Docket #4

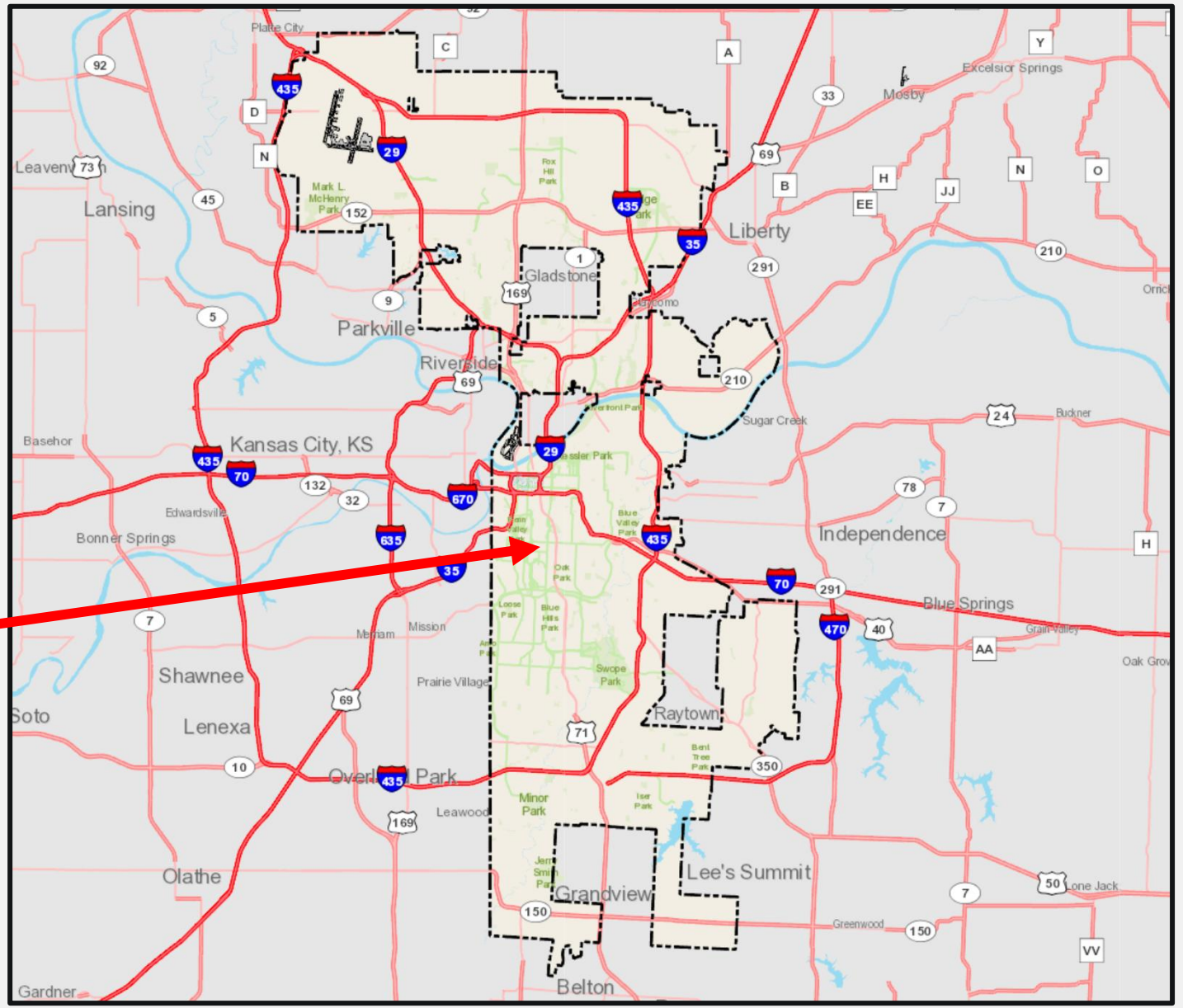
CD-CPC-2026-00093

911 E Linwood Blvd – Belmont Apartments

September 2, 2026

City Plan Commission

911 E Linwood Blvd



B3-2
R-0.5
E Linwood Blvd
Campbell St
UR
Harrison St
MPD
R-2.5
R-1.5

Case History

- **14654UR –** A request to rezone the site to UR for redevelopment of the Belmont Apartments. Approved March 31, 2016.

View from E Linwood Blvd, April 2026

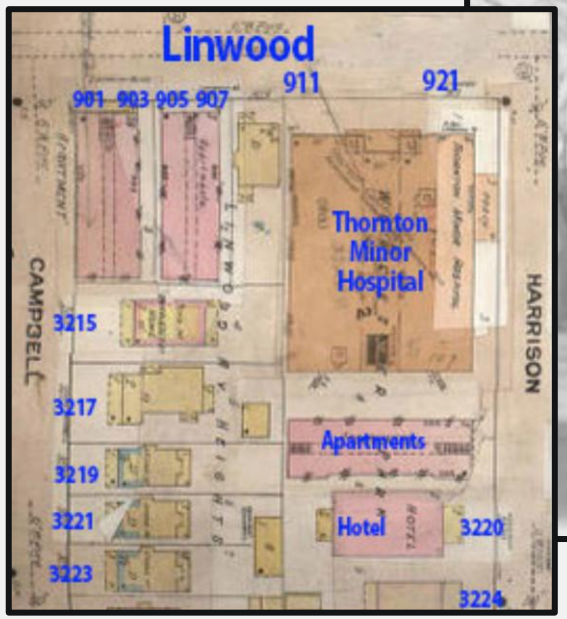
View from E Linwood, April 2026

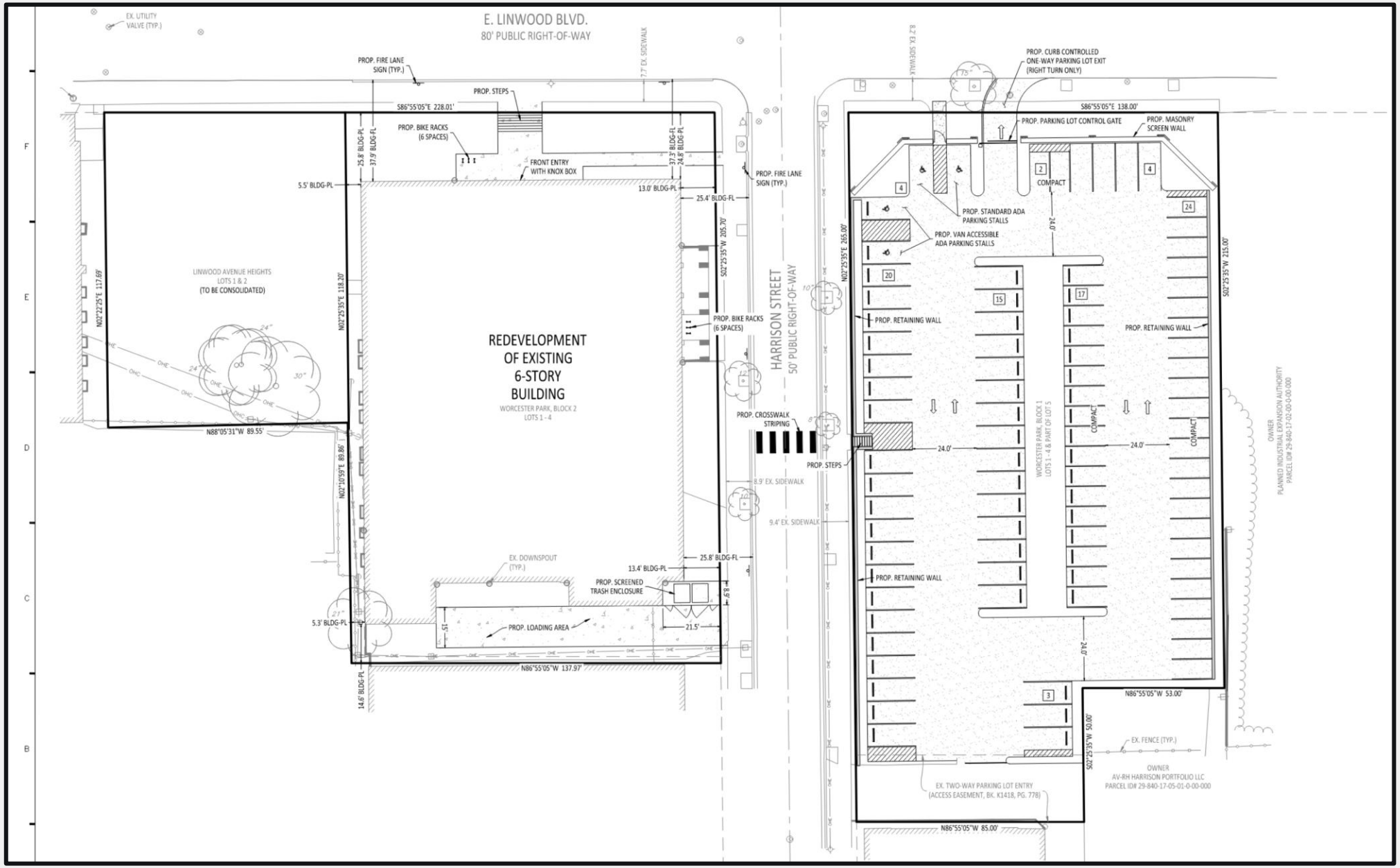
View from E Linwood Blvd, April 2026

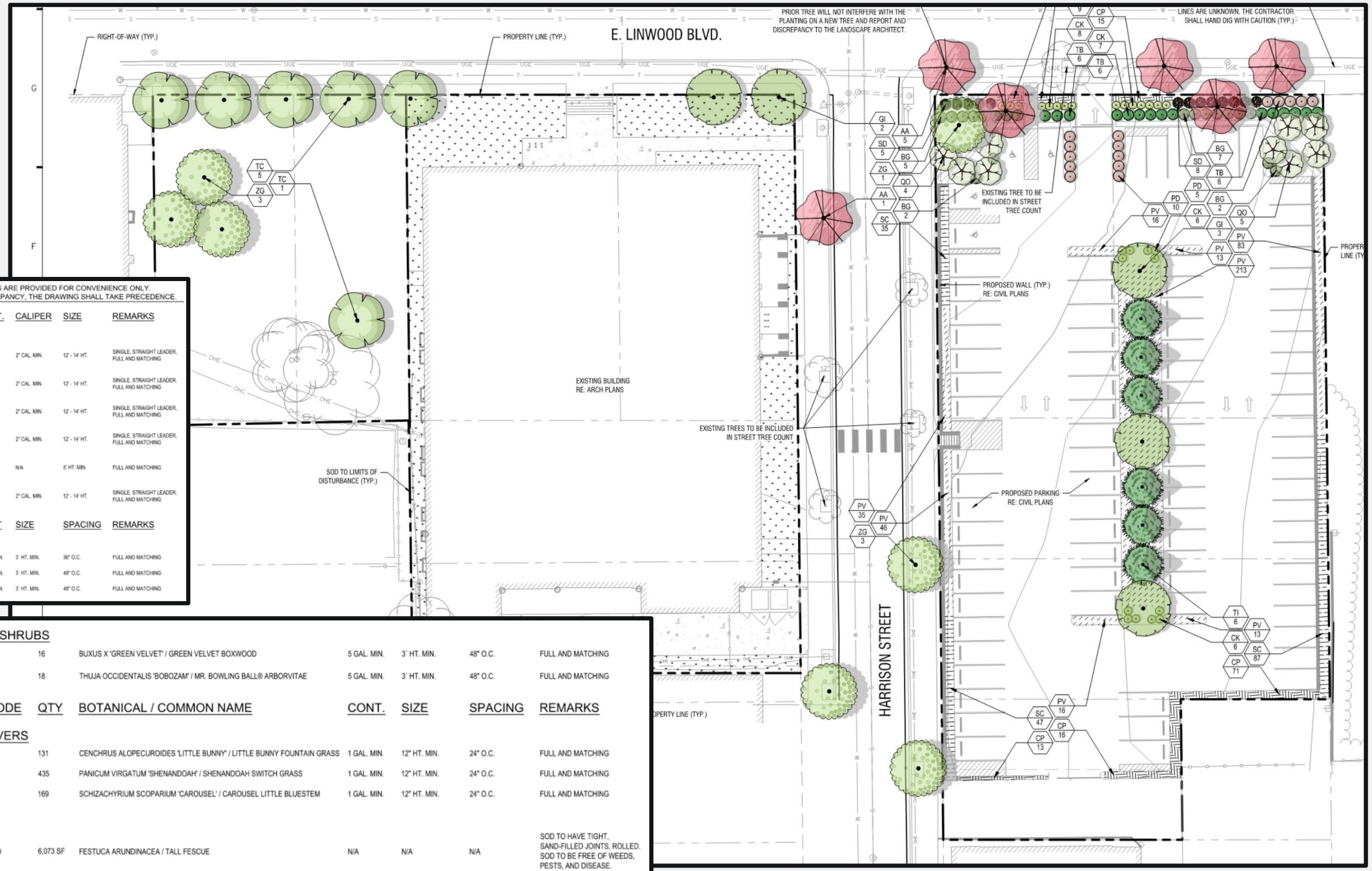
View from Harrison St, June 2024

Case History

- Constructed around 1912 as a hotel.
- Since it's opening it has also been home to a the Thornton & Minor Hospital, a regional office for Verterans Administration, and a nursing home.
- Finally vacated around the mid 1980's




E. LINWOOD BLVD.
80' PUBLIC RIGHT-OF-WAY
EX. UTILITY VALVE (TYP.)
PROP. FIRE LANE SIGN (TYP.)
PROP. STEPS
S86°55'05"E 228.01'
PROP. BIKE RACKS (6 SPACES)
FRONT ENTRY WITH KNOX BOX
7.7' EX. SIDEWALK
35.8' BLDG-PL
37.9' BLDG-FL
37.3' BLDG-FL
24.8' BLDG-PL
5.5' BLDG-PL
13.0' BLDG-PL
25.4' BLDG-FL
PROP. FIRE LANE SIGN (TYP.)
S02°25'35"W 205.70'
LINWOOD AVENUE HEIGHTS
LOTS 1 & 2
(TO BE CONSOLIDATED)
N02°22'25"E 117.69'
N02°25'35"E 118.20'
REDEVELOPMENT OF EXISTING 6-STORY BUILDING
WORCESTER PARK, BLOCK 2
LOTS 1 - 4
HARRISON STREET
50' PUBLIC RIGHT-OF-WAY
PROP. BIKE RACKS (6 SPACES)
PROP. CROSSWALK STRIPING
PROP. STEPS
8.9' EX. SIDEWALK
9.4' EX. SIDEWALK
N88°05'31"W 89.55'
N02°10'59"E 89.86'
EX. DOWNSPOUT (TYP.)
25.8' BLDG-FL
13.4' BLDG-PL
PROP. SCREENED TRASH ENCLOSURE
5.3' BLDG-PL
PROP. LOADING AREA
21.5'
N86°55'05"W 137.97'
14.6' BLDG-PL
PROP. CURB CONTROLLED ONE-WAY PARKING LOT EXIT (RIGHT TURN ONLY)
8.2' EX. SIDEWALK
S86°55'05"E 138.00'
PROP. PARKING LOT CONTROL GATE
PROP. MASONRY SCREEN WALL
COMPACT
PROP. STANDARD ADA PARKING STALLS
PROP. VAN ACCESSIBLE ADA PARKING STALLS
N02°25'35"E 265.00'
S02°25'35"W 215.00'
PROP. RETAINING WALL
WORCESTER PARK, BLOCK 1
LOTS 1 - 4 & PART OF LOT 5
24.0'
N86°55'05"W 53.00'
S02°25'35"W 50.00'
EX. FENCE (TYP.)
OWNER
AV-RH HARRISON PORTFOLIO LLC
PARCEL ID# 29-840-17-05-01-0-00-000
EX. TWO-WAY PARKING LOT ENTRY
(ACCESS EASEMENT, BK. K1418, PG. 778)
N86°55'05"W 85.00'
OWNER
PLANNED INDUSTRIAL EXPANSION AUTHORITY
PARCEL ID# 29-840-17-02-00-0-00-000

