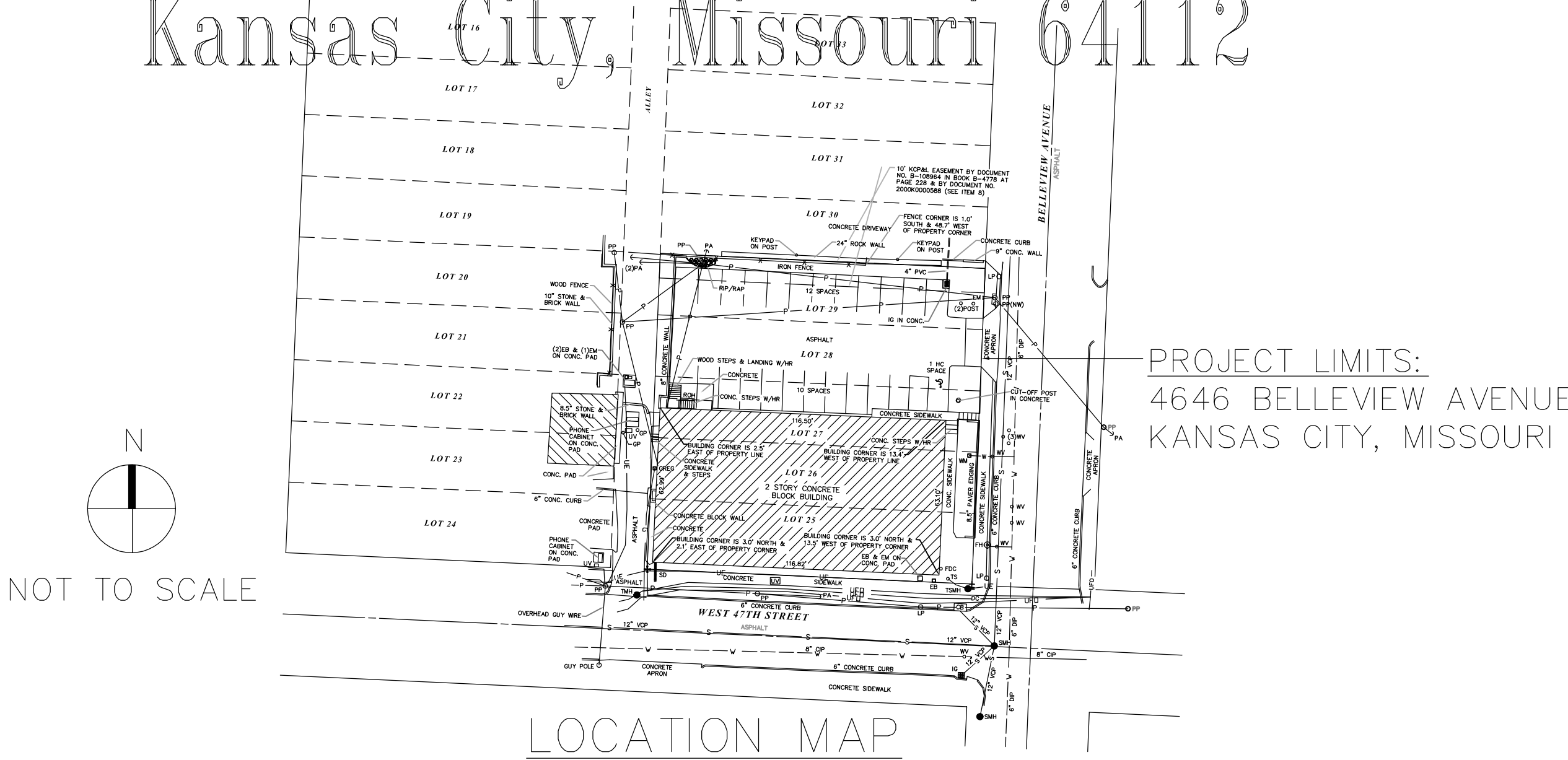


REZONING AND DEVELOPMENT PLAN  
INDOOR MEDIUM EVENT VENUE: 490 OCCUPANCY

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

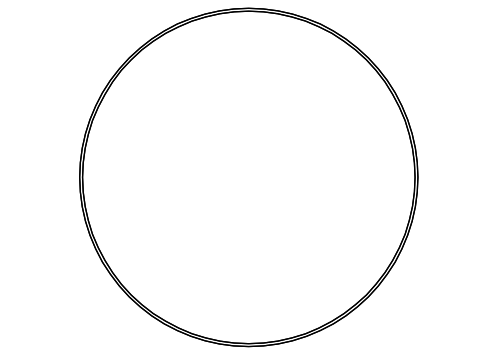
CRAIG T.  
WATSON, AIA  
A LIMITED LIABILITY CORPORATION

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



DRAWN BY: CTW  
CHECKED BY: CTW  
APPROVED BY: CTW

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

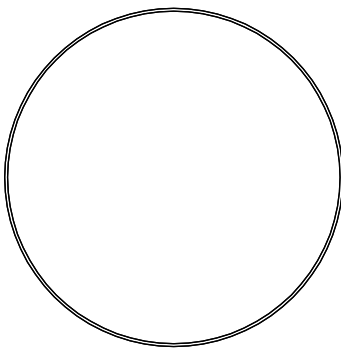
Rezoning and  
Development:  
Cover Sheet

A

000

Project 20561

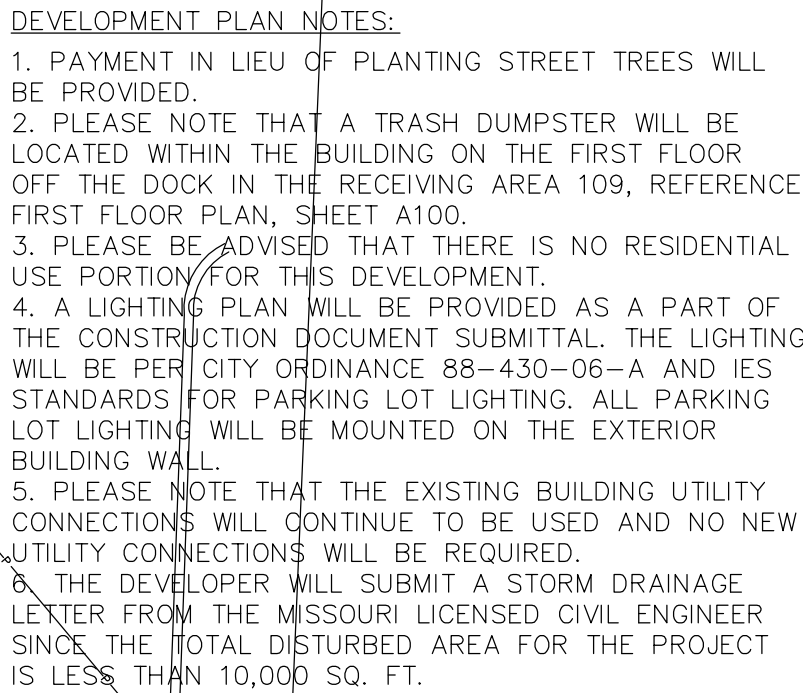
REZONING AND  
DEVELOPMENT PLAN  
INDOOR MEDIUM EVENT VENUE  
4646 Bellevue Avenue  
Kansas City, Missouri 64112



DRAWN BY: CTW	
CHECKED BY: CTW	
APPROVED BY: CTW	
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			
<u>ZONING:</u>			
<u>PROPERTY</u>	<u>EXISTING</u>	<u>PROPOSED</u>	
4646 BELLEVUE	B1-1, R-1.5	B2-2 (SPECIAL USE)	
<u>SITE AREA:</u>			
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)	
<u>BUILDING HEIGHT:</u>			
<u>BUILDING</u>	<u>MAX. HEIGHT</u>		
4646 BELLEVUE	45'-0"		
<u>FLOOR AREA and RATIO:</u>			
<u>BUILDING</u>	<u>SQ. FOOTAGE</u>		
4646 BELLEVUE	28,468 S.F.		
SITE AREA: 17,047 S.F. = 0.391 ACRES			
FLOOR AREA RATIO (F.A.R.) = 1.73			
<u>DEVELOPMENT PHASE:</u>			
START:	MARCH 2025		
FINISH:	SEPT. 2025		
<u>PARKING COUNT SUMMARY:</u>			
<u>BUILDING</u>	<u>SPACES REQUIRED</u>	<u>SPACES PROVIDED</u>	<u>GARAGE SPACES</u>
4646 BELLEVUE	123	23	100

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 NOT 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 2000 AS DOCUMENT NO. 20000 0000588, AS MORE FULLY SET FORTH THEREIN" -- AS SHOWN HEREIN.

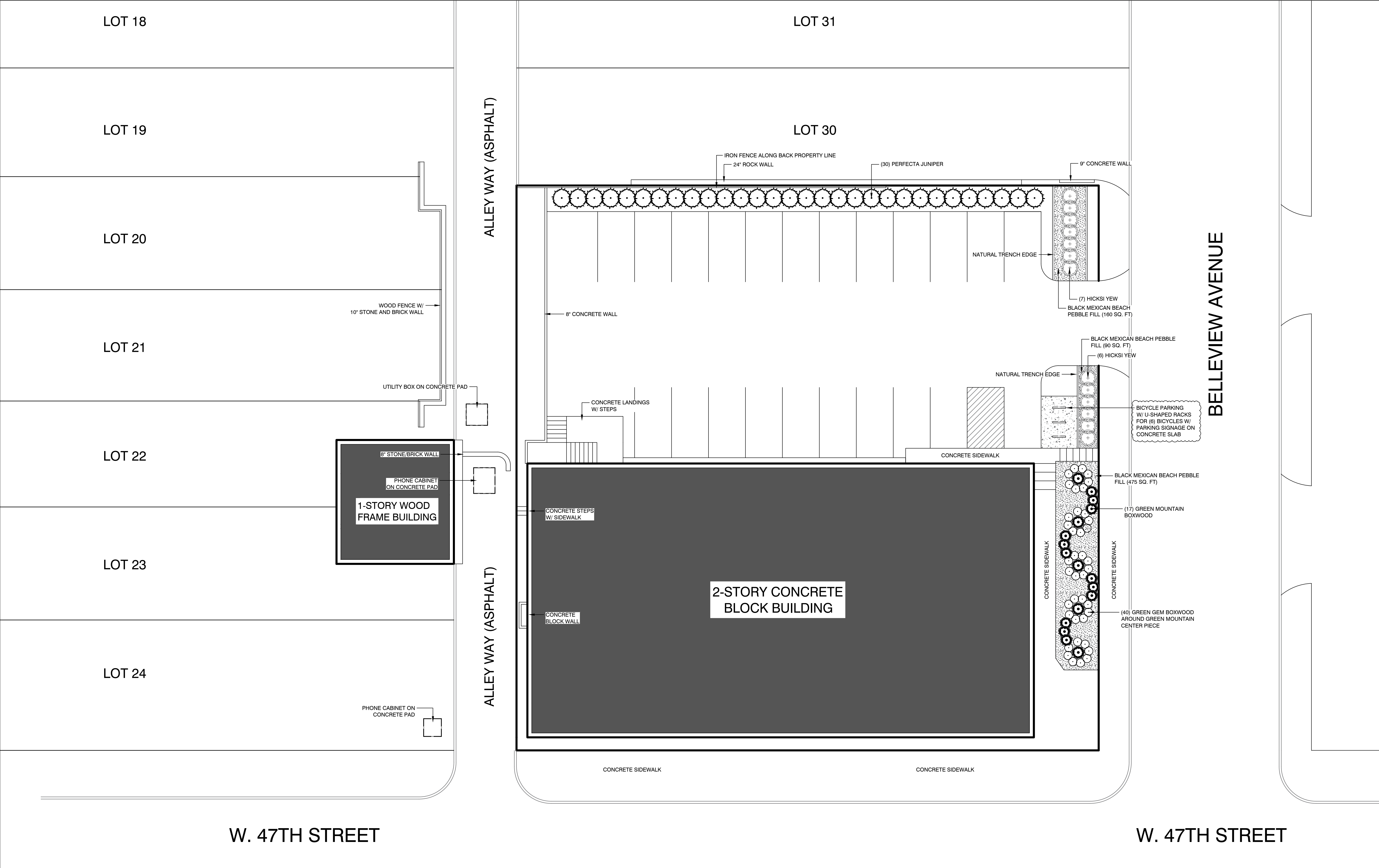
UTILITY INFORMATION:

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 AND 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 COMPLETED BY THE USER PRIOR TO ANY WORK OR DESIGNING ANY IMPROVEMENTS WHICH MAY BE AFFECTED BY THIS INFORMATION OR BY THE CONSTRUCTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

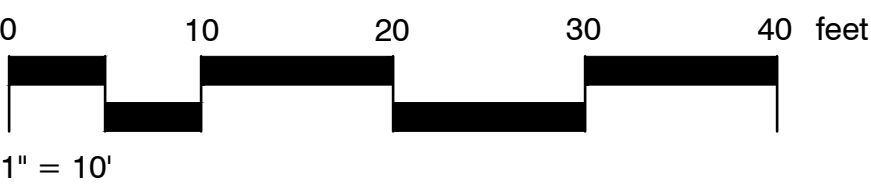
FLOOD INFORMATION:  
ACCORDING TO THE FEDERAL MANAGEMENT AGENCY'S  
FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.  
29095C0261G, DATED JANUARY 20, 2017, THIS PRO-  
PERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO  
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,  
AS SHOWN THERON.

CRAIG T. WATSON, AIA, LLC EXPRESSLY RESERVES ITS  
 COMMON LAW COPYRIGHT AND OTHER APPLICABLE  
 PROPERTY RIGHTS IN THESE PLANS. THESE PLANS  
 ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN  
 ANY MANNER OR FORM WHATSOEVER, NOR ARE THEY  
 TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST  
 OBTAINING THE WRITTEN PERMISSION AND CONSENT OF  
 CRAIG T. WATSON, AIA, LLC. IN THE EVENT OF  
 UNAUTHORIZED REUSE OR MODIFICATION OF THESE  
 PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL  
 HOLD CRAIG T. WATSON, AIA, LLC HARMLESS AND  
 BEAR ALL COSTS INCLUDING LEGAL FEES ASSOCIATED  
 WITH CRAIG T. WATSON, AIA, LLC, DEFENDING AND  
 ENFORCING THESE RIGHTS.

SCALE: 1"=10'-0"



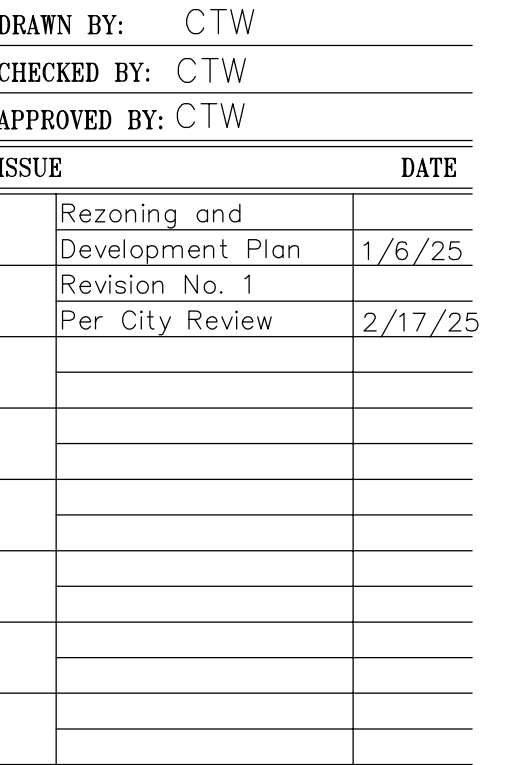
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use of plans or ideas, in part or in whole, without  
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SHEET: 1 OF 1  
DATE: 2/17/25  
DRAWN BY: MC  
SCALE: 1"=10'

