



**KANSAS CITY
MISSOURI**

City Planning and Development

1

Resolution 240614

Area Plan Amendment

Ordinance 240566

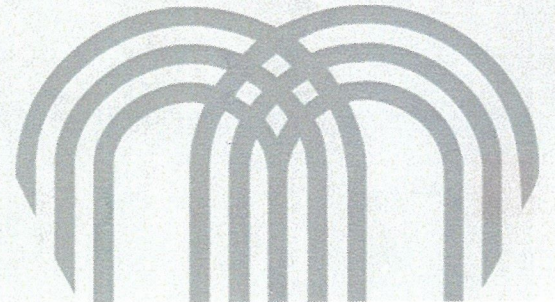
Rezoning to UR

45th & Benton Residential Development – 4520 Benton Blvd

July 23, 2024

Prepared for

Neighborhood Planning and Development Committee







Heart of the City Area Plan

Existing

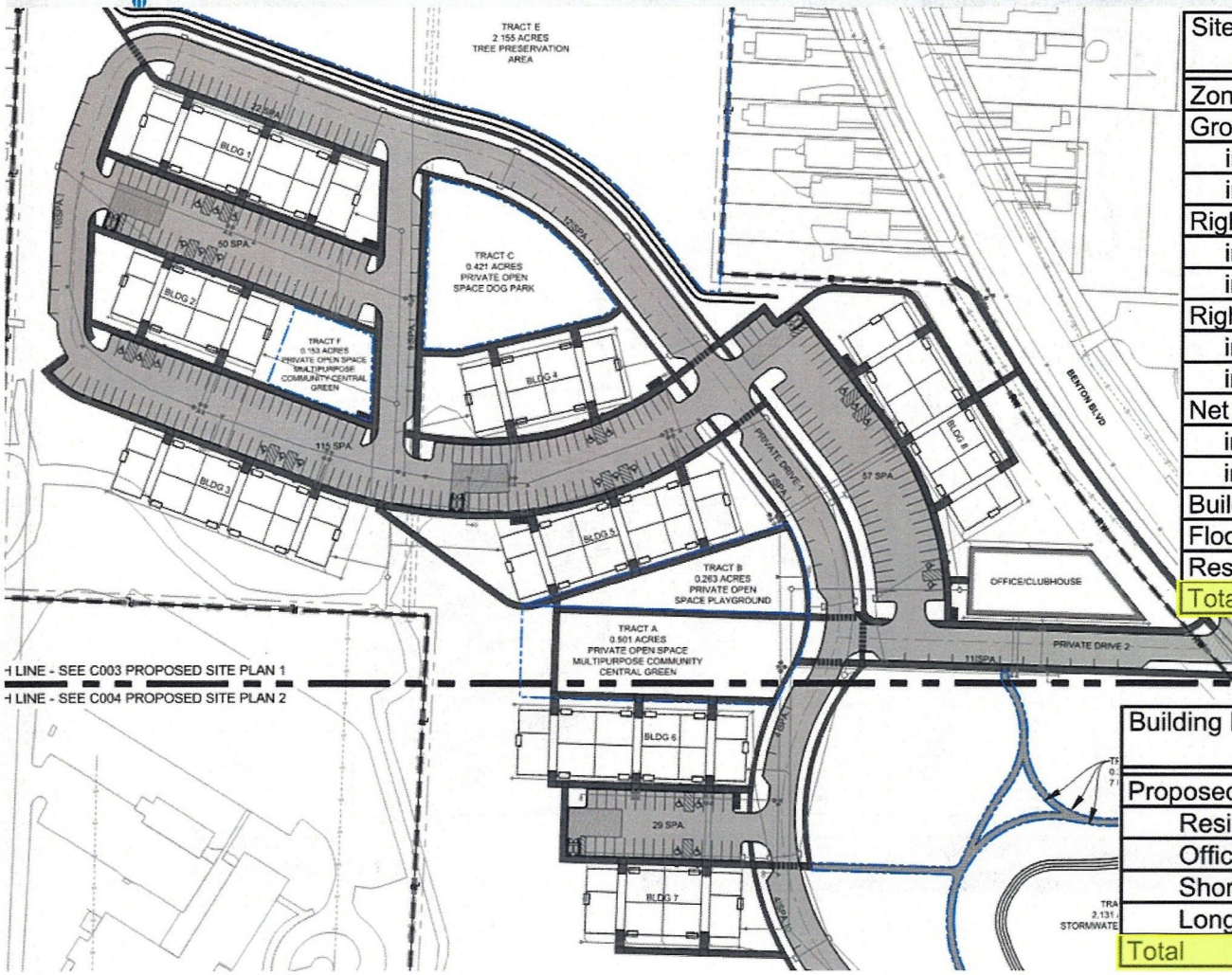
INSTITUTIONAL

Areas designated as Institutional include a variety of public and quasi-public uses and facilities including but not limited to: schools, churches, and public facilities that are government owned. More intensive uses like hospitals, and large government office buildings should be limited to appropriate non-residential areas.

Proposed

RESIDENTIAL MEDIUM-HIGH

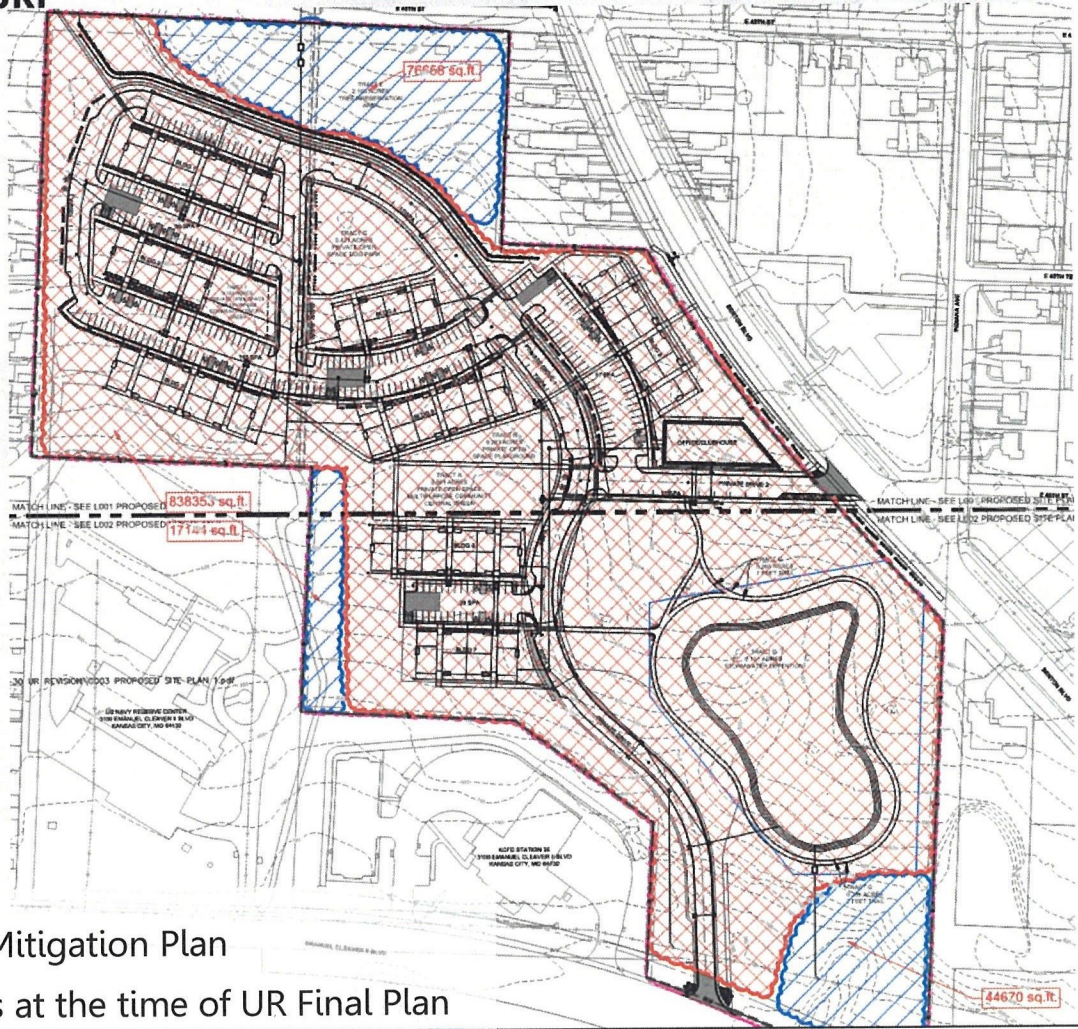
Includes small lot single-family development, town homes, duplexes and apartments up to 17.4 units per acre. This land use classification corresponds to the R2.5 zoning category within the new zoning ordinance.



Site Data	Existing	Proposed
Zoning	R-2.5	UR
Gross Land Area		
in square feet	1,019,395	1,019,395
in acres	23.40	23.40
Right-of-way Dedication		
in square feet	0	0
in acres	0.00	0.00
Right-of-way Vacation		
in square feet	0	0
in acres	0.00	0.00
Net Land Area		
in square feet	1,019,395	1,019,395
in acres	23.40	23.40
Building Area (sq. ft.)	0	317,758
Floor Area Ratio	0	0.31
Residential Use Info		
Total Dwelling Units	0	290

8 Multi-Unit Buildings

Building Data	Vehicle Spaces		Bike Spaces	
	Required	Proposed	Required	Proposed
Proposed Use(s)				
Residential	145	326		
Office/Amenity Space	4	4		
Short Term Bicycle			33	33
Long Term Bicycle			74	74
Total	149	330	107	107



LAND IS OWNED BY KANSAS CITY. DISPOSITION PROCESS PART OF CITY RFP. APPLICANT WILL HAVE SITE ACCESS ONCE DEVELOPMENT AGREEMENT AUTHORIZED AND EXECUTED. UNTIL THEN, APPLICANT CANNOT CONDUCT ON SITE TREE AND NATURAL RESOURCE INVENTORY.

THE PLAN WILL ADHERE TO THE 88-424-11-a TREE PROTECTION MEASURES IN THE CITY ORDINANCE.

MITIGATION RATE IN ACCORDANCE TO 88-424-07:

$$[(19.22 \text{ ACRES} - 3.18 \text{ ACRES}) \times 0.35] \times 150 = 422$$

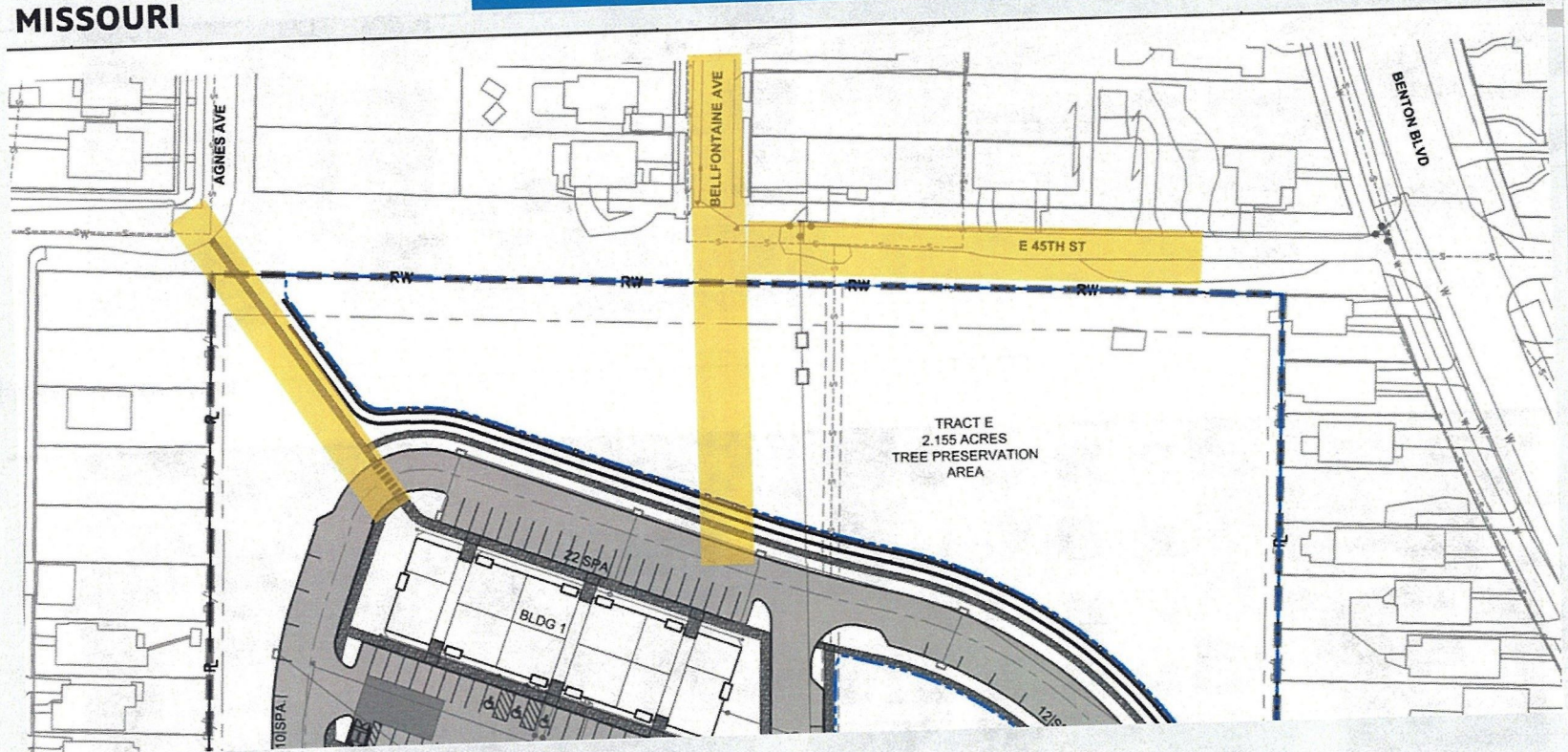
TREE REMOVAL

TREE PRESERVATION AREAS WITH ONE ACRE OR MORE CONTIGUOUS TREE CANOPY

LEGEND

UR BOUNDARY

Tree Preservation/Mitigation Plan
Complete numbers at the time of UR Final Plan



Waiver to 88-405-10-B(2) requested

*Streets in new subdivisions must connect with dedicated streets in adjacent subdivisions and provide for future extension of streets into adjacent areas that are likely to be developed in the future. **Waivers to street connection requirements may be approved in accordance with 88-405-25 if topography, sensitive natural resources or other physical constraints make such connections undesirable or impractical.***

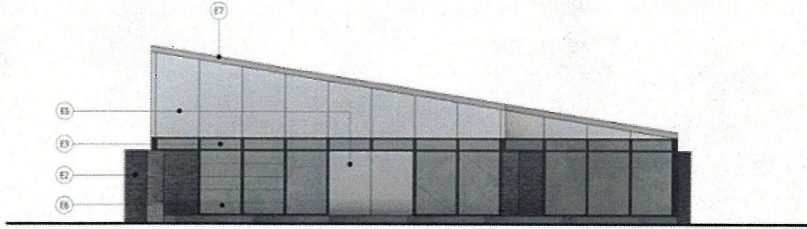


12 GARDEN BUILDING TYPE C SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" NS 14/21

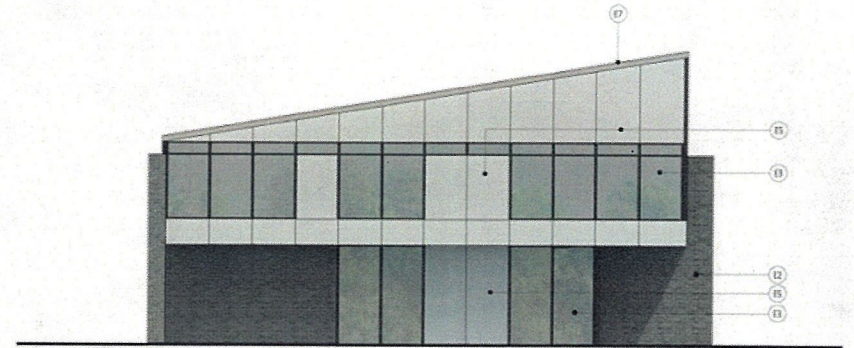


12 GARDEN BUILDING TYPE C NORTH EXTERIOR ELEVATION
1/8" = 1'-0" NS 14/21

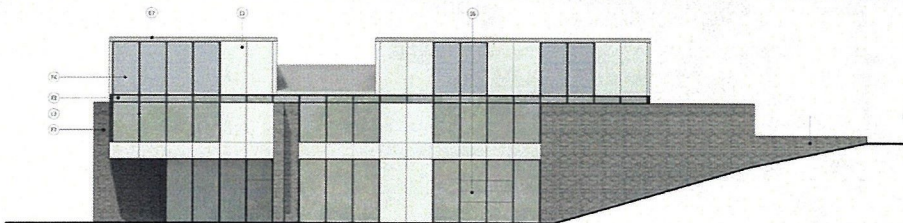
Generic North and South Elevations



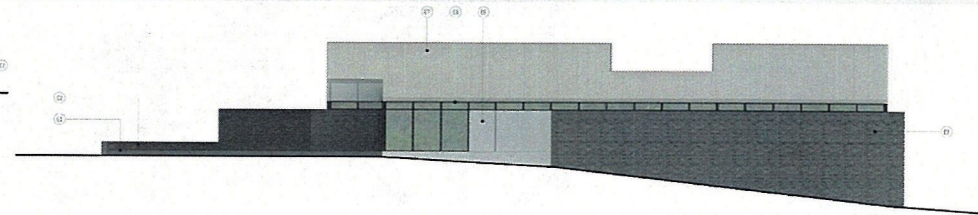
G12 CLUBHOUSE EAST EXTERIOR ELEVATION
1/8" = 1'-0" RE: 1A101



G7 CLUBHOUSE WEST EXTERIOR ELEVATION
1/8" = 1'-0" RE: 1A101



A12 CLUBHOUSE SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" RE: 1A101



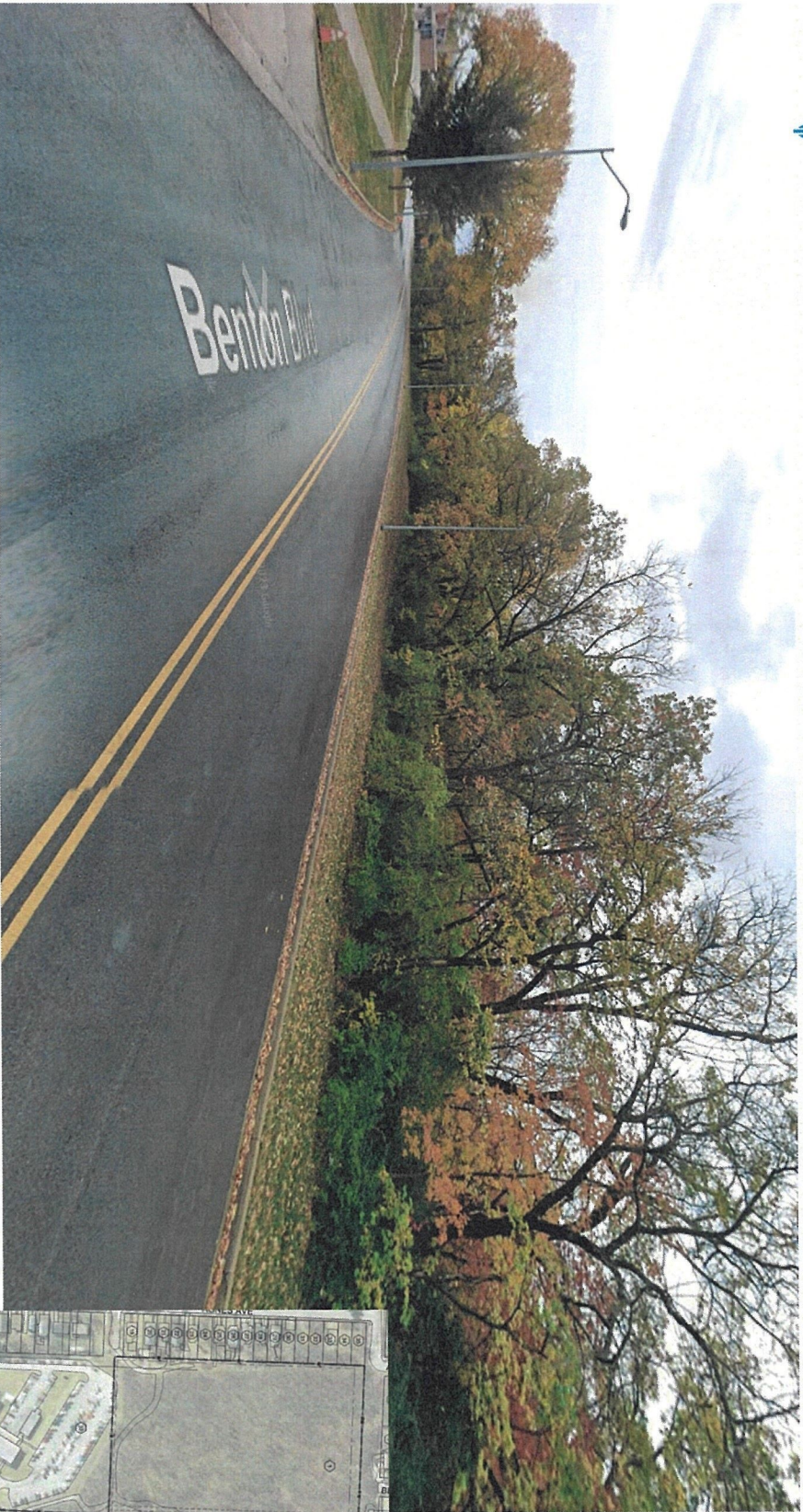
D12 CLUBHOUSE NORTH EXTERIOR ELEVATION
1/8" = 1'-0" RE: 1A101

Clubhouse/Office Elevations



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Subject Site from Benton Blvd (Oct 2023)



Subject Site from Emmanuel Cleaver II Blvd – behind Fire Station 35 (Nov 2023)



Subject Site from E 45th St (April 2022)



City Plan Commission & Staff Recommendation

Case No. CD-CPC-2024-00064 – Area Plan Amendment

Approval without Conditions

Case No. CD-CPC-2024-00063 – Rezoning to UR

Approval with Conditions

