

# Docket Item #4

## CD-CPC-2025-00189

### Development Plan (Residential)

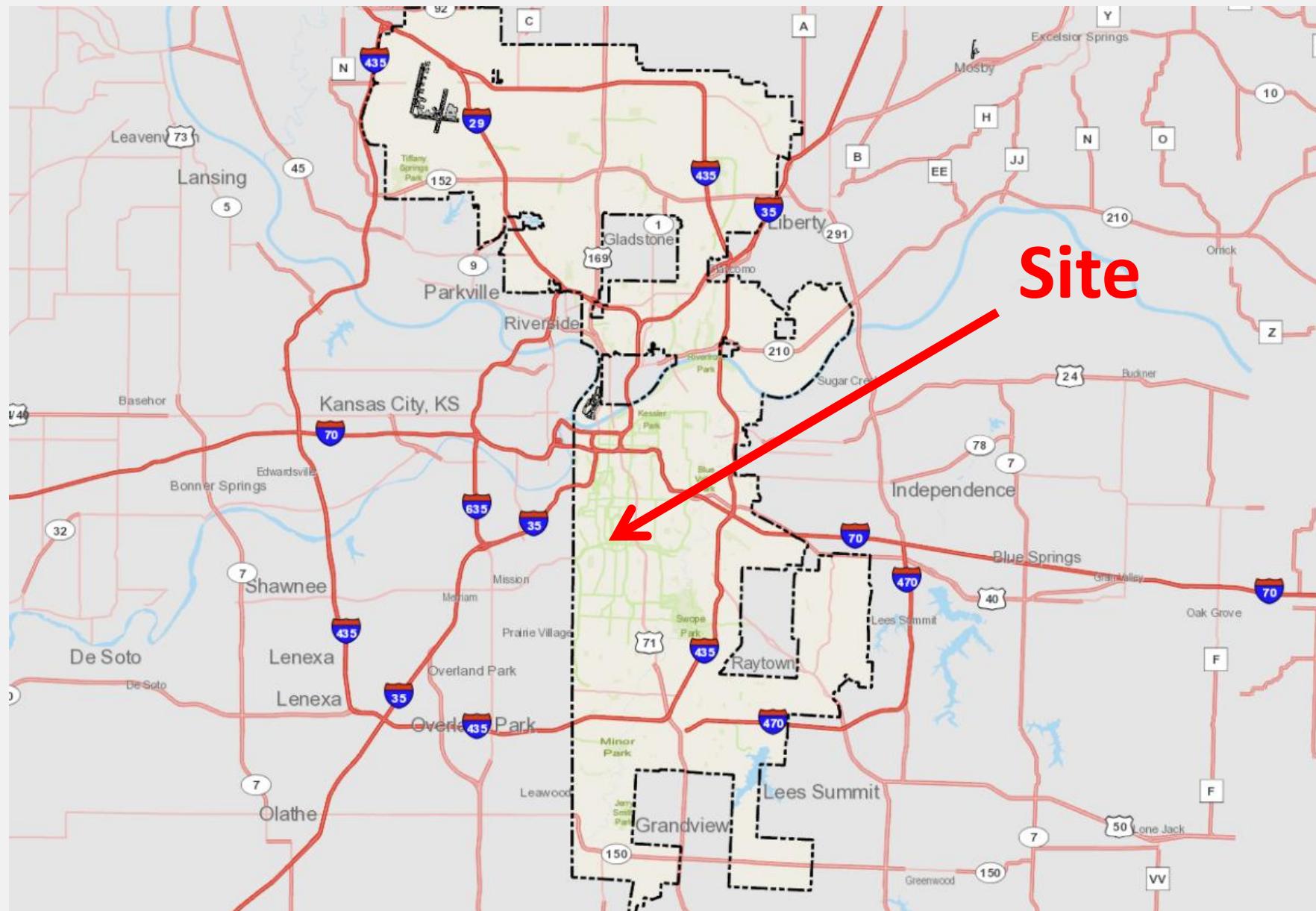
46<sup>th</sup> and Walnut Apartments – 32 E 46<sup>th</sup> St

January, 7, 2026

*Prepared for*

City Plan commission











## site data

site data	existing	proposed	alternative requested	approved
zoning	R-0.5	R-0.5	yes	
gross land area				
in square feet	0	57,713	no	
in acres	0	1.33	no	
right of way dedication				
in square feet	0	0	no	
in acres	0	0	no	
right of way vacation				
in square feet	0	0	no	
in acres	0	0	no	
net land area				
in square feet	0	57,713		
in acres	0	1.33		
building area (sq. ft.)	0	271,889		
floor area ratio	0	4.71:1		
residential use info				
total dwelling units	0	152		
multi-unit building	0	152		
total lots	0	0		
residential	0	1		
public/civic	0	0		
commercial	0	0		





