

Uptown Lofts UR Plan
3600 Broadway Boulevard
Kansas City, MO 64111

TREANORHL
1040 Vermont Street
Lawrence, Kansas 66044
www.treanorhl.com

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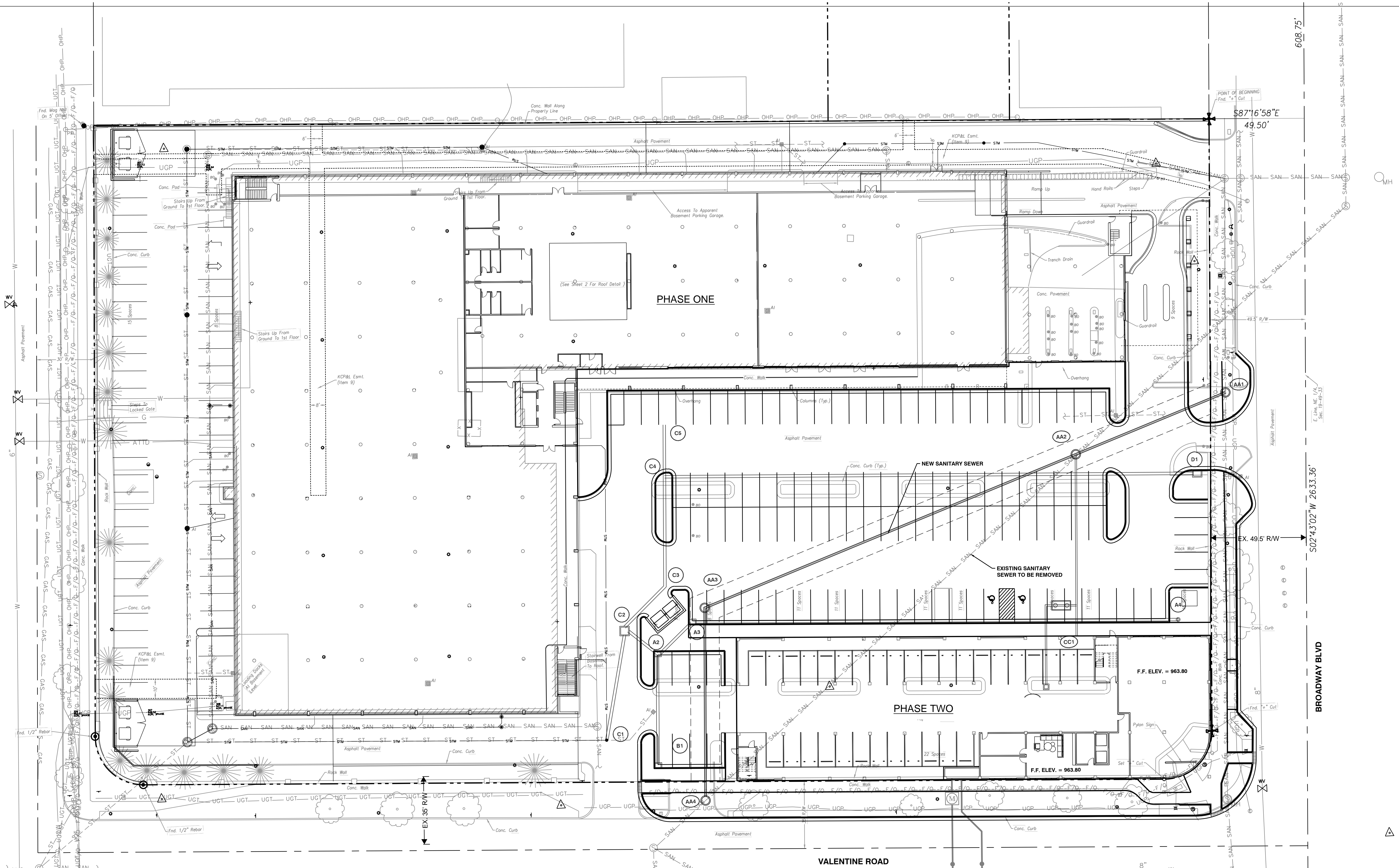
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REVISIONS	DATE
1	01/13/21
2	02/01/21
3	03/02/21
4	03/16/21

SITE PLAN

SP-1

TreanorHL No. DV0653.0001.00B



Case No. CD-CPC-2020-00198

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: **03-16-2021**

THIS PLAN
APPROVED
BY ORDINANCE
No. _____
DATE: _____

LEGAL DESCRIPTION
ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY, AS NOW ESTABLISHED, THAT IS 608.75 FEET SOUTH AND 49.5 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 18, WINEWOOD, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID BROADWAY, A DISTANCE OF 318.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VALENTINE ROAD, AS ESTABLISHED BY ORDINANCE NUMBER 38120, AND A POINT OF CURVATURE; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.25 FEET (DEED -39.27 FEET, MORE OR LESS) TO A POINT OF TANGENCY; THENCE WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 530.52 FEET (DEED -530.5 FEET, MORE OR LESS) TO A POINT OF CURVATURE; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.35 FEET (DEED -39.27 FEET, MORE OR LESS) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PENNSYLVANIA STREET, AS NOW ESTABLISHED; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 317.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 18; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 579.82 FEET (DEED -580.5 FEET) TO THE POINT OF BEGINNING.

PROJECT SUMMARY
CURRENT ZONING: URBAN REDEVELOPMENT
PROPOSED ZONING: URBAN REDEVELOPMENT
CURRENT USE: RETAIL SALES
PROPOSED USE: MULTI-FAMILY DWELLING STRUCTURE
RETAIL SALES AND SERVICE
LAND AREA: 200,637 S.F. (4.606 ACRES)
PROJECT PROPOSED: A 5-STORY MIXED USE BUILDING AND A 7-STORY MIXED USE BUILDING. THE 5-STORY MIXED USE PROJECT WILL HAVE PARKING AND RETAIL ON GROUND LEVEL WITH APARTMENTS ON LEVELS 2-5. THE 7-STORY MIXED USE PROJECT WILL CONSIST OF ONE-LEVEL PARKING BELOW GRADE, A RETAIL MIX ON THE GROUND FLOOR AND PARKING, PARKING AND APARTMENTS ON LEVEL 2, AND APARTMENTS ON LEVELS 3 THRU 6.

GROSS AREA PER FLOOR			
MIXED USE BUILDING - PHASE ONE	GROSS AREA	USE	NO. OF UNITS
LOWER LEVEL	74,928 S.F.	PARKING	-
1ST FLOOR	54,464 S.F.	RETAIL	-
1ST FLOOR PARKING	24,920 S.F.	PARKING	6
2ND FLOOR	80,692 S.F.	PARKING AND RESIDENTIAL	6
3RD FLOOR	80,692 S.F.	PARKING AND RESIDENTIAL	48
4TH FLOOR	46,542 S.F.	RESIDENTIAL	53
5TH FLOOR	46,542 S.F.	RESIDENTIAL	53
6TH FLOOR	46,542 S.F.	RESIDENTIAL	53
TOTAL:	501,864 S.F.		213

5-STORY MIXED USE BUILDING - PHASE TWO			
LEVEL	GROSS AREA	USE	BEDROOMS
LEVEL 1	5,900 SF	RETAIL / LOBBY	-
LEVELS 2-5	17,000 SF	RESIDENTIAL	21 PER LEVEL
TOTAL:	72,000 SF	RESIDENTIAL	84

PHASE ONE: MIXED-USE UNIT SUMMARY

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS
STUDIO UNITS	1	1
1 BED UNITS	2	2
2 BED UNITS	3	6
TOTAL:	6	9

3RD FLOOR

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS
STUDIO UNITS	1	1
1 BED UNITS	2	2
2 BED UNITS	3	6
TOTAL:	6	9

4TH FLOOR

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS
STUDIO UNITS	19	19
1 BED UNITS	21	21
2 BED UNITS	9	18
TOTAL:	49	58

5TH-7TH FLOORS

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS
STUDIO UNITS	19	19
1 BED UNITS	21	21
2 BED UNITS	10	20
TOTAL PER FLOOR:	50	60
TOTAL (X3 FLOORS):	150	180

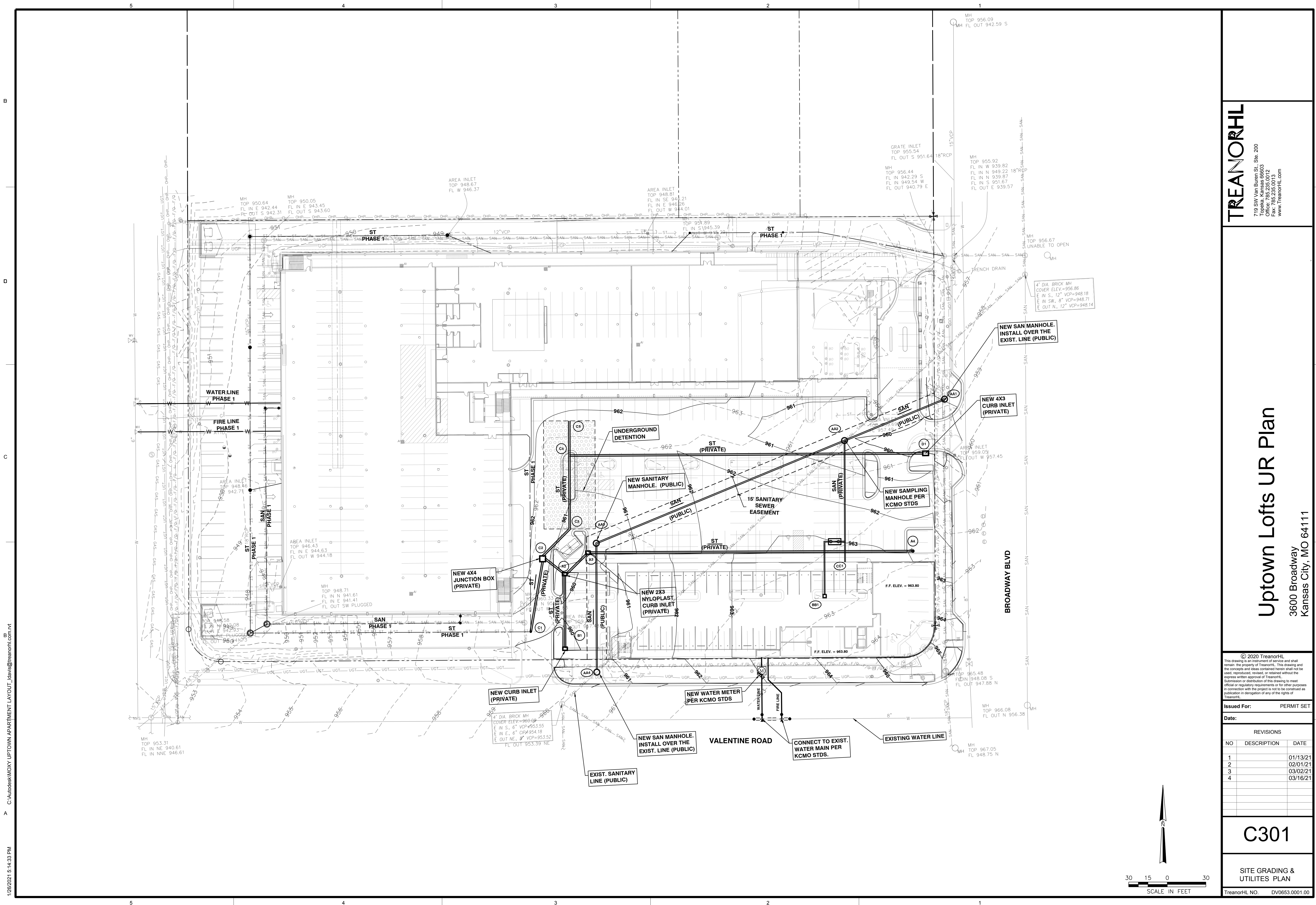
PHASE TWO: MIXED-USE UNIT SUMMARY

UNIT TYPE	NUMBER OF UNITS	NUMBER OF BEDS
STUDIO	11	11
ONE BED	10	10
TOTAL PER FLOOR:	21	21
TOTAL (X4 FLOORS):	84	84

PARKING SUMMARY

BUILDING LEVEL	NUMBER OF STALLS
LOWER LEVEL	160
1ST FLOOR	392
2ND FLOOR	200
TOTAL PARKING:	752

SCALE: 1" = 20'



