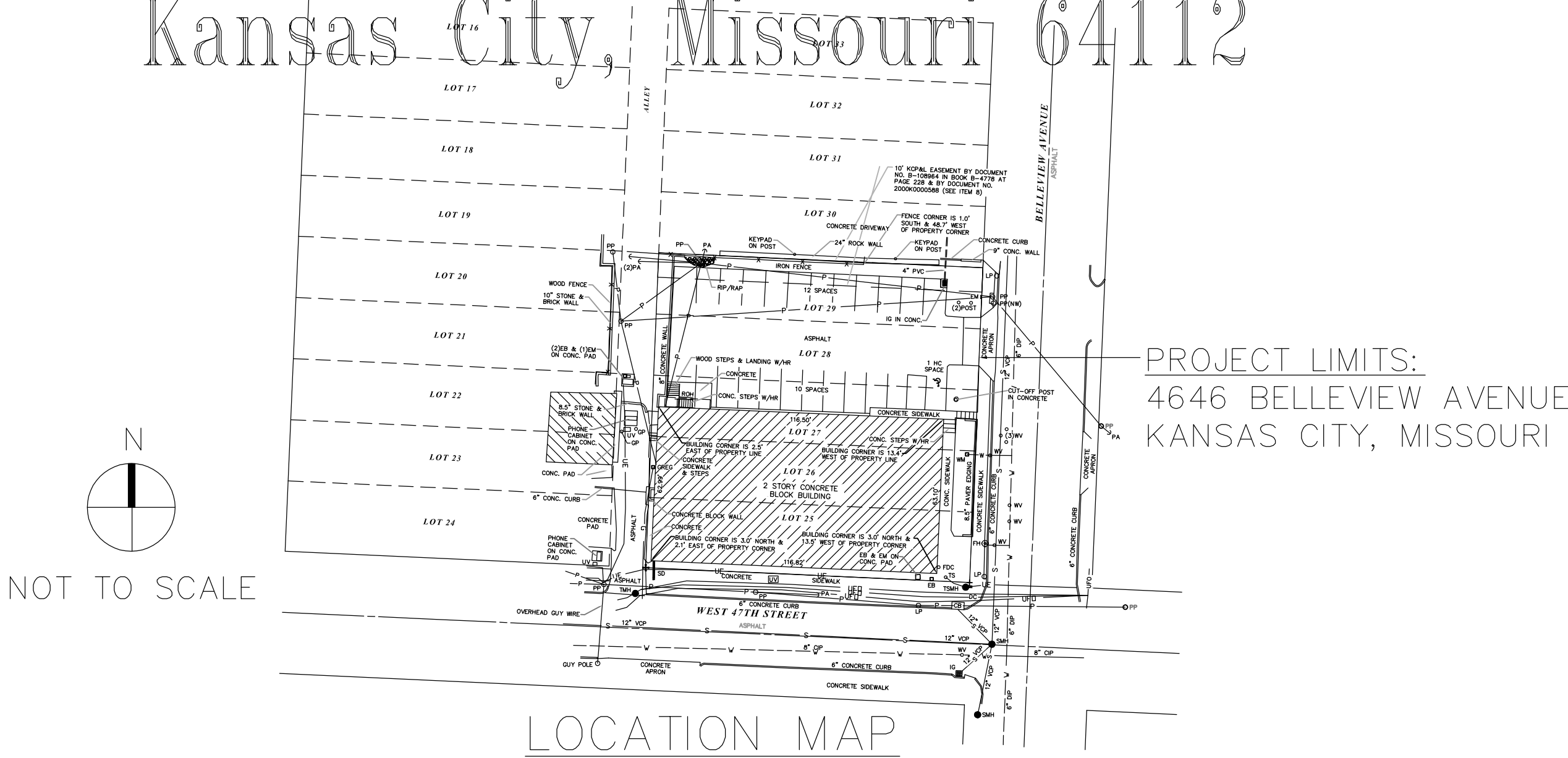


REZONING AND DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE: 490 OCCUPANCY

A PLAZA LEGACY III, LLC PROPERTY

4646 Bellevue Avenue
Kansas City, Missouri 64112



INDEX OF DRAWINGS:

SHEET NO.	SHEET TITLE	REVISION NO.:	DATE:
A000	COVER SHEET	REV. 1	2/17/2025
A001	SITE PLAN	REV. 1	2/17/2025
1 of 1	LANDSCAPE PLAN	REV. 1	2/17/2025
A100	FLOOR PLANS & STAIR SECTIONS	REV. 1	2/17/2025
A101	FLOOR PLANS, ETC.	REV. 1	2/17/2025
A200	EXTERIOR BUILDING ELEVATIONS	REV. 1	2/17/2025

DEVELOPER:

LOUIS C. ACCURSO
PLAZA LEGACY III, LLC
4646 BELLEVUE AVENUE
KANSAS CITY, MISSOURI 64112
(816) 561-3900

ARCHITECT:

CRAIG T. WATSON, AIA
CRAIG T. WATSON, AIA, LLC
2525 MAIN STREET, SUITE 107
KANSAS CITY, MISSOURI 64108
(816) 456-0530

LANDSCAPE ARCHITECT:

ROSEHILL GARDENS
311 E. 135th STREET
KANSAS CITY, MISSOURI 64145
(816) 941-4777

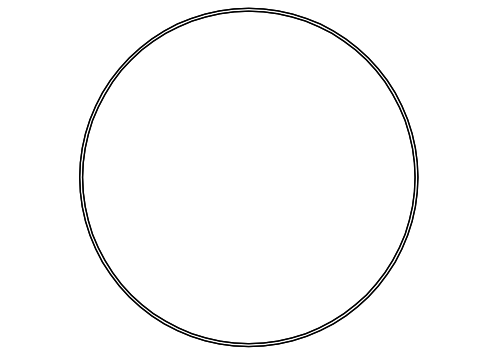
CRAIG T.
WATSON, AIA
A LIMITED LIABILITY CORPORATION

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

2525 MAIN STREET, SUITE 107
KANSAS CITY, MISSOURI 64108
tel: 816.456.0530
email: craigtwatson@aol.com

Project 20561

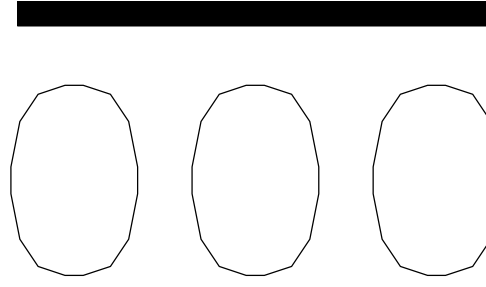
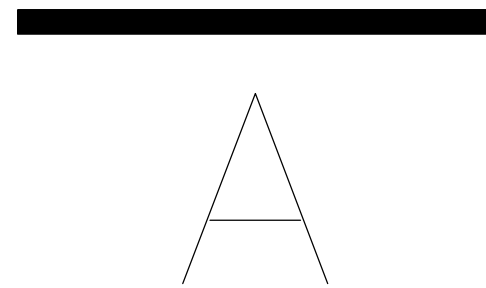
REZONING AND
DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE
4646 Bellevue Avenue
Kansas City, Missouri 64112

