



Legislation Text

File #: 260495

ORDINANCE NO. 260495

Rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 to District B3-2 to allow for the expansion of a day-care. (CD-CPC-2026-00015).

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-1539, rezoning an area of about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street from District R-5 (Residential) to District B3-2 (Community Business), said section to read as follows:

Section 88-20A-1539. That an area legally described as:

1700 Westport Road & 4240 Genesee. Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 49, Range 33, described as follows: Beginning at a point of intersection of West line of Genesee Street with North line of 43rd Street as now established, thence North along the West line of Genesee Street, 160 feet, thence West to a point 73 feet East of the East line of Bell Street, thence South 40 feet, thence West 73 feet to the East line of Bell Street, thence South 120 feet to the North line of 43rd Street, thence East along the North line of 43rd Street to beginning, in Kansas City, Missouri.

and

4241 Bell. Part of the Southwest Quarter of the fractional Southwest Quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning in the Easterly line of Bell Street, as now established in said City, at a point 140 feet Northerly from the intersection of said street line with the original North line of 43rd Street (now Westport Road) as the same was established prior to the passage of ordinance of Kansas City, Missouri, No. 49839, for the widening of 43rd Street and from said point of beginning running Northerly along the Easterly line of Bell Street 40 feet; thence East and parallel with the original North line of 43rd Street, 73 feet; thence South 40 feet, more or less, to a point in a line drawn parallel with the former North line of 43rd Street through the point of beginning; thence West and parallel with said former North line of 43rd Street to the place of beginning.

and

4237 Bell. Part of the Southwest Quarter of Section 19, Township 49, Range 33, in Kansas City, Jackson County, Missouri, particularly described as follows: Beginning at a point on the East line of Bell Street, 220.14 feet North of the North line of 43rd Street, as established by Ordinance No. 36769; thence South along the East line of Bell Street, 40 feet; thence East and parallel with the North line of 43rd Street to a line drawn midway between the East line of Bell Street and the West line of Genessee Street; thence North along said midway line 40 feet to a point East of the point of beginning; thence West and parallel to the North line of 43rd Street to point of beginning.

is hereby rezoned from District R-5 (Residential) to District B3-2 (Community Business), all as shown outlined on a map marked Section 88-20A-1539, 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 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

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 11 2026

Date Passed

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney