

**KANSAS CITY  
MISSOURI**

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. **CD-CPC-2025-00059** On **06-18-2025**  
**CD-CPC-2025-00060**

*Jane Gabriel*  
Jane Gabriel, Mayor  
Secretary of the City Plan Commission

DEVELOPMENT AND REZONING PLANS FOR

GUADALUPE CENTERS HIGH SCHOOL RENOVATION

1300 SUMMIT ST., KANSAS CITY, MO 64105



**MKEC**

11827 W. 112th Street, Suite 200  
Overland Park, KS 66210  
913-317-9390  
MKEC Project No. 2001009364  
Engineering No. 2001009364  
Landscape No. 2006027139

we design the future™

1828 Walnut Street Suite 922  
Kansas City, MO 64108  
1.816.442.7700

1115 Wilcox Street Suite 210  
Castle Rock, CO 80104  
1.720.949.1689

HOLLISANDMILLER.COM

Hollis + Miller Architects  
Missouri State Certificate of Authority  
Architecture # 0000181

**RTM Engineering Consultants**  
Mechanical, Electrical & Plumbing Engineers  
State Certificate of Authority #  
9225 Indian Creek Pkwy #1075  
Overland Park, KS 66210  
913.322.1400 phone

**MKEC Engineering, Inc.**  
Civil Engineering / Landscape Architecture  
State Certificate of Authority #:  
Engineering: 2001009364  
Landscape: 2006027139  
11827 W. 112th St, Ste 200  
Overland Park, Johnson County, KS 66210  
913.317.9390 phone  
913.317.9385 fax

**Bob D. Campbell & Co.**  
Structural Engineer  
State Certificate of Authority #  
4338 Bellevue Ave.  
Kansas City, MO 64111  
816.442.7700 phone  
816.569.6545 fax

**MHA Food Facility Consultants, LLC**  
Kitchen Consultant  
7840 Conser St  
Overland Park, KS 66204  
785.266.5996 phone

LEGAL DESCRIPTION:

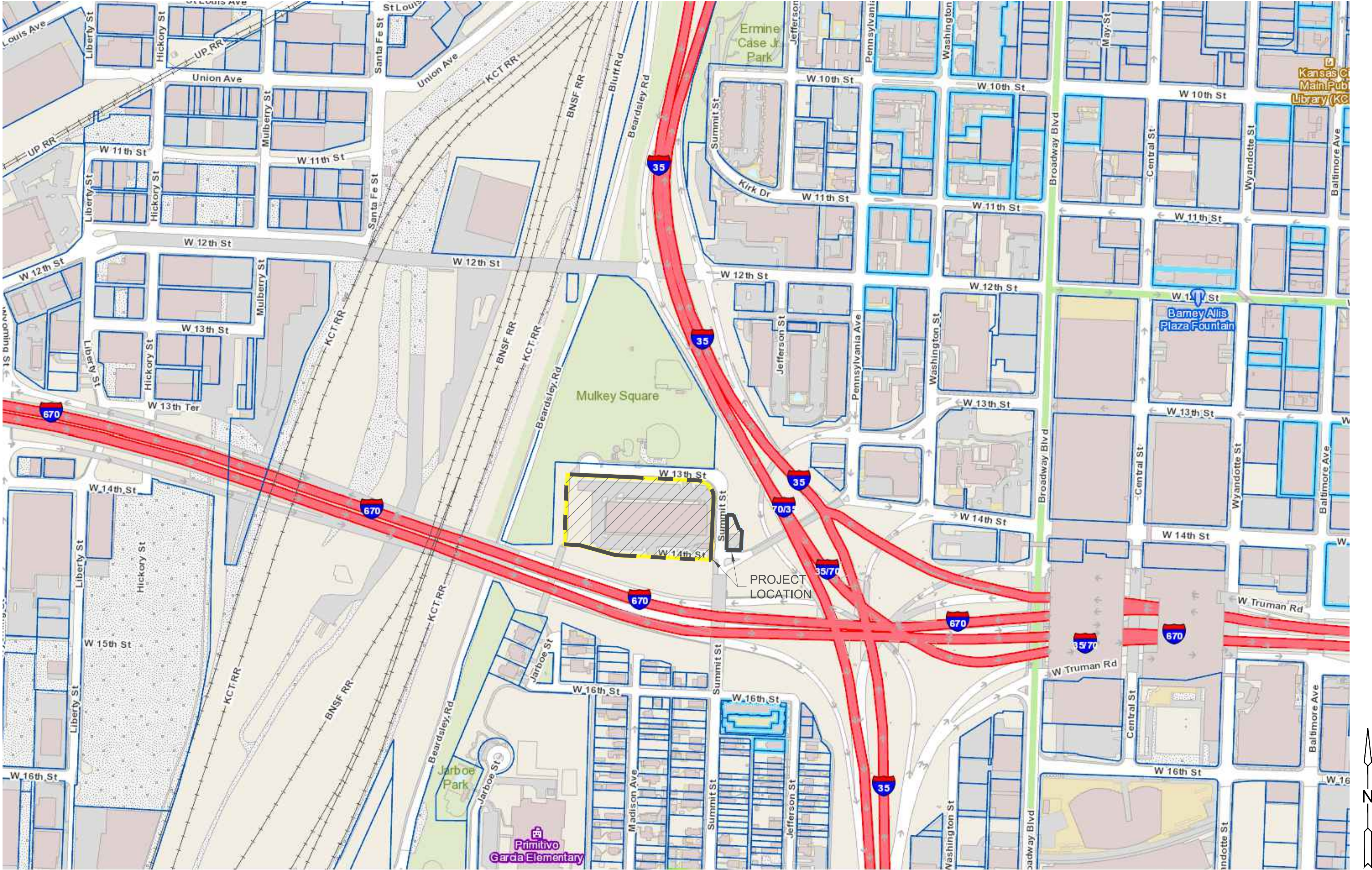
MULKEY SQUARE LOTS 1-4  
MULKEY SQUARE LOT 5

CONTACTS:

**CIVIL ENGINEER**  
MKEC ENGINEERING INC.  
11827 W 112TH ST, SUITE 200  
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913-317-9390  
BRIAN HOCHSTEIN  
BHOCHSTEIN@MKEC.COM

**ARCHITECT**  
HOLLIS + MILLER ARCHITECTS  
1828 WALNUT ST, SUITE 922  
KANSAS CITY, MO 64108  
816-442-7700  
GEORGE KNIPP  
GKNIPP@HOLLISANDMILLER.COM

**OWNER**  
GUADALUPE CENTERS INC.  
1015 AVENIDA CESAR E CHAVEZ  
KANSAS CITY, MO 64108  
816-421-1015  
ED YERINGTON  
YERINGTON@GUADALUPECENTERS.ORG



LOCATION MAP  
SCALE: NTS

Sheet List Table	
Sheet Number	Sheet Title
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C102	SITE PLAN
C103	GARAGE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
L101	LANDSCAPE PLAN
A201C	EXTERIOR ELEVATIONS – CITY PLANNING
A202C	EXISTING EXTERIOR PHOTOS– CITY PLANNING

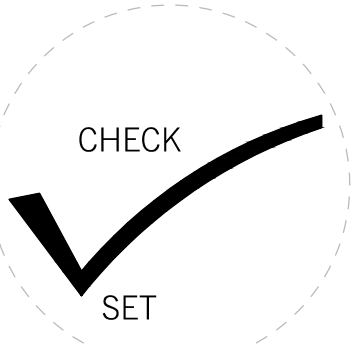
Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

DEVELOPMENT &  
REZONING PLANS

REVISIONS:		
#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

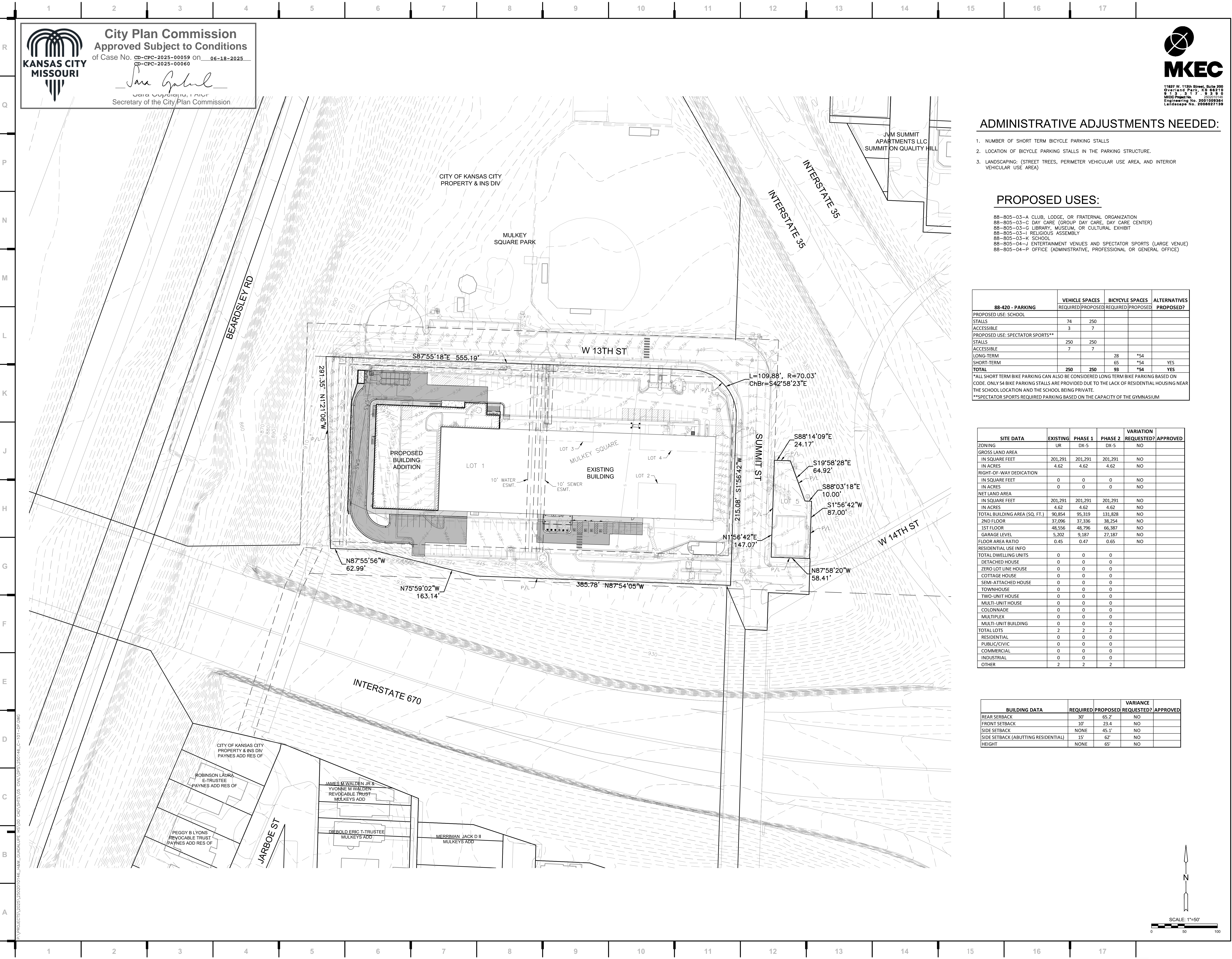



JOB NO: 25028  
DRAWN BY: SEK  
CHECKED BY: BSH  
DATE: 4.25.25

G100

COVER SHEET








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CD-CPC-2025-00060



Sara Cepelanga, Mayor

Secretary of the City Plan Commission



11827 W. 112th Street, Suite 200

Overland Park, KS 66210

913.317.9386

MKEC Project No. 250011016

Engineering No. 2001009364

Landscape No. 2008027139

ADMINISTRATIVE ADJUSTMENTS NEEDED:

- NUMBER OF SHORT TERM BICYCLE PARKING STALLS
- LOCATION OF BICYCLE PARKING STALLS IN THE PARKING STRUCTURE.
- LANDSCAPING: (STREET TREES, PERIMETER VEHICULAR USE AREA, AND INTERIOR VEHICULAR USE AREA)

PROPOSED USES:

- 88-805-03-A CLUB, LODGE, OR FRATERNAL ORGANIZATION  
88-805-03-C DAY CARE (GROUP DAY CARE, DAY CARE CENTER)  
88-805-03-G LIBRARY, MUSEUM, OR CULTURAL EXHIBIT  
88-805-03-I RELIGIOUS ASSEMBLY  
88-805-03-K SCHOOL  
88-805-04-J ENTERTAINMENT VENUES AND SPECTATOR SPORTS (LARGE VENUE)  
88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	250	250	93	*54	YES

\*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.  
\*\*SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

SITE DATA	EXISTING	PHASE 1	PHASE 2	VARIATION REQUESTED?	APPROVED
ZONING	UR	DX-5	DX-5	NO	
GROSS LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
RIGHT-OF-WAY DEDICATION					
IN SQUARE FEET	0	0	0	NO	
IN ACRES	0	0	0	NO	
NET LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
TOTAL BUILDING AREA (SQ. FT.)	90,854	95,319	131,828	NO	
2ND FLOOR	37,096	37,336	38,254	NO	
1ST FLOOR	48,556	48,796	66,387	NO	
GARAGE LEVEL	5,202	9,187	27,187	NO	
FLOOR AREA RATIO	0.45	0.47	0.65	NO	
RESIDENTIAL USE INFO					
TOTAL DWELLING UNITS	0	0	0		
DETACHED HOUSE	0	0	0		
ZERO LOT LINE HOUSE	0	0	0		
COTTAGE HOUSE	0	0	0		
SEMI-ATTACHED HOUSE	0	0	0		
TOWNHOUSE	0	0	0		
TWO-UNIT HOUSE	0	0	0		
MULTI-UNIT HOUSE	0	0	0		
COLONNADE	0	0	0		
MULTIPLEX	0	0	0		
MULTI-UNIT BUILDING	0	0	0		
TOTAL LOTS	2	2	2		
RESIDENTIAL	0	0	0		
PUBLIC/CIVIC	0	0	0		
COMMERCIAL	0	0	0		
INDUSTRIAL	0	0	0		
OTHER	2	2	2		

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4'	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

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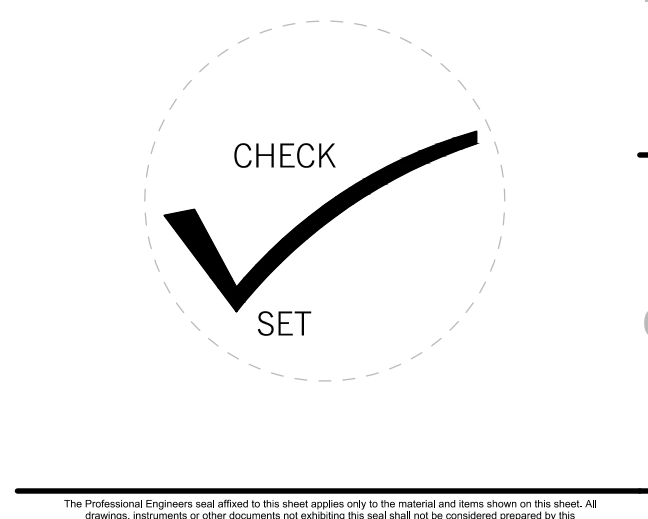
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Guadalupe Centers High School Renovation  
Guadalupe Centers  
1300 Summit St, Kansas City, MO 64105

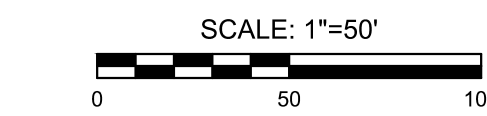
REVISIONS:		
#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25



