

**Resolution Adopted July 28, 2022**  
**Plaza Westport Neighborhood Association**  
**4711 Belleview**  
**CD-CPC-2022-00107**

The Plaza Westport Neighborhood Association (PWNA) has been monitoring the proposed development at 4711 Belleview, and hereby conditionally supports this development, as follows:

*PWNA supported the passage of the Plaza Bowl Overlay District* adopted in the form of Ordinance No. 190100, that codified the height and use recommendation of the Midtown Plaza Area Plan. The Overlay District's purpose is to preserve the character and integrity of the Plaza, maintain the Plaza Bowl concept, and protect the property values and expectations of Plaza property owners, residents and visitors; PWNA has been continually involved in attempting to enforce the integrity of the Midtown Plaza Area Plan and the Bowl concept.

*PWNA is very concerned by the propensity of developers to seek variances and modifications* from the Midtown Plaza Area Plan and the Plaza Bowl concept. *PWNA is also very concerned by the propensity for City officials to overlook variances* from the Midtown Plaza Area Plan in their review of development projects. If every new development is allowed even a slight variance from the height restrictions in the Bowl concept, then the Plaza will become a taller and taller canyon and not a bowl, and the precious ambiance and attractiveness of the Plaza will be lost to property owners, visitors and customers of the Plaza.

*The Board of the PWNA requests that City officials honor the existing Midtown Plaza Area Plan, and reject proposals that deviate.* However, with the understanding that **4711 Belleview** is in discussions with Historic Kansas City and interested neighbors and associations to comply with the Midtown Plaza Area Plan, *PWNA conditionally supports the development as long as the height and other requirements of the Midtown Plaza Area Plan are met.*

Adopted this 28<sup>th</sup> day of July, 2022



Robert Martin, President



Officers

*President*  
Julia Thompson  
225-955-3414

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Garrett Dworkin  
Tresa Carter  
Terrie Simons

July 29<sup>th</sup>, 2022

City Plan Commission  
414 East 12th Street, 15<sup>th</sup> Floor  
Kansas City, MO 64106

RE: 4711 Belleview - CD-CPC-2022-00107

Dear Members of the City Plan Commission,

I am writing this letter on behalf of the West Plaza Neighborhood Association (WPNA) Board of Directors in regards to the proposal by Lane4 Properties regarding development of 4711 Belleview.

The WPNA has met multiple times with Lane4 and appreciates their open communication at each step of the development process. We strongly desire to see development on the proposed site and have been supportive of previous plans for development. We appreciate that Lane4 seeks to include amenities that will appeal not only to residents living on the property but also provide some conveniences to the larger neighborhood. We also appreciate their inclusion of parking, given the limited availability of street parking and traffic congestion in the area. In addition, we appreciate that, so far, the developers have not sought tax incentives.

Therefore, we do not oppose the development if the following concerns are addressed:

1. That the height of the building be within the Midtown Plaza Area Plan recommendations or at least within the 55-65% deviation proposed by the CPC Development Review Committee.
2. That the Final Master Development Plan and any amendments to the Final Master Development Plan be reviewed by the City Council, not the City staff or the City Plan Commission as otherwise provided by Zoning and Development Code Secs. 88-520-04-A and 88-516-06.
3. That once Lane4 Properties purchases the property, they will be responsible for its security and upkeep before and during construction.

The WPNA has consulted with other area organizations including Historic KC, Plaza Westport Neighborhood Association, and South Plaza Neighborhood Association. We believe the above concerns address the impact of this development on West Plaza and the greater Plaza area. As Lane4 Properties moves forward with this development, we strongly encourage them to regularly communicate updates to us to ensure continued support for this exciting project.

Sincerely,

*Julia Thompson*

Julia Thompson  
President, West Plaza Neighborhood Association



August 1, 2022

VIA ELECTRONIC MAIL

City Plan Commission  
City of Kansas City Missouri  
414 E. 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, MO 64106

RE: 4711 Belleview- CD-CPC-2022-00107 – **Revised Letter**

Dear Commission Members:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

Historic Kansas City wants to thank the Lane4 Property Group for the opportunity to meet with members of the development team involved in the 4711 Belleview project. We appreciate the opportunity to provide input to the process and believe that a cooperative approach involving all relevant stakeholders is key to the success of projects like this one.

Overall, Historic Kansas City sees this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary housing function and design, but in a manner that is compatible with the design, scale and form of the Plaza. This site has a topographic challenge: it is higher in the north, with a lowering of grade in excess of thirty feet to the south. That grade change is what pushed the building up and out of the design envelope recommended by the Midtown Plaza Area Plan at the south end.

HKC met with the Lane4 Property Group on two occasions, even with a positive staff report in-hand, they responded to HKC's request for a reduction in height with the compromise we see today.

