

METRO PLAZA SHOPPING CENTER  
IN THE N.W. 1/4 OF SEC. 4-48-33  
KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:  
LOT A BLUE HILLS CENTRE-TRACT ONE, a  
subdivision in Kansas City, Jackson County,  
Missouri, according to the recorded plat thereof.

UNPLATED-  
KC CITADEL APTS  
6219 BLUE HILLS RD.

NEW SIDEWALK ALONG  
BUSHMAN DRIVE

NEW LANDSCAPE/  
SCREENING

UNPLATED- ST. JAMES  
PLACE APTS. (RETIREMENT)  
6138 CITADEL DR.

POSSIBLE  
FUTURE ADDITION  
14,670 SQ. FT..

ADDITION 3,080 SQ. FT.

EXISTING 1 STORY BRICK  
BUILDING 17,457 SQ. FT.

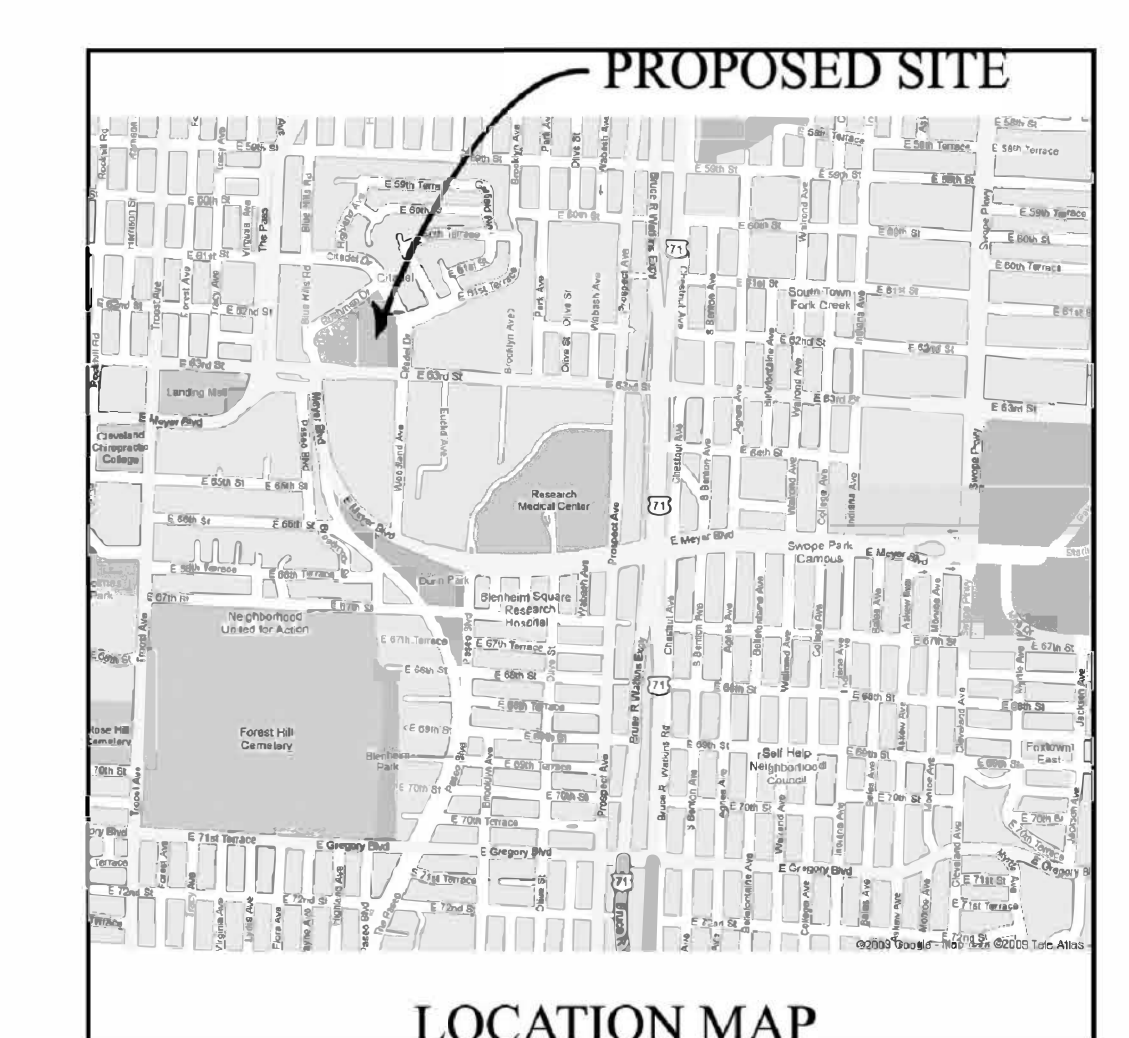
EXISTING 1 STORY BRICK  
BUILDING 73,565 SQ. FT.

