



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 5, 2025

Project Name
4646 Bellevue Development Plan and Rezoning

Docket #3

Request

3.1: CD-CPC-2025-00031

Area Plan Amendment

3.2: CD-CPC-2025-00006

Rezoning

3.3: CD-CPC-2025-00005

Development Plan

Applicant

Taylor Harrington
Stinson LLP

Owner

Louis Accurso

Location

4646 Bellevue Ave

Area

About 0.4 acres

Zoning

B1-1, R-1.5

Council District

6th

County

Jackson

School District

Kansas City, Missouri

Surrounding Land Uses

North: Residential, Zoned R-1.5

South: Office, Zoned R-0.5

East: Office, Zoned B1-1

West: Residential, Zoned R-1.5 & R-2.5

KC Spirit Playbook Alignment

LRP determination: Medium Alignment

Land Use Plan

The Midtown/Plaza Area Plan recommends Office/Residential for this location. The proposed plan requires an Area Plan Amendment. See Criteria A within the Development Review for more information on the alignment.

Major Street Plan

Bellevue Avenue is identified on the City's Major Street Plan as a Thoroughfare.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from Districts B1-1 and R-1.5 to District B2-2, and Area Plan Amendment from Office/Residential to Mixed Use Community, and approval of a Development Plan on about 0.4 acres generally located at the northwest corner of West 47th Street and Bellevue Avenue, allowing for the expansion of an existing building.

PROJECT TIMELINE

The application for the subject request was filed on January 13, 2025. No scheduling deviations from 2025 Cycle 3.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the West Plaza Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

The applicant hosted a meeting on February 26, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently developed with a two-story building which was most recently used for religious assembly. To the north and west are existing residential structures. To the south and east are existing office buildings. There is no associated regulated stream with the subject site.

CONTROLLING CASE

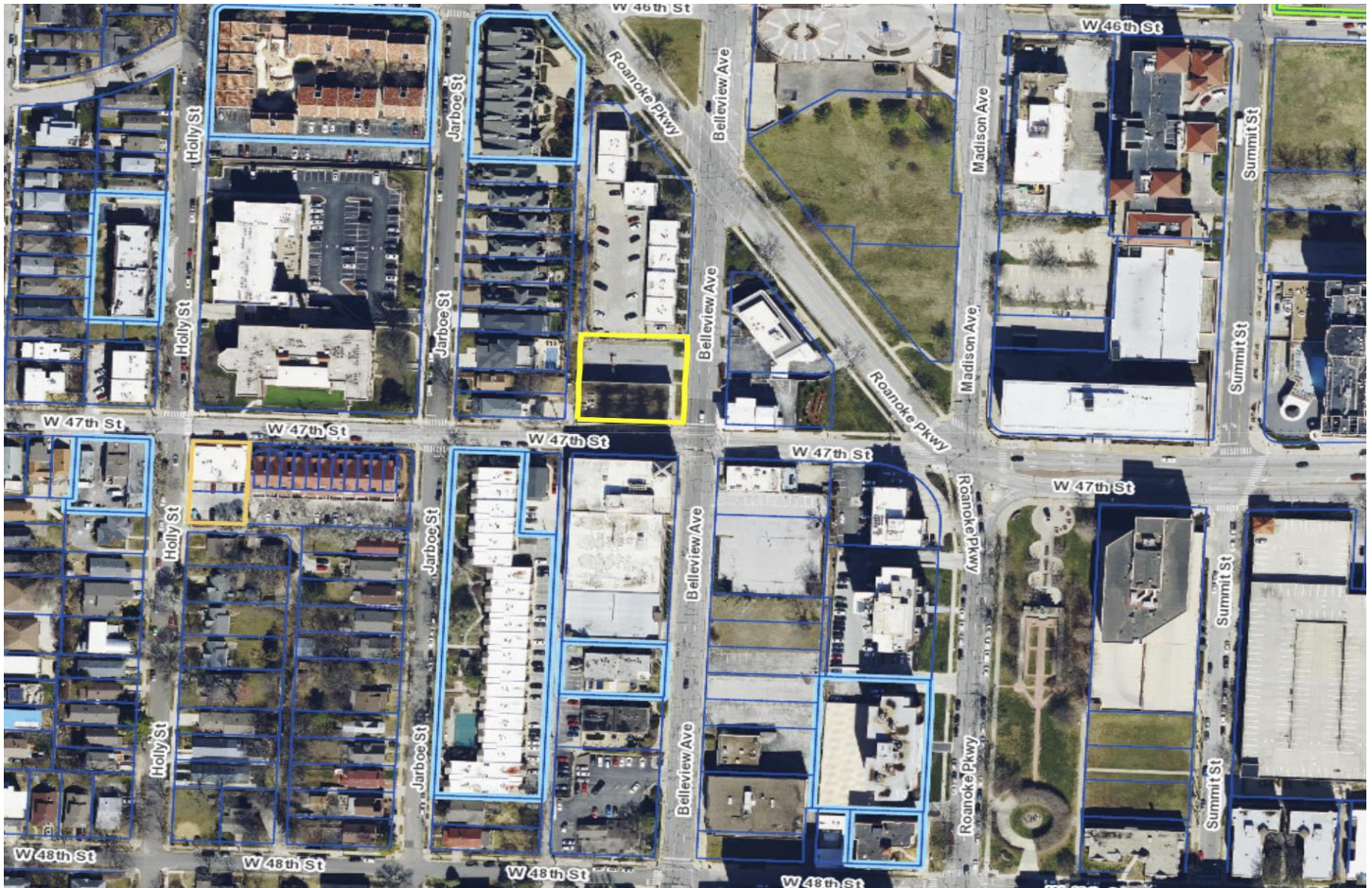
There is no controlling case for the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3.1 Recommendation: **Approval**

Docket #3.2 Recommendation: **Approval**

Docket #3.3 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**REZONING PLAN REVIEW**

The applicant is proposing to rezone approximately 0.4 acres from Districts B1-1 and R-1.5 to District B2-2. This rezoning will allow for the expansion of an existing building to add a third floor with a roof top bar. The project site consists of an existing building which is currently vacant. The proposed rezoning is associated with the accompanying plan.

SPECIFIC REVIEW CRITERIA- REZONING**Zoning and Development Code Map Amendments, REZONINGS (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment from Office/Residential to Mixed Use Community.

B. Zoning and use of nearby property;

Nearby properties are zoned residential and commercial. The property to the south is an existing office building which is zoned R-0.5. This parcel was previously zoned PD/R5 which permitted office use. When the Zoning and Development Code was revised in 2011, this district was converted to R-0.5.

C. Physical character of the area in which the subject property is located;

Adjacent properties consist mainly of higher density residential to the north, commercial/office to the south and east, and single unit residential to the west. The proposed rezoning is not expected to change the physical character of the area as the office/commercial building exists.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There is existing public infrastructure serving the site. No utilities or infrastructure are proposed with this development plan.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current zoning designation is B1-1 and R-1.5. The proposed rezoning will change the zoning to B2-2. Uses under the R-1.5 Zoning District restrict the property to residential uses only, unless they were legally permitted with the previous Code and in continuous use.

F. Length of time the subject property has remained vacant as zoned;

Staff and the applicant are not sure of the length of time the property has been vacant. It was most recently utilized as a religious assembly within the last year.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application will not provide any gain to the public health, safety, and welfare. If the application is denied, the use would not be able to be on site and the structure would most likely remain unutilized until a future application is submitted.

DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B2-2 on approximately XX acres generally located at the northwest corner of West 47th Street and Belleview Avenue, allowing for the expansion of an existing building. This application is in lieu of a Special Use Permit, which would be required for an Entertainment Venue in the B2 zoning district.

The existing building footprint is approximately 7,500 square feet. There are 23 parking spaces shown on the plans located on the north side of the building. The applicant is proposing a shared parking agreement with the property located at 4700 Belleview Avenue which will provide an additional 100 spaces. Access to the site will come from the exiting curb cut on Belleview Avenue located on the eastern side of the site, north of the building. Vehicular circulation is not proposed to change from the existing pattern. No additional pedestrian connections will be provided. The site currently has sidewalks on both street frontages.

Landscaping for this project includes continuous shrub lines to screen vehicular use areas and landscaping along the façade of the building on Belleview. Some species provided include Green Gem Boxwood, Green Mountain Boxwood, Hicksi Yew, and Perfecta Juniper.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include the existing masonry with smooth stucco skim coat, new metal embossed panels, and glass.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Tree Preservation and Protection (88-424)	No		
Parking and Loading Standards (88-420)	Yes	Yes, Subject to Conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	Applicant will pay into Tree Fund due to on-site conditions which prohibit planting new trees.
Outdoor Lighting Standards (88-430)	No		No additional lighting is proposed.
Sign Standards (88-445)	No		No signage was reviewed with this application. All signage will be reviewed against Section 88-445.
Pedestrian Standards (88-450)	No		The application is a vertical expansion of an existing building.

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed Development Plan complies with all standards of the Zoning and Development Code.

Long Range Planning Division stated, "As a medium-sized event space, the proposed use does not deviate greatly from the former church in terms of land use. The additional story matches nearby form and massing. Given the potential for high speeds on Belleview, the applicant should discuss if changes should be made to access off that avenue. While this project repurposes, an existing building supported

with infrastructure, the landscaping relies on non-native plants. The KC Spirit Playbook recommends native plants that do not require significant maintenance or watering."- Luke Ranker

B. The proposed use must be allowed in the district in which it is located;

The proposed Development Plan is allowed within the B2-2 Zoning District in which the applicant is proposing a rezoning to. This application is in lieu of a Special Use Permit to allow for an indoor medium entertainment venue, which is permitted in the B2 district with a SUP. A Development plan can serve in lieu of a SUP per Section 88-517-09-D.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. No proposed changes to the current vehicular pattern is proposed.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The proposed Development Plan does not inhibit pedestrian circulation and safety. Existing sidewalks are found on the east and south side of the property.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Adequate utilities exist on site for the Development Plan.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The existing structure and proposed addition are compatible with the adjacent properties. The proposed addition will include brick with metal accents that match the existing building.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Excess impervious area is not proposed with this Development Plan. No additional impervious area is proposed.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan does not identify trees to remain as there are no existing trees on site, nor are any trees proposed.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment
5. West Plaza Neighborhood Association Letter of Non-Opposition

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval for the Rezoning and Area Plan Amendment** and **Approval Subject to Conditions for the Development Plan** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized loop at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: February 27, 2025

Case Number: CD-CPC-2025-00005

Project: 4646 Belleview Development Plan and Rezoning

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. That prior to issuance of any Certificate of Occupancy, the applicant provide a copy of an agreement for shared parking of at least 100 spaces at 4700 Belleview Ave. This agreement must be recorded with the Jackson County Recorder of Deeds.
6. If any new lighting is proposed on the exterior of the building a lighting plan in accordance with the Zoning and Development Code must be submitted for review.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

7. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the of submission.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. The developer shall make sure the Fire protections systems are correct for the use.
9. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

10. Prior to issuance of a certificate of occupancy the applicant provides a lighting study which shows at least an average maintained footcandle (fc) of 3fc with an average to minimum ratio of 4:1, which would be the minimum Illumination Engineering Society (IES) standard for a parking lot. If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

14. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. <https://www.kcwater.us/projects/rulesandregulations/>
15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - David Gilyard 816-513-4772

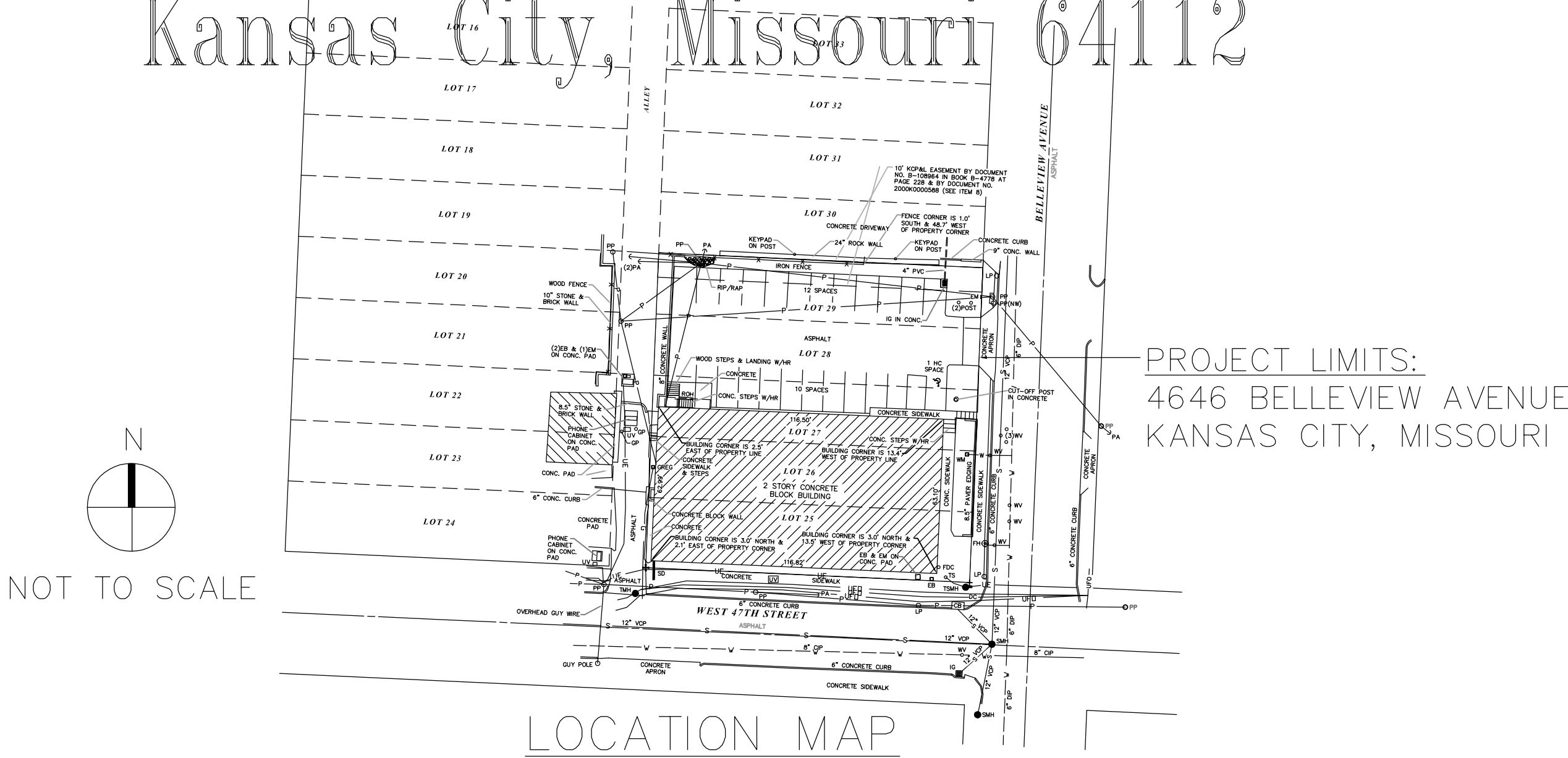
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

16. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy. If the total disturbed area for the project is less than 10,000 sqft, a storm drainage letter may be provided in lieu of the full drainage study.

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

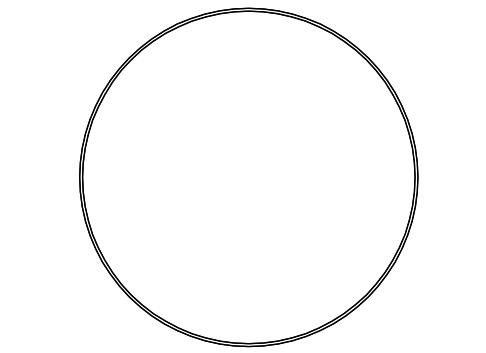
CRAIG T.
WATSON, AIA
A LIMITED LIABILITY CORPORATION

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

2525 MAIN STREET, SUITE 107
KANSAS CITY, MISSOURI 64108
tel: 816.456.0530
email: craigtwatson@aol.com

Project 20561

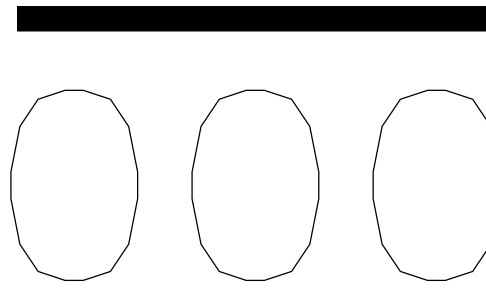
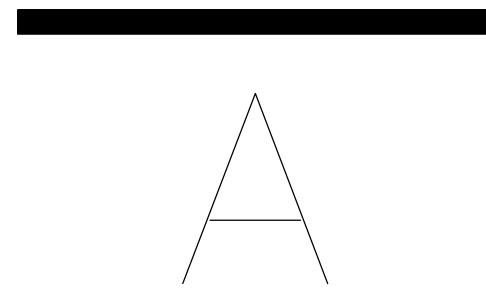
REZONING AND
DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE
4646 Bellevue Avenue
Kansas City, Missouri 64112



