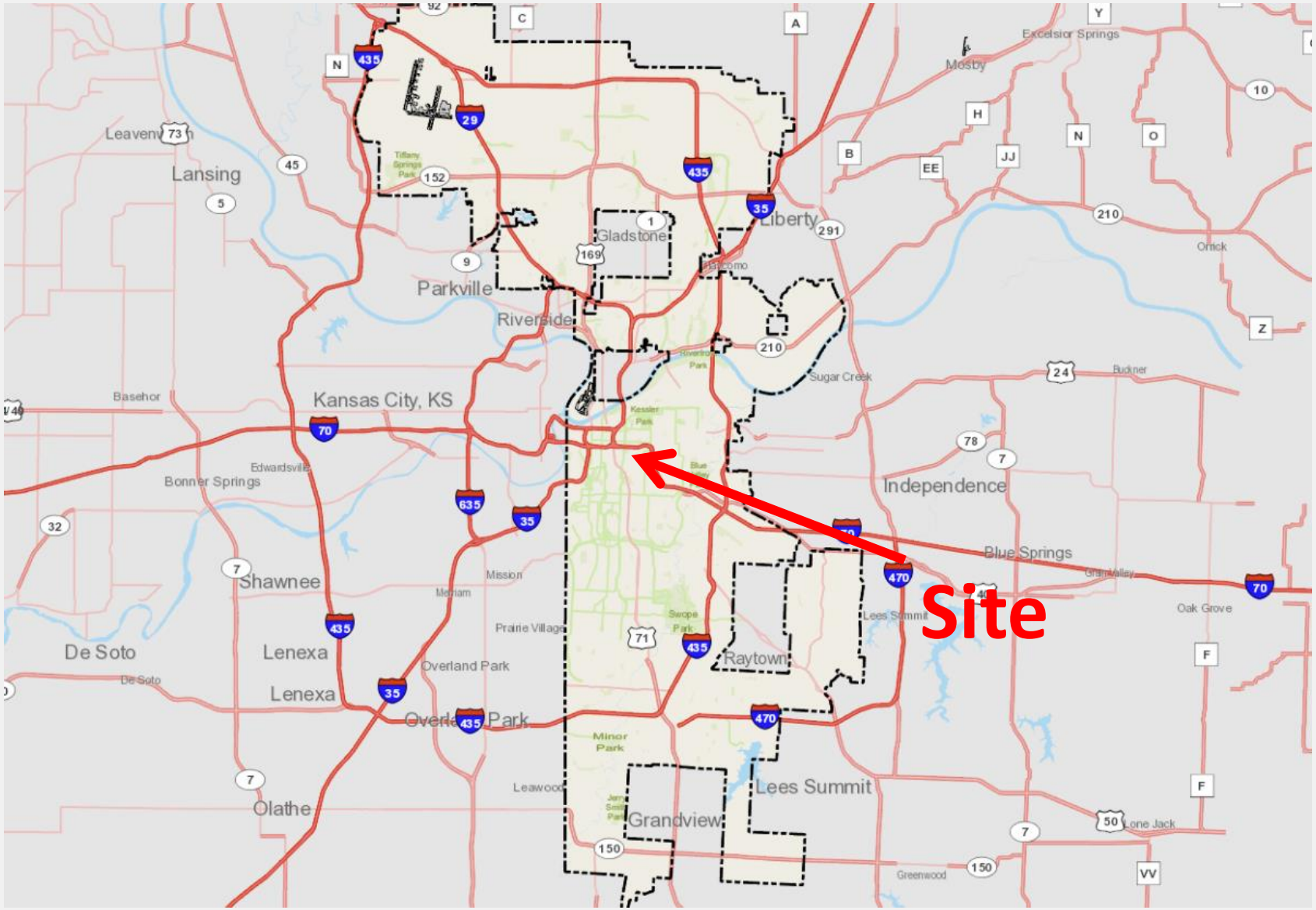
KANSAS CITY
MISSOURI

Docket Item #6.1 & 6.2 CD-CPC-2024-00104 & 123 Georgetown Estates Rezoning

Area Plan Amendment & Rezoning without Plan

March 19, 2025

City Plan Commission


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Overland Park
Lenexa
Shawnee
Olathe
De Soto
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Bonner Springs
Basehor
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Excelsior Springs
Mosby
Orrick
Buckner
Sugar Creek

KANSAS CITY
MISSOURI

Subject Site

Controlling Plan

- 13403-URD – Ordinance No. 051226 approved a rezoning to district UR
  - 27 Townhome units
  - Across 9 lots
- Approved on October 6, 2005
- Previous zoning M1-5
- Applicant is proposing R-2.5 Zoning