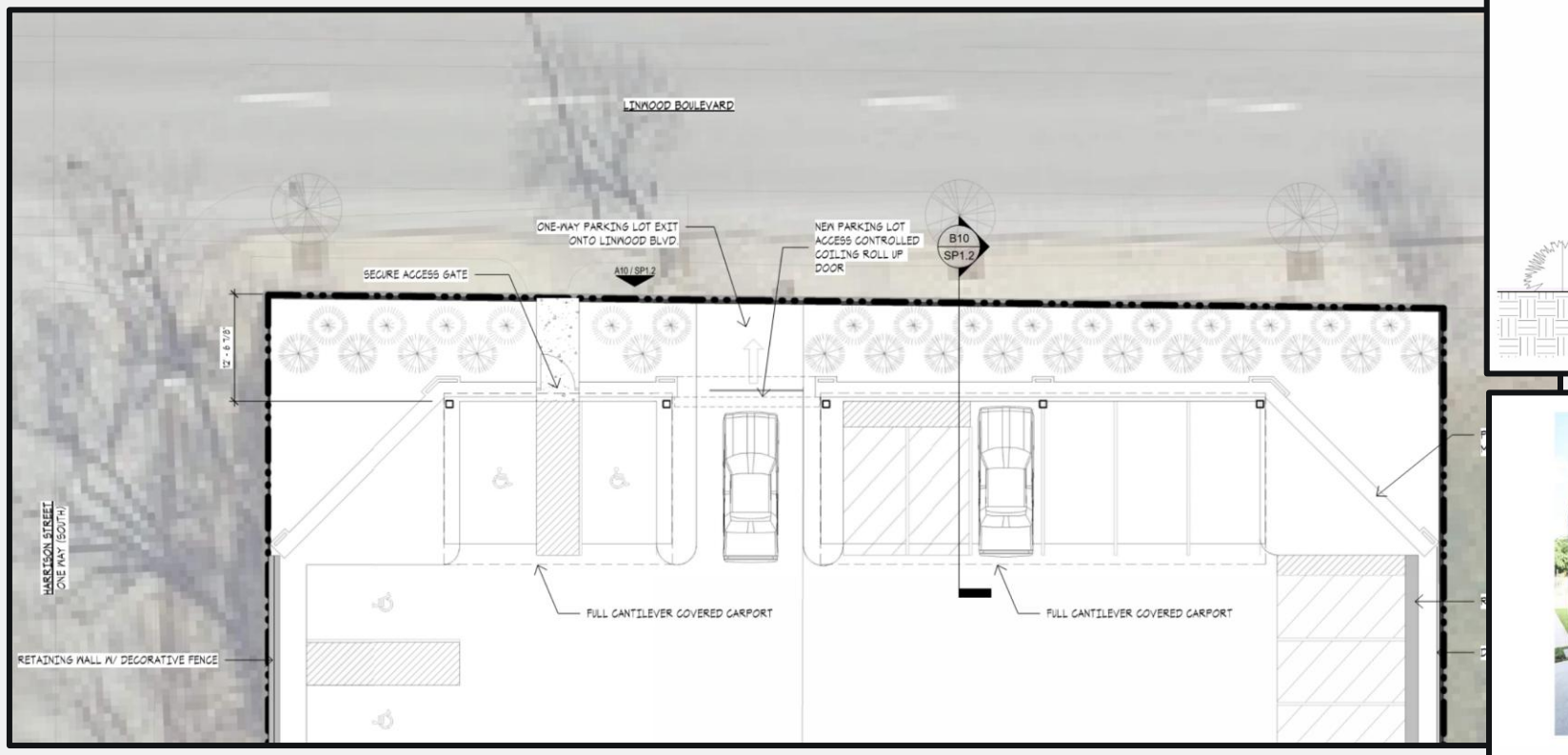


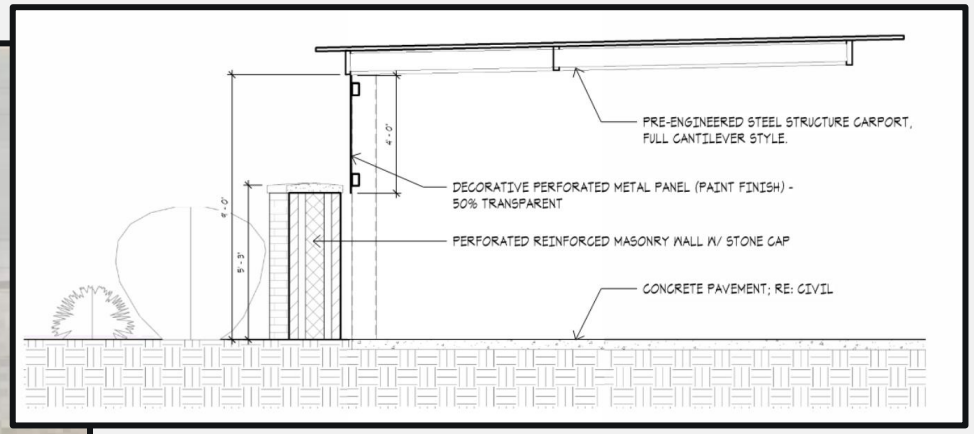
PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

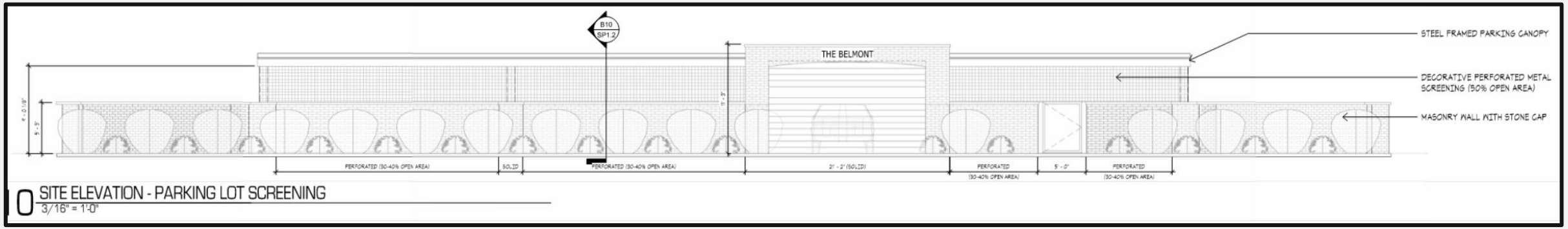
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
TREES							
	AA	6	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
	GI	5	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
	QO	9	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
	TC	6	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
	TI	6	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	N/A	5' HT. MIN.	FULL AND MATCHING
	ZG	7	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS							
	CK	27	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL. MIN.	3' HT. MIN.	36" O.C.	FULL AND MATCHING
	PD	15	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	3 GAL. MIN.	3' HT. MIN.	48" O.C.	FULL AND MATCHING
	SD	13	SPIRAEA X 'NCSX2' / DOUBLE PLAY DOOZIE® SPIREA	3 GAL. MIN.	3' HT. MIN.	48" O.C.	FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
EVERGREEN SHRUBS							
	BG	16	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL. MIN.	3' HT. MIN.	48" O.C.	FULL AND MATCHING
	TB	18	THUJA OCCIDENTALIS 'BOBOZAM' / MR. BOWLING BALL® ARBORVITAE	5 GAL. MIN.	3' HT. MIN.	48" O.C.	FULL AND MATCHING
GROUND COVERS							
	CP	131	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL. MIN.	12" HT. MIN.	24" O.C.	FULL AND MATCHING
	PV	435	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL. MIN.	12" HT. MIN.	24" O.C.	FULL AND MATCHING
	SC	169	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	1 GAL. MIN.	12" HT. MIN.	24" O.C.	FULL AND MATCHING
SOD							
	SOD	6,073 SF	FESTUCA ARUNDINACEA / TALL FESCUE	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.