## parking data

site data	vehicle spaces		bike spaces		alternative requested
	required	proposed	required	proposed	
proposed use(s)					
residential	152	207			no
short term bicycle			20	20	no
long term bicycle			51	51	no
total	152	207	70	70	no

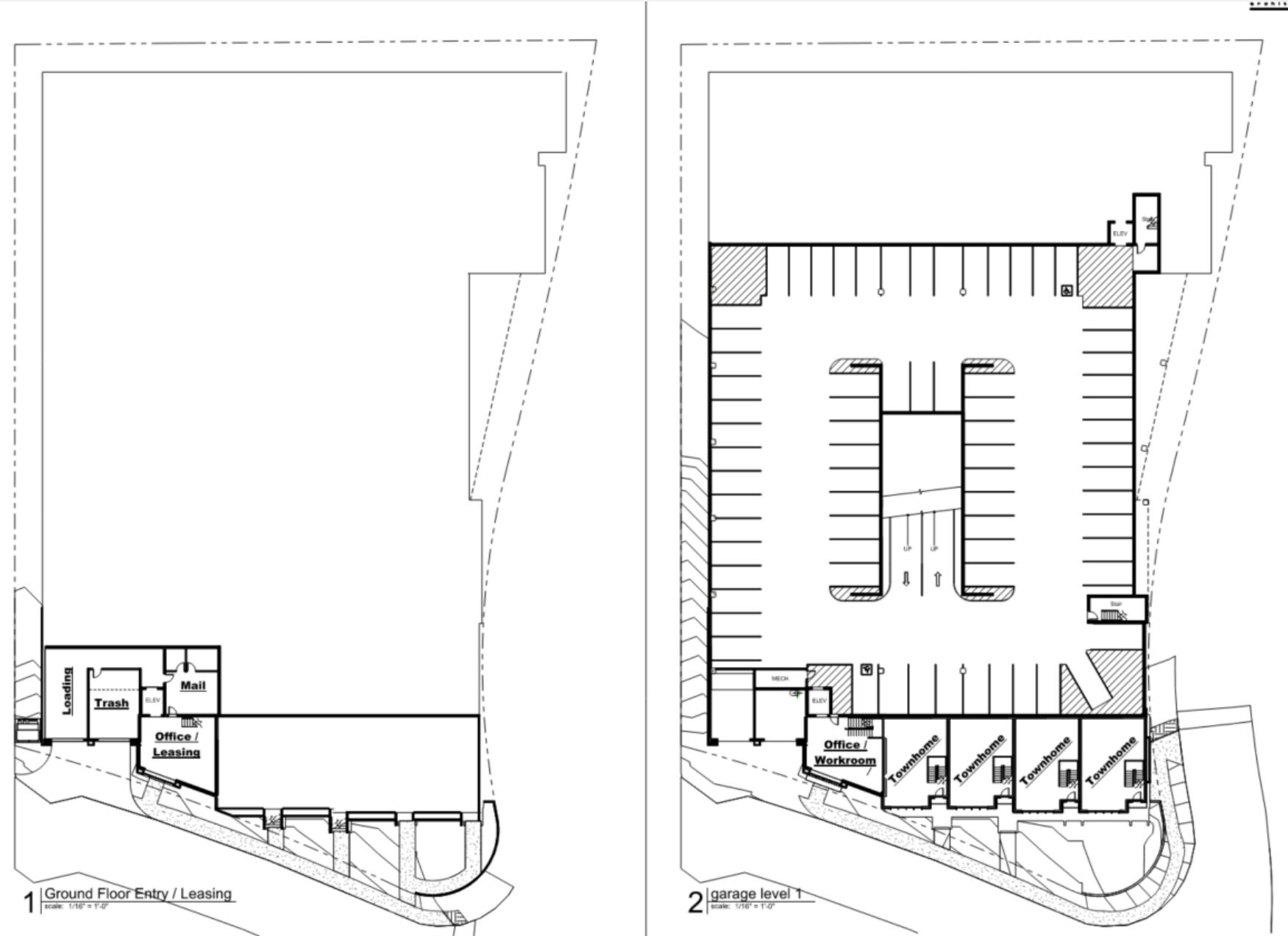
# Deviation Requested

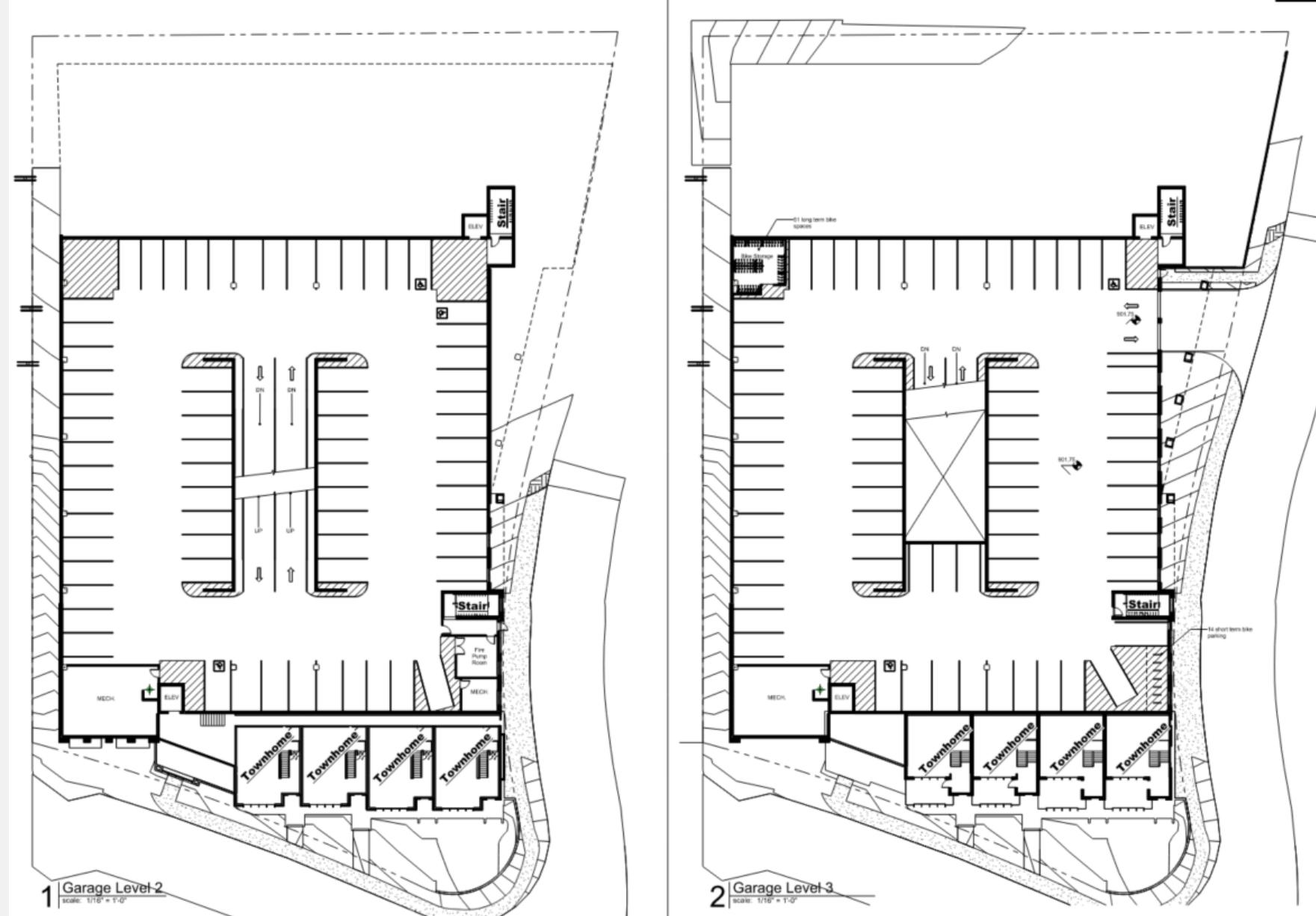
88-110-06

Required: 500sqft of lot area per unit (119 units permitted)

Proposed: 350sqft of lot area per unit  
(164 units max allowed, 152 units proposed)