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CHECKED BY: CTW
APPROVED BY: CTW

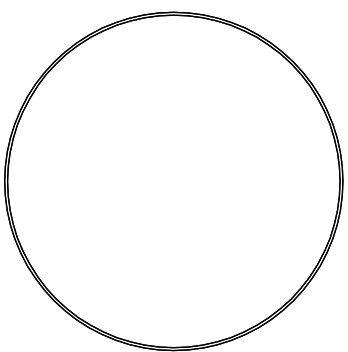
ISSUE	DATE
Rezoning and Development Plan	1/6/25
Revision No. 1	
Per City Review	2/17/25

Rezoning and
Development:
Cover Sheet



Project 20561

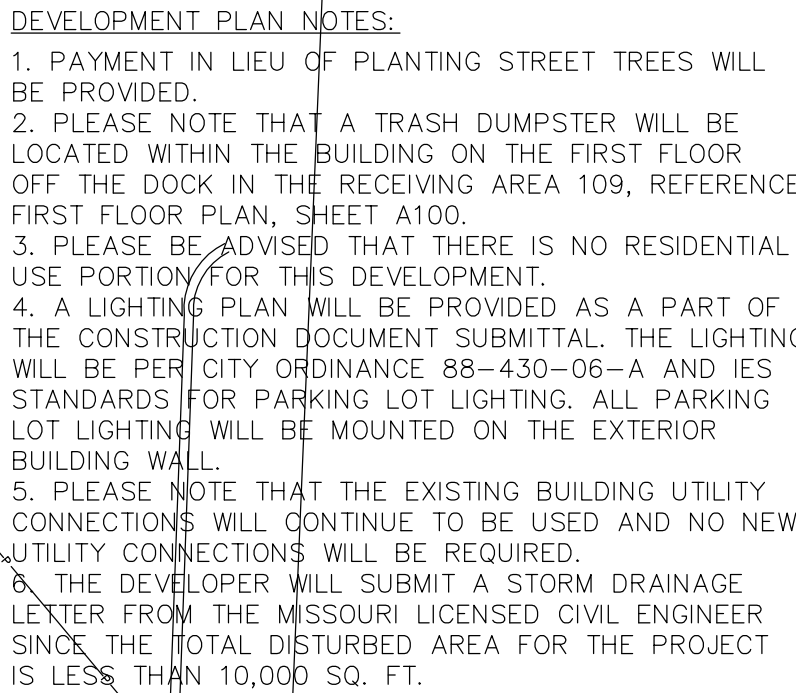
RETZONING AND
DEVELOPMENT PLAN
INDOOR MEDIUM EVENT VENUE
4646 Bellevue Avenue
Kansas City, Missouri 64112



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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.

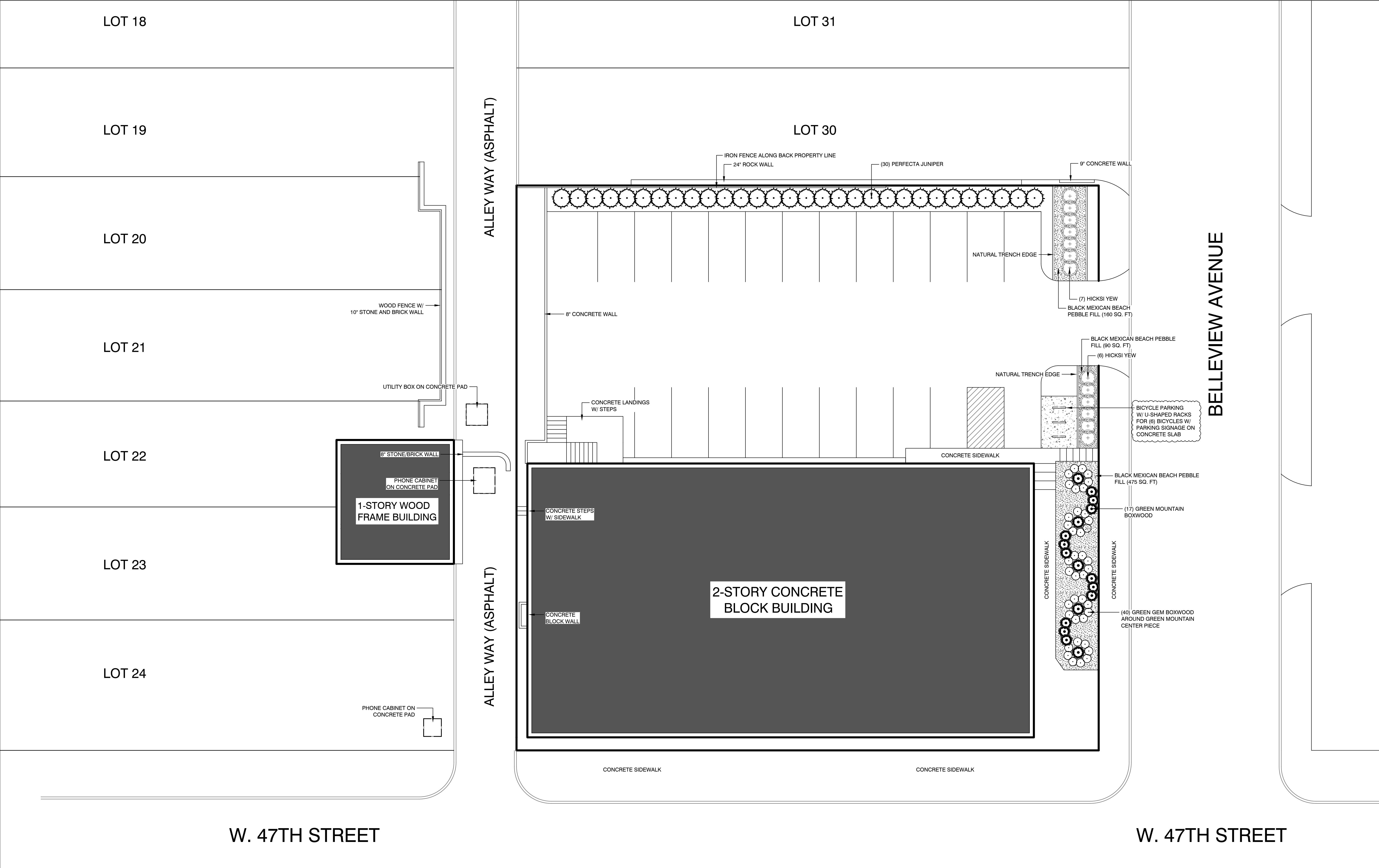
- ITEM NUMBERS 1, 2, 5, 6 AND 7 LISTED IN SCHEDULE B, PART II EXCEPTIONS FROM THE ABOVE REFERENCE ALTA COMMITMENT FOR TITLE INSURANCE ARE NOT SURVEY RELATED, AND ARE NOT SHOWN HEREON.
- * ITEM NO. 3 REFERS TO "EASEMENT, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS". ANDERSON SURVEY COMPANY 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:

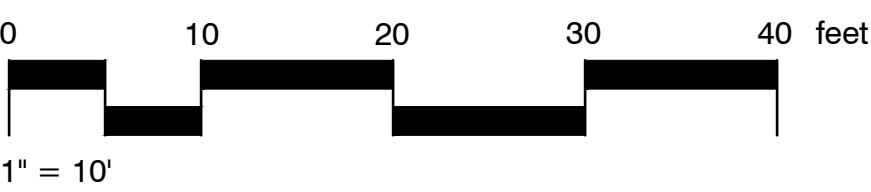
THE INFORMATION CONCERNING THE EXISTENCE, LOCATION, SIZE OR TYPE OF MATERIALS OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN COMPILED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND SOURCES OF INFORMATION ALONG WITH FIELD LOCATIONS OF PAINTED MARKINGS BY 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 CONTRACTOR 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.



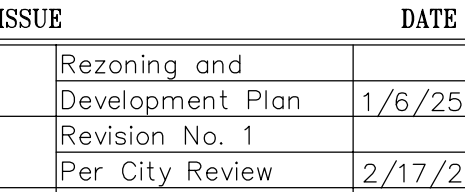
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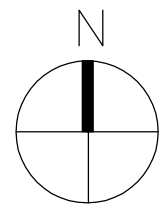
SHEET: 1 OF 1
DATE: 2/17/25
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PLAZA LEGACY III, LLC
4646 BELLEVUE AVENUE
KANSAS CITY, MO 64112

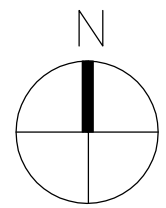
ROSEHILL GARDENS
Needs a Century Deep
816-941-4777 - 311 E. 35th Street - Kansas City, MO 64145 - www.RosehillGardens.com



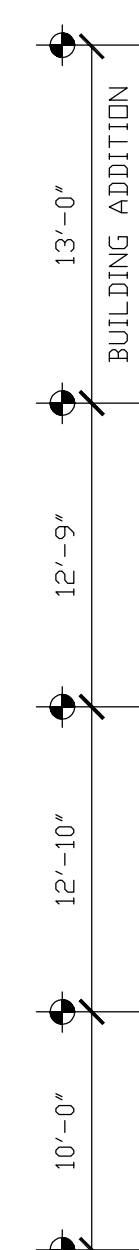
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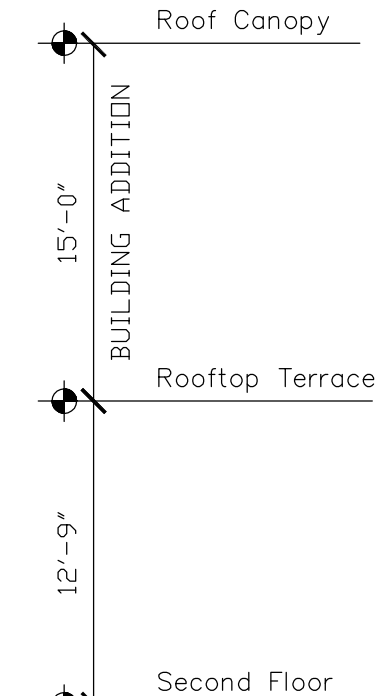
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SCALE: $1/8" = 1' - 0"$



