

# SITE PLAN

ORDERED BY: J. ALEXANDER HILTON

PROPERTY ADDRESS: 3933 & 3937 KENWOOD AVENUE

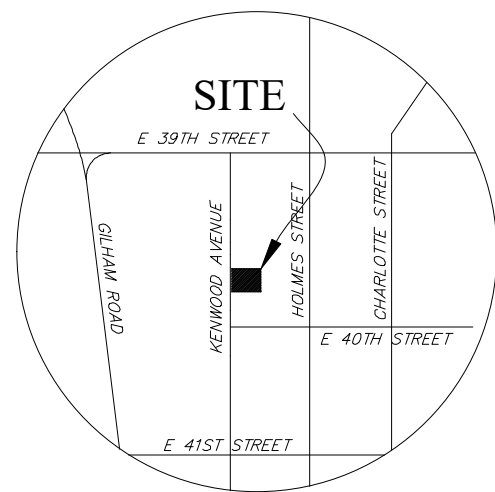
DESCRIPTION: Lots 30 thru 32, Block 1, VANDERBILT PLACE, a subdivision in Kansas City, Jackson County, Missouri.



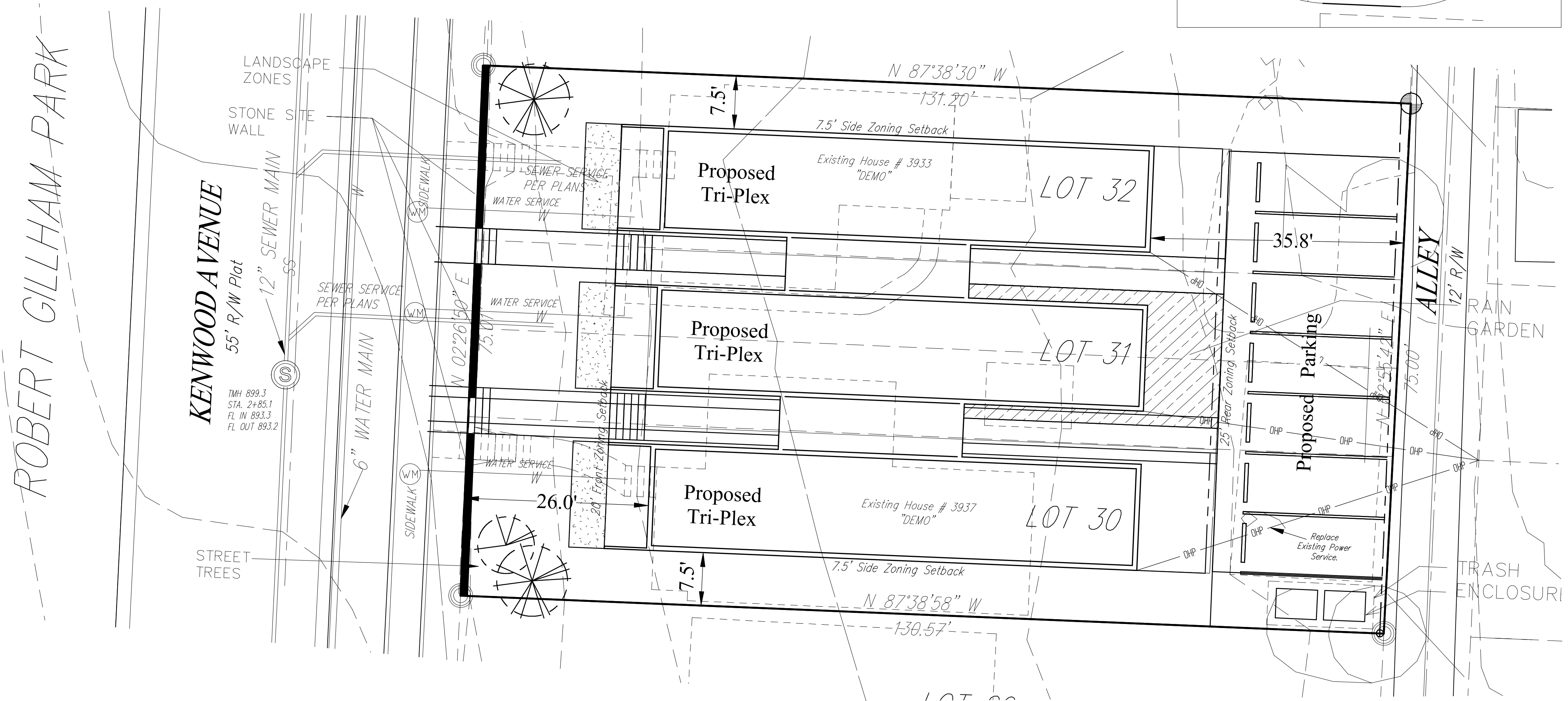
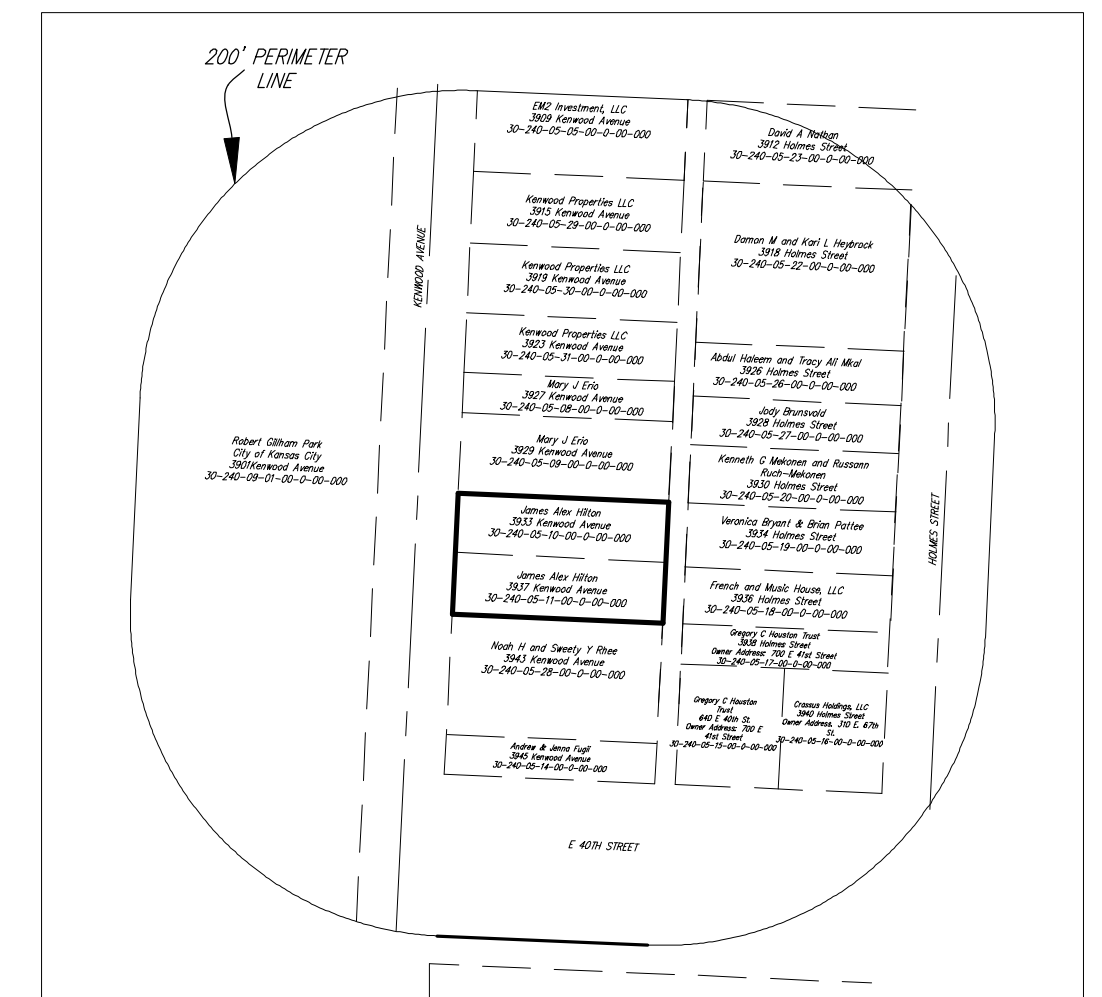
**City Plan Commission**  
Approved without Conditions