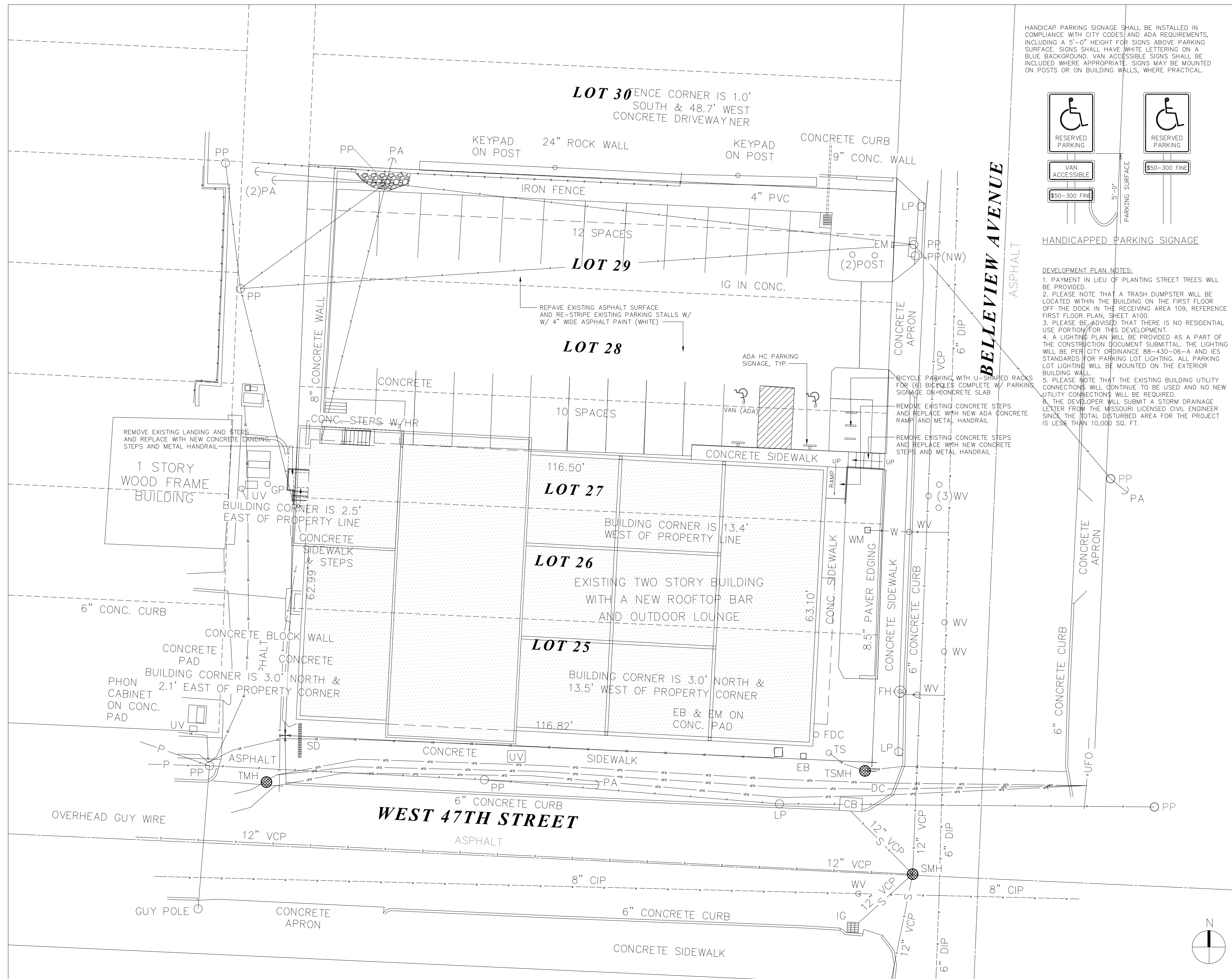


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APPROVED BY: CTW

ISSUE	DATE
Rezoning and Development Plan	1/6/25
Revision No. 1	
Per City Review	2/17/25

Rezoning and
Development:
Cover Sheet





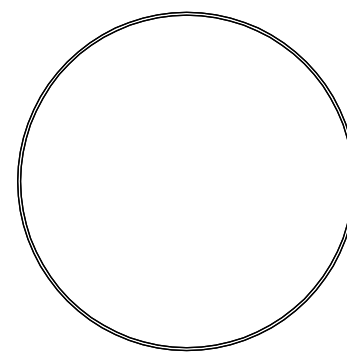
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REZONING AND
DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE
4646 Belleview Avenue
Kansas City, Missouri 64112



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ISSUE		DATE
	Rezoning and	
	Development Plan	1/6/25
	Revision No. 1	
	Per City Review	2/17/2

Rezoning and Development: Site Plan

001

SITE DATA

ZONING:

PROPERTY	EXISTING	PROPOSED
4646 BELLEVUE	B1-1, R-1.5	B2-2 (SPECIAL USE)

SITE AREA:

LOT 25	3,409.4 S.F.
LOT 26	3,409.4 S.F.
LOT 27	3,409.4 S.F.
LOT 28	3,409.4 S.F.
LOT 29	3,409.4 S.F.
TOTAL:	17,047.0 S.F. (0.391 ACRES)

BUILDING HEIGHT:

BUILDING	MAX. HEIGHT
4646 BELLEVUE	45'-0"

FLOOR AREA and RATIO:

BUILDING	SQ. FOOTAGE
4646 BELLEVUE	28,468 S.F.

SITE AREA: 17,047 S.F. = 0.391 ACRES
FLOOR AREA RATIO (F.A.R.) = 1.73

DEVELOPMENT PHASE:

START: MARCH 2025
FINISH: SEPT. 2025

PARKING COUNT SUMMARY:

BUILDING	SPACES	SPACES	GARAGE SPACES
	REQUIRED	PROVIDED	
4646 BELLEVUE	123	23	100

GARAGE PARKING SPACES ARE LOCATED IN THE PARKING STRUCTURE AT 4700 BELLEVUE AVENUE.

LEGAL DESCRIPTION:

LOTS 25, 26, 27, 28 AND 29, BLOCK 14, BUNKER HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT – THOMSON-AFFINITY TITLE, LLC, FILE NO. 235556, DATED AUGUST 21, 2023.

EASEMENT INFORMATION:

ALL EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM AN ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT – THOMSON-AFFINITY TITLE, LLC, FILE NO. 235556, DATED AUGUST 21, 2023.

- ITEM NUMBERS 1, 2, 5, 6 AND 7 LISTED IN SCHEDULE B, PART II EXCEPTIONS FROM THE ABOVE REFERENCE ALTA COMMITMENT FOR TITLE INSURANCE ARE NO SURVEY RELATED, AND ARE NOT SHOWN HEREON.
- ITEM NO. 3 REFERS TO "EASEMENT, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS". ANDERSON SURVEY COMPANY IS NOT AWARE OF ANY UNRECORDED EASEMENTS, OR CLAIMS OF EASEMENTS.
- ITEM NO. 4 REFERS TO "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND".
- ITEM NO. 8 REFERS TO AN "EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, ESTABLISHED BY THE DOCUMENT RECORDED FEBRUARY 14, 1953 AS DOCUMENT NO. B-108964 IN BOOK B-4778 AT PAGE 228 AND ASSIGNED TO KANSAS CITY, MISSOURI BY THE DOCUMENT RECORDED JANUARY 5, 2000 AS DOCUMENT NO. 2000K 0000588, AS MORE FULLY SET FORTH THEREIN" – AS SHOWN HEREIN.

UTILITY INFORMATION:

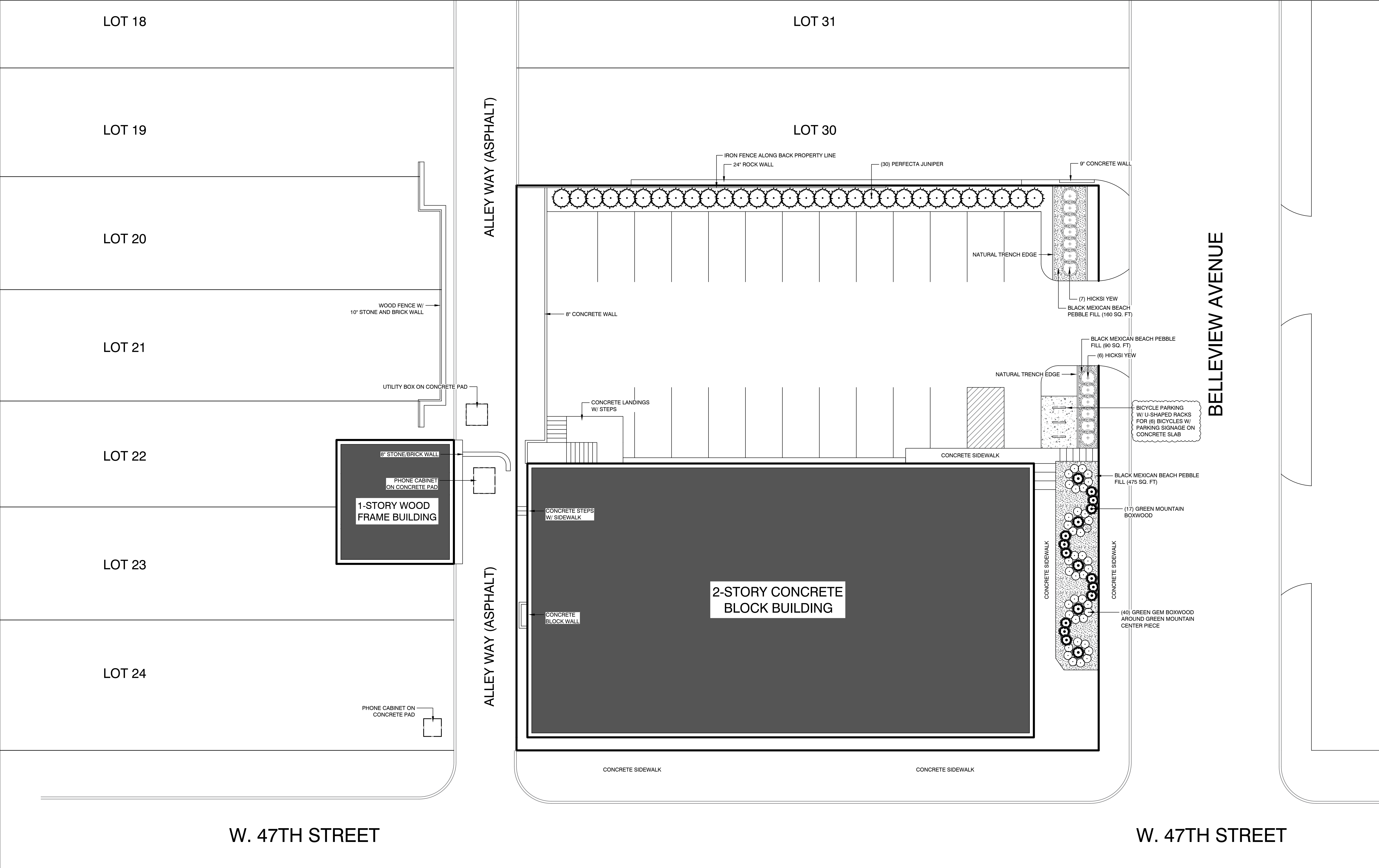
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES OR SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY MISSOURI ONE CALL, TICKET NUMBER 2322421525. THIS INFORMATION IS NOT TO BE CONSTRUED AS ACCURATE, COMPLETE NOR EXACT. ANY INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON MUST BE CONFIRMED BY THE DESIGN PROFESSIONAL PRIOR TO DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

FLOOD INFORMATION:

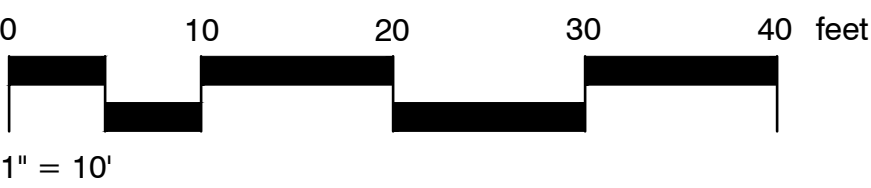
ACCORDING TO THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0261G, DATED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN THEREON.

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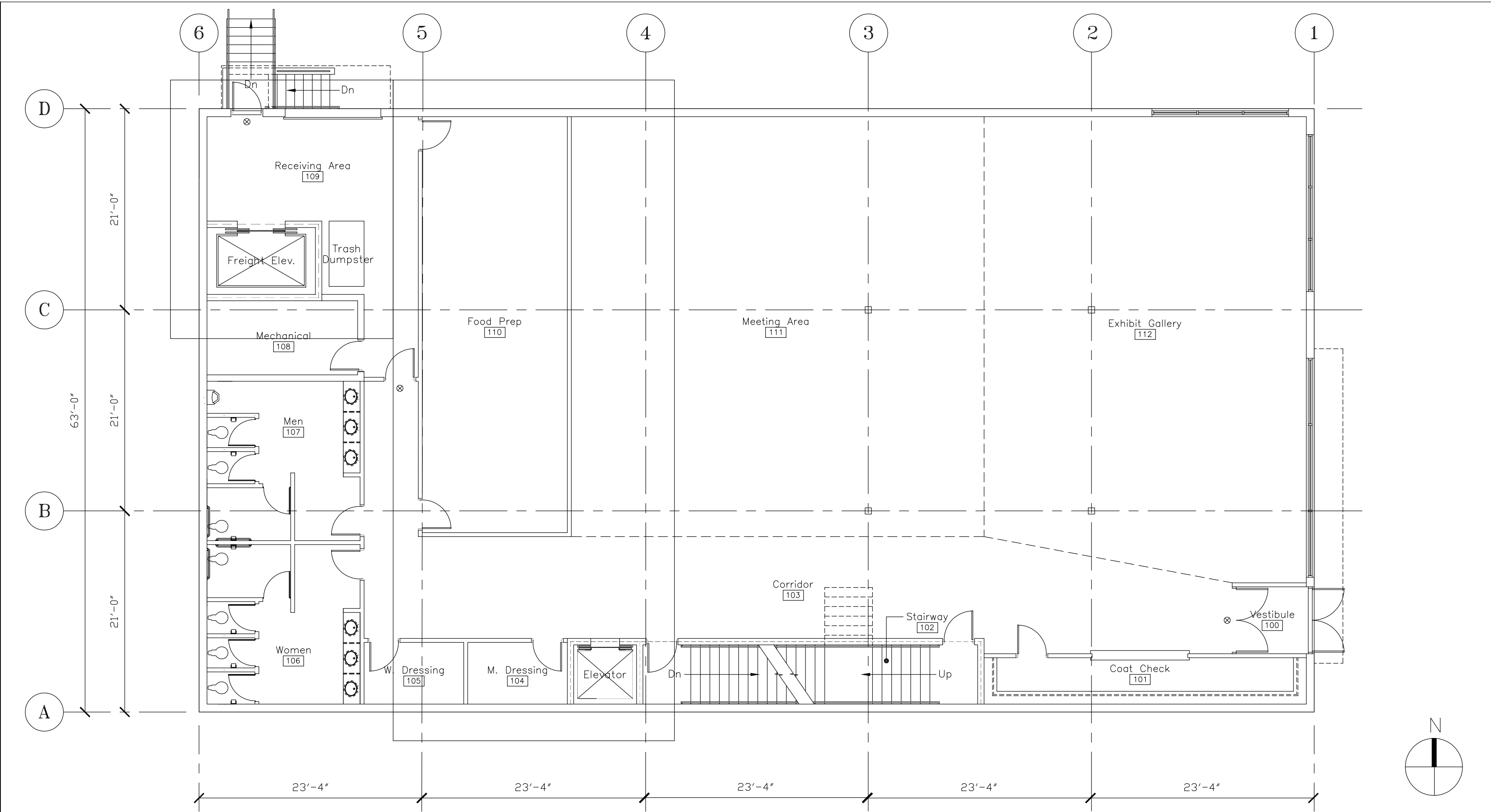
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SHEET: 1 OF 1
DATE: 2/17/25
DRAWN BY: MC
SCALE: 1"=10'

