

# FIRST AMENDMENT TO SOUTH PLAZA CAMPUS MPD DEVELOPMENT PLAN FOR TIME REAPPROVAL

## MPD SITE DEVELOPMENT PLAN INFORMATION

	<b>MPD STATEMENT OF INTENT:</b>	This MPD Plan provides for the continued use of existing structures and the reuse of the currently vacant main building on the South Plaza Campus previously used as a nursing home. The MPD Plan provides for community benefits by reusing a currently vacant building that will include uses that are compatible with the surrounding area. The reuse of this building will provide housing for senior citizens as well as senior and community services. This MPD Plan provides greater benefits by providing assurances of what uses will be permitted within this planned area.	
a	Existing zoning:	R-1.5/R-0.5, MPD (Master Planned Development)	
b	Total land area in square feet or acre	8.836 acres (384,848 s.f.)	
c	Land area or acres for existing and proposed street right of way	NONE	
d	Net land area or acres	8.836 acres (384,848 s.f.)	
e	Proposed use or uses of each building and structure		
	3-story brick building	TOTAL GROSS S.F.	102,000 s.f.
		Garden level	29,979 s.f.
		First Floor	28,849 s.f.
		Second Floor	17,482 s.f.
		Third Floor	9,416 s.f.
		TOTAL (not including interior walls or hallways)	85,726 S.F.
		Uses Permitted on the Garden and First Floor Are: Household Living Units/Group Living/Nursing Home (or Assisted Living and/or skilled care as the case may be of up to 194 beds on all four floors); Personal Improvement Services (rehabilitation services or educational training); Food and Beverage Retail Sales (kitchen to support independent, assisted or skilled living and kitchen for delivery of meals off premises); Meeting rooms that are available for use by community groups and non-profit organizations; Adult Day Care Center; Professional Medical and Administrative or General Offices; and educational uses (schools)	
		Uses Permitted on Second and Third Floors Are: Household Living Units/Group Living/Nursing Home (or Assisted Living and/or skilled care as the case may be of up to 194 beds on all four floors); Professional Medical and Administrative or General Offices; and educational uses (schools)	

1-story brick building	1,900 s.f.
	Existing Child Care with up to 20 Children. Expansion of the Child Care Facility to a Child Care Center for up to 45 children.
1-story Metal building	8,309 s.f.
	Mechanical building
1-story Metal building	971 s.f.
	Storage building
LIGHTING:	Lighting is existing and is shown on the plan. Parking lot and building lighting are high pressure sodium; walkway, monument sign, dock and center turnaround lighting are fluorescent.
f	Height above grade of buildings and structures and number of floors of each building
g	Gross floor area per floor and total for each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units
h	Building coverage and floor area ratio.
i	Residential development shall, in addition, identify gross and net density.
j	Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces.
k	Ratio of required number of short term and long term bicycle parking spaces for each use and amount of required, proposed short term and long term bicycle parking spaces. Commencement and completion dates for each phase
l	No amendment proposed
NOTE: Property is subject to terms and provisions of Shalom Plaza, Inc. Reciprocal Easement Joint Use and Maintenance Agreement, recorded in Book K1615, Page 1312; and Reciprocal No Parking Reduction Agreement, recorded October 25, 2000 as Doc. 2000K0058340	



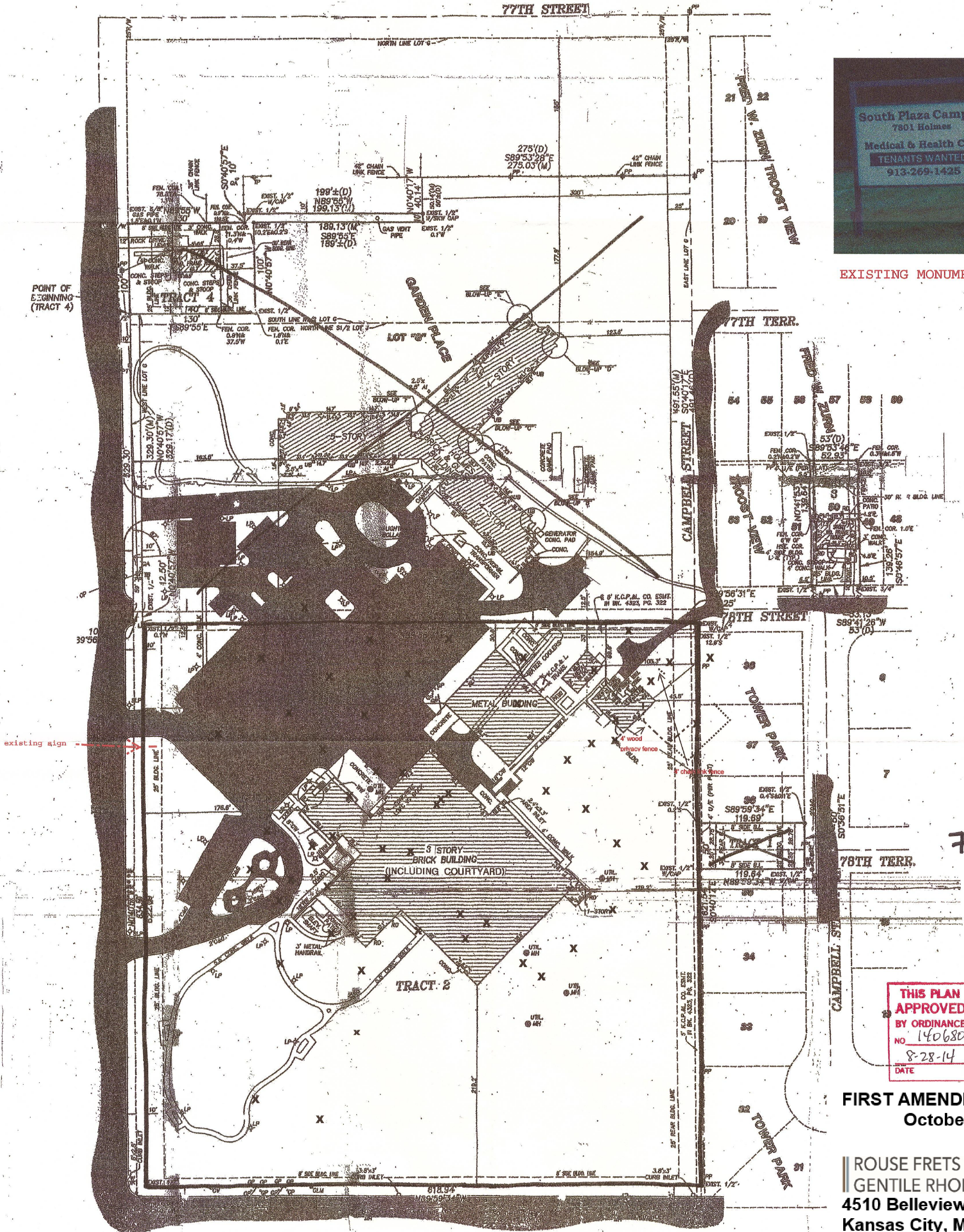
NOTE: Trees and Landscaping to remain.

**LEGAL DESCRIPTION:**

Tract 2:

ALL THAT PART OF LOT J, GARDEN PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 48, RANGE 33 IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 89 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 671.1 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 31 SECOND EAST, 40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLMES ROAD, AS NOW ESTABLISHED AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 31 SECOND EAST, 12.5 FEET DISTANT SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT J, A DISTANCE OF 619.86 FEET TO A JOG IN THE WEST RIGHT-OF-WAY LINE OF CAMPBELL STREET, AS NOW ESTABLISHED; THENCE SOUTH 0 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID JOG, A DISTANCE OF 12.5 FEET TO THE NORTHWEST CORNER OF LOT 38, TOWER PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, ACCORDING TO THE RECORDED PLAT THEREOF, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE ON 78TH STREET; THENCE SOUTH 0 DEGREES 40 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF SAID TOWER PARK, A DISTANCE OF 808.94 FEET TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT J; THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, 25 FEET DISTANT NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT J, A DISTANCE OF 618.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HOLMES ROAD; THENCE NORTH 0 DEGREES 40 MINUTES 57 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 40 FEET DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION LINE, A DISTANCE OF 622.89 FEET TO THE POINT OF BEGINNING, KNOWN AS LOT J-1 BY THE CERTIFICATE OF SURVEY FILED MAY 2, 2000 AS DOCUMENT NO. 2000K0024024.



EXISTING MONUMENT SIGN

7613-MPD-6

CITY PLAN COMMISSION  
RECOMMENDED  
APPROVAL  
SUBJECT TO CONDITIONS

ASSISTANT SECRETARY  
DATE: 7-1-2014

THIS PLAN  
APPROVED  
BY ORDINANCE  
NO. 140680  
8-28-14  
DATE

RECEIVED  
JUL 22 2014  
CITY DEVELOPMENT

FIRST AMENDMENT PREPARED:  
October 22, 2019

ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.  
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