

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF NORTH KANSAS CITY, MISSOURI BY CHANGING THE ZONING OF CERTAIN DESCRIBED REAL PROPERTY FROM M-1, "LIMITED INDUSTRIAL," TO R-4 "MIXED DENSITY NEIGHBORHOOD."

WHEREAS, the City of North Kansas City, Missouri (the "**City**") is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, in accordance with procedures established in Title 17, Zoning, of The Code of the City of North Kansas City, Missouri (the "**City Code**"), the applicant, Yarco-Devco, LLC, acting on behalf of the City (owner of the subject property), submitted an application requesting a change in zoning from M-1, "Limited Industrial" to R-4 "Mixed Density Neighborhood"; and

WHEREAS, public notice was given by posted notice, notice by mail, and by publication in *The Kansas City Star* on August 21, 2019, a newspaper having a general circulation in the City of North Kansas City, Missouri, in accordance with the procedures established in Section 17.08.010 of the City Code¹, that a public hearing of the Planning Commission would take place on the 5th day of September, 2019, at 6:00 p.m., where the Planning Commission of said City would consider the aforesaid application; and

WHEREAS, on the 5th day of September, 2019, at 6:00 p.m., the Commission did conduct said public hearing, and did evaluate the application against the criteria for review described in Section 17.08.060 of the City Code, which included conformity with the Master Plan of the City of North Kansas City, Missouri; and

WHEREAS, at said public hearing, the Commission did recommend to the City Council that the aforementioned amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. The City's Zoning Ordinance is hereby amended so that the hereinafter described real property is rezoned from M-1, "Limited Industrial", to R-4, "Mixed Density Neighborhood", and further, the Official Zoning District Map of the City, which is part thereof, is hereby amended accordingly; and said rezoning shall be for the following described real property located in the City of North Kansas City, Clay County, Missouri:

¹ All references in this ordinance to the City's Zoning Ordinance or to the City Code, with a reference to a particular section in the City Code, are found in Ordinance No. 9212 duly passed and adopted by the City Council on July 2, 2019. Ordinance No. 9212 became effective on the same date, but Ordinance No. 9212, as of the date of this ordinance, has not yet been officially published in the City Code.

All that part of the Southeast Quarter of Section 14, Township 50, Range 33, in North Kansas City, Clay County, Missouri, described as follows:

Beginning at a point on the West line of Linn Street that is North 0 Degrees 14 Minutes 29 Seconds West a distance of 941.0 feet from the North line of 18th Avenue, as said Streets are now established; thence South 89 Degrees 57 Minutes 11 Seconds West and parallel with the North line of said 18th Avenue, a distance of 239.06 feet; thence North 0 Degrees 14 Minutes 29 Seconds West and parallel with the West line of the said Linn Street, a distance of 189. 86 feet to a point on the South line of Armour Road, as now established; thence North 76 Degrees 21 Minutes 31 Seconds East along said South line, a distance of 145.75 feet; thence South 0 Degrees 14 Minutes 29 Seconds East, a distance of 125.00 feet; thence North 76 Degrees 21 Minutes 31 Seconds East, a distance of 100.00 feet to a point on the West line of said Linn Street; thence South 0 Degrees 14 Minutes 29 Seconds East, along said West line, a distance of 122.62 feet to the point of beginning.

PLUS an additional strip of real property immediately to the west of the above-described real property, with said strip being approximately 43 feet in width and 190 in length.

Section 2. The City Council hereby adopts this ordinance pursuant to the City's Zoning Ordinance, and the legislative authority granted to the City pertaining to planning and zoning matters.

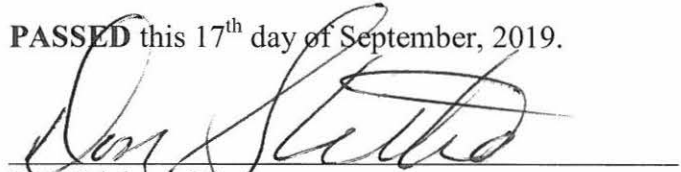
Section 3. The City Clerk and City Staff are hereby authorized to make changes to the City's official records reflecting these changes following the effective date of this ordinance.

Section 4. Further Authority. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 5. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 17th day of September, 2019.



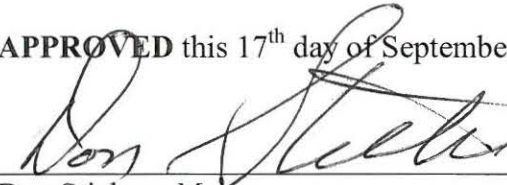
Don Stielow, Mayor

ATTEST:



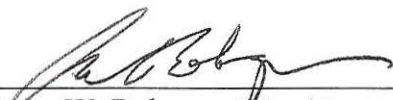
Crystal Doss, *City Clerk*

APPROVED this 17th day of September, 2019.



Don Stielow, *Mayor*

APPROVED AS TO FORM:



Anthony W. Bologna, *City Attorney*



Thomas E. Barzee, Jr., *City Counselor*