

REVISED PRELIMINARY UR DEVELOPMENT PLANS

CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

MIDTOWN PLAZA

3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

OWNER
 MGE CAPITAL, LLC
 Mr. Joseph Kashani
 8501 WHILSHIRE BOULEVARD, SUITE 240
 BEVERLY HILLS, CALIFORNIA 90211
 PH: 818-989-3133
 FAX: 818-989-1700
 josephkashani@kartelcapital.com

CIVIL ENGINEER
 RENAISSANCE
 INFRASTRUCTURE
 CONSULTING
 Dustin Burton, PE
 8653 PENROSE LANE
 LENEXA, KANSAS 66219
 PH: 913-317-9500
 dburton@ric-consult.com

ARCHITECT
 B+A ARCHITECTURE
 600 BROADWAY BLVD, SUITE 290
 KANSAS CITY, MISSOURI 64105
 PH: 816-753-6100

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 CIVIL: RE: CIVIL DRAWINGS

ARCHITECTURAL:
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 A007-008 PHASE III&IV - APARTMENT COMPLEX
 A009 SIGNAGE, FENCE, DUMPSTER ENCLOSURE
 A010 SIGNAGE, FENCE, DUMPSTER ENCLOSURE



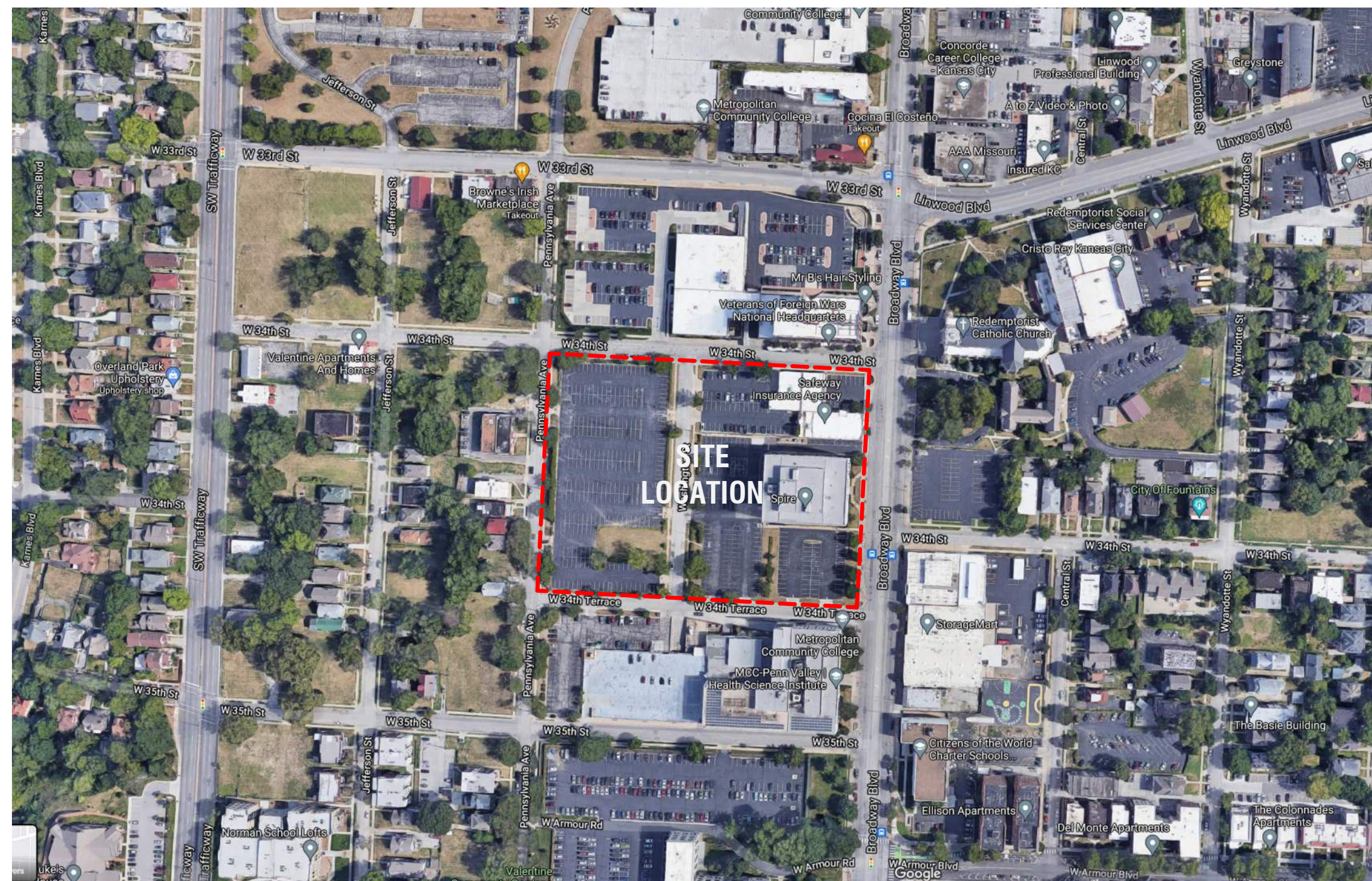
ORIGINAL SUBMITTAL DATE: 08.21.2015
 REVISED SUBMITTAL DATE: 04.22.2022

Case No. CD-CPC-2021-00222



City Plan Commission
Approved Subject to Conditions
 of Case No. _____ On **04-05-2022**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



SITE MAP



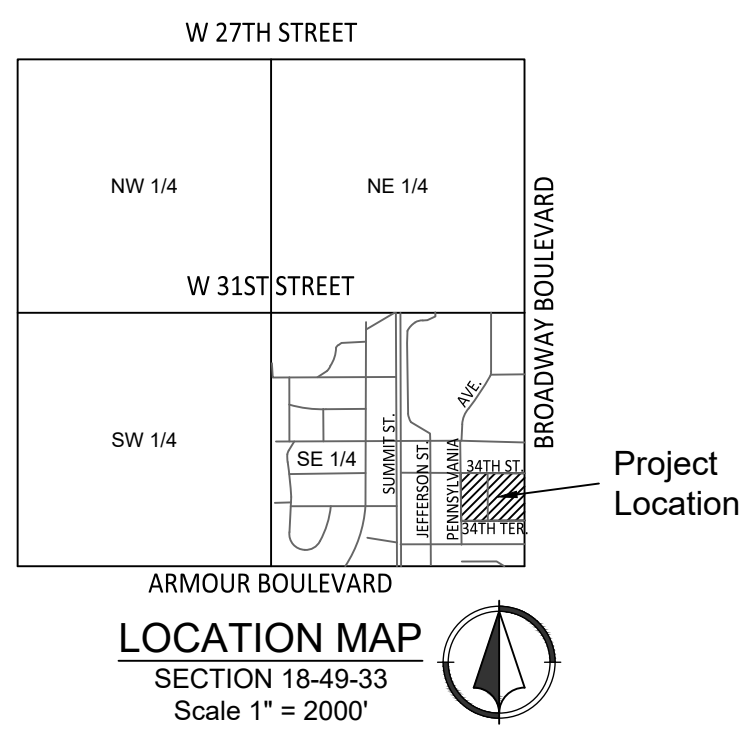
UR Development Plan Amendment For MIDTOWN PLAZA

City of Kansas City, Jackson County, Missouri

OWNER/DEVELOPER
 MGE Capital, LLC
 Mr. Joseph Kashani
 8501 Whilshire Boulevard
 Suite 240
 Beverly Hills, California 90211
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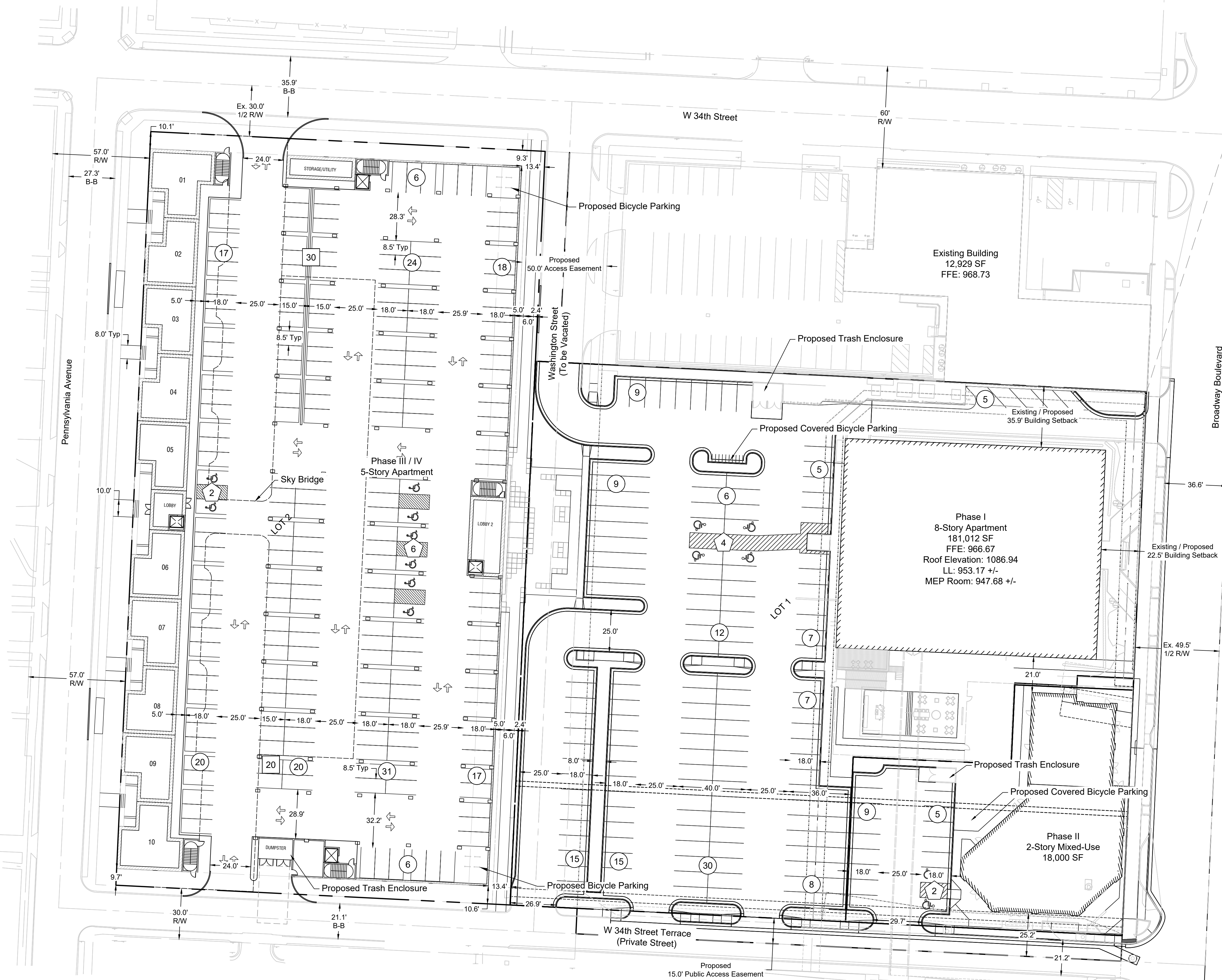
Sheet
C01



- BENCHMARKS**
- BM1 A Chisled "□" on Top of Southeast Corner of Light Pole Base at North Entrance of Parking Lot on West Side of Washington Street and South Side of W 34th Street. Elevation: 969.80
 - BM2 A Chisled "□" on top of and at the South End of Planter Wall in the Northwest Corner of the Intersection of W 34th Street Terrace and Broadway Boulevard. Elevation: 962.14
 - BM3 A Chisled "x" on Top of Northeast Flange Bolt of Fire Hydrant in the Northwest Corner of the Intersection of W 34th Street Terrace and Washington Street. Elevation: 967.10

Control Based on NAD 83 Datum.

FLOOD PLAIN NOTE
 According to the FEMA Flood Insurance Rate Map Panel Number 254 of 625, Community Panel Number 29095C0254G, revised January 20, 2017, the subject property is located in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



SITE DATA TABLE

Existing Zoning:	B4-5, Heavy Business/Commercial 4
Phase I & II:	R1.5, Residential 1.5
Phase III & IV:	UR, Urban Redevelopment District
Proposed Zoning:	5.16 Ac.
Total Land Area:	0.44 Ac.
Land Area Vacated R/W:	

PHASE I

Building Use:	8-Story Apartments (107 Units)
Gross Floor Area:	181,012 SF
Building Cover:	18,874 SF / 94,442 SF = 20.0%
Floor Area Ratio:	181,012 SF / 94,442 SF = 191.7%
Gross Density:	107 Units / 2.17 Ac.
Net Density:	107 Units / 2.17 Ac.
Parking Required:	1 Stall / Unit = 107 Stalls
Parking Provided:	108 Stalls
Bicycle Parking Required:	1 Stall / 3 Units = 36 Stalls
Bicycle Parking Provided:	11 Covered Outdoor 25 Indoor 36 Stalls

PHASE II

Building Use:	3-Story Mixed-Use, Office / Retail (Uses Permitted in the B-1 District)
Gross Floor Area:	21,737 SF (7,000 SF Office / 14,737 SF Retail)
Building Cover:	8,125 SF / 20,962 SF = 38.8%
Floor Area Ratio:	21,737 SF / 20,962 SF = 103.7%
Parking Required:	1 Stall / 1,000 SF = 7 Stalls (Office) 25 Stalls / 1,000 SF = 37 (Retail)
Parking Provided:	44 Stalls (Total)
Bicycle Parking Required:	40 Stalls
Bicycle Parking Provided:	11 Stalls 11 Covered Outdoor

PHASES III & IV

Building Use:	Multi-Unit Residential Building
Gross Floor Area:	295,300 SF
1st Floor:	92,674 SF
2nd Floor:	74,362 SF
3rd Floor:	50,892 SF
4th Floor:	38,686 SF
5th Floor:	38,686 SF
Total Project:	202 Units
1st Floor:	10 Units
2nd Floor:	44 Units
3rd Floor:	60 Units
4th Floor:	46 Units
5th Floor:	42 Units
Building Cover:	92,675 SF
Floor Area Ratio:	2.87
Gross Density:	85.59 Units Per Acre
Net Density:	85.59 Units Per Acre
Parking:	Required: 202 Stalls* Provided: 217 Stalls 209 Stalls
Bicycle Parking:	7 Stalls Required: 8 Stalls Provided: 22
Short-Term:	1**
Long-Term:	68*** 68 (To Be Provided In Units)

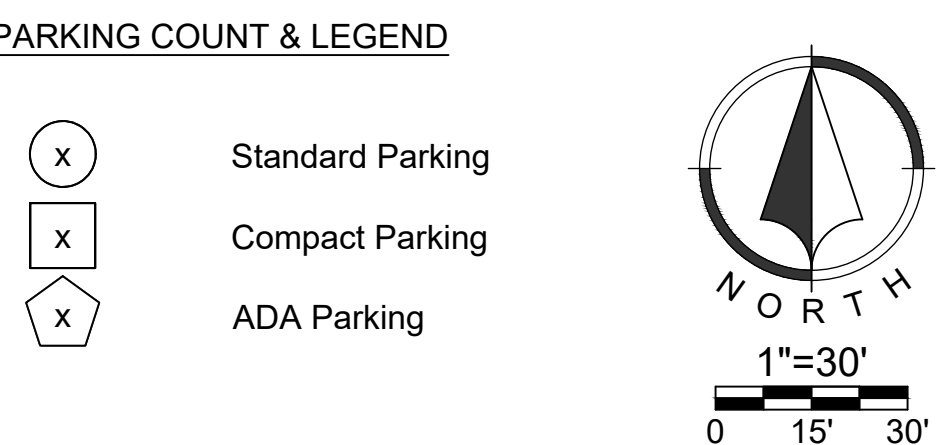
** Parking requirement used is (1 stall per dwelling unit)
 *** Short term bicycle parking requirement used is (10% off-street parking or 3 spaces, whichever is greater)
 **** Long term bicycle parking requirement used is (1 stall per 3 dwelling units)

Total Parking Required:	353 Stalls
Total Parking Provided:	365 Stalls
Total Bicycle Parking Required:	115 Stalls
Total Bicycle Parking Provided:	115 Stalls

Phase I: January 2016 - December 2016
 Phase II: February 2016 - December 2016
 Phases III & IV: xxx

LOT SUMMARY TABLE

Lot 1	Phase I:	2.17 Acres
Phase II:	0.48 Acres	
Total:	2.65 Acres	
Lot 2	Phase III:	1.67 Acres
Phase IV:	0.84 Acres	
Total:	2.51 Acres	



UTILITY & GOVERNING AGENCIES CONTACT INFORMATION

WATER	SANITARY	TELEPHONE
Kansas City Water Services 4800 East 63rd Street Kansas City, Missouri 64130 Phone: 816.513.1311(311)	Kansas City Water Services 4800 East 63rd Street Kansas City, Missouri 64130 Phone: 816.513.1311	AT&T Phone: 800.288.2020 Birch Telecom Phone: 888.772.4724
ELECTRICITY	CABLE TV	Everest Phone: 913.825.3000
Kansas City Power & Light Phone: 816.471.5275	Comcast Phone: 816.795.1100	Time Warner Cable Phone: 816.222.5952
GAS	Everest Phone: 913.825.3000	Time Warner Cable Phone: 816.8833
Missouri Gas Energy PO Box 219255 Kansas City, Missouri 64141 Phone: 816.756.5252		

LEGAL DESCRIPTION

All that part of Lot PE-2, K.C. Life Addition, a Subdivision in Kansas City, Jackson County, Missouri, and all that part of Lots 7 and 8, in Block 10, Amended Plat of McGee's Summit, a Subdivision in Kansas City, Jackson County, Missouri, and all that part of Lots 7, 8, 9, 10, 11 and 12, Mary A. Morley Place, a Subdivision in Kansas City, Jackson County, Missouri, and all that part of Lots 8, 9, 10, 11 and 12, in Rowell's Annex, a Subdivision in Kansas City, Jackson County, Missouri, and all that part of Washington Street (Public Street 50 feet wide), described as follows:

POINT OF BEGINNING: thence S 87°07'57" E, along Southerly right-of-way line of W. 34th Street (Public Street 60 feet wide), a distance of 221.50 feet to a point on the centerline of Washington Street (Public Street 50 feet wide); thence S 2°39'17" W, departing the said Southerly right-of-way line of W. 34th Street, along the said centerline of Washington Street, a distance of 123.50 feet to a point on the Northerly line of said Lot PE-2, K.C. Life Addition; thence S 87°07'57" E, departing said centerline of Washington Street, along said Northerly line of Lot PE-2, K.C. Life Addition, a distance of 345.36 feet to a point on the Westerly right-of-way line of Broadway Boulevard (Public Street 99 feet wide); thence S 2°33'55" W, along said Westerly right-of-way line of Broadway Boulevard, a distance of 335.00 feet to a point on the centerline of W. 34th Street Terrace (Public Street 30 feet wide); thence N 87°07'57" W, departing said Westerly right-of-way line of Broadway Boulevard, along said centerline of W. 34th Street Terrace, a distance of 320.88 feet to a point where the said centerline of W. 34th Street Terrace intersects with the Easterly right-of-way line of said Washington Street; thence N 2°39'17" E, departing said centerline of W. 34th Street Terrace, along said Easterly right-of-way line of Washington Street, a distance of 15.19 feet to a point on the Northerly right-of-way line of said W. 34th Street Terrace; thence N 87°10'18" W, departing said Easterly right-of-way line of Washington Street, along said Northerly right-of-way line of W. 34th Street Terrace, a distance of 271.50 feet to a point on the Easterly right-of-way line of Pennsylvania Avenue (Public Street Variable width); thence N 2°39'17" E, departing said Northerly right-of-way line of W. 34th Street Terrace, along said Easterly right-of-way line of Pennsylvania Avenue, a distance of 443.50 to the POINT OF BEGINNING. Containing 224,703.30 square feet or 5.16 acres, more or less.

NOTE
No New Right-of-Way Dedication.

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
---	Existing Sanitary Manhole	---	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		---	Future Curb and Gutter

PLAN REQUIREMENT CHECKLIST

25. Written information shall be provided in the following order on the site plan and in tabular form for each phase and in total. The site plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information:
- Existing zoning of property and proposed zoning, including type of planned district requested.
 - Total land area in square feet or acre.
 - Land area or acres for existing and proposed street right of way.
 - Net land area or acres.
 - Proposed use or uses of each building and structure.
 - Height above grade of buildings and structures and number of floors of each building.
 - Gross floor area per floor and total for each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units.
 - Building coverage and floor area ratio.
 - Residential development shall, in addition, identify gross and net density.
 - Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.
 - Ratio of required number of short term and long term bicycle parking spaces for each use and amount of required, proposed short term and long term bicycle parking spaces.
 - Commencement and completion dates for each phase.
 - Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage, or site arrangement.

See Above Table for Items A-M listed above.

UR PLAN AMENDMENT
21-0226
Midtown Plaza
Kansas City, Jackson County, Missouri

UR PLAN AMENDMENT

NO.	DATE	REVISION
1	4/12/2022	Original Submittal

DRAWN BY: [Blank] CHECKED BY: [Blank]

Renaissance Infrastructure Consulting
 816.800.0950
 5015 NW CANAL STREET, SUITE 100
 RIVERVIEW, MISSOURI 64150
 WWW.RIC-CONSULT.COM

Apr 13, 2022 3:10pm
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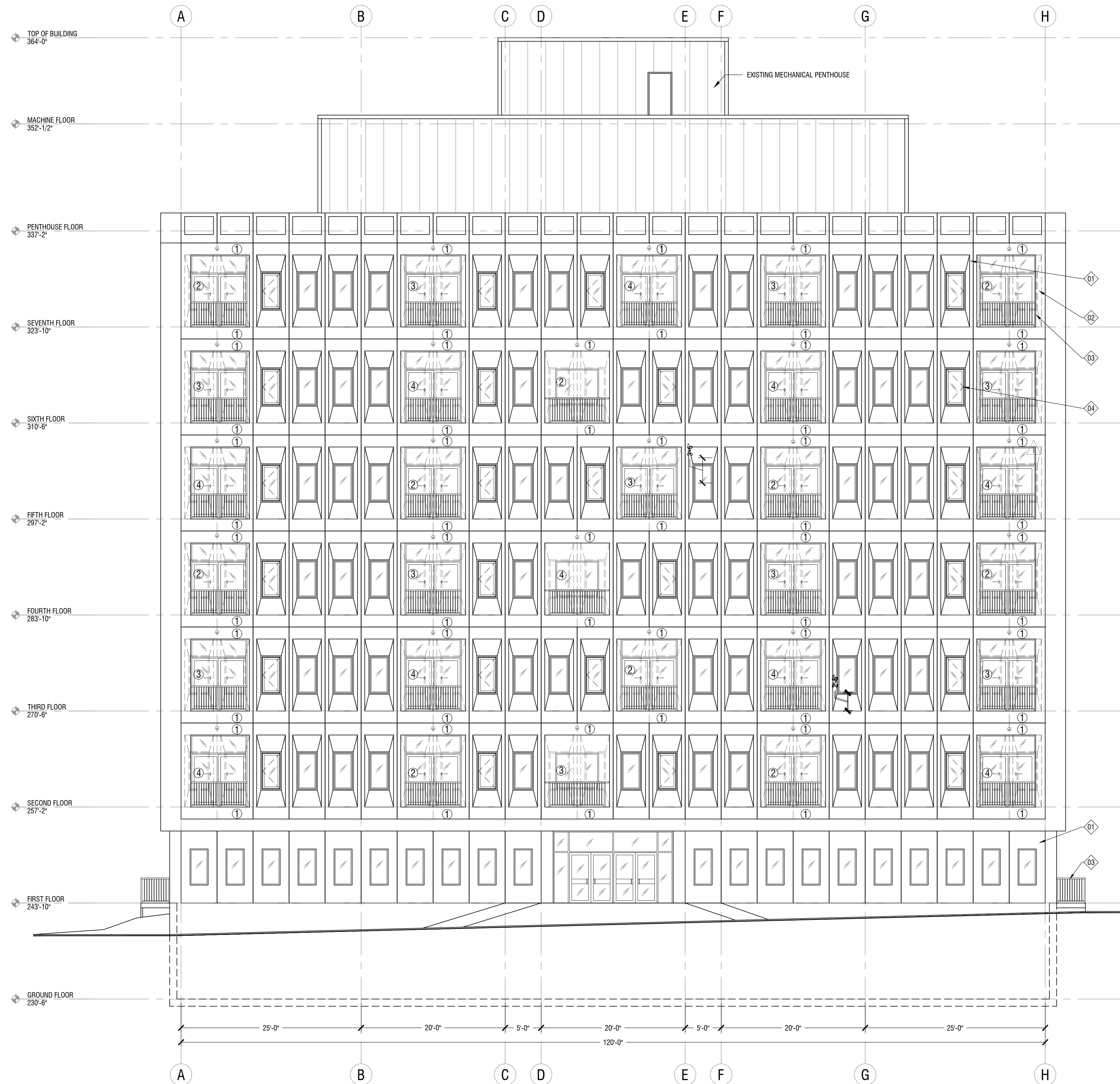


PROPOSED ELEVATION KEYNOTES

- ① EXISTING PRECAST CONCRETE WALL PANEL
- ② NEW 3-LAYER STUCCO OVER METAL STUD EXTERIOR WALLS, INSTALLED PER MFC, PAINTED
- ③ PREFABRICATED ALUMINUM RAILING, COLOR SELECTED PER OWNER
- ④ REUSE EXISTING WINDOWS/DOORS BY WATER PROOFING & GLAZING

**ELEVATION STUCCO WALL
 PAINT COLORS LEGEND**

- | | |
|---|--|
| | |
| ① TULLY SW 7026
GLAUPE OB | ② 3042L- OUTC
BLUE-PIEDRE GRANDE
LIGHT BASE-MK INTL. |
| | |
| ③ SW 6508-SECURE
BANK-PIEDRE GRAND
DARK BASE-MK INTL. | ④ 3028L-LONE
STAR-PIEDRE GRAND-
LIGHT BASE-MK INTL. |



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



MIDTOWN PLAZA
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

NO.	REVISION	DATE
01.	REVISION #1	04.22.2022

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ELEVATION
A001

PROPOSED ELEVATION KEYNOTES

- ① EXISTING PRECAST CONCRETE WALL PANEL
- ② NEW 3-LAYER STUCCO OVER METAL STUD EXTERIOR WALLS, INSTALLED PER MFC, PAINTED
- ③ PREFABRICATED ALUMINUM RAILING, COLOR SELECTED PER OWNER
- ④ REUSE EXISTING WINDOWS/DOORS BY WATER PROOFING & GLAZING

**ELEVATION STUCCO WALL
 PAINT COLORS LEGEND**

- | | |
|--|--|
| | |
| ① TULLY SW 7026 GLAUQUE DB | ② 3042L-DUTCH BLUE-PIEDRE GRANDE LIGHT BASE-MK INTL. |
| | |
| ③ SW 6508-SECURE BANK-PIEDRE GRANDE DARK BASE-MK INTL. | ④ 3028L-LONE STAR-PIEDRE GRANDE-LIGHT BASE-MK INTL. |



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

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ELEVATION
A002

PROPOSED ELEVATION KEYNOTES

- 01 EXISTING PRECAST CONCRETE WALL PANEL
- 02 NEW 3-LAYER STUCCO OVER METAL STUD EXTERIOR WALLS, INSTALLED PER MFC, PAINTED
- 03 PREFABRICATED ALUMINUM RAILING, COLOR SELECTED PER OWNER
- 04 REUSE EXISTING WINDOWS/DOORS BY WATER PROOFING & GLAZING

**ELEVATION STUCCO WALL
 PAINT COLORS LEGEND**

- | | |
|--|--|
| | |
| 1
TULLY SW 7026
GLANDE DB | 2
3042L- DUTCH
BLUE-PIEDRE GRANDE
LIGHT BASE-MK INTL. |
| | |
| 3
SW 6508-SECURE
BANK-PIEDRE GRAND
DARK BASE-MK INTL. | 4
3028L-LONE
STAR-PIEDRE GRANDE-LIGHT
BASE-MK INTL. |



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

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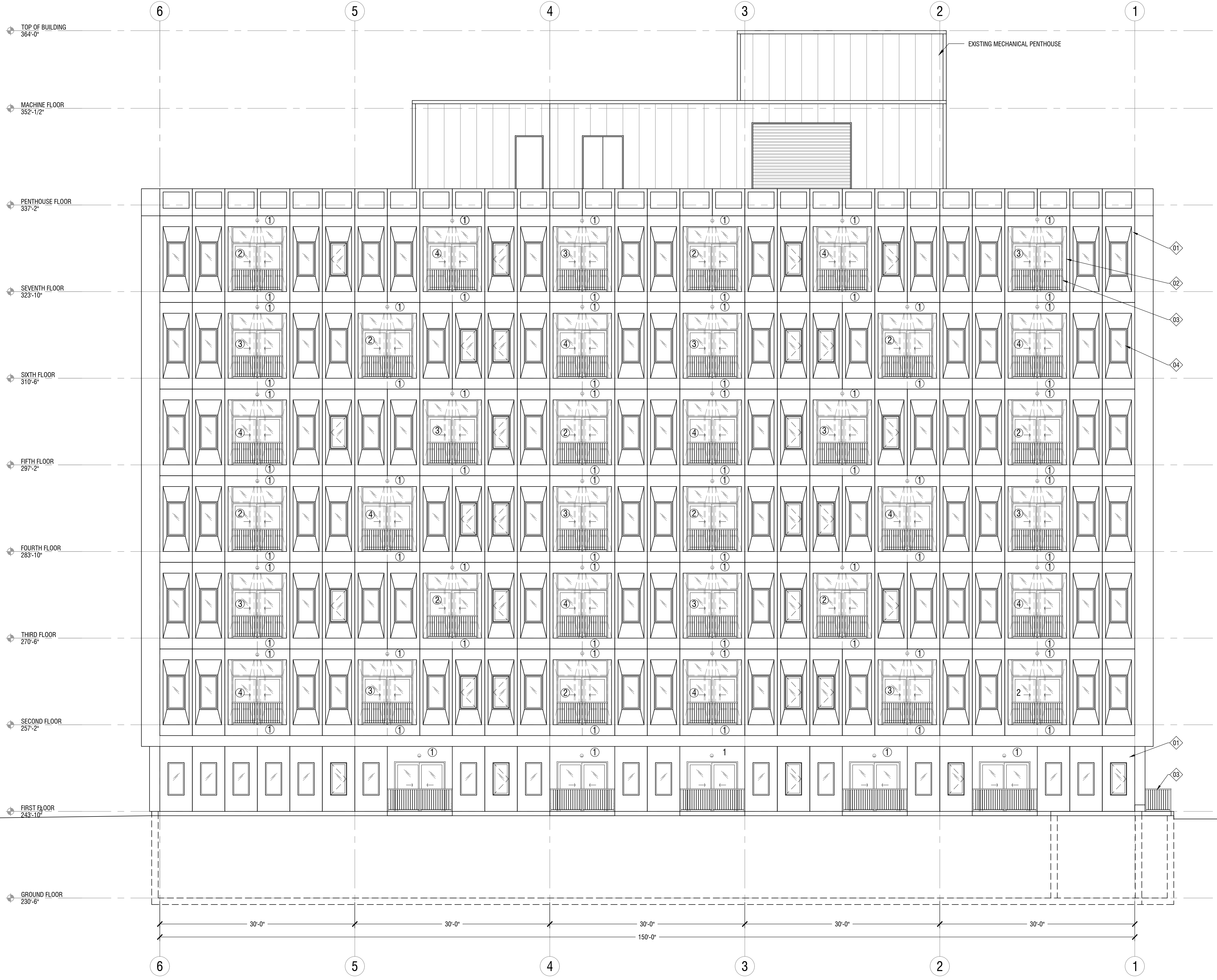
ELEVATION
A003

PROPOSED ELEVATION KEYNOTES

- ① EXISTING PRECAST CONCRETE WALL PANEL
- ② NEW 3-LAYER STUCCO OVER METAL STUD EXTERIOR WALLS, INSTALLED PER MFC, PAINTED
- ③ PREFABRICATED ALUMINUM RAILING, COLOR SELECTED PER OWNER
- ④ REUSE EXISTING WINDOWS/DOORS BY WATER PROOFING & GLAZING

**ELEVATION STUCCO WALL
 PAINT COLORS LEGEND**

- ① TULLY SW 7026 GLANDE DB
- ② 3042L- OUTCH BLUE-PIEDRE GRANDE LIGHT BASE-MK INTL.
- ③ SW 6508-SECURE BANK-PIEDRE GRAND DARK BASE-MK INTL.
- ④ 3028L-LONE STAR-PIEDRE GRANDE-LIGHT BASE-MK INTL.



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**ELEVATION
 A004**

1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



ELEVATION NOTES

- 1 FIBER REINFORCED CONCRETE PANELS; WALL TEXTURE AND COLOR PER SPECIFICATIONS
- 2 TEMPERED GLASS RAILING WITH METAL CAP
- 3 METAL FABRIC PER SPECIFICATIONS
- 4 CAST STONE CAP AT PILASTERS
- 5 ALUMINUM GLASS STOREFRONT
- 6 4G CO-EXTRUDED ALUMINUM AND WOOD PLASTIC COMPOSITE; SPACED EQUALLY; COLOR PER SPECIFICATIONS
- 7 TENSION WIRE FENCE
- 8 PRE-FABRICATED SHEET METAL CANOPY PER SPECIFICATIONS
- 9 HIGH DENSITY EPS FOAM WITH REINFORCED CEMENT COATING AT CORNICES AND TRIMS; COLOR AND TEXTURE PER SPECIFICATIONS
- 10 ILLUMINATED STORE SIGN
- 11 ROOF ACCESS HATCH WITH 42" GUARD PER IBC 1009.16.2

1 EAST ELEVATION
 1/8" = 1'-0"



3 SOUTH EAST ELEVATION (CORNER)
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

MIDTOWN PLAZA
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

SEAL

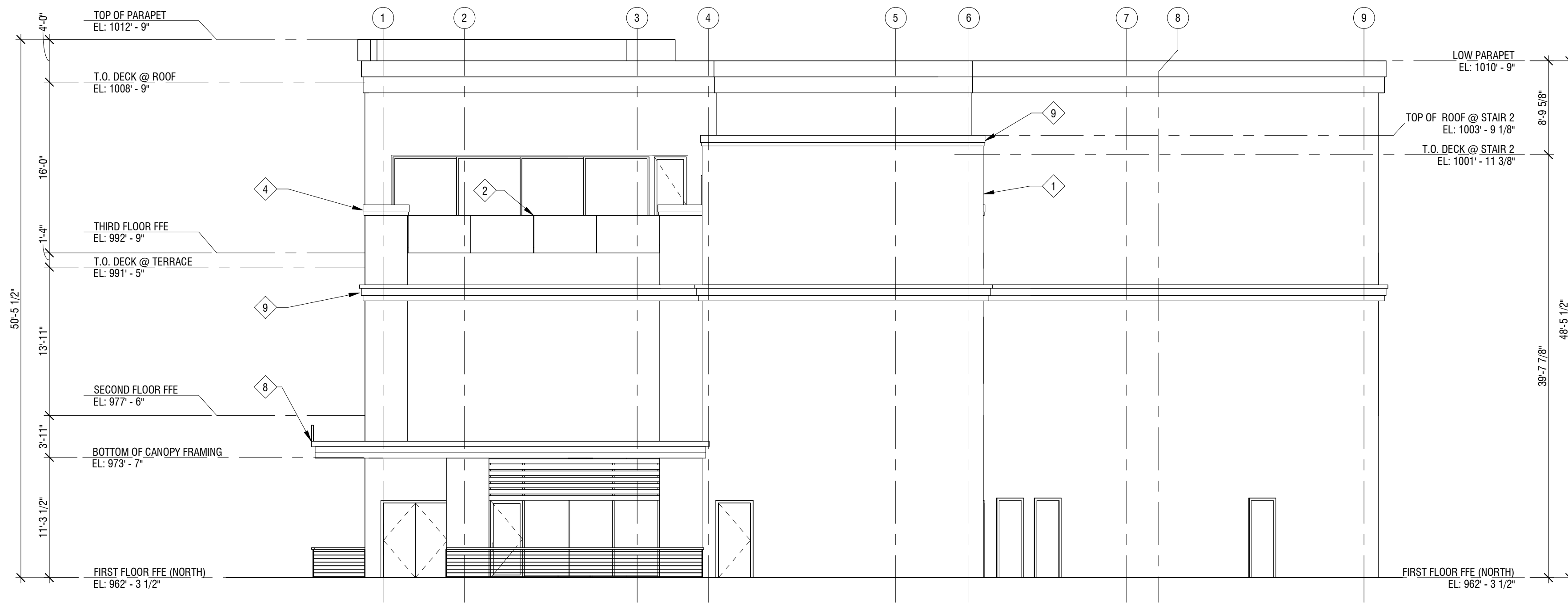
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1	REVISION #1	04/22/2022

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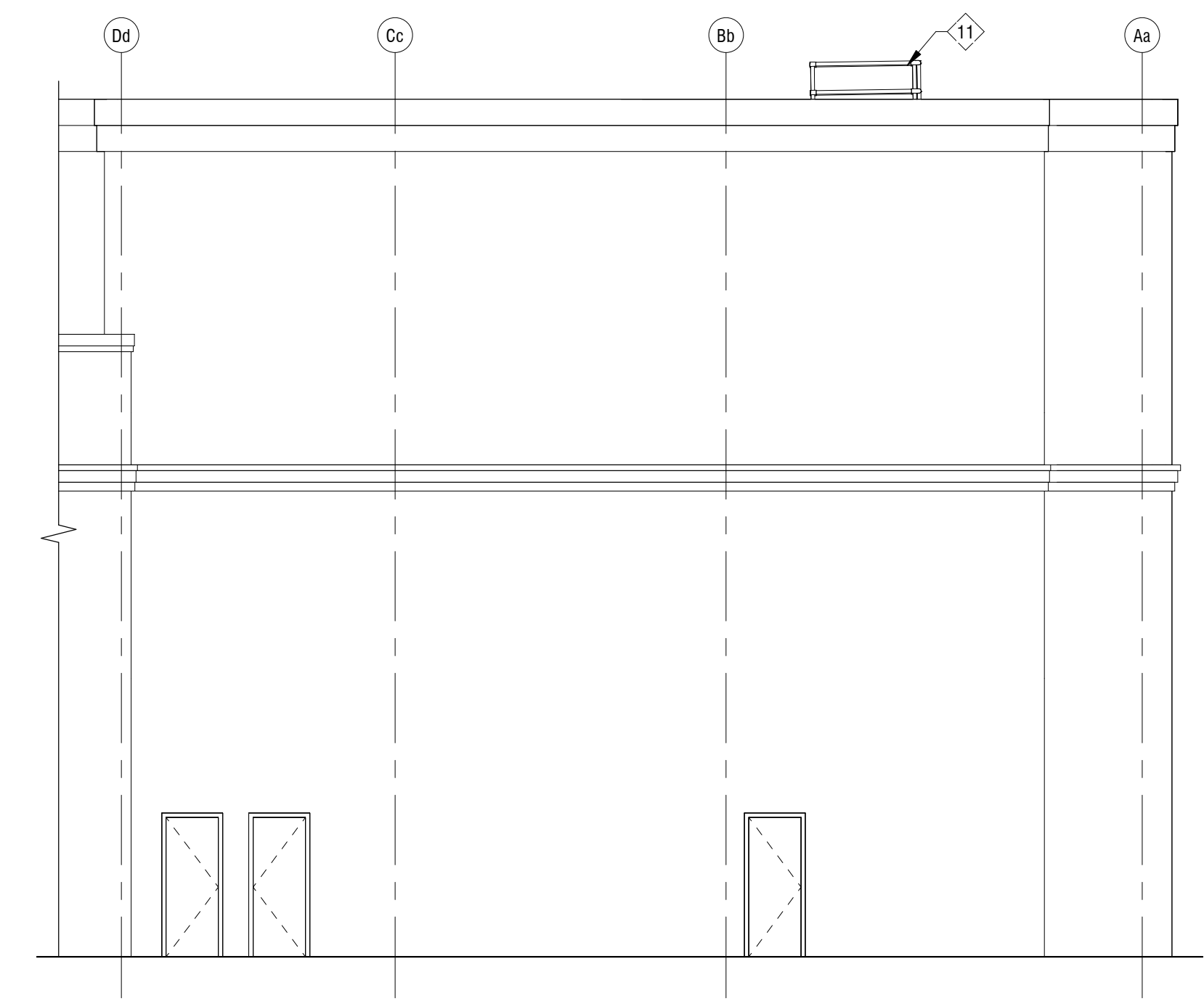
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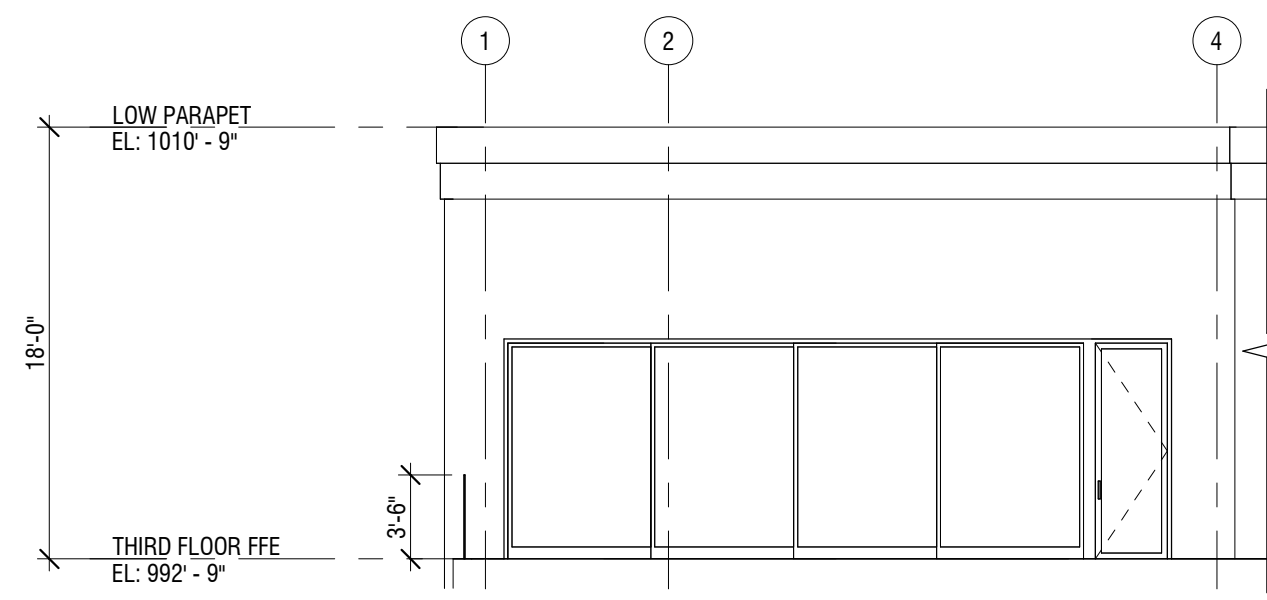
BUILDING ELEVATIONS
A005



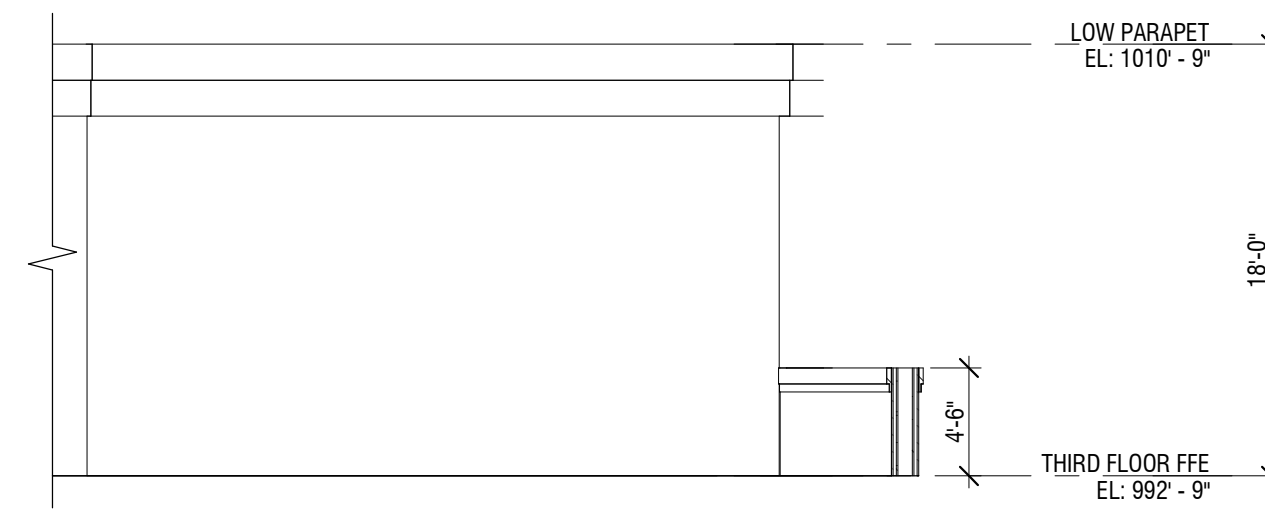
1 NORTH ELEVATION
 1/8" = 1'-0"



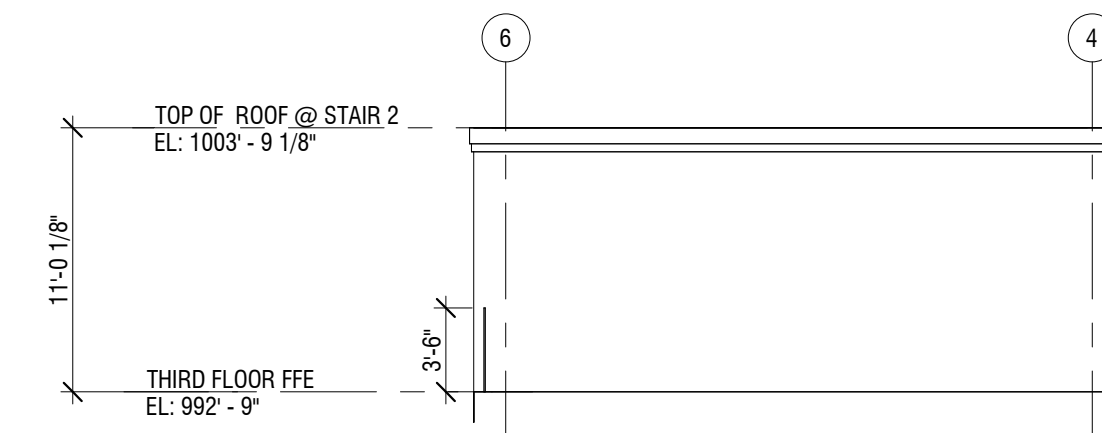
2 NORTH WEST ELEVATION
 1/8" = 1'-0"



3 NORTH ELEVATION (TERRACE)
 1/8" = 1'-0"



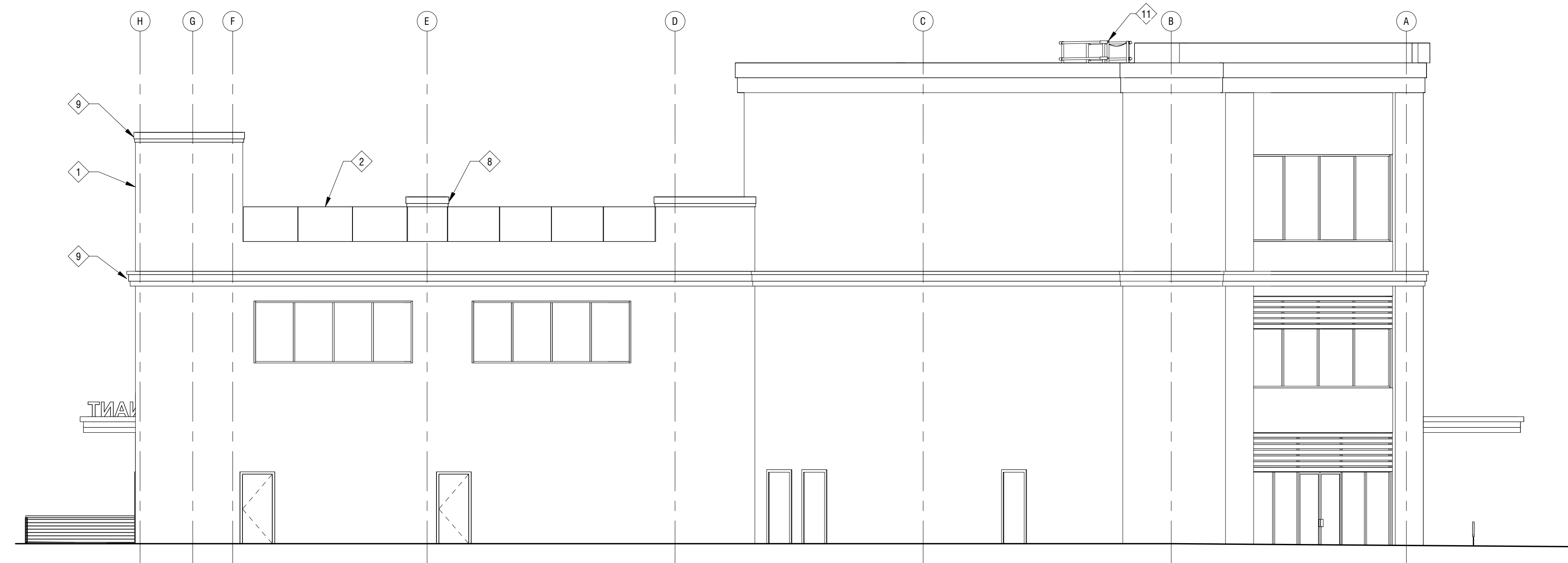
4 NORTH EAST ELEVATION (TERRACE)
 1/8" = 1'-0"



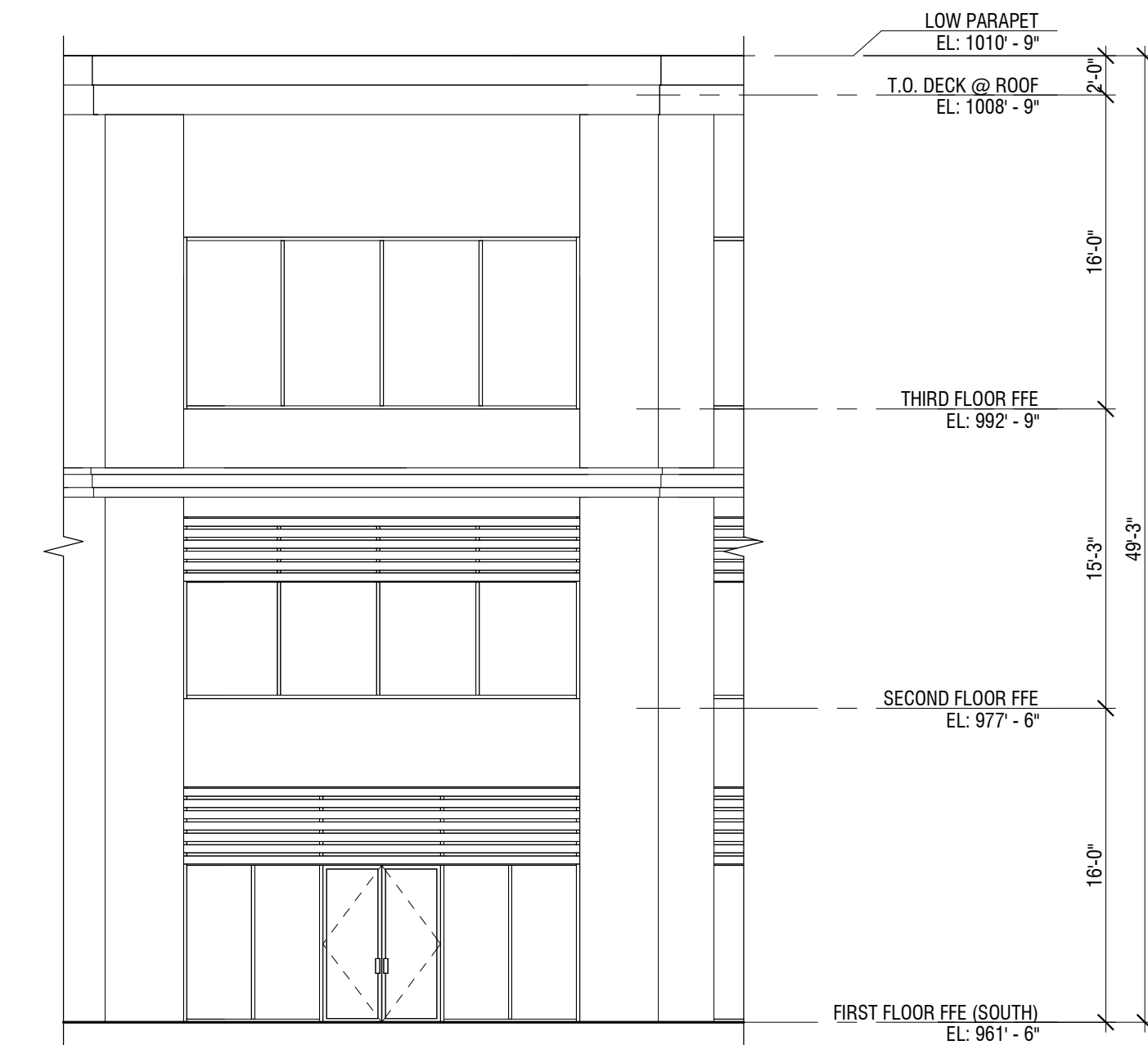
5 STAIR 2 SOUTH ELEVATION
 1/8" = 1'-0"

ELEVATION NOTES

- 1 FIBER REINFORCED CONCRETE PANELS; WALL TEXTURE AND COLOR PER SPECIFICATIONS
- 2 TEMPERED GLASS RAILING WITH METAL CAP
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6 WEST ELEVATION
 1/8" = 1'-0"



7 SOUTH WEST ELEVATION
 1/8" = 1'-0"

SEAL

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② SOUTH ELEVATION - W 34TH TERRACE
 1/2" = 1'-0"



① NORTH ELEVATION - W 34TH STREET
 1/2" = 1'-0"

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3 EAST ELEVATION - WASHINGTON STREET
 1" = 1'-0"



2 ELEVATION - ROOF DECK PODIUM
 1" = 1'-0"



1 WEST ELEVATION - PENNSYLVANIA AVE
 1" = 1'-0"

SEAL

DATE ISSUED: AUGUST 21, 2015		
NO.	REVISION	DATE
1	REVISION #1	04/22/2022

DESIGNED BY TT, LH
 DRAWN BY LH
 CHECKED BY HD, TT

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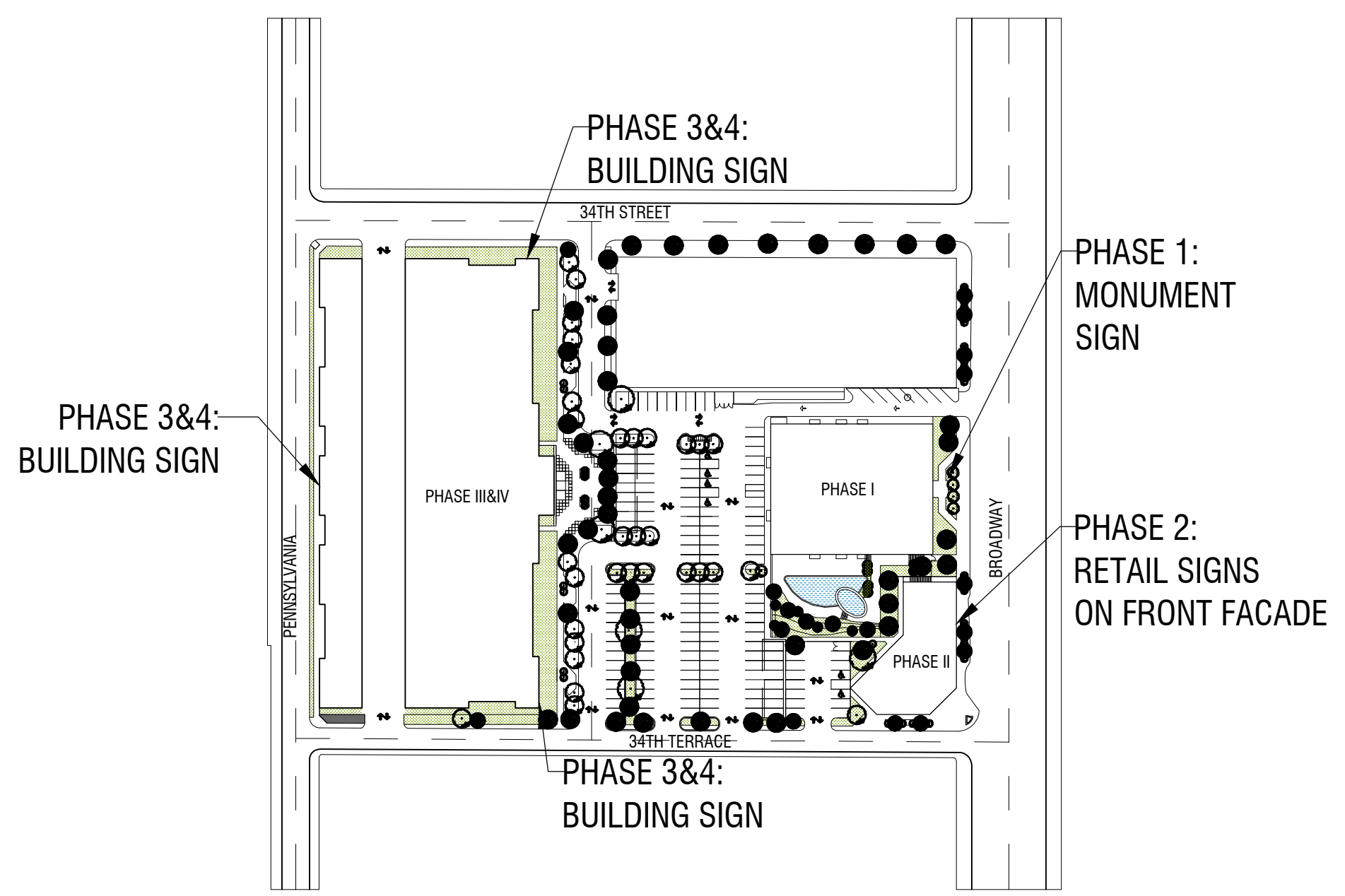
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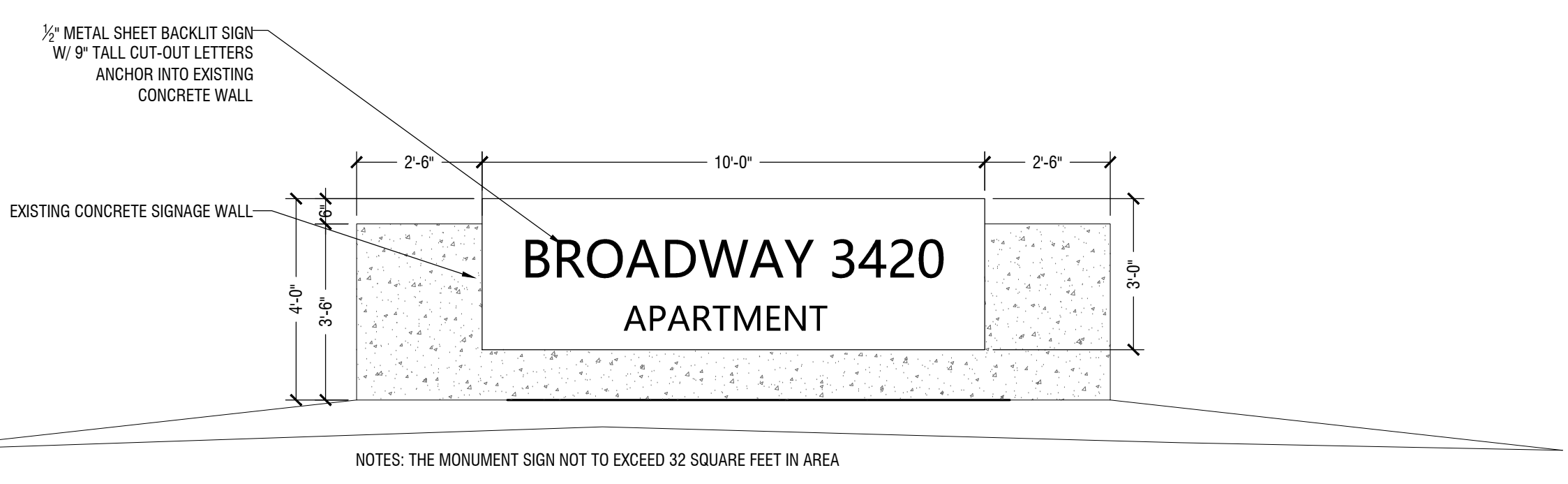
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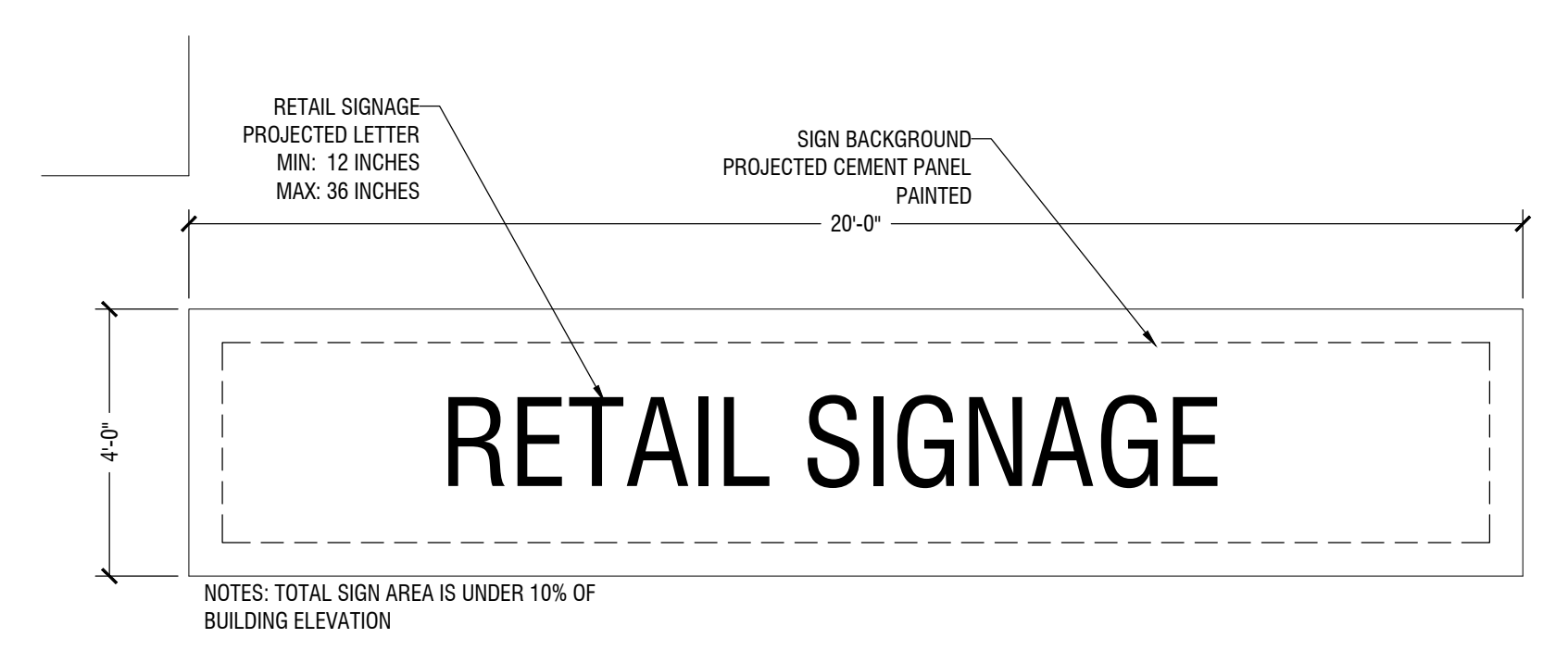
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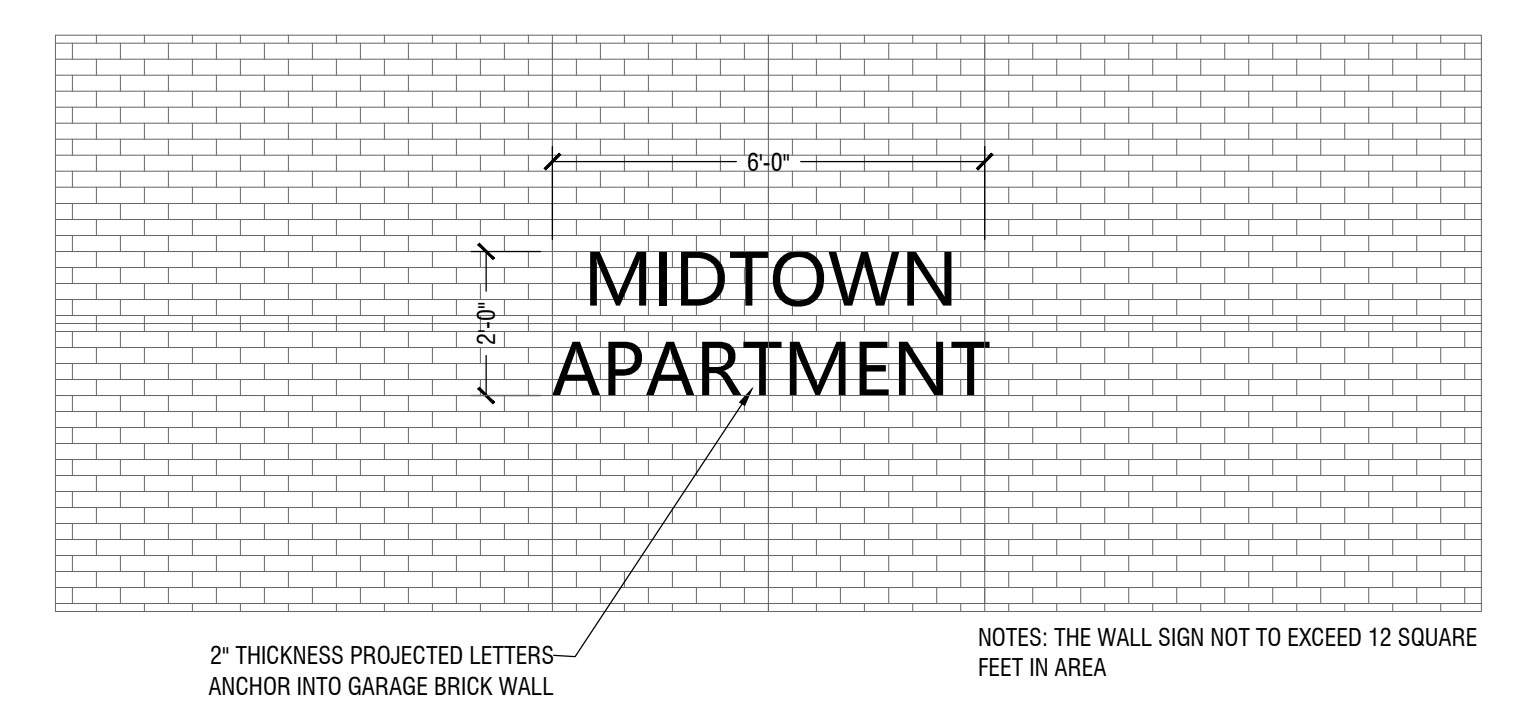
1 SIGNAGE LOCATION
 NO SCALE



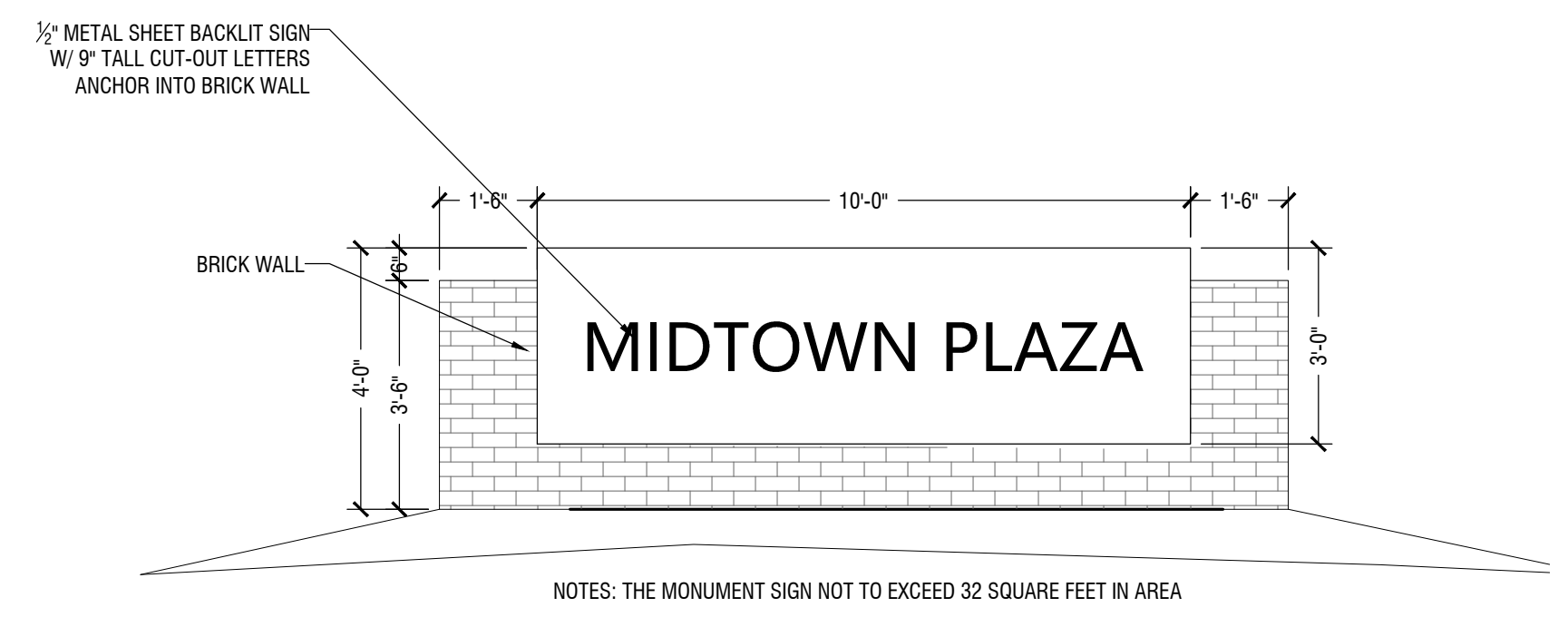
2 PHASE 1: MONUMENT SIGN
 SCALE: 3/8" = 1'-0"



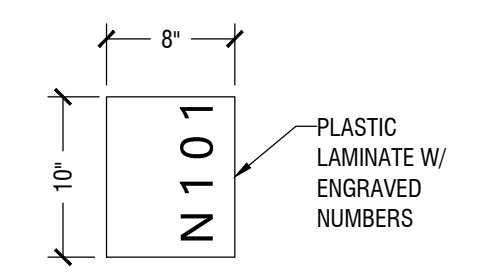
3 PHASE 2- COMMERCIAL - STANDARD TENANT SIGN
 SCALE: 3/8" = 1'-0"



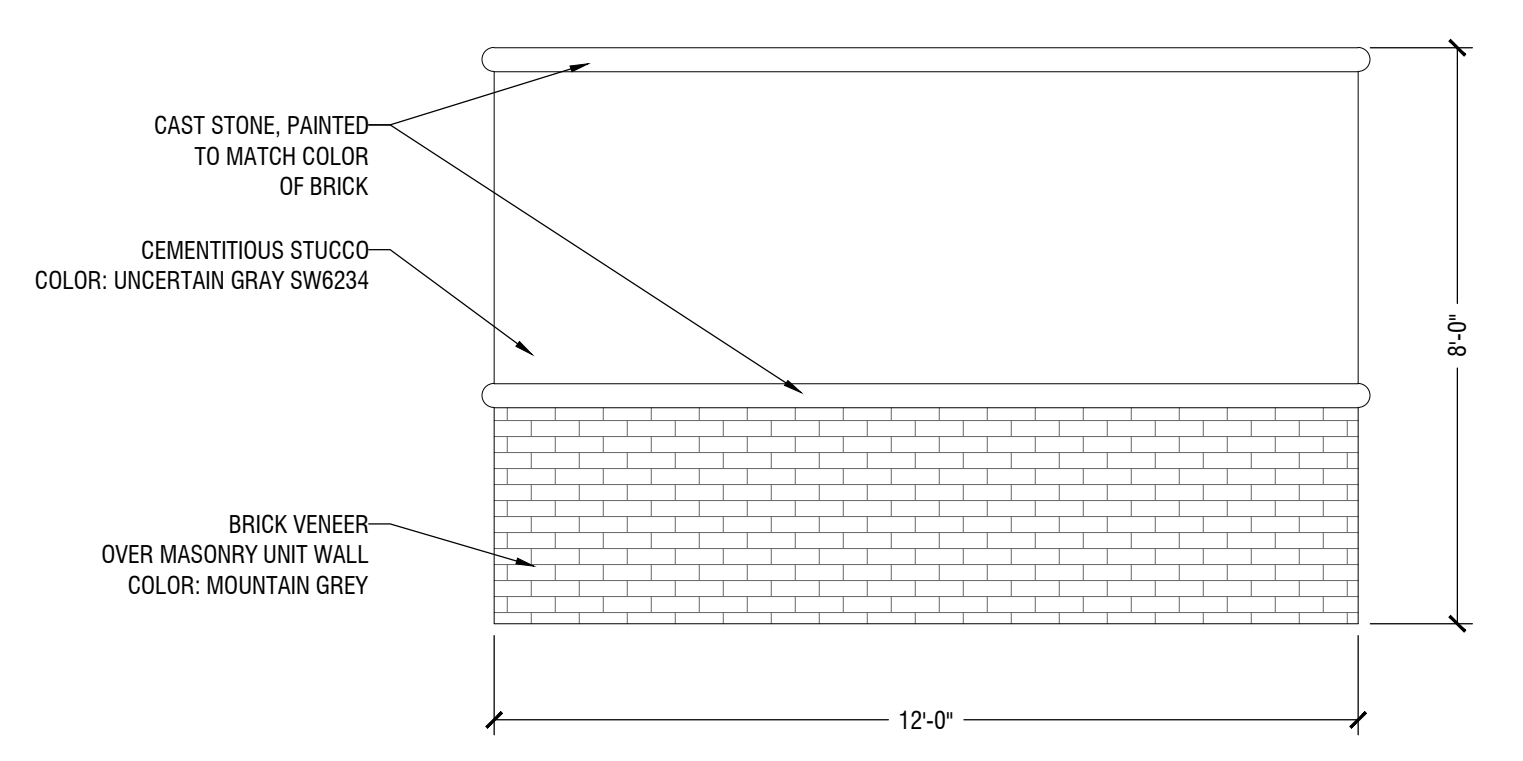
4 PHASE 3: BUILDING SIGN
 SCALE: 3/8" = 1'-0"



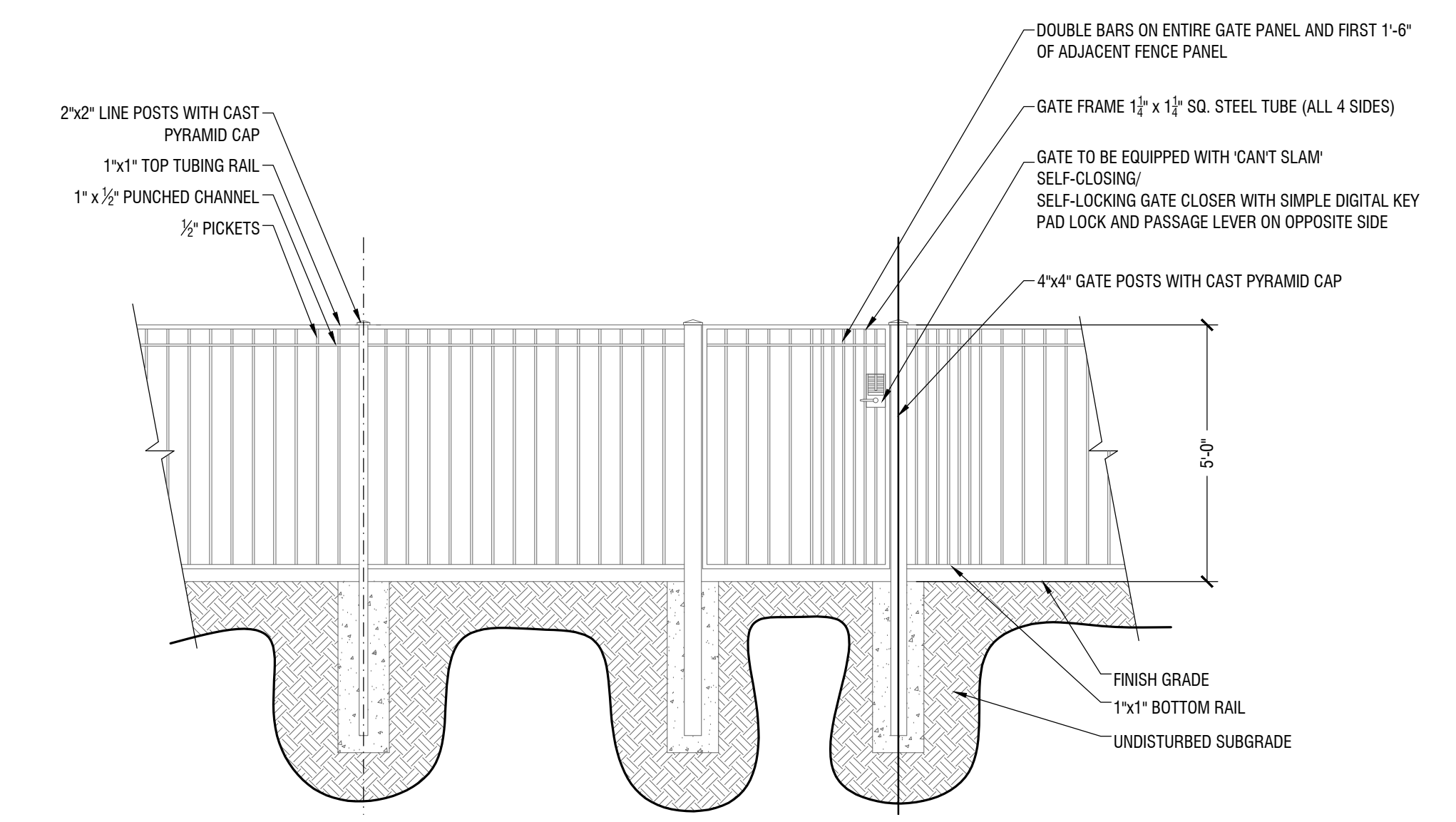
5 PHASE 4: MONUMENT SIGN
 SCALE: 3/8" = 1'-0"



