

TITLE COMMITMENT SCHEDULE A LEGAL DESCRIPTION (ENTIRE SITE):

TRACT 1:
 ALL OF LOTS 1 TO 58, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART CONVEYED TO KANSAS CITY, MISSOURI BY INSTRUMENT FILED AS DOCUMENT NO. B517359 IN BOOK B5800 AT PAGE 369 ALSO EXCEPT THOSE PARTS OF LOT 1 AND LOTS 18 TO 29 INCLUSIVE IN HARDESTY AVENUE.
 TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF LOT 6, MUNROE HEIGHTS AND SOUTH OF AND ADJACENT TO PART OF LOT 3 AND ALL OF LOTS 4 AND 5, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940685 AND RECORDED AS DOCUMENT NO. K1156654 IN BOOK K2600 AT PAGE 2130.
 ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD FROM THE EAST LINE OF DENVER AVENUE TO THE WEST LINE OF COLORADO AVENUE AND THE NORTH-SOUTH ALLEY BETWEEN DENVER AND COLORADO AVENUES FROM THE SOUTH LINE OF THE EAST-WEST ALLEY TO A LINE 26.22 FEET NORTH OF THE SOUTH LINE OF LOT 54, MUNROE HEIGHTS, LYING SOUTH OF AND ADJACENT TO LOTS 30 THRU 34 AND NORTH OF LOTS 35 AND 58 AND LYING EAST OF AND ADJACENT TO LOTS 35 THRU THE NORTH 25 FEET OF LOT 39 AND LYING WEST OF AND ADJACENT TO THE NORTH 26.22 FEET OF LOT 54 THRU LOT 58, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 31191 AND RECORDED AS DOCUMENT NO. B517364 IN BOOK B5800 AT PAGE 560.
 ALSO TOGETHER WITH THE EAST-WEST ALLEY NEXT NORTH OF 16TH STREET TERRACE FROM THE WEST LINE OF COLORADO AVENUE TO THE WEST LINE OF LOT 54, MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940687 AND RECORDED AS DOCUMENT NO. K1156650 IN BOOK K2600 AT PAGE 2120.
 ALSO TOGETHER WITH THE NORTH-SOUTH ALLEY NEXT EAST OF DENVER AVENUE FROM THE NORTH LINE OF VAN BRUNT BOULEVARD TO A POINT 443.42 FEET NORTH OF THE NORTH LINE OF VAN BRUNT BOULEVARD, LYING EAST OF AND ADJACENT TO THE SOUTH 25 FEET OF LOT 39 THRU LOT 46, LYING WEST OF AND ADJACENT TO THE LOT 47 THRU THE SOUTH 23.78 FEET OF LOT 54, ALL IN MUNROE HEIGHTS, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.
 ALSO TOGETHER WITH THE EAST 1/2 OF VACATED DENVER AVENUE LYING WEST OF AND ADJACENT TO LOTS 34 THRU 44, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.
 ALSO TOGETHER WITH ALL OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO LOTS 5 THRU 17, MUNROE HEIGHTS, ALSO LYING WEST OF AND ADJACENT TO THE EAST-WEST ALLEY NEXT SOUTH OF TRUMAN ROAD (PREVIOUSLY VACATED BY ORDINANCE NO. 31191) AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.

TRACT 2:
 LOTS 25, 26, 27 AND 28, THE STEPHEN FISHER ADDITION TO KANSAS CITY, MO., A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
 TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 27 AND 28 AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT K1156656 IN BOOK K2600 AT PAGE 2135.
 ALSO TOGETHER WITH THE WEST 1/2 OF VACATED COLORADO AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 27 AND 28, ALSO TOGETHER WITH THE EAST OF VACATED COLORADO AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 25 AND 26, AS VACATED BY ORDINANCE NO. 940684 AND RECORDED AS DOCUMENT NO. K0011118 IN BOOK K2812 AT PAGE 2093.

TRACT 3:
 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BOUNDED ON THE WEST BY VAN BRUNT BOULEVARD, ON THE NORTH BY TRUMAN ROAD, ON THE EAST BY DENVER AVENUE, AND ON THE SOUTH BY 16TH STREET.
 TOGETHER WITH THE WEST 1/2 OF VACATED DENVER AVENUE LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940683 AND RECORDED AS DOCUMENT NO. K1156652 IN BOOK K2600 AT PAGE 2125.

TRACT 4:
 THE EAST 93.11 FEET OF LOT 1, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 5:
 THE WEST 34 FEET OF LOTS 1 AND 2, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
 LOT 2, EXCEPT THE WEST 34 FEET THEREOF, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 7:
 LOTS 51 AND 52, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJACENT THERETO, AS VACATED BY ORDINANCE NO. 940686 AND RECORDED AS DOCUMENT NO. K1156656 IN BOOK K2600 AT PAGE 2135.

PROPERTY DESCRIPTION - LOT 2 (AREA TO BE REZONED TO UR)

ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION GENERAL NOTE

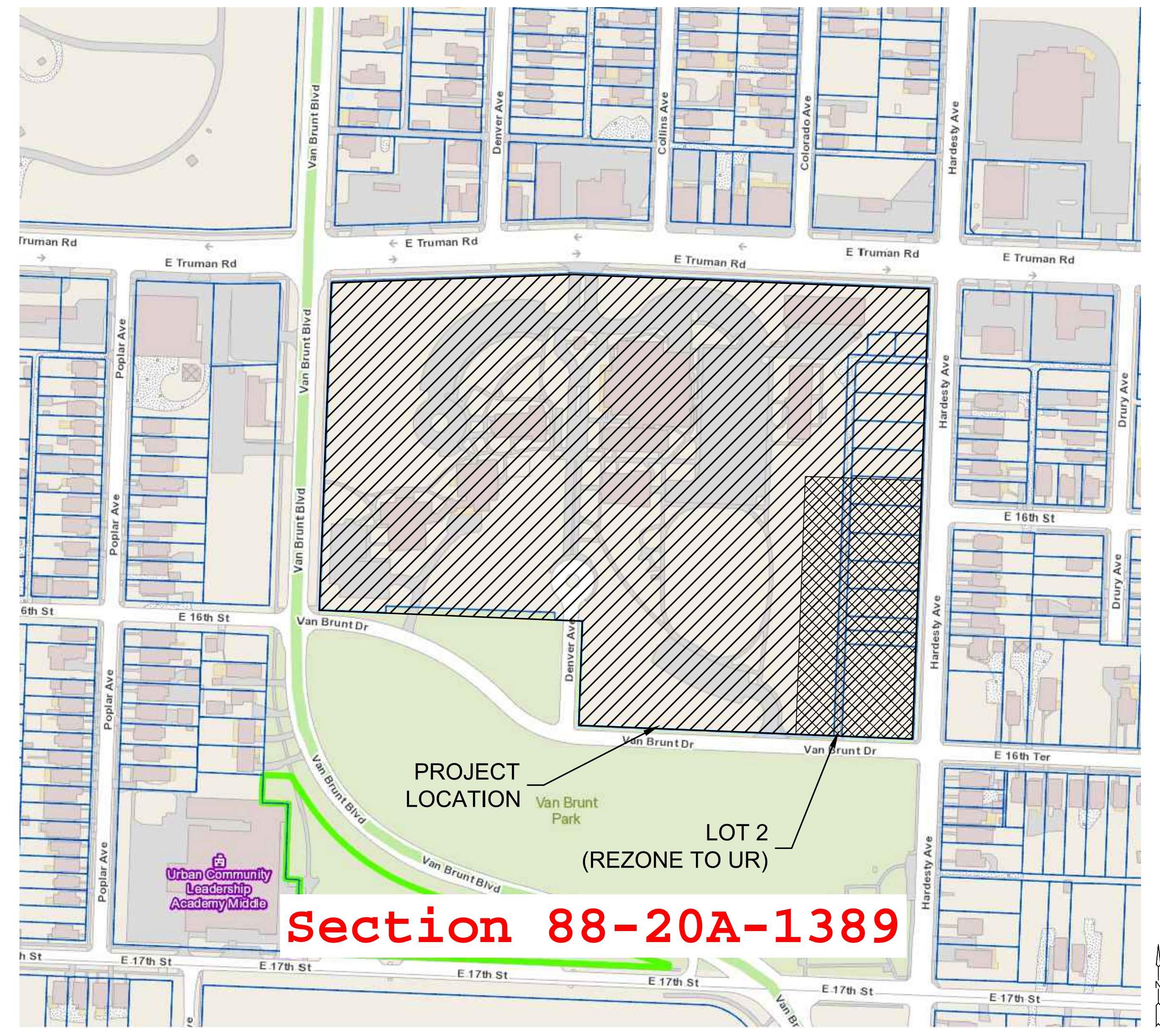
PROPERTY DESCRIPTIONS WERE PREPARED BY OTHERS. SEE ATTACHED ALTA / NSPS DOCUMENTATION IN THIS SET FOR REFERENCE TO RESPONSIBLE PARTIES.

UR REZONING & PRELIMINARY PLAN
GUADALUPE CENTERS ELEMENTARY CAMPUS
 5123 TRUMAN RD, KANSAS CITY, MO 64127

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00046 on 05-16-2023
 CD-ROW-2023-00009

 Joseph Rexwinkle, AICP
 Secretary of the Commission

MKEC
 11827 W. 112th Street, Suite 200
 Overland Park, KS 66210
 Phone: 913.241.1100
 Engineering No. 2001009284
 Land Surveying No. 2008027158
 Surveying No. 2008027158



LOCATION MAP
 NTS

SHEET INDEX	
SHEET #	SHEET TITLE
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102-C105	SITE PLAN 1-4
C106-C109	UTILITY PLAN 1-4
C110	PRELIMINARY PLAT
1 OF 1	GUADALUPE LOFTS ALTA - LOT 2
1-4	ALTA / NSPS SURVEY - SITE
L100	OVERALL LANDSCAPE PLAN
L200	APARTMENT LANDSCAPE PLAN
A201-A203	PROPOSED BUILDING ELEVATIONS
A204	APARTMENT BUILDING ELEVATIONS

CONTACT INFORMATION

PROPERTY OWNER
 GUADALUPE CENTERS
 1015 AVENIDA CESAR E CHAVEZ
 KANSAS CITY, MO 64108
 (816)421-1015
 BARRIO@GUADALUPECENTERS.ORG

ENGINEER/LANDSCAPE ARCHITECT
 MKEC ENGINEERING, INC.
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 BRIAN HOCHSTEIN
 (913)317-9390
 BHOCHSTEIN@MKEC.COM

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 HOLLIS & MILLER ARCHITECTS
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 JENNIFER BERKA
 (816)442-7700

ARCHITECT
 ODMO LLC
 701 E 63RD STREET, #210
 KANSAS CITY, MO 64110
 JULIA HARTMAN
 (816)708-1500

SITE DATA	EXISTING			PROPOSED			FUTURE			VARIATION REQUESTED?	APPROVED
	B3-2, R-2.5	B3-2, R-2.5	B3-2, R-2.5	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*		
ZONING	B3-2, R-2.5	B3-2, R-2.5	B3-2, R-2.5	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*	UR & B-3-2, R-2.5*		
GROSS LAND AREA											
IN SQUARE FEET	776,102	776,102	776,102	776,102	776,102	776,102	776,102	776,102	776,102		
IN ACRES	17.82	17.82	17.82	17.82	17.82	17.82	17.82	17.82	17.82		
RIGHT-OF-WAY DEDICATION											
IN SQUARE FEET	0	0	0	0	0	0	0	0	0		
IN ACRES	0	0	0	0	0	0	0	0	0		
NET LAND AREA											
IN SQUARE FEET	776,102	776,102	776,102	776,102	776,102	776,102	776,102	776,102	776,102		
IN ACRES	17.82	17.82	17.82	17.82	17.82	17.82	17.82	17.82	17.82		
GROSS BUILDING AREA (SQ. FT.)	119,750	60,608	89,800	89,800	89,800	89,800	89,800	89,800	89,800		
FLOOR AREA RATIO	0.15	0.08	0.12	0.12	0.12	0.12	0.12	0.12	0.12		
RESIDENTIAL USE INFO											
TOTAL DWELLING UNITS	0	0	0	0	0	0	0	0	0		
DETACHED HOUSE	0	0	0	0	0	0	0	0	0		
ZERO LOT LINE HOUSE	0	0	0	0	0	0	0	0	0		
COTTAGE HOUSE	0	0	0	0	0	0	0	0	0		
SEMI-ATTACHED HOUSE	0	0	0	0	0	0	0	0	0		
TOWNHOUSE	0	0	0	0	0	0	0	0	0		
TWO-UNIT HOUSE	0	0	0	0	0	0	0	0	0		
MULTI-UNIT HOUSE	0	0	0	0	0	0	0	0	0		
COLONNADE	0	0	0	0	0	0	0	0	0		
MULTI-PLEX	0	0	0	0	0	0	0	0	0		
MULTI-UNIT BUILDING	17-VACANT	50	0	0	0	0	0	0	0		
TOTAL LOTS	7*	2	2	2	2	2	2	2	2		
RESIDENTIAL	7*	2	2	2	2	2	2	2	2		
PUBLIC/CIVIC	0	0	0	0	0	0	0	0	0		
COMMERCIAL	0	0	0	0	0	0	0	0	0		
INDUSTRIAL	0	0	0	0	0	0	0	0	0		
OTHER	0	0	0	0	0	0	0	0	0		

*SEE PREPLAT FOR PROPERTY DESCRIPTIONS. LOT 2 REZONED TO UR. REMAINDER OF SITE TO REMAIN B-3-2, R-2.5

88-420 - PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE(S)					
STALLS	26 (104 STAFF)	200			NO
ACCESSIBLE	1	10			NO
SHORT-TERM	N/A	N/A	83	83	NO
TOTAL	1	210	83	83	

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SETBACK	25 FT	25 FT	NO	
FRONT SETBACK	25 FT	25 FT	NO	
SIDE SETBACK	25 FT	25 FT	NO	
HEIGHT	<40 FT	VARIES*	NO	

SEE INDIVIDUAL BUILDING TABLES FOR PROPOSED HEIGHTS

UR REZONING & PRELIMINARY PLAN
GUADALUPE CENTERS ELEMENTARY CAMPUS
 5123 TRUMAN RD, KANSAS CITY, MO 64127

COVER SHEET

PROJECT NO.	2202010561	
DATE	05.05.2023	
SCALE	N/A	
DESIGNED	BJH	
DRAWN	JLB	
CHECKED	BSH	
NO.	REVISION	DATE
SHEET NO.		
G100		

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