

# CD-CPC-2023-00159 – Development Plan

## Shiraz Condominiums

August 7, 2024

City Plan Commission



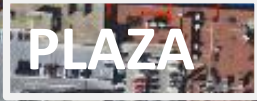
**Development Team:**  
**Masoud Shahbazi**  
**Ahmed Awads, Owner**  
**Kevin Sterrett**











**Intercontinental**



**Duplex**







EXISTING ROCK SHELF

VIEW SOUTH FROM  
VACATED 49TH STREET



RETAINING WALL (TWIN ALIGNMENT)



VIEW SOUTH FROM  
VACATED 49TH STREET



- **About 0.73 acres, Zoned R-5**
- **Approval of a development plan/ preliminary plat**
- **To allow for five (5) residential townhomes in two (2) phases on one (1) lot.**
- **There is an existing 2-story duplex on the parcel.**
- **The proposal will allow for 3 new townhomes.**
- **The condominium plat is necessary so that all 5 for sale units can be served by utilities through a common tract.**
- **Phase I will allow for a minor subdivision (condo plat) of the existing duplex and creation of a separate tract that allows for phase II.**









- **Site Challenges - The site slopes from south to north towards Ward Parkway (Brush Creek). 45-40 feet change in grade. from north to south presents additional challenge on this site. The developer has stabilized the site with retaining walls and ground cover.**
- **Access will be via vacated W. 49th Street. This is a private drive that serves this parcel and the 433 Ward Parkway Condominiums.**
- **As part of the approval of the development and the vacation of W. 49th Street, a permanent turnaround was required at the terminus of W. 49th Street. This development will be able to provide that required turnaround per KCFD specifications.**









# SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

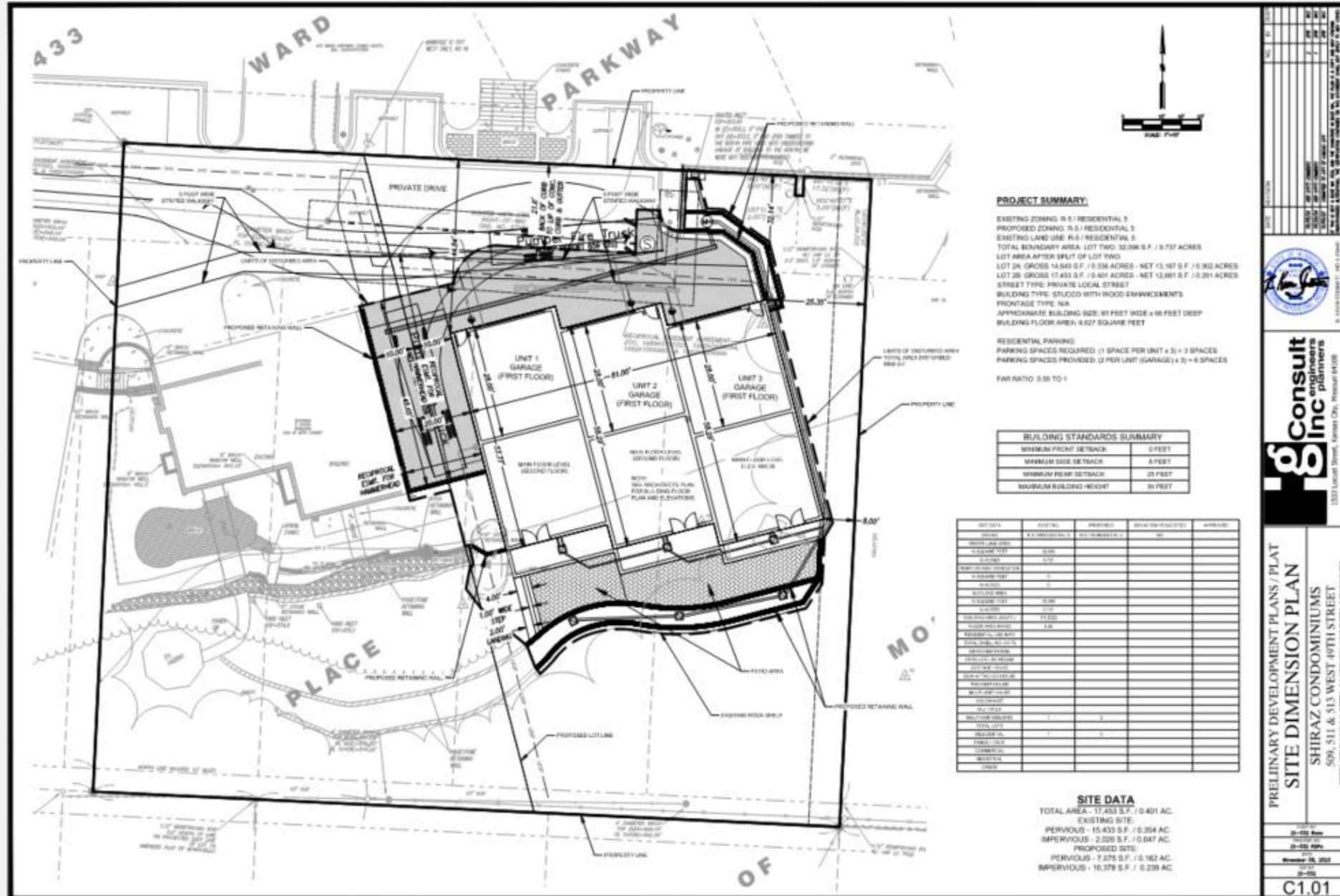
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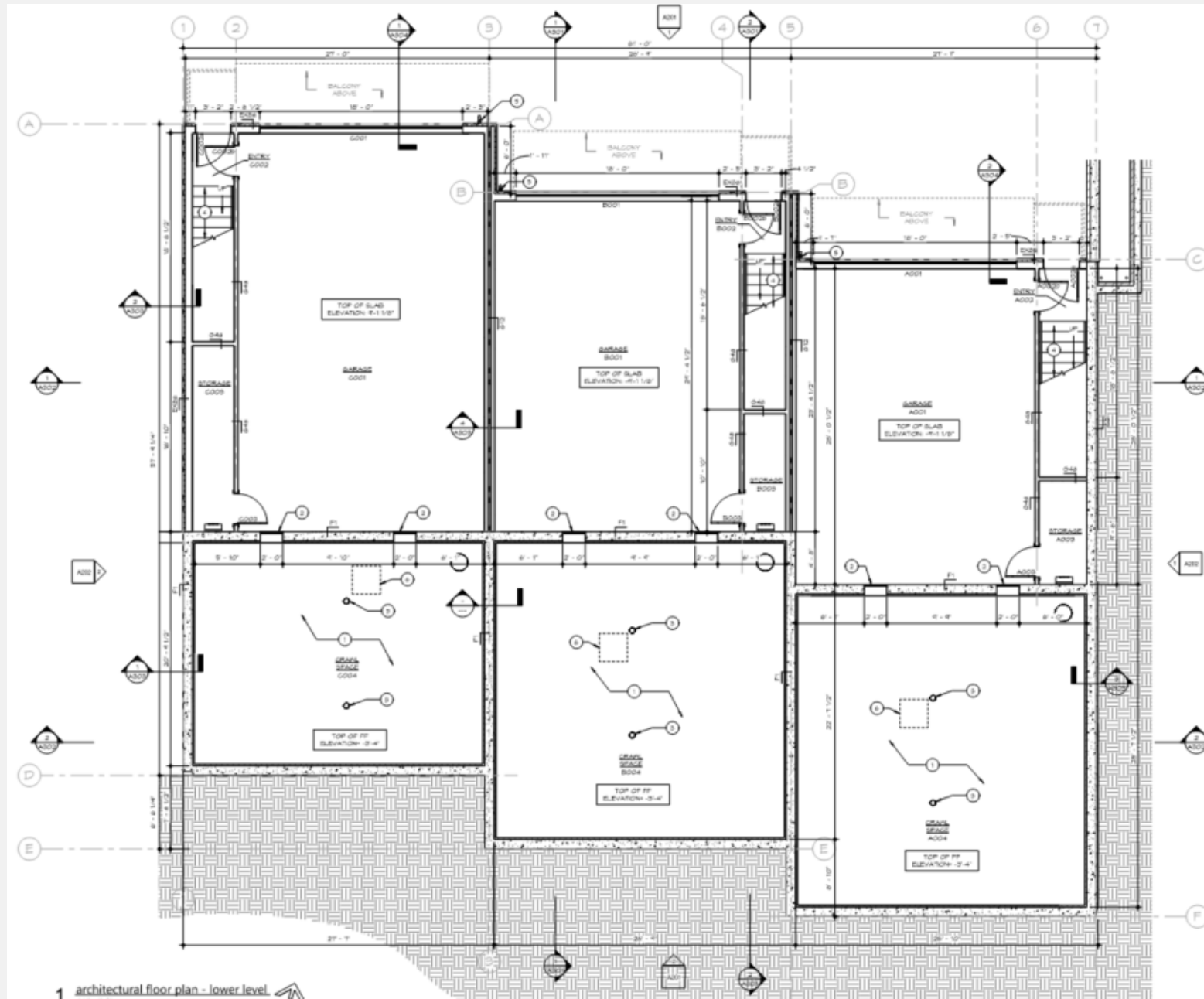














## **Saturday June 29, 2024 - Public Engagement with 433 Ward Parkway Condominium Association.**

**The applicant also attended their HOA meeting prior to the meeting to discuss  
this project.**



# **RECOMMENDATION:**

**Approval subject to conditions.**

