

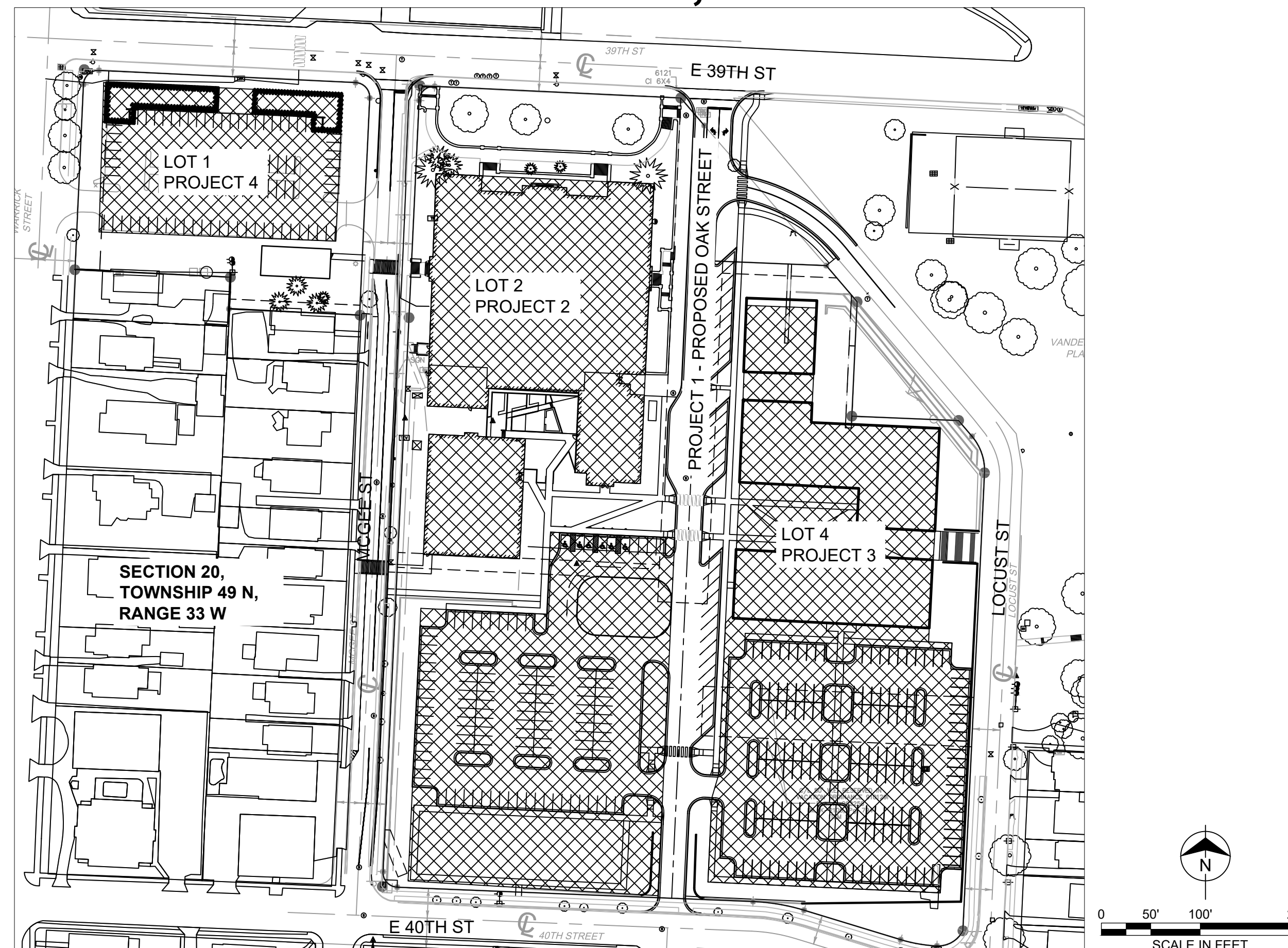
MPD AMENDMENT FOR WESTPORT COMMONS II

A PROJECT NEAR E 39TH STREET & MCGEE STREET, KANSAS CITY MO. JACKSON COUNTY.

City Plan Commission
 Recommends Approval Subject to Conditions
 Case CD-CPC-2020-00208
 Date 2 March 2021

ALLOWED USES
 KCMO DEVELOPMENT CODE 88-280-04

- OFFICE
- FOOD & BEVERAGE
- ENTERTAINMENT & SPECTATOR SPORT
- DAYCARE CENTER
- PARKING GARAGE (S2)
- MEDICAL OFFICE
- URBAN AGRICULTURE
- ARTISAN INDUSTRIAL
- NON-ACCESSORY PARKING
- COLLEGE/UNIVERSITY
- LIBRARY/MUSEUM/CULTURAL EXHIBIT
- RESEARCH SERVICE
- CONSUMER REPAIR
- RETAIL SALES - EXCEPT THAT RETAIL SALES IN STRUCTURES NOT EXISTING AS OF THE APPROVAL DATE SHALL NOT EXCEED 5000 SF
- MULTIFAMILY RESIDENTIAL (NOT TO EXCEED 200 UNITS). PARKLAND DEDICATION FEES FOR RESIDENTIAL UNITS WILL BE DEFERRED UNTIL BUILDING PERMITS ARE FILED FOR SAID UNITS
- ACCESSORY PARKING
- TOWNHOMES



SHEET LIST	
NO.	TITLE
G-001	COVER SHEET
VF101	EXISTING CONDITIONS PLAN
CS101	SITE BOUNDARIES PLAN
CS102	SITE PLAN PHASE 1
CS103	SITE PLAN PHASE 2
CG102	GRADING & UTILITY PLAN
L-100	LANDSCAPE PLAN
A100	COLORED SITE PLAN PHASE 1
A101	COLORED SITE PLAN PHASE 2

SITE DEVELOPMENT DATA				
EXISTING/PROPOSED ZONING: MPD/MPD	PROPOSED DEDICATED RIGHT OF WAY AREA (ACRES): 1.12			
GROSS AREA (ACRES): 10.99	PER ZONING AND DEVELOPMENT CODE 88-445			
BUILDING SIGNAGE	PROJECT 2/LOTS 2 & 3			
PROJECT	PROJECT 2/LOTS 2 & 3	PROJECT 3 /LOT 4	PROJECT4/LOT1	SITE TOTAL
LOT AREA (ACRES)	4.98	3.43	1.44	9.85
BUILDING USE	RESIDENTIAL/OFFICE,ADMIN, PROFESSIONAL OR GENERAL	RESIDENTIAL	RETAIL	
BUILDING STORIES	4 STORY/1 STORY	5 STORY/ 2 STORY	1 STORY	
BUILDING HEIGHT	71'-6"	57'-6"	20'	
BUILDING COVERAGE AREA (SF)	91,713	50,000	5,901	144,369
BUILDING GROSS AREA (SF)	246,462	200,000	5,901	449,118
BUILDING UNITS	133	175		308
REQUIRED PARKING CALCULATIONS	1 STALL/DWELLING UNIT + 1/1000 SF OFFICE*	1 STALL/DWELLING UNIT	2.5 STALLS/1,000 SF	
REQUIRED PARKING STALLS	169 (INC. 6 ADA STALLS)*	175 (INC. 6 ADA STALLS)	15 (INC. 1 ADA STALL)	359(INC. 13 ADA STALLS)
PROVIDED PARKING LOT	216	144	15	356
PROVIDED PARKING STREET	0	29	0	29
PROVIDED PARKING TOTAL	216 (INC. 6 ADA STALLS)	186 (INC. 7 ADA STALLS)	37 (INC. 1 ADA STALL)	385 (INC. 21 ADA STALLS)
SHORT TERM BICYCLE PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	
REQUIRED	21	14	1	36
PROVIDED	14	16	9	39
LONG TERM BICYCLE PARKING	1+1 PER 10,000 SF	1+1 PER 10,000 SF	1+1 PER 10,000 SF	
REQUIRED	26	21	1	48
PROVIDED	26	21	1	48
START DATE	2021	2022	2023	
FINISH DATE	2022	2024	2024	

APPLICANT:
 CHIP WALSH
 HP DEVELOPMENT PARTNERS 2, LLC
 5159 MERCIER STREET
 KANSAS CITY, MO 64112
 (816) 808 2956

OWNER:
 CHIP WALSH
 HP DEVELOPMENT PARTNERS 2, LLC
 5159 MERCIER STREET
 KANSAS CITY, MO 64112
 PHONE: (816) 808 2956

PLAN PREPARER:
 BURNS & MCDONNELL
 JEFF KOCHTANEK
 9400 WARD PARKWAY
 KANSAS CITY, MISSOURI 64114
 PHONE: (816) 333-9400
 FAX: (816) 822-3028

CIVIL ENGINEER:
 BURNS & MCDONNELL
 JEFF KOCHTANEK
 9400 WARD PARKWAY
 KANSAS CITY, MISSOURI 64114
 PHONE: (816) 333-9400
 FAX: (816) 822-3028

SURVEYOR:
 JEFF MEANS
 OLSSON ASSOCIATES
 1301 BURLINGTON STREET,
 KANSAS CITY, MO 64116
 PHONE: (816) 587 4320

ARCHITECT:
 BURNS & MCDONNELL
 KRISTINE SUTHERLIN
 9400 WARD PARKWAY
 KANSAS CITY, MISSOURI 64114
 PHONE: (816) 333-9400
 FAX: (816) 822-3028

124796



no.	date	by	ckd	description
A	11.10.20	LDH	JTK	MPD AMENDMENT

no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS

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EASEMENT LEGEND

- EE POWER EASEMENT (KCP&L)
- PE PEDESTRIAN EASEMENT
- WE WATER EASEMENT

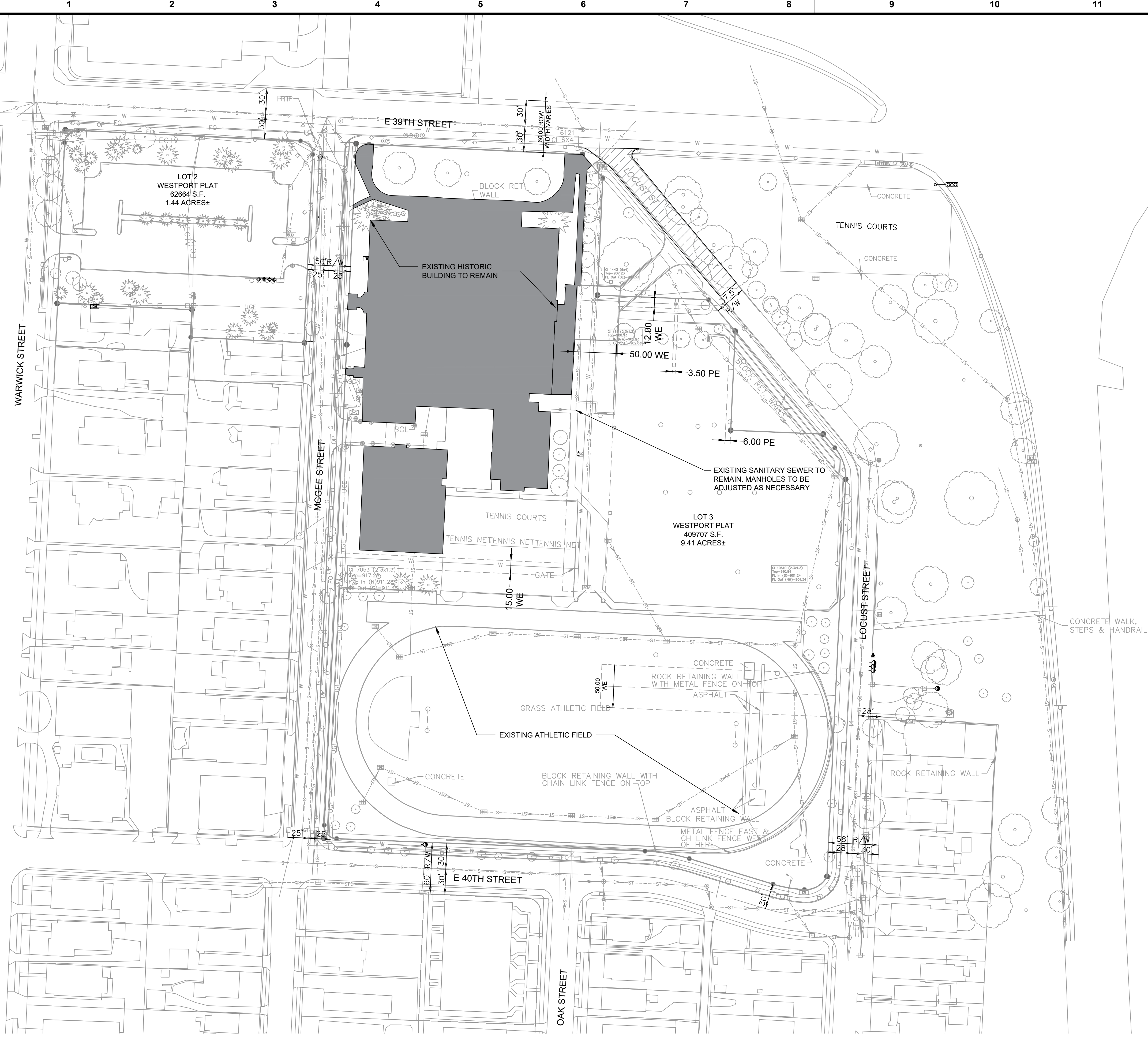
EXISTING SITE IMPROVEMENTS WITHIN SHADED AREA TO REMAIN, INCLUDING HISTORIC BUILDING, WALLS, STAIRS, AND RAMPS. ALL OTHER EXISTING SITE IMPROVEMENTS TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.

EXISTING ROW AND OFFSITE IMPROVEMENTS WITHIN SHADED AREA WILL BE DEMOLISHED. LOCUST WILL TIE INTO PROPOSED OAK STREET. RELATED DRIVE APPROACHES AND SIDEWALKS WILL BE UPDATED AS REQUIRED. PROPOSED SITE IMPROVEMENTS ARE NOT EXPLICITLY INDICATED

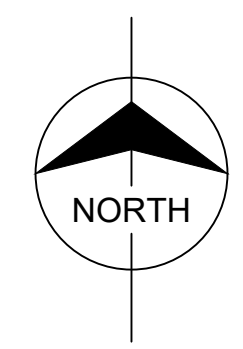
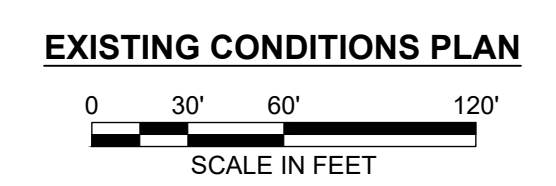
LEGAL DESCRIPTION:

315 E 39TH ST WESTPORT PLAT LOT 3
 3901-19 WARWICK BLVD 3904-16 MCGEE WESTPORT PLAT LOT 2

- NOTES:
- SEE SHEET CS101 FOR EXISTING AND PROPOSED PROPERTY DIMENSIONS.



Millimeters
 Scale For Microfilming
 Inches



BURNS MCDONNELL

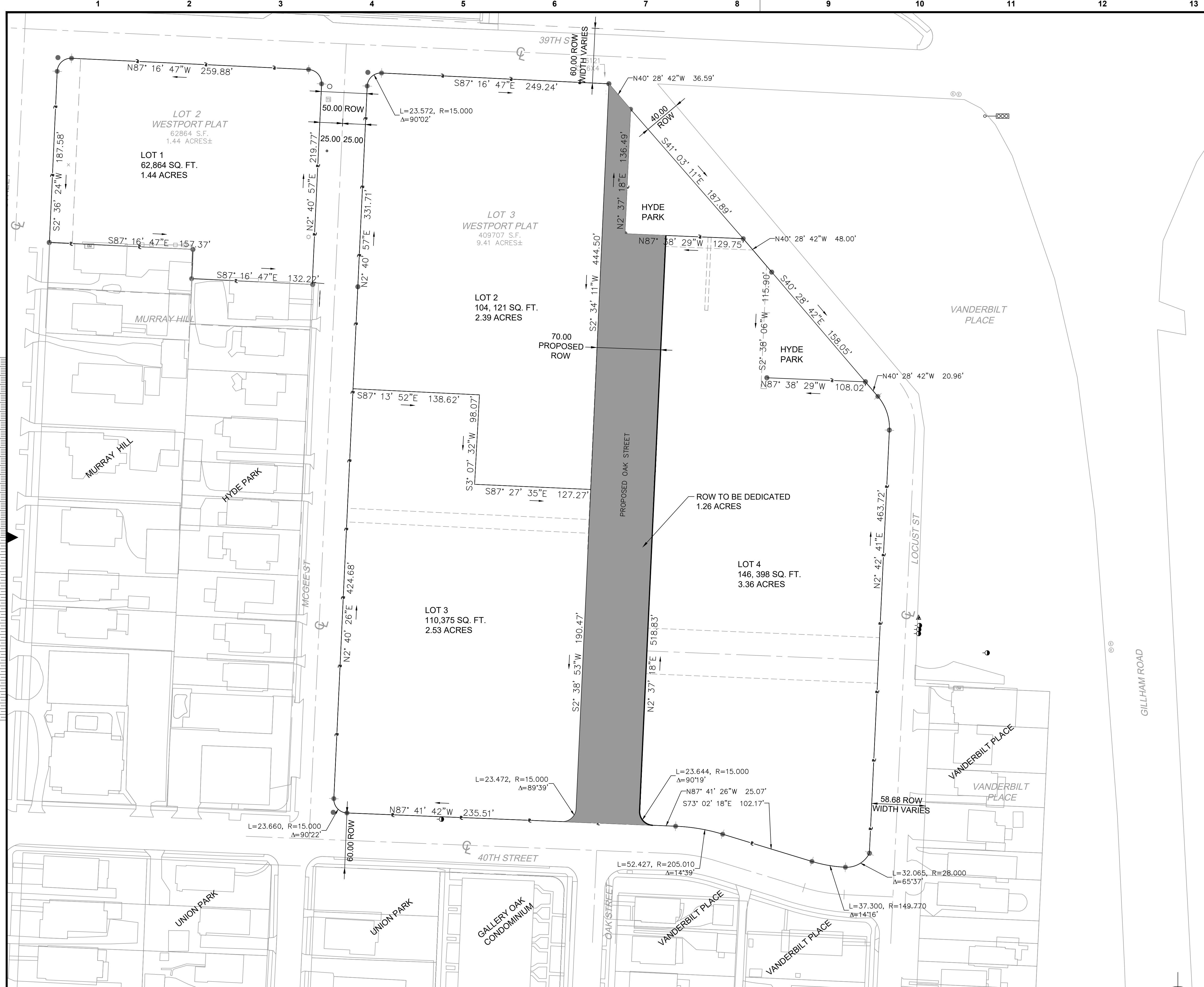
9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

