05°25'58" West, along the west line of said Tract #1A, 14.23 feet to the northwest corner thereof; thence North 70°14'41" East, along the northerly line of said Tract #1A and the easterly prolongation thereof 104.21 feet to the west right-of-way line of Highways I-29, I-35 and US-71 at 75 feet left of centerline station 82+00; thence South 19°38'45" East, 55.06 feet; thence South 06°01'32" East, 280.61 feet; thence South 08°15'50" West, 263.55 feet to the easterly prolongation of the southerly line of Tract #13-3-E4-0630 described by Document No. 2011-E-0000912; thence South 74°41'16" West, along said southerly line and the easterly prolongation thereof, 268.14 feet; thence South 66°16'07" West, continuing along said southerly line, 194.04 feet; thence South 38°33'17" West, continuing along said southerly line, 297.34 feet to the most northerly right-of-way corner of Berkley Parkway as established by Berkley Riverfront Park, a subdivision in said city, county and state; thence South 38°33'17" West, along the northwesterly right-of-way line of said Berkley Parkway, 86.74 feet; thence in a northerly direction, along a curve to the left with an initial tangent bearing of North 38°33'17" East, having a radius of 25.00 feet through a central angle of 053°56'36", an arc distance of 23.54 feet to a point of tangency, thence North 15°23'19" West, 516.45 feet to the point of beginning, containing 9.933 acres more or less; now described as: Lot 1, Berkley Riverfront Park Fourth Plat, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Less and except the following described tract of land:

All that part of Lot 1, Berkley Riverfront Park Fourth Plat, a subdivision in Kansas City, Jackson County, Missouri, described as follows: Commencing at the southwest corner of the Northwest Fractional Quarter of said Section 33; thence North 02°17'26" East, along the west line of said Fractional Northwest Quarter, 1810.77 feet (record: 1811.02 feet) to the centerline of the Missouri River levee as established by Ordinance No. 11221, passed August 28, 1947, as amended by Ordinance No. 11473, passed November 17, 1947; thence North

60°59'52" East, along said centerline, 341.90 feet; thence South 29°00'08" East, at right angles to said centerline, 117.00 feet to the southwesterly corner of Tract B described by Document No. 1948-A-0940244; thence North 75°31'52" East, along the south line of said Tract B, 2.75 feet to the northwesterly corner of said lot 1; thence South 15°23'19" East, along the westerly line of said lot, 245.66 feet to the point of beginning; thence South 49°01'02" East, 52.86 feet; thence South 15°00'00" East, 219.28 feet to the southerly line of said Lot 1, said point being on the northerly right-of-way line of Berkley Parkway as established by Berkley Riverfront Park, a subdivision in said city, county and state; thence South 38°33'17" West, along the southerly line of said Lot 1 and the northerly right-of-way line of said Berkley Parkway, 47.09 feet to the southwesterly corner of said Lot 1; thence in a northerly direction along the westerly line of said Lot 1, along a curve to the left with an initial tangent bearing of North 38°33'17" East, having a radius of 25.00 feet through a central angle of 053°56'36", an arc distance of 23.54 feet to a point of tangency; thence North 15°23'19" West, continuing along the westerly line of said lot, 270.79 feet to the point of beginning, containing 0.165 acres, more or less.

Also described as parcel on a survey map of minor subdivision lot line adjustment (type 1) of Berkley Riverfront Park Fourth Plat and a portion of Unplatted Fractional Section 32 and 33, Township 50 North, Range 33 West, recorded December 30, 2024, as Document No. 2024E0088188, in Book 61, page 1, as affected by scrivener's error affidavit recorded March 14, 2025, as Document No. 2025E0017615.

TRACT 2:

All that part of the Northwest Fractional Quarter of Section 33, Township 50, Range 33, Kansas City, Jackson County, Missouri and part of Lot 1, Berkley Riverfront Park Fourth Plat, a subdivision in said city, county and state, described as follows: Commencing at the southwest corner of the Northwest Fractional Quarter of said Section 33; thence North 02°17'26" East, along the west line of said Fractional Northwest Quarter, 1810.77 feet (record: 1811.02 feet) to the centerline of the Missouri River levee as established by Ordinance No. 11221, passed August 28, 1947, as amended by Ordinance No. 11473, passed November 17, 1947; thence North 60°59'52" East, along said centerline, 341.90 feet; thence South 29°00'08" East, at right angles to said centerline, 117.00 feet to the southwesterly corner of Tract B described by Document No. 1948-A-0940244, said point being the point of beginning; thence North 75°31'52" East, along the south line of said Tract B, 2.75 feet to the northwesterly corner of said Lot 1; thence North 75°31'52" East, along the north line of said Lot 1, continuing along the south line of said Tract B, 108.82 feet to the southeasterly corner thereof; thence South 12°42'22" East, 11.26 feet; thence North 81°29'57" East, 22.86 feet; thence South 08°30'03" East, 48.50 feet; thence North 81°29'57" East, 46.16 feet; thence South 08°30'40" East, 72.13 feet; thence South 22°47'03" West, 39.44 feet; thence South 61°30'16" West, 7.39 feet; thence South 28°29'44" East, 68.39 feet; thence North 61°31'55" East, 27.86 feet; thence South 28°29'26" East, 102.69

feet; thence South 51°26'43" East, 41.99 feet to the southerly line of said Lot 1, said point being on the northerly right-of-way line of I-29/35/US71 Highway as now established; thence South 38°33'17" West, along the southerly line of said Lot 1 and the northerly right-of-way of said I-29/35/US71 Highway, 199.85 feet to the most northerly right-of-way corner of Berkley Parkway as established by Berkley Riverfront Park, a subdivision in said city, county and state; thence South 38°33'17" West, along the northerly right-of-way line of said Berkley Parkway 39.65 feet; thence North 15°00'00" West, 219.28 feet; thence North 49°01'02" West, 56.96 feet; thence North 41°05'15" West, 46.02 feet; thence North 06°22'45" West, 110.38 feet; thence North 81°59'47" West, 11.62 feet; thence North 07°00'00" West, 88.13 feet to the point of beginning, Containing 1.671 acres, more or less.

is hereby approved, subject to the following conditions:

1. All signage shall require a sign permit prior to installation.
2. That prior to City Council approval, the applicant shall submit revised plans that satisfy the following conditions:
 - a. Revise window signage standards to limit coverage and restrict coverage to the first story. Coverage requirements shall be consistent with the Prospect Overlay guidelines, which state that window coverage may exceed 15 percent of the window or door coverage if 100 percent transparency is maintained between 3' to 6' range of building elevation.
 - b. Revise sign location encroachment section to start with: "Subject to issuance of an encroachment permit, if applicable, signs may project and encroach."
3. That prior to City Council approval, the plan shall be updated to specify that the off-site advertising signage is limited to digital wayfinding signage that is pedestrian sized and to the south facing entertainment district sign.


A copy of said signage 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 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.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:



Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton, Mayor



Marilyn Sanders, City Clerk

MAY 14 2026

Date Passed