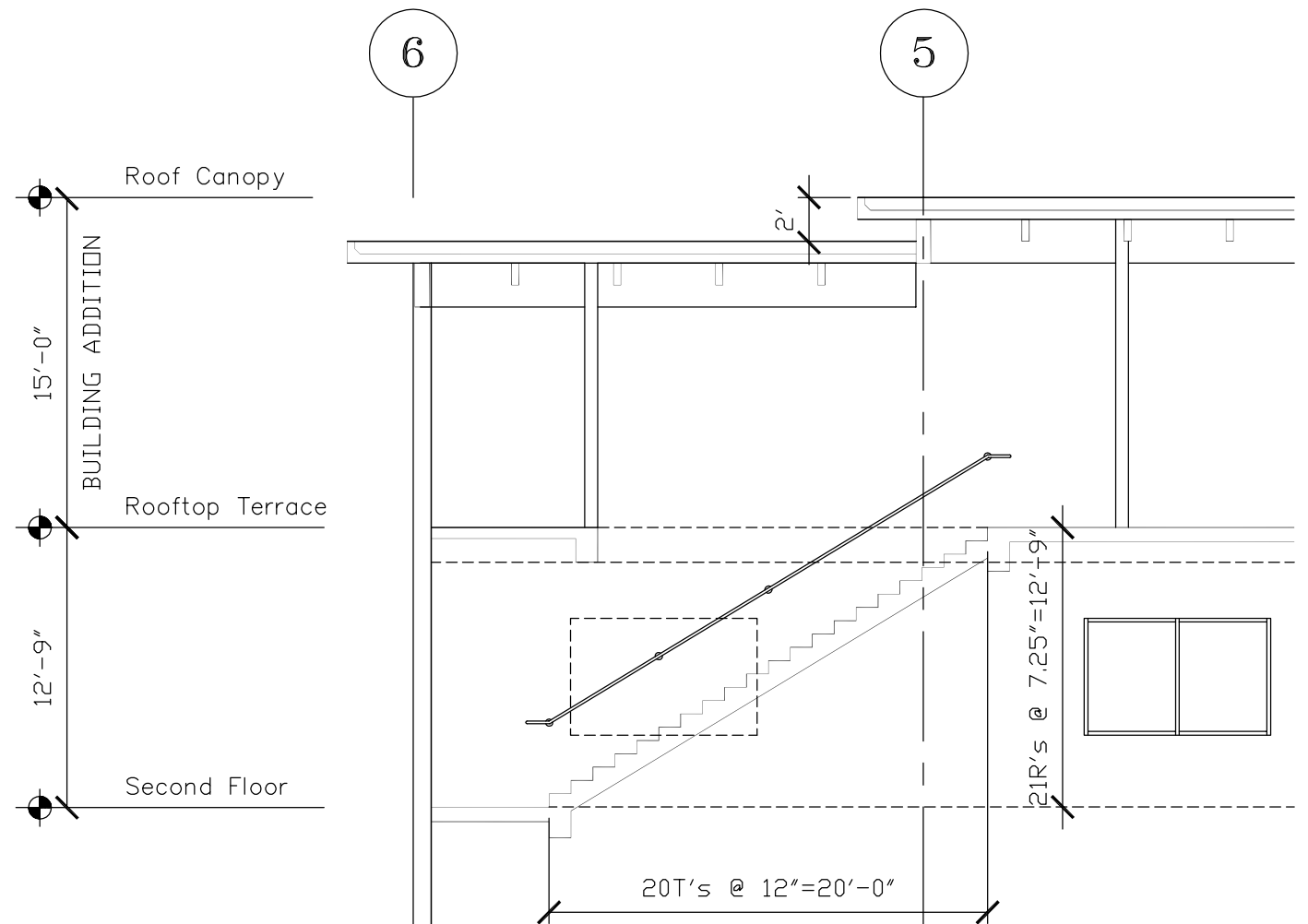
PLAZA LEGACY III, LLC  
4646 BELLEVUE AVENUE  
KANSAS CITY, MO 64112

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

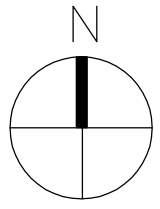


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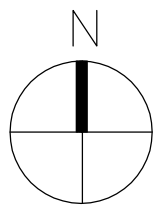
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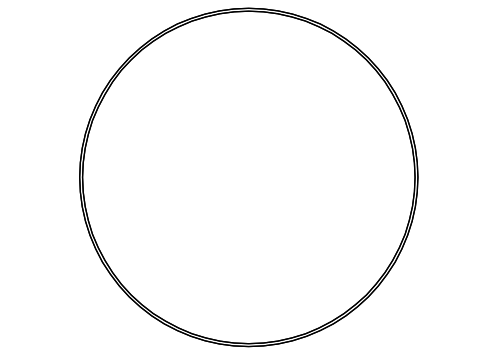
4 | STAIR SECTION SCALE: 1/8"=1'-0"