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3600 Broadway
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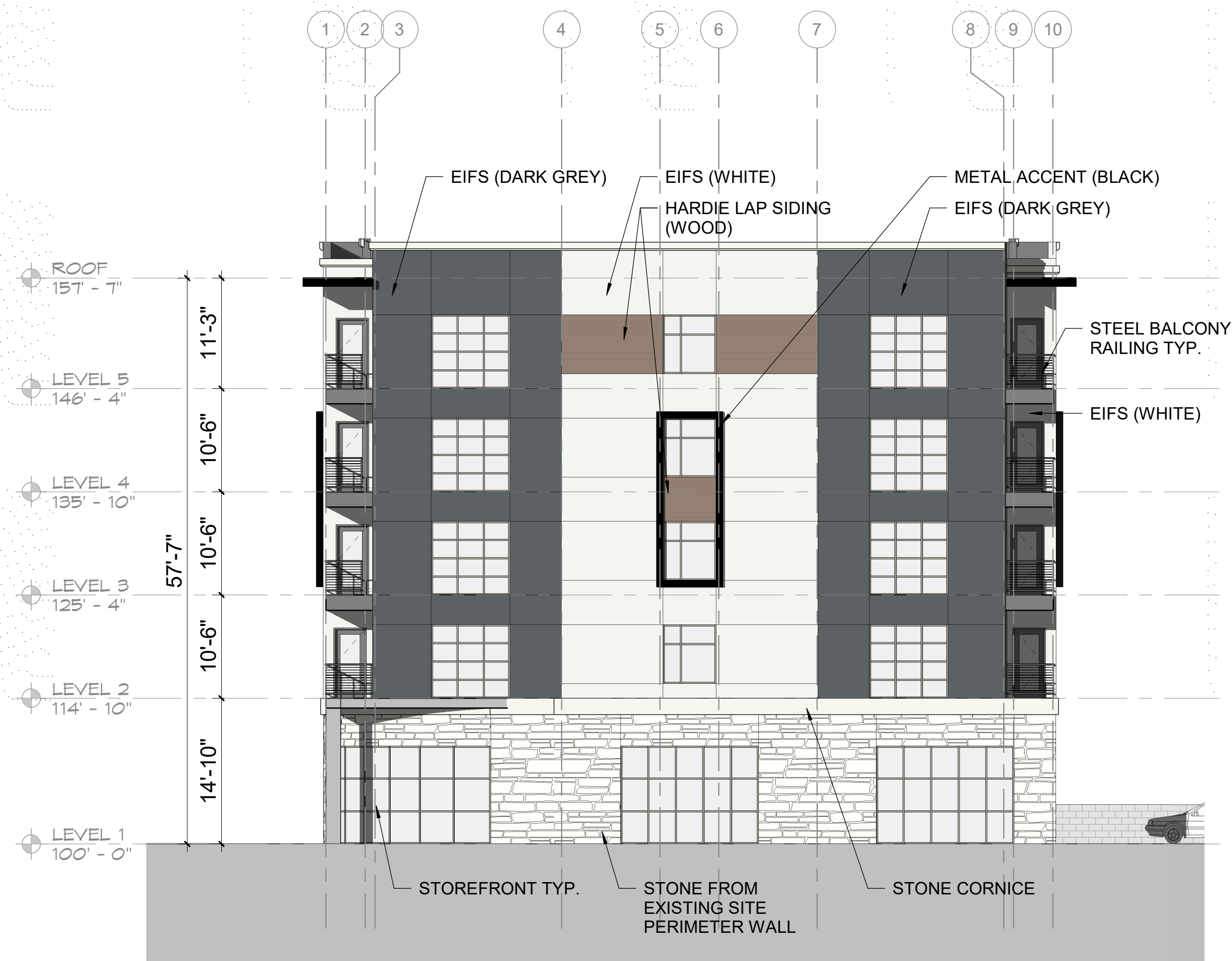
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NO	DESCRIPTION	DATE
1		01/13/21
2		02/01/21
3		03/02/21
4		03/16/21

C301

SITE GRADING &
 UTILITIES PLAN
 TreanorHL NO. DV0653.0001.00



EAST C1
1" = 10'-0"



SOUTH ELEVATION A1
1" = 10'-0"