The project sits within the Madison/Belleview corridor; an auto dominated area designated for Potential Redevelopment in the Midtown Plaza Plan. Although the project remains over the height limit of 130 feet, Historic Kansas City is in support of **4711 Belleview CD-CPC-2022-00107** subject to the following revised conditions:

1. The Developer confirms in writing by depiction on plan sheet(s) that the distance in feet of the 11th floor step-backs (not set-backs) from the south facade planes (there are two- southeast of ~53' and southwest ~43') to break up the facade plane.
  - a. **Revised:** *The Developer confirms in writing by depiction on plan sheet(s) that the distance in feet of the 11th floor step-backs (not set-backs) from the south facade planes (there are two - southeast of ~50' and southwest ~40') to break up the facade plane.*
2. The Developer confirms in writing by depiction on plan sheet(s) that the amount in feet of the height deviations for the southeast and southwest corners are ~15' and ~5', respectively.

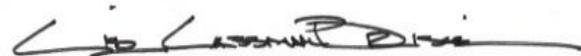
- a. **Revised:** *The Developer confirms in writing by depiction on plan sheet(s) that the amount in feet of the height deviations for the southeast and southwest corners are ~20' and ~10', respectively (Expected to be 17' and 7' but 3' was added to account for refinements from more defined plans and input from structural).*
3. The Final Master Development Plan and any amendments to the Final Master Development Plan must be reviewed by the City Council, not the City staff or the City Plan Commission as otherwise provided by Zoning and Development Code Secs. 88-520-04-A and 88-516-06.
  - a. **Revised:** *The Final Master Development Plan and any amendments to the Final Master Development Plan must be reviewed by the City Council, as otherwise provided by Zoning and Development Code Secs. 88-520-04-A and 88-516-06.*
4. That the Developer include the monthly (or other) charge for parking in the monthly (or other) rent obligation as opposed to making parking for each apartment optional to the tenants to reduce the parking encroachment into the surrounding residential neighborhoods. This obligation upon the Developer in writing as either a condition in the ordinance approving the MPD, or in a separate covenant running with the land to eliminate questions of enforceability.
  - a. **Revised:** *The Developer will include, as part of the MPD, text that states that the site will be programmed to encourage on-site parking and will not encourage off-site parking west into the adjacent neighborhood.*

More development is expected in this corridor in the future and we want to emphasize that HKC and surrounding neighborhoods will not accept or support deviations from the height restrictions on every project that is proposed. This project has very specific site issues and an overall design within its site context that make sense from a design and construction perspective, while meeting the other requirements in the plan, such as set-backs, step-backs, public space, parking, etc.

This proposal is an example of how the community and developers can work together for the best possible result. We look forward to meeting with them again to view the final design as it moves through the development process.



Vicki Noteis, President



Lisa Lassman Briscoe, Executive Director

cc (via email): Brandon Buckley, Vice President, LANE4 Property Group  
Charles Renner, Husch Blackwell  
Katheryn Shields, Councilwoman 4th District at-large  
Eric Bunch, Councilman 4th District  
HKC Board of Directors  
West Plaza Neighborhood Association  
Plaza Westport Neighborhood Association  
South Plaza Neighborhood Association  
Rockhill Neighborhood Association  
Parkway Towers Homes Association

## SOUTH PLAZA NEIGHBORHOOD ASSOCIATION

July 29, 2022

City Plan Commission  
City of Kansas City Missouri  
414 E. 12th Street, 15th Floor  
Kansas City, MO 64106

RE: 4711 Belleview - CD-CPC-2022-00107

Dear Commission Members,

I have been impressed with the approach that the Lane4 Group has taken with the 4711 Belleview project. It appears that they are truly interested in building something on the west edge of the Plaza that is synchronous and appealing. I was pleased to hear of the architectural elements and materials that would be incorporated, referencing the look and feel of the historic sections of the Plaza such as the classical Washington Irving balconies. I think the ground level retail concepts will be a draw for all the Plaza area residents, especially those in West Plaza.

I understand that Lane4 has had valuable input from the neighborhoods and HKC and are seeking acceptable solutions to the issues raised.

The South Plaza Neighborhood Association would like to register our support with a few conditional thoughts we echo from the concerns of the West Plaza Neighborhood, most immediately impacted by this development:

1. That lots owned by Lane 4 will be cleared and maintained.
2. That in order to reduce the congestion of cars parking on neighboring streets, the pricing structure for the apartments include the cost of parking for the number of cars the tenants will have. If a tenant has no car, that could reduce the rental price.
3. That Lane4 follow the recommendations of the CPC in regard to height.
4. That any future request for deviation be approved according to existing ordinance.

Sincerely,



Kate Marshall  
South Plaza Neighborhood Association

cc: Brandon Buckley, Lane4 Group