

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 4.34 ± acre tract from District AG (Agricultural) to District GB (General Business).

ORDINANCE NO. 4876, August 22, 2016

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) District and the "GB" (General Business) District, so that there will be transferred from District AG to District GB, a tract of land located between the eastbound and westbound lanes of U.S. 40 Highway and Bowlin Road, specifically described as follows:

Description: All that part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 49, Range 31, in Jackson County, Missouri, lying between the East and West bound lanes of U. S. Highway No. 40, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 0 degrees 00 minutes East 742.78 feet to a point on the North right of way line of the Eastbound lane of U.S. Highway No. 40 (65.0 feet from the center line thereof); thence South 43 degrees 34 minutes 15 seconds East along said North right of way line 58.03 feet to the intersection of said North right of way line with the East line of the crossover between the East and West bound lanes of U.S. Highway No. 40, which intersection is the True Point of Beginning of this description; thence continuing South 43 degrees 34 minutes 15 seconds East along the North right of way line of the Eastbound lane of U.S. Highway NO. 40, 546.05 feet to a point of curve; thence along a curve to the left (having a radius of 2057.26 feet) a distance of 456.36 feet to the South line of the Southeast Quarter of the Southeast of said Section 34; thence North 89 degrees 07 minutes 00 seconds east along said South line 386.41 feet to the South right of way line of the Westbound lane of U.S. Highway NO. 40 (30 feet from the centerline thereof); thence Northwesterly on said right of way line along a curve to the right (having a radius of 1176.00 feet) a distance of 679.93 feet to a point of tangency; thence North 42 degrees 00 minutes 15 seconds West 749.19 feet; thence South 72 degrees 05 minutes 36 seconds West 35.32 feet to the East line of the crossover between the East and West bound lanes of U.S. Highway No. 40; thence South 0 degrees 00 minutes West along the said East line of (said crossover) 197.14 feet to the True Point of Beginning, except that part in county roads.

Section 2. The Legislature, pursuant to the application of the Cook Sales, Inc. (RZ-2016-536), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 8 to 0 to recommend APPROVAL of this application after a public hearing on July 21, 2016, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

[Signature]
Chief Deputy County Counselor

[Signature]
County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4876 introduced on August 22, 2016, was duly passed on September 19, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

September 19, 2016
Date

[Signature]
Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4876.

9/20/2016
Date

[Signature]
Frank White, Jr., County Executive