



Jackson County Missouri

Jackson County Courthouse
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Legislation Details (With Text)

File #: 4126 **Version:** 0 **Name:** zoning - Quick Trip Corp
Type: Ordinance **Status:** Passed
File created: 8/3/2009 **In control:** Land Use Committee
On agenda: 8/3/2009 **Final action:** 8/31/2009
Title: AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing from Districts LI (Light Industrial) and RO-p (Residential and Office Use - Planned Development) to District GB (General Business) a certain 2.3 ± acre tract.

Sponsors:

Indexes: UNIFIED DEVELOPMENT CODE, ZONING DISTRICTS

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
8/31/2009	0	County Legislature	Consent Agenda	
8/31/2009	0	County Legislature	perfect	Pass
8/31/2009	0	County Legislature	suspend the rules to consider final passage	Pass
8/31/2009	0	County Legislature	Consent Agenda	Pass
8/31/2009	0	County Legislature	adopt	Pass
8/28/2009	0	Land Use Committee		
8/28/2009	0	County Legislature	Go To 4th Perfection	Pass
8/21/2009	0	County Legislature	Go To 3rd Perfection	Pass
8/14/2009	0	County Legislature	Go To 2nd Perfection	Pass
8/4/2009	0	County Legislature	Go To 1st Perfection	Pass
8/3/2009	0	County Legislature	assign to committee	

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing from Districts LI (Light Industrial) and RO-p (Residential and Office Use - Planned Development) to District GB (General Business) a certain 2.3 ± acre tract.

ORDINANCE #4126, August 3, 2009

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 "LI" (Light Industrial) and "RO-p" (Residential and Office Use - Planned Development) Districts and the "GB" (General Business) District, so that there will be transferred from Districts LI and RO-p to District GB, a tract of land described as follows:

Description:

The 2.3 ± acres are located at the northeast corner of Bay Avenue and U.S. Highway 24 and specifically described as follows: Commencing at a point a distance of 1038.66 feet (recorded) West of the Southeast corner of Section 20, Township 50 North, Range 31 West, Jackson County, Missouri, said point being the Southwest corner of SALEM ACRES, a subdivision in Jackson County, Missouri; thence North along the West line of said subdivision, a distance of 1597.86 feet (recorded); thence South 78 degrees 13 minutes 05 seconds West (deed South 76 degrees 30 minutes West), a distance of 184.09 feet (recorded) to a point 50 feet Northwesterly from the centerline of U.S. Highway No. 24; thence South 51 degrees 53 minutes 45 seconds West, along a line 50 feet Northwesterly from the centerline of said highway, a distance of 488.12 feet to a point on the Northerly right of way line of said highway and 50 feet Northwesterly from centerline Station 189+75 to the Point of Beginning; thence from the point of beginning North 38 degrees 06 minutes 15 seconds West along the Northeast line of the tract described by the Warranty recorded in Book 1-1876 at Page 1182 of the Jackson County, Missouri records, a distance of 160.00 feet; thence North 17 degrees 56 minutes 56 seconds East, a distance of 70.40 feet to the South right of way of Old Lexington Road; thence North 78 degrees 39 minutes 40 seconds East, along said South right of way, a distance of 358.01 feet to the North right of way line of U.S. Highway No. 24; thence South 37 degrees 51 minutes 35 seconds West, along said North right of way, a distance of 64.91 feet; thence South 51 degrees 53 minutes 45 seconds West, continuing along said North right of way, a distance of 325.00 feet to the Point of Beginning and;

Commencing at a point 1038.66 feet West of the Southeast corner of Section 20, Township 50, Range 31 in Jackson County, Missouri, said point being the Southwest corner of SALEM ACRES, a subdivision in Jackson County, Missouri; thence North along the West line of said subdivision, 1597.86 feet; thence South 78 degrees 13 minutes 5 seconds West (deed South 76 degrees 30 minutes West) 184.09 feet to the intersection of the Northerly line of the right of way of U.S. Highway No. 24 (50 feet from the centerline of said right of way); thence South 51 degrees 53 minutes 45 seconds West, 588.12 feet to a point on the Northerly right of way line of U.S. Highway No. 24 to the True Point of Beginning of this tract; thence North 38 degrees 06 minutes 15 seconds West, 120.00 feet; thence South 87 degrees 28 minutes West, 206.89 feet; thence North 68 degrees 34 minutes 07 seconds East, 280.06 feet; thence South 38 degrees 06 minutes 15 seconds East, 160.00 feet to a point on the Northerly right of way line of U.S. Highway No. 24; thence South 51 degrees 53 minutes 45 seconds West along said right of way, 100.00 feet to the True Point of Beginning, and

furthermore;

Commencing at a point a distance of 1038.66 feet (record) West of the Southeast corner of Section 20, Township 50 North, Range 31 West, Jackson County, Missouri, said point being the Southwest corner of SALEM ACRES, a subdivision in Jackson County, Missouri; thence North along the West line of said subdivision a distance of 1597.86 feet (record); thence South 78 degrees 13 minutes 05 seconds West (deed-South 76 degrees 30 minutes West) a distance of 184.09 feet (record) to a point 50 feet Northwesterly from the centerline of U.S. Highway No. 24; thence South 51 degrees 53 minutes 45 seconds West, along a line 50 feet Northwesterly from the centerline of said highway, a distance of 488.12 feet to a point on the Northerly Right-of-Way line and .50 feet Northwesterly from centerline STA. 189+75; thence North 38 degrees 06 minutes 15 seconds West, along the Northeast line of the tract described by the Warranty Deed recorded in Book 1-1876, Page 1182 of the Jackson County, Missouri records a distance of 160.0 feet to the point of beginning; thence South 68 degrees 34 minutes 07 seconds West; along the Northwest line of the tract described by the Warranty Deed recorded in Book 1-1876, Page 1182 of the Jackson County, Missouri records, a distance of 280.06 feet to the East Right-of-Way of Bay Avenue; thence North 02 degrees 29 minutes 45 seconds East along said East Right-of-Way a distance of 199.81 feet to the South Right-of-Way of Old Lexington Road; thence South 81 degrees 56 minutes 48 seconds East, along said South Right-of-Way, a distance of 298.23 feet; thence South 37 degrees 56 minutes 56 seconds West a distance of 70.40 feet to the point of beginning, aka 19010 E. US 24 Highway.

Section 2. The Legislature, pursuant to the application of QuikTrip Corporation (RZ-2009-467), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission unanimously recommended approval of this application in a public hearing on July 16, 2009, 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:

Deputy County Counselor

County Counselor

I hereby certify that the attached Ordinance, Ordinance #4126 introduced on August 3, 2009, was duly passed on August 31, 2009 by the Jackson County Legislature. The votes thereon were as follows:

Yeas	<u>9</u>	<u>0</u>	Nays
Abstaining	<u>0</u>	<u>0</u>	Absent

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance #4126.

Date

Michael D. Sanders, County Executive