JOB NO: 25028  
DRAWN BY: SEK  
CHECKED BY: BSH  
DATE: 4.25.25

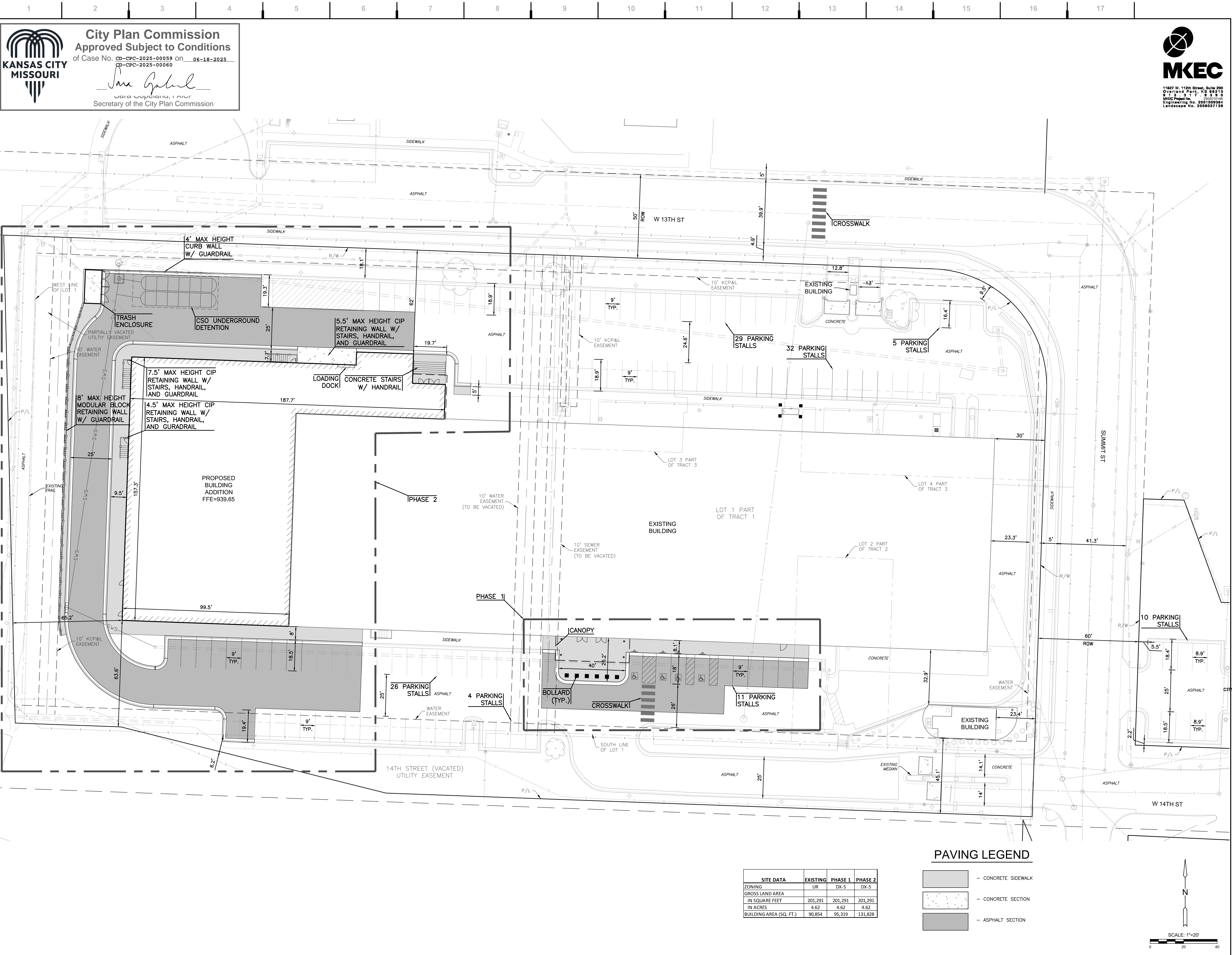
C101


OVERALL SITE PLAN



Please consider the environment before printing this.





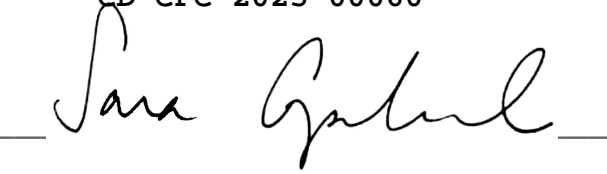


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CD-CPC-2025-00060



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Secretary of the City Plan Commission



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Landscape No. 2006027139

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**Guadalupe Centers High School Renovation**  
**Guadalupe Centers**  
**1300 Summit St, Kansas City, MO 64105**

DEVELOPMENT & ZONING PLANS

REVISIONS:		
#	Description	Date
1	CITY COMMENTS	5.16.25
COMMENTS 8.1.25		

CHECK

SET

The Planning Department staff and the City Engineer have reviewed this site plan and find it to be in compliance with the applicable zoning ordinance and the Comprehensive Zoning Ordinance. This approval is based on the information provided and does not constitute a warranty of accuracy or completeness of the information provided.