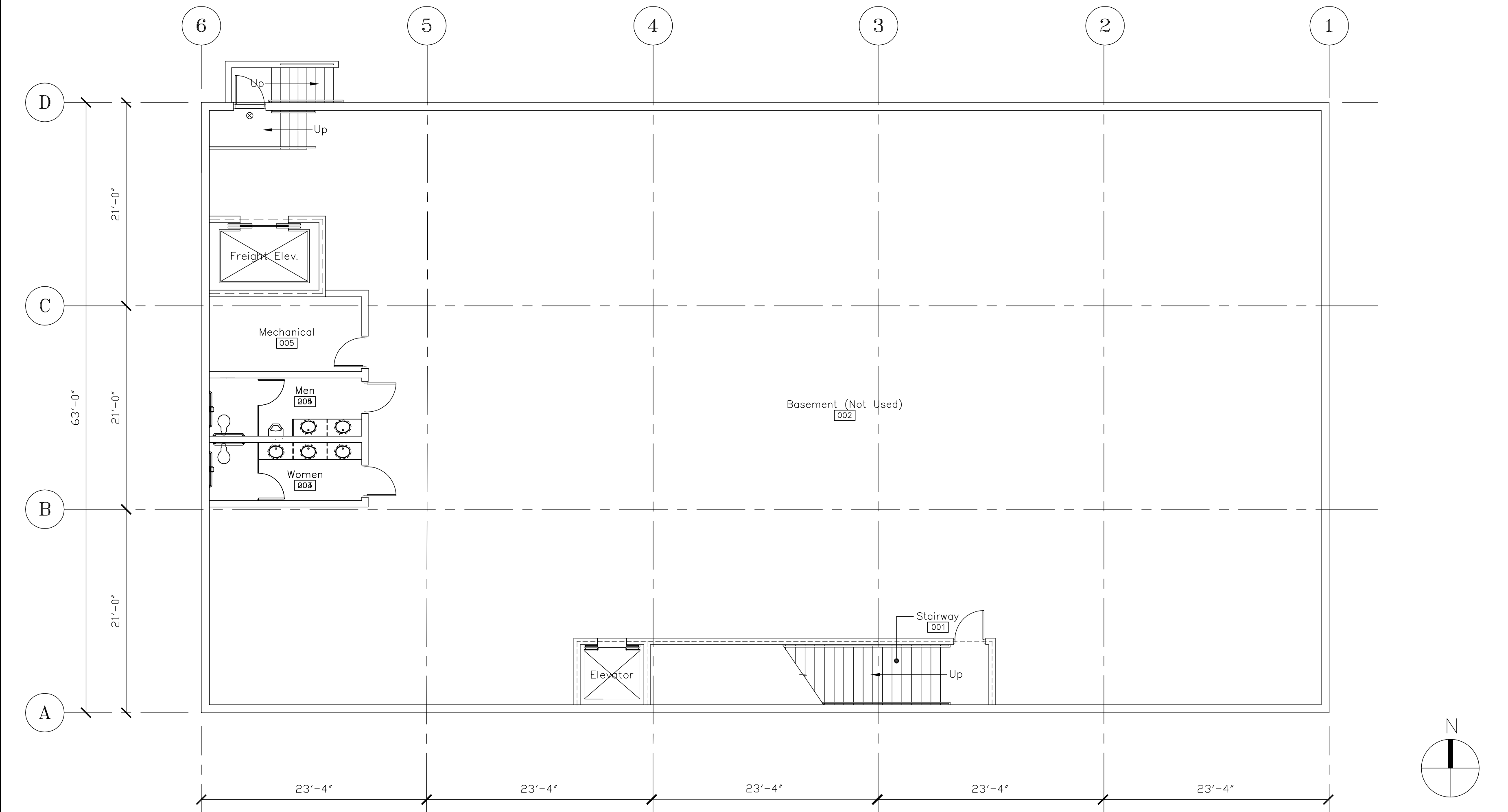
PLAZA LEGACY III, LLC
4646 BELLEVUE AVENUE
KANSAS CITY, MO 64112

ROSEHILL GARDENS
Needs a Century Deep
816-941-4777 - 311 E. 35th Street - Kansas City, MO 64145 - www.RosehillGardens.com



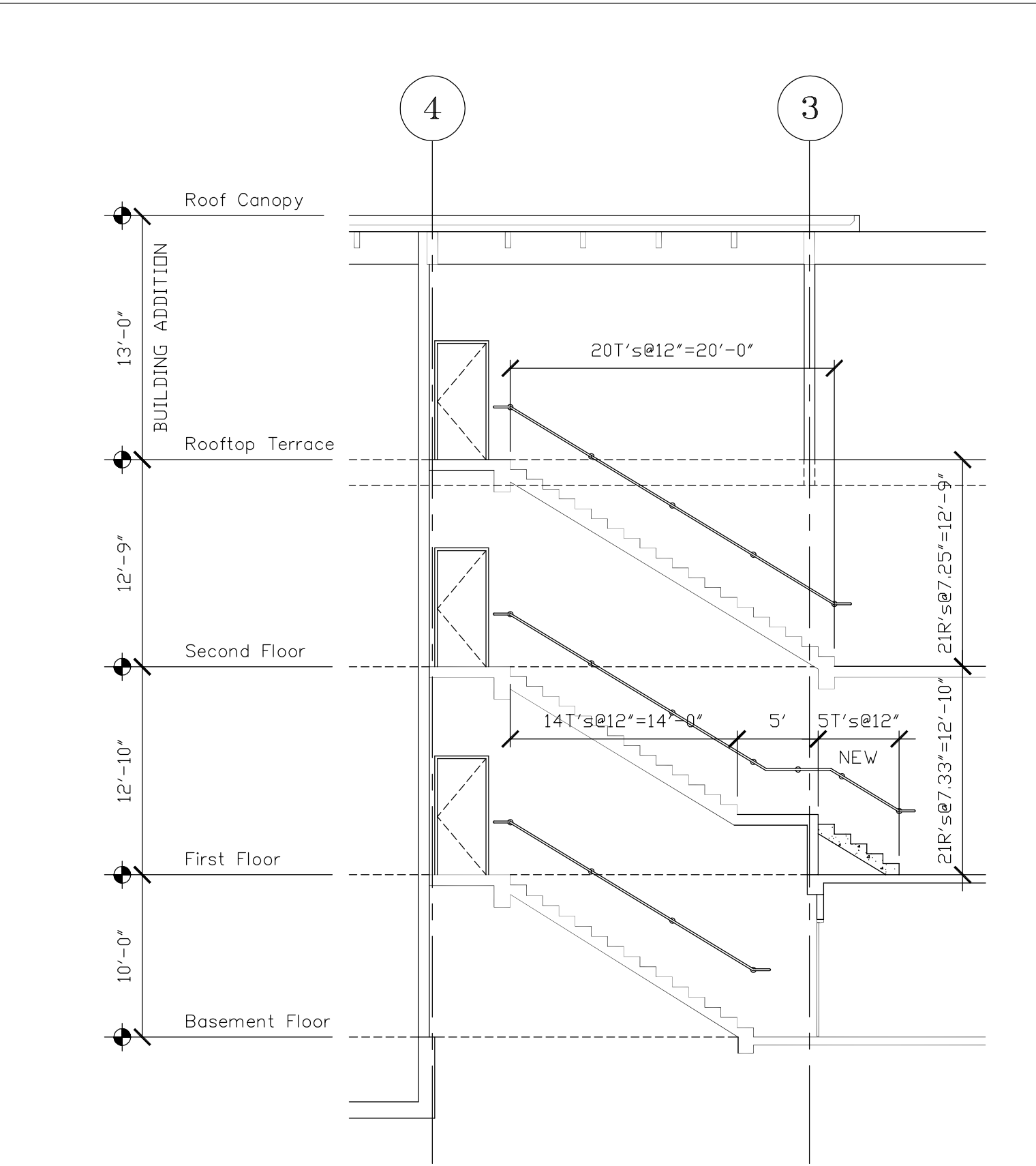
1 FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