315 E 39TH STREET
 KANSAS CITY, MO 64110
 USA

WESTPORT HIGH SCHOOL
 EXISTING CONDITIONS PLAN

project	124796	contract	
drawing	VF101	rev.	A
sheet	of	sheets	
file			

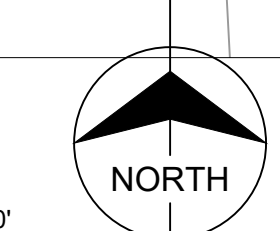


EASEMENT LEGEND
City Plan Commission
 REPOWER EASEMENT (ROW) to Conditions
 PEDESTRIAN EASEMENT-00208
 WATER EASEMENT
 Date 2 March 2021

no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS

Scale For Microfilming
 Millimeters
 Inches

SITE BOUNDRIES PLAN
 0 25' 50' 100'
 SCALE IN FEET



BURNS & MCDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

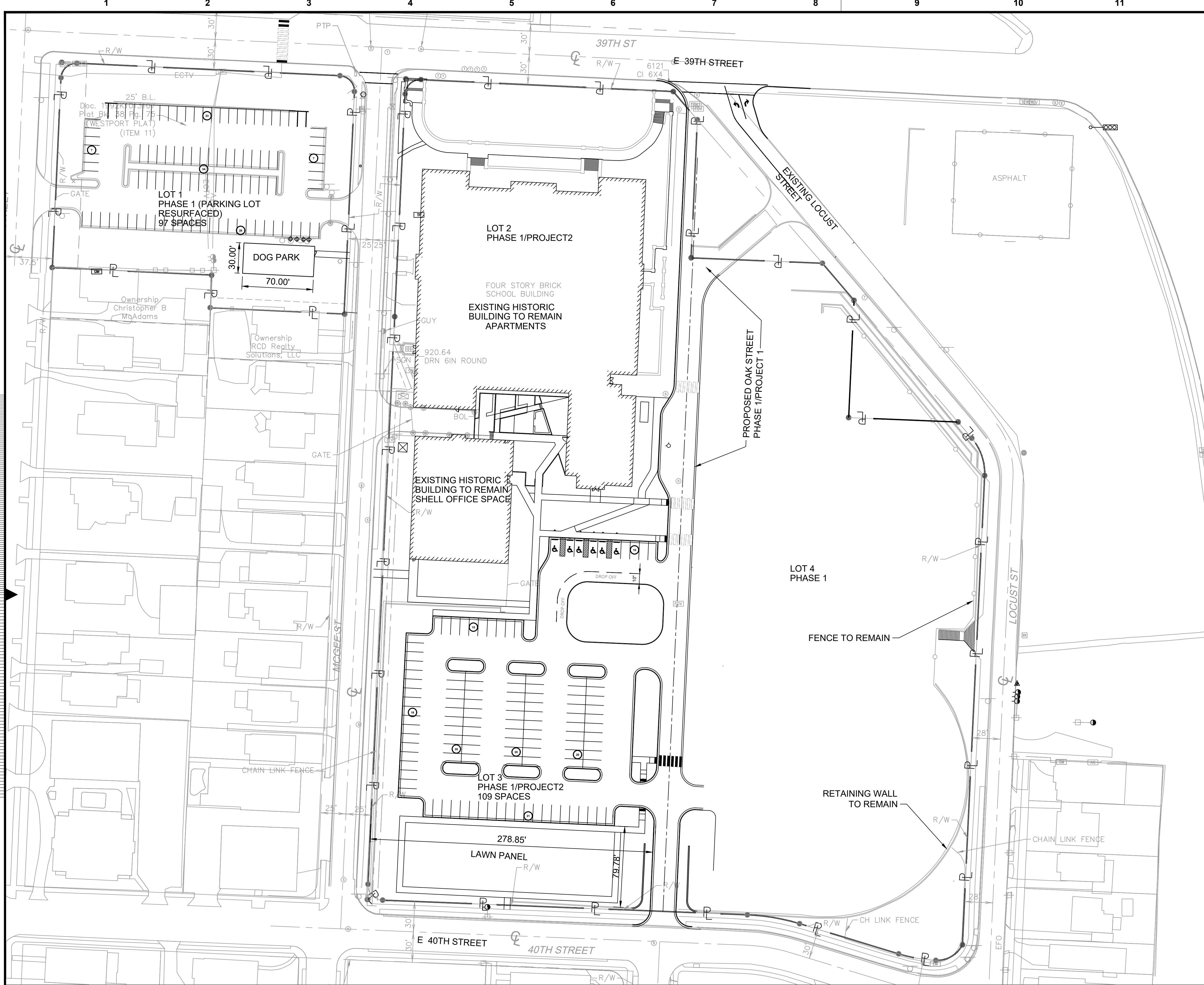
315 E 39TH STREET
 KANSAS CITY, MO 64110
 USA

WESTPORT HIGH SCHOOL
 SITE BOUNDRIES PLAN

project	124796	contract	
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drawing **CS101 - A** rev.

sheet of sheets
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NOTES:

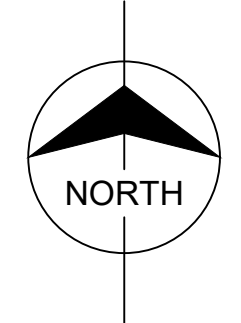
1. ALL PARKING SPACES SHALL BE 24' WIDE FACE OF CURB TO FACE OF CURB
2. NOTED OTHERWISE PROPOSED ROAD SHALL BE 24' WIDE FACE OF CURB TO FACE OF CURB

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B	12/21/20	LDH	JTK	MPD AMENDMENT PLANS

Millimeters
 Scale For Microfilming
 Inches

SITE PLAN PHASE 1
 0 25' 50' 100'
 SCALE IN FEET



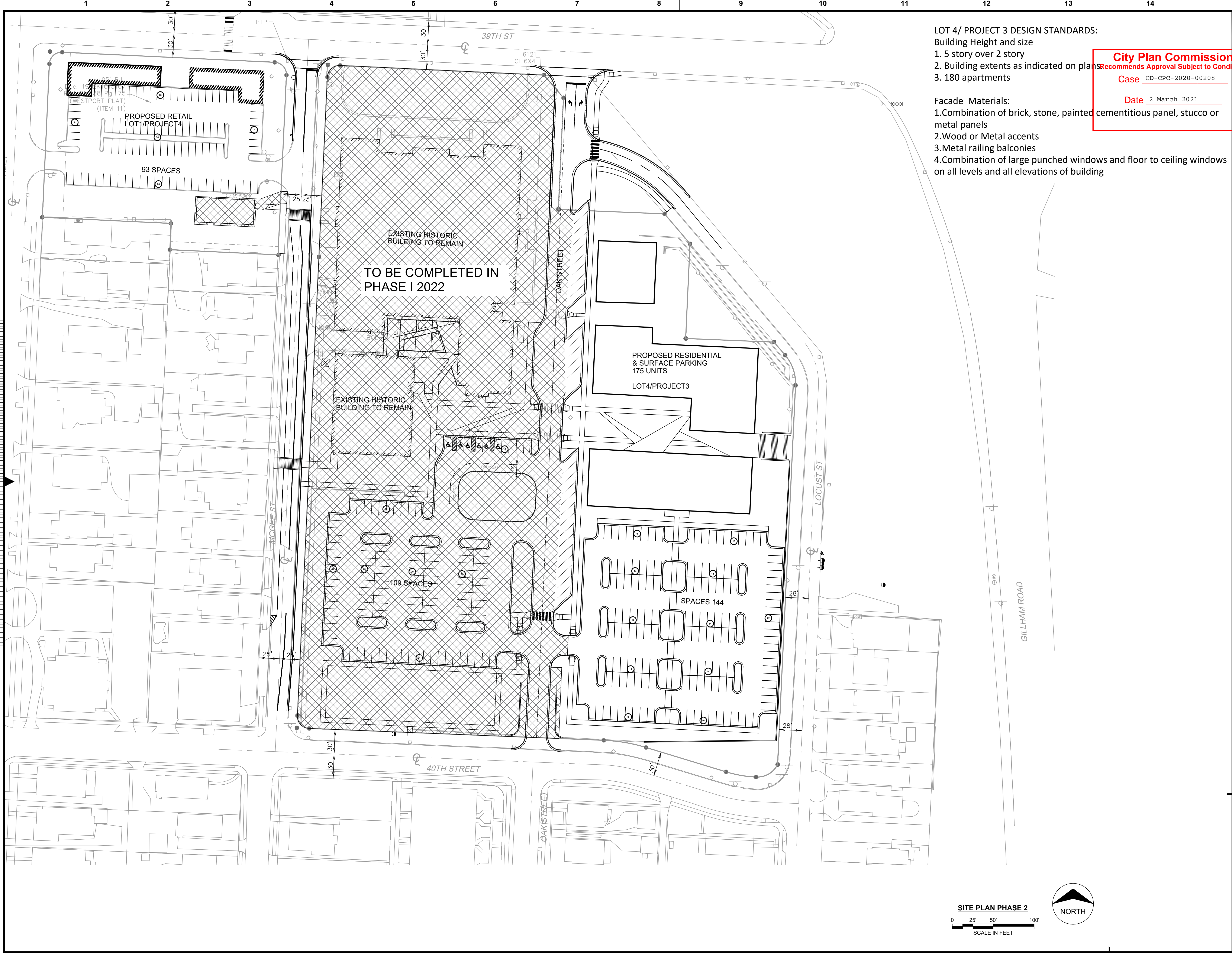
BURNS MCDONNELL

9400 WARD PARKWAY
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 816-333-9400
 LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

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 KANSAS CITY, MO 64110
 USA

WESTPORT HIGH SCHOOL	
SITE PLAN PHASE 1	
project	contract
124796	
drawing	rev.
CS102 - B	
sheet	of sheets
file	



LOT 4/ PROJECT 3 DESIGN STANDARDS:

- Building Height and size**
 1. 5 story over 2 story
 2. Building extents as indicated on plan
 3. 180 apartments

Facade Materials:

1. Combination of brick, stone, painted cementitious panel, stucco or metal panels
 2. Wood or Metal accents
 3. Metal railing balconies
 4. Combination of large punched windows and floor to ceiling windows on all levels and all elevations of building

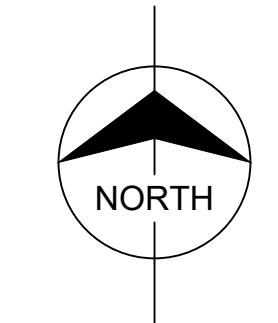
City Plan Commission
 Recommends Approval Subject to Conditions
 Case CD-CPC-2020-00208
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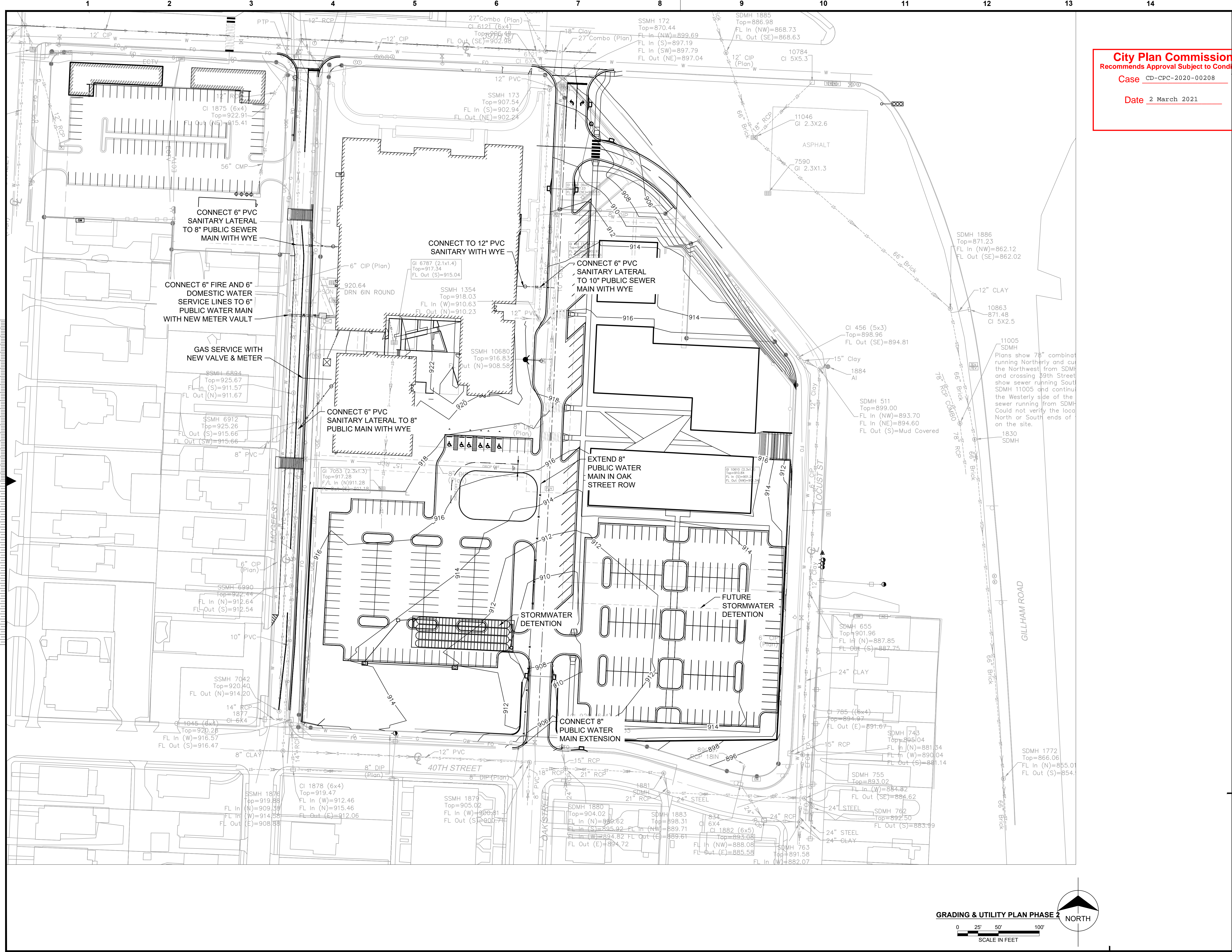
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BURNS & MCDONNELL 9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 LICENSE NO. 000165	
date 07/16/20 designed L.HAMATEYO	detailed L.HAY checked J.KOCHTANEK
315 E 39TH STREET KANSAS CITY, MO 64110 USA	
WESTPORT HIGH SCHOOL SITE PLAN PHASE 2	
project 124796	contract
drawing CS103 - A	rev.
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Scale For Microfilming
 Millimeters
 Inches

SITE PLAN PHASE 2
 0 25' 50' 100'
 SCALE IN FEET

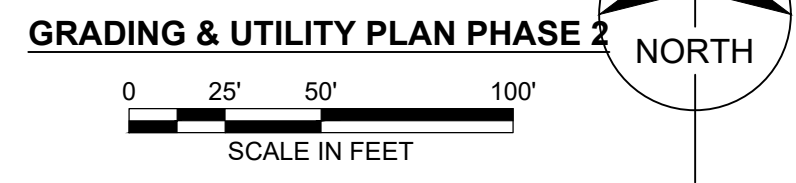




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no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS
B	12/21/20	LDH	JTK	MPD AMENDMENT PLANS
C	02/15/21	KMC	JTK	MPD AMENDMENT PLANS

Millimeters
 Scale For Microfitting
 Inches



BURNS & MCDONNELL

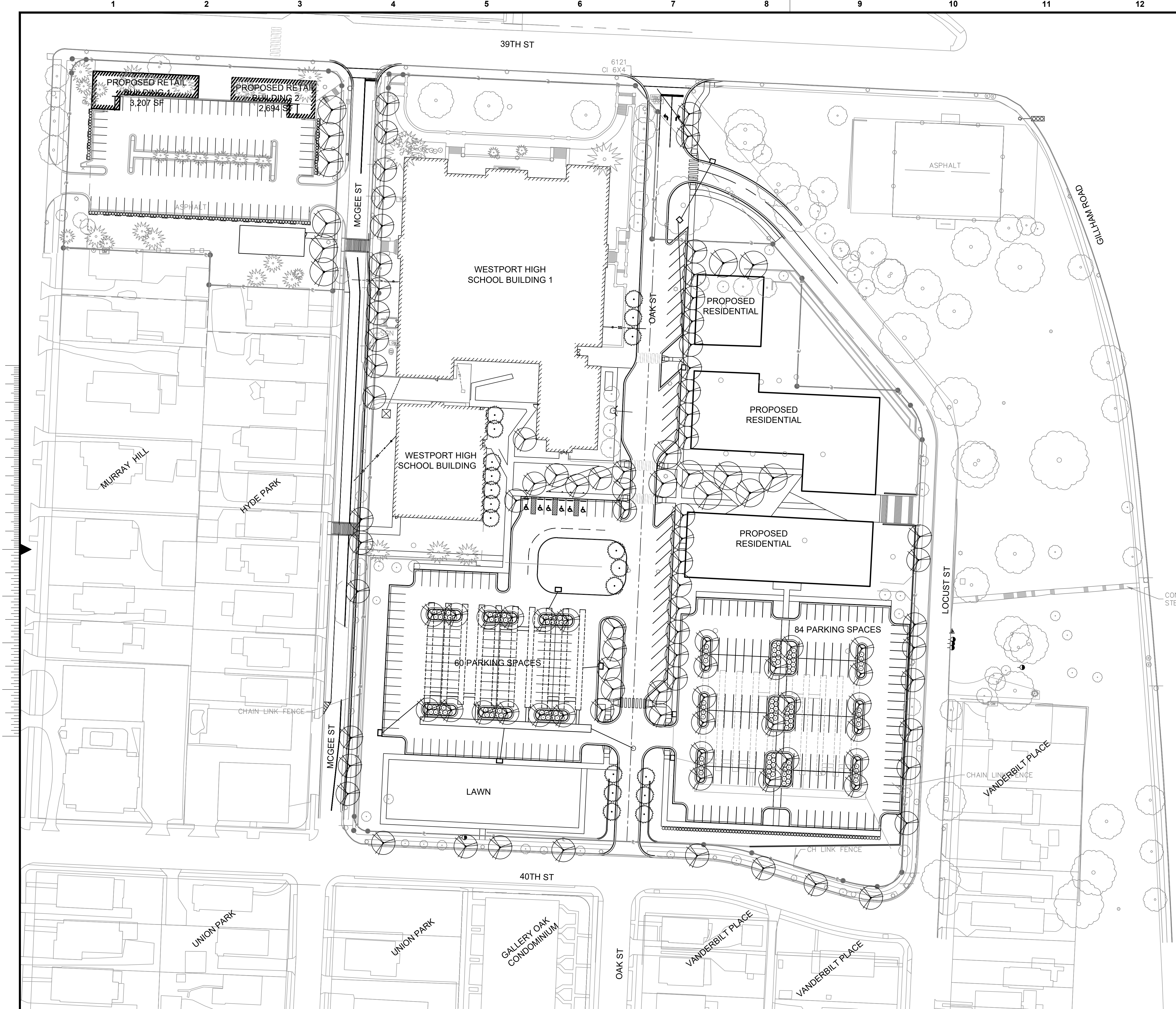
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designed	L.HAMATEYO	checked	J.KOCHTANEK

315 E 39TH STREET
 KANSAS CITY, MO 64110
 USA

WESTPORT HIGH SCHOOL
 GRADING & UTILITY PLAN
 PHASE 2

project	124796	contract	
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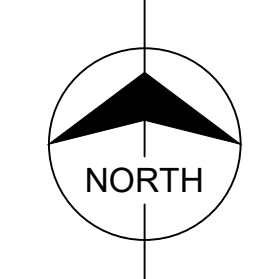
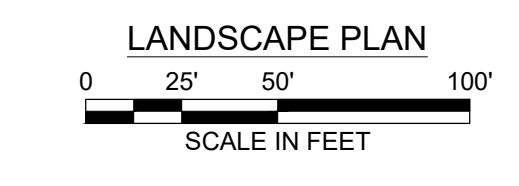


LEGEND:

SHADE TREE
 City Plan Commission
 Recommendations Approval Subject to Conditions
 Case CD-CPC-2020-00208
 EXISTING TREE
 Date 2 March 2021
 SHRUBS

- STREET TREES**
 REQUIRED: 1 PER 30 LF PER KCMO CODE 88-425-03
- MC GEE STREET (761'):**
 25 TREES REQUIRED
 25 TREES PROVIDED (8 EXISTING + 17 PROPOSED)
- OAK STREET WEST (809'):**
 27 TREES REQUIRED
 X TREES PROVIDED (10 EXISTING + 17 PROPOSED)
- OAK STREET EAST (809'):**
 27 TREES REQUIRED
 X TREES PROVIDED (1 EXISTING + 26 PROPOSED)
- LOCUST STREET (464'):**
 15 TREES REQUIRED
 X TREES PROVIDED (7 EXISTING + 8 PROPOSED)
- 40TH STREET (552'):**
 18 TREES REQUIRED
 18 TREES PROVIDED (10 EXISTING + 8 PROPOSED)
- GENERAL TREES**
 REQUIRED: 1 TREE PER 5,000 SF OF BUILDING FOOTPRINT.
- WESTPORT HIGH SCHOOL BUILDINGS (64,795 SF):**
 13 TREES REQUIRED
 15 TREES PROVIDED (15 EXISTING)
- RESIDENTIAL BUILDINGS (36,391 SF):**
 7 TREES REQUIRED
 7 TREES PROVIDED (7 PROPOSED)
- RETAIL BUILDINGS (5,901 SF):**
 1 TREES REQUIRED
 11 TREES PROVIDED (11 EXISTING)
- PARKING LOT INTERIOR LANDSCAPING**
 REQUIRED: INTERIOR LANDSCAPE AREA 35 SF PER PARKING SPACE, 1 TREE PER 5 PARKING SPACES, 1 SHRUB PER PARKING SPACE AND GROUND COVER IN THE REMAINDER.
- PARKING LOT 1 (60 PARKING SPACES):**
 REQUIRED: 2,100 SF LANDSCAPE AREA, 12 TREES, 60 SHRUBS
 PROVIDED: 2,100 SF LANDSCAPE AREA, 12 TREES, 60 SHRUBS
- PARKING LOT 2 (84 PARKING SPACES):**
 REQUIRED: 2,940 SF LANDSCAPE AREA, 17 TREES, 84 SHRUBS
 PROVIDED: 3,732 SF LANDSCAPE AREA, 18 TREES, 84 SHRUBS

Millimeters
 Scale For Microfining
 Inches



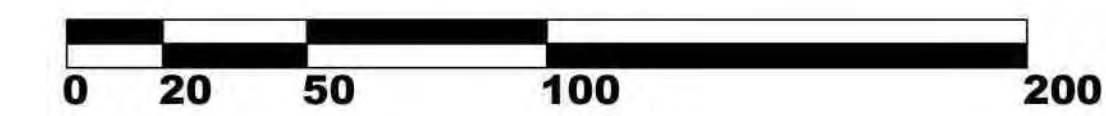
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A	11/10/20	RG	BMS	MPD AMENDMENT PLANS