JOB NO: 25028  
DRAWN BY: SEK  
CHECKED BY: BSH  
DATE: 4.25.25


**C102**

SITE PLAN


SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

PAVING LEGEND

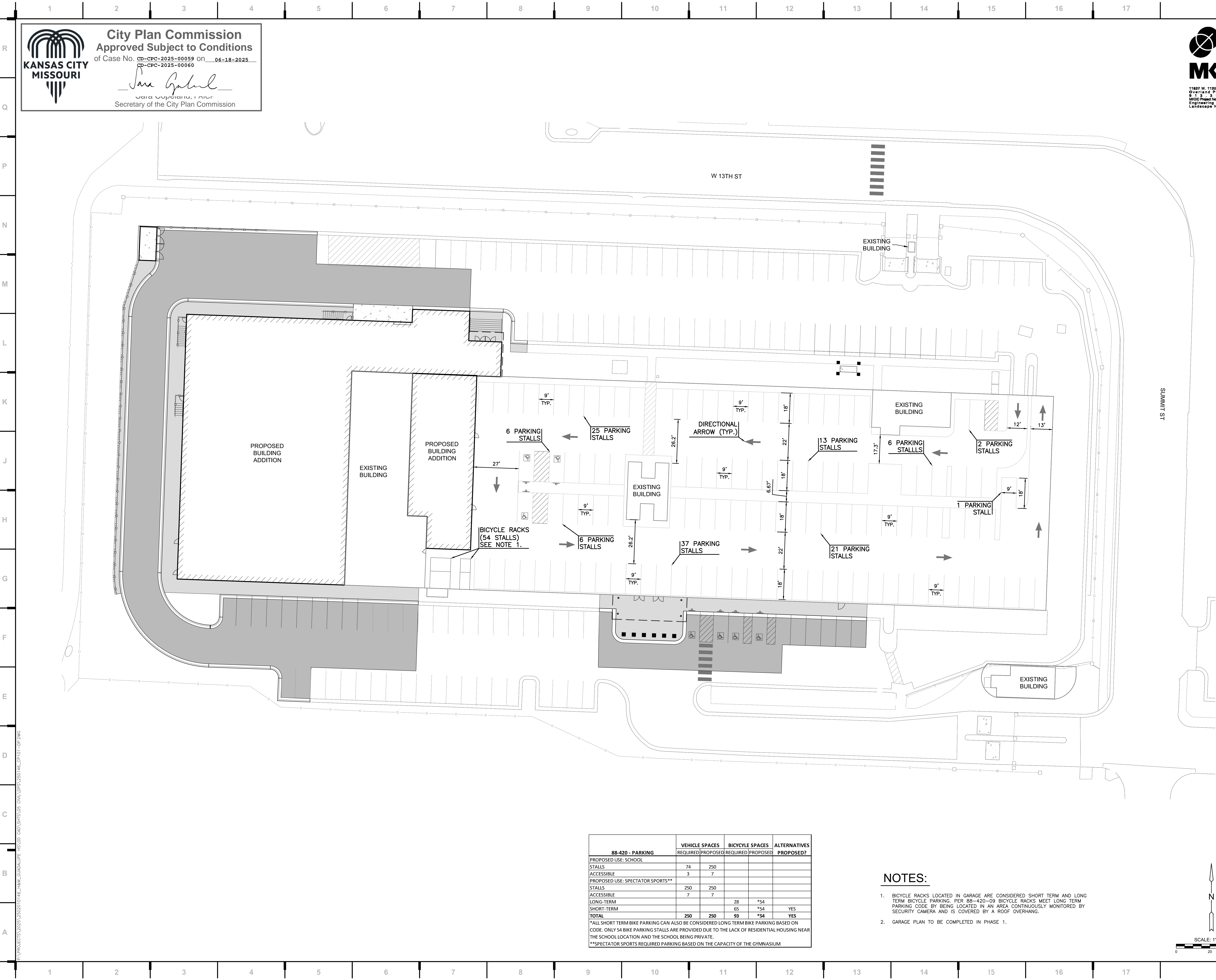
- CONCRETE SIDEWALK
- CONCRETE SECTION
- ASPHALT SECTION



SCALE: 1"=20'







88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	250	250	93	*54	YES
*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.					
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM					

NOTES:

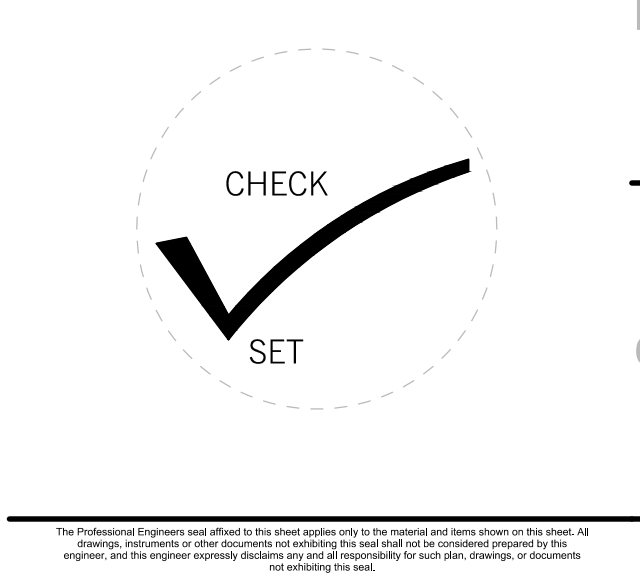
- BICYCLE RACKS LOCATED IN GARAGE ARE CONSIDERED SHORT TERM AND LONG TERM BICYCLE PARKING. PER 88-420-09 BICYCLE RACKS MEET LONG TERM PARKING CODE BY BEING LOCATED IN AN AREA CONTINUOUSLY MONITORED BY SECURITY CAMERA AND IS COVERED BY A ROOF OVERHANG.
- GARAGE PLAN TO BE COMPLETED IN PHASE 1.

Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105


REVISIONS:		
#	Description	Date
1	CITY COMMENTS	5.16.25
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JOB NO: 25028  
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C103





City Plan Commission

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CD-CPC-2025-00060



Sara Capatzen, Mayor

Secretary of the City Plan Commission



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## Guadalupe Centers High School Renovation

### Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

DEVELOPMENT &  
REZONING PLANS

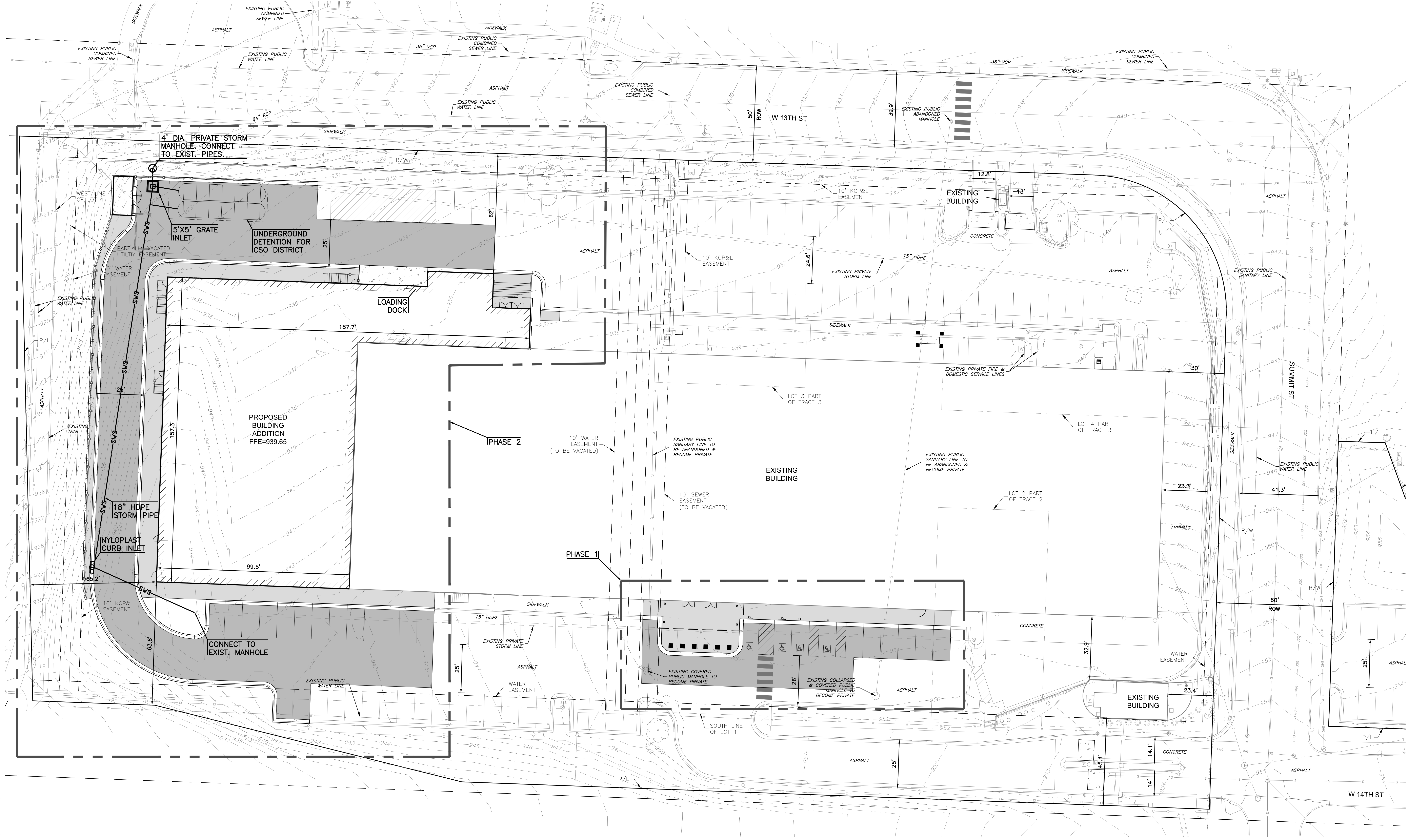
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CHECK  
SET

