



## Legislation Text

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**File #: 220941, Version: 1**

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### ORDINANCE NO. 220941

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.75 acres in an area generally bordered by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south from District MPD to MPD and approving an MPD preliminary development plan. (CD-CPC-2022-00169)

#### 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 80-20A-1362 rezoning an area of about 1.75 acres in an area generally bordered by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south from District MPD (Master Planned Development) to District MPD (Master Planned Development), said section to read as follows:

#### Section 80-20A-1362. That an area legally described as:

A tract of land generally located in the Northwest Fractional Quarter of Section 33, Township 50, Range 33, in the City of Kansas City, Jackson County, Missouri, being described as follows: Commencing at the northeast corner of the Northeast Quarter of Section 33; thence South 02° 28'37" West, along the east line of said Quarter Section, 164.68 feet; thence North 87°31'23" West, 4135.52 feet to the point of beginning, being on 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 the easterly prolongation of said southerly line, 75.83 feet, to the southerly prolongation of the west line of Tract #1A described by Document No. 2008-E-0041023; thence North 00°11'29" East, along the west line of said tract of land and the southerly prolongation thereof, 201.18 feet; thence North 05°25'58" West, continuing along the west line of said Tract #1A, 377.05 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 point of beginning, containing 61,257 square feet or 1.406 acres more or less.

Also, all Abutters' rights of direct access between the highway now known as Berkley Parkway, and the grantors' abutting land in said Northwest Fractional Quarter of Section 33, Township 50, Range 33.

Section B. That a development plan is hereby approved, subject to the following conditions:

1. Ordinance No. 200550, including all conditions provided therein, shall remain in full force and effect.
2. All conditions of the approval of CD-AA-2022-00088 shall remain in full force and effect.

A copy of said MPD development plan is on file in the office of the City Clerk with this ordinance and made a part hereof.

Section C. 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 Ordinance 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:

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Sarah Baxter  
Senior Associate City Attorney