**1 | East Elevation**  
scale: 1/16" = 1'-0"



**1 | North Elevation**  
 scale: 1/16" = 1'-0"



**2** | West Elevation  
 scale: 1/16" = 1'-0"



KANSAS CITY  
MISSOURI

## City Planning and Development

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View from Southeast



View from East



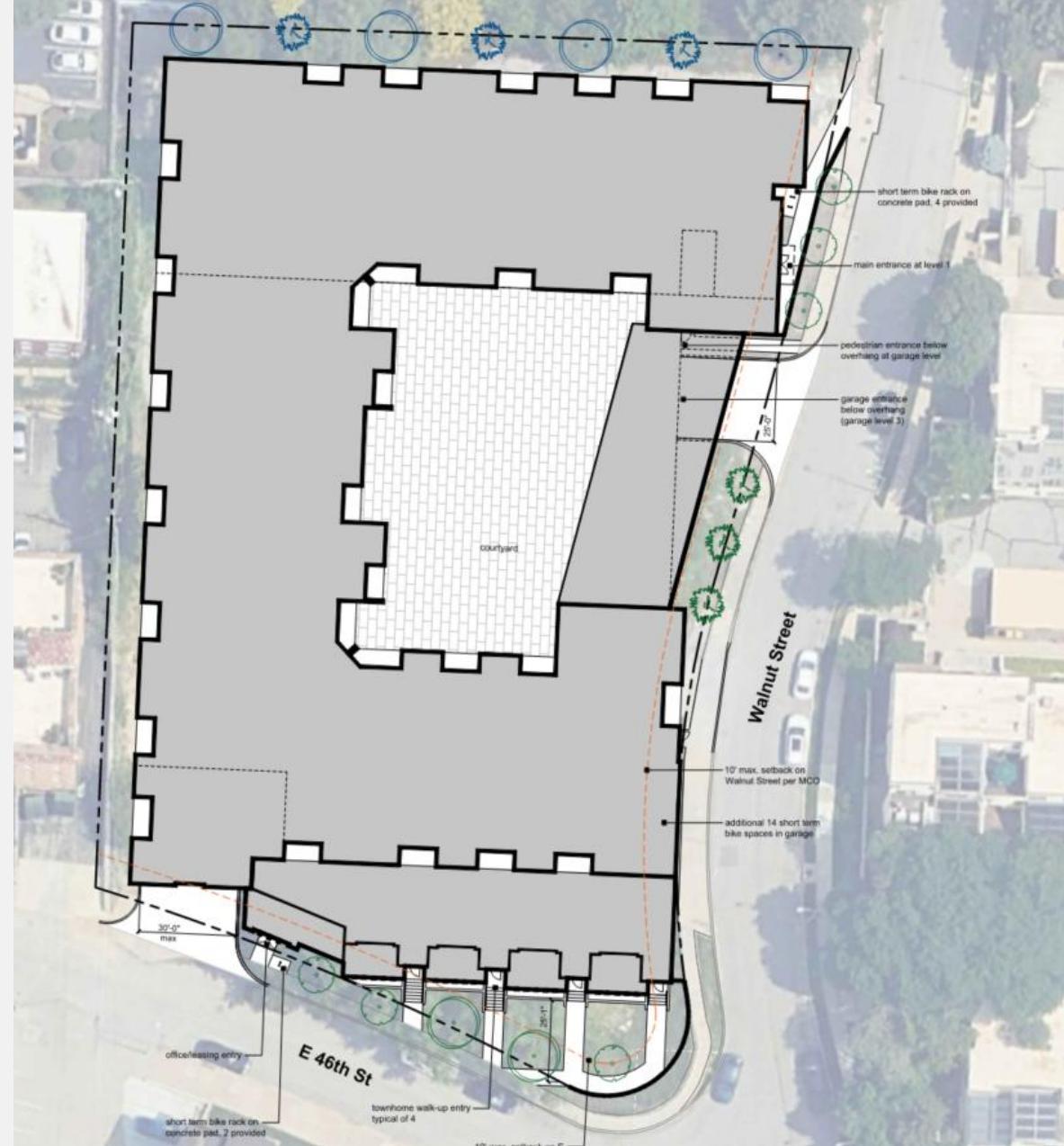
View from Southwest



View from South of Townhomes

## Alternative Compliance Landscape:

Payment in-lieu of 10 required trees =  
\$3,700





Looking east on E 46<sup>th</sup> St. Subject site on the left. Building was demolished in 2022 (April 2019)



Looking northwest on E 46<sup>th</sup> St towards subject site. Building was demolished in 2022 (April 2019)



Looking northwest on E 46<sup>th</sup> St towards subject site. (April 2019)



Looking southwest on E 46<sup>th</sup> St towards subject site. (April 2019)

# Staff Recommendation

**Case No. CD-CPC-2025-00189**

Approval with Conditions