



**KANSAS CITY
MISSOURI**

Resolution No. 250328

Ordinance No. 250336

Georgetown Estates Rezoning

Area Plan Amendment & Rezoning without Plan

April 22, 2025

Neighborhood Planning Committee





KANSAS CITY
MISSOURI

Subject Site

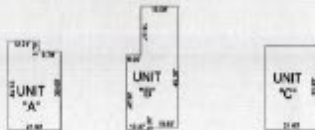


Controlling Plan

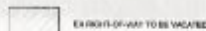
- 13403-URD – Ordinance No. 051226 approved a rezoning to district UR
 - 27 Townhome units
 - Across 9 lots
- Approved on October 6, 2005
- Previous zoning M1-5
- Applicant is proposing R-2.5 Zoning



KANSAS CITY MISSOURI



BUILDING UNIT FOOTPRINTS
N.T.S.



URBAN RENEWAL DEVELOPMENT GEORGETOWNE 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 #: JA2961019020000000 JA2961019070000000 JA2961020010000000

JA2961019030000000 JA2961020110000000

JA2961019040000000 JA2961020120000000

JA2961019050000000 JA2961020030000000



Property Description:

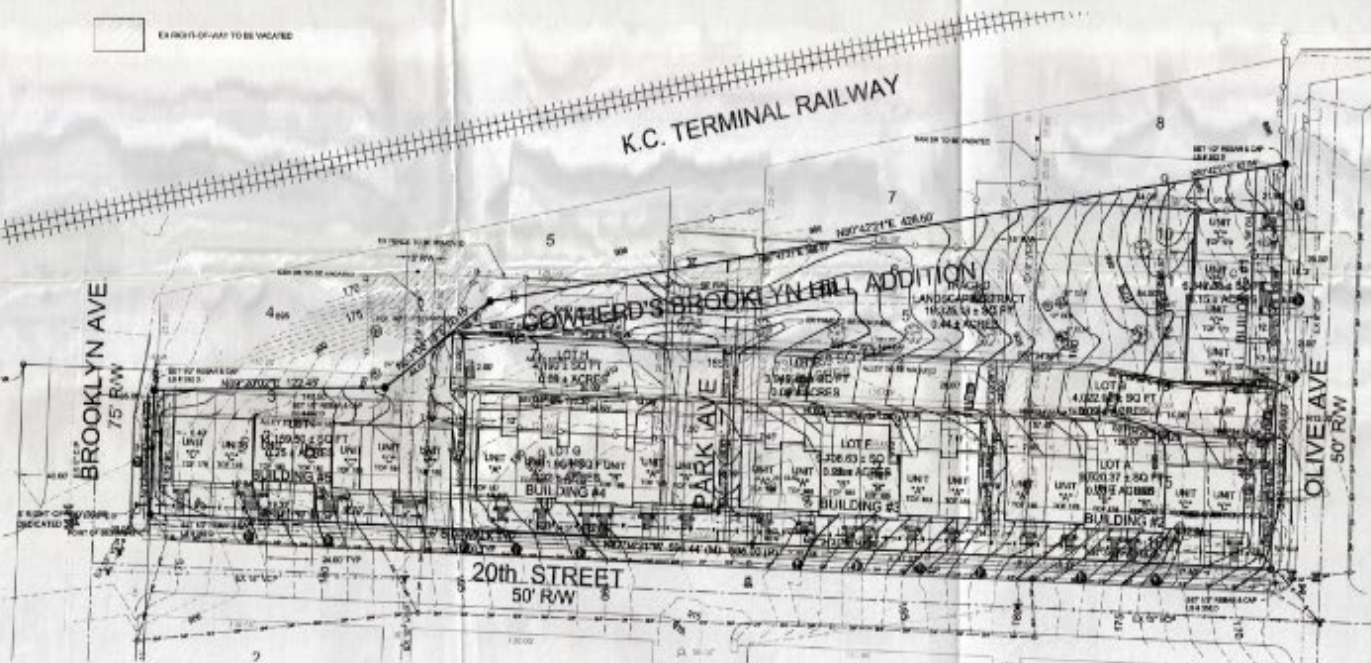
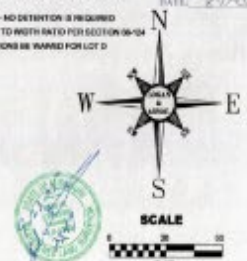
All that part of Block 3 and Block 4, Cowherd's Brooklyn Hill Addition, a subdivision in Kansas City, Jackson County, Missouri, commencing at the Southwest Corner of Lot 1, Block 4 and a point on the East Right of Way line of Brooklyn Avenue (as now existing);
Thence N 27°29'21" E, along said East Right of Way line of Brooklyn Avenue, a distance of 31.30 feet;
Thence N 89°29'21" E, a distance of 122.45 feet;
Thence N 27°29'21" E, a distance of 76.15 feet;
Thence N 89°29'21" E, a distance of 429.80 feet, to a point on the West Right of Way line of Olive Street (as now established);
Thence S 27°29'21" E, along said West Right of Way line of Olive Street, a distance of 282.00 feet, also being the Southwest Corner of Lot 16, Block 3, of said Cowherd's Brooklyn Hill Addition and a point on the North Right of Way line of 20th Street (as now established);
Thence N 27°29'21" E, along the said North Right of Way line of 20th Street, a distance of 548.44 feet to the Point of Beginning.
Containing 73,888.68 Sq. Ft.

GENERAL NOTES

1. PLAN SCALE IS 1"=80'.
2. LOTS AND BOUNDS ARE AS SHOWN ON DRAWING. LEGAL DESCRIPTION IS AS DESCRIBED ON PLAN.
3. NUMBER OF DWELLING UNITS:
A. TOWNHOMES - 28 UNITS
4. NUMBER OF DWELLING UNITS AND OTHER INFORMATION IS INDICATED BY THE DEVELOPMENT DATA TABLE.
5. LAYOUT OF STREETS AND PEDESTRIAN AREAS IS AS INDICATED ON PLAN. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN FRONT OF ANY PERMANENTLY LOCATED SIDEWALKS.
6. GENERAL CONFIGURATION OF BUILDINGS SHOWN ON PLAN.
7. LIVED CONFORMANCE IS AS INDICATED IN DEVELOPMENT DATA.
8. RESIDENTIAL UNIT TYPES ARE SINGLE-FAMILY UNITS.
9. TOWNHOMES ARE AS INDICATED ON PLAN. TOWNHOMES AND HOUSES TO BE 1 1/2 STORIES HIGH AND WILL BE FROM A PRIVATE DRIVE.
10. FULL 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 ELEVATION OF RIGHT-OF-WAY ON BROOKLYN AVE IS REQUIRED.
12. EXISTING TOWNHOMES SHOWN ON PLAN.
13. TOWNHOMES ARE AS PROPOSED ON PLAN.
14. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE SHOWN AS FOLLOWS:
EXISTING _____
PROPOSED _____
15. EXISTING AND PROPOSED CURBS AND SIDEWALKS ARE SHOWN AS FOLLOWS:
EXISTING _____
PROPOSED _____
16. EXISTING AND PROPOSED CONTOURS ARE SHOWN AS FOLLOWS:
EXISTING _____
PROPOSED _____
17. NO FENCING IS PROPOSED FOR THIS PROJECT.
18. TOTAL PROJECT DENSITY IS 2.07 SF/LOT.
19. NORTH PROPERTY LINE TO BE CELEBRITY FENCE OR CELEBRITY FENCE WALL.
20. RIGHT-OF-WAY TO BE VACATED IS SHOWN AS FOLLOWS:
EXISTING _____
PROPOSED _____
21. 11' DEPTH TO WIDTH RATIO FOR SECTION 9-1/4 OF THE SUBDIVISION REGULATIONS BE WANTED FOR LANDSCAPING TRACT 3.
22. CROSS ACCESS EASEMENTS FOR COMMON DRIVE, PROVIDED ON FINAL PLAN.
23. APPROVED DRAINAGE STUDY - NO DETENTION IS REQUIRED.
24. REQUEST THAT THE 3:1 DEPTH TO WIDTH RATIO FOR SECTION 9-1/4 OF THE SUBDIVISION REGULATIONS BE WANTED FOR LOT 3.

APPLICANT:

CONTACT PERSON: GARY GABLE
GABLE COMPANIES LLC
4640 BELLEVUE
KANSAS CITY, MO
816.651.8000 (PHONE)
816.651.8148 (FAX)



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 ENGINEERING DRAWINGS AND EROSION CONTROL PLAN.
3. ALL TREE EASELS SHALL BECOME A MINIMUM 2" OF SOIL MATCH. MATCH EXISTING SOIL CURRENTLY IN LANDSCAPE BEDS.
4. PRIOR TO SOILING, THE CONTRACTOR SHALL PREPARE BY PACKING, ROLLING, AND/OR DRAGGING TO BUILD DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL DISTURBED AREAS WITHIN DESIGNATED LANDSCAPE AREAS SHALL BE SOILED OR SOILED.