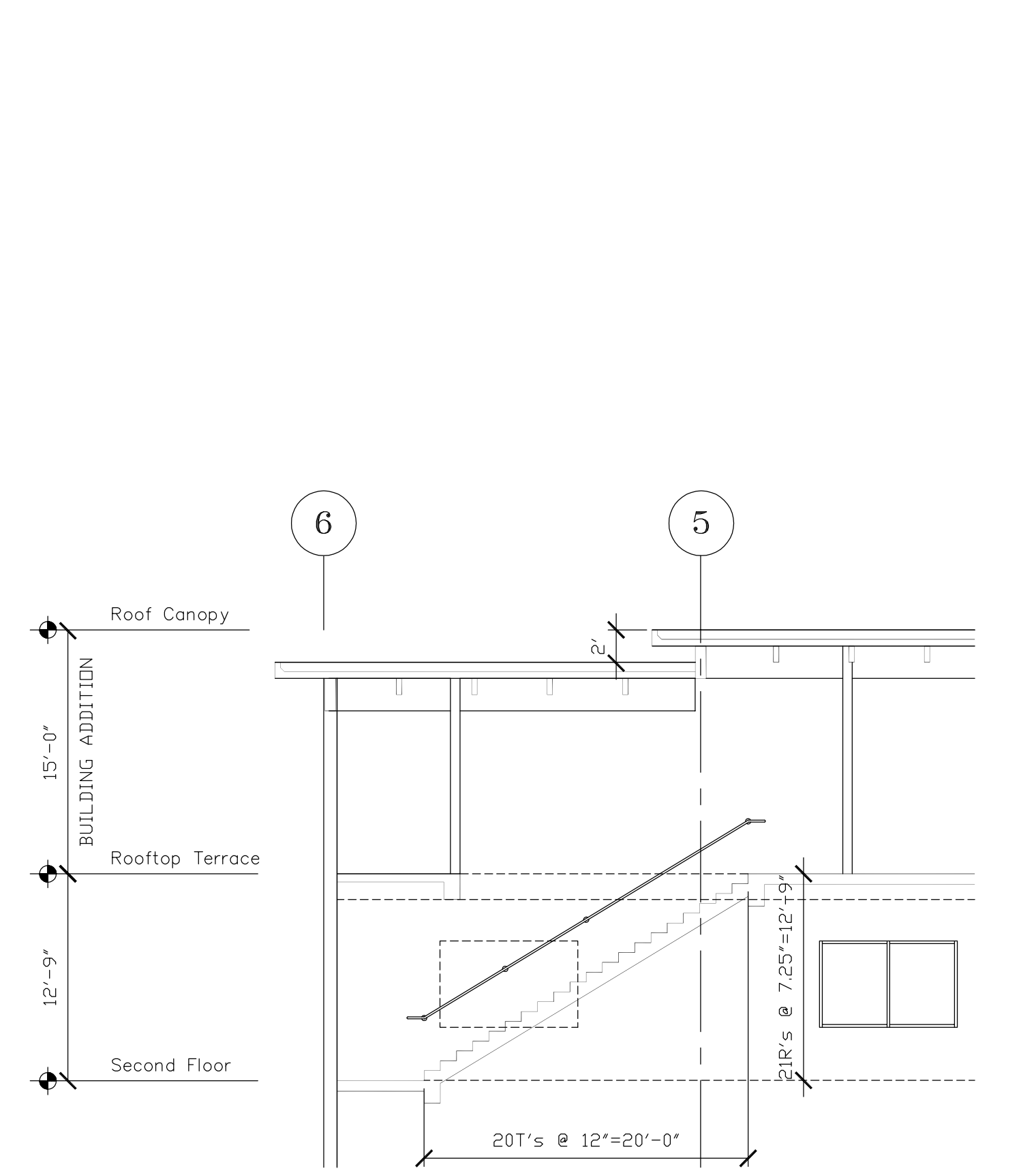
2 BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"



3 STAIR SECTION

SCALE: 1/8"=1'-0"



4 STAIR SECTION

SCALE: 1/8"=1'-0"

CODE INFORMATION	
APPLICABLE CODES:	
2018 INTERNATIONAL BUILDING CODE	
2018 INTERNATIONAL MECHANICAL CODE	
2018 INTERNATIONAL PLUMBING CODE	
2017 NATIONAL ELECTRICAL CODE	
2021 INTERNATIONAL ENERGY CONSERVATION CODE	
PROJECT DESCRIPTION:	
THE EXISTING BUILDING IS TWO STORY STRUCTURE W/ A BASEMENT. THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF A ROOFTOP TERRACE WITH TOILET FACILITIES, BAR AND OUTDOOR SEATING AREA. NEW EXIT STAIRS FROM THE SECOND FLOOR TO THE ROOF WILL BE INSTALLED ALONG WITH EXTENDING THE PASSENGER AND FREIGHT ELEVATORS TO SERVICE THE NEW ROOFTOP TERRACE LEVEL. THE BUILDING WILL REQUIRE A CHANGE OF USE TO BE USED AS AN INDOOR MEDIUM EVENT VENUE.	
ZONING:	
B1-1, R-1.5 (RE-ZONE TO B-3:SPECIAL USE)	
OCCUPANCY TYPE:	
ASSEMBLY GROUP A-2 (SM)	
BUILDING AREA:	
BASEMENT FLOOR: 7,350 G.S.F.	
FIRST FLOOR: 7,350 G.S.F.	
SECOND FLOOR: 7,350 G.S.F.	
ROOFTOP TERRACE: 6,418 G.S.F.	
TOTAL: 28,468 G.S.F.	
ALLOWABLE BUILDING AREA:	
28,500 S.F.: PER I.B.C. TABLE 506.2	
OCCUPANCY LOAD:	
BASEMENT FLOOR: (NOT USED)	
FIRST FLOOR:	
GALLERY: 853 S.F./30 (LOAD FACTOR) = 29	
MEETING: 1,792 S.F./15 (LOAD FACTOR) = 120	
FOOD PREP: 660 S.F./200 (LOAD FACTOR) = 4	
SUB-TOTAL: = 153	
SECOND FLOOR:	
MEETING: 3,012 S.F./15 (LOAD FACTOR) = 201	
OFFICE: 210 S.F./150 (LOAD FACTOR) = 2	
STORAGE: 536 S.F./300 (LOAD FACTOR) = 205	
SUB-TOTAL: = 205	
ROOFTOP TERRACE:	
LOUNGE: FIX SEATING = 48	
BAR: FIX SEATING = 12	
ROOF TERRACE: FIX SEATING = 72	
SUB-TOTAL: = 132	
OCCUPANT LOAD TOTAL: = 490	
TYPE OF CONSTRUCTION:	
TYPE 11-B	
FIRE RESISTANCE RATING REQUIREMENTS	
PRIMARY STRUCTURE FRAME: 0	
BEARING WALLS:	
EXTERIOR: 0	
INTERIOR: 0	
NON-BEARING WALLS AND PARTITIONS:	
EXTERIOR: 0	
NON-BEARING WALLS AND PARTITIONS:	
INTERIOR: 0	
FLOOR CONSTRUCTION:	
ROOF CONSTRUCTION:	
REQUIRED PARKING SPACES:	
1 PER 4 PERSON CAPACITY:	
490 PEOPLE/4 = 122.50 OR 123	
123 PARKING SPACES	
REQUIRED BICYCLE PARKING:	
(3) MINIMUM OR 10% OF ACTUAL OFF-STREET	
VEHICLE PARKING SPACES, WHICHEVER IS GREATER	
6 SHORT-TERM PARKING SPACES	

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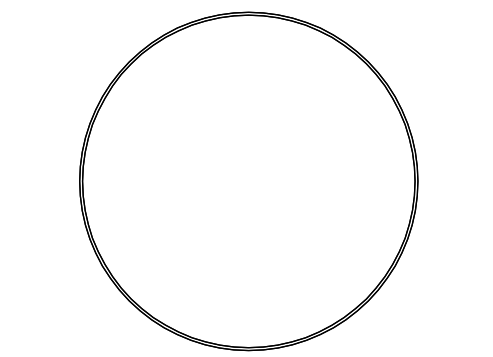
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WATSON, AIA
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ARCHITECTURE
INTERIORS
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2525 MAIN STREET, SUITE 107
KANSAS CITY, MISSOURI 64108
tel: 816.456.0530
email: craigtwatson@aol.com