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



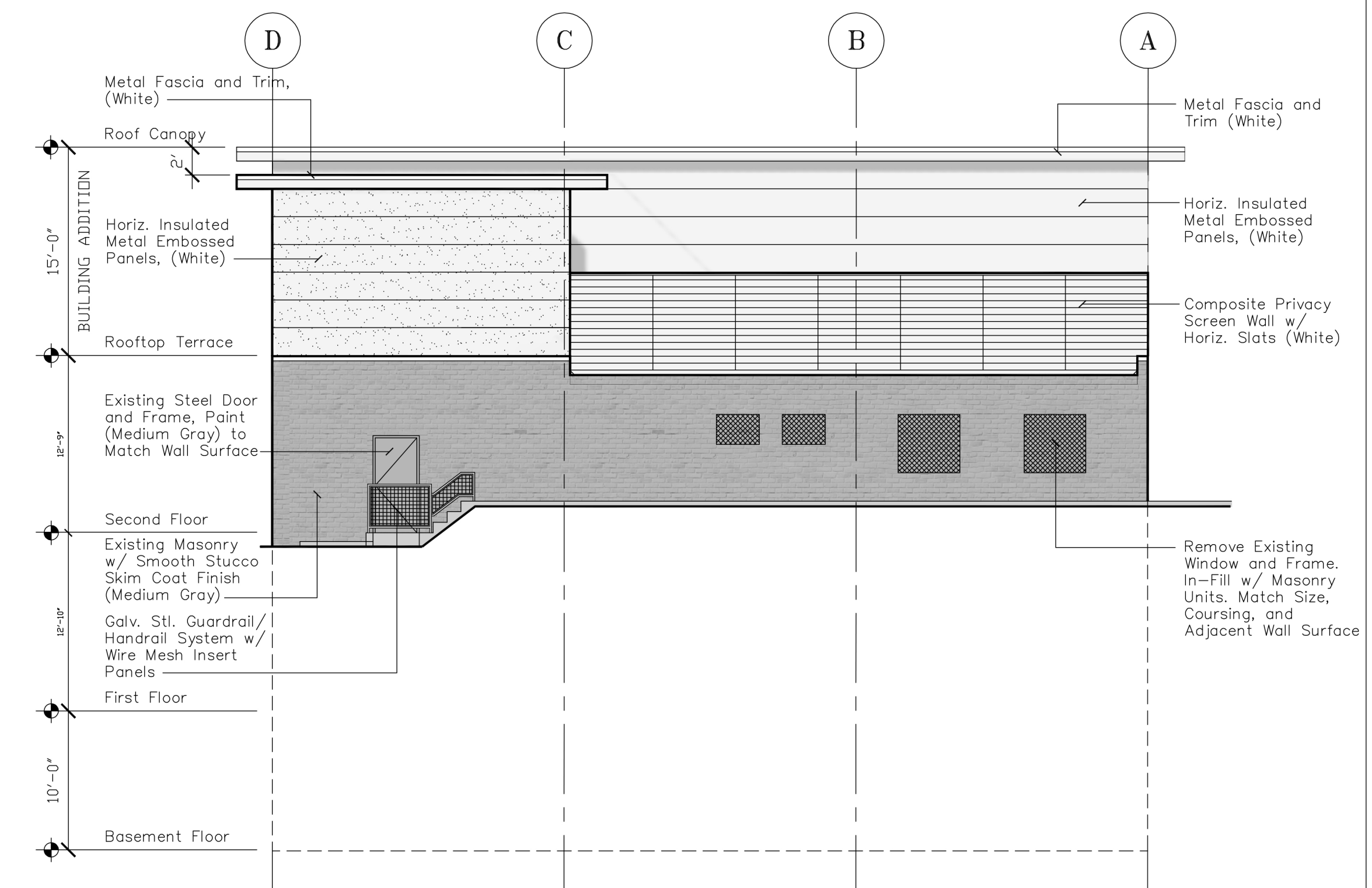
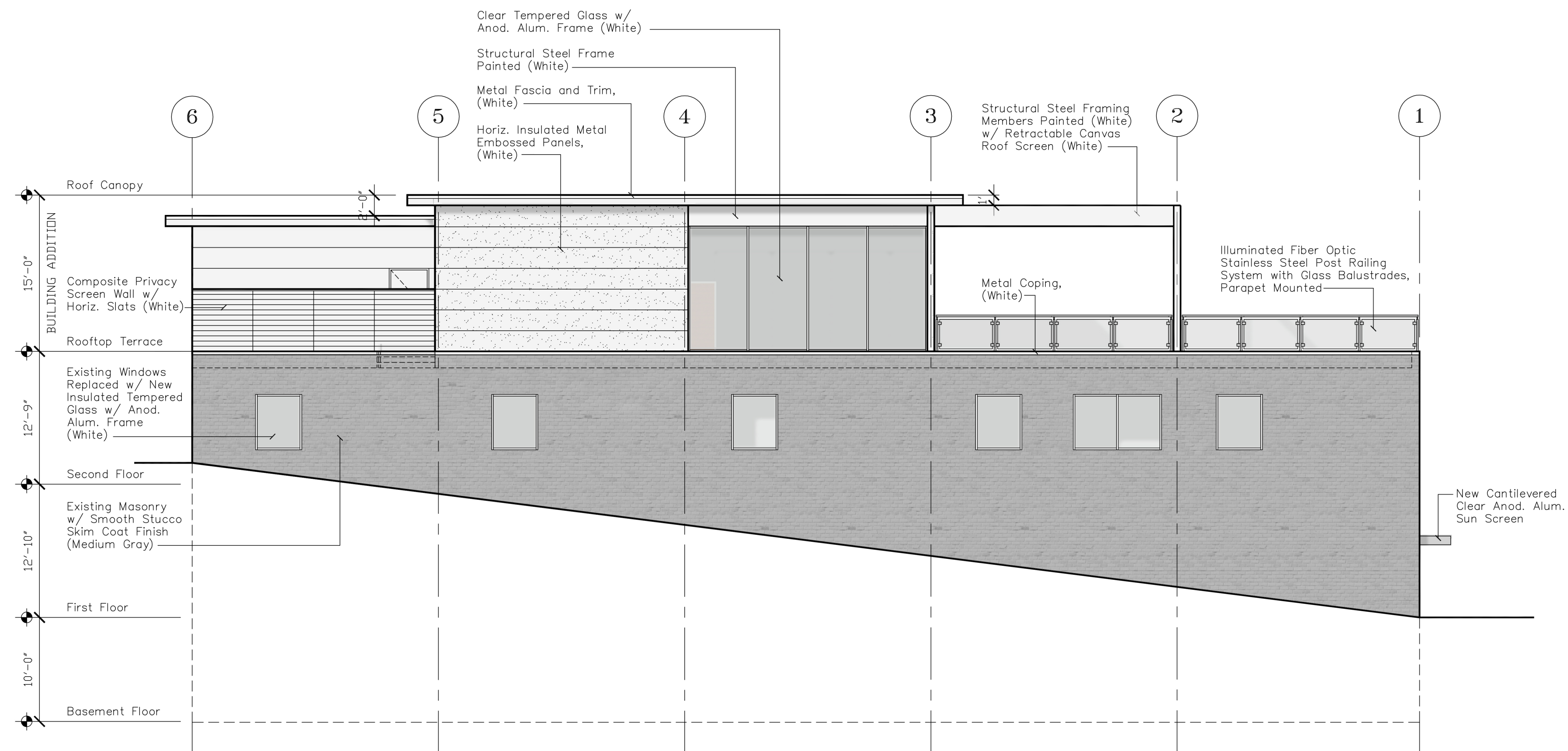