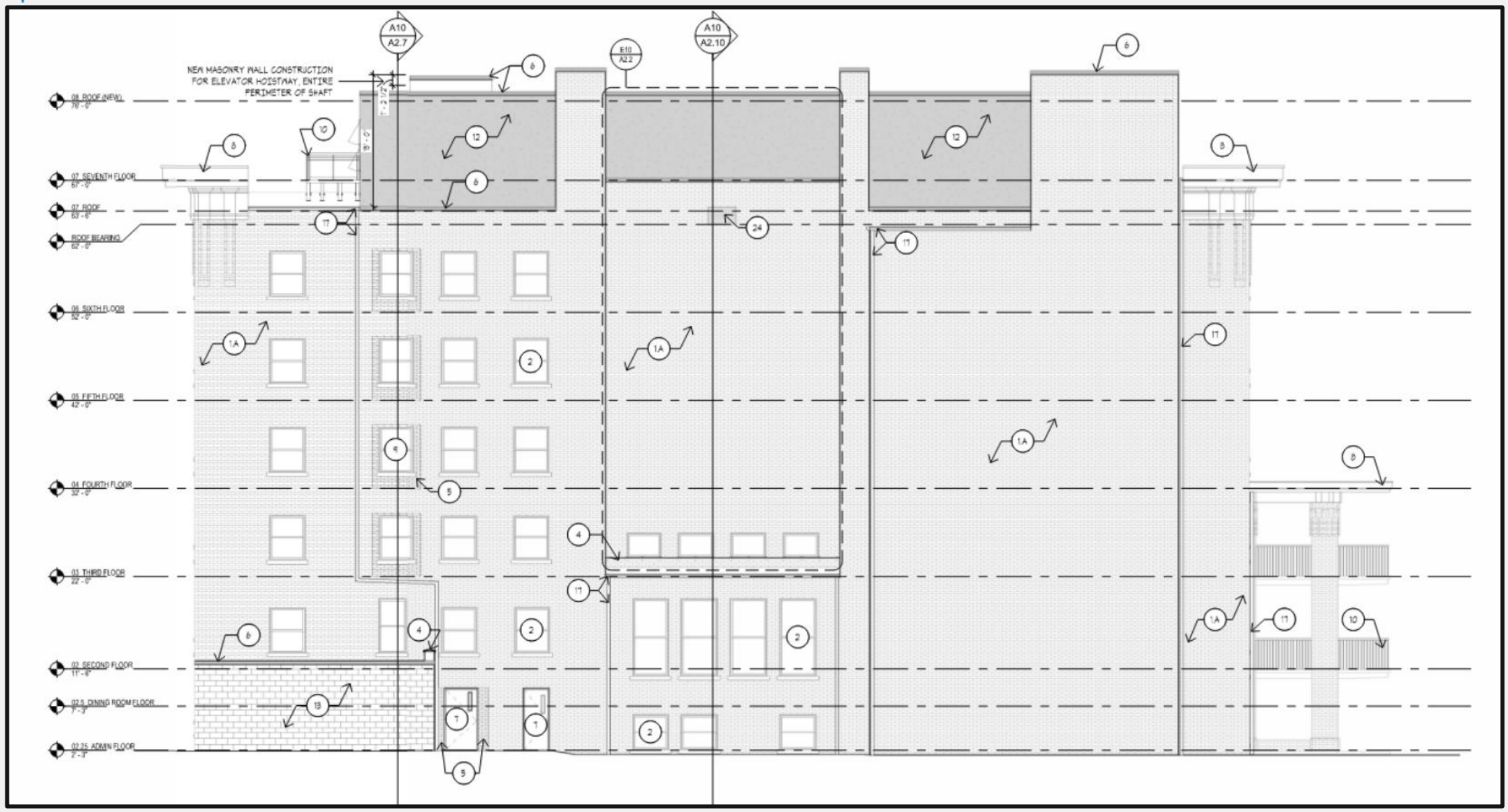


PERFORATED BRICK WALL CONCEPTS
12" = 1'-0"



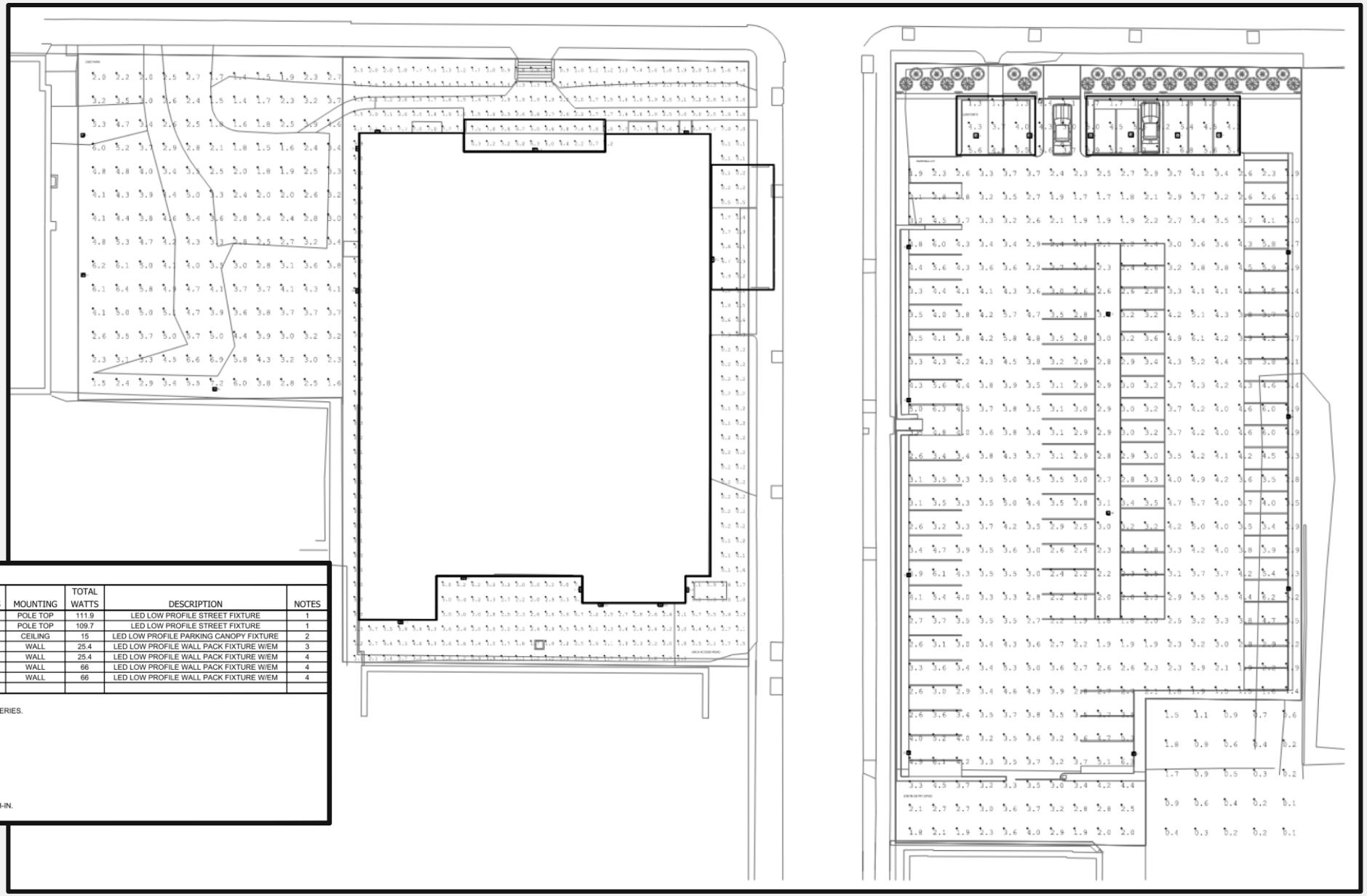
0 SITE ELEVATION - PARKING LOT SCREENING
3/16" = 1'-0"

08 ROOF (NEW)
70' - 0"
07 SEVENTH FLOOR
67' - 0"
07 ROOF
63' - 6"
06 SIXTH FLOOR
52' - 0"
05 FIFTH FLOOR
42' - 0"
04 FOURTH FLOOR
32' - 0"
03 THIRD FLOOR
22' - 0"
02 SECOND FLOOR
11' - 0"
02.5 DINING ROOM FLOOR
7' - 3"
02.25 ADMIN FLOOR
2' - 3"
01 FIRST FLOOR
0' - 0"