Project 20561

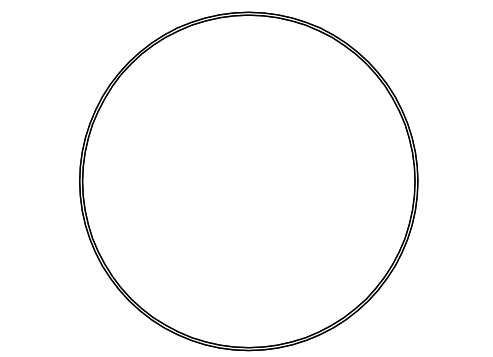
REZONING AND
DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE
4646 Bellevue Avenue
Kansas City, Missouri 64112



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First Floor
Plan, Basement
Floor Plan &
Stair Sections

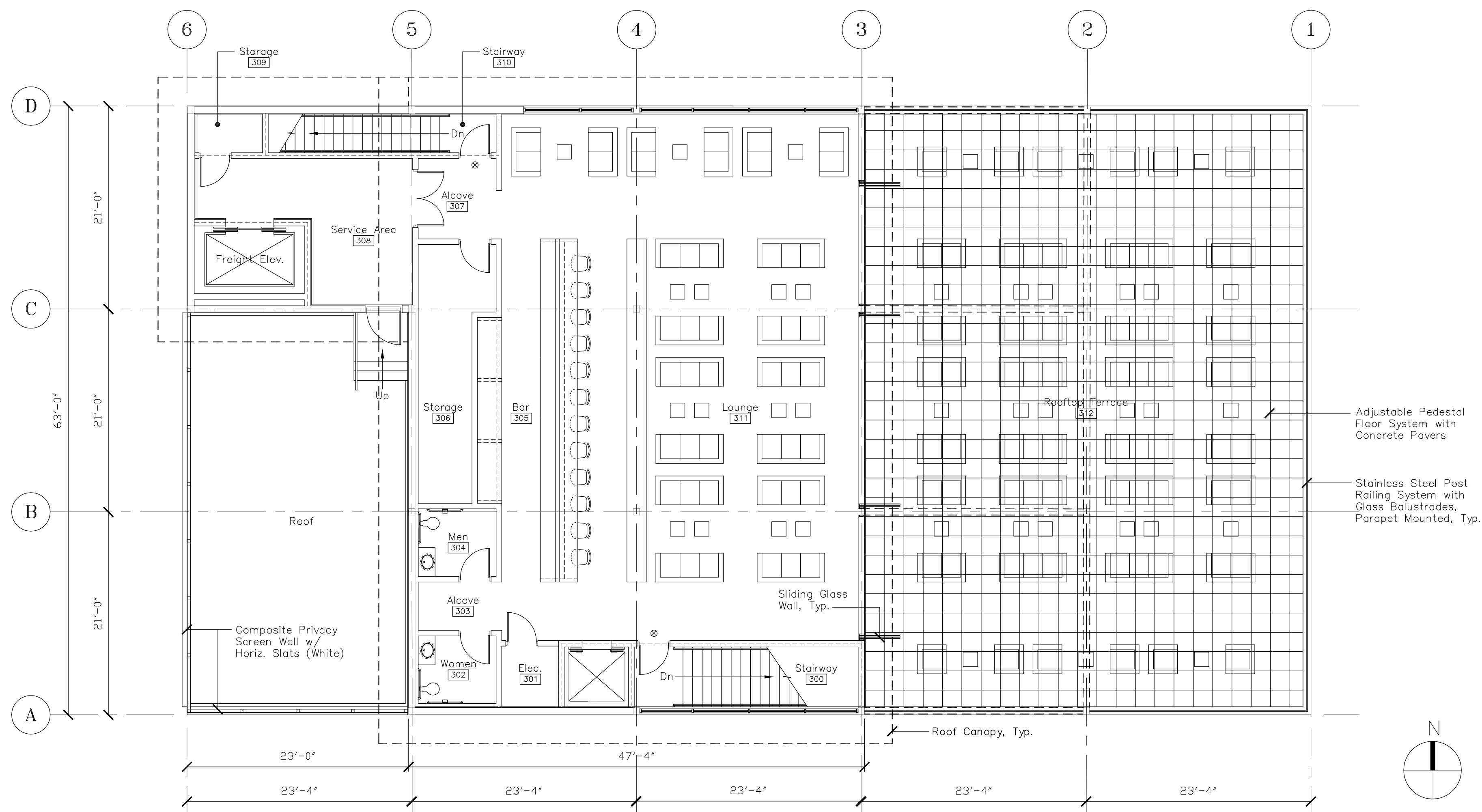
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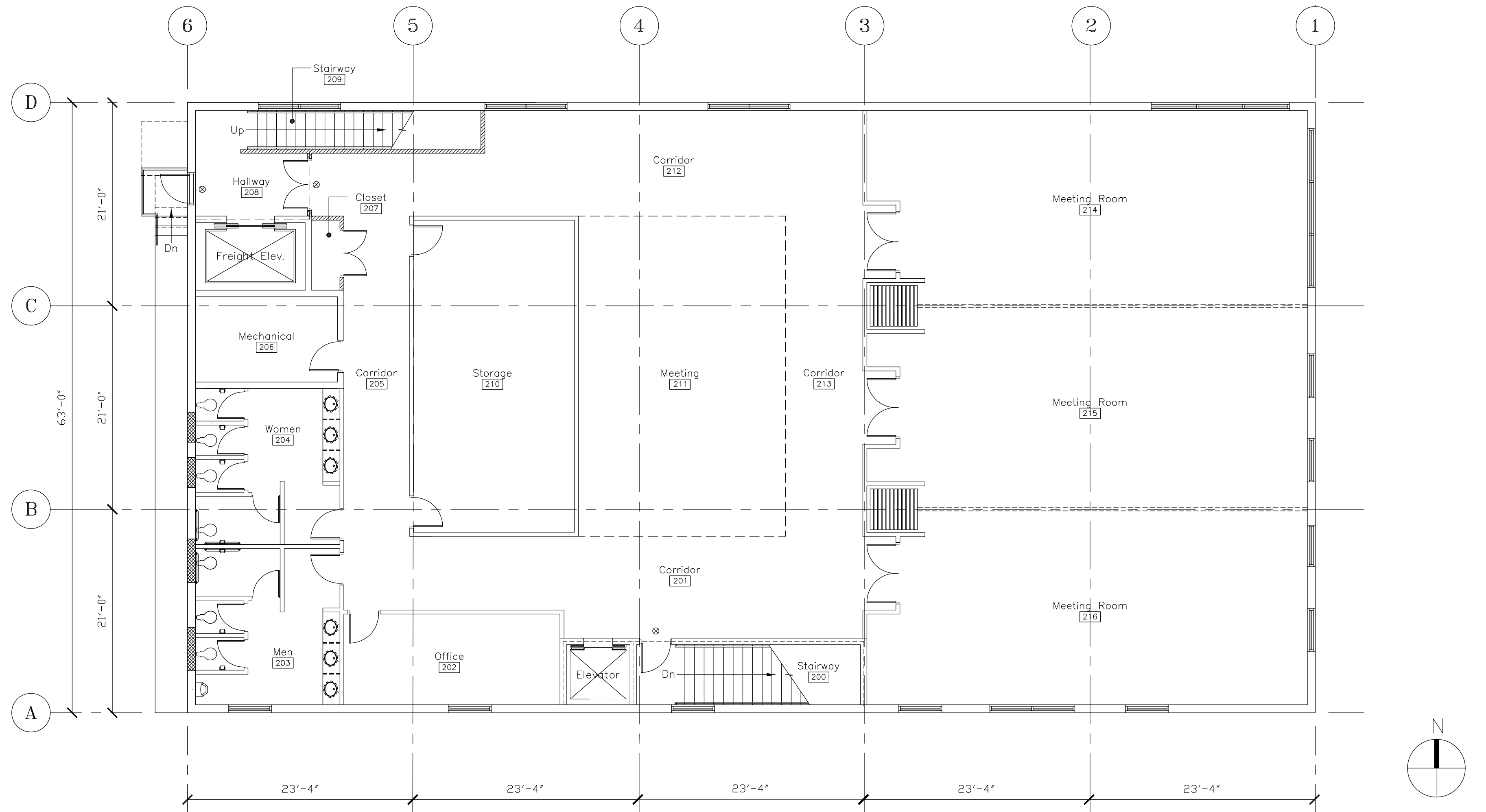
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Roof Terrace
Floor Plan,
Second Floor
Plan, Etc.