of Case No. CD-CPC-2021-00119 on 09/21/2021

*Joseph Rexwinkle*  
Joseph Rexwinkle, AICP  
Secretary of the Commission



LOCATION MAP



Notes: 8/11/21  
Water/Sewer: Utilities are existing, there are no PROPOSED water mains, sewer mains or hydrants for this property.

Parkland Dedication Requirements: The developer will pay the Parkland Dedication Fee(s) assessed by the City.

Parking Compliance: the developer has entered into a parking agreement with a property located 75' north of the subject property for two surface parking spaces. The property address of where the two surface parking spaces are located is 3923 Kenwood Avenue, KC, MO 64110.

**SITE INFORMATION TABLE:**

- a. Existing Zoning - R-5 - Residential - Proposed Zoning - R-1.5, Residential with a variance to allow 9 dwelling units.
- b. Total Land Area = 9,817.0 s.f. or 0.225 acres
- c. Land area for existing & proposed street r/w = 0.00
- d. Net land area - 9,817.0 s.f. or 0.225 acres
- e. Proposed structures on this property will be 1

R1.5 Zoning Setbacks for this Property (Conventional Development)  
Front = 20', Side = 7.5', Rear = 25'  
Lot area per Unit = 1091 s.f.



SCALE IN FEET  
Scale: 1" = 10'

Date: 6/13/21  
add Building 6/30/21  
Rev. per KCMO 21.0811

