

**Docket Item # 6.1, 6.2**  
**CD-CPC-2024-00064**  
**Area Plan Amendment**  
**CD-CPC-2024-00063**  
**Rezoning to UR**

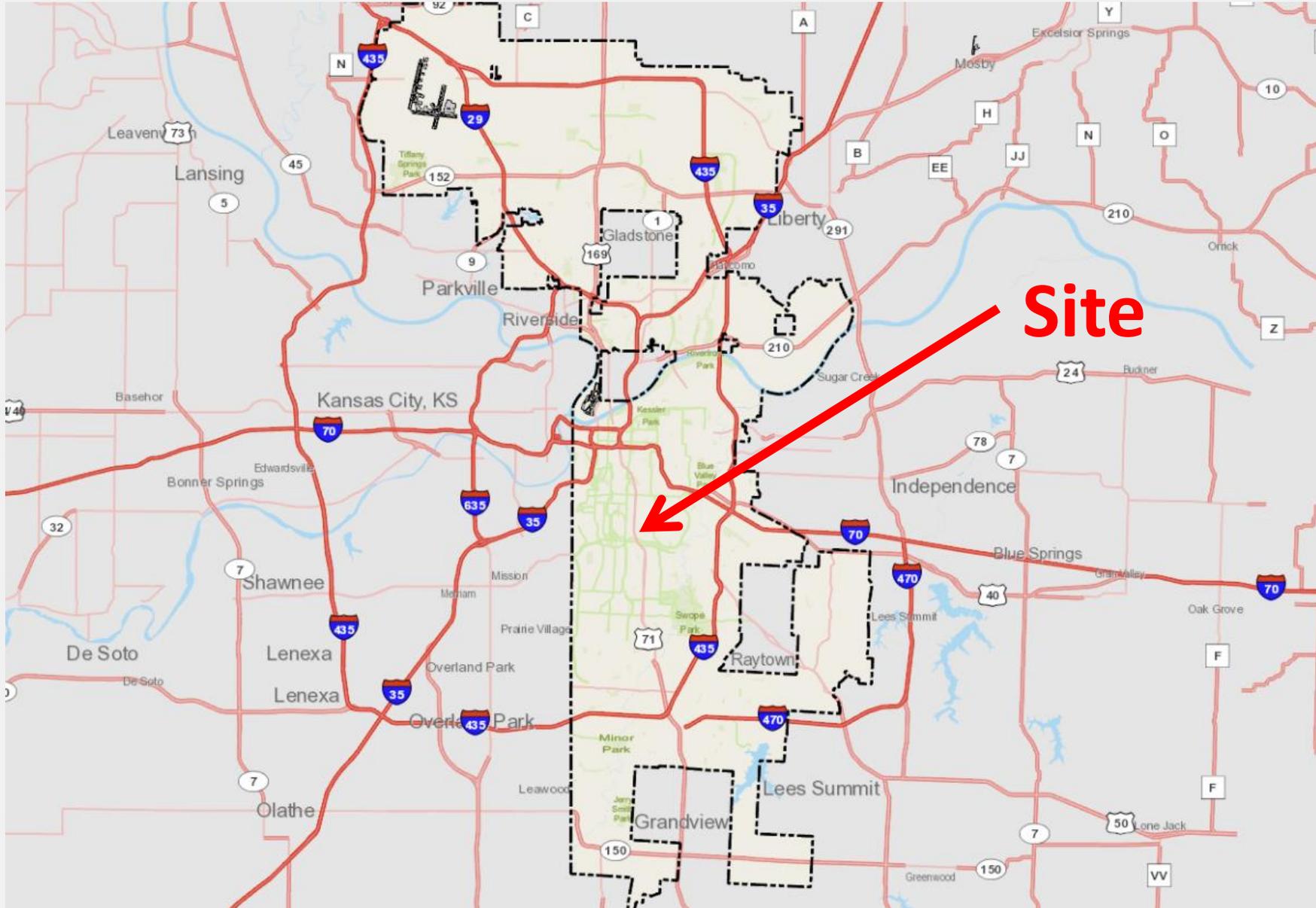
**45<sup>th</sup> & Benton Residential Development – 4520 Benton Blvd**

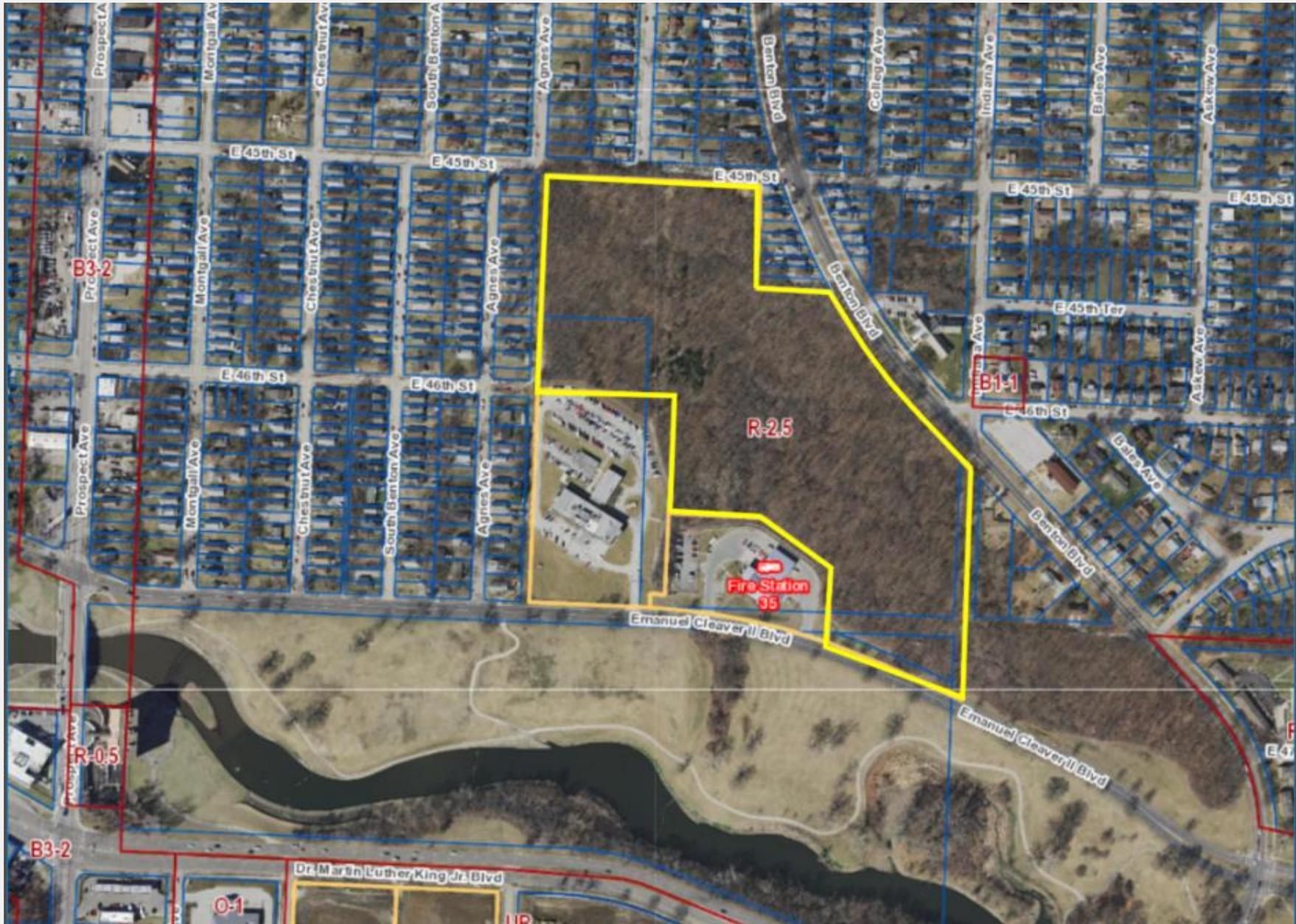
July 3, 2024

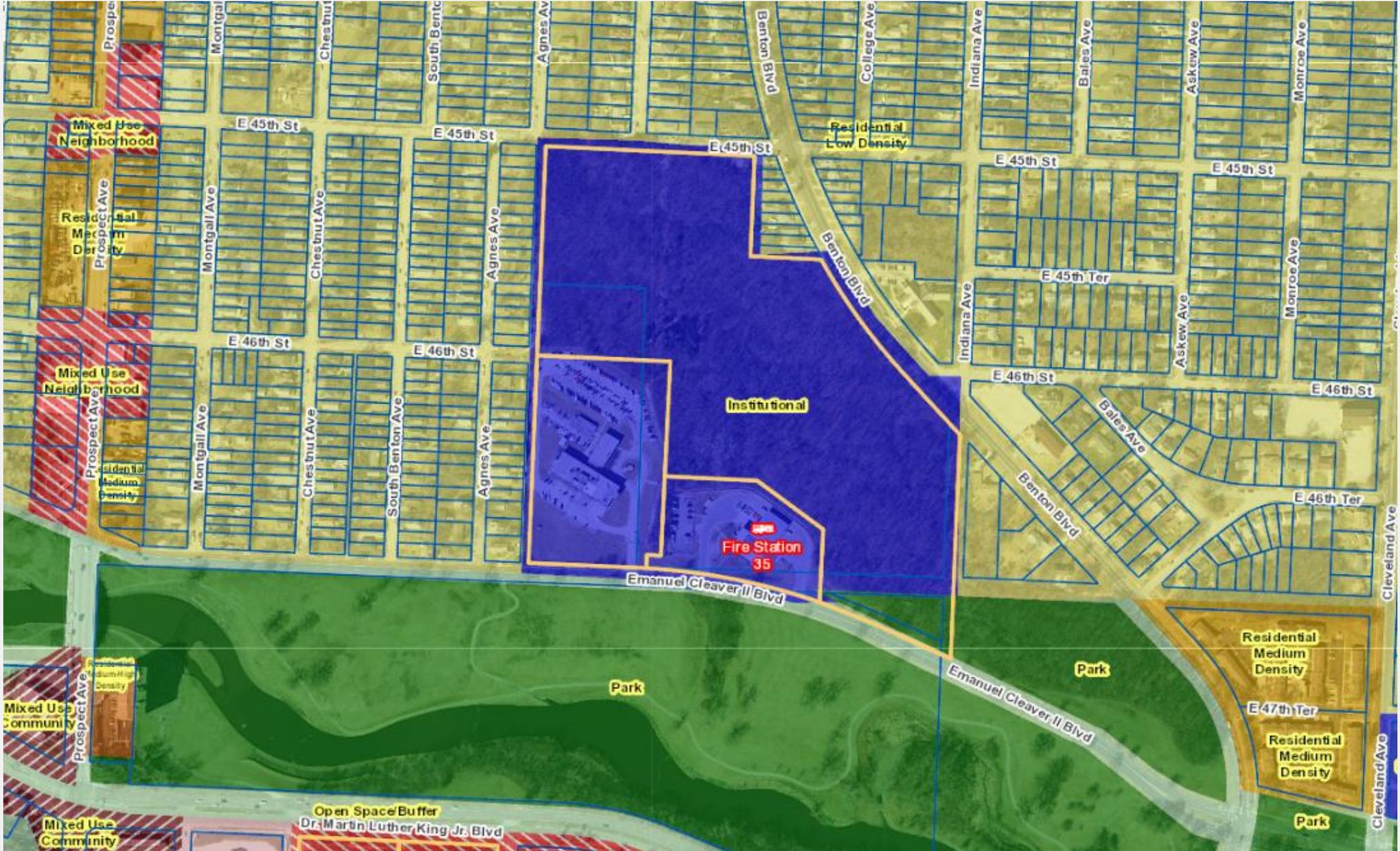
*Prepared for*

City Plan Commission









# Heart of the City Area Plan

## Existing

### **INSTITUTIONAL**

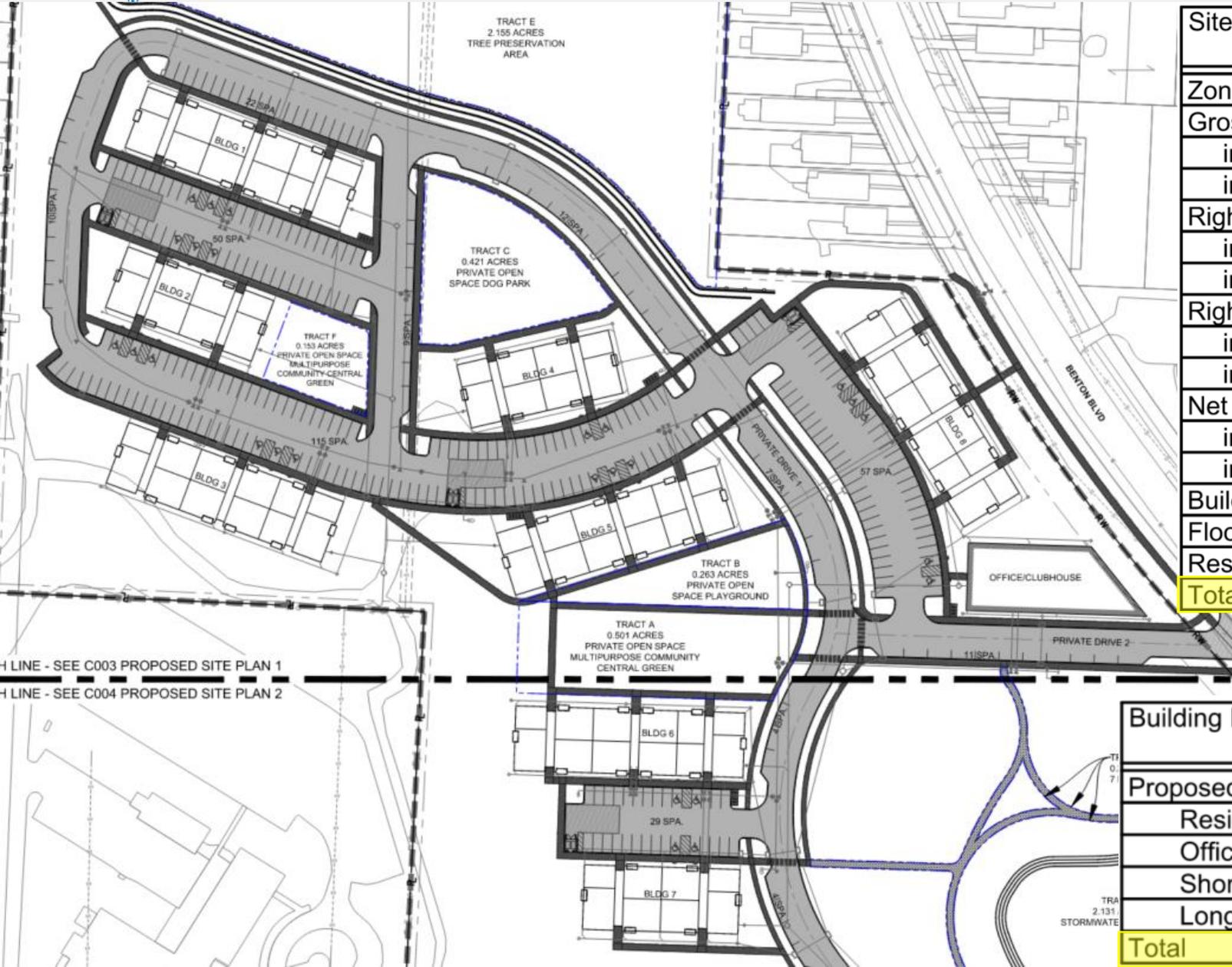
Areas designated as Institutional include a variety of public and quasi-public uses and facilities including but not limited to: schools, churches, and public facilities that are government owned. More intensive uses like hospitals, and large government office buildings should be limited to appropriate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