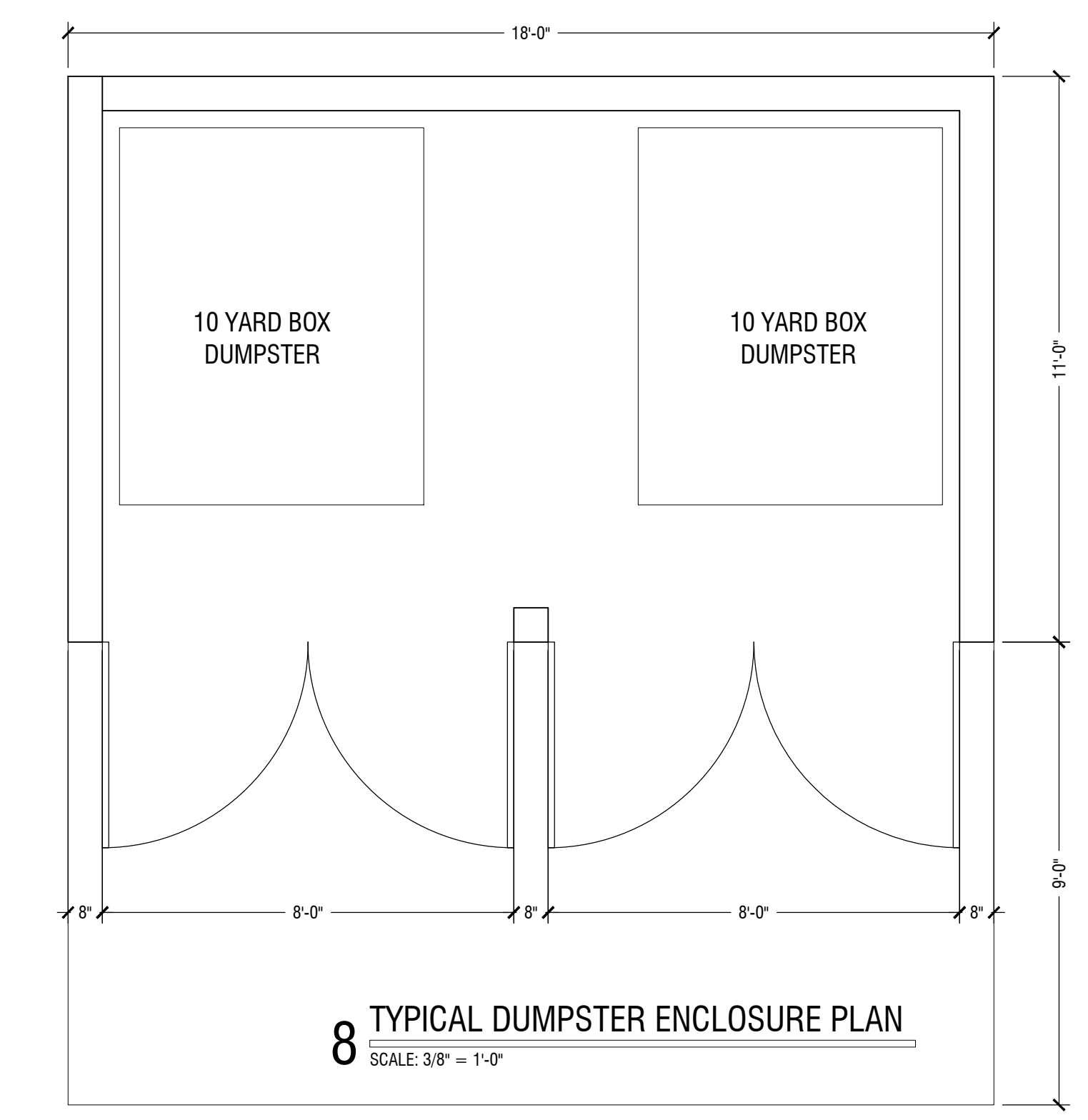
6 STANDARD UNIT/AMENITY SIGN
 SCALE: 1/2" = 1'-0"



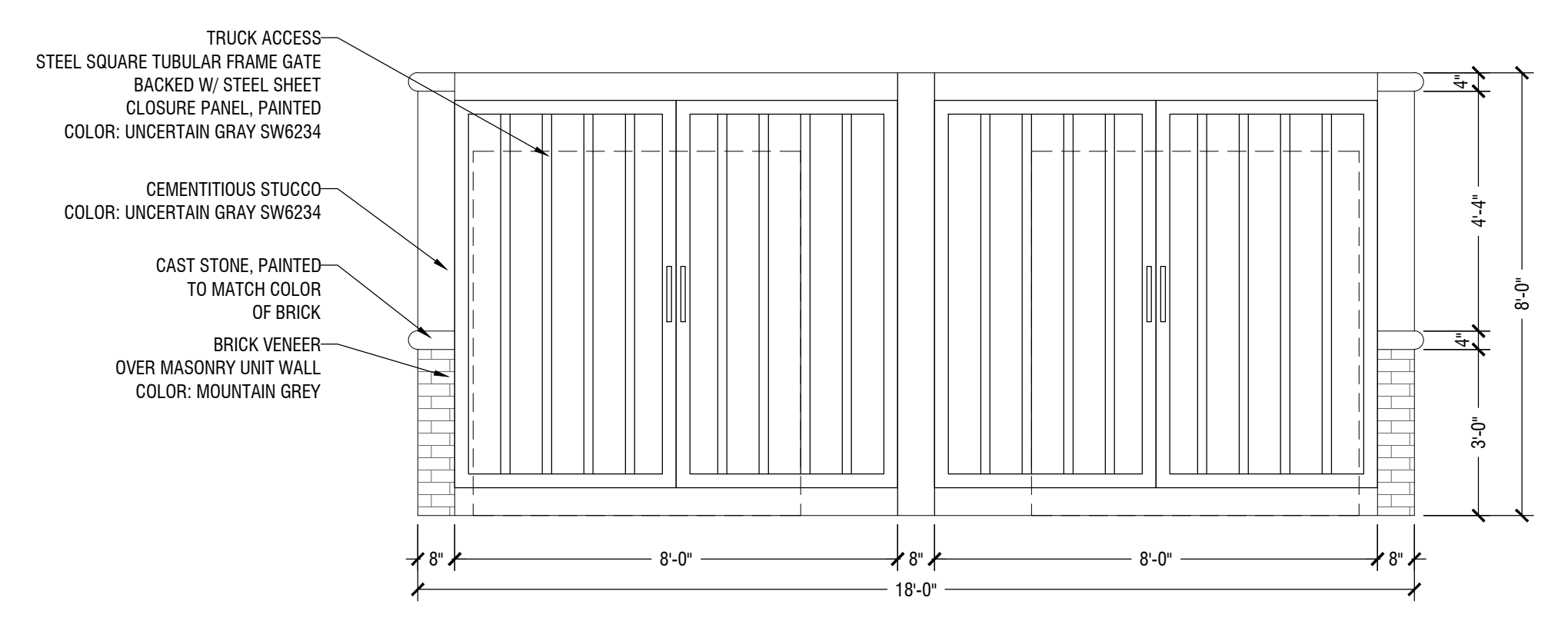
9 TYPICAL DUMPSTER ENCLOSURE/ SIDE ELEVATION
 SCALE: 3/8" = 1'-0"



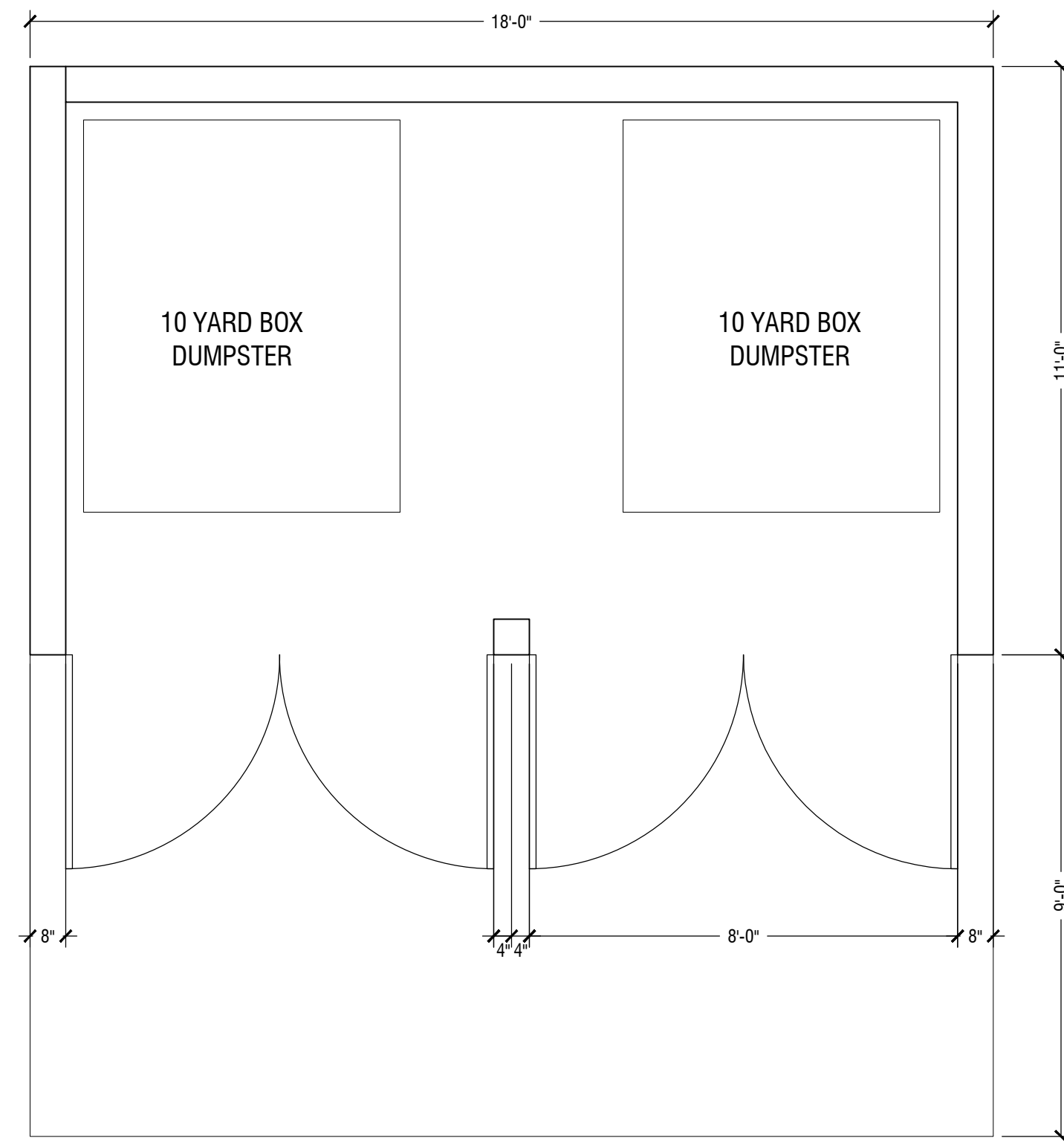
7 TYPICAL POOL FENCES
 SCALE: 3/8" = 1'-0"



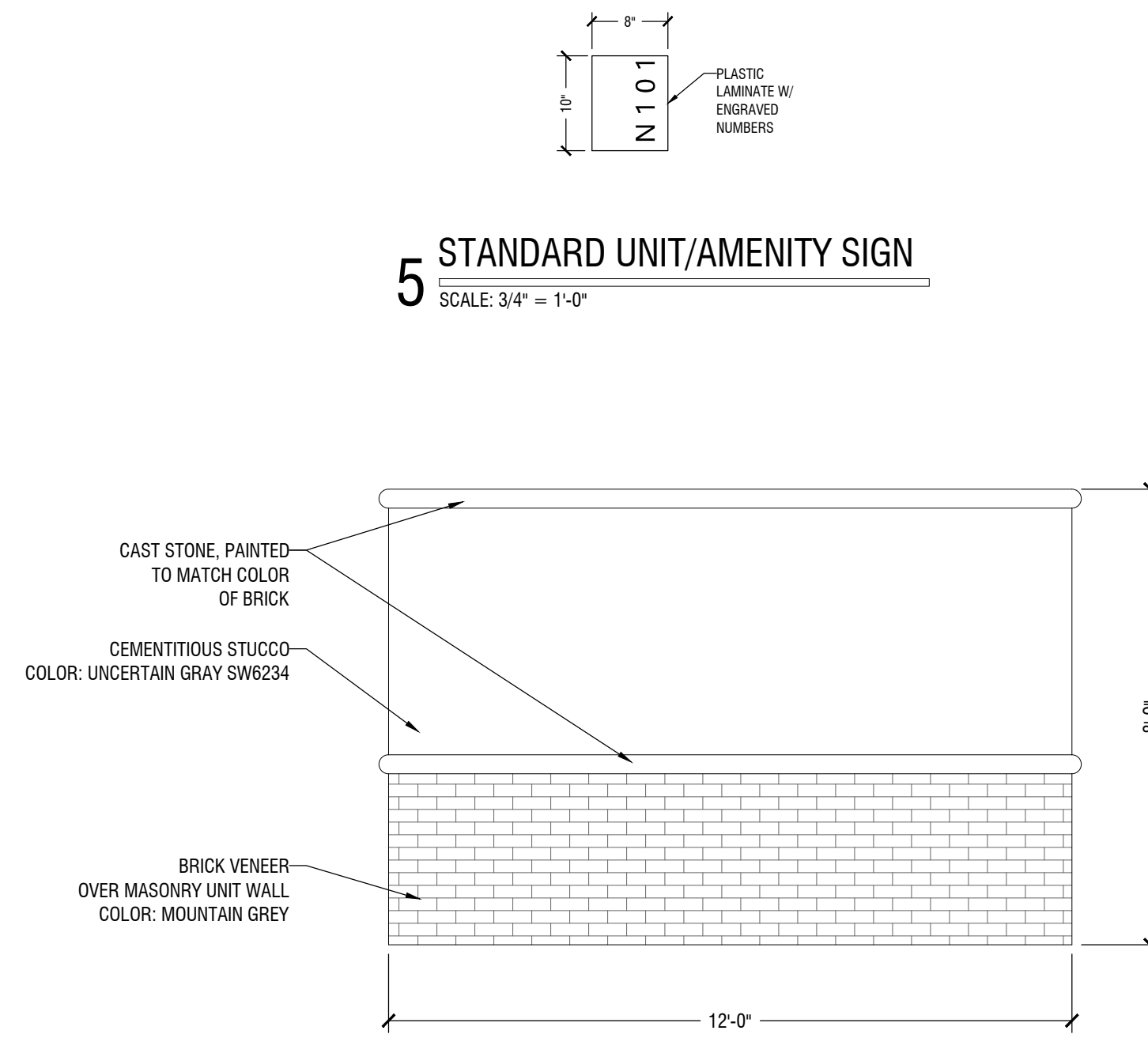
8 TYPICAL DUMPSTER ENCLOSURE PLAN
 SCALE: 3/8" = 1'-0"



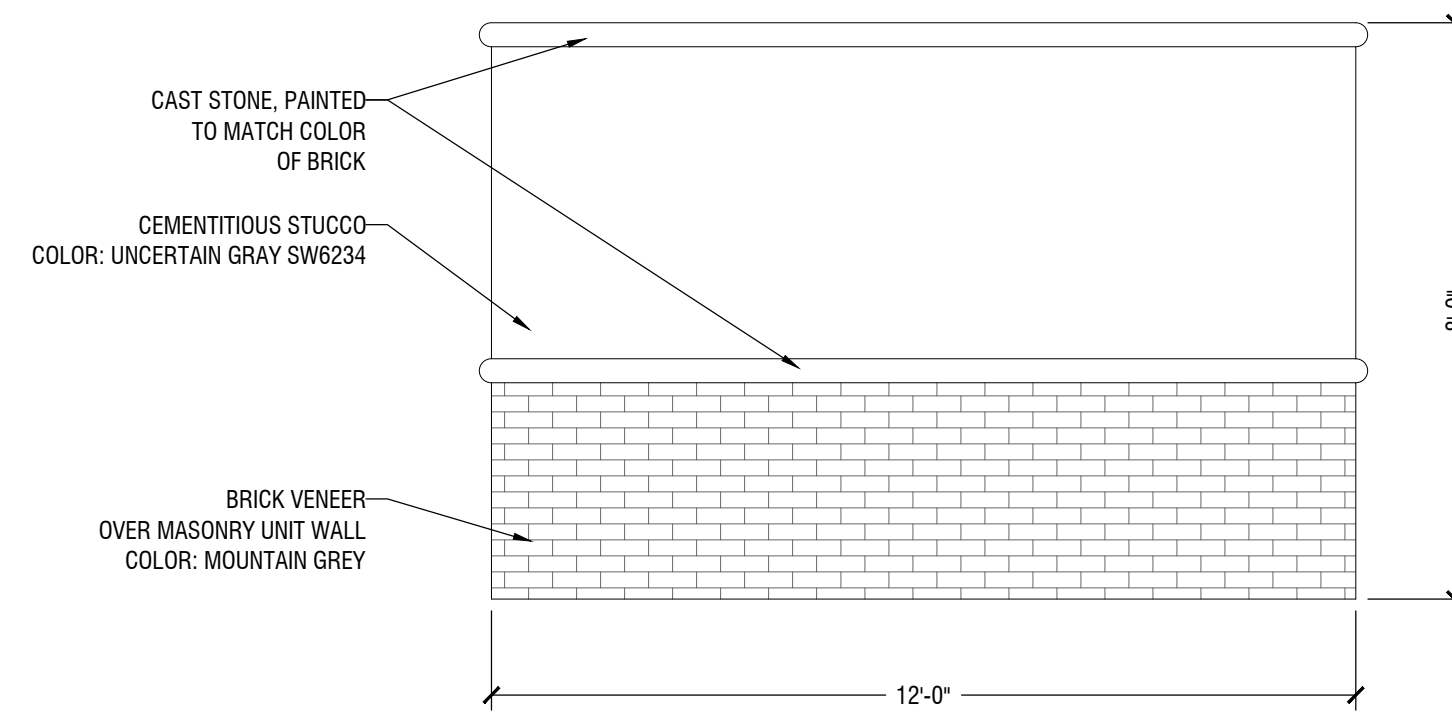
10 TYPICAL DUMPSTER ENCLOSURE/ FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



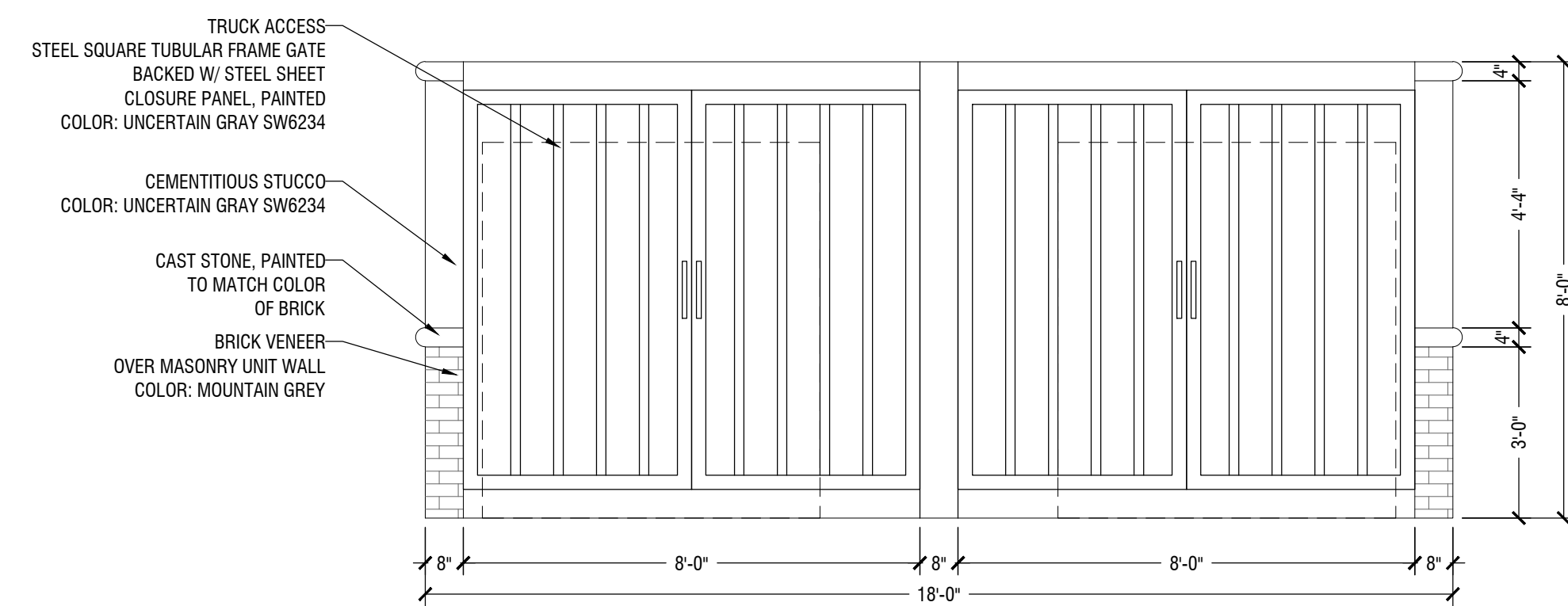
6 TYPICAL DUMPSTER ENCLOSURE PLAN
 SCALE: 3/8" = 1'-0"



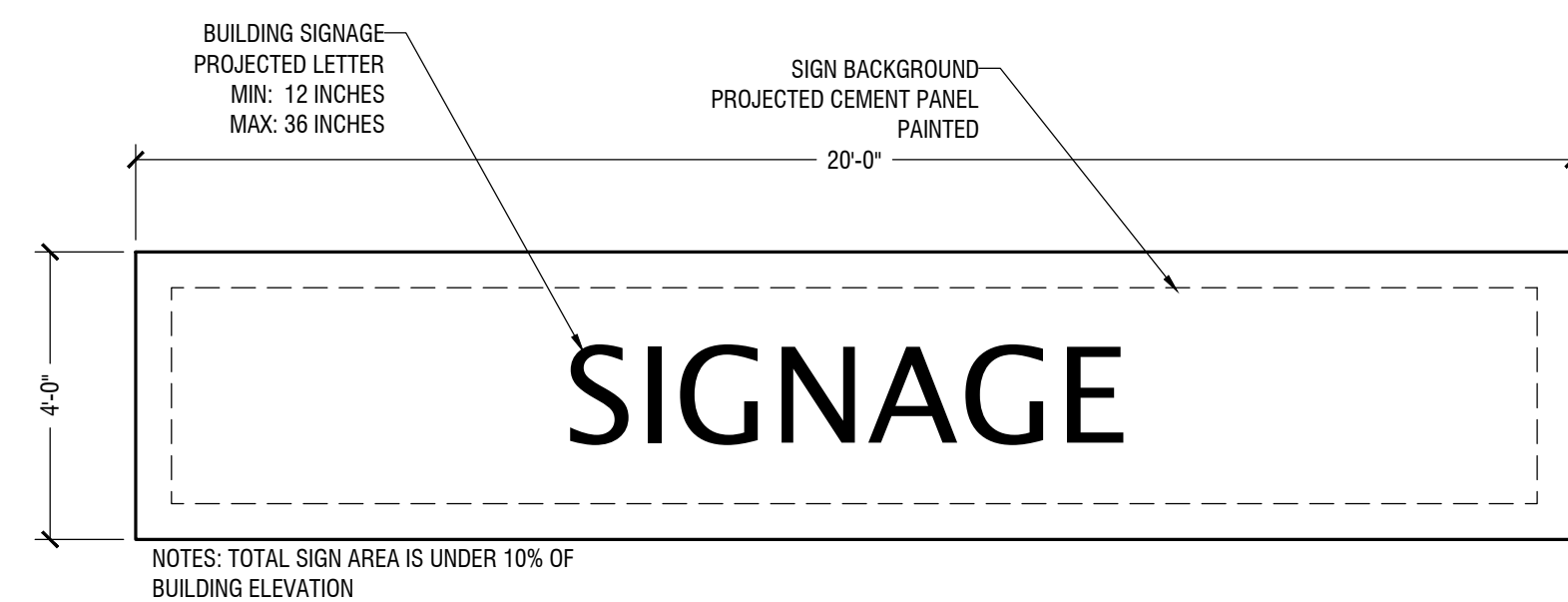
5 STANDARD UNIT/AMENITY SIGN
 SCALE: 3/4" = 1'-0"



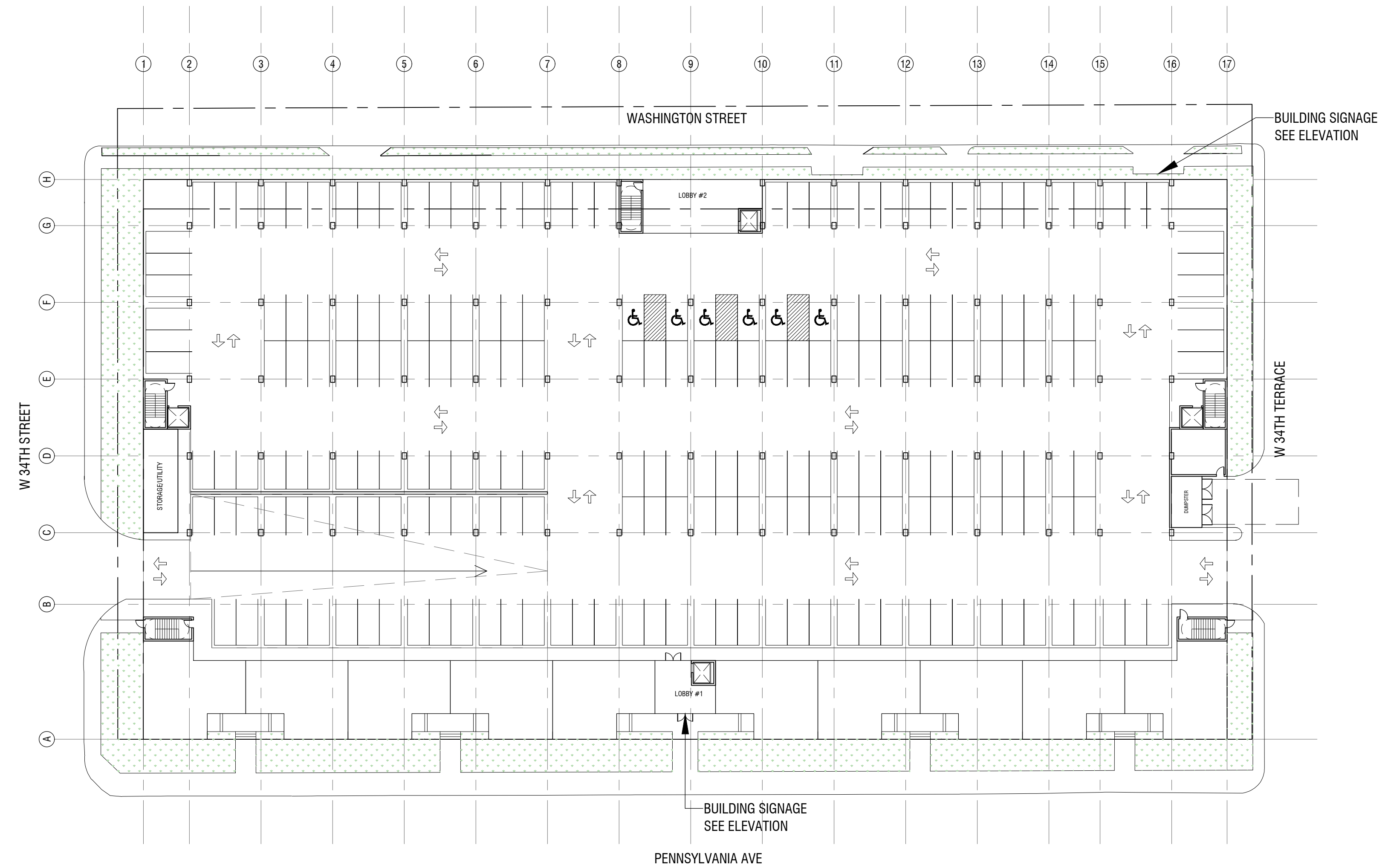
4 TYPICAL DUMPSTER ENCLOSURE/ SIDE ELEVATION
 SCALE: 3/8" = 1'-0"



3 TYPICAL DUMPSTER ENCLOSURE/ FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



2 BUILDING SIGNAGE ON PENNSYLVANIA AVE
 SCALE: 3/8" = 1'-0"



1 SIGNAGE PLAN
 SCALE: 1/32" = 1'-0"

MIDTOWN PLAZA
 3400 WASHINGTON STREET
 KANSAS CITY, MISSOURI 64111

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SHEET TITLE
A010