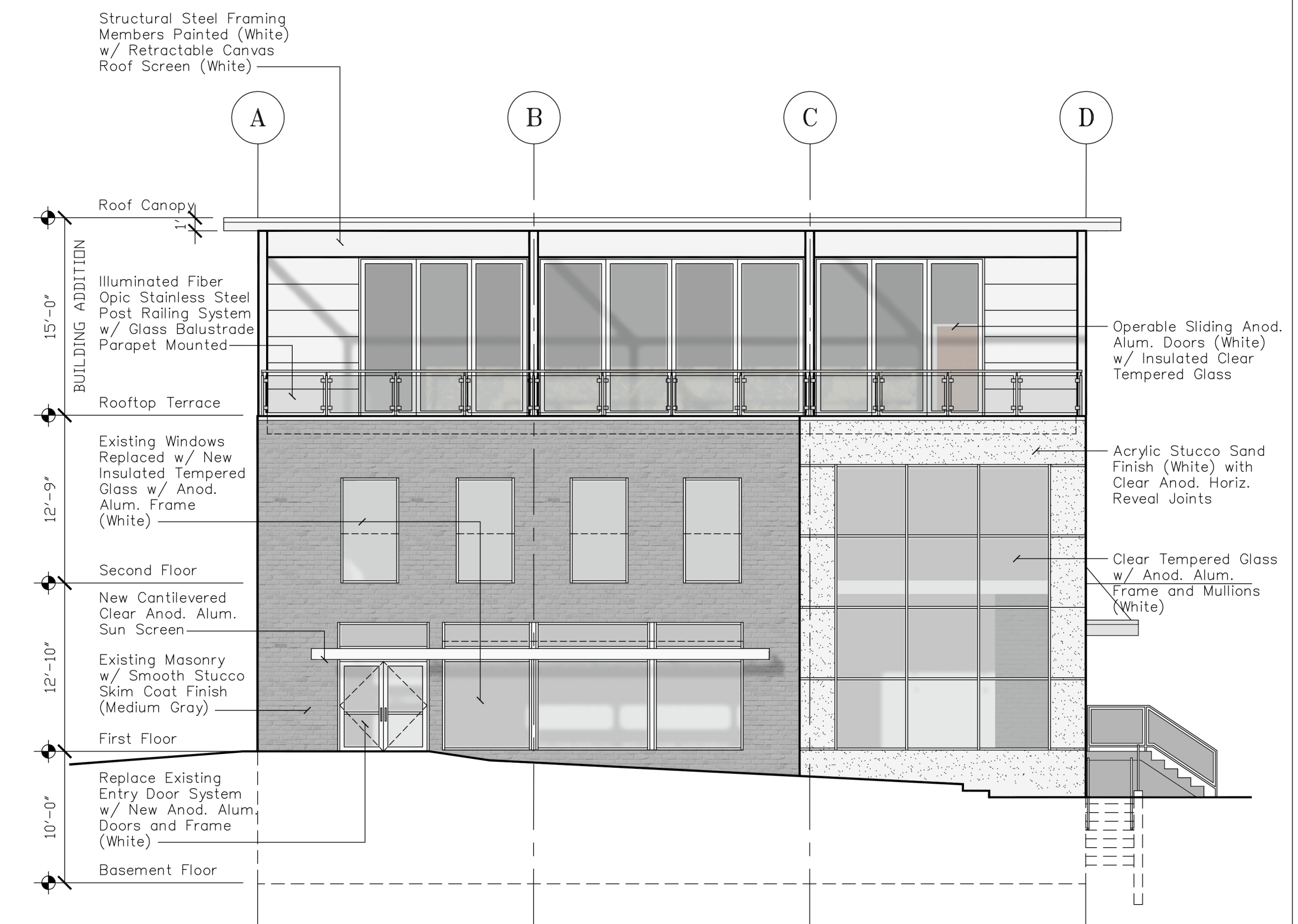
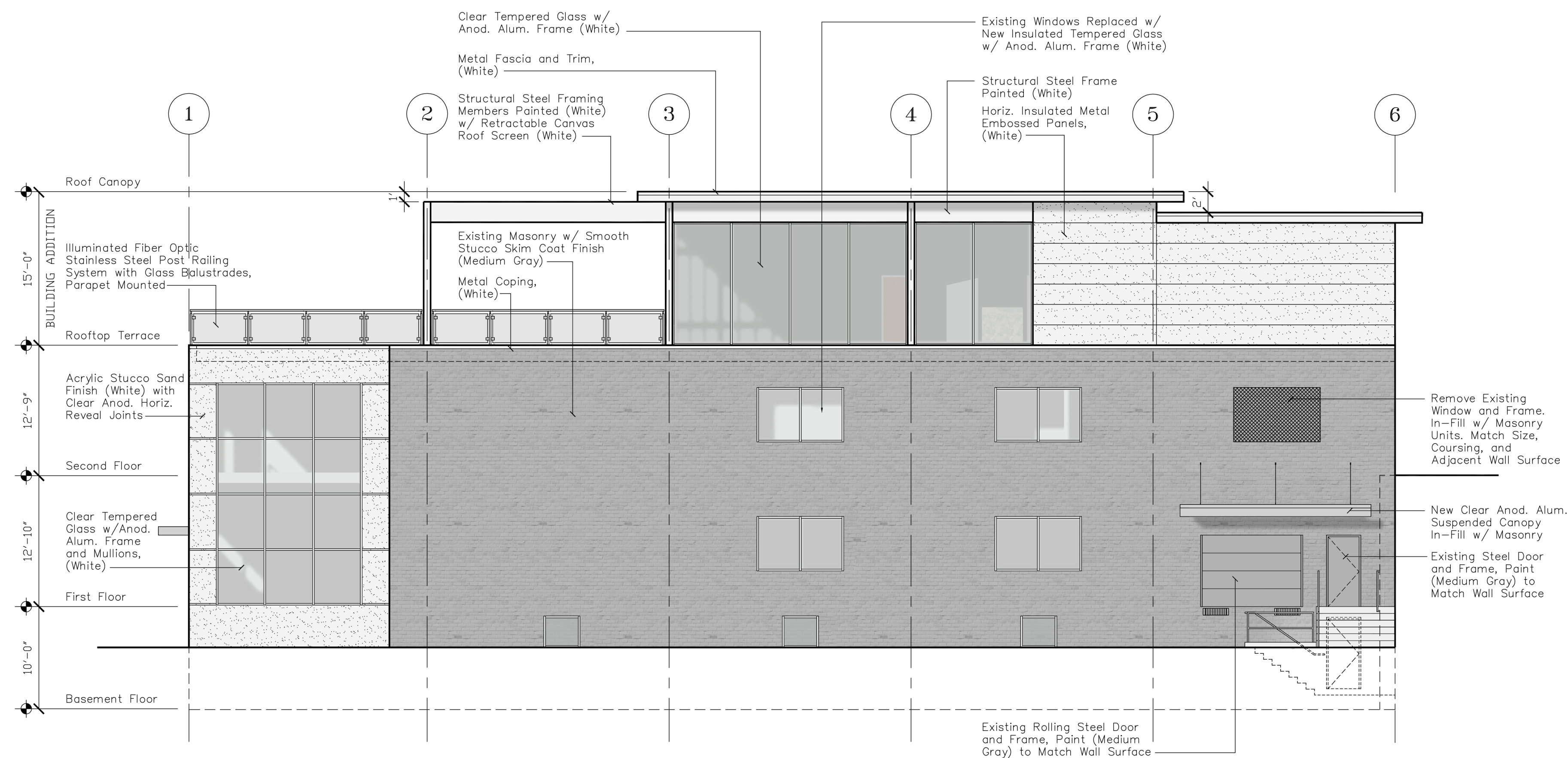
SCALE: $1/8"=1'-0"$