KANSAS CITY
MISSOURI

URBAN RENEWAL DEVELOPMENT

GEORGETOWN ESTATES

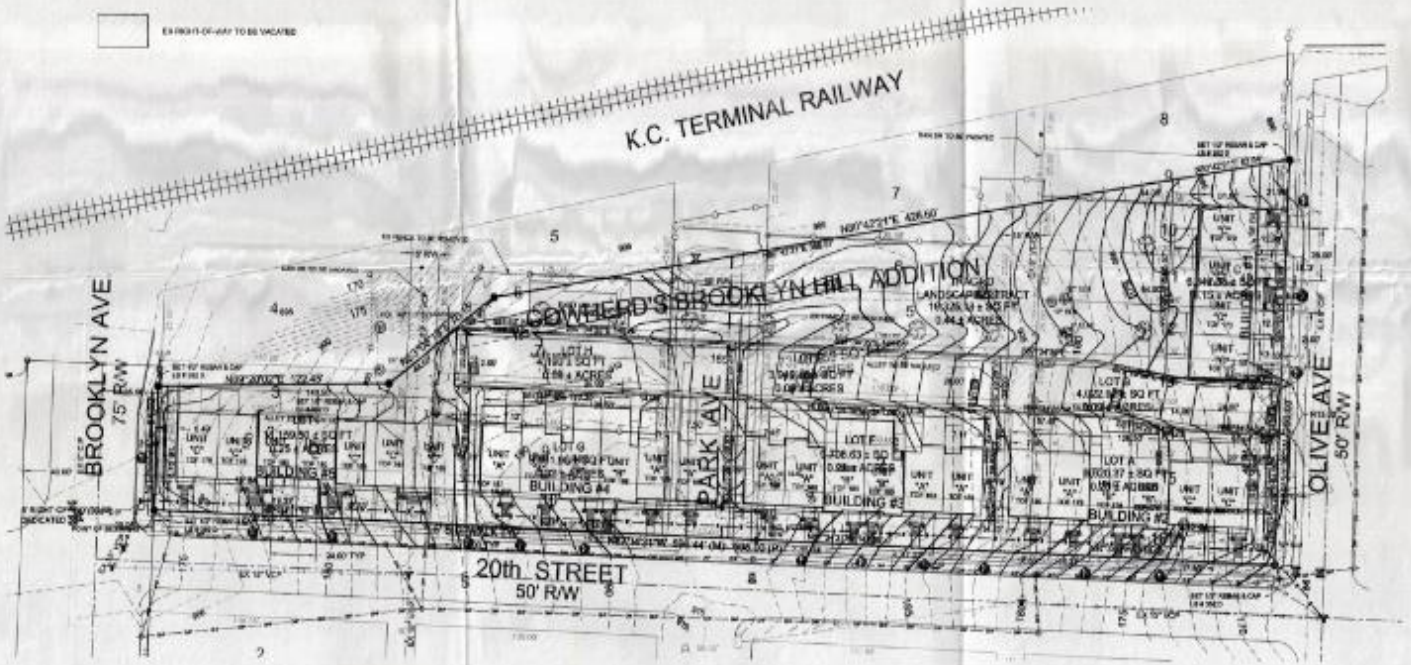
LOTS 1 THRU 10 BLOCK 4 & LOTS 1 THRU 16 BLOCK 3, COWHERD'S BROOKLYN HILL ADDITION KANSAS CITY, JACKSON COUNTY, MISSOURI NE QUARTER SECTION 9, TOWNSHIP 49 NORTH, 33 WEST

PARCEL APN #: JA29610190200000000 JA29610190700000000 JA29610200100000000
JA29610190300000000 JA29610201100000000
JA29610190400000000 JA29610201200000000
JA29610190500000000 JA29610200800000000

LOCATION MAP
SEC. 9, T49, R33
(Not to Scale)

BUILDING UNIT FOOTPRINTS
N.T.S.

EX RIGHTS-OF-WAY TO BE VACATED



Property Description:

All that part of Block 3 and Block 4, Cowherd's Brooklyn Hill Addition, a subdivision in Kansas City, Jackson County, Missouri, Commencing at the Southwest Corner of Lot 1 Block 4 and a point on the East Right of Way line of Brooklyn Avenue (as now Established);
Thence N 32°23'04" E, along said East Right of Way line of Brooklyn Ave, a distance of 91.82 feet;
Thence N 89°29'52" E, a distance of 122.45 feet;
Thence N 10°56'19"E, a distance of 76.15 feet;
Thence N 89°42'21" E, a distance of 406.50 feet, to a point on the West Right of Way line of Olive Street (as now Established);
Thence S 00°23'04" W, along said West Right of Way line of said Olive Street, a distance of 268.00 feet, also being the Southeast Corner of Lot 16, Block 3, of said Cowherd's Brooklyn Hill Addition and a point on the Northerly Right of Way line of 20th Street (as now Established);
Thence N 87°36'31" W along the said Northerly Right of Way line of said 20th Street, a distance of 846.44 feet to the Point of Beginning
Containing 13,886.66 Sq. Ft.