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



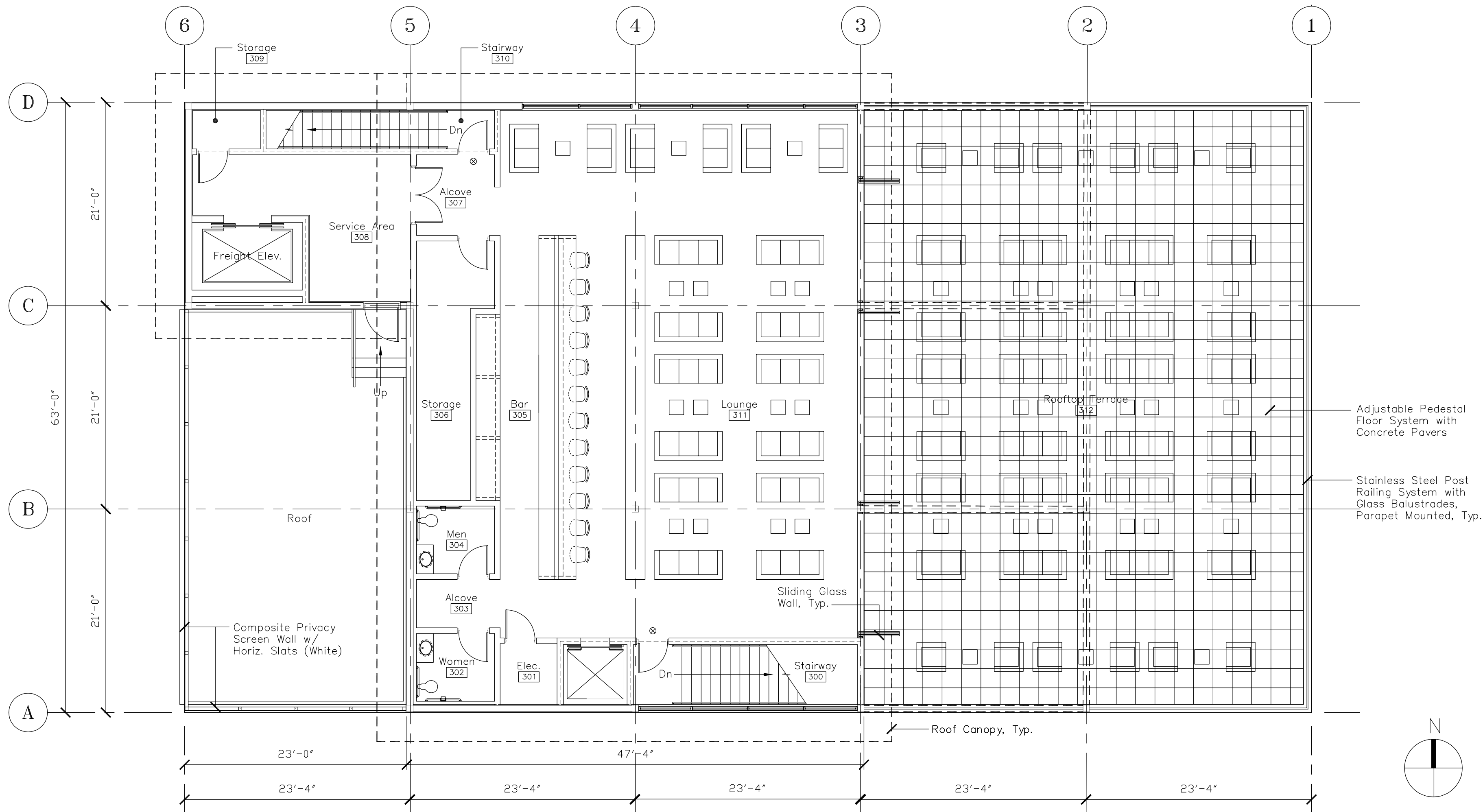
## 2 BASEMENT FLOOR PLAN



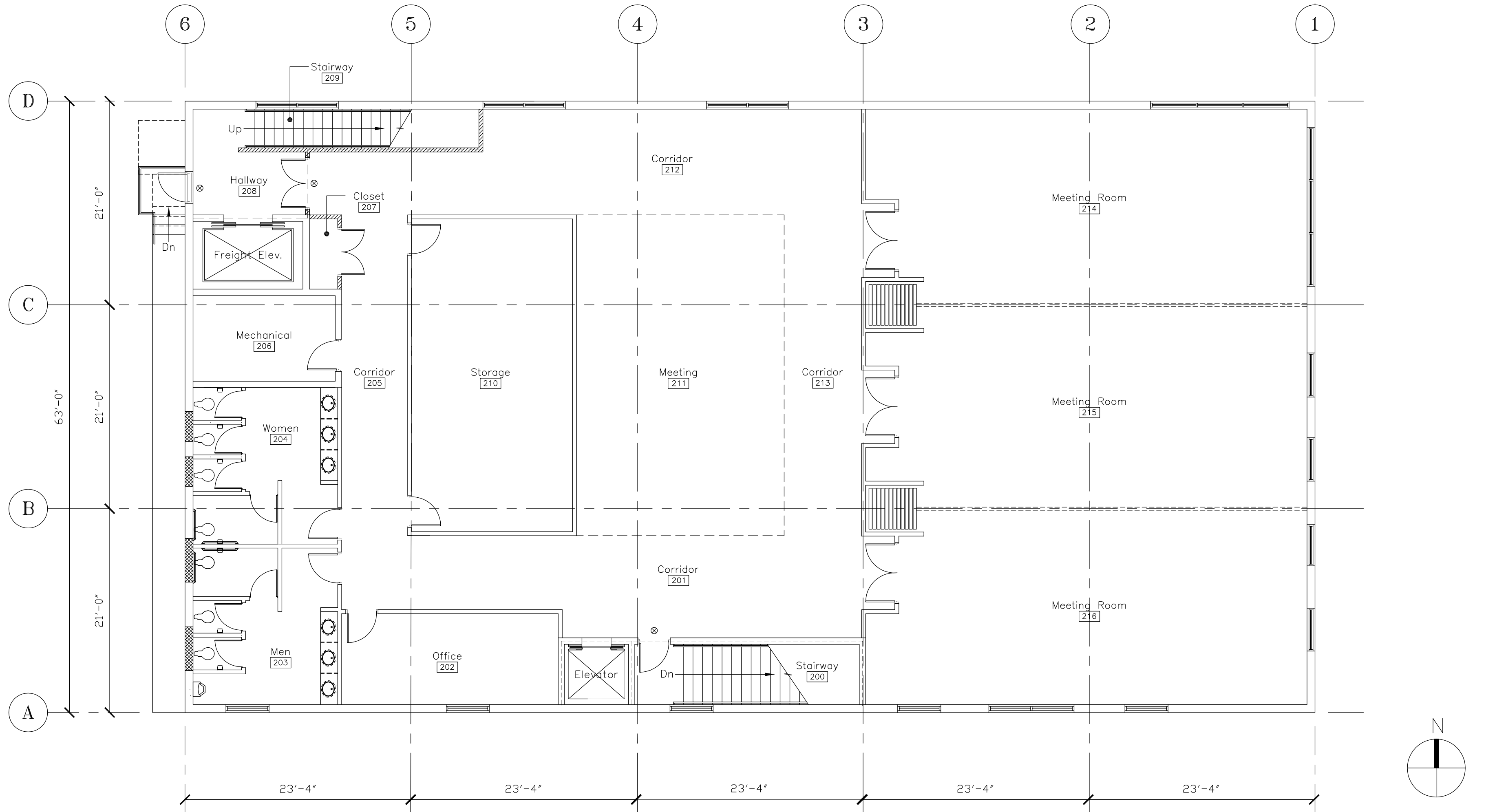
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Roof Terrace  
Floor Plan,  
Second Floor  
Plan, Etc.

A  
101



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



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