6 SHORT-TERM PARKING SPACES

First Floor

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└─ DWG. NAME: A101



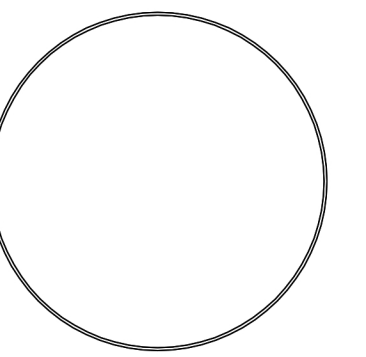
CRAIG T.
WATSON, AIA
A LIMITED LIABILITY CORPORATION

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Project 20561

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

[illegible]

Exterior Building Elevations

200

Meeting Sign-In Sheet

Project Name and Address

Development Plan (CD-CPC-2025-00005) 4646 Belleview Ave, Kansas City, MO 64112

Development Plan (CD-CPC-2025-00005) 4646 Belleview Ave, Kansas City, MO 64112

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Ben & Sharon Tumawit	1101A W-47th	816-891- 6604	
Carol Petrus	4329 HOLLY	816 561- 6992	
John Burkett	4628 TERR	913-484 5816	

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00005

Meeting Date: 02/26/2025

Meeting Location: Hilton Kansas City (770 W. 47th Street Kansas City, MO 64112)

Meeting Time (include start and end time): 6:00 PM - 7:00 PM

Additional Comments (optional):

The meeting opened with a discussion of Mr. Accurso's ties to the Kansas City Metro area, including his ownership of nearby properties and businesses. He then presented the event space proposal, sharing large-scale renderings of the plan and addressing questions about parking. No additional questions were raised.

Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **Medium**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	DO HAC WDC	DO – Project incorporates bike parking, but applicant should discuss the Belleview driveway with Public Works. HAC/WDC - Building scale and design are in line with neighboring buildings.
Low	SEG	SEG – The site does use existing infrastructure, but applicant should use native plants

Alignment Comments:

2-4 sentences providing justification for the alignment.

As a medium-sized event space, the proposed use does not deviate greatly from the former church in terms of land use. The additional story matches nearby form and massing. Given the potential for high speeds on Belleview, the applicant should discuss if changes should be made to access off that avenue. While this project repurposes, an existing building supported with infrastructure, the landscaping relies on non-native plants. The KC Spirit Playbook recommends native plants that do not require significant maintenance or watering.



February 27, 2025

To Whom It May Concern,

I am writing to state that the West Plaza Neighborhood Association (WPNA) Board of Directors carried out a vote regarding the proposed Plaza Legacy Properties III LLC project at 4646 Belleview Ave Kansas City MO 64111 (Case Number: CD-CPC-2025-00005).

The owners of the project have provided in-person and virtual presentations and details to the WPNA board on 2025-02-04, and to the general public on 2025-02-26. Details were posted on the WPNA Facebook group for the neighborhood association, on 2025-02-17, and we provided an opportunity for residents to submit questions and provide feedback.

Regarding the proposed use as an entertainment venue, the renovations, and the rezoning from B1-1 to B2-2, the WPNA Board has voted unanimously to take a stance of **non-opposition** for the project.

Respectfully,

Ken Williams
President, West Plaza Neighborhood Association
www.westplaza.org | president@westplaza.org
816-914-4225