BURNS & MCDONNELL 9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 LICENSE NO. 000165	
date	detailed
11/10/20	RG
designed	checked
RG	BMS
315 E 39TH STREET KANSAS CITY, MO 64110 USA	
WESTPORT HIGH SCHOOL LANDSCAPE PLAN	
project	contract
124796	
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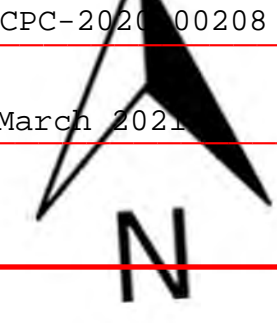
1 2 3 4 5 6 7 8 9 10 11 12 13 14

HAWK Light Pedestrian Crossing

39th Street



City Plan Commission
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no.	date	by	ckd	description
A	xx/xx/20	RG	BMS	

Dog Park

Westport High School Apartments

Office

McGee Street

Locust Street

40th Street

Scale For Microfilming
 Millimeters
 Inches

9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 LICENSE NO. 000165

date	07/16/20	detailed	RG
designed	RG	checked	BMS

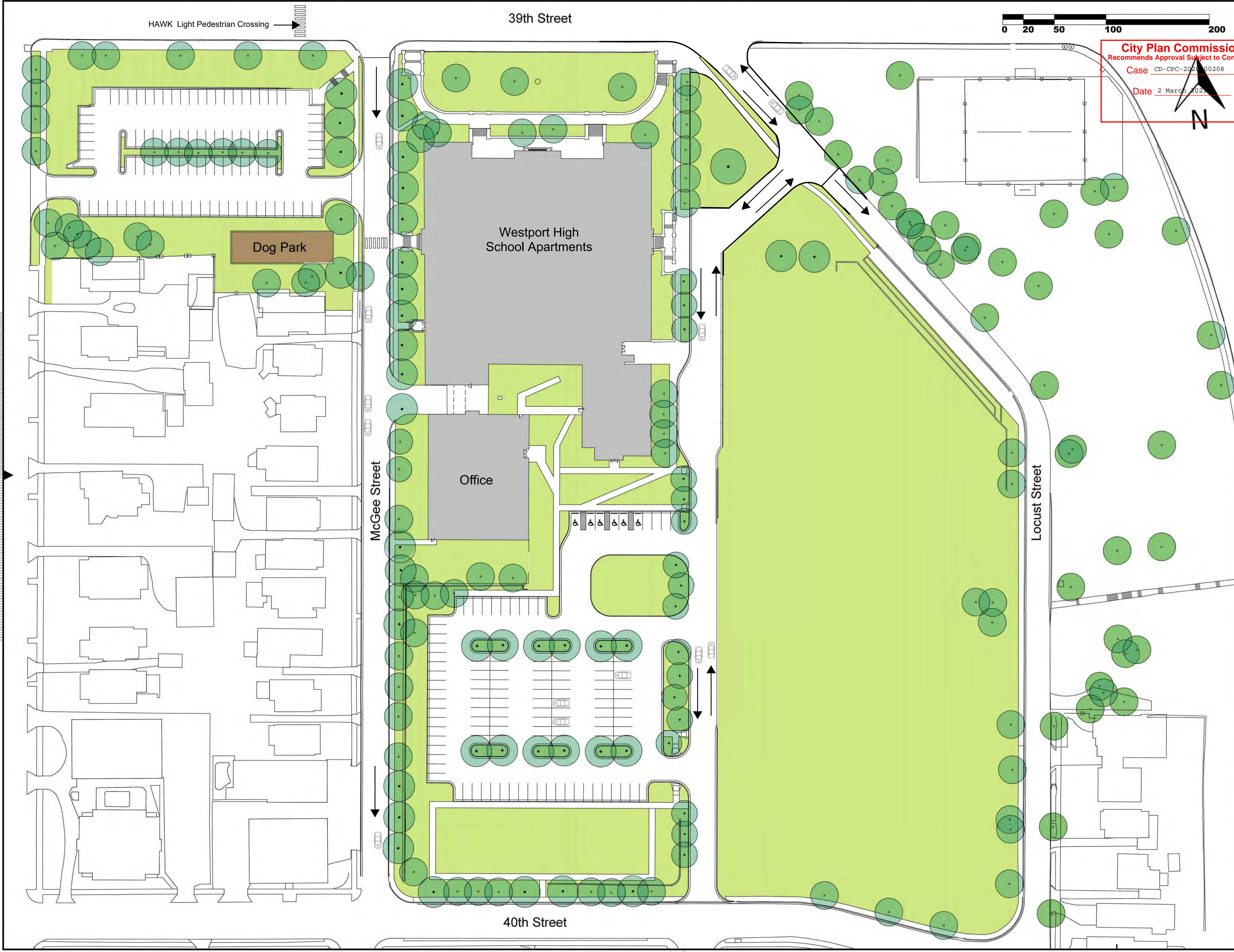
315 E 39TH STREET
 KANSAS CITY, MO 64110
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WESTPORT HIGH SCHOOL
 COLORED SITE PLAN
 PHASE 1

project	124796	contract	
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Drawing **A100** rev. **1**

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39th Street

Westport High School Apartments

Dog Park

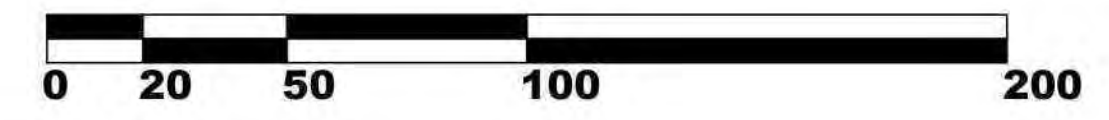
Office

Multi-family living

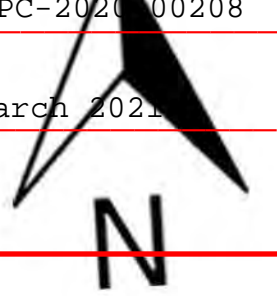
Locust Street

McGee Street

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315 E 39TH STREET
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WESTPORT HIGH SCHOOL
 COLORED SITE PLAN
 PHASE 2

project	124796	contract	
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Drawing **A101** rev. **1**

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