TREANORHL

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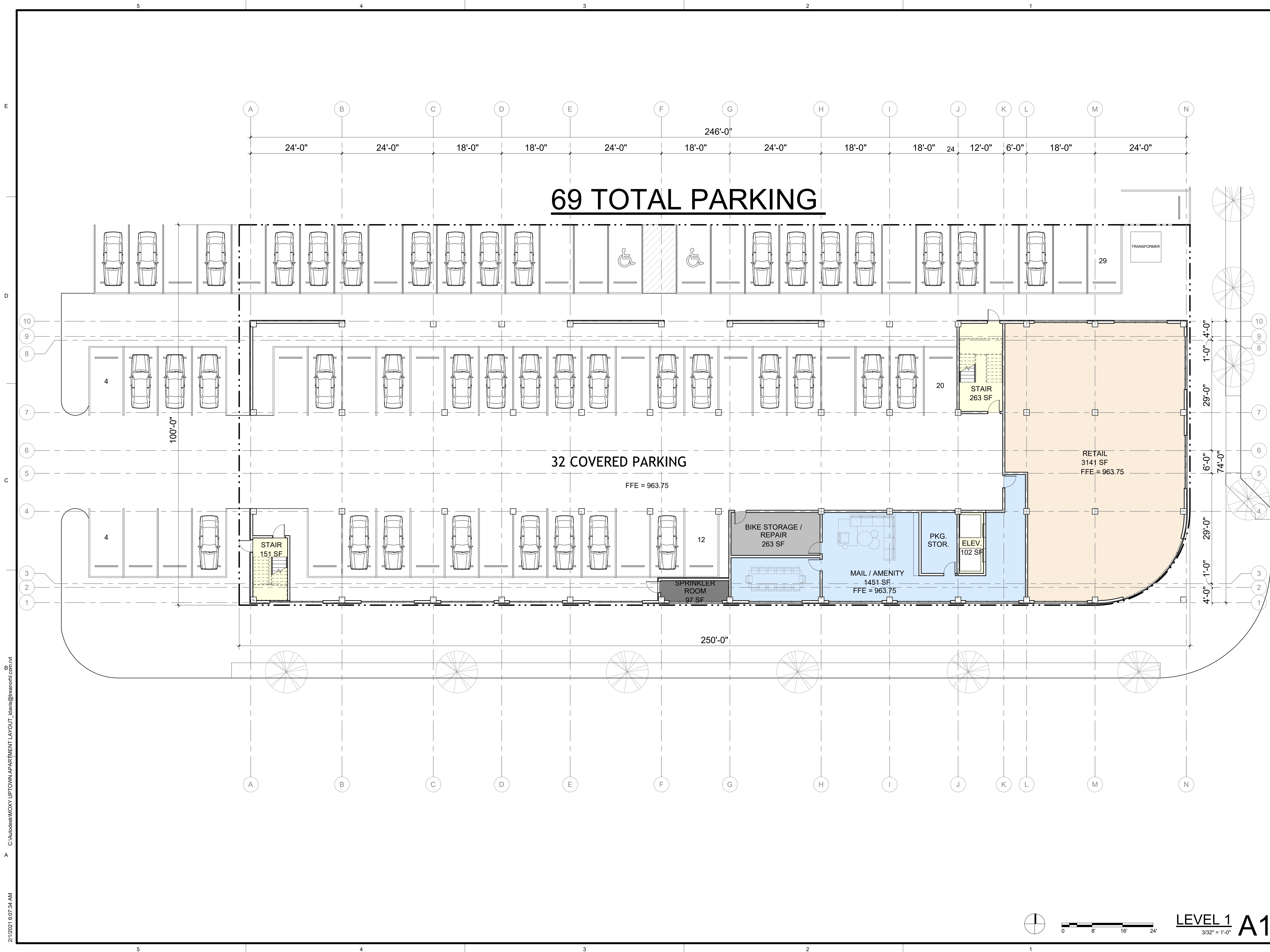
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NO	DESCRIPTION	DATE
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2		02/01/21
3		03/02/21
4		03/16/21

A202

ELEVATIONS

TreanorHL NO. DV0653.0001.00

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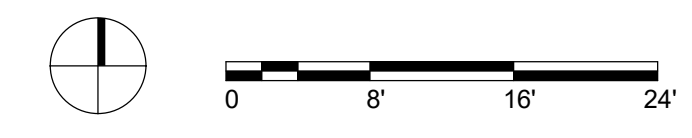
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4		03/16/21

A101

PLANS - LEVEL 1

TreanorHL NO. DV0653.0001.00

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LEVEL 1
 3/32" = 1'-0" **A1**



UNIT COUNT:

STUDIO =	11
ONE BED =	10
TOTAL =	21
X 4 FLOORS =	84

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2		02/01/21
3		03/02/21
4		03/16/21

A102

PLANS - LEVEL 2 THRU 5

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