

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 240814

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095)

WHEREAS, an application has been submitted for rezoning of an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) (the “Rezoning”) to allow for the development of a 20-unit multi-unit apartment complex (the “Project”); and

WHEREAS, the site that is the subject of the application (as more specifically described in Section A, (the “Site”)) constitutes an “infill” site subject to the development standards set forth in Section 88-110-07 of the Kansas City Code; and

WHEREAS, development of a residential multifamily project of twenty (20) or less units does not require the submission or approval of a development plan depicting the proposed development; and

WHEREAS, in response to concerns of neighbors, the applicant represented to the City Plan Commission (“CPC”) and the Neighborhood Planning and Development Committee of the Council (“NPD”) that, notwithstanding the maximum height which would be permitted by the Rezoning, the Project would consist of no more than three stories above a partially subterranean garage, with a finished grade approximately the same as the multi-family building immediately to the north of the Site.

NOW, THEREFORE, 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 88-20A-1446, rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex, said section to read as follows:

Section 88-20A-1446. That an area legally described as:

TRACT 1: All of the South 15 feet of Lot 16, and the North 20 feet of Lot 17. Also, the East 3 feet of the South 15 feet of Lot 61 and the East 3 feet of the North 20 feet of Lot 60. And that part of vacated alley lying between said Lots, except that part of said Lots 16 and 17 now in Washington Street, all in Block 2, Edwin & Lockwood’s 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: All of the South 5 feet of Lot 17 and the North 22 1/2 feet of Lot 18, also the East 3 feet of the South 5 feet of Lot 60, and the East 3 feet of the North 22 1/2 feet of Lot

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59, and that part of vacated alley lying between said Lots, except those parts of Lot 17 and 18 now in Washington Street, all in Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 3: Lot 19, and the South 2-1/2 feet of Lot 18, (except part in Washington Street) and East 1/2 of vacated alley West of and adjoining same, also the East 3 feet of Lot 58 and the East 3 feet of the South 2-1/2 feet of Lot 59 and West 1/2 of vacated alley East of and adjoining same, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 4: All of LOTS 20 and 21, and the East 3' of LOT 57, also the vacated alley between Lots 20 and 57 and the East 1/2 of the vacated alley lying West of and adjoining Lot 21, Block 2, Edwin & Lockwood's 1st Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

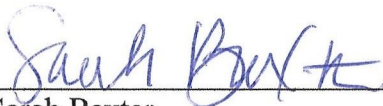
is hereby rezoned from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) all as shown outlined on a map marked Section 88-20A-1446, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. 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 and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised, and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission


Approved as to form:




Sarah Baxter
Senior Associate City Attorney



Authenticated as Passed



Quinton Lucas, Mayor



Marilyn Sanders, City Clerk
OCT 03 2024

Date Passed