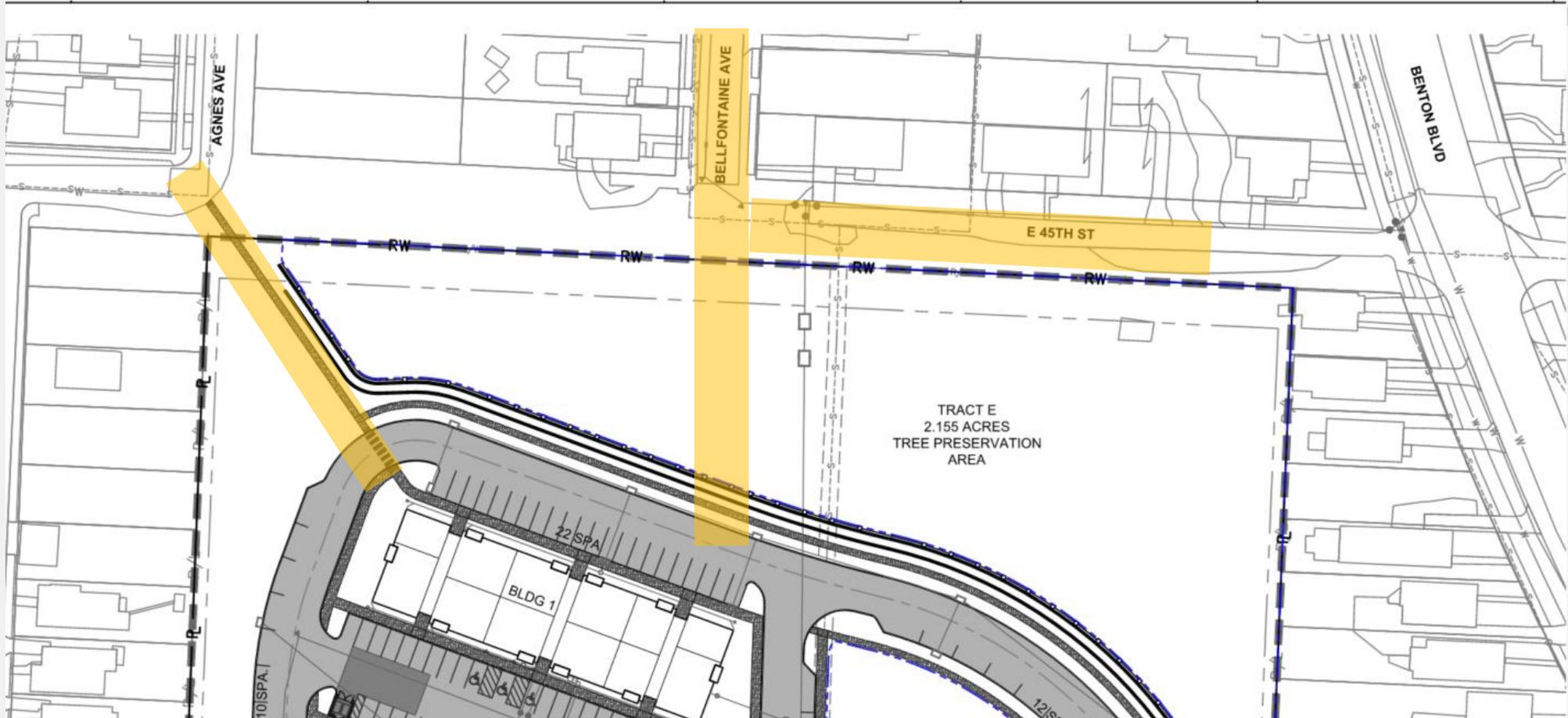


Site Data	Existing	Proposed
Zoning	R-2.5	UR
Gross Land Area		
in square feet	1,019,395	1,019,395
in acres	23.40	23.40
Right-of-way Dedication		
in square feet	0	0
in acres	0.00	0.00
Right-of-way Vacation		
in square feet	0	0
in acres	0.00	0.00
Net Land Area		
in square feet	1,019,395	1,019,395
in acres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

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
<b>Total</b>	<b>149</b>	<b>330</b>	<b>107</b>	<b>107</b>





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" RE: 14.101



12 GARDEN BUILDING TYPE C NORTH EXTERIOR ELEVATION  
1/8" = 1'-0" RE: 14.101

Generic North and South Elevations





Subject Site from Benton Blvd (Oct 2023)



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



Subject Site from E 45<sup>th</sup> St (April 2022)

# Waiver Requested – Sign Posted Late

## 88-515-04-C. POSTED NOTICE

**Applicants are responsible for providing additional notice to interested parties by posting a sign on the subject property visible from each abutting public right-of-way. Signs must be posted by the applicant at least 15 days before the public hearing. This provision may be waived by the city plan commission if the commission determines that adequate notice was given of the proposal.**

# Condition Modifications

#14. The developer shall provide a sidewalk on ~~one both~~ sides of the street along access road that goes out toward Cleaver II Blvd, per Public Works Mobility Division. This could be a trail connection from Tract G. The plans shall be revised at the time of UR Final Plan to show this pedestrian connection.

#36. Submit water main extension plans for review, approval and contracts for the propose public water main improvements. The improvements shall include at a minimum a new main extension along 45<sup>th</sup> Street between Benton Blvd and ~~Agnes Ave-Bellefontaine Ave~~, new public fire hydrants at 300' max. spacing, and a connection between the 6" main and 24" main in Benton Blvd. the water main extension plans shall follow all KC Water Rules and Regulations and shall be under contract prior to building permit issuance. The water main extension size will need to be confirm to provide adequate fire and domestic flows and pressures to the proposed development.

# 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