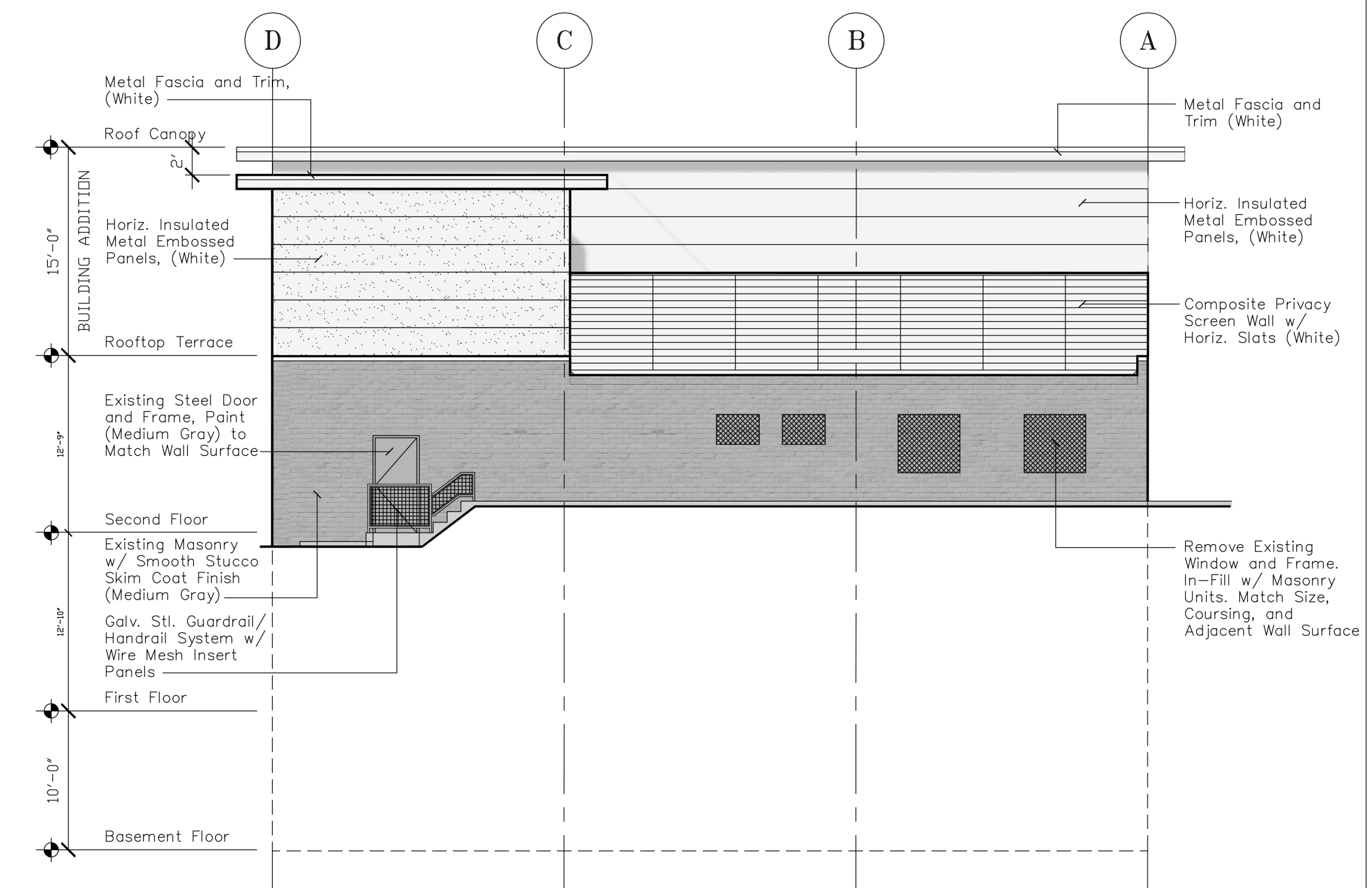
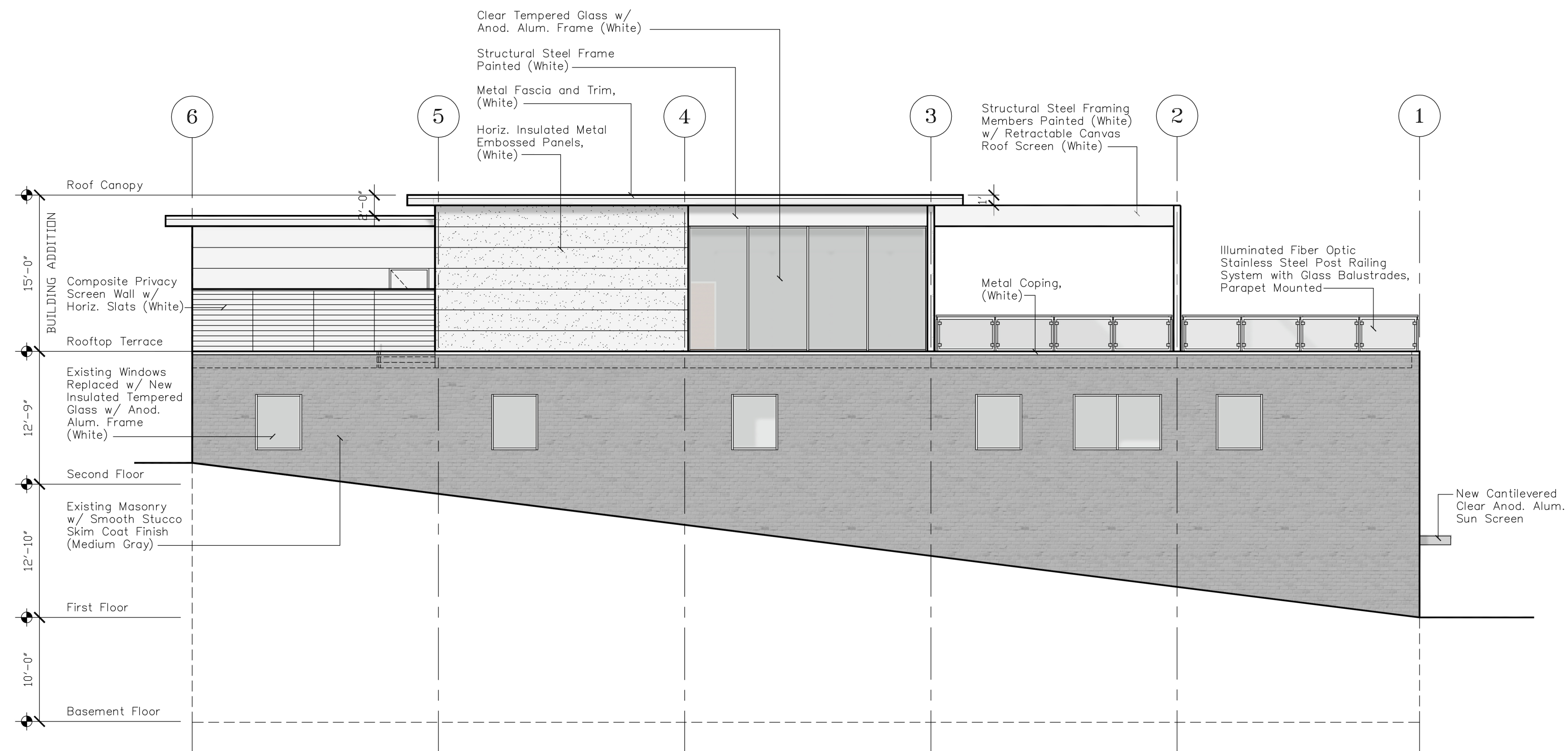
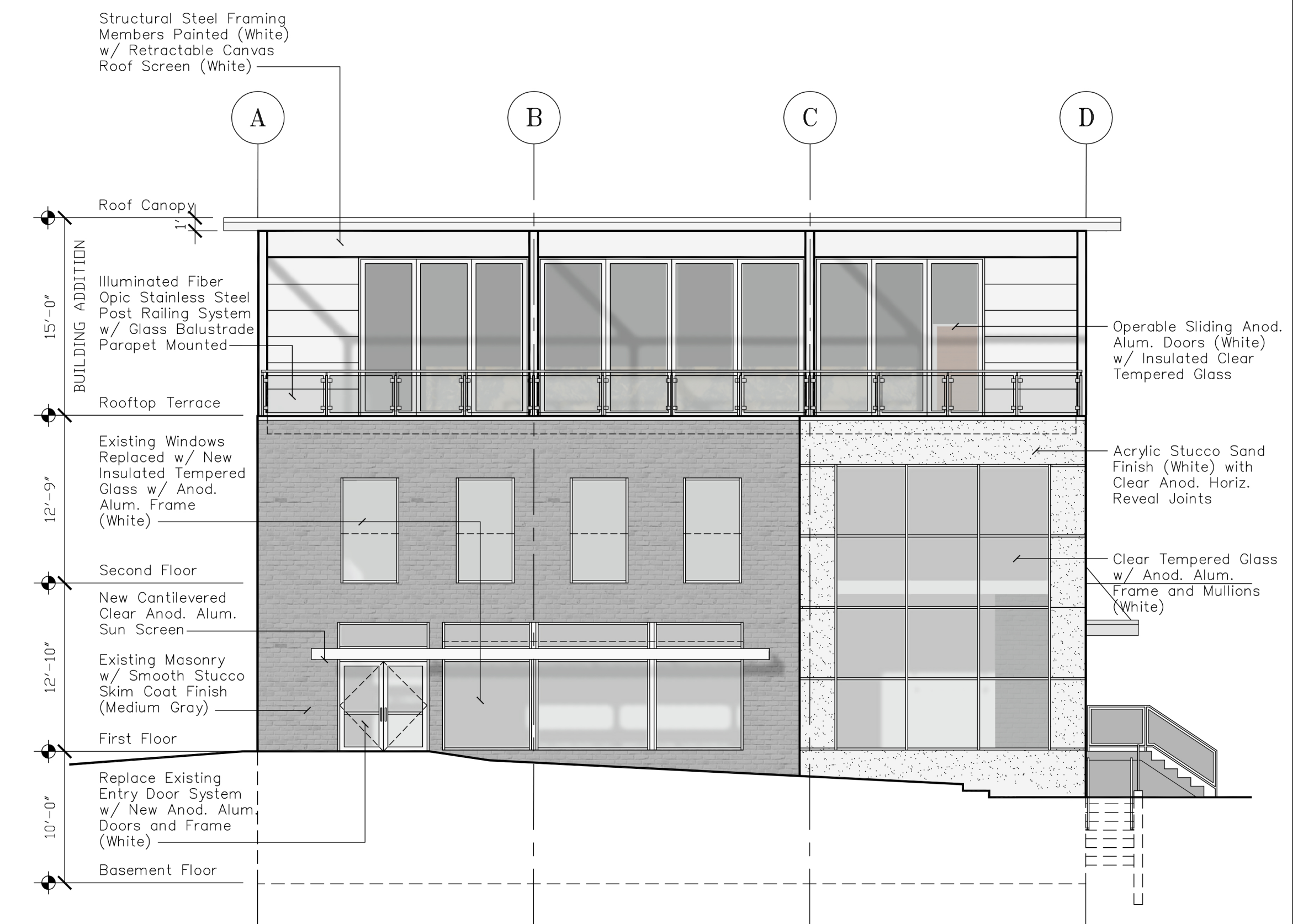
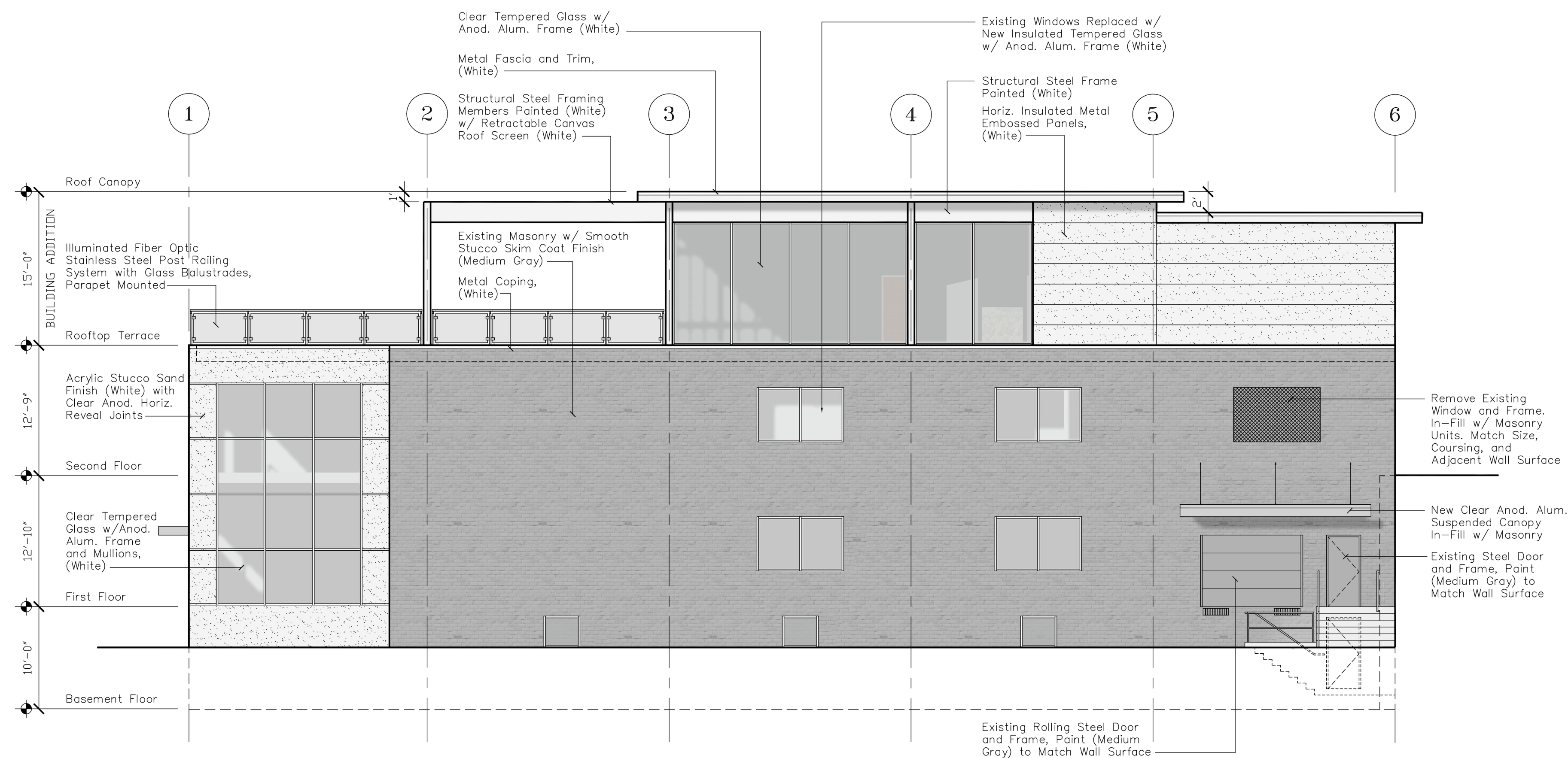
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101



1 ROOFTOP TERRACE PLAN SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN SCALE: 1/8"=1'-0"



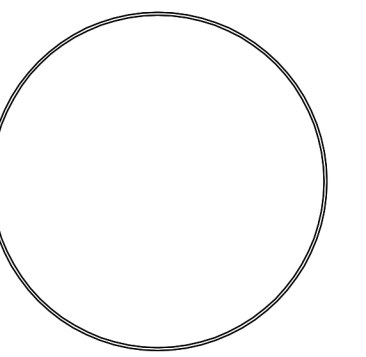
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Project 20561

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[illegible]

Exterior Building Elevations

A

200