



## Legislation Text

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**File #:** 220165, **Version:** 2

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### COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220165

Rezoning an area of about .6 acres generally located at 2415 N.E. Vivion Rd from District B1-1 to District B2-1 to allow for the development of a drive-through facility. (CD-CPC-2021-00230)

BE IT ORDAINED BY THE CITY 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-1310 rezoning an area of about .6 acres located at 2415 N.E. Vivion Road from District B1-1 (Neighborhood Business) to District B2-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1310. That an area legally described as:

A tract of land being part of Lot 16, Block 2, Antioch Acres, and part of Lot 1, Super Food Barn No. 4112, both being subdivisions of land in the Southeast Quarter of Section 36, Township 51 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Clay County, Missouri. Said tract of land being more particularly described by Phillip J Schnitz PLS 2014020715 as follows:

(Basis of bearing is South 60° 43' 18" East, on the North line of Lot 16, Block 2, Antioch Acres, as determined by Global Positioning System using the Missouri Department of Transportation Virtual Reference Station real-time network and referenced to the Missouri State Plain NAD83 Geoid18 datum.)

Beginning at the most Northern Corner of Lot 1, SUPER FOOD BARN NO. 4112, thence South 62°48'10" East, 16.23 feet, on the North line of said Lot 1 to the Southwest corner of part of Lot 16, Block 2, Antioch Acres; thence North 49°39'02" East, 47.32 feet, on the West line of said Lot 16; thence North 40°26'40" West on the West line of said Lot 16, thence North 49°36'50" East, 45.47 feet, on the West line of said Lot 16, to the Northwest corner of said Lot 16; thence South 60°43'18" East, 99.41 feet, on the North line of said Lot 16, to the Northeast corner of said Lot 16; thence South 00°59'23" West, on the East line of said Lot 16, to the Southeast corner of said Lot 16, being the Northeast corner of said Lot 1; thence continuing South 00°59'23" West, 135.75 feet, on the East line of said Lot 1, to the Southeast corner of the tract of land herein described; thence North 39°52'55" West, 268.58 feet, to the West line of said Lot 1, and the Southwest corner of the tract of land herein described; thence North 49° 36' 50" East, 18.60 feet, on the West line of said Lot 1 to the Northwest corner of said Lot 1, and the point of beginning. Said tract of land contain 25,257 square feet or 0.58 acres more or less.

is hereby rezoned from District B1-1 (Neighborhood Business) to District B2-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1310, 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 hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney