



## Legislation Text

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**File #: 220505, Version: 1**

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### ORDINANCE NO. 220505

Approving a rezoning on about 0.87-acres generally located at the south-east corner of E 50th Street and Prospect Avenue from District B3-2 (Community Business) to District B4-2 (Heavy Business Commercial). (CD-CPC-2021-00245).

#### 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 88-20A-1329, rezoning an area of approximately 0.87 acres generally located at the south-east corner of E 50th Street and Prospect Avenue from District B3-2 (Community Business (dash 2)) to District B4-2 (Heavy Business/Commercial (dash 2)), said section to read as follows:

Section 88-20A-1329. That an area legally described as:

#### TRACT 3:

The North 100 feet of the South 200 feet of the following describe Tract, measured on the east line of Prospect Avenue, part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 49, Range 33, Beginning at a point on the South line of 50th Street at East line of Prospect Avenue; thence East along the South line of 50th Street, 131.61 feet; thence South 303.68 feet to the Northeast corner of Lot 48 Elm Heights, an addition in Kansas City, Missouri; thence West along the North line of said Lot 48, 131.59 feet to the East line of Prospect Avenue or Northwest corner of said Lot 48; thence North along the East line of Prospect Avenue, 303.67 feet to point of beginning, in Kansas City, Jackson County, Missouri.

#### EXCEPT

Commencing at the Northwest corner of Lot 48 Elm Heights, an addition in Kansas City Jackson County, Missouri, and at the East Right-of-Way line of Prospect Avenue; thence North 02 degrees 18 minutes 19 seconds East along said East Right-of-Way line, 140.00 feet; thence South 87 degrees 14 minutes 08 seconds East, 71.60 feet to the Point of Beginning; thence continuing South 87 degrees 14 minutes 08 seconds East, 60.00 feet; thence North 02 degrees 18 minutes 11 seconds East, 60.00 feet; thence North 87 degrees 14 minutes 08 seconds West, 60.00 feet; thence South 02 degrees 18 minutes 11 seconds West, 60.00 feet to the Point of Beginning.

#### EXCEPT

Commencing at the Northwest corner of Lot 48 Elm Heights, an addition in Kansas City, Jackson County, Missouri, and at the East Right-of-Way line of Prospect Avenue; thence North 02 degrees 18 minutes 19 seconds East along said East Right-of-Way line, 169.62 feet; thence South 87 degrees 14 minutes 08 seconds East, 81.85 feet to the Point of Beginning; thence continuing South 87 degrees 14 minutes 08 seconds East, 10.00 feet; thence South 02 degrees 45

minutes 52 seconds West, 10.00 feet; thence North 87 degrees 14 minutes 08 seconds West, 10.00 feet; thence North 02 degrees 45 minutes 52 seconds East, 10.00 feet to the Point of Beginning.

TRACT 4:

All of the South 100 feet of the following described tract measured on the East line of Prospect Avenue, part of the Southwest quarter of the Southwest Quarter of Section 27, Township 49, Range 33, in Kansas City, Missouri, beginning at a point on the South line of 50th Street at the East line of Prospect Avenue; thence East along the South line of 50th Street, 131.61 feet; thence South 303.68 feet to the Northeast corner of Lot 48, Elm Heights, an addition in Kansas City, Missouri; thence West along the North line of said Lot 48, 131.59 feet to the East line of Prospect Avenue or the Northwest corner of said Lot 48; thence North along the East line of Prospect Avenue 303.67 feet to the point of beginning.

is hereby rezoned from District B3-2 (Community Business (dash 2)) to District B4-2 (Heavy Business/Commercial (dash 2)), all as shown on a map marked Section 88-20A-1329, which is attached hereto and made a part hereof, and which is hereby adopted as 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.

Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney