DISTRICT AT 9TH AND CENTRAL

KANSAS CITY, MISSOURI

PRELIMINARY URBAN REDEVELOPMENT PLAN

City Comments - Submitted December 16, 2025

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105
tel: 816.595.5001

KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

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TABLE 1. SITE DATA

ITEM	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED?
Zoning	DC-15	UR	No	
Gross Land Area				
Centennial Lofts	61,692.5 sf (1.42 ac.)	61,692.5 sf (1.42 ac.)	No	
Poindexter Lofts	49,201.4 sf (1.13 ac.)	49,201.4 sf (1.13 ac.)	No	
Poindexter Parking Garage	44,576.3 sf (1.02 ac.)	44,576.3 sf (1.02 ac.)	No	
9th and Central Tower	37,020.8 sf (.85 ac)	37,020.8 sf (.85 ac)	No	
Right-of-way Dedication				
Square Feet	--	--	No	
Acres	--	--	No	
Net Land Area (acres)				
Centennial Lofts	61,692.5 sf (1.42 ac.)	61,692.5 sf (1.42 ac.)	No	
Poindexter Lofts	49,201.4 sf (1.13 ac.)	49,201.4 sf (1.13 ac.)	No	
Poindexter Parking Garage	44,576.3 sf (1.02 ac.)	44,576.3 sf (1.02 ac.)	No	
9th and Central Tower	37,395.38 sf (.86 ac)	37,395.38 sf (.86 ac)	No	
Building Area (sf)		See Table 1a	No	
Floor Area Ratio				
Centennial Lofts	449,877 GFA / 58,170.42 SF = 8.02 FAR	449,877 GFA / 58,170.42 SF = 8.02 FAR	No	
Poindexter Lofts	283,447 GFA / 40,997.58 SF = 6.91 FAR	283,447 GFA / 40,997.58 SF = 6.91 FAR	No	
Poindexter Parking Garage	315,435 GFA / 44,576.3 SQFT = 7.08 FAR	315,435 GFA / 44,576.3 SQFT = 7.08 FAR	No	
9th and Central Tower	0	482,919 GFA / 37,395.38 SQFT= 12.91 FAR	No	
Total Dwelling Units				
Centennial Lofts	0	100	No	
Poindexter Lofts	0	108	No	
Poindexter Parking Garage	0	0	No	
9th and Central Tower	0	487	No	
Total Lofts	39	39		
Residential	-	-	No	
Public/Civic (Tract)	-	-	No	
Commercial	39	-	No	
Industrial	-	-	No	
Other (Mixed-Use)		39	No	

TABLE 2. BUILDING DATA

ITEM	**DC STANDARD*	*PROPOSED*	*DEVIATION REQUESTED?*	*APPROVED?*
Centennial Lofts			No	
Rear Setback	None	n/a		
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a		
Height	None	93'-1"	No	
Poindexter Lofts			No	
Rear Setback	None	n/a		
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a	No	
Height	None	115'-10"		
Poindexter Parking Garage			No	
Rear Setback	None	n/a	No	
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a		
Height	None	65'-4"	No	
9th and Central Tower			No	
Rear Setback	None	6'-3"	No	
Front Setback	None	2"	No	
Side Setback	None	3'-3"		
Side Setback (abbutting Street)	None	1'	No	
Height	n/a	289'-0"	No	

* Downtown Core - 15 District

TABLE 1A. BUILDING SQUARE FOOTAGES & USES

BUILDING	FLOOR	SQUARE FOOTAGE	RESIDENTIAL UNITS	NON-RESIDENTIAL USES	OCCUPIED NON-RESIDENTIAL SQUARE FOOTAGE	VEHICLE PARKING RATIO	REQ'D VEHICLE PARKING	SHORT-TERM BICYCLE PARKING RATIO	REQ'D SHORT-TERM BICYCLE PARKING	LONG-TERM BICYCLE PARKING RATIO	REQ'D NON-RESIDENTIAL LONG-TERM BICYCLE PARKING
Centennial Lofts *Located within Downtown Loop, no off-street parking required per 88-420-04-E	1	54,773	0	Parking	56,594			10% of Vehicle Parking			
	2	54,829	0	Parking	56,594	-	-		-	-	-
	3	54,678	0	Parking	56,594	-	-		-	-	-
	4	50,961	0	Parking	56,594	-	-		-	-	-
	5	56,686	28	Amenity Space	20,697	1:1 Unit 2.5 : 1,000 s.f.	80		8	1:3 Units 1 + 1:10,000 s.f.	14
	6	56,520	30	Amenity Space	9,807	1:1 Unit 2.5 : 1,000 s.f.	55		6	1:3 Units 1 + 1:10,000 s.f.	12
	7	56,554	22	Amenity Space	6,407	1:1 Unit 2.5 : 1,000 s.f.	38		4	1:3 Units 1 + 1:10,000 s.f.	10
	8	56,646	20	Amenity Space	9,756	1:1 Unit 2.5 : 1,000 s.f.	45		5	1:3 Units 1 + 1:10,000 s.f.	9
	Total	449,877	100	Parking Amenity Space	273,043	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
Poindexter Lofts *Located within Downtown Loop, no off-street parking required per 88-420-04-E	B1	28,062	0	Retail	36,485	2.5 : 1,000 s.f.	92	10% of Vehicle Parking	10	1 + 1:10,000 s.f.	5
	1	35,803	0	Amenity Space / Retail	36,485	2.5 : 1,000 s.f.	92		10	1 + 1:10,000 s.f.	5
	2	35,631	21	-	-	1:1 Unit	21		3	1:3 Units	7
	3	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	4	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	4 mezz	5,137	3	-	-	1:1 Unit	3		-	1:3 Units	1
	5	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	6	35,804	21	-	-	1:1 Unit	21		3	1:3 Units	7
	7	35,675	0	Office	36,485	1 : 1,000 s.f.	37		4	1 + 1:10,000 s.f.	5
	Total	283,447	108	Amenity Space Retail Office	109,455	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
Poindexter Parking Garage *Located within Downtown Loop, no off-street parking required per 88-420-04-E	S3	35,545	--	Parking Garage	35,545	-	-	10% of Vehicle Parking	-	-	-
	S2	35,545	--	Parking Garage	35,545	-	-		-	-	-
	S1	35,545	--	Parking Garage	35,545	-	-		-	-	-
	1	35,050	--	Parking Garage / Retail (34,000 SF / 1,050 SF)	35,050	2.5 : 1,000 s.f.	3		-	-	-
	2	34,750	--	Parking Garage	34,750	-	-		-	-	-
	3	34,750	--	Parking Garage	34,750	-	-		-	-	-
	4	34,750	--	Parking Garage	34,750	-	-		-	-	-
	5	34,750	--	Parking Garage	34,750	-	-		-	-	-
	6	34,750	--	Amenity Space	34,750	2.5 : 1,000 s.f.	87		9	1 + 1:10,000 s.f.	5
	Total	315,435	0	Parking Garage Amenity Space Retail	315,435	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
9th and Central Tower *Located within Downtown Loop, no off-street parking required per 88-420-04-E	1	15,179	0	Parking Garage Amenity Space Retail	8,348	2.5 : 1,000 s.f.	21	10% of Vehicle Parking	3	1 + 1:10,000 s.f.	2
	2	20,320	16	Amenity Space	3,459	2.5 : 1,000 s.f.	9		1	1 + 1:10,000 s.f.	2
	3	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	4	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	5	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	6	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	7	21,616	26	-	-	1:1 Unit	26		3	1:3 Units	9
	8	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	9	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	10	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	11	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	12	21,616	9	Amenity Space	7,200	1:1 Unit 2.5 : 1,000 s.f.	27		3	1:3 Units 1 + 1:10,000 s.f.	12
	13	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	14	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	15	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	16	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	17	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	18	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	19	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	20	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	21	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	22	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	23	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	24	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	25	11,286	10	-	-	1:1 Unit	10		1	1:3 Units	4
	26	11,286	10	-	-	1:1 Unit	10		1	1:3 Units	4
	PH	8,000	0	Amenity Space BOH & Mechanical Space	7,000	2.5 : 1,000 s.f.	18		2	1 + 1:10,000 s.f.	2
	Total	482,919	487	Parking Garage Retail Amenity Space BOH & Mechanical Space	26,007	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			

TABLE 1B. DEVELOPMENT SUMMARY

BUILDING	*TOTAL SQUARE FOOTAGE*	*RESIDENTIAL UNITS*	*NON-RESIDENTIAL USES*	*OCCUPIED NON-RESIDENTIAL SQUARE FOOTAGE*	*PARKING, UNADJUSTED SUMS ONLY, SEE RESIDENTIAL / NON-RESIDENTIAL SUMMARIES BELOW*					
Arnold Development District	1,519,458	695	Amenity Space BOH & Mechanical Space Parking Garage Retail Office	723,940	Vehicle Parking Req'd	*0	Short-Term Bicycle Req'd	133	Long-Term Bicycle Req'd	276

	VEHICLE PARKING REQ'D	*GARAGED VEHICLE PARKING PROVIDED (88-420-06)*	*SURFACE VEHICLE PARKING PROVIDED*	*TOTAL VEHICLE PARKING PROVIDED*	*SHORT-TERM BICYCLE PARKING REQ'D (88-420-09-B)*	*SHORT-TERM BICYCLE PARKING PROVIDED*	*LONG-TERM BICYCLE PARKING REQ'D (88-420-09-C)*	*LONG-TERM BICYCLE PARKING PROVIDED*
Development Summary Residential	695	*0	Poindexter Parking Garage: 955 9th and Central: 39 Centennial Building: 659	0	1,653	133	133 (Located in Poindexter Parking Garage, 9th and Central Parking Garage, and Centennial Building)	**163	*163 (Located in Poindexter Parking Garage, 9th and Central Parking Garage, and Centennial Building)
Development Summary Non-Residential	723,940	*0							

*Located within Downtown Loop, no off-street parking required per 88-420-04-E.
**50% Reduction after first 50.

These uses will be allowed:
- Multi-unit Residential
- Office
- Retail
- Eating and Drinking Establishments
- Recreation and Entertainment
- Artisan Manufacturing

These uses will be prohibited:
- Drive Throughs
- Gasoline and Fuel Sales
- All Adult Business

Deviation to 88-338-01-E, allowing vehicle access off a main street for a downtown development in lieu of an alley or side street.

Approving a deviation from table 420-5, Minimum Accessible Parking Dimensions, allowing for a minimum vertical clearance of 84" (inches) instead of the required 98" (inches) for van accessible spaces for the Centennial Lofts site.

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
UR Rezoning Submission	10.24.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale AS NOTED
Project No. 218421613

SITE TABLE DATA AND SUMMARY

LS-001

[ORIGINAL SHEET - ANSI A]
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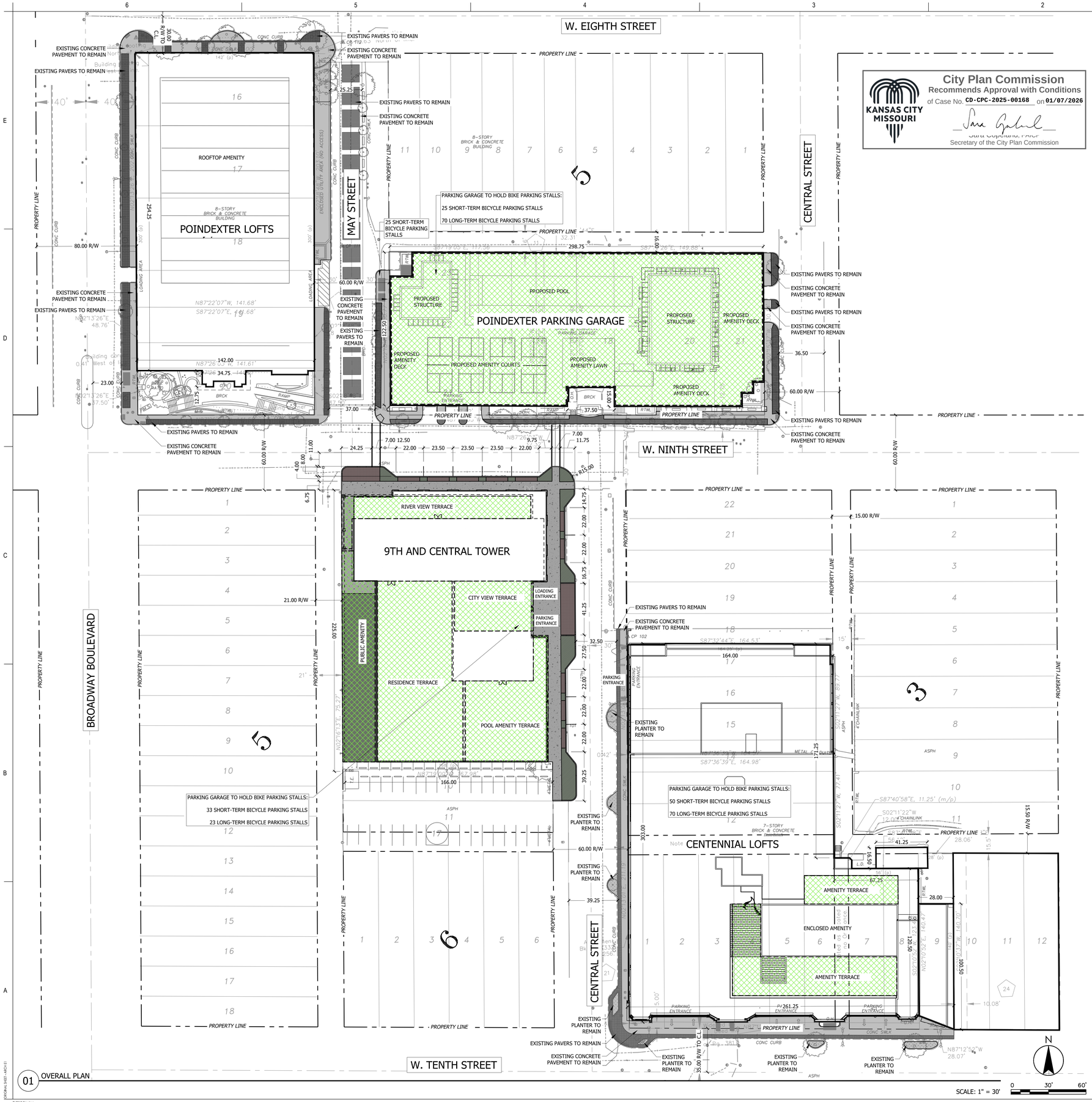

01 OVERALL PLAN

LEGAL DESCRIPTION:

TRACT 1:
LOTS 16, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.9 FEET, MORE OR LESS, TO A POINT 95 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS,
BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:
ALL THAT PART OF BLOCK 5, IN KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAY THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT–OF–WAY LINE OF MAY STREET WITH THE NORTH RIGHT–OF–WAY LINE OF 9TH STREET, AS BOTH ARE NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT–OF–WAY LINE 117 FEET, 8 INCHES, MORE OR LESS, TO A POINT 6 FEET, 4 INCHES WEST OF THE EAST LINE OF LOT 16, BLOCK 5 OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 16, A DISTANCE OF 130.2 FEET, MORE OR LESS, TO THE SOUTH LINE OF ALLEY; THENCE WEST ALONG SAID SOUTH LINE, 117 FEET, 8 INCHES, MORE OR LESS, TO THE EAST RIGHT–OF–WAY LINE OF SAID MAY STREET; THENCE SOUTH ALONG SAID EAST RIGHT–OF–WAY LINE 130.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 4:
LOT 17 AND THE EAST 6 FEET 4 INCHES OF LOT 16, EXCEPT THAT PART IN 9TH STREET, BLOCK 5, KING'S RESURVEY, BLOCKES NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 5:
LOTS 18, 19, 20 AND 21, BLOCK 5, KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI; TOGETHER WITH THE VACATED EAST 5 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE–DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO–WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13621; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B–4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 9:
LOT 9, BLOCK 7, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 10:
LOTS 7, 8 AND 9, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

LEGEND:

- EXISTING CONCRETE PAVEMENT TO REMAIN
- EXISTING PAVERS TO REMAIN
- EXISTING PLANTER TO REMAIN
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED PLANTING AREA
- PROPOSED TYPE CG-1 CURB AND GUTTER

Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner
Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info
9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
PR Planning Submission	10.24.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

SITE PLAN

LS-100

ORIGINAL SHEET - ARCH E1
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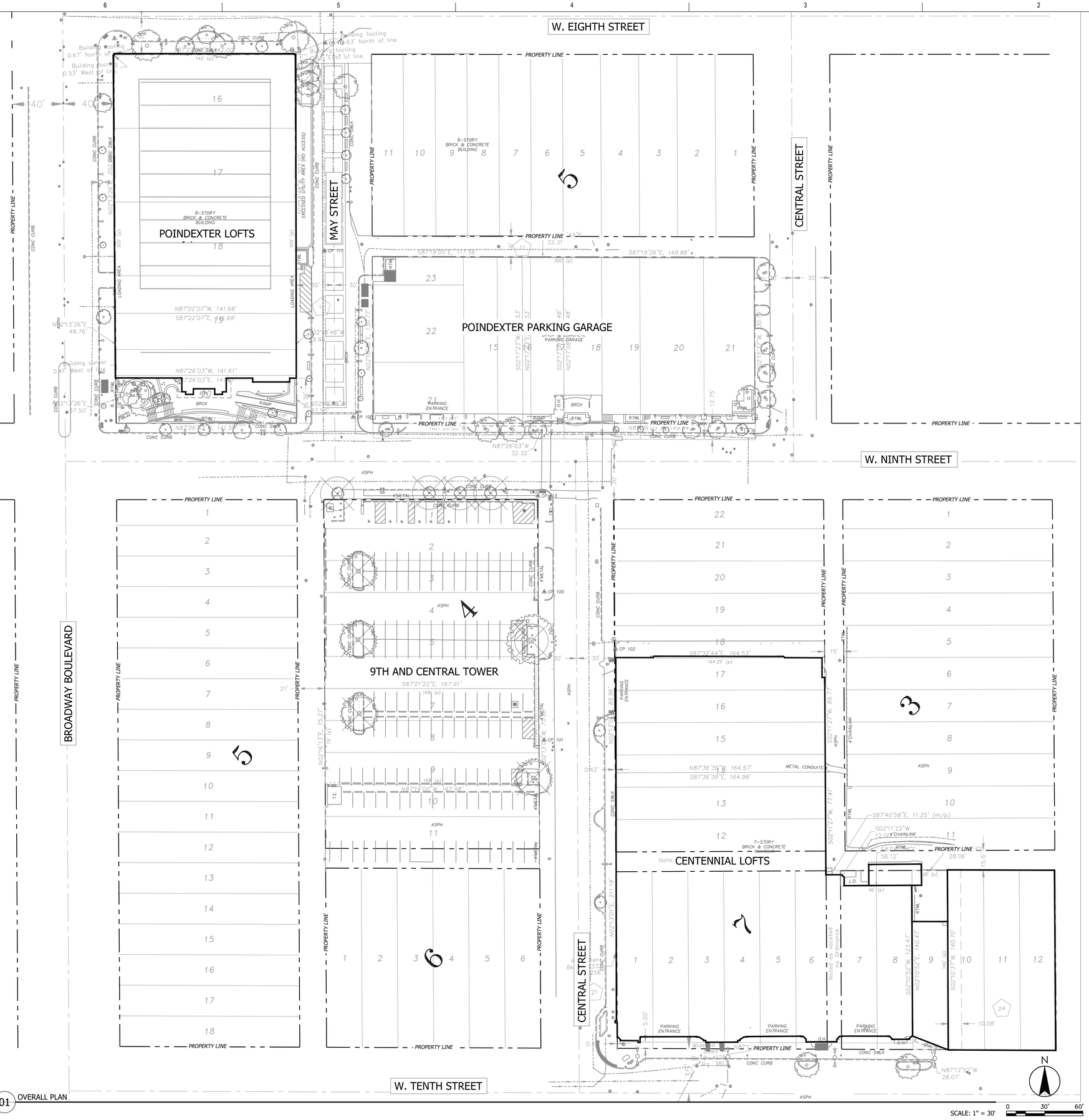

01 OVERALL PLAN

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

City Plan Commission
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Sara Copeland, FAICP
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KANSAS CITY MISSOURI

Stantec
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Owner

Arnold Development Group
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Kansas City MO 66208
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301 W 9th Street, Kansas City MO 64105

Notes

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UR Rezoning Submission	10.24.2025

Permit/Seal

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Scale	AS NOTED
Project No.	218421613

TREE REMOVAL PLAN

LT-100

[ORIGINAL SHEET - ARCH E1]
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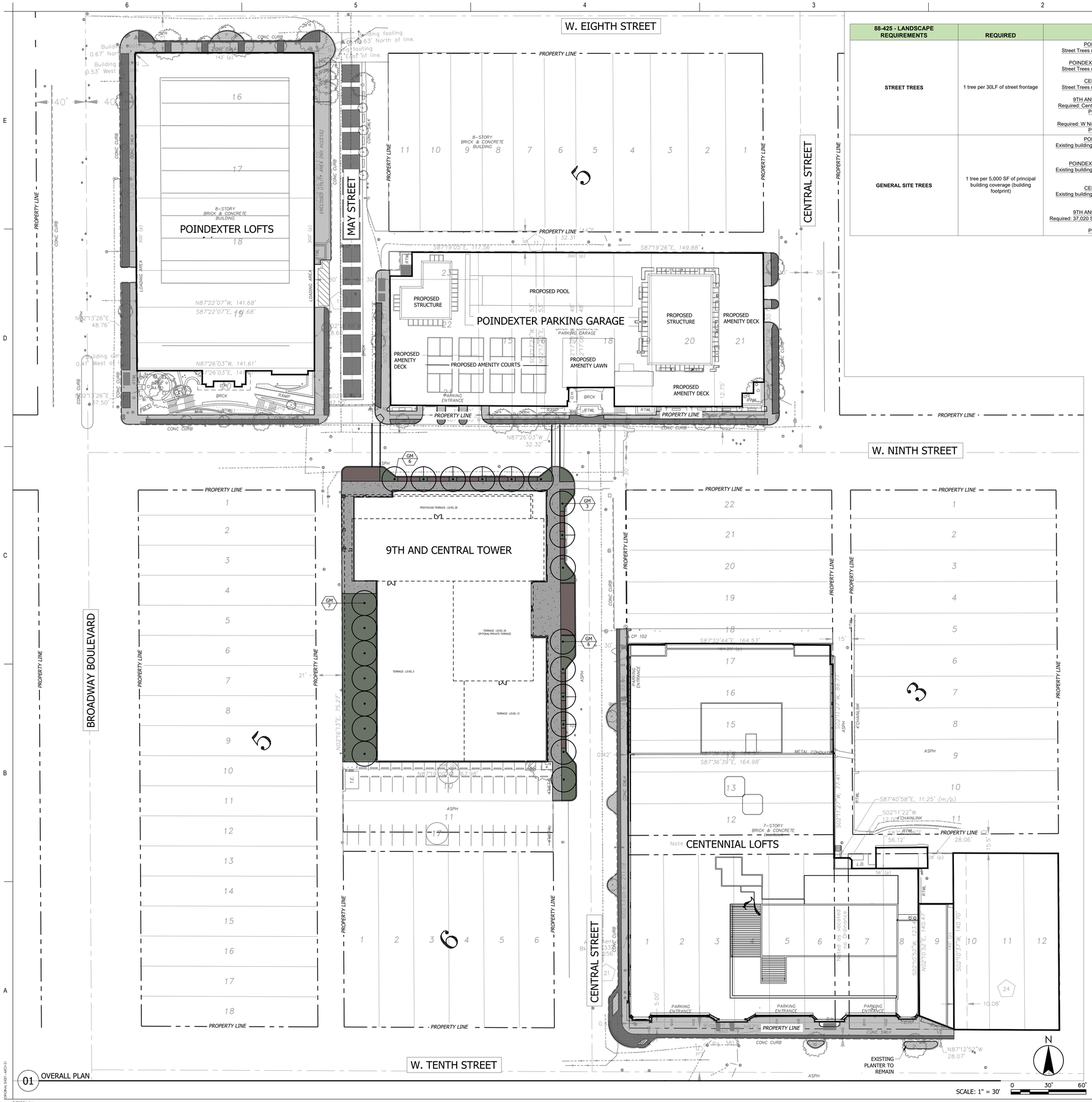

01 OVERALL PLAN

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
STREET TREES	1 tree per 30LF of street frontage	POINDEXTER LOFTS Street Trees not required per 88-425-03-A POINDEXTER PARKING GARAGE Street Trees not required per 88-425-03-A CENTENNIAL LOFTS Street Trees not required per 88-425-03-A 9TH AND CENTRAL BUILDING Required: Central Street 225 LF/30 = 8 Trees Proposed: 8 Trees Required: W Ninth Street 170 LF/30 = 6 Trees Proposed: 6 Trees		
GENERAL SITE TREES	1 tree per 5,000 SF of principal building coverage (building footprint)	POINDEXTER LOFTS Existing building, no proposed principal building coverage. POINDEXTER PARKING GARAGE Existing building, no proposed principal building coverage. CENTENNIAL LOFTS Existing building, no proposed principal building coverage. 9TH AND CENTRAL BUILDING Required: 37,020 SF building footprint / 5,000 SF = 8 Trees Proposed: 8 Trees		

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Sara Copeland, FAICP
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	GM	22	PRINCETON SENTRY MAIDENHAIR TREE GINKGO BILOBA 'PRINCETON SENTRY' - MALE ONLY	B & B	2.5" CAL.

- EXISTING TREE TO REMAIN
- EXISTING STREETSCAPE TO REMAIN

Stantec
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Overland Park, KS 66204
Tel. 913-905-3415
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Owner

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PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
UR Rezoning Submission	10.24.2025

Permit/Seal

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Project No.	218421613

LANDSCAPE PLAN

LP-100

ORIGINAL SHEET - ARCH E1
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W. EIGHTH STREET

W. NINTH STREET

W. TENTH STREET

BROADWAY BOULEVARD

CENTRAL STREET

MAY STREET

POINDEXTER LOFTS

POINDEXTER PARKING GARAGE

9TH AND CENTRAL TOWER

CENTENNIAL LOFTS

ROOFTOP AMENITY SPACE
34652 SF

RIVER VIEW TERRACE
LEVEL 26
2847 SF

CITY VIEW TERRACE
LEVEL 25
2515 SF

POOL TERRACE
LEVEL 12
4710 SF

RESIDENCE TERRACE
LEVEL 02
9178 SF

PUBLIC AMENITY
STREET LEVEL
4019 SF

ROOFTOP AMENITY SPACE
5063 SF

ROOFTOP AMENITY SPACE
1704 SF

88-408 - PARKLAND DEDICATION	REQUIRED
PARKLAND DEDICATION	Multiply number of Dwelling Units in Multi-unit Buildings to be included in the Development times 2 people per Unit; then multiply the resulting number times .006 of an Acre per person. 695 Dwelling Units x 2 people per Unit = 1,390 1,390 x .006 of an Acre = 8.34 Acres of Parkland to be dedicated or Private Open Space Tracts for recreational purposes Parkland to be dedicated as shown on plan - 64,690SF = 1.485 Acres

City Plan Commission
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Sara Copeland, FAICP
Secretary of the City Plan Commission

01 OVERALL PLAN

SCALE: 1" = 30'

0 30' 60'

Stantec
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Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
LR Rezoning Submission	10.24.2025

Permit/Seal

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Scale	AS NOTED
Project No.	218421613

PARKLAND DEDICATION PLAN

LP-200

[ORIGINAL SHEET - ARCH D1]
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City Plan Commission
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Sara Copeland, FAICP
Secretary of the City Plan Commission

KANSAS CITY MISSOURI

PRELIMINARY
NOT FOR
CONSTRUCTION

TALIAFERRO & BROWNE
1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456
WWW.TB-ENGR.COM
MISSOURI CERTIFICATES OF AUTHORITY
ENGINEERING CORPORATION #000569
LAND SURVEYING CORPORATION #000094

PROJECT TEAM

DEVELOPER
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MISSOURI 64105

ARCHITECT
LAMAR JOHNSON COLLABORATIVE
35 E WACKER DRIVE, SUITE 1300
CHICAGO, ILLINOIS 60601

STANTEC
40 WATER STREET, THIRD FLOOR
BOSTON, MASSACHUSETTS 02109

LANDSCAPE ARCHITECT
STANTEC
7208 W 80TH STREET
OVERLAND PARK, KANSAS 66204

DISTRICT AT 9TH & CENTRAL
PRELIMINARY URBAN REDEVELOPMENT PLAN
KANSAS CITY, JACKSON COUNTY, MISSOURI 64105
CIVIL ENGINEERING

T&B PROJECT# 2025-118

ISSUANCES
DESIGNED BY: BPS
DRAWN BY: BPS
CHECKED BY: BPS

△ DECEMBER 01, 2025
UR REZONING SUBMISSION

DRAWING TITLE

UTILITY PLAN

SHEET NUMBER

C-100

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POINDEXTER LOFTS
EXISTING SERVICES TO REMAIN AS FEASIBLE

POINDEXTER PARKING GARAGE
EXISTING SERVICES TO REMAIN AS FEASIBLE

NEW 9TH & CENTRAL TOWER
TELECOM & ELECTRIC SERVICES AVAILABLE ON 9TH STREET AND CENTRAL FRONTAGES

CENTENNIAL LOFTS
EXISTING SERVICES TO REMAIN AS FEASIBLE

ALT PR. FIRE & DOMESTIC SERVICES

PR. FIRE & DOM SERVICES

PR SEWER SERVICE

S031-043 · EX. FIRE HYDRANT · ABAN 12" VCP · EX. 10" CIP WM
EX. FIRE HYDRANT · EX FIRE SVC #019755 (1995) · EX DOM SVC #900484 (2024)
EX DOM SVC #005452 (2024) · S031-042 · KC WATER SSP 810001032 · S031-763 · S031-041 · S031-981 · S031-079 · EX. FIRE HYDRANT
EX. 10" CIP WM · EX. 12" VCP · EX. 15" VCP · EX. 18" VCP · EX. 8" CIP WM · EX. 15" VCP
EX DOM SVC #900476 (2024) · S031-080
DOM SVC #162085 (INACTIVE, 2002)
S031-039 · 3/4" DOM SVC #162083 (2009) · 1" DOM SVC #162084 (2009) · S031-040 · EX. PUBLIC STORM INLET · S031-081
EX. FIRE HYDRANT · EX. FIRE HYDRANT · EX. 12" CIP WM · EX. 15" VCP · EX. 12" CIP WM · EX. 15" VCP · EX. FIRE HYDRANT
REL. FIRE HYDRANT · KC WATER WMR 80002270 & 80002594
S031-038 · EX. 36" BRICK
EX. FIRE HYDRANT · EX. FIRE HYDRANT · ALT PR. FIRE & DOMESTIC SERVICES · EX. FIRE HYDRANT · KC WATER SSP 810001032 · S031-086
EX. FIRE HYDRANT · EX. PRIVATE STORM INLETS · EX. PUBLIC STORM INLETS · EX. 12" VCP
KC WATER SSP 810001032 · PR. FIRE & DOM SERVICES · EX. 8" CIP WM · EX. 24" VCP
PR SEWER SERVICE · EX. FIRE HYDRANT · S031-087
EX FIRE SVC #005452 (1972) · EX DOM SVC #095976 (2020) · EX DOM SVC #008114 (2020) · EX. 12" VCP · EX. 24" BRICK
EX. FIRE HYDRANT · KC WATER SSP 810001032 · EX. FIRE HYDRANT · S031-036
EX. FIRE HYDRANT · EX. 10" CIP WM · EX. 12" VCP · S031-099 · S031-098 · EX. 12" VCP · S031-096 · KC WATER WMR 80002270 & 80002594
S031-097 · EX. 15" VCP · EX. FIRE HYDRANT · EX DOM SVC #175852 (2008) · EX FIRE SVC #175851 (2006) · S031-097 · EX. FIRE HYDRANT

BROADWAY BOULEVARD · BANK STREET · VALENTINE MAY STREET · CENTRAL STREET · WYANDOTTE STREET · BALTIMORE AVENUE
W. 8TH STREET · W. 9TH STREET · W. 10TH STREET
EL -877 · EL -863 · EL -886 · EL -887 · EL -923 · EL -927

40 0 40 80
SCALE IN FEET
HORIZONTAL SCALE 1"=40'
NORTH

K:\MO\BUSINESS\25052500.118 9TH & CENTRAL\25-118R.DWG 12/2/2025 12:20 PM JBELLS

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

STREET VIEW FROM NORTHWEST CORNER

AERIAL VIEW FROM NORTHWEST CORNER

STEET VIEW FROM NORTHWEST CORNER

SOUTH FACADE

BRICK, TERRA COTTA, CORNICE

AERIAL VIEW FROM SOUTHEAST

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
EXISTING BUILDING IMAGES

DRAWING NO.
G1.101

Job # 25.009626

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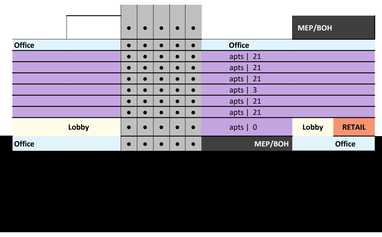
11/5/2025 11:56:29 AM

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Jana Gobanova Emler
Secretary of the City Plan Commission

PointDexter Lofts | 801 Broadway — prepared by LJC

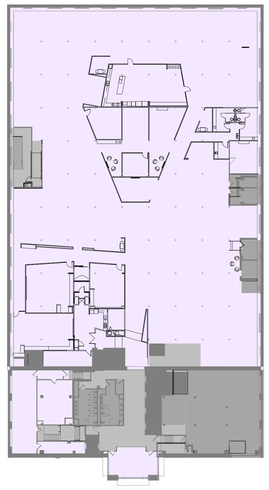
Level	Fl. Ht.	UNIT BREAKDOWN: 1 BEDROOM 1BR+DEN	2 BEDROOM 2BR	2 BEDROOM 2BR+DEN	3 BEDROOM 3BR	3 BEDROOM 3BR+DEN	RESIDENTIAL: Total units/flr	Total RSF/flr	Floor Plate Efficiency (RSF/GSF) (%)	OFFICE Area (GSF)	RETAIL Enclosed RSF	COMMON AREAS: LOBBY AND AMENITY Area (GSF)	CIRCULATION Area (GSF)	MEP/BOH Area (GSF)	SHAFT Area (GSF)	Gross Enclosed Area	Gross Constr. Area	OUTDOOR (amenity)
	118.35'																	
ROOF	14.00'	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
7	20.52'	-	-	-	-	-	-	-	0.0%	28,693	-	-	2,586	3,592	803	35,675	35,675	-
6	12.73'	1	10	7	2	1	21	29,655	82.8%	-	-	624	3,608	1,124	793	35,804	35,804	-
5	12.62'	1	10	7	2	1	21	29,649	82.9%	-	-	570	3,651	1,120	788	35,778	35,778	-
4	13.71'	1	10	7	2	1	21	29,653	82.9%	-	-	570	3,714	1,107	734	35,778	35,778	-
4G LOW	13.79'	1	-	2	-	-	3	4,133	80.5%	-	-	-	503	-	501	5,137	5,137	-
3	13.79'	1	10	7	2	1	21	29,634	82.8%	-	-	577	3,661	1,124	781	35,778	35,778	-
2	13.59'	1	10	7	2	1	21	29,525	82.9%	-	-	519	3,681	1,124	782	35,631	35,631	-
1	16.33'	-	-	-	-	-	-	-	0.0%	-	18,529	5,860	2,815	8,076	524	35,803	35,803	-
BASEMENT	13.76'	-	-	-	-	-	-	-	0.0%	22,849	-	-	138	4,889	186	28,062	28,062	-
		6 units	50 units	37 units	10 units	5 units	108 units	152,249 RSF	60.3% efficiency	51,542 RSF	18,529 RSF	8,721 SF	24,357 SF	22,156 SF	5,899 SF	283,447 SF	283,447 GSF	- SF
RSF SUBTOTALS		6,510 rsf	61,606 rsf	54,501 rsf	20,012 rsf	9,619 rsf	1,410 RSF/unit	average								Site Area 40,998	FAR 6.91	
MIX % SUBTOTALS		5.6%	46.3%	34.3%	9.3%	4.6%	100%											
		5.6%	80.6%		13.9%		100%											
		6	87		15													
		1BR	2BR		3BR													



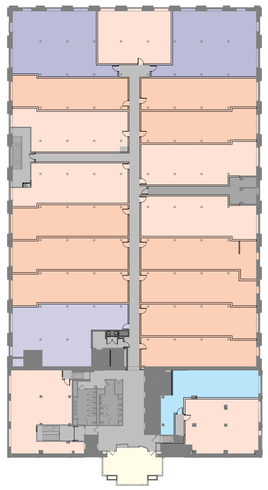
GENERAL NOTES:
1. AREA CALCULATIONS ARE PRELIMINARY AND WILL BE UPDATED AS THE DESIGN PROGRESS AND DECISIONS ARE REFINED.
2. "GROSS CONSTRUCTION AREA" INCLUDES ALL INTERIOR SPACES INCLUDING PARKING AND EXCLUDES EXTERIOR AREAS SUCH AS BALCONIES, TERRACES, ETC.
3. "GROSS ENCLOSED AREA" IS COMPRISED OF "GROSS CONSTRUCTION AREA" MINUS EXTERIOR TERRACES.
4. "FLOOR PLATE EFFICIENCY" AND OVERALL BUILDING EFFICIENCY ARE CALCULATED BY DIVIDING NET AREAS BY "GROSS ENCLOSED AREA".

LEGEND:

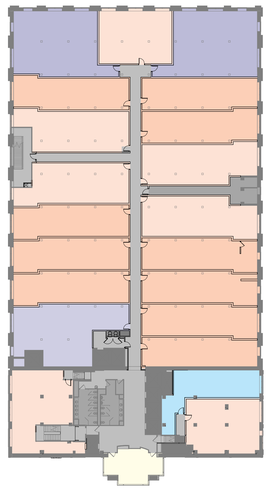
- OFFICE
- RETAIL
- CIRCULATION
- MEP/BOH
- SHAFT
- LOBBY + AMENITY
- RESI: 1BR
- RESI: 2BR
- RESI: 2BR+DEN
- RESI: 3BR
- RESI: 3BR+DEN



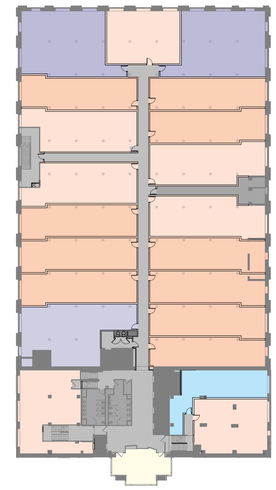
E3 (G2.101) AREA PLAN - LEVEL 7 — 1" = 30'-0"



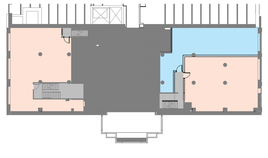
D3 (G2.101) AREA PLAN - LEVEL 6 — 1" = 30'-0"



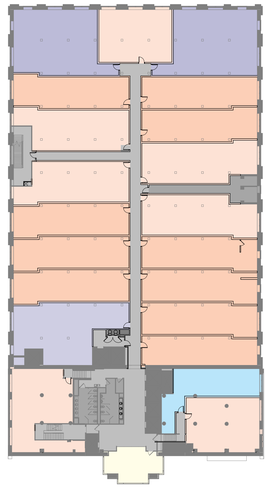
C3 (G2.101) AREA PLAN - LEVEL 5 — 1" = 30'-0"



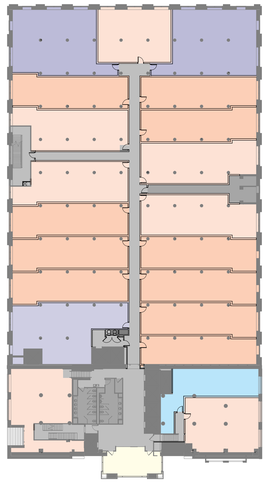
A3 (G2.101) AREA PLAN - LEVEL 4 — 1" = 30'-0"



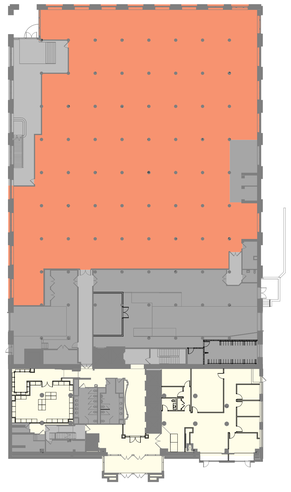
F1 (G2.101) AREA PLAN - LEVEL 4-LOW — 1" = 30'-0"



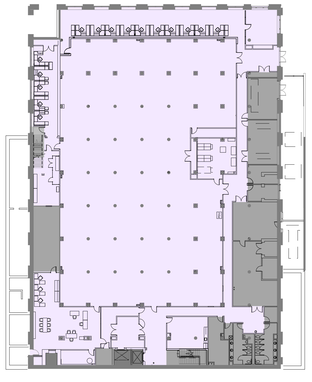
E1 (G2.101) AREA PLAN - LEVEL 3 — 1" = 30'-0"



D1 (G2.101) AREA PLAN - LEVEL 2 — 1" = 30'-0"



C1 (G2.101) AREA PLAN - LEVEL 1 — 1" = 30'-0"



A1 (G2.101) AREA PLAN - BASEMENT — 1" = 30'-0"

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POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE: BUILDING AREAS

DRAWING NO.: G2.101

Job # 25.009626

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11/5/2025 5:05:19 PM

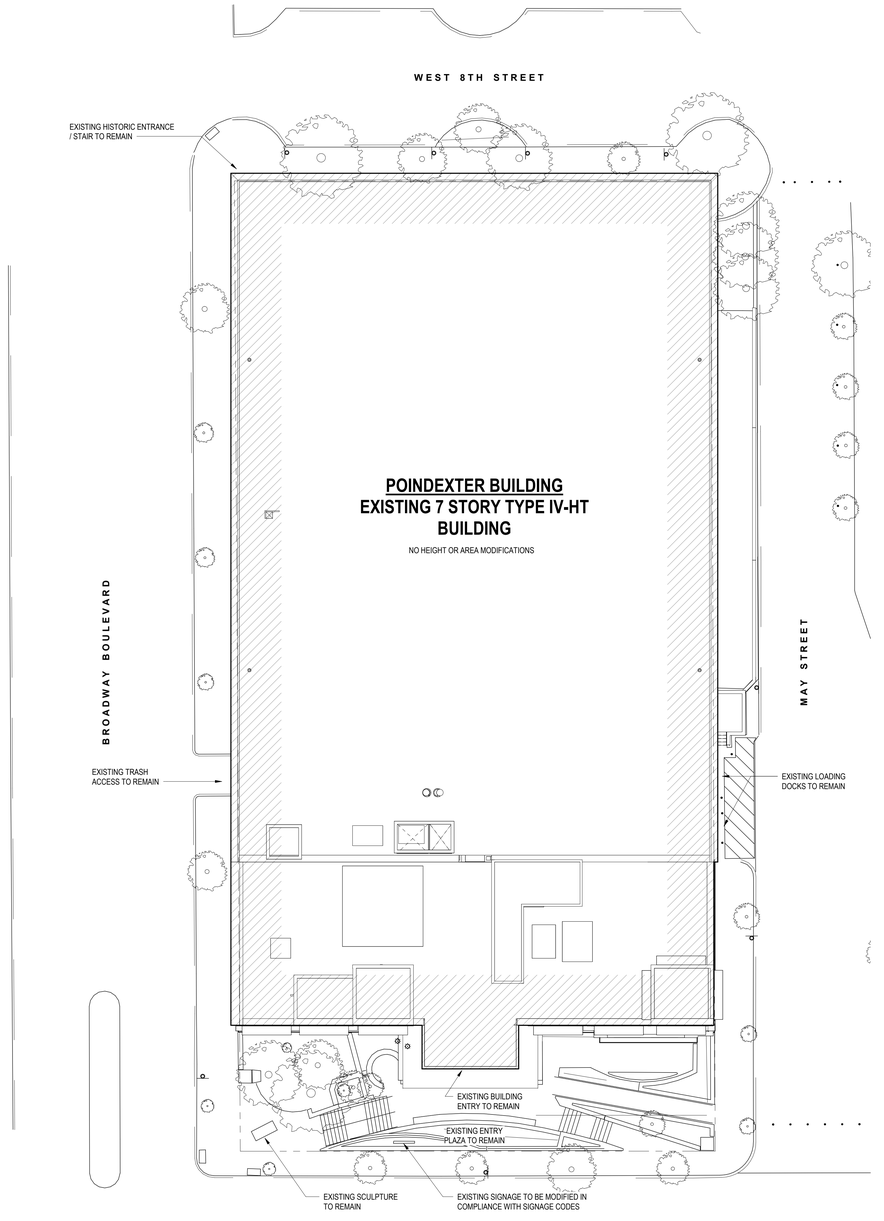
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

LEGAL DESCRIPTION:

TRACT 1:
LOTS 18, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.8 FEET, MORE OR LESS, TO A POINT 95 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.



B1 / A0.101 SITE PLAN OVERALL
1/16" = 1'-0"

SITE PLAN NOTES

GENERAL NOTES

1. ALL STREET TREES AND LANDSCAPING TO BE PRESERVED.
2. ALL STREET PAVEMENT TO REMAIN WITH MAINTENANCE AS REQUIRED

SITE INFORMATION

SITE AREA:
TRACT 1: 28,793.13 SF
TRACT 2: 6,895.45 SF
TRACT 6: 5,309.00 SF
TOTAL 40,997.58 SF

BUILDING TOTAL GROSS AREA: 283,447
SITE FAR: 6.91

TOTAL PARKING SPACES PROVIDED: ZERO
ACCESSIBLE SPACES PROVIDED: ZERO

SITE KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ARCHITECTURAL SITE PLAN - POINDEXTER

DRAWING NO.
A0.101

Job # 25.009626

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City Plan Commission
Recommends Approval with Conditions
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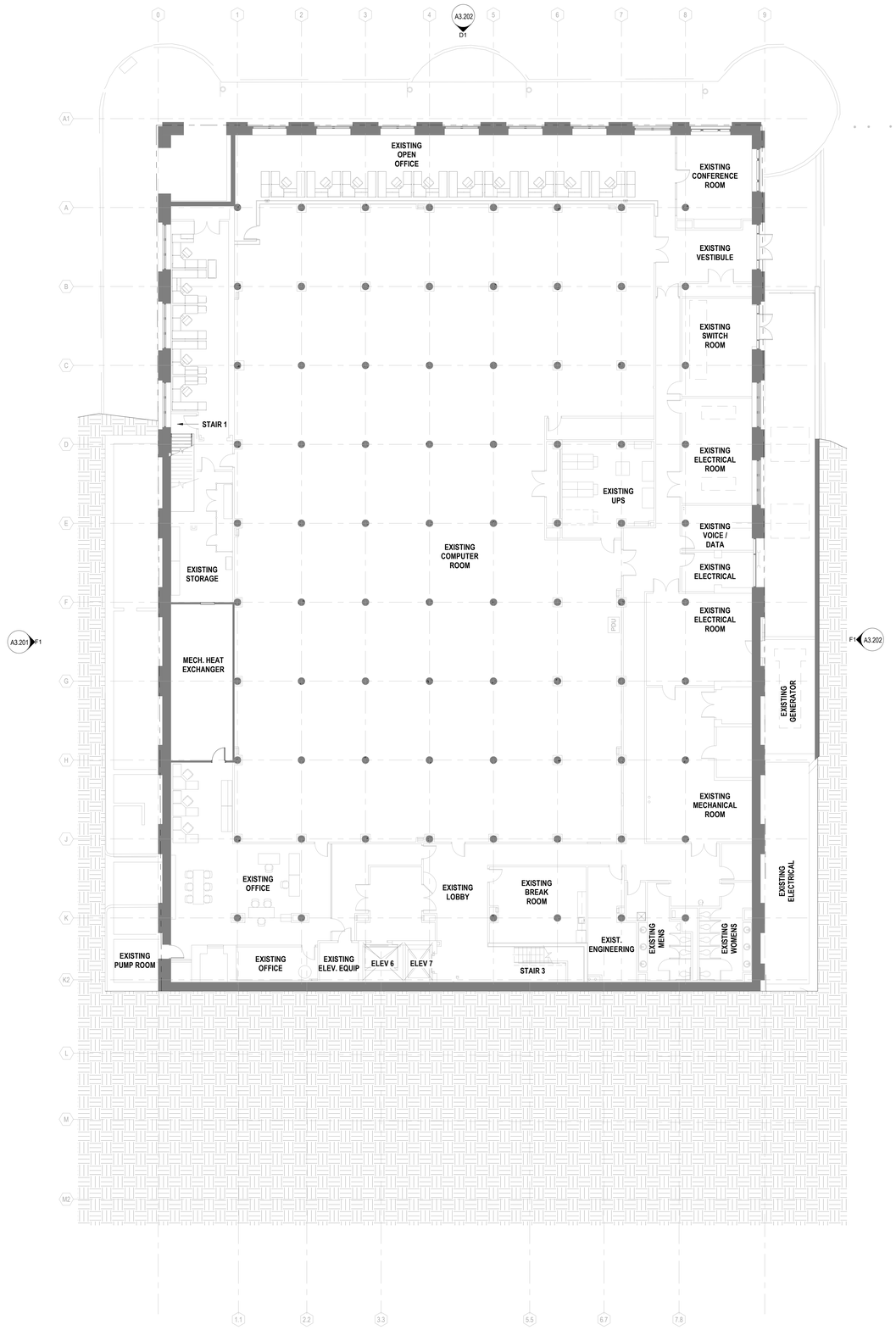

D1 / A2.100 PLAN - BASEMENT
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 2-6. NO ADDITIONAL FURRING / INSULATION AT LEVEL 1 OR LEVEL 8.
6. DWELLING UNIT CEILINGS - ALL DWELLING UNIT AND CORRIDOR CEILINGS ARE OPEN TO HEAVY TIMBER STRUCTURE ABOVE. CLEAN ANY EXISTING PAINT, SEALANTS, OR MARKINGS OFF EXPOSED STRUCTURE WHERE EXPOSED. PROVIDE GYPSUM BOARD CEILINGS AT DWELLING UNIT TOILET ROOMS AT 8'-0" AFF.
7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - BASEMENT - POINDEXTER

DRAWING NO.
A2.100

Job # 25.009626

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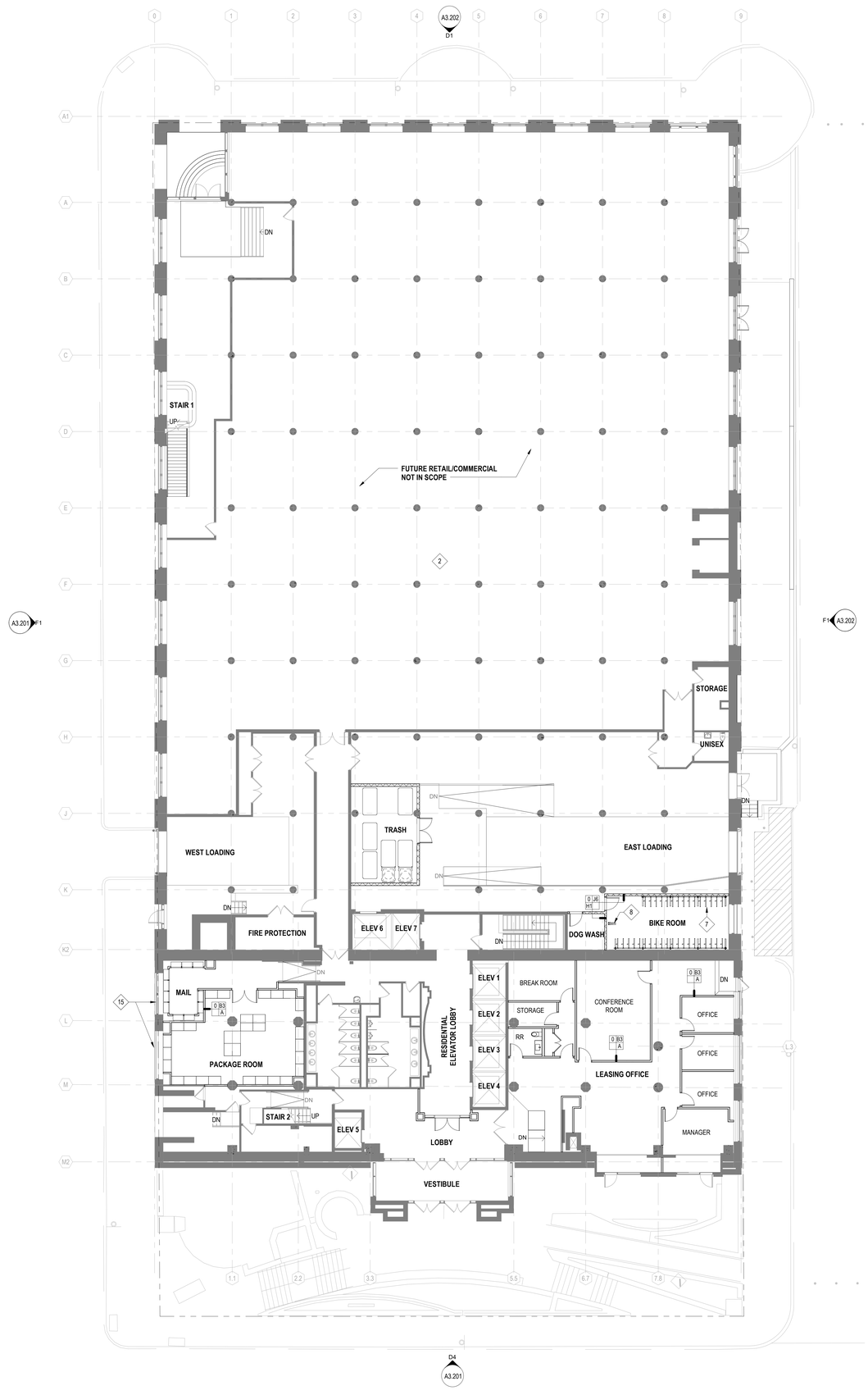

D1 / A2.101 PLAN - LEVEL 1
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
2	NO SCOPE IN THIS SPACE
7	MODULAR BIKE HANGING SYSTEM - BASIS OF DESIGN - DERO SPACESAVER PLUS
8	BIKE REPAIR STATION - BASIS OF DESIGN - DERO FIXIT PLUS
15	EXISTING CLERESTORY WINDOWS

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 1 - POINDEXTER

DRAWING NO.
A2.101

Job # 25.009626

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11/25/2025 11:56:29 AM

City Plan Commission
Recommends Approval with Conditions
of Case No: CD-CPC-2025-00168 on 01/07/2026
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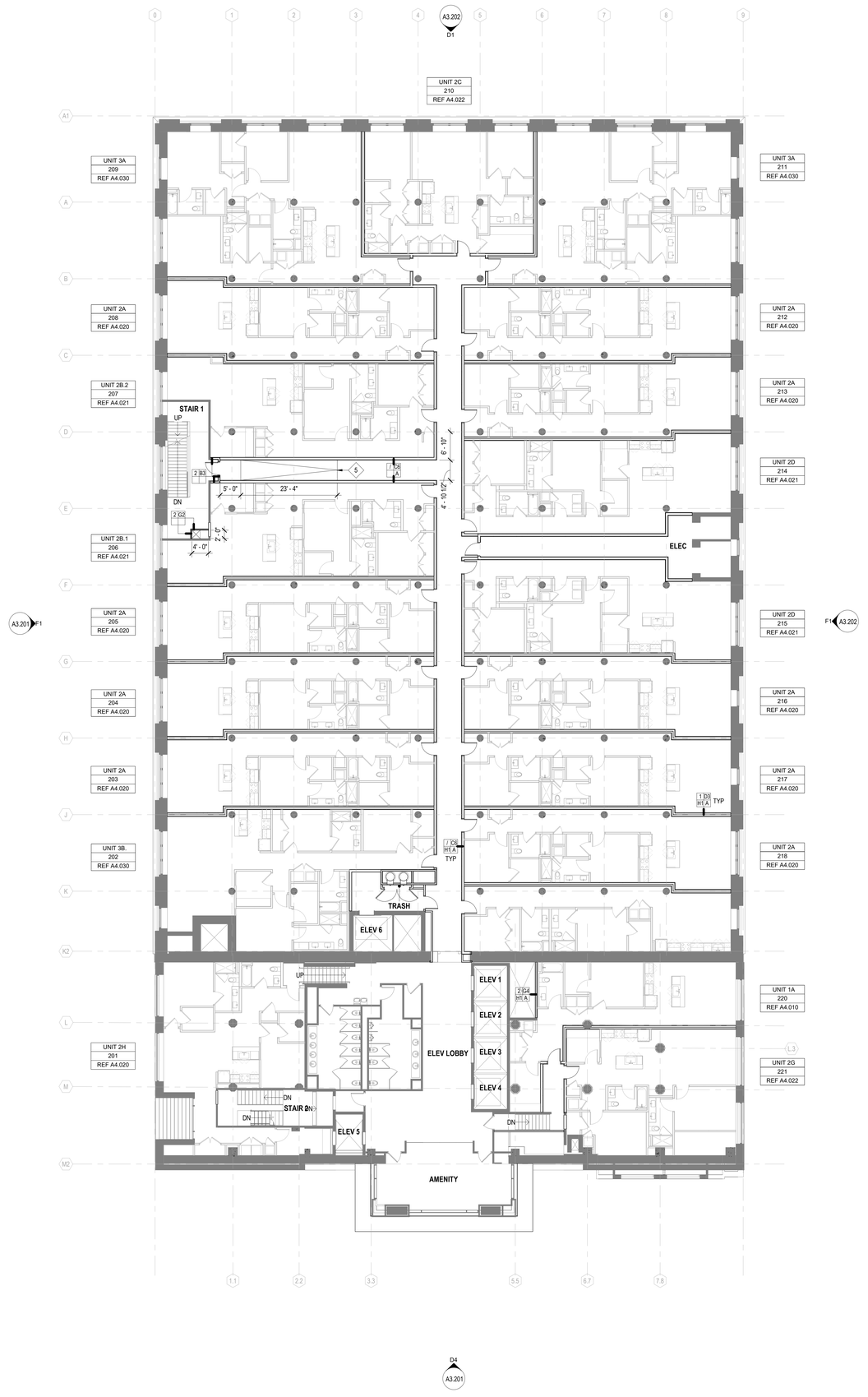

D1 / A2.102 PLAN - LEVEL 2
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
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7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 2 - POINDEXTER

DRAWING NO.
A2.102

Job # 25.009626

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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

1 D1 A2.103 PLAN - LEVEL 3
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 3 - POINDEXTER

DRAWING NO.
A2.103

Job # 25.009626

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City Plan Commission
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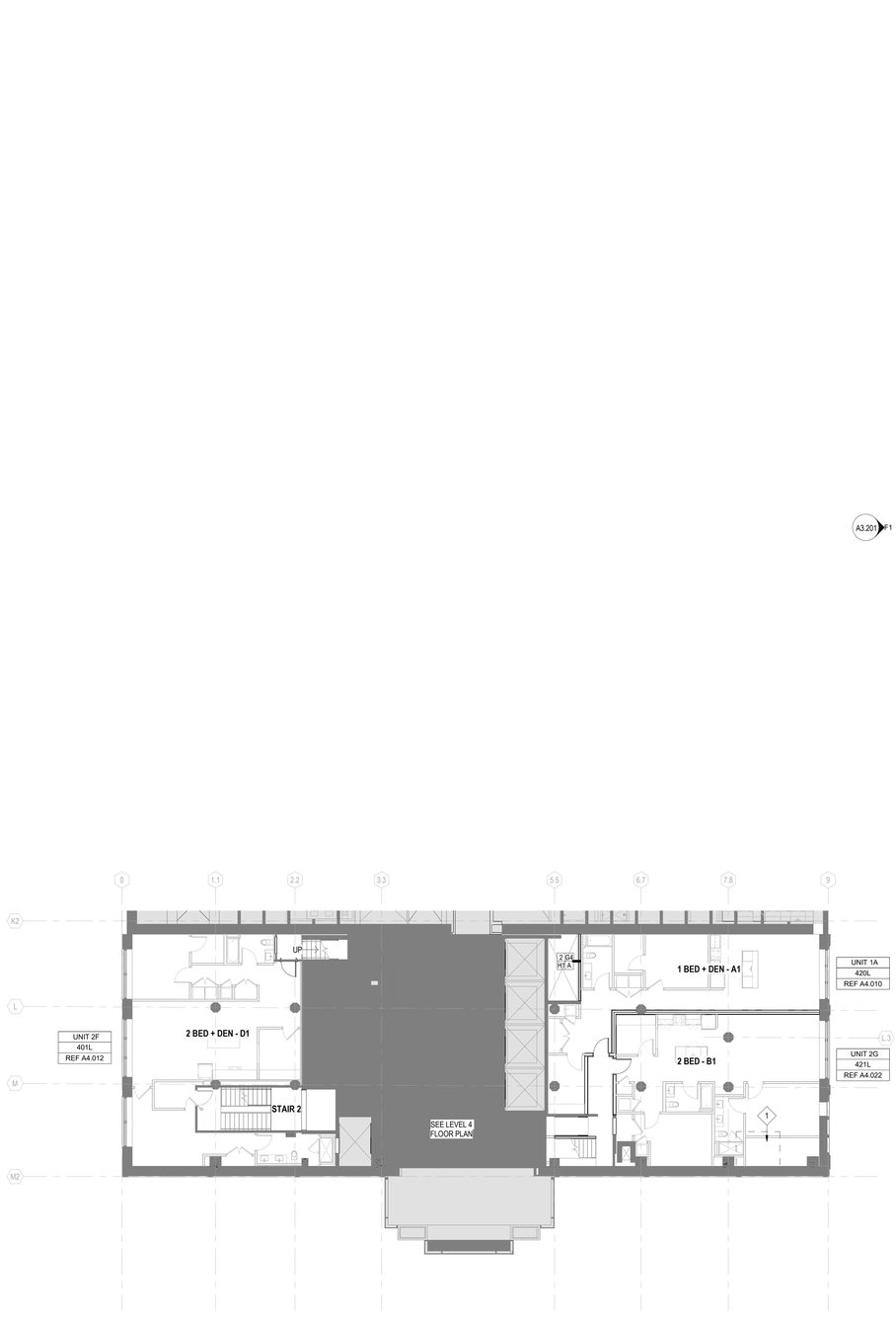
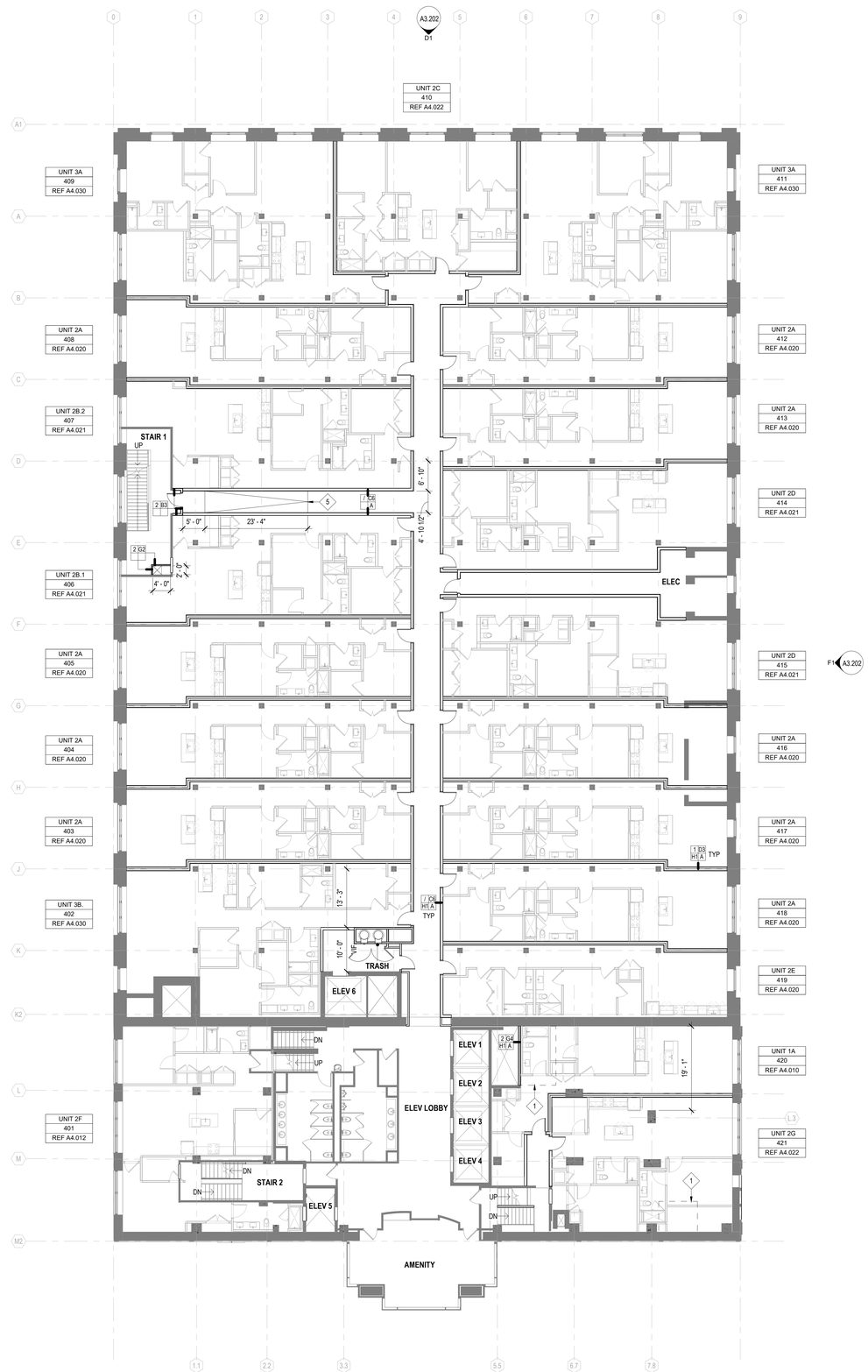


G1 A2.104 PLAN - LEVEL 4 LOW
3/32" = 1'-0"



D1 A2.104 PLAN - LEVEL 4
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 4 - POINDEXTER

DRAWING NO.
A2.104

Job # 25.009626

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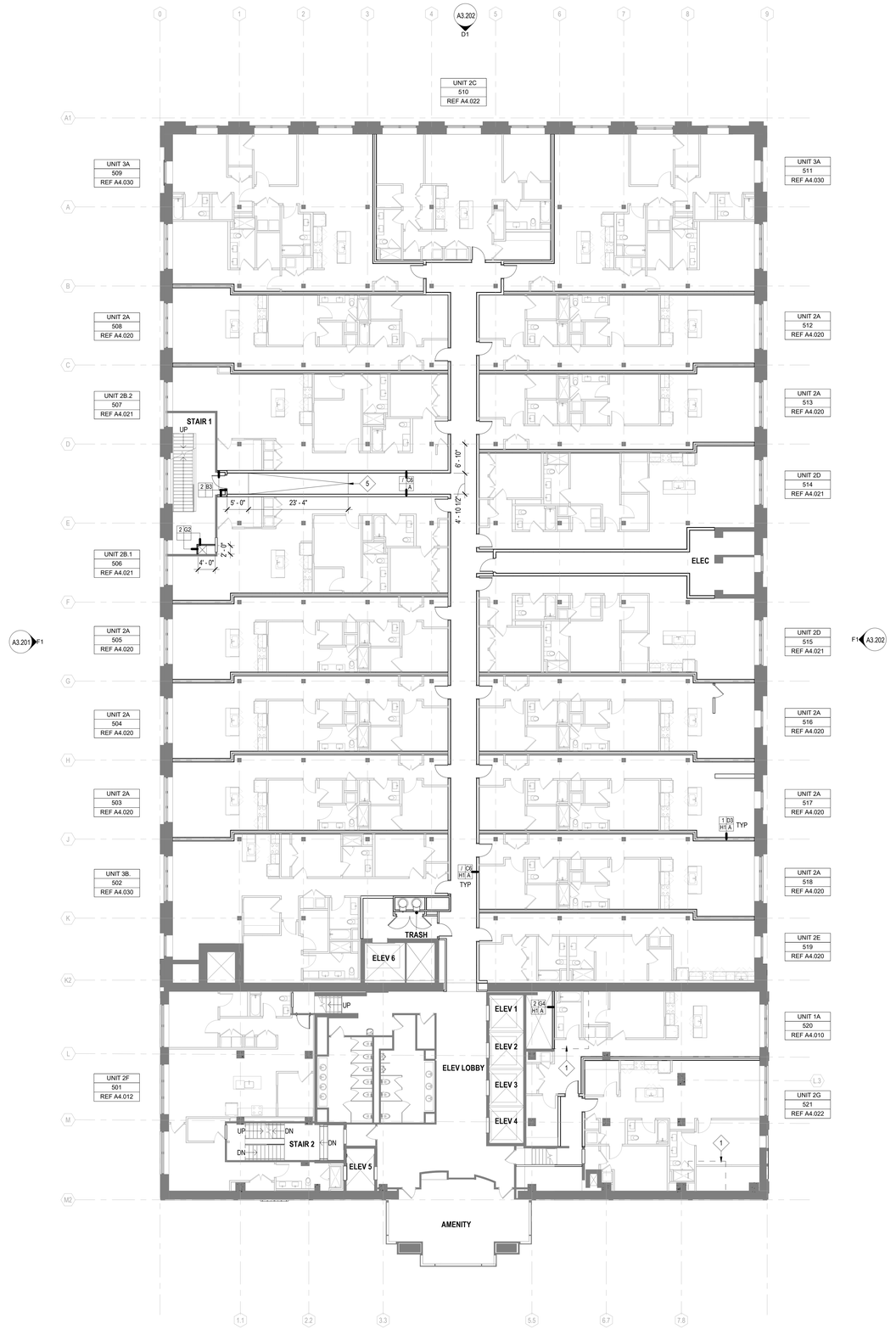

1 D1 A2.105 PLAN - LEVEL 5
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 5 - POINDEXTER

DRAWING NO.
A2.105

Job # 25.009626

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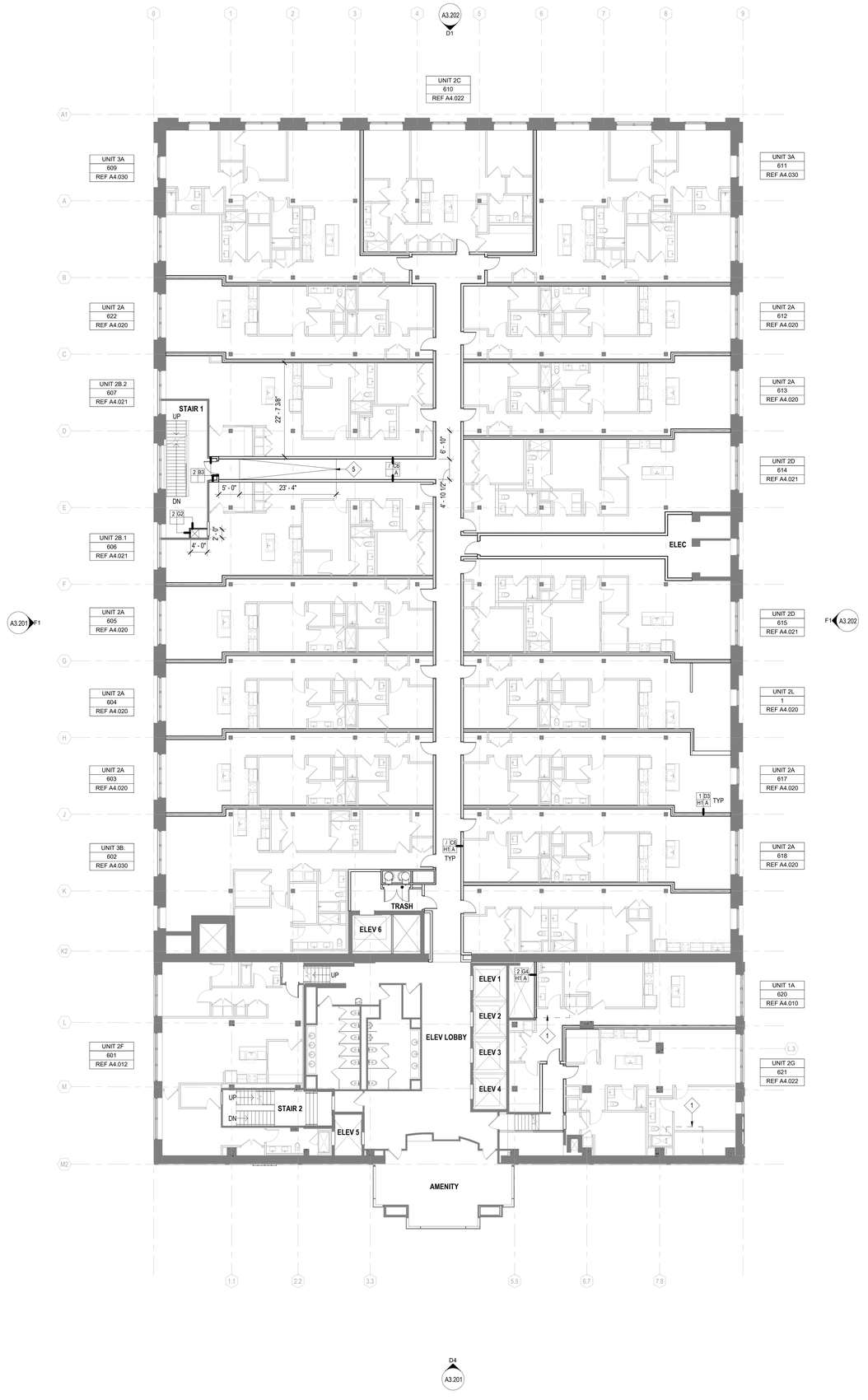
Secretary of the City Plan Commission



D1 / A2.106 PLAN - LEVEL 6
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 2-6. NO ADDITIONAL FURRING / INSULATION AT LEVEL 1 OR LEVEL 8.
6. DWELLING UNIT CEILINGS - ALL DWELLING UNIT AND CORRIDOR CEILINGS ARE OPEN TO HEAVY TIMBER STRUCTURE ABOVE. CLEAN ANY EXISTING PAINT, SEALANTS, OR MARKINGS OFF EXPOSED STRUCTURE WHERE EXPOSED. PROVIDE GYPSUM BOARD CEILINGS AT DWELLING UNIT TOILET ROOMS AT 8'-0" AFF.
7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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POINDEXTER LOFTS

ARNOLD DEVELOPMENT
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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 6 - POINDEXTER

DRAWING NO.
A2.106

Job # 25.009626

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City Plan Commission
Recommends Approval with Conditions
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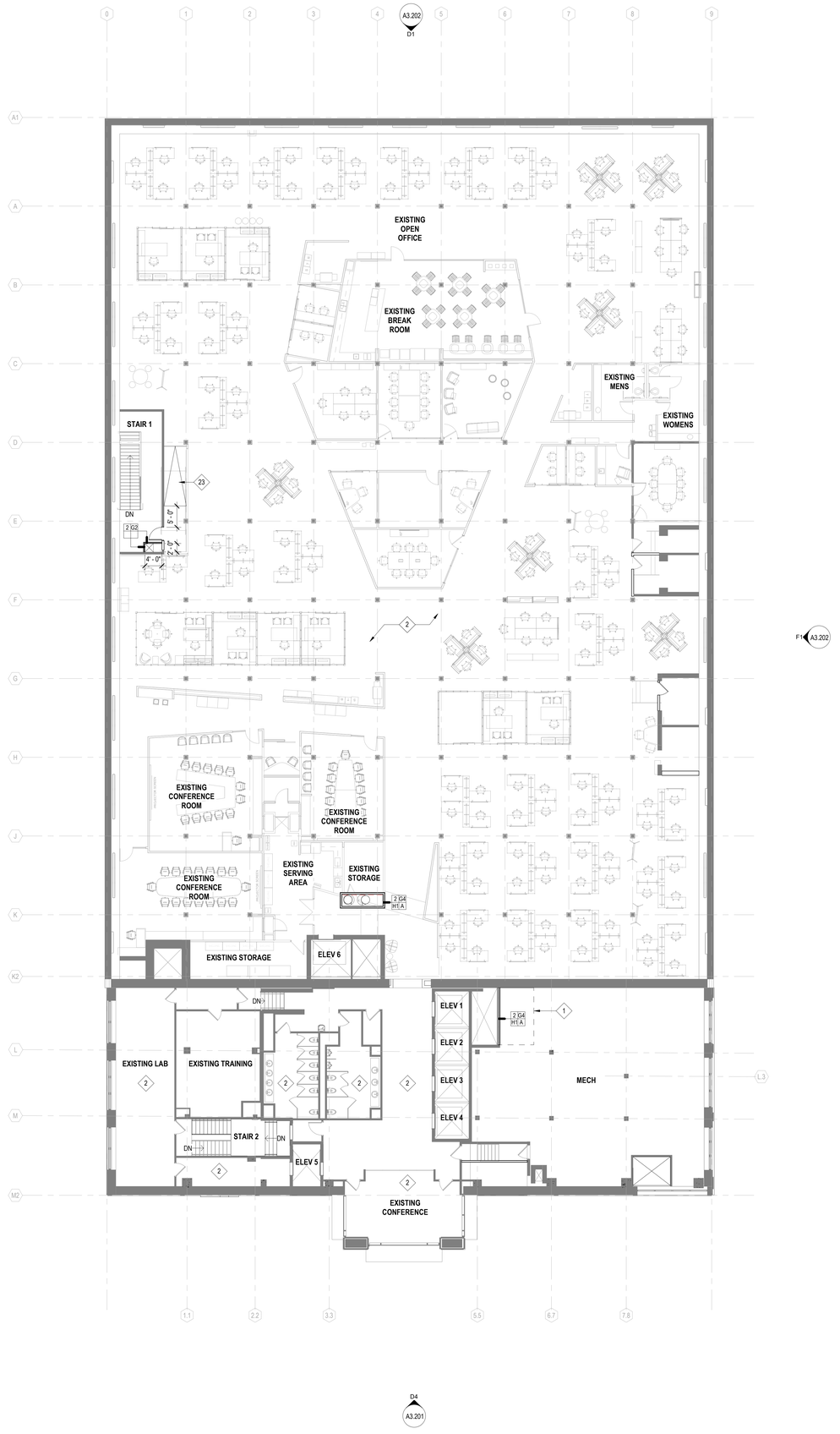

D1 / A2.107 PLAN - LEVEL 7
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
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7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
2	NO SCOPE IN THIS SPACE
23	REBUILD EXISTING RAMP / RAIL. REPLACE FLOORING AND PATCH ALL WALL FINISHES TO MATCH EXISTING

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 7 - POINDEXTER

DRAWING NO.
A2.107

Job # 25.009626

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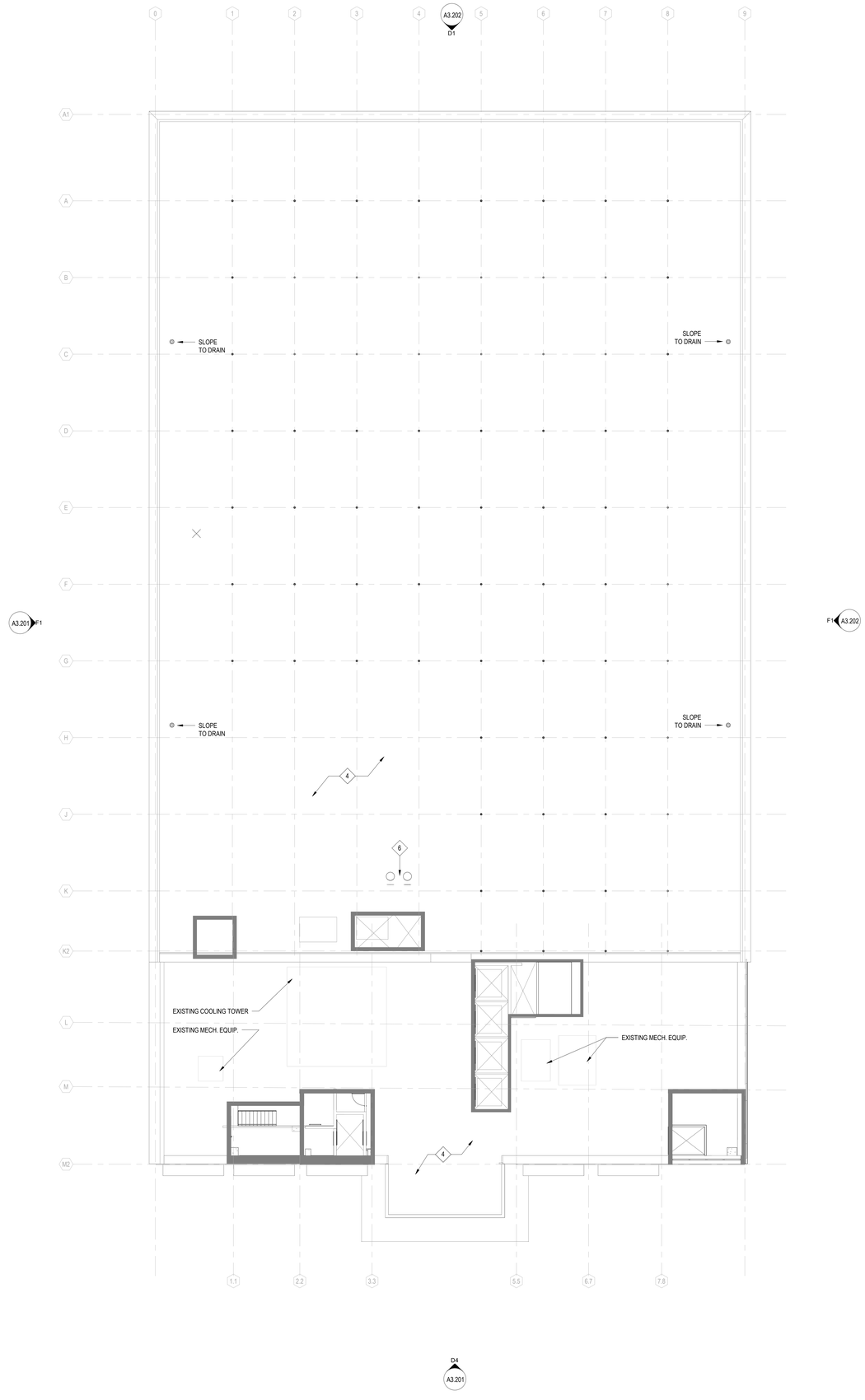

D1 / A2.108 PLAN - LEVEL 8
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
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7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE
6	NEW TRASH CHUTE VENTILATION THROUGH ROOF. PROVIDE NEW SLAB OPENING AND FLASH INTO NEW ROOFING

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ROOF PLAN - POINDEXTER

DRAWING NO.
A2.108

Job # 25.009626

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City Plan Commission
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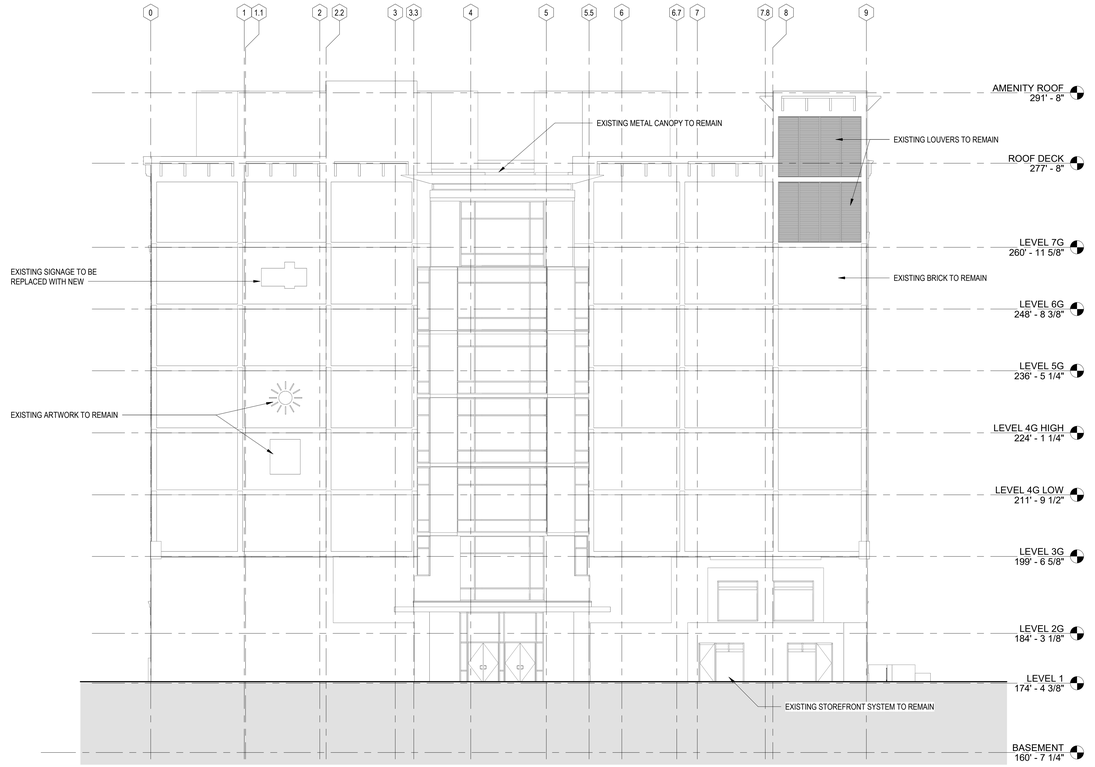

D4 / A3.201 SOUTH ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

F1 / A3.201 WEST ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.201

Job # 25.009626

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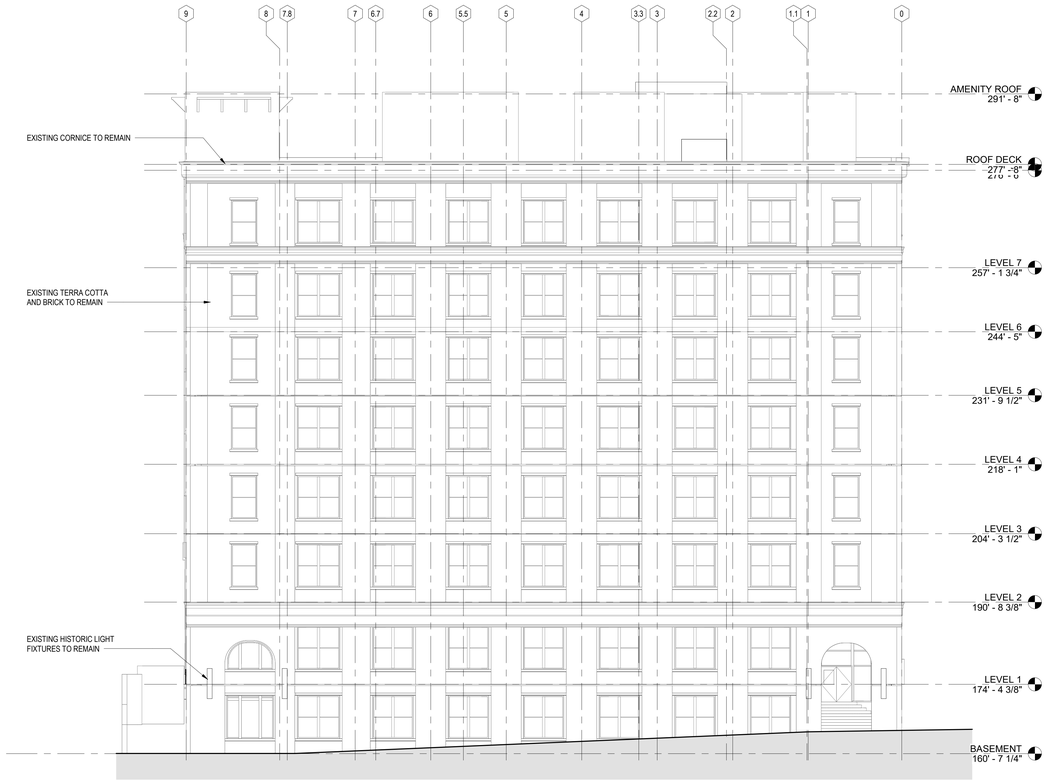

D1 / A3.202 NORTH ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

F1 / A3.202 EAST ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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POINDEXTER LOFTS

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.202

Job # 25.009626

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AERIAL VIEW SOUTH FACADE

AERIAL VIEW FROM SOUTHWEST CORNER

AERIAL VIEW OF EXISTING WEST CURTAINWALL

STREET VIEW SOUTH FACADE

AERIAL VIEW FROM NORTHEAST

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CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
EXISTING BUILDING IMAGES

DRAWING NO.
G1.101

Job # 25.009626

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Secretary of the City Plan Commission
KANSAS CITY MISSOURI

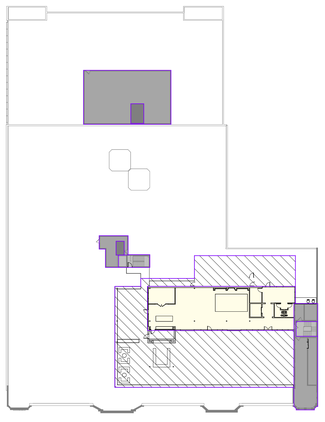
Centennial Lofts | 210 W. 10th Street — prepared by LJC

Level	Ft. Ht.	UNIT BREAKDOWN: 1BEDROOM 1BR (757 RSF)	1BEDROOM 1BR+DEN (1,047 RSF)	2 BEDROOM 2BR+DEN (1,520 RSF)	3BR+DEN (1,830 RSF)	4 BEDROOM 4BR+DEN (2,100 RSF)	5 BR 5BR+DEN (2,983 RSF)	RESIDENTIAL: Total units/flr	Total RSF/flr	Floor Plate Efficiency (RSF/GSF) (%)	OFFICE: Retail Exterior RSF	RETAIL: Enclosed RSF	COMMON AREAS: Lobby and Amenity Area (GSF)	CIRCULATION Area (GSF)	MEP/BOH Area (GSF)	SHAFT Area	PARKING Area (GSF)	Gross Enclosed Area	Gross Constr. Area	TERRACE (amenity)
	109.03'																			
WP_ROOF	16.00'	-	-	-	-	-	-	-	-	-	-	-	3,602	397	4,025	205	-	8,229	16,642	8,413
08	14.50'	1	3	-	9	4	1	18	31,830	-	13,108	-	5,706	4,854	459	689	-	56,646	56,646	-
07	13.17'	2	4	-	11	4	1	22	37,208	65.8%	13,108	-	375	4,555	644	664	-	56,554	56,554	-
06	13.17'	4	4	6	11	4	1	30	47,689	84.4%	-	-	375	5,918	1,948	590	-	56,520	56,520	-
05	14.25'	5	3	7	8	4	1	28	43,689	77.1%	-	-	4,530	6,153	1,720	594	-	56,686	56,686	-
04	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	-	1,167	5,538	2,105	42,151	50,961	50,961	-
03	9.50'	-	-	-	-	-	-	-	-	0.0%	-	788	-	2,544	353	706	50,288	54,678	54,678	-
02	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	-	1,377	1,645	641	51,166	54,829	54,829	-
01	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	1,104	2,263	3,084	579	47,743	54,773	54,773	-
		-	-	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-
		12 units	14 units	13 units	39 units	16 units	4 units	98 units	160,416 RSF	35.8% efficiency	26,217 RSF	788 RSF	15,692 SF	29,228 SF	19,417 SF	6,772 SF	191,347 SF	449,877 SF	466,518 GSF	8,413 SF
RSF SUBTOTALS		9,088 rsf	14,655 rsf	19,764 rsf	71,369 rsf	33,607 rsf	11,933	1,637 RSF/unit	average									Site Area 58,170	FAR 8.02	
MIX % SUBTOTALS		12.2%	14.3%	13.3%	39.8%	16.3%	4.1%	100%												
		12.2%	*14.3%*	*13.3%*	*39.8%*	*16.3%*	*4.1%*	*100%*												
		12 1BR	14 1BR+DEN	13 2BR+DEN	39 3BR+DEN	16 4BR+DEN	4 5BR+DEN													

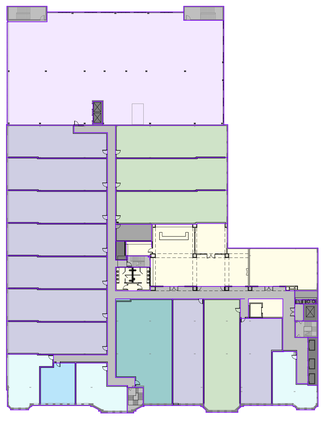
GENERAL NOTES:
1. AREA CALCULATIONS ARE PRELIMINARY AND WILL BE UPDATED AS THE DESIGN PROGRESS AND DECISIONS ARE REFINED.
2. "GROSS CONSTRUCTION AREA" INCLUDES ALL INTERIOR SPACES INCLUDING PARKING AND EXCLUDES EXTERIOR AREAS SUCH AS BALCONIES, TERRACES, ETC.
3. "GROSS ENCLOSED AREA" IS COMPRISED OF "GROSS CONSTRUCTION AREA" MINUS EXTERIOR TERRACES.
4. "FLOOR PLATE EFFICIENCY" AND OVERALL BUILDING EFFICIENCY ARE CALCULATED BY DIVIDING NET AREAS BY "GROSS ENCLOSED AREA".

LEGEND:

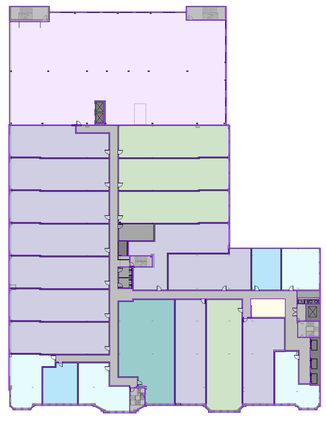
- OFFICE
- RETAIL
- CIRCULATION
- MEP/BOH
- SHAFT
- PARKING
- LOBBY + AMENITY
- RESI: 1BR
- RESI: 1BR+DEN
- RESI: 2BR+DEN
- RESI: 3BR+DEN
- RESI: 4BR+DEN



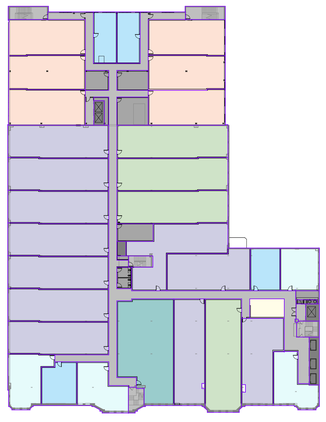
E2 (G2.101) AREA PLAN - PENTHOUSE
1" = 40'-0"



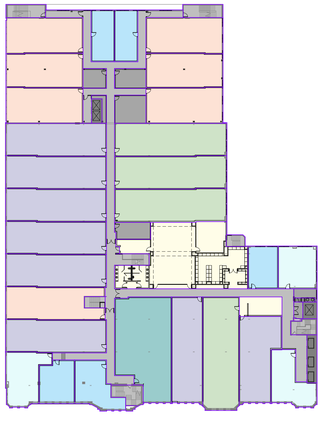
D2 (G2.101) AREA PLAN - LEVEL 8
1" = 40'-0"



C2 (G2.101) AREA PLAN - LEVEL 7
1" = 40'-0"

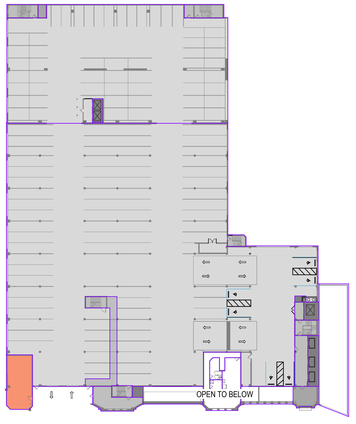


A2 (G2.101) AREA PLAN - LEVEL 6
1" = 40'-0"

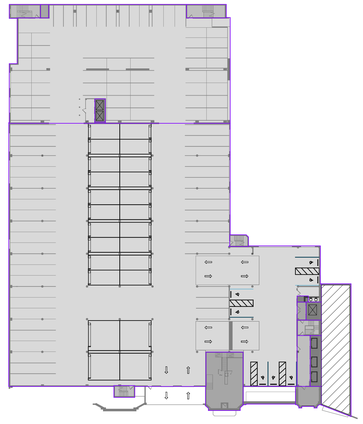


F1 (G2.101) AREA PLAN - LEVEL 5
1" = 40'-0"

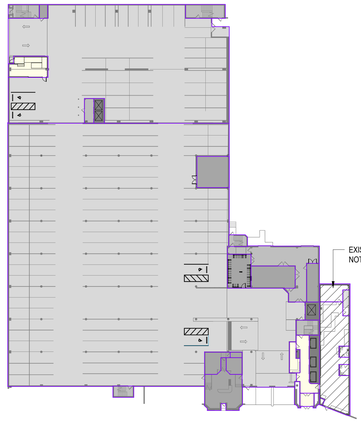
E1 (G2.101) AREA PLAN - LEVEL 4
1" = 40'-0"



D1 (G2.101) AREA PLAN - LEVEL 3
1" = 40'-0"



C1 (G2.101) AREA PLAN - LEVEL 2
1" = 40'-0"



A1 (G2.101) AREA PLAN - LEVEL 1
1" = 40'-0"

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CENTENNIAL LOFTS

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE: BUILDING AREAS

DRAWING NO.: G2.101

Job # 25.009626

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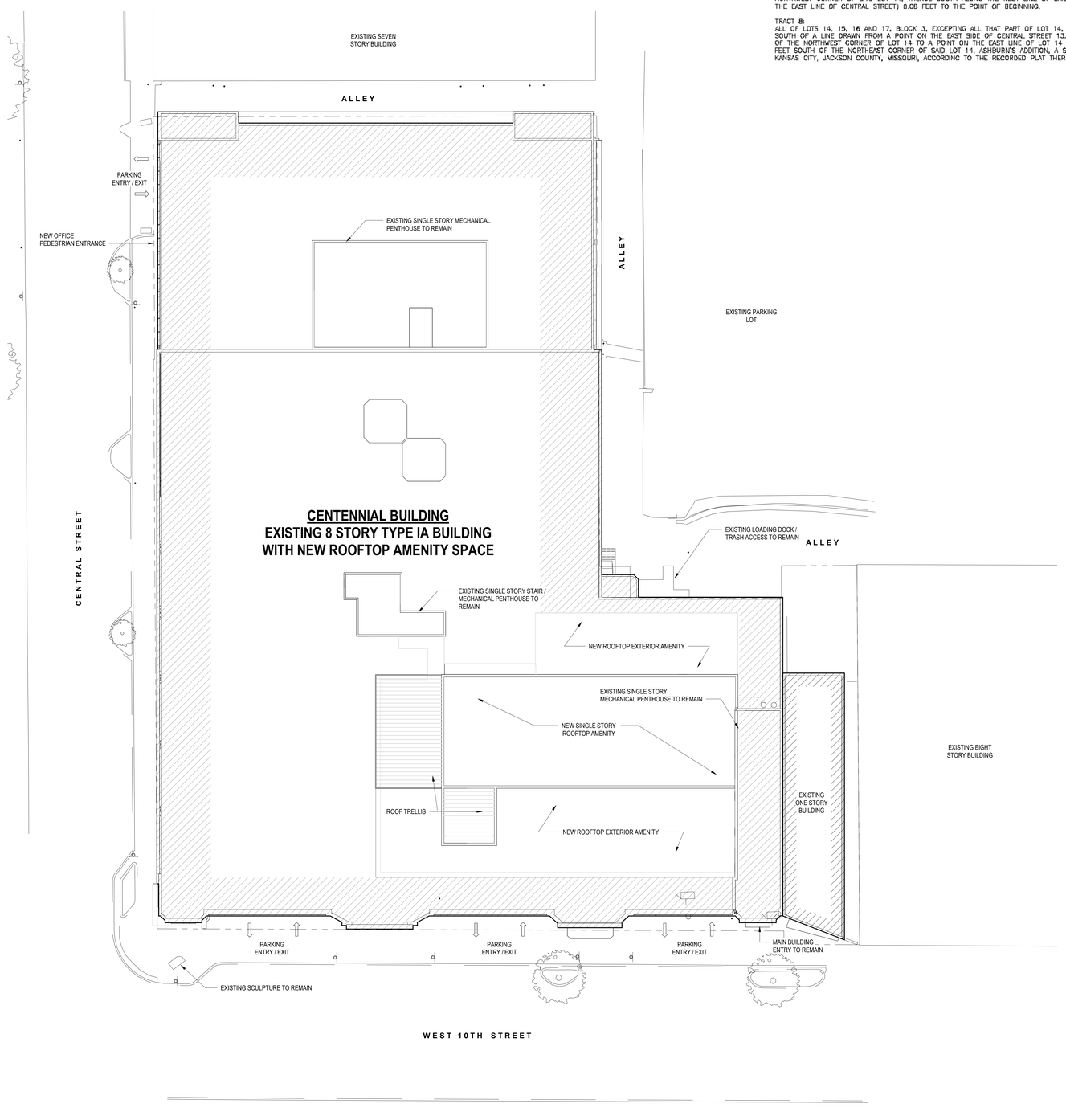
KANSAS CITY MISSOURI

LEGAL DESCRIPTION:

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI; TOGETHER WITH THE VACATED EAST 5 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE-DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13821; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B-4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



E1 / A0.101 SITE PLAN OVERALL
1/16" = 1'-0"

SITE PLAN NOTES

GENERAL NOTES

1. ALL STREET TREES AND LANDSCAPING TO BE PRESERVED
2. ALL STREET PAVEMENT TO REMAIN WITH MAINTENANCE AS REQUIRED

SITE INFORMATION

SITE AREA:
TRACT 7: 43,383.02 SF
TRACT 8: 14,787.40 SF
TOTAL 58,170.42 SF

BUILDING TOTAL GROSS AREA: 449,877
SITE FAR: 8.02

TOTAL PARKING SPACES PROVIDED:
LEVEL 1: 164 TOTAL (4 HC)
LEVEL 2: 156 TOTAL (7 HC)
LEVEL 3: 179 TOTAL (6 HC)
LEVEL 4: 162 TOTAL (0 HC)
TOTAL: 661 TOTAL (17 HC)

SITE KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ARCHITECTURAL SITE PLAN - CENTENNIAL

DRAWING NO.
A0.101

Job # 25.009626

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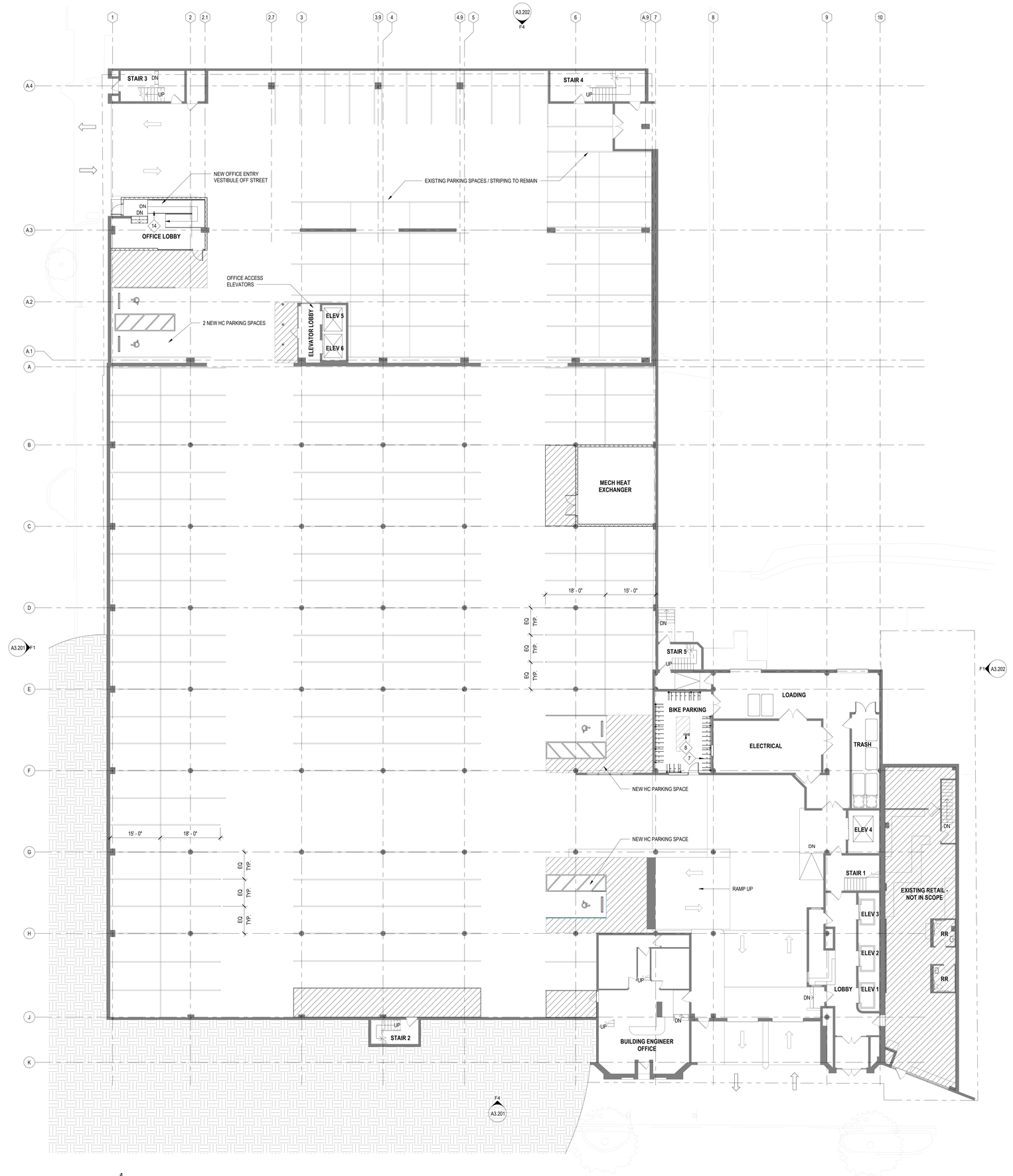

F1 A2.101 PLAN - LEVEL 1
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
7	MODULAR BIKE HANGING SYSTEM - BASIS OF DESIGN - DERO SPACESAVER PLUS
8	BIKE REPAIR STATION - BASIS OF DESIGN - DERO FIXIT PLUS
14	NEW CONCRETE RAMP / STAIR

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 1 - CENTENNIAL

DRAWING NO.
A2.101

Job # 25.009626

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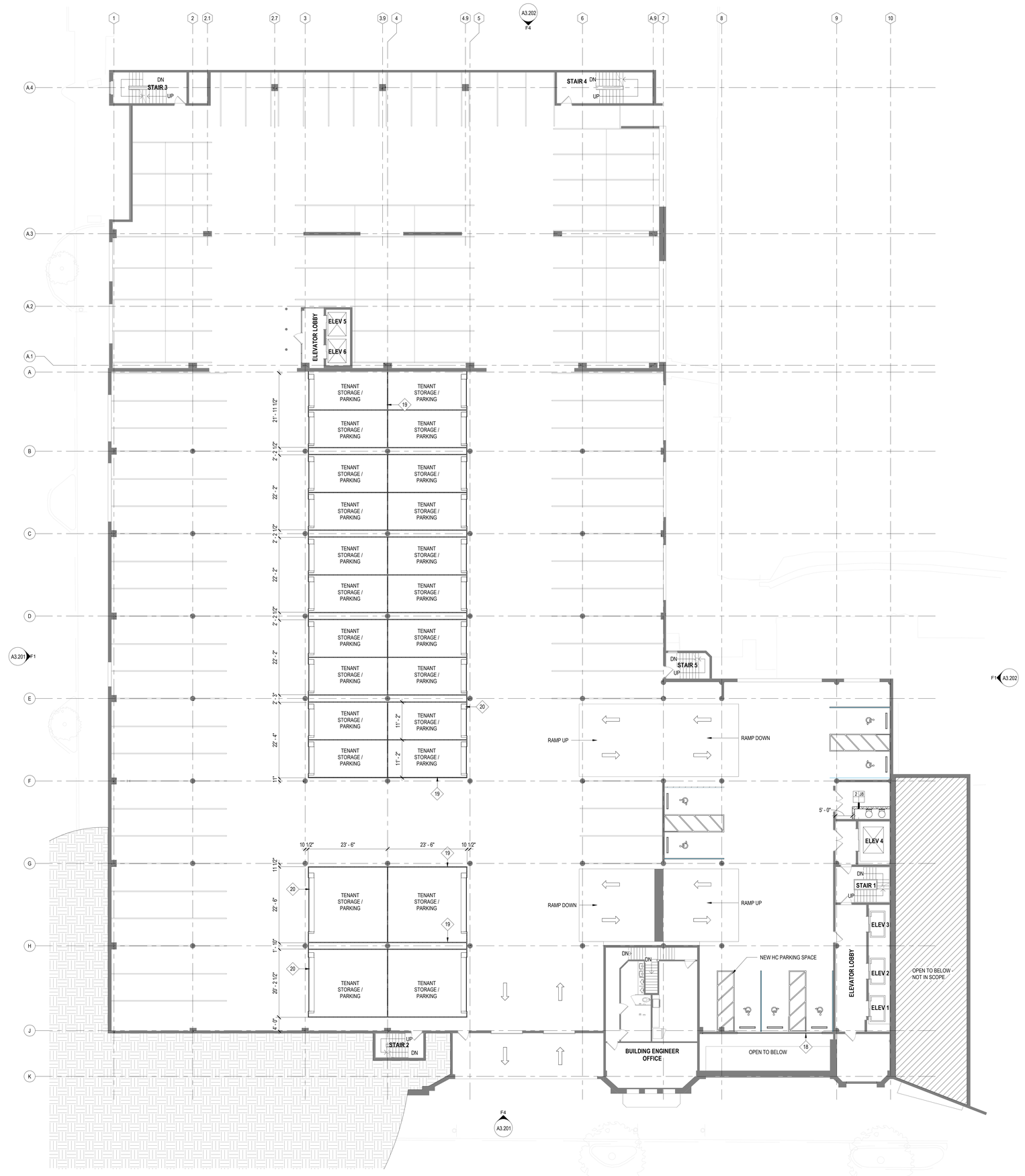

F1 / A2.102 PLAN - LEVEL 2
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Gubbels, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.
19	8FT TALL STORAGE PARTITION WALL WITH MESH TOP
20	16FT WIDE OPEN GRILLE GARAGE DOOR

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 2 - CENTENNIAL

DRAWING NO.
A2.102

Job # 25.009626

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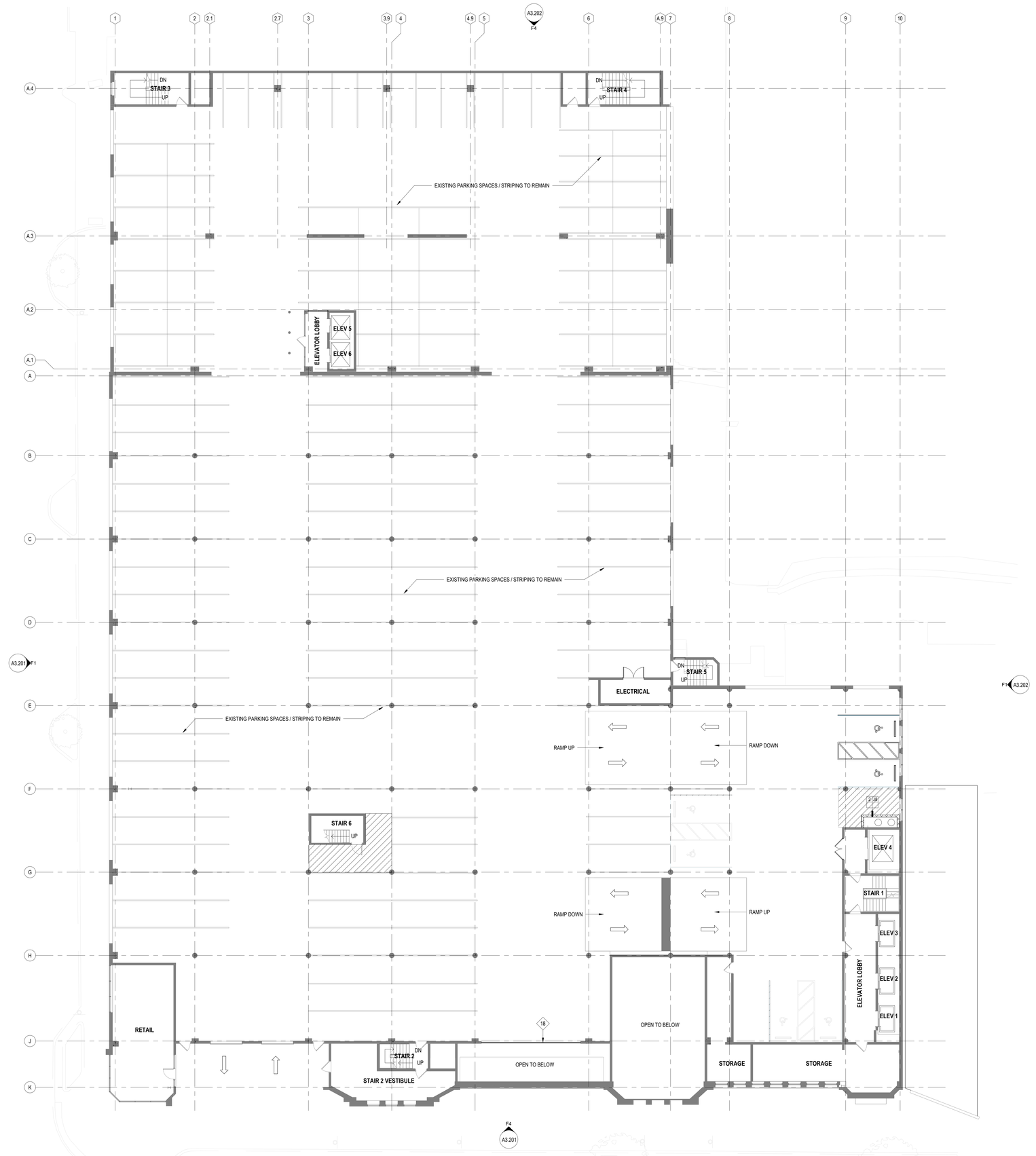

F1 A2.103 PLAN - LEVEL 3
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 3 - CENTENNIAL

DRAWING NO.
A2.103

Job # 25.009626

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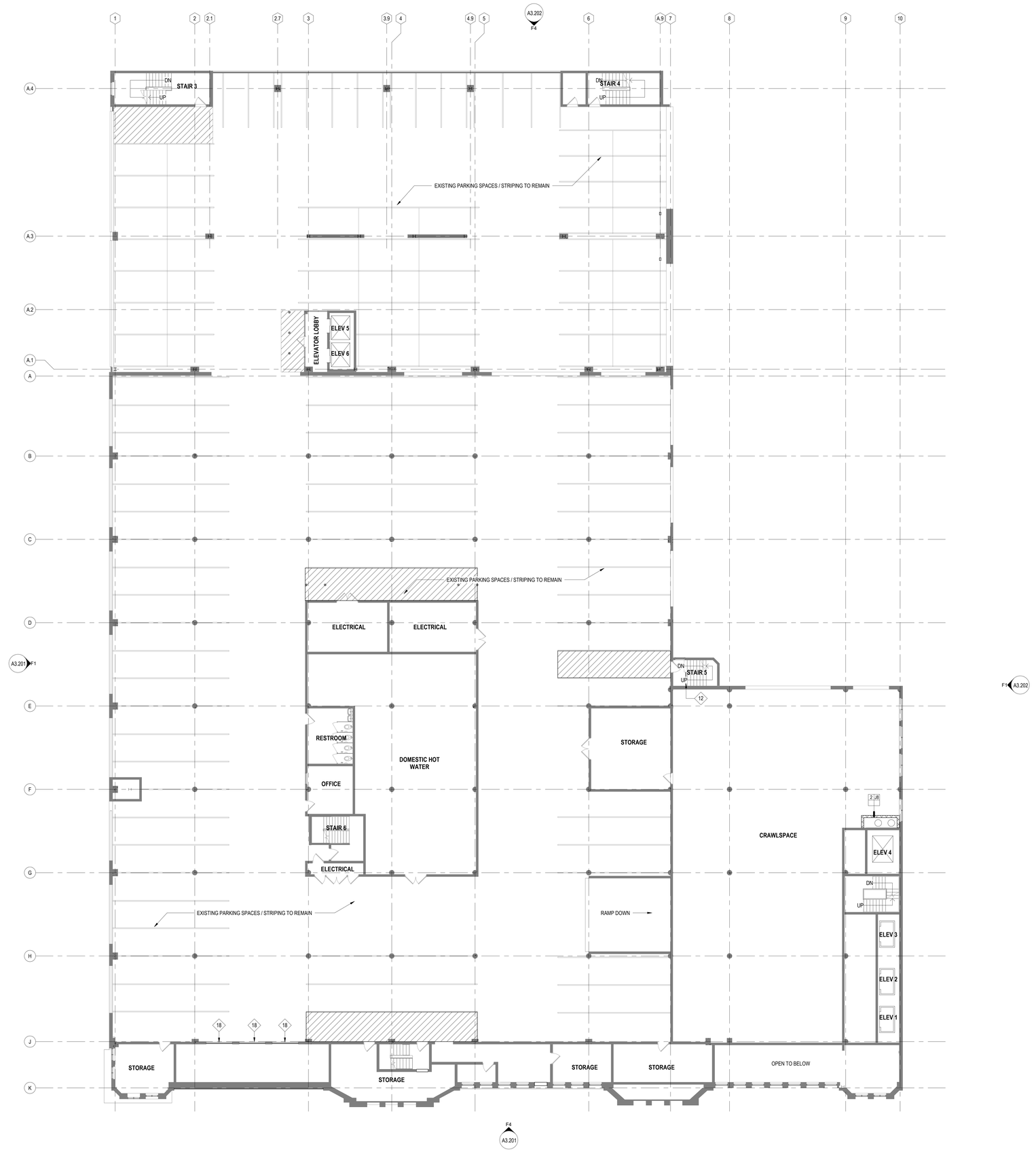

F1 / A2.104 PLAN - LEVEL 4
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Gubanc, AICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
12	NEW LOCKABLE GATE AT UPWARD LEADING STAIR
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.

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CENTENNIAL LOFTS

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 4 - CENTENNIAL

DRAWING NO.
A2.104

Job # 25.009626

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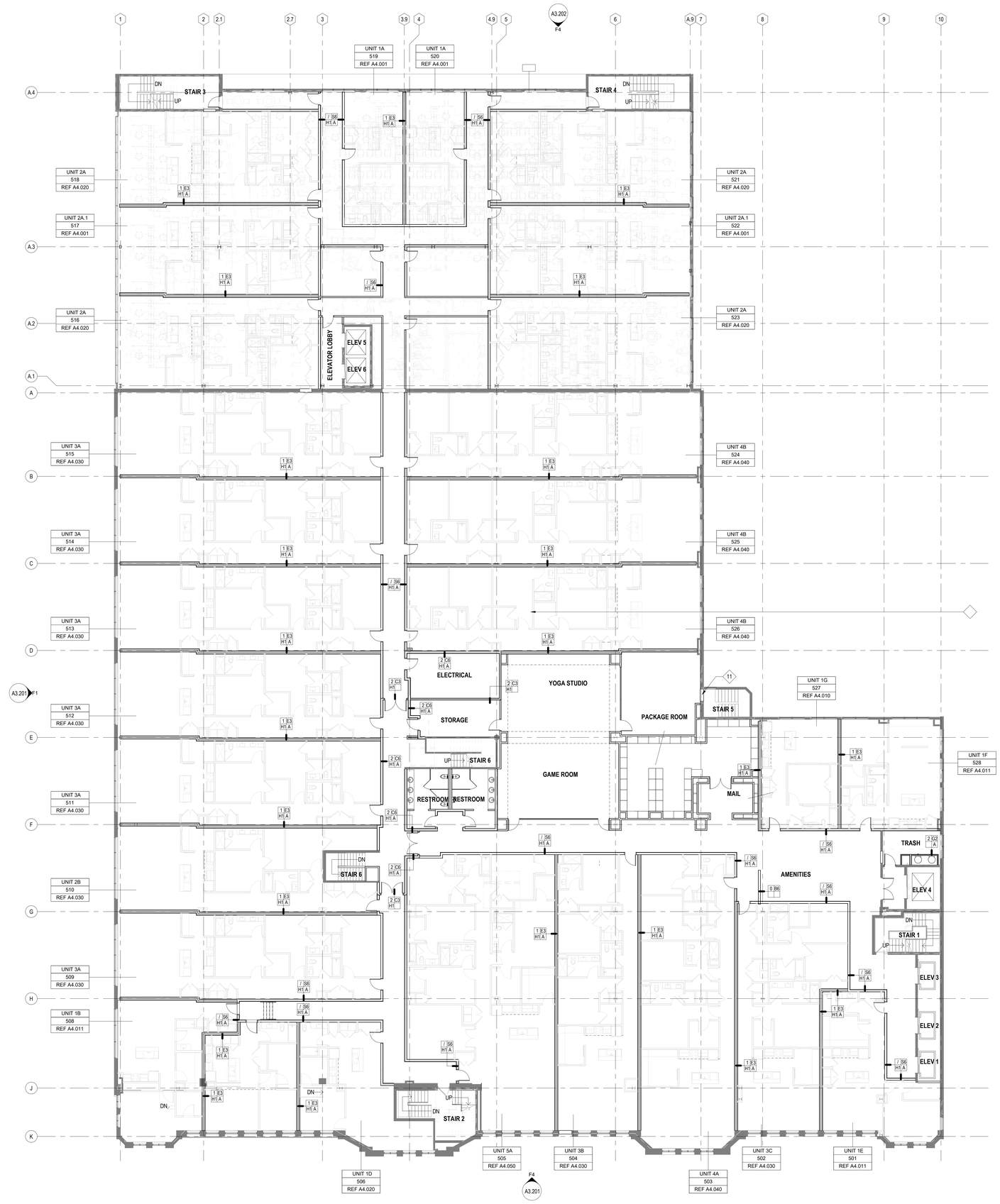

F1 A2.105 PLAN - LEVEL 5
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00168** on **01/07/2026**

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
11	**CLOSE OFF EXISTING EXTERIOR WALL AT STAIR**

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 5 - CENTENNIAL

DRAWING NO.
A2.105

Job # 25.009626

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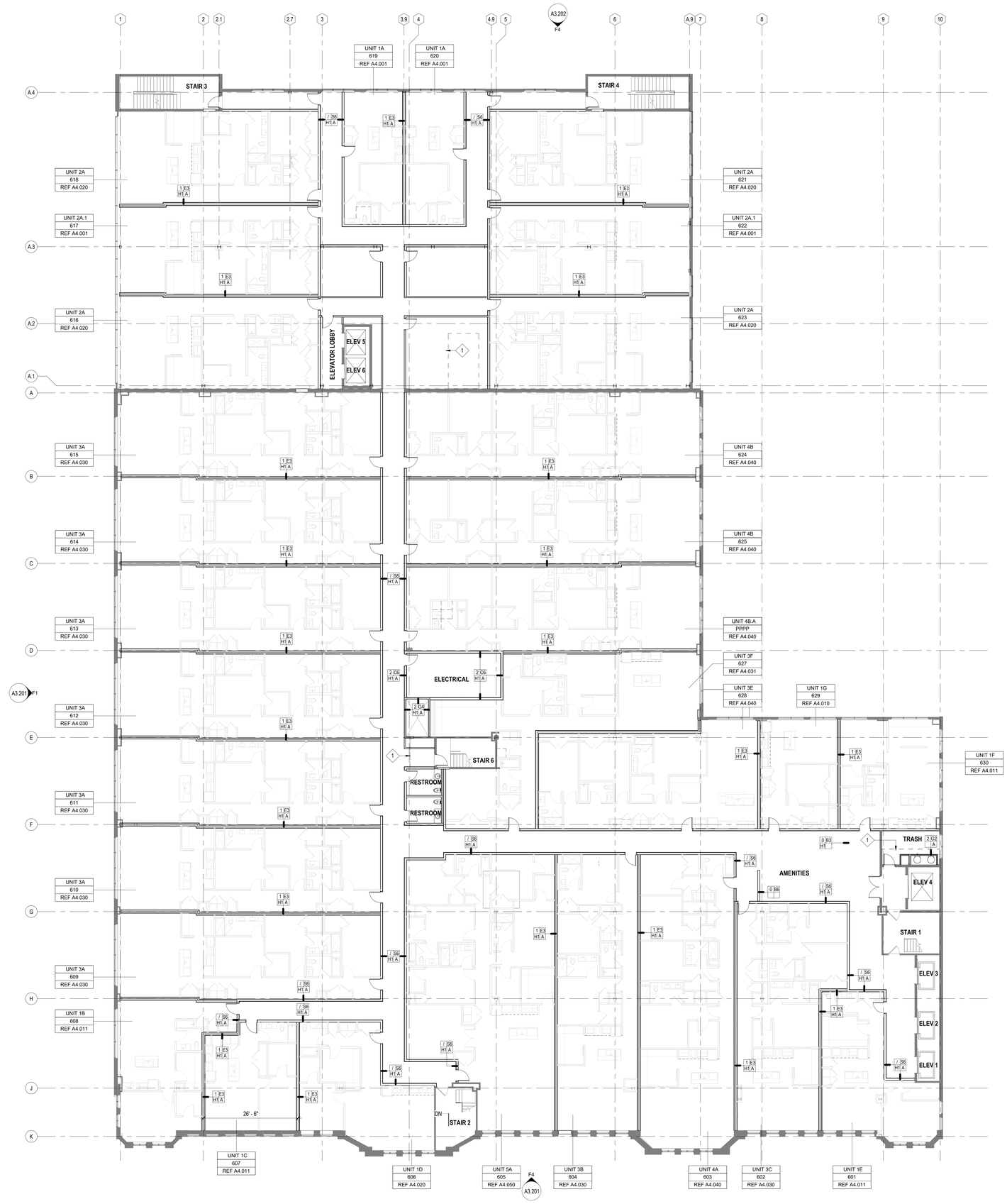

F1 A2.106 PLAN - LEVEL 6
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
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6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS

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CENTENNIAL LOFTS

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210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 6 - CENTENNIAL

DRAWING NO.
A2.106

Job # 25.009626

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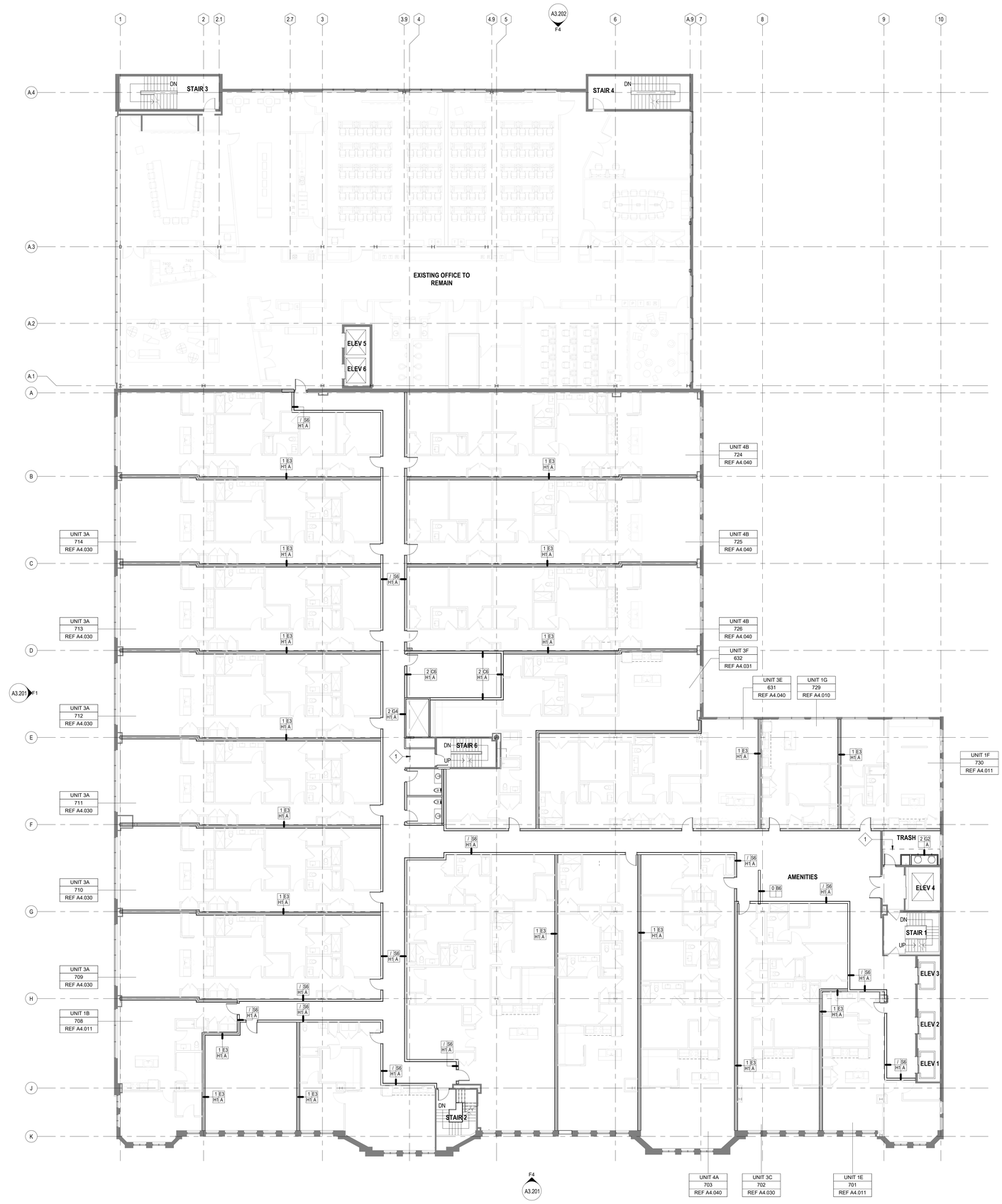

F1 / A2.107 PLAN - LEVEL 7
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
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7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
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Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS

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CENTENNIAL LOFTS

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 7 - CENTENNIAL

DRAWING NO.
A2.107

Job # 25.009626

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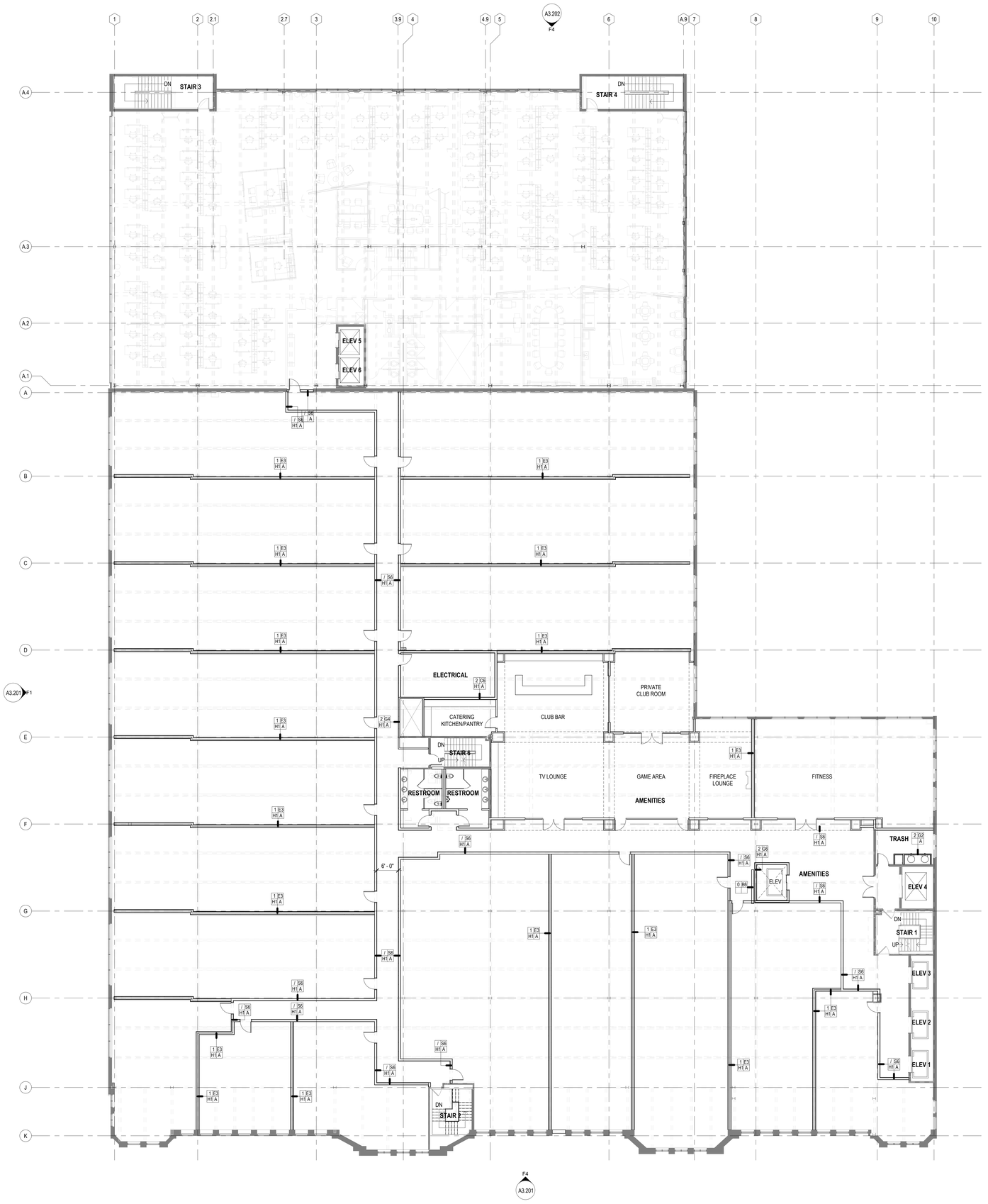
12/5/2025 4:55:37 PM



F1 / A2.108 PLAN - LEVEL 8
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 8 - CENTENNIAL

DRAWING NO.
A2.108

Job # 25.009626

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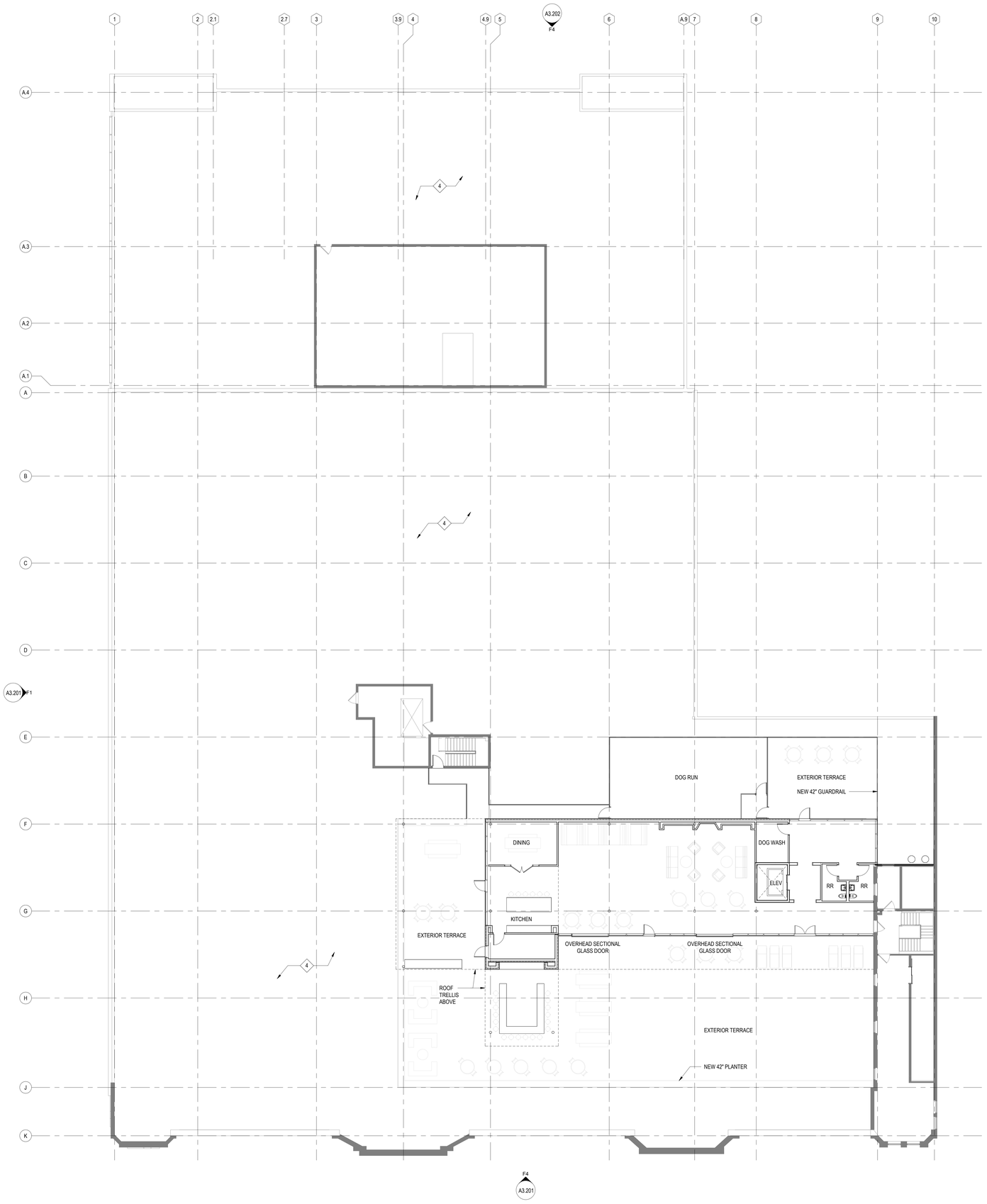

F1 A2.109 PLAN - PENTHOUSE
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KANSAS CITY MISSOURI

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Sara Copeland, FAICP
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
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Ph 312.658.0747

CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - PENTHOUSE - CENTENNIAL

DRAWING NO.
A2.109

Job # 25.009626

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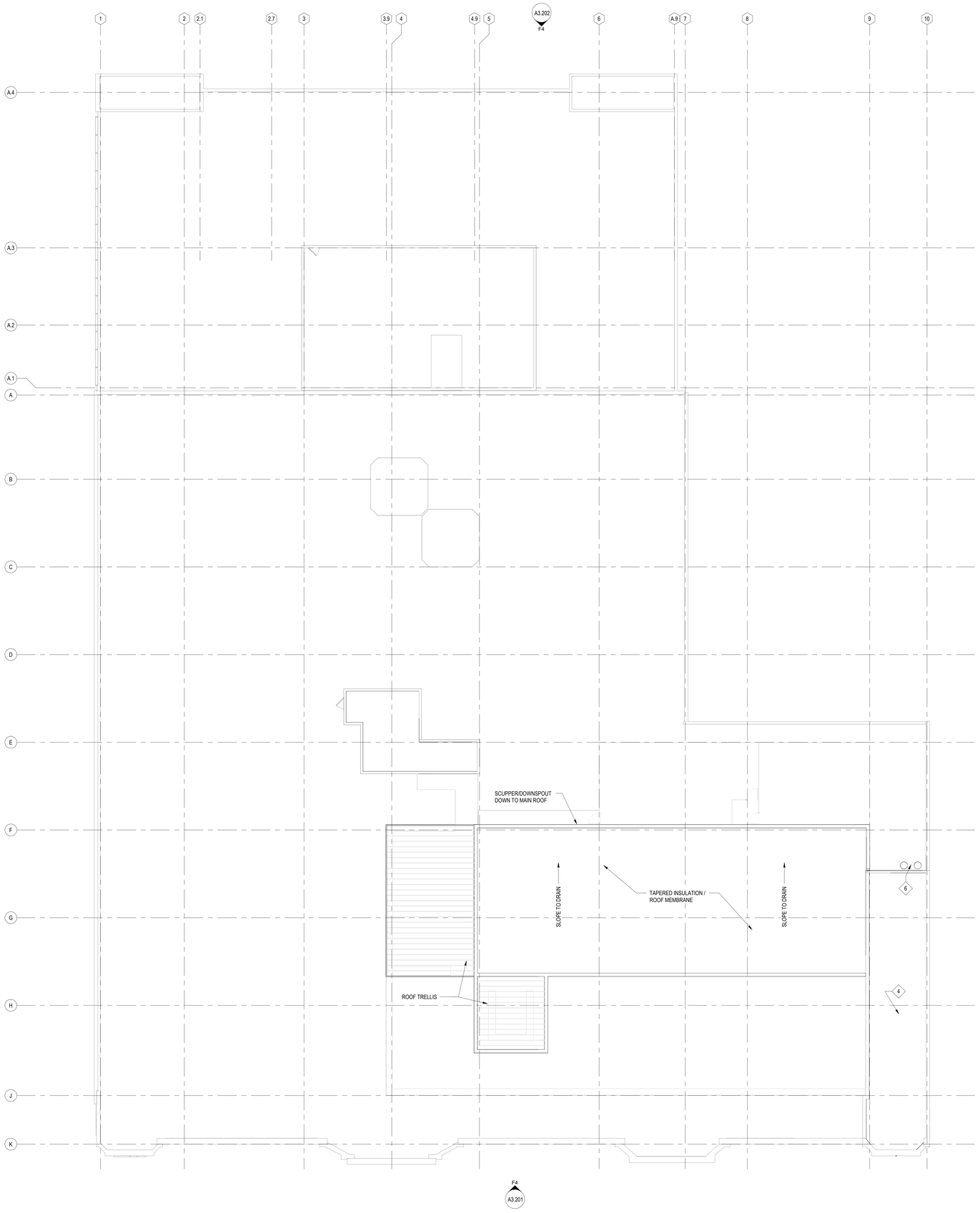

F1 A2.110 ROOF PLAN
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
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KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Gabriel
Secretary of the City Plan Commission

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE
6	NEW TRASH CHUTE VENTILATION THROUGH ROOF. PROVIDE NEW SLAB OPENING AND FLASH INTO NEW ROOFING

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35 EAST WACKER DRIVE, SUITE 1500
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Ph 312.658.0747

CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ROOF PLAN - CENTENNIAL

DRAWING NO.
A2.110

Job # 25.009626

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11/5/2025 4:55:39 PM

CENTENNIAL LOFTS

AMENITY ROOF DECK

EXISTING BUILDING - BRICK

EXTERIOR LOUNGE SEATING

EXTERIOR STOREFRONT & ROOF DECK GLAZING

CHARCOAL GRAY METAL PANEL & STOREFRONT GLAZING

EXTERIOR LOUNGE SEATING & PLANTER EDGE

EXTERIOR DINING AT STOREFRONT GLAZING

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
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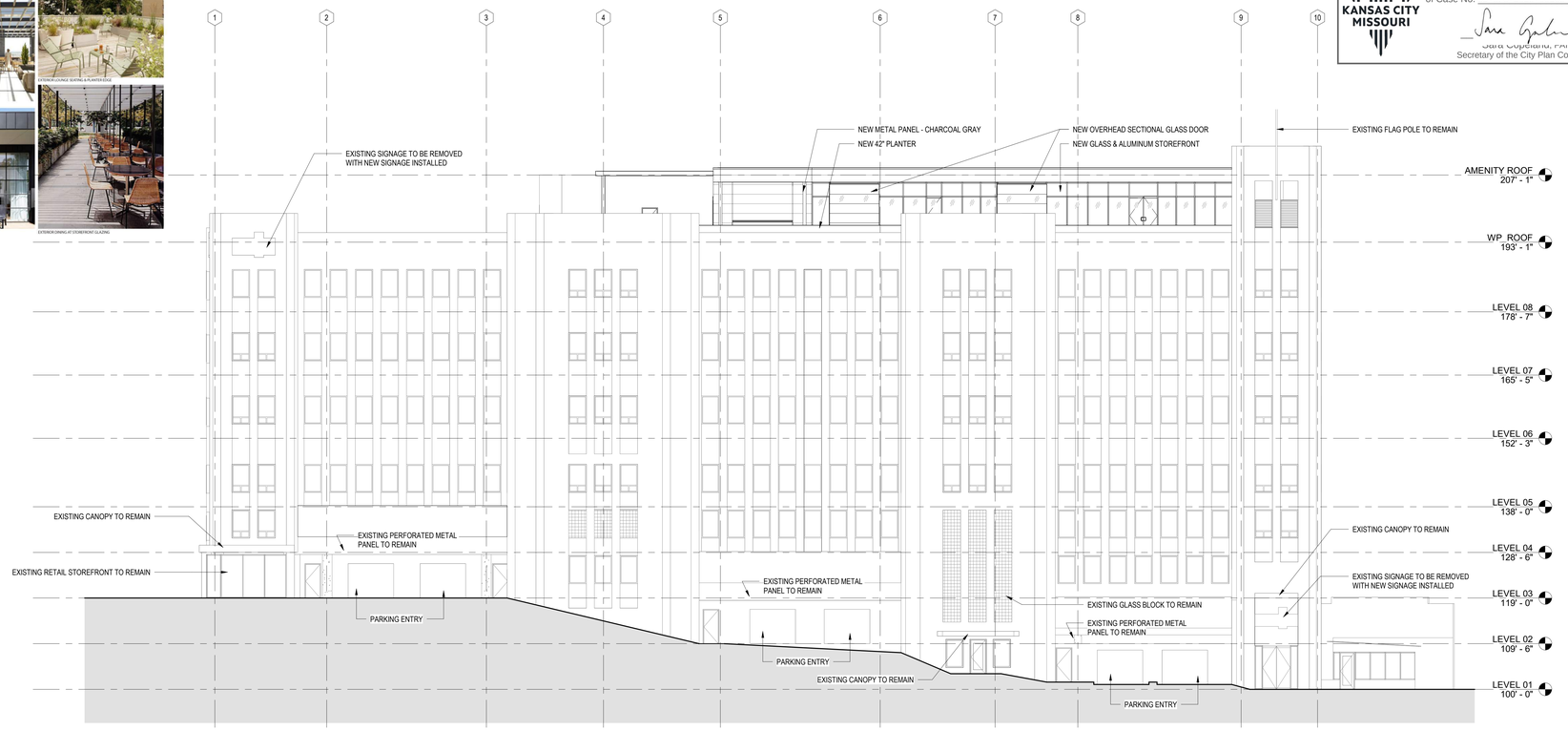
Secretary of the City Plan Commission



F4 / A3.201 SOUTH ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

F1 / A3.201 WEST ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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Ph 312.658.0747

CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.201

Job # 25.009626

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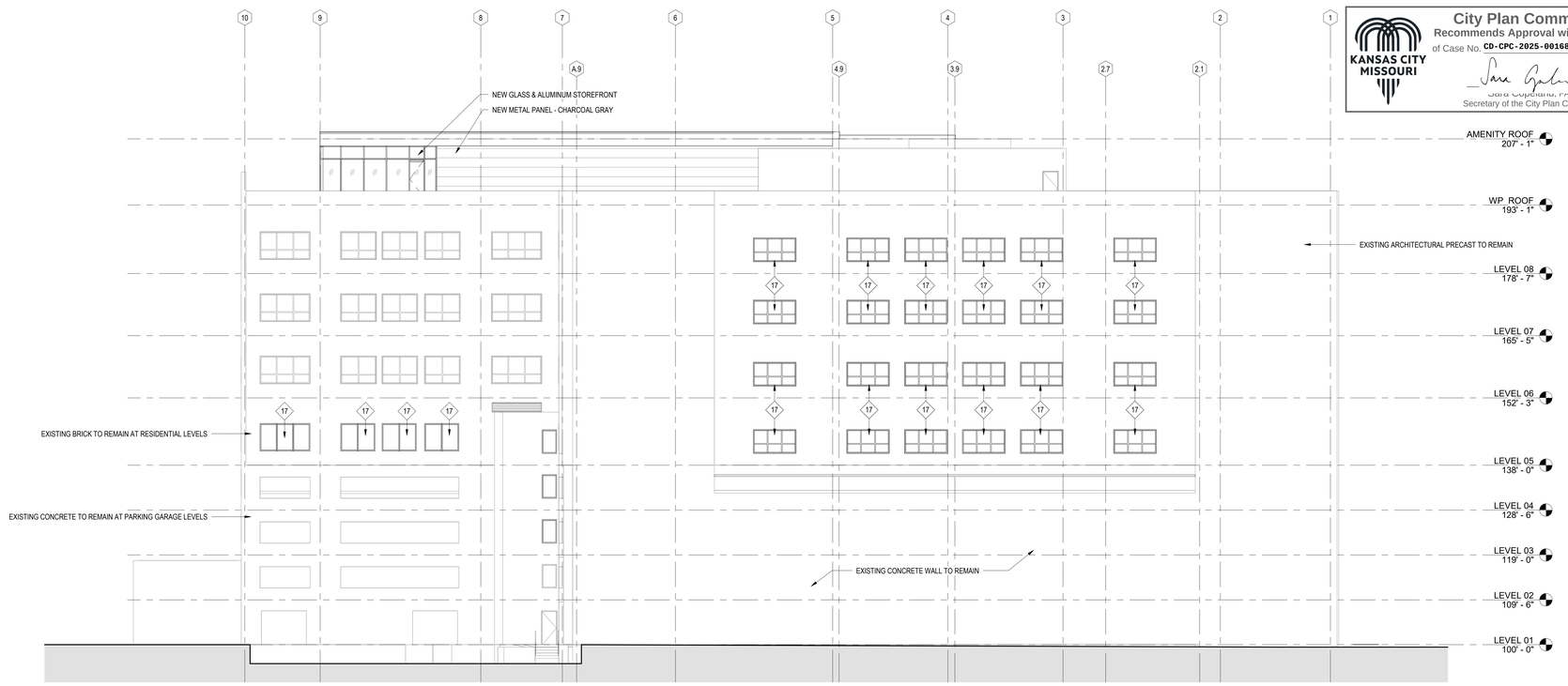
1/29/2026 4:55:40 PM



F4 / A3.202 NORTH ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

F1 / A3.202 EAST ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
17	NEW STOREFRONT WINDOW WITH INSULATED GLAZING. MULLION CONFIGURATION TO MATCH EXISTING WINDOW.

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission
KANSAS CITY MISSOURI

Lamar Johnson Collaborative
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PH 312.658.0747

CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.202

Job # 25.009626

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1/15/2026 4:55:41 PM

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
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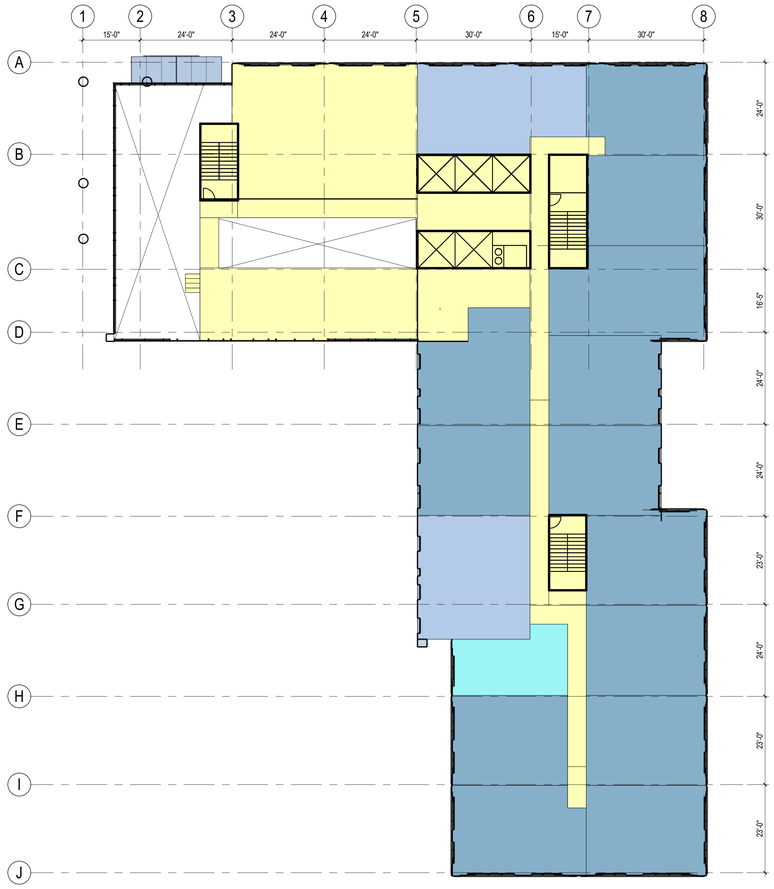
Secretary of the City Plan Commission

LEGEND
- RETAIL
- AMENITY
- UTILITIES
- GARAGE / LOADING
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM



2 P-001 **LEVEL 02 FLOOR PLAN**
1/16" = 1'-0"

1 P-001 **LEVEL 01 FLOOR PLAN**
1/16" = 1'-0"

Stantec
Stantec Architecture and Engineering P.C.
40 Water Street Third Floor
Boston, MA 02109-3604
Tel: (617) 234-3100
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-001

*Pick location in Project Information>
MEP/A/S/P/L/I/C/E/R/X/1
MEP/A/S/P/L/I/C/E/R/X/1
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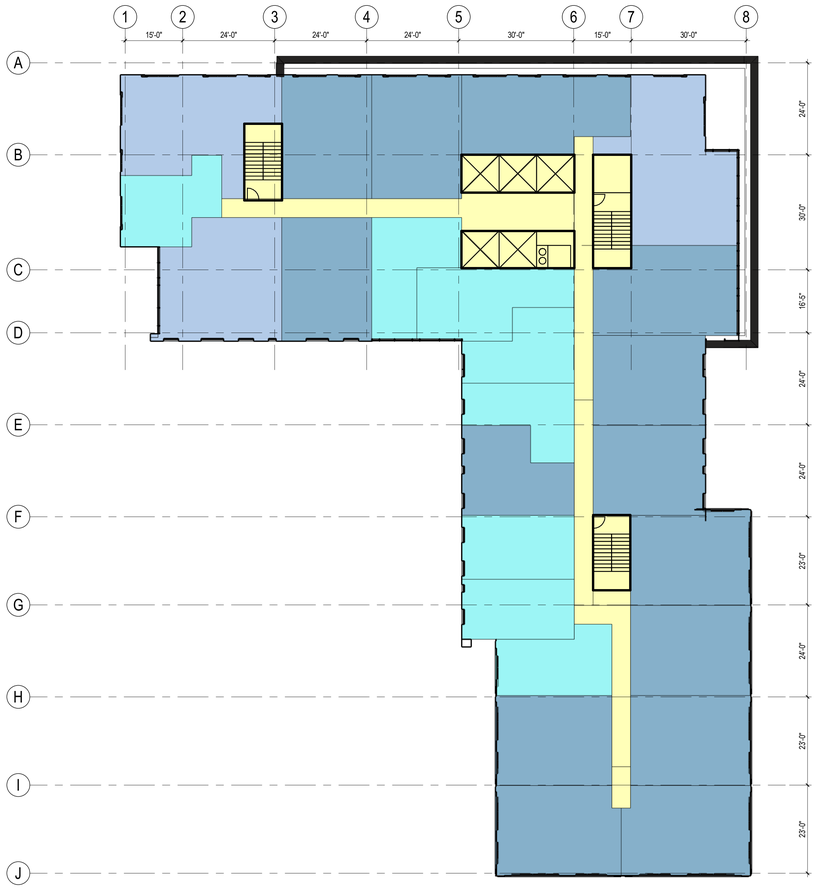
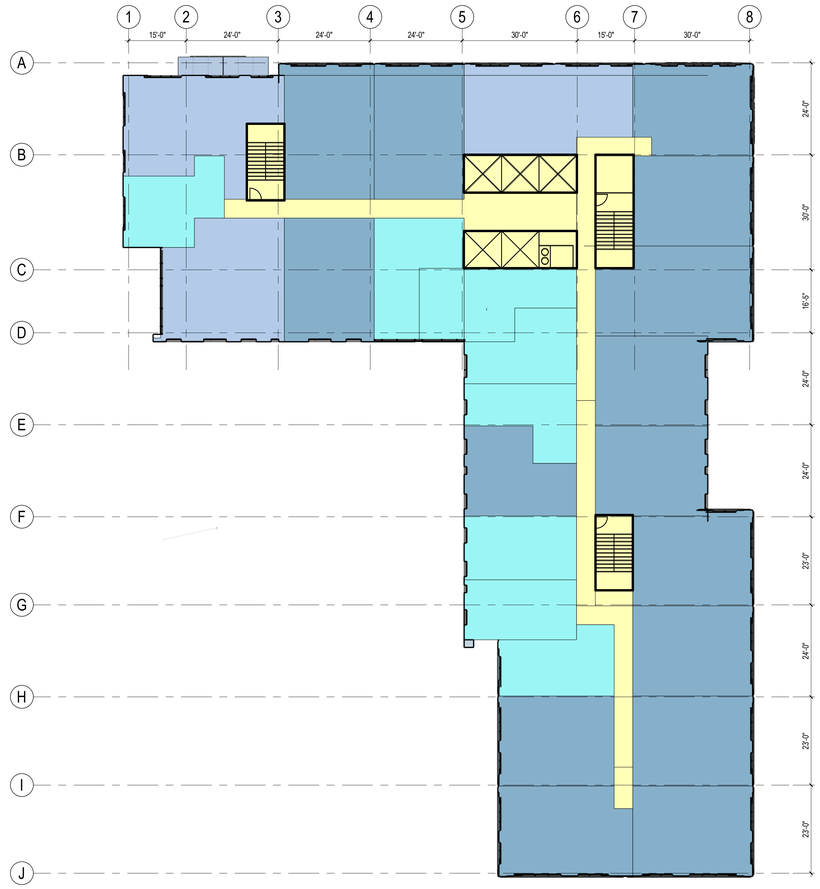
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

LEGEND
- AMENITY
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM



2 P-002 **LEVEL 07 FLOOR PLAN**
1/16" = 1'-0"



1 P-002 **LEVEL 03 FLOOR PLAN**
1/16" = 1'-0"

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Tel.: (617) 234-3100
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Owner

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PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-002

*Pick location in Project Information
DO NOT DELETE ANY KEY
Delete this and any key not in use

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Recommends Approval with Conditions
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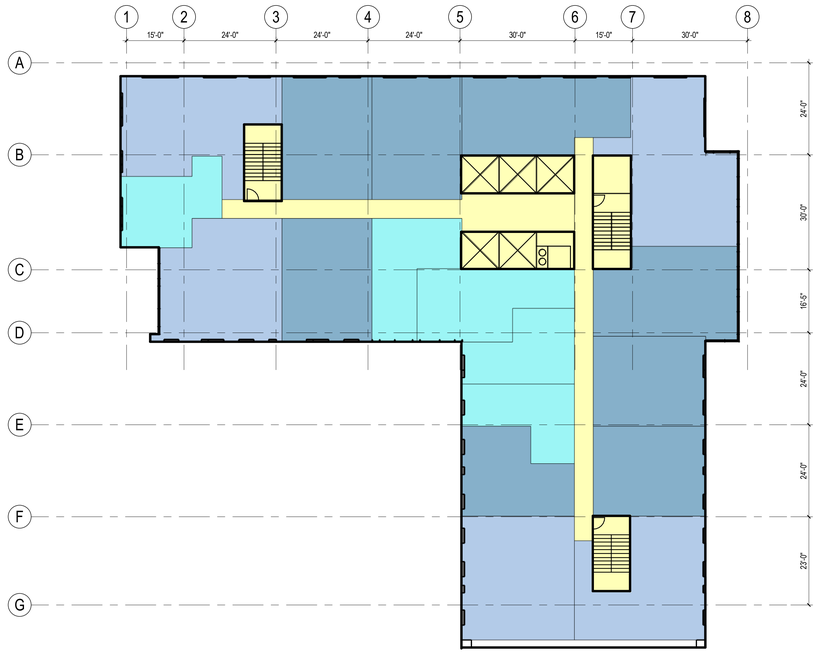
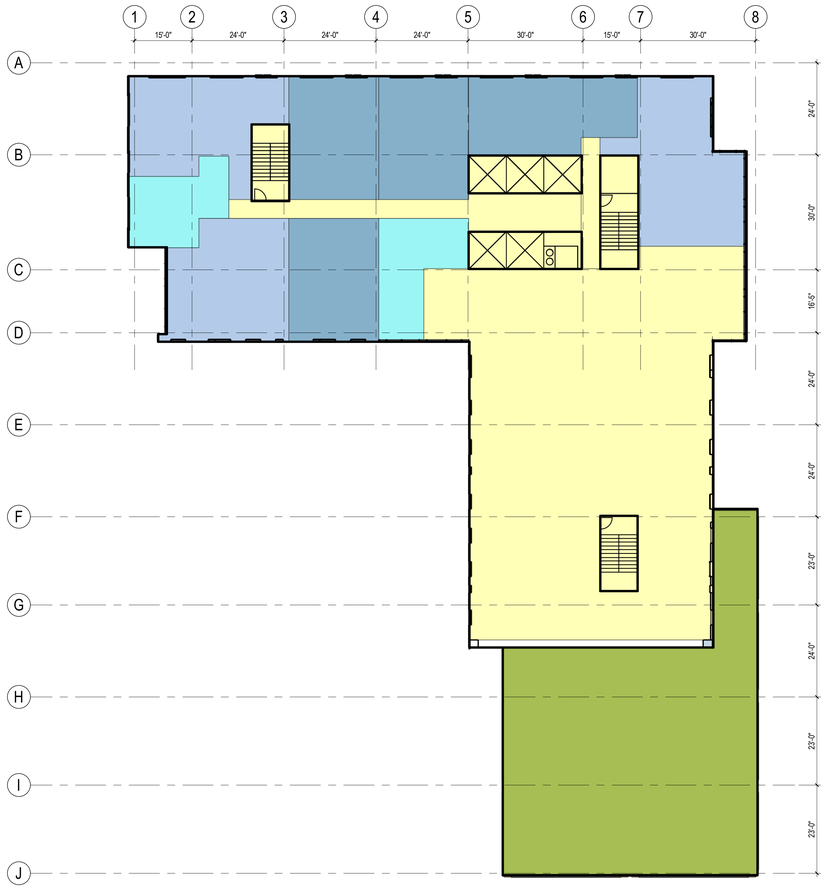
Sara Copeland, FAICP
Secretary of the City Plan Commission

LEGEND

- AMENITY
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- OUTDOOR AMENITY



2 P-003 **TYPICAL TOWER LEVEL**
1/16" = 1'-0"



1 P-003 **LEVEL 12**
1/16" = 1'-0"

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40 Water Street Third Floor
Boston, MA 02109-3604
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www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Preliminary Urban Redevelopment Plan	10.20.2025
Issued/Revision	YYYY.MM.DD

Permit/Seal

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CONSTRUCTION**

Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-003

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City Plan Commission
Recommends Approval with Conditions
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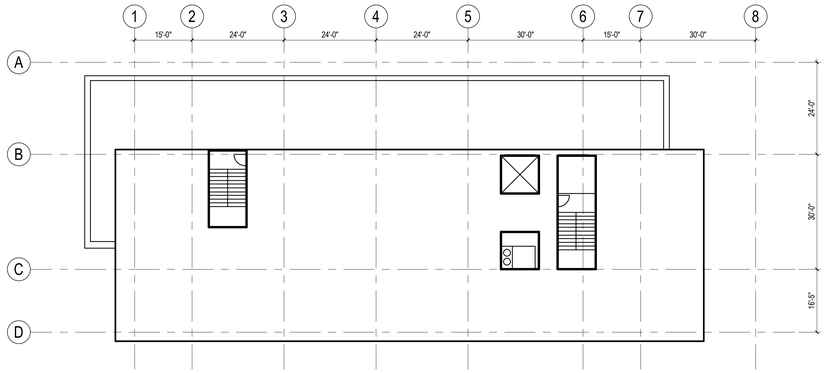
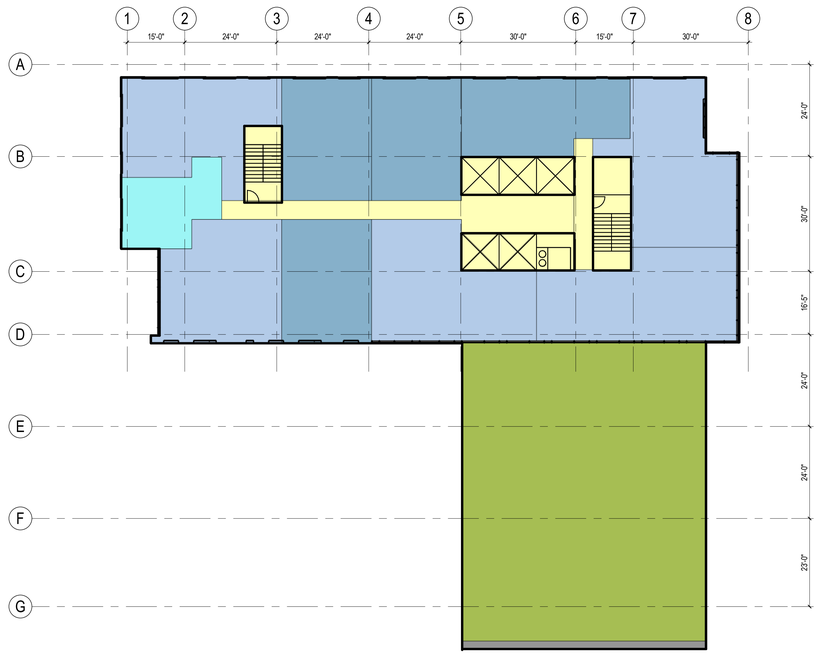


3 P-004 **ROOF LEVEL**
1/16" = 1'-0"

2 P-004 **LEVEL 26**
1/16" = 1'-0"

LEGEND
- AMENITY
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- OUTDOOR AMENITY
- MECHANICAL



1 P-004 **LEVEL 25**
1/16" = 1'-0"

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40 Water Street Third Floor
Boston, MA 02109-3604
Tel: (617) 234-3100
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Owner

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Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision YYYY.MM.DD

Permit/Seal

**PRELIMINARY
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CONSTRUCTION**

Scale 1/16" = 1'-0"
Project No. 218421613

FLOOR PLANS

P-004

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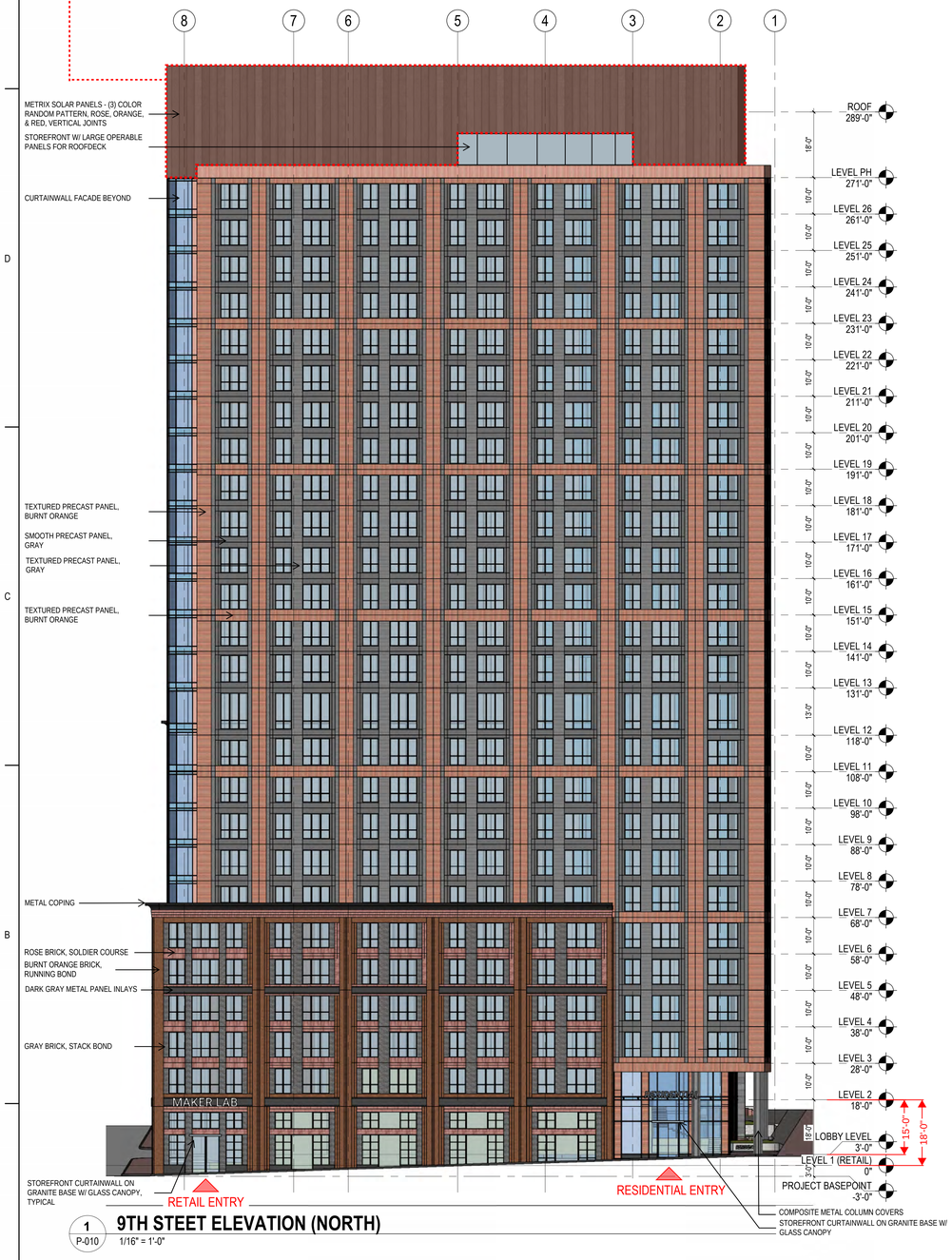
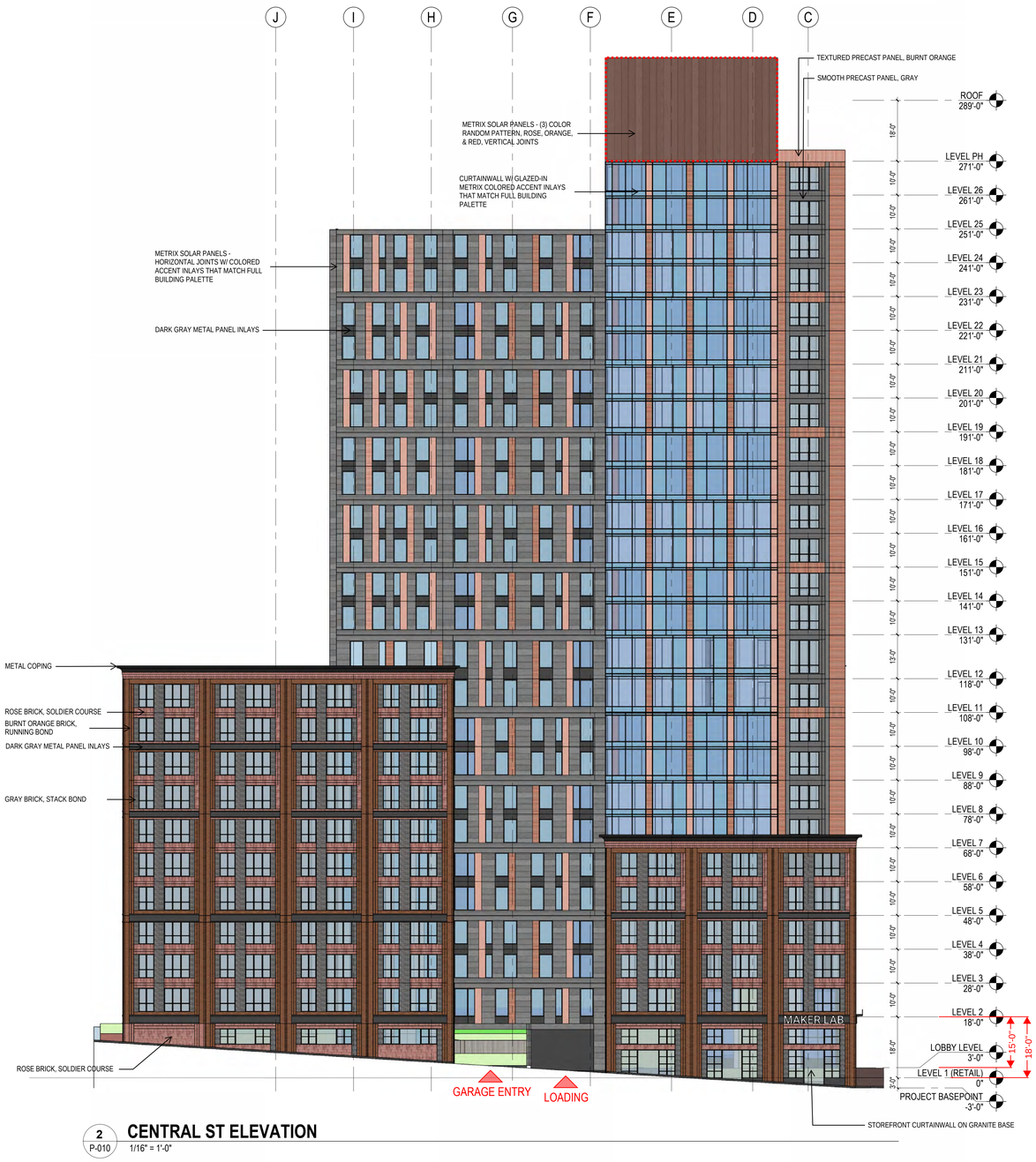
PENTHOUSE DESIGN INTENT

- METRIX SOLAR METAL PANEL PRODUCT
- REFLECTIVE, GLASSY FINISH
- LIGHTWEIGHT FEEL

EXTERIOR MATERIALS LIST		
DESCRIPTION	COLOR / TEXTURE / PATTERN	LOCATION
BRICK MASONRY	RED, SOLDIER COURSE	ACCENT AT WINDOWS IN PODIUM
BRICK MASONRY	BURNT ORANGE, RUNNING BOND	BRICK PIERS AT PODIUM
BRICK MASONRY	GRAY, STACK BOND	ACCENT AT PODIUM
PRECAST PANELS	BURNT ORANGE, LINEAR TEXTURE	MAIN TOWER FIELD ON 9TH STREET, ACCENTS REMAINING TOWER FACADES
PRECAST PANELS	GRAY, LINEAR TEXTURE	ACCENT ON 9TH STREET TOWER, MAIN FIELD ON REMAINING TOWER FACADES
PRECAST PANELS	GRAY, SMOOTH TEXTURE	ACCENT ON 9TH STREET TOWER, MAIN FIELD ON REMAINING TOWER FACADES
METRIX SOLAR PANELS	ROSE, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
METRIX SOLAR PANELS	ORANGE, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
METRIX SOLAR PANELS	RED, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
GLASS CURTAIN WALL	CLEAR W/ ACCENT SOLAR PANEL INLAYS	TOWER FACADE MAIN FIELDS ON CENTRAL & MAY ST & PLAZA FACADE
GLASS STOREFRONT	CLEAR W/ ACCENT MULLION PATTERNS	MAIN LOBBY & RETAIL STOREFRONT/ENTRANCE, GLASS CANOPY INCLUDED AT ENTRY DOORS
METAL PANEL	BRUSHED STAINLESS STEEL	COLUMN COVERS AT MAIN LOBBY AT MAY STREET
METAL PANEL	DARK GRAY, SMOOTH	ACCENTS AT WINDOWS IN PODIUM



1 P-010 **9TH STEET ELEVATION (NORTH)**
1/16" = 1'-0"



2 P-010 **CENTRAL ST ELEVATION**
1/16" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

Stantec

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Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Preliminary Urban Redevelopment Plan	10.20.2025
Issued/Revision	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

PROJECT ELEVATIONS - NORTH & SOUTH

P-010

*Pick location in Project Information (Shift+P) to update Sheet Index Table
2021 ANSI D (22" x 34")
Autodesk Docs://...sdb*

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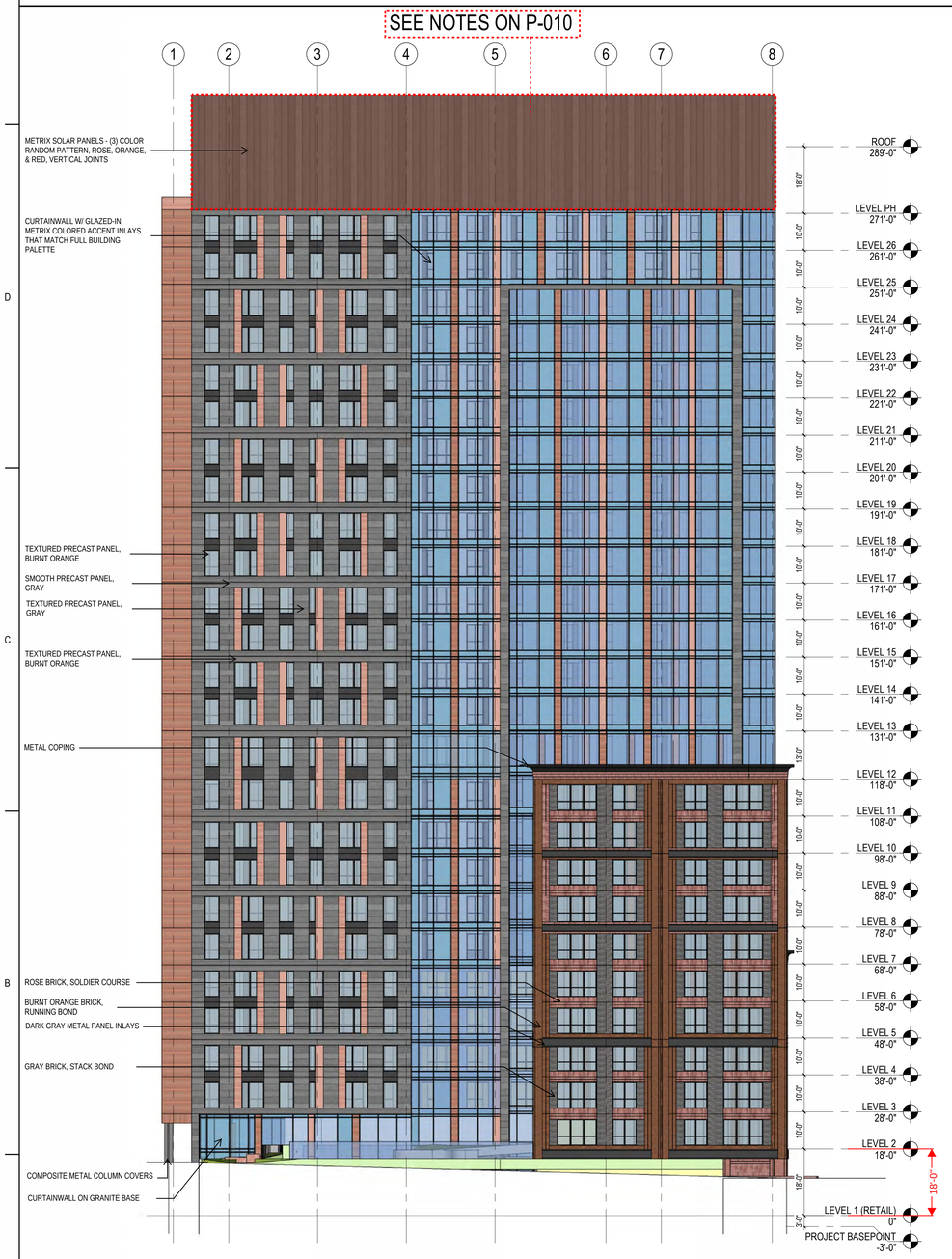
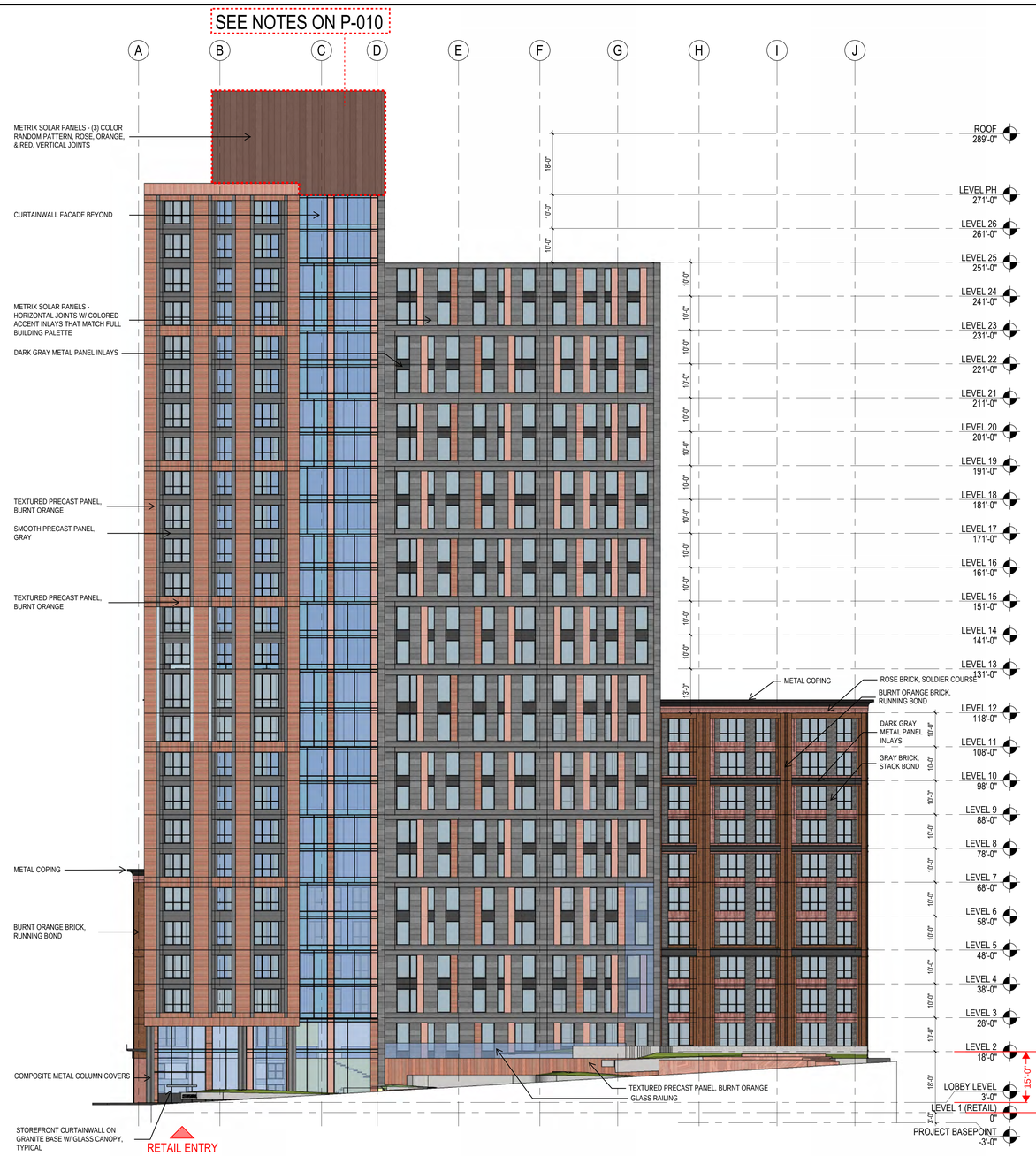
EXTERIOR MATERIALS LIST		
DESCRIPTION	COLOR / TEXTURE / PATTERN	LOCATION
BRICK MASONRY	RED, SOLDIER COURSE	ACCENT AT WINDOWS IN PODIUM
BRICK MASONRY	BURNT ORANGE, RUNNING BOND	BRICK PIERS AT PODIUM
BRICK MASONRY	GRAY, STACK BOND	ACCENT AT PODIUM
PRECAST PANELS	BURNT ORANGE, LINEAR TEXTURE	MAIN TOWER FIELD ON 9TH STREET, ACCENTS REMAINING TOWER FACADES
PRECAST PANELS	GRAY, LINEAR TEXTURE	ACCENT ON 9TH STREET TOWER, MAIN FIELD ON REMAINING TOWER FACADES
PRECAST PANELS	GRAY, SMOOTH TEXTURE	ACCENT ON 9TH STREET TOWER, MAIN FIELD ON REMAINING TOWER FACADES
METRIX SOLAR PANELS	ROSE, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
METRIX SOLAR PANELS	ORANGE, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
METRIX SOLAR PANELS	RED, GLOSS, RANDOM PATTERN	PENTHOUSE CLADDING WRAP & ACCENTS ON ALL TOWER FACADES, GENERATES ELECTRICITY
GLASS CURTAIN WALL	CLEAR W/ ACCENT SOLAR PANEL INLAYS	TOWER FACADE MAIN FIELDS ON CENTRAL & MAY ST & PLAZA FACADE
GLASS STOREFRONT	CLEAR W/ ACCENT MULLION PATTERNS	MAIN LOBBY & RETAIL STOREFRONT/ENTRANCE, GLASS CANOPY INCLUDED AT ENTRY DOORS
METAL PANEL	BRUSHED STAINLESS STEEL	COLUMN COVERS AT MAIN LOBBY AT MAY STREET
METAL PANEL	DARK GRAY, SMOOTH	ACCENTS AT WINDOWS IN PODIUM



1 P-011 **PLAZA ELEVATION (SOUTH)**
1/16" = 1'-0"



2 P-011 **MAY ST ELEVATION**
1/16" = 1'-0"

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Boston, MA 02109-3604
Tel.: (617) 234-3100
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Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

PROJECT ELEVATIONS - EAST & WEST

P-011

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00168** on **01/07/2026**

Sara Copeland, FAICP
Secretary of the City Plan Commission

*Pick location in Project Information
DO NOT CHANGE SCALE AS
PRINTED. SCALE AS NOTED

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City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
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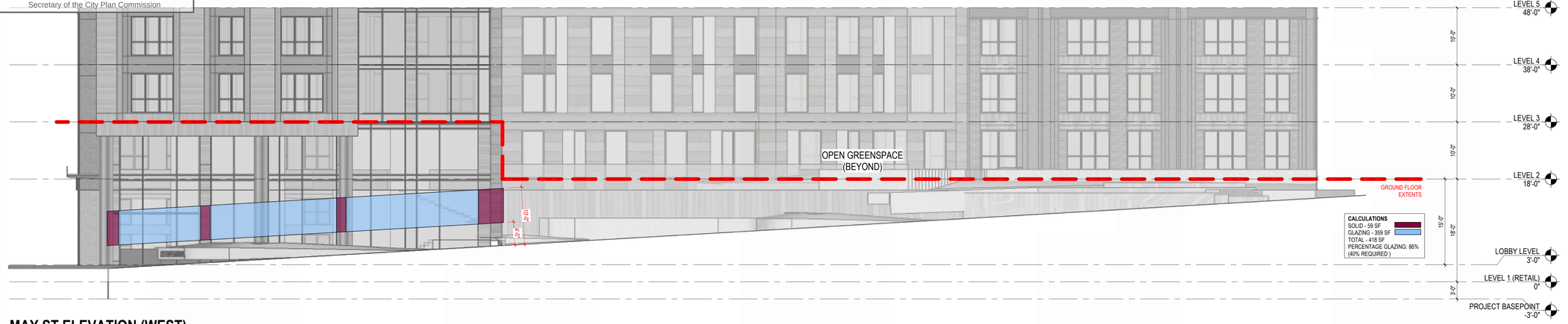


3 P-012 MAY ST ELEVATION (WEST)

1/8" = 1'-0"

2 P-012 CENTRAL ST ELEVATION (EAST)

1/8" = 1'-0"

1 P-012 9TH ST ELEVATION (NORTH)

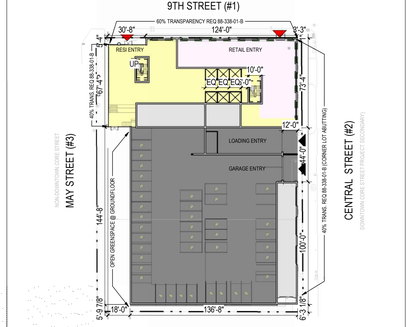
1/8" = 1'-0"

COLOR LEGEND

- SOLID WALL
- WINDOW
- GROUND FLOOR EXTENTS
- SIDEWALK OFFSET EXTENTS

STREET LEGEND

1" = 50'-0"



88-338-01-B GROUND FLOOR TRANSPARENCY:
1. At least 60% of the street - facing building facade between 4 feet and 10 feet above the sidewalk must be comprised of windows that allow views of indoor commercial space, or product displace areas, or display of art, murals or interactive lighting.
On corner lots, this 60% transparency requirement applies only along one street.
The minimum transparency standard abutting secondary streets is 40%

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Notes

Preliminary Urban Redevelopment Plan	10.20.2025
Issued/Revision	YYYY.MM.DD

Permit/Seal

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Scale	As indicated
Project No.	218421613

GROUND FLOOR TRANSPARENCY DIAGRAMS

P-012

*Pick location in Project Information
Dialog box and Project Location
Drawing Set - default

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Recommends Approval with Conditions
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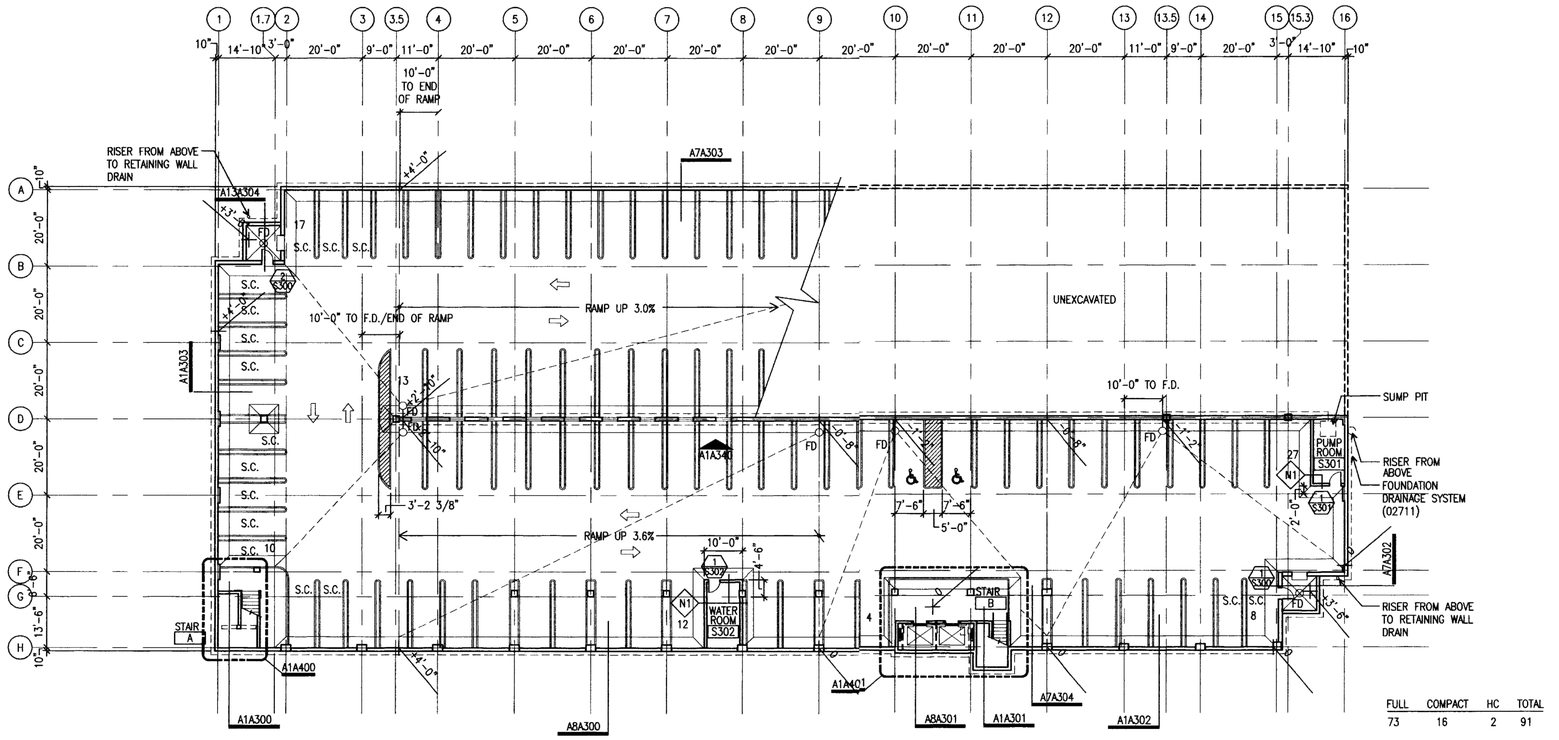
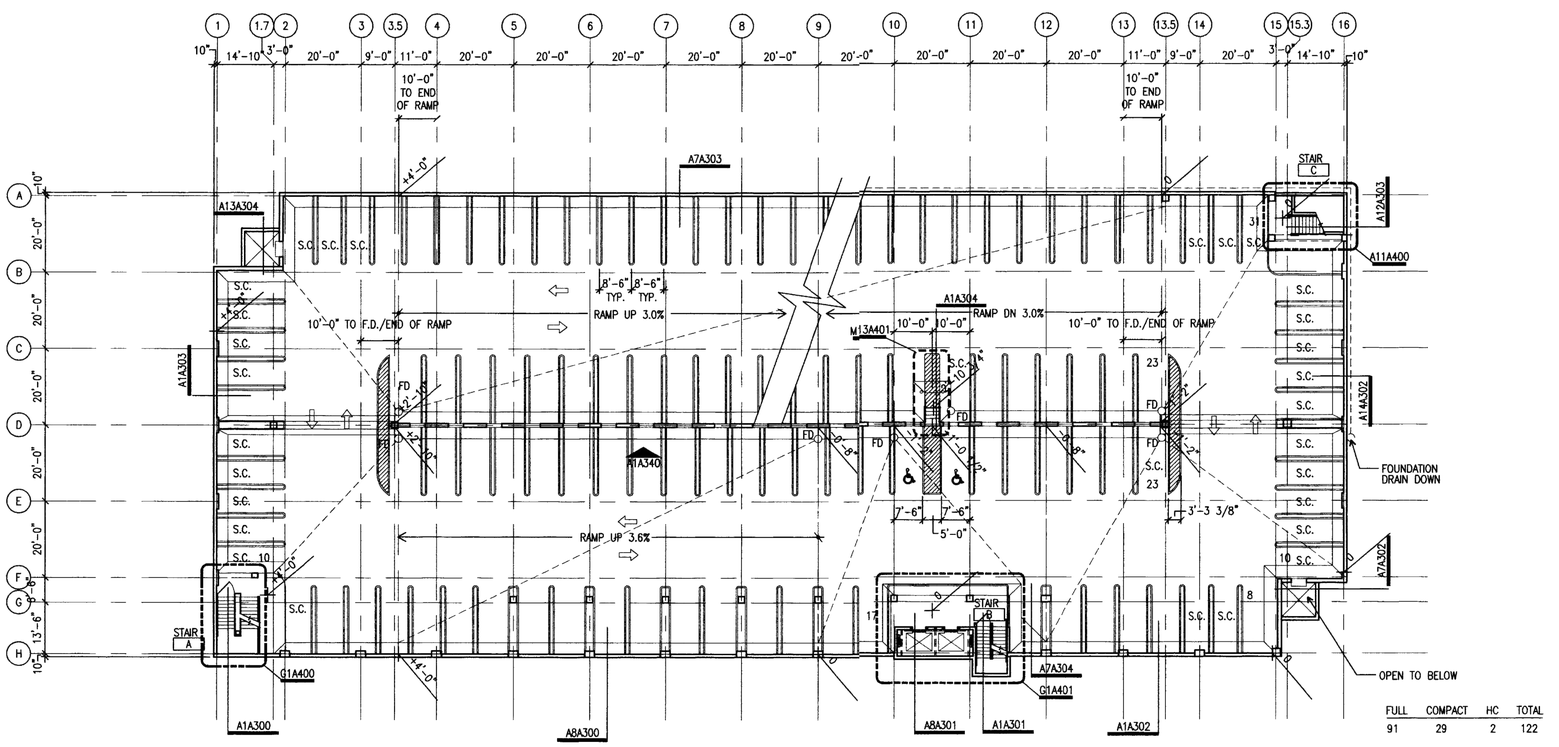


FULL	COMPACT	HC	TOTAL
73	16	2	91

J6 Garage Plan Level S3
1/16" = 1'-0"
0 4 8 16 FT
RE:



FULL	COMPACT	HC	TOTAL
91	29	2	122

A6 Garage Plan Level S2
1/16" = 1'-0"
0 4 8 16 FT
RE:

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Tel. 913-905-3415
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Owner

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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
JR Planning Submission	2025.09.05

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - FLOOR PLANS LEVEL S3, S2

G-100

ORIGINAL SHEET - ARCH E1
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Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026

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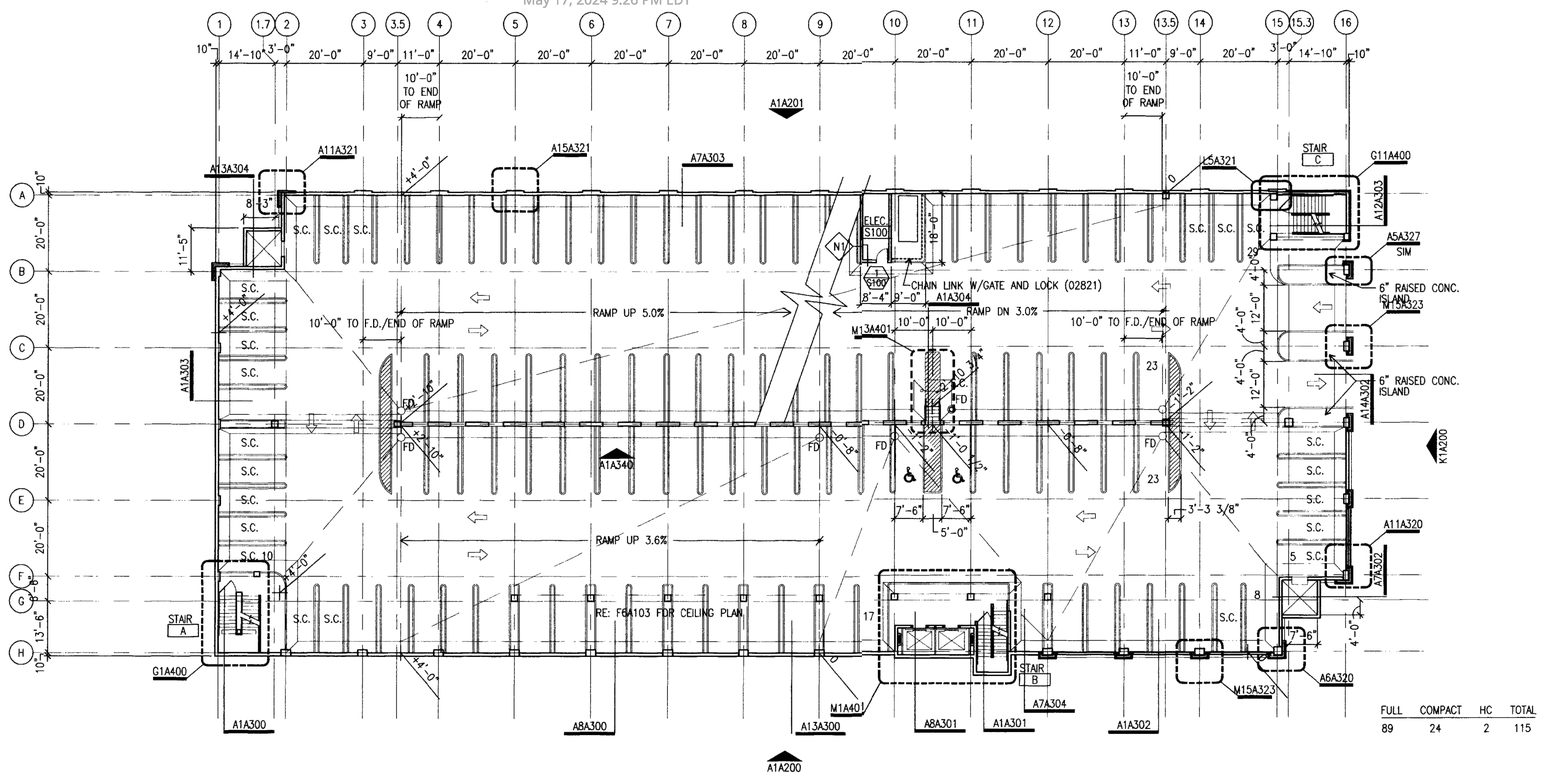
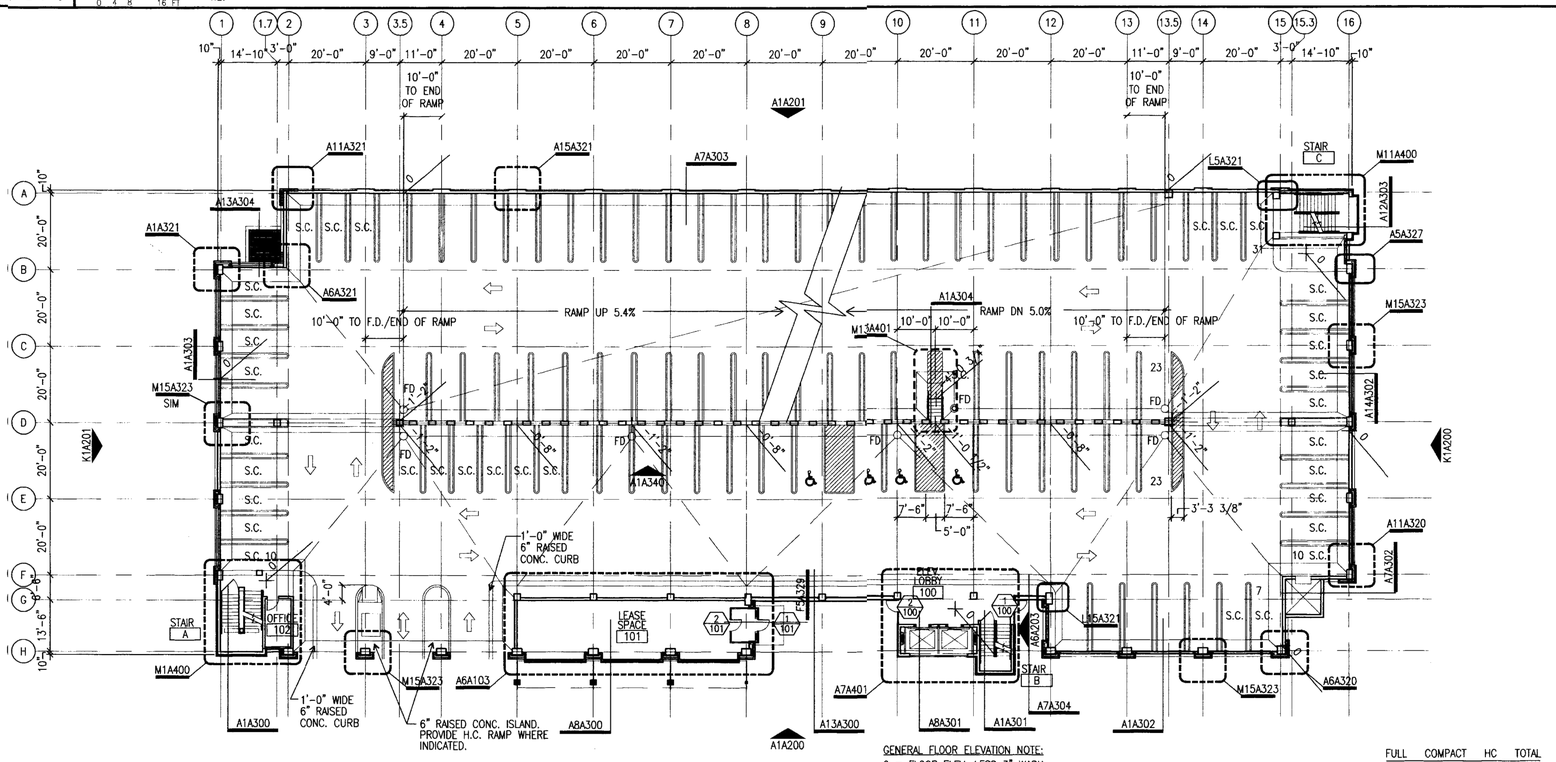


J6 Garage Plan Level S1

1/16" = 1'-0" RE:



A6 Garage Plan Level 1

1/16" = 1'-0" RE:

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Kansas City MO 66208
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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

City Comments Response	11.24.2025
UR Rezoning Submission	10.24.2025
Issued/Revision	YYYY.MM.DD

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Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - FLOOR PLANS LEVEL S1, 1

G-101

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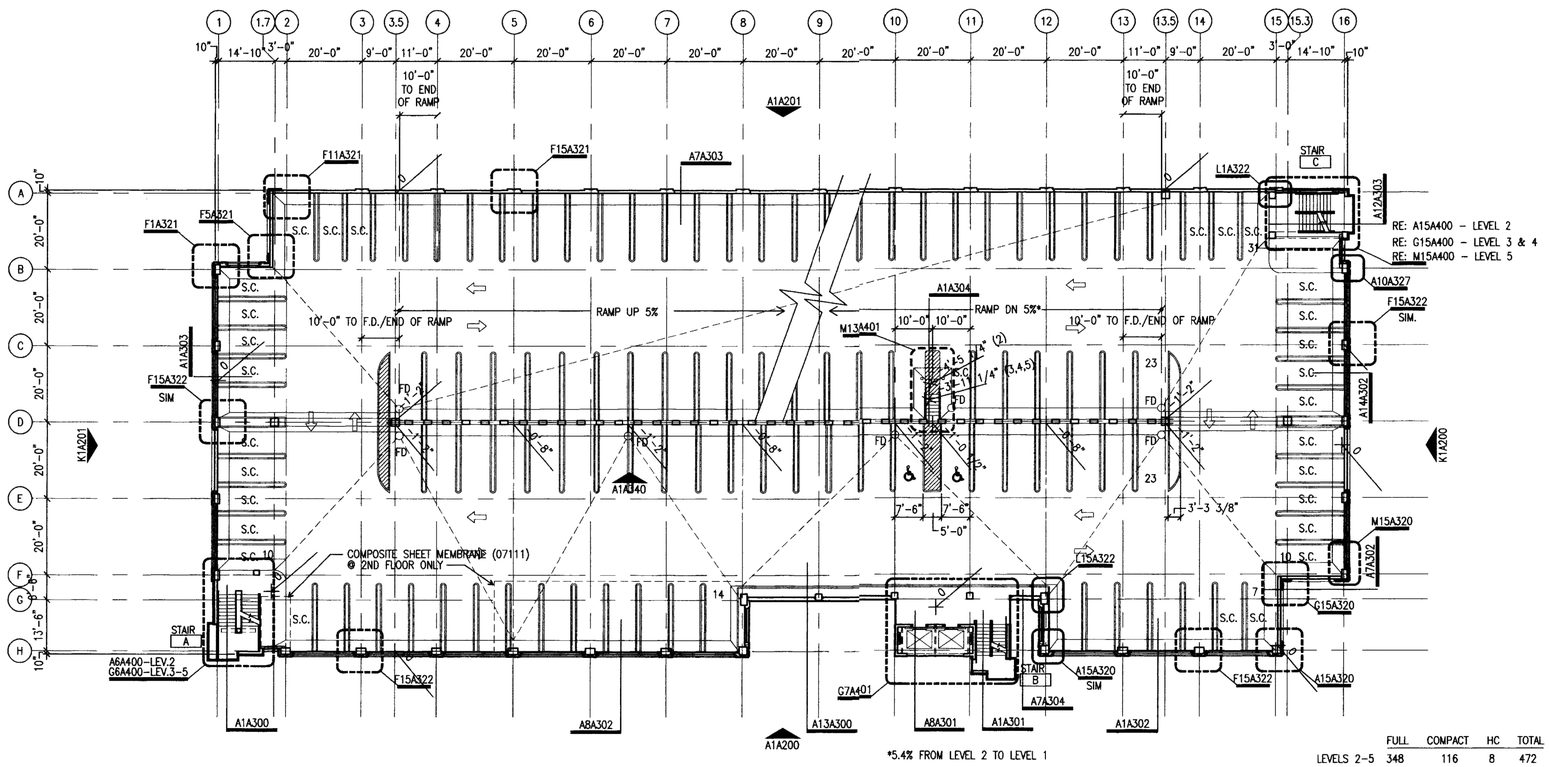
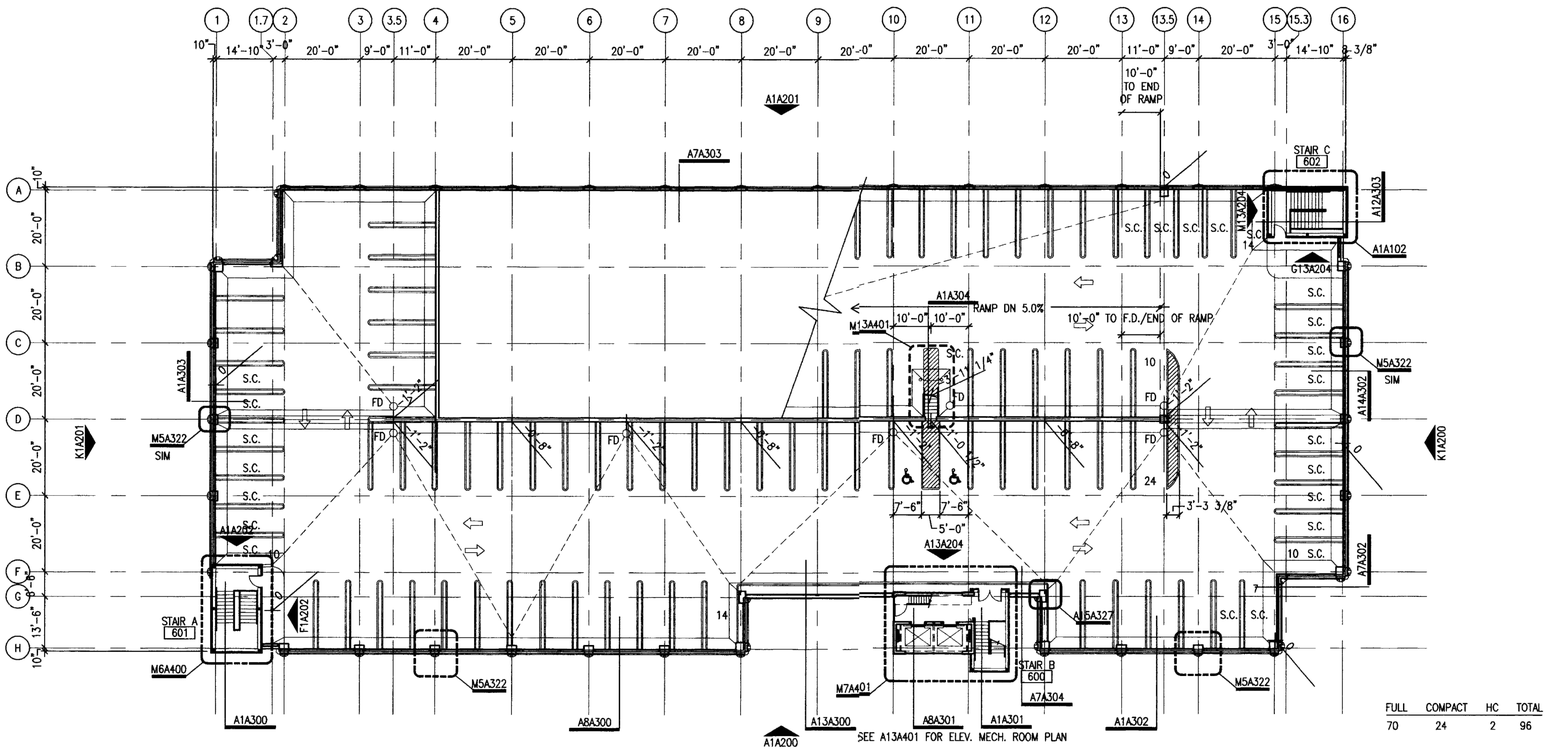


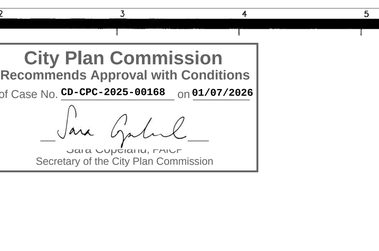
LEVELS 2-5	FULL	COMPACT	HC	TOTAL
	348	116	8	472

J6 Garage Plan Level (2-5)

1/16" = 1'-0" RE:

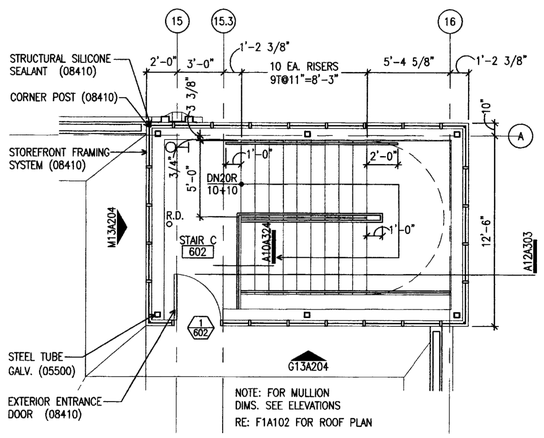


FULL	COMPACT	HC	TOTAL
70	24	2	96



F1 Typical Roof Plan

1/4" = 1'-0" RE: A1A102, M6A400



A1 Stair "C" Level 6

1/4" = 1'-0" RE: A6A102

A6 Garage Plan Level 6

1/16" = 1'-0" RE:

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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
08 Planning Submission	10.24.2025

Permit/Seal

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Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - FLOOR PLANS LEVEL 2-5, 6

G-102

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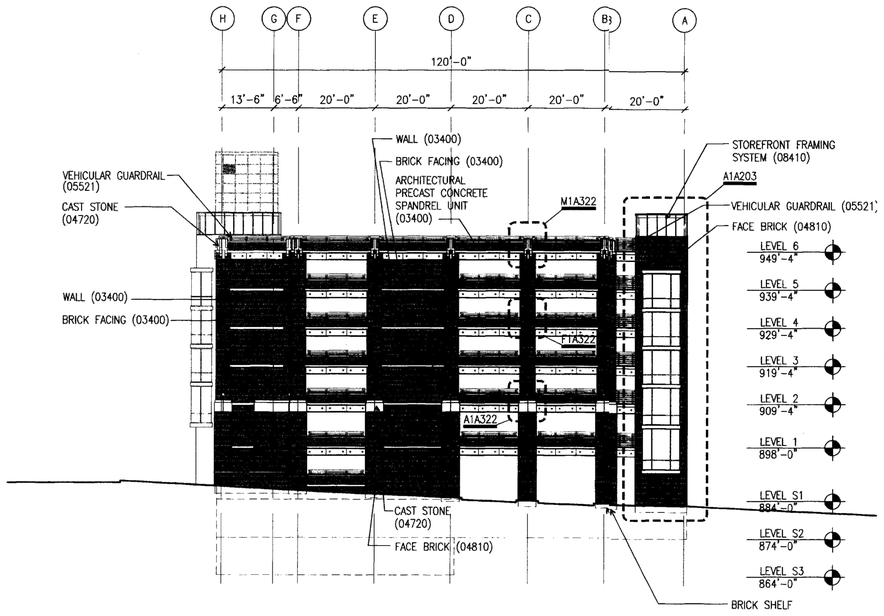
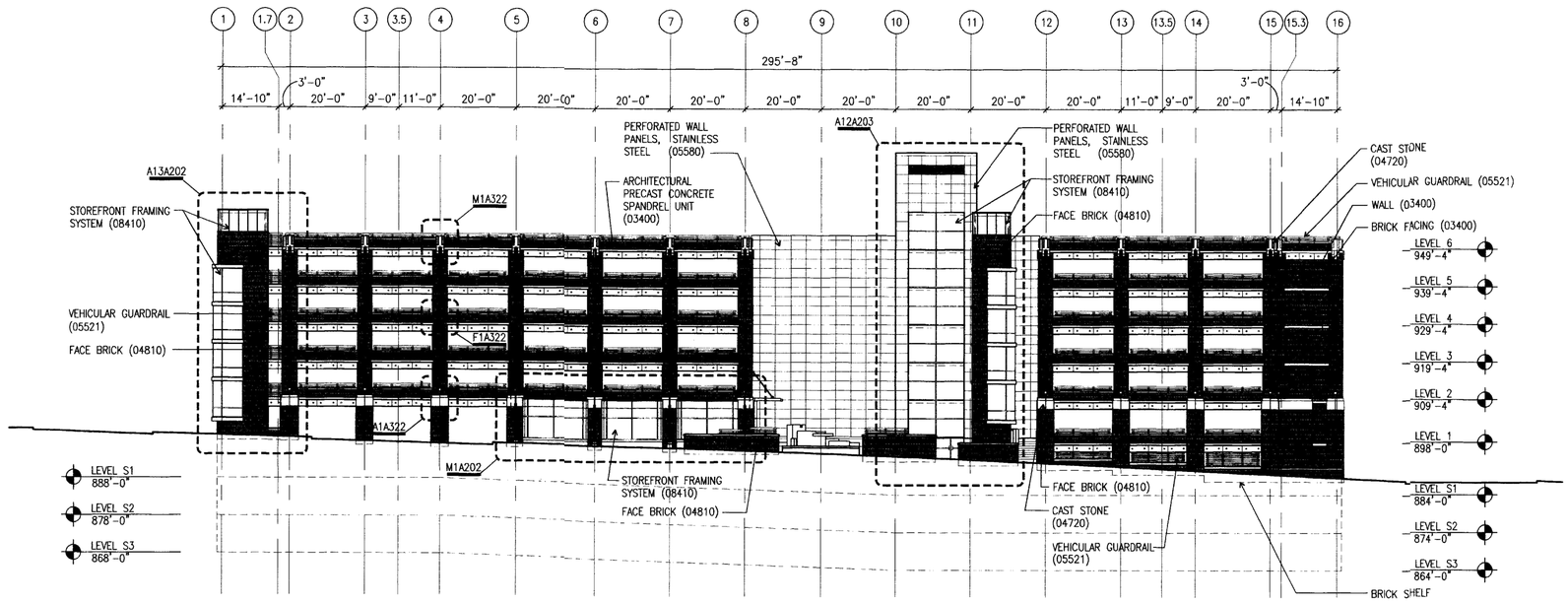


K1 East Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A6A101, J6A101, A6A102, J6A102



A1 South Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A6A101, J6A101, A6A102, J6A102

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City Plan Commission
Recommends Approval with Conditions
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Sara Copeland, FAICP
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KANSAS CITY MISSOURI

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UR Rezoning Submission	10.24.2025

Permit/Seal

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Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - EAST AND SOUTH ELEVATIONS

G-103

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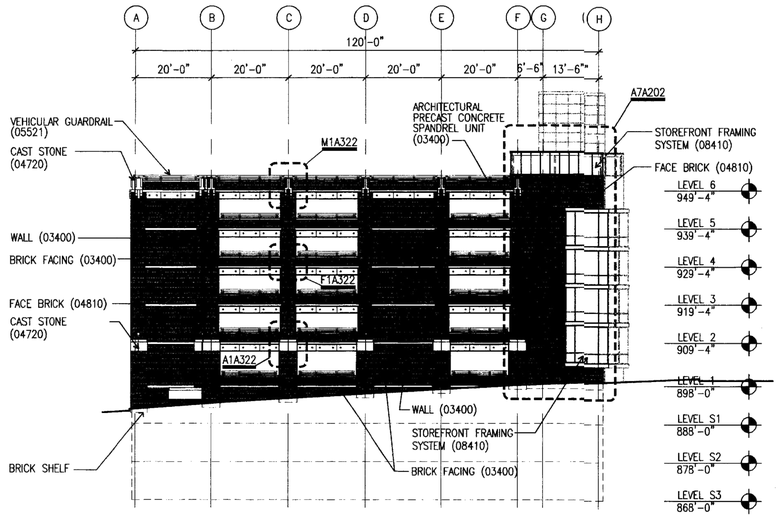
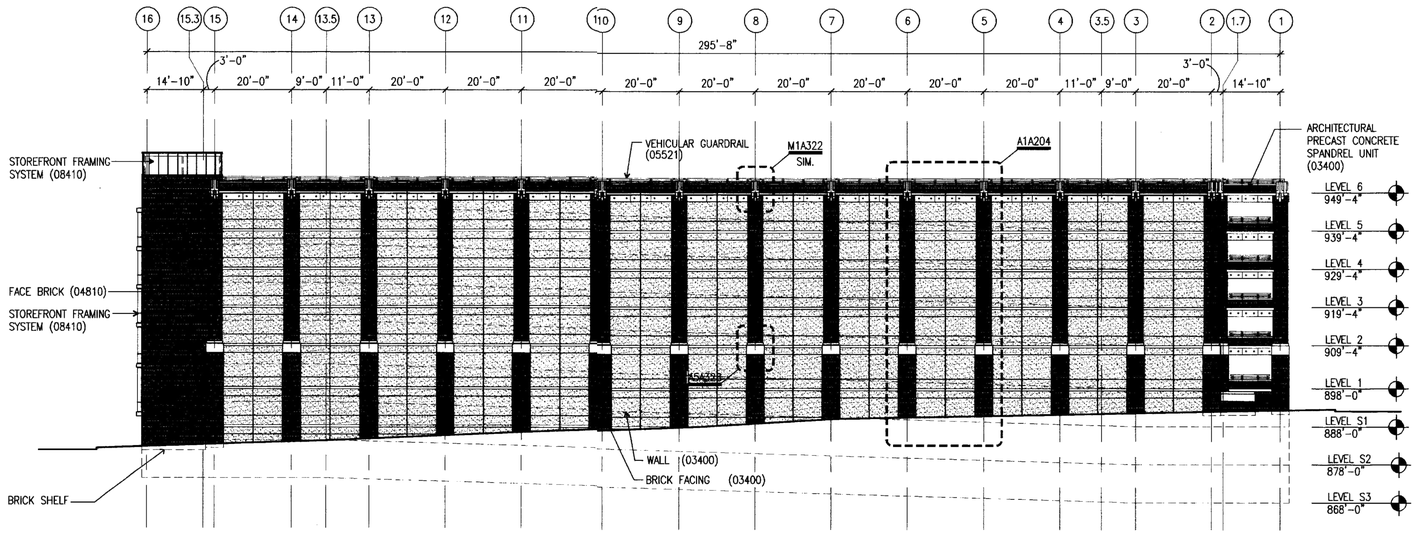


K1 West Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A101,A102



A1 North Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A101,A102

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Project Info

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Notes

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Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - WEST AND NORTH ELEVATIONS

G-104

Tuesday, October 21, 2025 1:59 PM

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

TRACT 1:
LOTS 16, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.9 FEET, MORE OR LESS, TO A POINT 95 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:
ALL THAT PART OF BLOCK 5, IN KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAY THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MAY STREET WITH THE NORTH RIGHT-OF-WAY LINE OF 9TH STREET, AS BOTH ARE NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 117 FEET, 8 INCHES, MORE OR LESS, TO A POINT 6 FEET, 4 INCHES WEST OF THE EAST LINE OF LOT 16, BLOCK 5 OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 16, A DISTANCE OF 130.2 FEET, MORE OR LESS, TO THE SOUTH LINE OF ALLEY; THENCE WEST ALONG SAID SOUTH LINE, 117 FEET, 8 INCHES, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF SAID MAY STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE 130.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 4:
LOT 17 AND THE EAST 6 FEET 4 INCHES OF LOT 16, EXCEPT THAT PART IN 9TH STREET, BLOCK 5, KING'S RESURVEY, BLOCKES NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 5:
LOTS 18, 19, 20 AND 21, BLOCK 5, KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI; TOGETHER WITH THE VACATED EAST 5 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE-DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13621; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B-4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

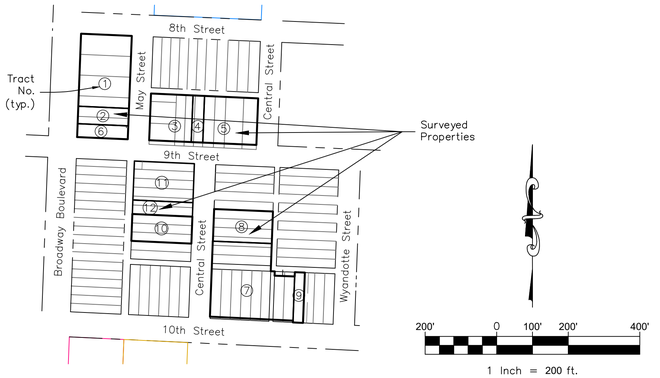
TRACT 9:
LOT 9, BLOCK 7, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 10:
LOTS 7, 8 AND 9, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 11:
LOTS 1, 2, 3, 4 AND THE NORTH 11 FEET OF LOT 5, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 12:
THE SOUTH 14 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00168 on 01/07/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission



GENERAL LOCATION MAP
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

ALTA TABLE A ITEMS:

1. ALL MAJOR CORNERS ON THE BOUNDARY WERE MONUMENTED WITH EITHER A ½" IRON BAR WITH CAP STAMPED "CF&S CLS 1999141100" OR A CHISELED + IN CONCRETE, UNLESS THE CORNER WAS ALREADY MONUMENTED OR REFERENCED BY AN EXISTING MONUMENT WHICH IS NOTED ON THIS MAP OR PLAT.
2. THE ADDRESSES OF THE SURVEYED PARCELS ARE:
   TRACT 1 – 801 BROADWAY BLVD.
   TRACT 2 – 801 BROADWAY BLVD.
   TRACT 3 – 809 MAY ST.
   TRACT 4 – 316 W. 9TH ST.
   TRACT 5 – 314 W. 9TH ST.
   TRACT 6 – 801 BROADWAY BLVD.
   TRACT 7 – 210 W. 10TH ST.
   TRACT 8 – 210 W. 10TH ST.
   TRACT 9 – 208 W. 10TH ST.
   TRACT 10 – 910 CENTRAL ST.
3. THE SURVEYED PARCELS OF LAND LIE WITHIN A FEMA FLOOD ZONE DESIGNATED AS "OTHER AREAS ZONE X" PER FEMA MAP NUMBER 29095C0252H, MAP REVISED DECEMBER 7, 2023.
   OTHER AREAS ZONE X: AREAS OF MINIMAL FLOOD HAZARD.
4. THE AREA OF THE SURVEYED PARCELS ARE:
   TRACT 1 – 28,793.13 SQ. FT. (0.66 ACRE ±)
   TRACT 2 – 6895.45 SQ. FT. (0.16 ACRE ±)
   TRACT 3 – 15,362.90 SQ. FT. (0.35 ACRE ±)
   TRACT 4 – 4217.05 SQ. FT. (0.10 ACRE ±)
   TRACT 5 – 19,538.40 SQ. FT. (0.45 ACRE ±)
   TRACT 6 – 5309.00 SQ. FT. (0.12 ACRE ±)
   TRACT 7 – 43,383.02 (0.99 ACRE ±)
   TRACT 8 – 14,787.40 SQ. FT. (0.34 ACRE ±)
   TRACT 9 – 3945.38 SQ. FT. (0.09 ACRE ±)
   TRACT 10 – 12,649.67 SQ. FT. (0.29 ACRE ±)
   TRACT 11 – 18,286.98 SQ. FT. (0.42 ACRE ±)
   TRACT 12 – 6575.33 SQ. FT. (0.15 ACRE ±
   TOTAL AREA=179,743.71 SQ. FT. (4.12 ACRE ±)
9. THE NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT. NUMBER AND TYPE OF PARKING SPACES IN PARKING STRUCTURES WERE NOT COUNTED.

SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT, THE CLIENT'S REPRESENTATIVE OR RESEARCHED BY THIS SURVEYOR.
   1.1. FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
   1.1.1. COMMITMENT NUMBER: NCS-1216970-KCTY
   1.1.2. COMMITMENT DATE: SEPTEMBER 26, 2025, AT 8:00 AM
   1.2. KANSAS CITY, MISSOURI GIS INFORMATION
   1.2.1. MAPS.KCMO.ORG/APPS/PARCELVIEWER
2. THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF SUBSURFACE UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY, THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. UTILITIES, IF SHOWN, ARE BASED UPON FIELD OBSERVATIONS OF GROUND MARKINGS PROVIDED BY MISSOURI ONE-CALL AND SHOULD BE CONSIDERED APPROXIMATE.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE, US FOOT.

SIGNIFICANT OBSERVATIONS:

1. BUILDING OVER PROPERTY LINE.

CERTIFICATION:

TO: 9TH AND CENTRAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY,
C/O ARNOLD DEVELOPMENT GROUP,
DST REALTY, INC., A MISSOURI CORPORATION,
FIRST AMERICAN TITLE INSURANCE COMPANY,
AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 AND 9 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: SEPTEMBER 12, 2025
DATE OF MAP OR PLAT: OCTOBER 20, 2025

STATE OF MISSOURI
LS-2569
RONALD E. SCHROER
REGISTERED LAND SURVEYOR

RONALD E. SCHROER, MISSOURI PLS 2569
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 1999141100

SCHEDULE B, PART II – EXCEPTIONS:

8. EASEMENT FOR RIGHT-OF-WAY OF NINTH STREET OVER THE SOUTH PART OF THE LAND, CONDEMNED BY ORDINANCE NO. 19374, AS RE-ESTABLISHED BY ORDINANCE NO. 14787. (TRACT 5) (Document not provided/unknown affect)
9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JANUARY 6, 2000, AS DOCUMENT NO. 2000K0000762. (TRACTS 3, 4 AND 5) (No easements to show)
10. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED JANUARY 28, 2002, AS DOCUMENT NO. 2002K0005139 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS V, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013492.
(TRACTS 3, 4 AND 5) (Not shown)
11. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED FEBRUARY 15, 2002, AS DOCUMENT NO. 2002K0008833 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS V, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013492.
(TRACTS 3, 4 AND 5) (Not shown)
12. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 2, 2002, AS DOCUMENT NO. 2002K0026703 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS VII, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013495.
(TRACTS 3, 4 AND 5) (Not shown)
13. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 6, 2003, AS DOCUMENT NO. 2003K0034300 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS VIII, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013493.
(TRACTS 3, 4 AND 5) (Not shown)
14. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 28, 2004, AS DOCUMENT NO. 2004K0042654 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS IX, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013494.
(TRACTS 3, 4 AND 5) (Not shown)
15. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, INSTALLED IN, UNDER OR UPON THE VACATED MAY STREET AND ALLEY PRIOR TO THE VACATION THEREOF, AND FOR WHICH NO NOTICE APPEARS IN THE OFFICE OF THE RECORDER OF DEEDS.
(Unknown affect/not shown)
16. UTILITY EASEMENT IN THE VACATED MAY STREET AND VACATED EAST-WEST ALLEY HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 000344, VACATING THE SAME, A COPY OF WHICH WAS RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047294 AND THE CONSENT TO VACATION RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047307.
(Affects/shown)
17. CERTIFICATE OF COMPLETION AND COMPLIANCE RECORDED FEBRUARY 14, 2019, AS DOCUMENT NO. 2019E0010739.
(Not a survey matter)
18. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.
(Not a survey matter)
19. EASEMETNS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 1, PAGE 103.
(TRACTS 7, 8 AND 9) (No easements or setbacks to show)
20. TERMS AND PROVISIONS AS SET FORTH IN AGREEMENT, BY AND BETWEEN BOARD OF TRADE BUILDING CORPORATION AND CORRELIA MASON THOMPSON AND E.H. LEO THOMPSON, HER HUSBAND, RECORDED SEPTEMBER 21, 1946 AS DOCUMENT NO. A-858653 IN BOOK B-4015, PAGE 394.
(TRACTS 7, 8 AND 9) (Party wall agreement)
21. TERMS AND PROVISIONS AS SET FORTH IN AGREEMENT, BY AND BETWEEN THE J.A. BRUENING COMPANY AND KANSAS CITY, MISSOURI, RECORDED MAY 18, 1950 AS DOCUMENT NO. A-987029 IN BOOK B-4332, PAGE 256.
(TRACTS 7 AND 8) (Affects/shown)
22. TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT, RECORDED NOVEMBER 16, 2004 AS DOCUMENT NO. 2004K0077082.
(TRACTS 7 AND 8) (Unknown affect)
23. TERMS AND PROVISIONS AS SET FORTH IN PARKING AGREEMENT, BY AND BETWEEN BS LOOP PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019381.
(TRACT 9) (Not shown)
24. TERMS AND PROVISIONS AS SET FORTH IN DEED RESTRICTION, BY AND BETWEEN OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP AND DST REALTY, INC., A MISSOURI CORPORATION, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019382.
(TRACT 9) (Affects/shown)
25. TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT, BY AND BETWEEN OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP AND DST REALTY, INC., A MISSOURI CORPORATION, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019383.
(TRACT 9) (Not a survey matter)
26. TERMS AND PROVISIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT, BY AND BETWEEN DTC ONE, LLC AND TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, RECORDED MARCH 2, 2016 AS DOCUMENT NO. 2016E0018290. AMENDED AND RESTATED MEMORANDUM OF AGREEMENT FILED MARCH 23, 1027 AS DOCUMENT NO. 2017E0025479.
(TRACT 9) (Not a survey matter)
27. LOCATION OF THE LAND WITHIN AN ECONOMIC DEVELOPMENT DISTRICT AS DISCLOSED BY THE TAX ROLLS OR OTHER RECORDED INSTRUMENT, IF ANY, INCLUDING WITHOUT LIMITATION, TAX LIABILITY ASSOCIATED WHEREWITH, RETROACTIVE AND SUBSEQUENT YEARS.
(TRACTS 7 AND 8) (Not a survey matter)
28. Terms and provisions of the Revised Urban Renewal Plan for the Central Business District Urban Renewal Area (NDP No. Mo. A-1, Area 14), approved by Ordinance No. 39289, passed March 12, 1971, as revised by Ordinance No. 41077, passed May 5, 1972. (Tract 11) (Not a survey matter)
29. Easement Conveyance to Kansas City Power & Light Company, a Missouri corporation, recorded October 03, 2016 in Document No. 2016E0092351. (Tract 11) (Affects/shown)

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
o 816-333-4477 f 816-333-6688

Rev	Description	Date
1	Updated per Title Report	10/20/25

City: Kansas City | County: Jackson | State: Missouri
Drawn: EC | Checked: RES | Submitted: LS
Project Number 255511 | Date: ---
File Name: 255511-vf-sh-alta survey.dwg
Plot Date: 10/21/25

9th and Central, LLC
PO Box 8075
Prairie Village, Kansas 66208

DST Properties

ALTA Survey

ALTA Language

Sheet reference number: 1
Sheet 1 of 2

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Tuesday, October 21, 2025 1:59 PM

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

Survey Control Point				
Point #	Northing	Easting	Elevation	Raw Description
100	1069335.360	2764039.652	901.343	CP 100 SET CHISELED +
101	1069219.262	2764034.330	908.174	CP 101 SET CHISELED +
102	1069288.027	2764093.463	903.572	CP 102 SET CHISELED +
103	1069478.954	2763895.991	899.431	CP 103 SET CHISELED +
104	1068908.108	2764070.909	922.786	CP 104 SET CHISELED +
111	1069610.211	2763879.273	892.598	CP 111 SET CHISELED +
112	1069773.014	2763887.168	883.086	CP 112 SET CHISELED +
113	1069410.676	2764038.003	896.945	CP 113 FND CHISELED +

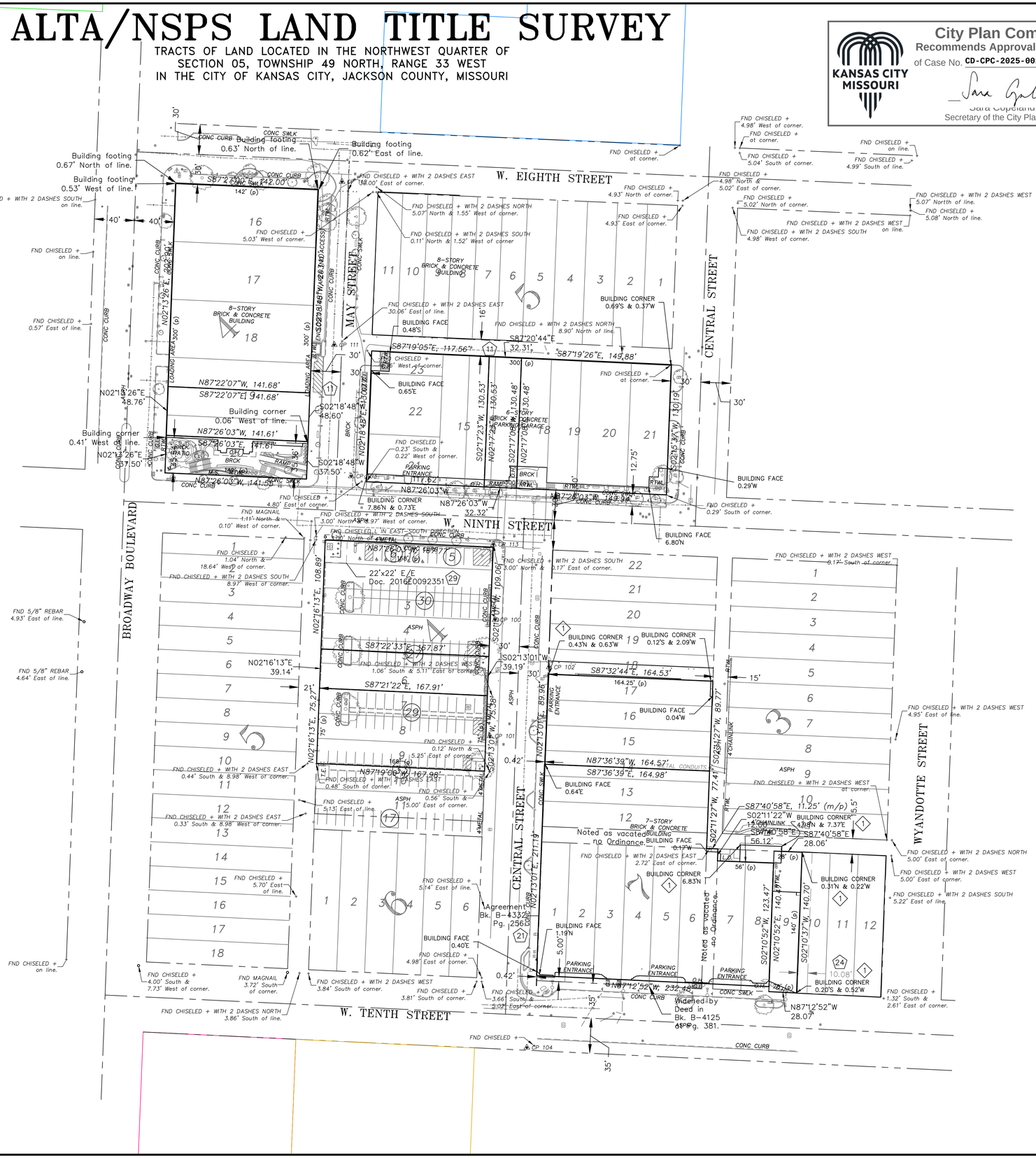
COORDINATES SHOWN ABOVE ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE, US FOOT

LEGEND:

THE FOLLOWING STANDARD SYMBOLS AND NOTATIONS CAN BE FOUND ON THIS MAP OR PLAT.

- Surveyed Parcel Boundary
- Adjacent Parcel Boundary
- Platted Subdivision Boundary
- Subdivision Lot Line
- Right-of-Way Line
- Setback Line
- Easement Line
- Fence Chainlink
- Fence Metal
- Fence Wood
- Handrail
- Guard Rail Right
- Underground Water Line
- Underground Electrical
- Underground Fiber Optic
- Underground Natural Gas Line
- Hedge Row
- Found Survey Monument
- Set Survey Monument
- Control Point
- Bollard
- Post
- Sign Post
- Parking Meter
- Parking Block
- Air Conditioner
- Clean Out
- Roof Drain
- Irrigation Control Box
- Mailbox
- Landscape Light
- Bush / Shrub
- Fiber Optic Vault
- Communication Manhole
- Natural Gas Meter
- Natural Gas Valve
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- ADA Parking Symbol
- Fire Department Connection
- Fire Hydrant
- Hose Bib
- Water Meter
- Water Manhole
- Water Valve
- Traffic Signal Manhole
- Traffic Signal Pole
- Traffic Signal Vault
- Traffic Signal Crosswalk
- Electrical Box
- Electrical Meter
- Electrical Manhole
- Electrical Outlet
- Electrical Transformer
- Electrical Pedestal
- Light Pole Single
- Light Pole Dual
- Power Pole
- Power Pole with Light
- Power Pole Conduit Riser
- Coniferous Tree
- Deciduous Tree
- Grate Inlet
- ADA Warning Pad
- Parking Count
- Schedule B-II, Exception
- Significant Observation
- Revision Number

ASPH	Asphalt
BRCK	Brick
CONC	Concrete
GRVL	Gravel
LSCP	Landscaped area
IB&C	Iron bar and cap
(M)	Measured distance
(P)	Platted / Deed distance
FND	Found
R/W	Right-of-Way
U/E	Utility Easement
D/E	Storm Sewer Easement
S/E	Sanitary Sewer Easement
W/E	Waterline Easement
FL	Flowline
UNK	Unknown
UNID	Unidentified



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00168 on 01/07/2026

Sara Copeland, FAICP
Secretary of the City Plan Commission

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
p 816-333-4477 f 816-333-6688

Rev	Description	Date
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PO Box 8075
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ALTA Survey

ALTA Planimetrics

Sheet reference number: 2

Sheet 2 of 2

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