DEVELOPMENT DATA:

LAND USE	TOWNHOMES
GROSS AC.	1.8 AC.
STREET R/W	3 AC.
NET AC.	1.8 AC.
TOTAL LOTS	3
TOTAL UNITS	28
UNIT FLOOR NET AC.	17.75
EXISTING ZONING	RM
PROPOSED ZONING	URD
DEVELOPER REQUESTED	URD
PROPOSED BUILDING USE	RESIDENTIAL

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

FOR REVIEW ONLY (PUBLISHED)

DATE: _____ REVIEWED: _____

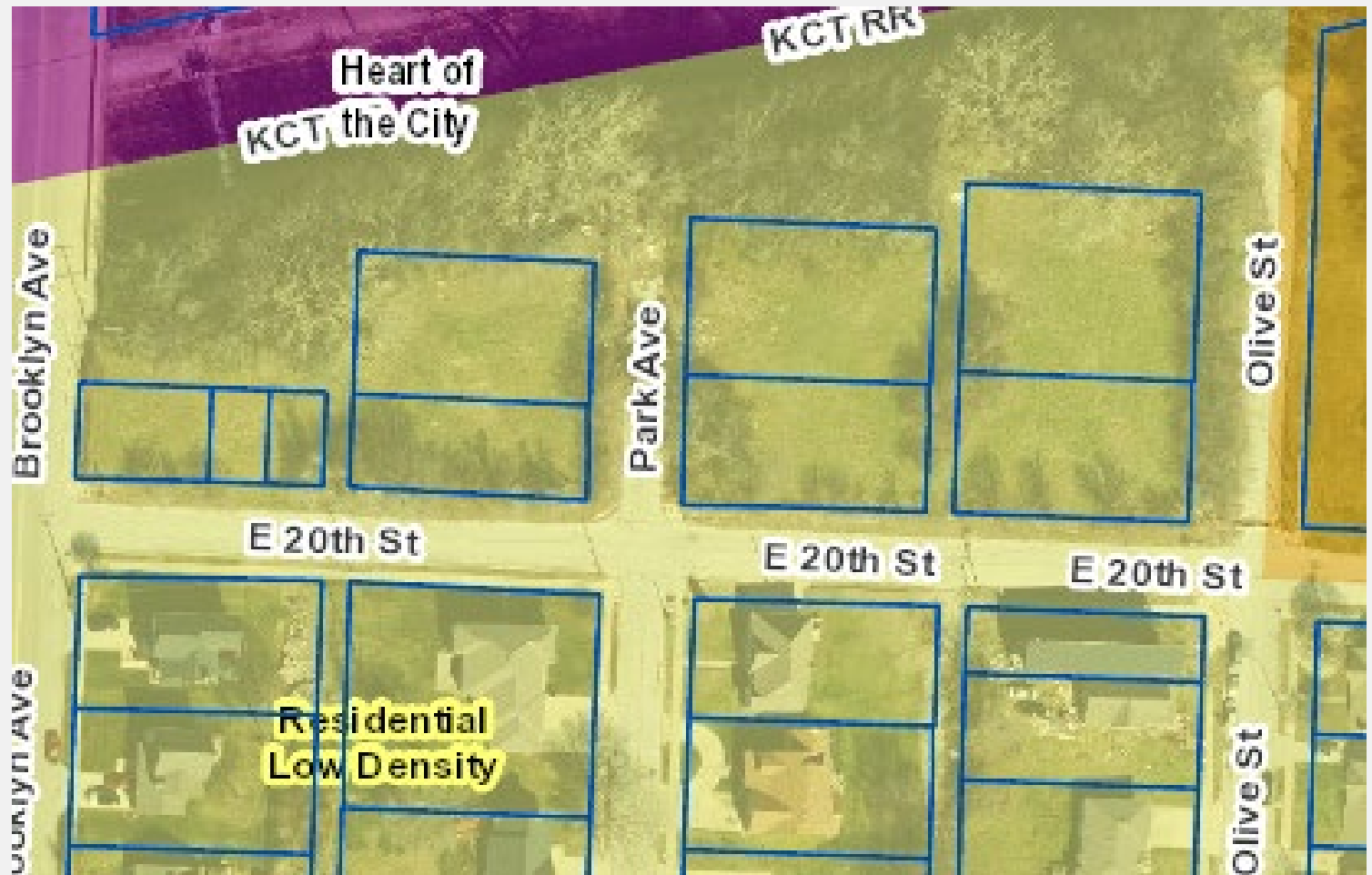
SHEET NO. 1 OF 1

GAN ASSOCIATES, INC.
 6801 Royal Street, Suite A
 Kansas City, MO 64112
 (816) 751-1200
 (816) 751-1200

SCALE: 1"=80'

Future Land Use

- Future Land Use:
 - Residential Low Density
- Heart 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

CPC & Staff Recommendation

Resolution No. 250328

Approval without Conditions

CPC & Staff Recommendation Ordinance No. 250336

Approval without Conditions