LOT A  
400,250 SQ. FT. 9.1885 ACS.

EXISTING 1 STORY BRICK  
BUILDING 3,805 SQ. FT.

SEIFOLAH & UKHTAR  
BLUE HILLS CENTRE-  
TRACT ONE  
1610 E. 63rd

- A. Existing Zoning = CP-2  
Proposed Zoning = URD
- B. Area: 9.1885 Acre or 400,250 Sq. Ft.
- C. R.O.W. Acreage: 0
- D.
- E. Net land area: 400,250 Sq. Ft.  
Existing use: Main Building - Office\*/Retail  
Outparcel Building - Office\*  
Proposed Uses: Main Building-Office\*/ Retail/ Restaurant\*\*  
Outparcel Building-Office\*/Retail/Restaurant\*\*  
Entertainment Venue - Indoor Medium Capacity  
\*Includes commercial uses like banks and financial services institutions  
\*\*The total amount of space in the development devoted to restaurant use shall not exceed 10,000 sq.ft.
- F. Height of Building: 18 Ft.
- G. Gross floor area: 97,907 SF  
Possible Future: 112,577 SF (Inc. 14,670 Addition)
- H. Building Coverage: 97,907  
Possible Future: 112,577 Sq. Ft.  
F.A.R. : 0.24  
Possible Future: 0.28
- I. Residential Density: N/A
- J. Parking:  
Parking Provided-413 (470 existing spaces -57 spaces lost along 63rd St. as a result of right of way dedication)  
Required Parking Ratios  
Retail-1 per 400 square feet  
Office-1 per 1,000 square feet  
Restaurant-1 per 75 square feet  
Warehouse-1 per 4 employees  
Required Parking  
-Retail Only-245 spaces (97,907/400 sf)  
-Retail with 10,000 sf Restaurant-354 spaces (87,907/400 plus 10,000/75 sf)  
-Retail with 10,000 sf Restaurant, 10,000 Office and 2,000 sf (seating) Entertainment Venue-411 spaces (77,907/400 sf plus 10,000/75 sf plus 10,000/1000 -sf plus 2,000 125 sf)  
Retail with Warehouse Addition (10 Employees)-248 spaces (97,907/400 sf plus 10 employees/4)
- K. Estimated Start: Mar 1, 2010  
Estimated Schedule Date: Sept. 1, 2011
- L. Amendments: N/A



\* Denotes Curb Depression Location For Concrete Sidewalk or Driveway Ramp.  
Existing Curb  
New Curb

**Builders by Design, LLC**  
a design/build company

4001 Martin Luther King Blvd. • Kansas City, MO 64130 • teatman@bhd-kc.com • (816) 808-5767



**Metro Plaza**  
1801 East 63rd St., Kansas City, MO 64130

Date	07-14-2023	
Job Number		
Drawn By		
Checked By		
Revisions		
Number	Date	Description

**City Plan Commission**  
Approved Subject to Conditions  
of Case No. CD-CPC-2023-00027 On 08-15-2023

**KANSAS CITY MISSOURI**

Joseph Rexwinkle, AICP  
Secretary of the Commission