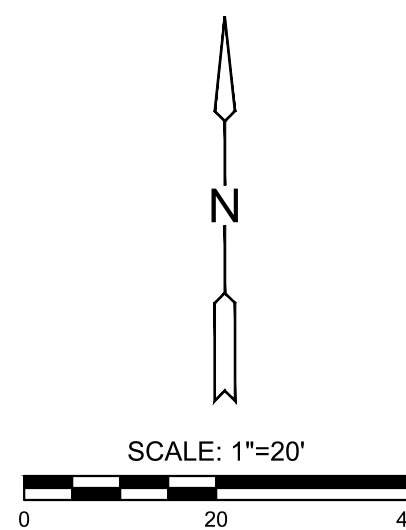
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# C104

UTILITY PLAN

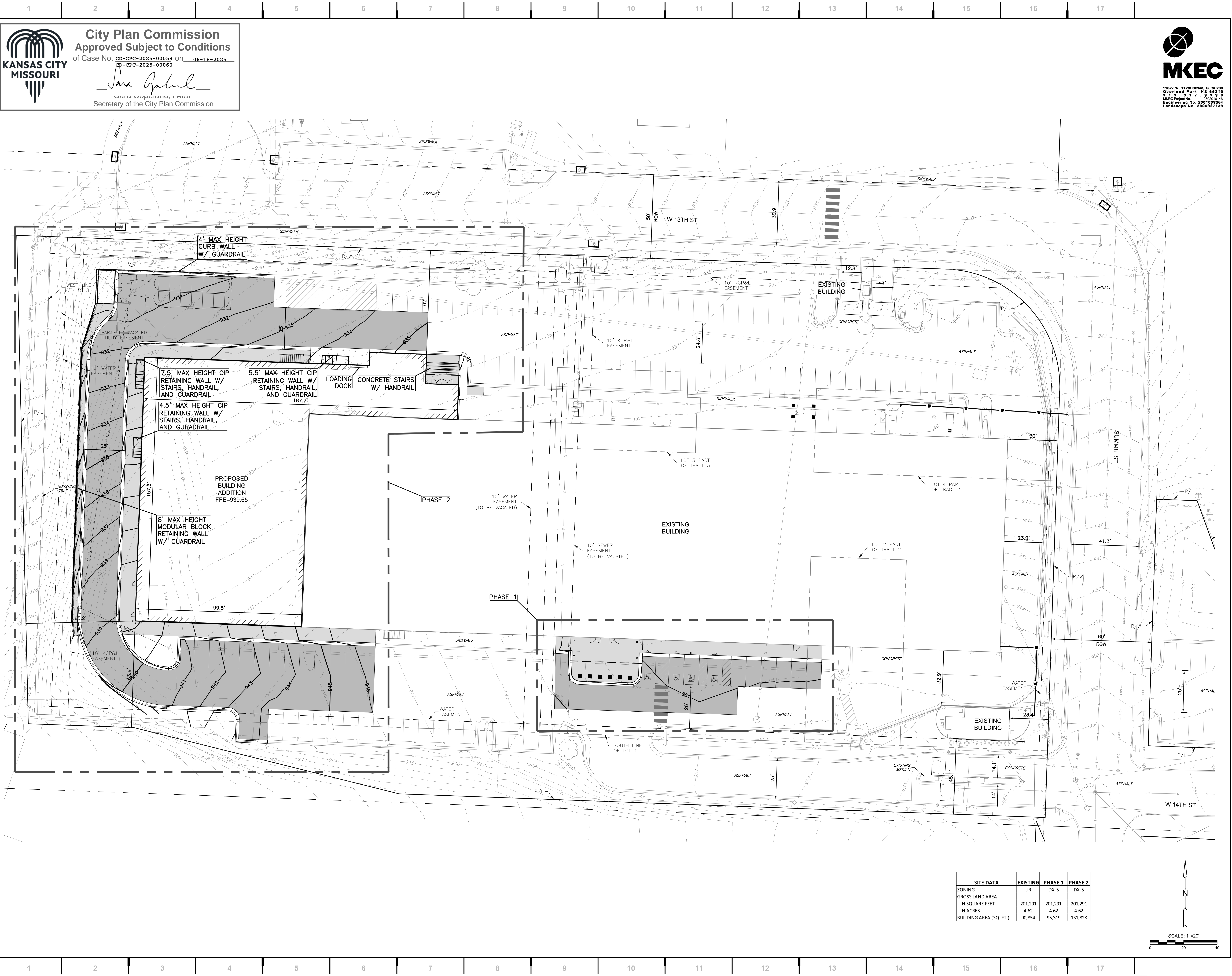


SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828



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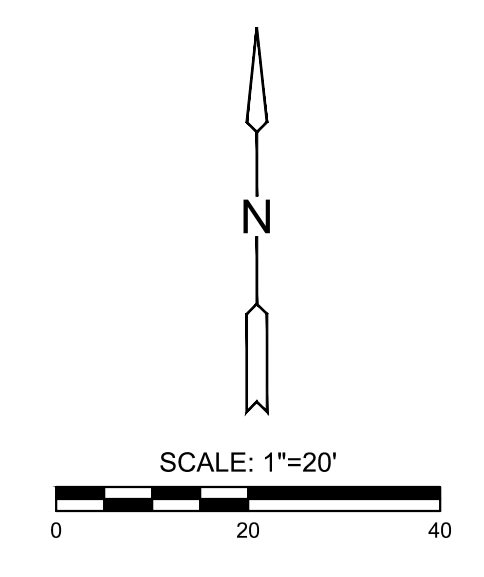
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SET

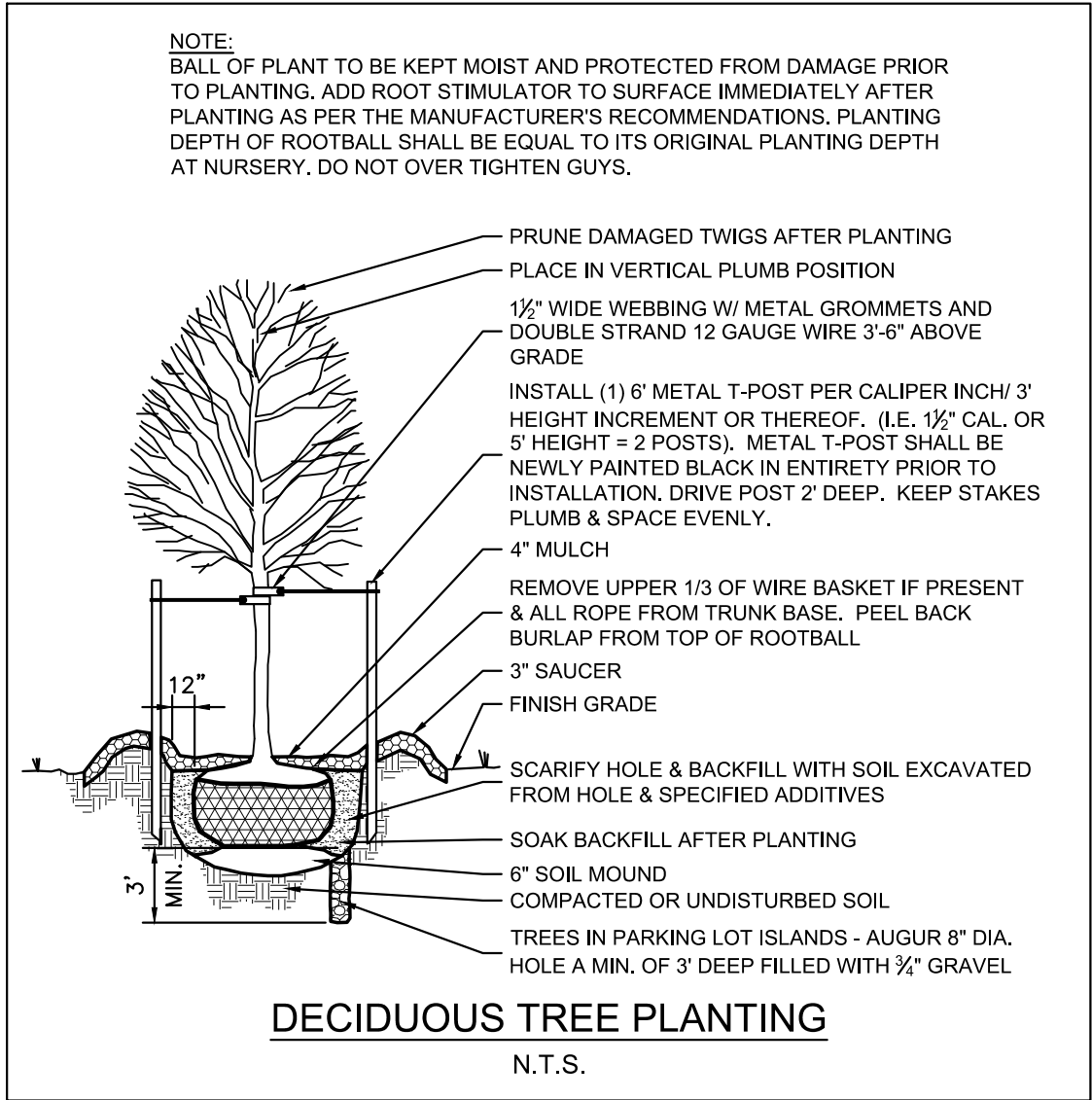
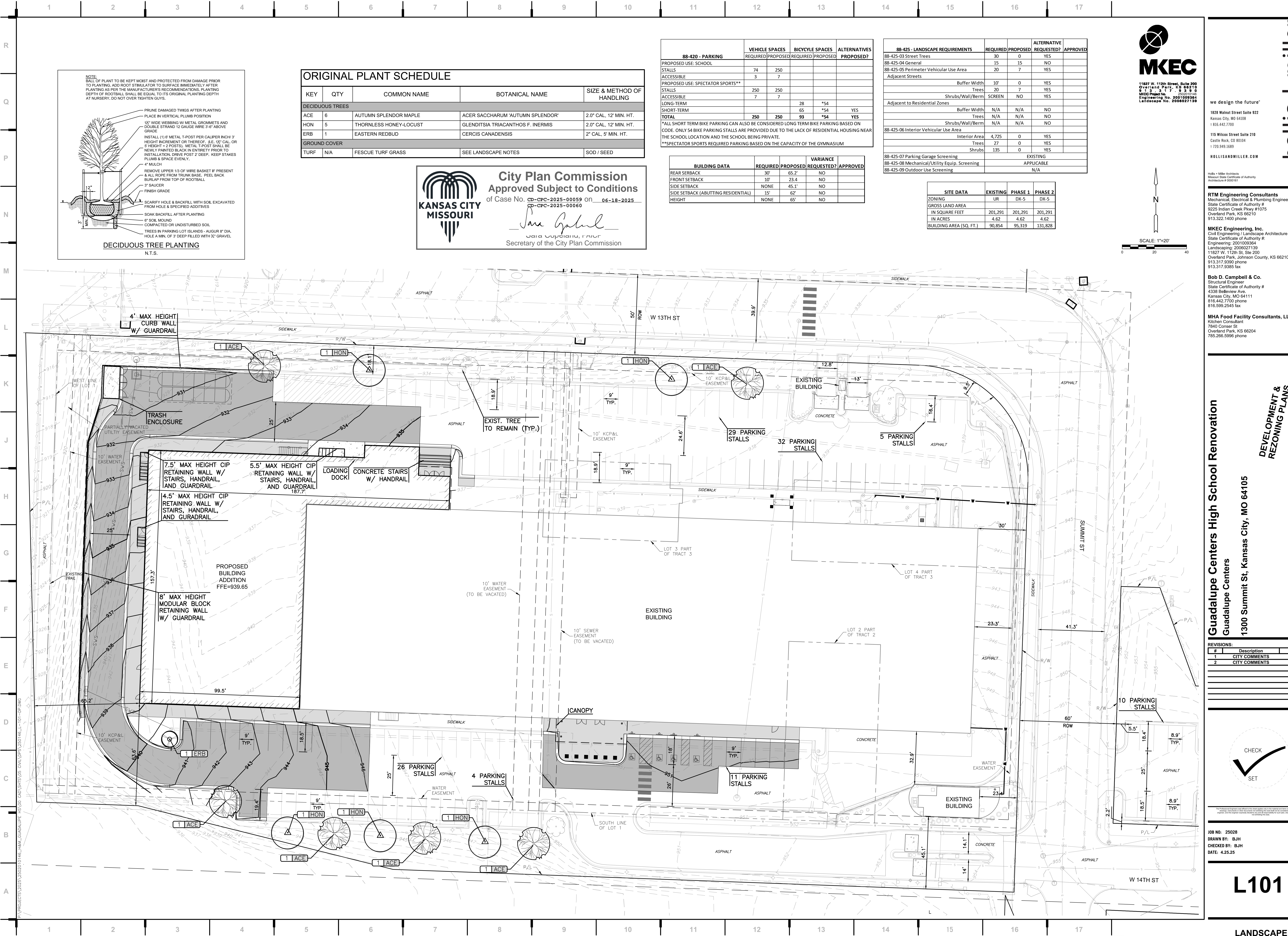
JOB NO: 25028  
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DATE: 4.25.25