NEW MASONRY WALL CONSTRUCTION FOR ELEVATOR HOISTWAY, ENTIRE PERIMETER OF SHAFT
08 ROOF (NEW)
07 SEVENTH FLOOR
07 ROOF
ROOF BEARING
06 SIXTH FLOOR
05 FIFTH FLOOR
04 FOURTH FLOOR
03 THIRD FLOOR
02 SECOND FLOOR
02.5 DINING ROOM FLOOR
02.25 ADMIN FLOOR
A10
A2.7
E10
A2.2
A10
A2.10

East Elevation

West Elevation



LIGHT FIXTURE SCHEDULE - PHOTOMETRIC SITE LIGHTING

MARK	MANUFACTURER	MODEL	LAMP DATA			LIGHT	VOLTS	MOUNTING	TOTAL	DESCRIPTION	NOTES
			LUMENS	TYPE	COLOR(K)	DISTRIB.			WATTS		
SA	BEACON	RAR1-160L-115-4K7-4F-UNV-BTS-40F-BC	15000	LED	4000K	IV-F	UNV	POLE TOP	111.9	LED LOW PROFILE STREET FIXTURE	1
SB	BEACON	RAR1-160L-115-4K7-5QW-UNV-BTS-40F	15000	LED	4000K	V	UNV	POLE TOP	109.7	LED LOW PROFILE STREET FIXTURE	1
SC	WESTGATE	CDLX-SM-5-25W-40K	2150	LED	4000K	V	UNV	CEILING	15	LED LOW PROFILE PARKING CANOPY FIXTURE	2
SD1	MCGRAW-EDISON	IST-SA1B-740-U-T4FT-CPB-SPB1	3462	LED	4000K	IV-F	UNV	WALL	25.4	LED LOW PROFILE WALL PACK FIXTURE W/EM	3
SD2	MCGRAW-EDISON	IST-SA1B-740-U-T4FT-CPB-SPB1	3462	LED	4000K	IV-F	UNV	WALL	25.4	LED LOW PROFILE WALL PACK FIXTURE W/EM	4
SG	MCGRAW-EDISON	IST-SA1F-740-U-T4W-CPB-SPB1	7805	LED	4000K	IV-W	UNV	WALL	66	LED LOW PROFILE WALL PACK FIXTURE W/EM	4
SH	MCGRAW-EDISON	IST-SA1F-740-U-T4FT-CPB-SPB1	7805	LED	4000K	IV-F	UNV	WALL	66	LED LOW PROFILE WALL PACK FIXTURE W/EM	4

NOTES:

1. PROVIDE 20'-0" TALL, 4" SQUARE STRAIGHT STEEL POLE UNLESS NOTED OTHERWISE ON PLAN. STREETWORKS SSS SERIES. WHERE POLE IS PROVIDED WITH 3'-0" TALL CONCRETE BASE, PROVIDE 17'-0", 4" SQUARE STRAIGT STEEL POLE.
2. FIXTURE SHALL BE MOUNTED TO BOTTOM OF CARPORT STRUCTURE.
3. FIXTURE SHALL BE MOUNTED AT 8'-0" AFG TO THE BOTTOM OF THE FIXTURE.
4. FIXTURE SHALL BE MOUNTED AT 16'-0" AFG TO THE BOTTOM OF THE FIXTURE.

GENERAL NOTES:

A. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION.
B. CONTRACTOR SHALL VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING ALL FIXTURES.
C. COORDINATE ALL FIXTURE MOUNTING HEIGHTS AND LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.

Review 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 plan does ask for a deviation to the Boulevard and Parkway Standards to allow a parking lot to cover more than 30% of the frontage of an adjacent parcel to a Boulevard or Parkway. The plan complies with all other applicable standards of the Zoning and Development Code.

Review Criteria

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.

The amount of landscaping provided in the plans along E Linwood Blvd buffers the site and neighboring properties from undesirable views, noise, lighting and other possible negative influences.

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.

Based on the square footage of asphalt for the parking lot, the plan does not result in a minimum of area devoted to asphalt or other impervious surfaces. This property is within the Urban Core where no parking minimums are required, so this parking lot is not necessary for the development per the zoning and development code.

Condition(s) by City Planning and Development Department. Contact Alec Gustafson at (816) 513-2667 / Alec.Gustafson@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

5. Deed Consolidations - Consolidate the two lots west of the apartment building into one lot, and consolidate the two parcels which the parking lot will exist on into one parcel. All recorded consolidation deeds shall be sent to LotMapping@kcmo.org prior to the issuance of a Certificate of Occupancy.

6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.

Staff Recommendation

Case # CD-CPC-2026-00093

Approval with Conditions