GENERAL NOTES

1. PLAN SCALE IS 1"=30'.
2. NOTES AND BOUNDS ARE AS SHOWN ON DRAWING. LEGAL DESCRIPTION IS AS DESCRIBED ON PLAN.
3. NUMBER OF DWELLING UNITS:
   A.) TOWNHOMES - 29 UNITS
4. NUMBER OF DWELLING UNITS AND OTHER INFORMATION IS INDICATED IN THE DEVELOPMENT DATA TABLE.
5. LAYOUT OF STREETS AND PEDESTRIAN AREAS IS AS INDICATED ON PLAN. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY PER KANSAS CITY, MISSOURI STANDARDS
6. GENERAL CONFIGURATION OF BUILDINGS SHOWN ON PLAN.
7. LAND COVERAGE IS AS INDICATED IN DEVELOPMENT DATA.
8. RESIDENTIAL UNIT TYPES ARE SINGLE-FAMILY UNITS.
9. SETBACKS ARE AS INDICATED ON PLAN. FRONT, SIDE AND REAR [illegible] 0'-0" & 0-0 WILL BE FROM A PRIVATE DRIVE.
10. HALF STREET IMPROVEMENTS ON BROOKLYN AVE., 20TH ST., AND OLIVE AVE., INCLUDING CURB AND GUTTER AND SIDEWALK REPLACEMENT IS INCLUDED AS PART OF THE PROJECT IMPROVEMENTS.
11. NO ADDITIONAL DEDICATION OF RIGHT-OF-WAY ON BROOKLYN AVE. IS REQUIRED.
12. EXISTING TOPOGRAPHY SHOWN ON PLAN.
13. PARKING AREAS ARE AS PROPOSED HEREON.
14. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE SHOWN AS THUS:
    EXISTING
    PROPOSED
15. EXISTING AND PROPOSED CURBS ARE SHOWN AS THUS:
    EXISTING
    PROPOSED
16. EXISTING AND PROPOSED CONTOURS ARE SHOWN AS THUS:
    EXISTING
    PROPOSED
17. NO PHASING IS PROPOSED FOR THIS PROJECT.
18. TOTAL PROJECT DENSITY IS 2,757 S.F./UNIT.
19. NORTH PROPERTY LINE TO BE CEDAR PRIVACY FENCE OR SOUND BARRIER WALL.
20. RIGHT-OF-WAY TO BE VACATED IS SHOWN AS THUS
21. 3:1 DEPTH TO WIDTH RATIO PER SECTION 88-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LANDSCAPING TRACT D.
22. CROSS ACCESS EASEMENTS FOR COMMON DRIVE PROVIDED ON FINAL PLAT.
23. APPROVED DRAINAGE STUDY – NO DETENTION IS REQUIRED
24. REQUEST THAT THE 3:1 DEPTH TO WIDTH RATIO PER SECTION 88-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LOT D

LANDSCAPE NOTES

1. LOCATION OF EXISTING UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND NEW UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE. REFER TO CIVIL ENGINEERS GRADING AND EROSION CONTROL PLANS.
3. ALL TREE BAGS SHALL RECEIVE A MINIMUM 2" OF TOOK MULCH. MATCH EXISTING SOD CURRENTLY IN LANDSCAPE BEDS.
4. PRIOR TO SODDING, THE CONTRACTOR SHALL FINE-GRADE BY RACKING, ROLLING, AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL DISTURBED AREAS WITHIN DESIGNATED LANDSCAPE AREAS SHALL BE SEEDED OR SODDED.

DEVELOPMENT DATA:

LAND USE	TOWNHOMES
GROSS AC.	1.8 AC.
STREET R/W	0 AC.
NET AC.	1.8 AC.
TOTAL LOTS	9
TOTAL UNITS	29
UNIT PER NET AC.	17.18
EXISTING ZONING	MF
PROPOSED ZONING	UR2
DISTRICT REQUESTED	UR2
PROPOSED BUILDING USE	RESIDENTIAL

APPLICANT:
CONTACT PERSON: GARY GABEL
GABEL COMPANIES LLC.
4643 BELLEVIEW
KANSAS CITY, MO
(816) 931-8000 (PHONE)
(816) 931-8746 (FAX)

CITY PLAN COMMISSION APPROVAL
SUBJECT TO CONDITIONS
Director P. Mullen
Chairman
Virginia Khan
ASSISTANT SECRETARY
DATE: 8/27/2019

N
W
E
S
SCALE
0 30 60
Feet

FOR REVIEW ONLY (PRELIMINARY) | APPROVED FOR CONSTRUCTION

DATE	REVISION	BY

URBAN RENEWAL DEVELOPMENT
GEORGETOWNE ESTATES
KANSAS CITY, JACKSON COUNTY, MISSOURI

SEAL / INITIALS

Sheet No. 1 OF 1

ORGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
6367 Royal Street, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7500
Fax (816) 781-7485

13403-URD

Future Land Use

- Future Land Use:
  - Residential Low Density
- Hearth of the City Recommendation:
  - R-7.5 & R-10
- Area Plan Amendment:
  - Residential Medium Density

View from East 20th Street and Brooklyn Avenue

View from East 20th Street and Park Avenue

View looking west down East 20th Street

Staff Recommendation 6.1

Approval without Conditions

Staff Recommendation 6.2

Approval without Conditions