C105

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828







ORIGINAL PLANT SCHEDULE				
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
ACE	6	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2.0" CAL, 12' MIN. HT.
HON	5	THORNLESS HONEY-LOCUST	GLENDITSIA TRIACANTHOS F. INERMIS	2.0" CAL, 12' MIN. HT.
ERB	1	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL, 5' MIN. HT.
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	SEE LANDSCAPE NOTES	SOD / SEED

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*Jane Gabriel*  
Jane Gabriel, Mayor  
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88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*24	YES
TOTAL	250	250	93	*54	YES

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\*\*SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

BUILDING DATA	REQUIRED		VARIANCE REQUESTED?		APPROVED
	REQUIRED	PROPOSED	REQUIRED?	APPROVED?	
REAR SERBACK	30'	65.2'	NO		
FRONT SETBACK	10'	23.4'	NO		
SIDE SETBACK	NONE	45.1'	NO		
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO		
HEIGHT	NONE	65'	NO		

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	30	0	YES	
88-425-04 General	15	15	NO	
88-425-05 Perimeter Vehicular Use Area	20	7	YES	
Adjacent Streets				
Buffer Width	10'	0	YES	
Trees	20	7	YES	
Shrubs/Wall/Berm	SCREEN	NO	YES	
Adjacent to Residential Zones				
Buffer Width	N/A	N/A	NO	
Trees	N/A	N/A	NO	
Shrubs/Wall/Berm	N/A	N/A	NO	
88-425-06 Interior Vehicular Use Area				
Interior Area	4,725	0	YES	
Trees	27	0	YES	
Shrubs	135	0	YES	
88-425-07 Parking Garage Screening		EXISTING		
88-425-08 Mechanical/Utility Equip. Screening		APPLICABLE		
88-425-09 Outdoor Use Screening		N/A		

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

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SCALE: 1"=20'

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**Guadalupe Centers High School Renovation**  
Guadalupe Centers  
1300 Summit St, Kansas City, MO 64105

REVISIONS:		
#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

CHECK  
SET

JOB NO: 25028  
DRAWN BY: BJH  
CHECKED BY: BJH  
DATE: 4.25.25

**L101**

LANDSCAPE PLAN









A photograph of a large, beige industrial building with a large roll-up door and a smaller side door. The building is surrounded by a paved parking lot with yellow markings, including a large yellow arrow pointing left and the text "NO PARKING" in yellow. The sky is overcast.

A large, modern, beige industrial building with a prominent glass facade on the upper level. The building has a flat roof and is situated on a paved lot. A small tree stands to the left of the building. The sky is overcast.

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## Renovation

## Guadalupe Centers High School Renovation

**Guadalupe Cer**  
**Guadalupe Centers**

**Guadalupe Centers High School**  
**Guadalupe Centers**  
**1300 Summit St, Kansas City, MO 64105**

**REVISIONS:**

#	Description	Date
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DATE: 4.25.25

## A202C