

CD-CPC-2025-00013

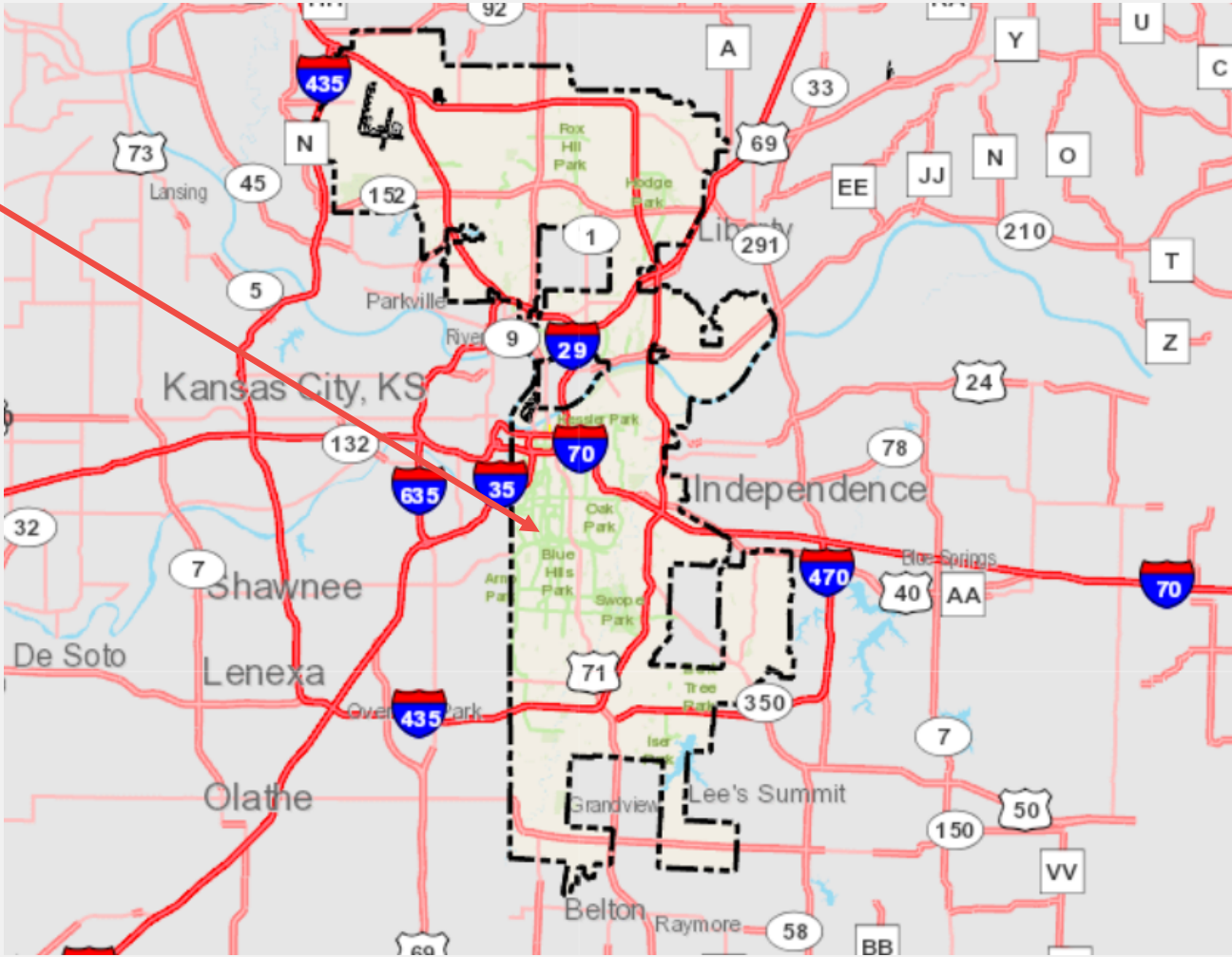
Lewer Plaza Apartments – Development Plan

03/19/2025

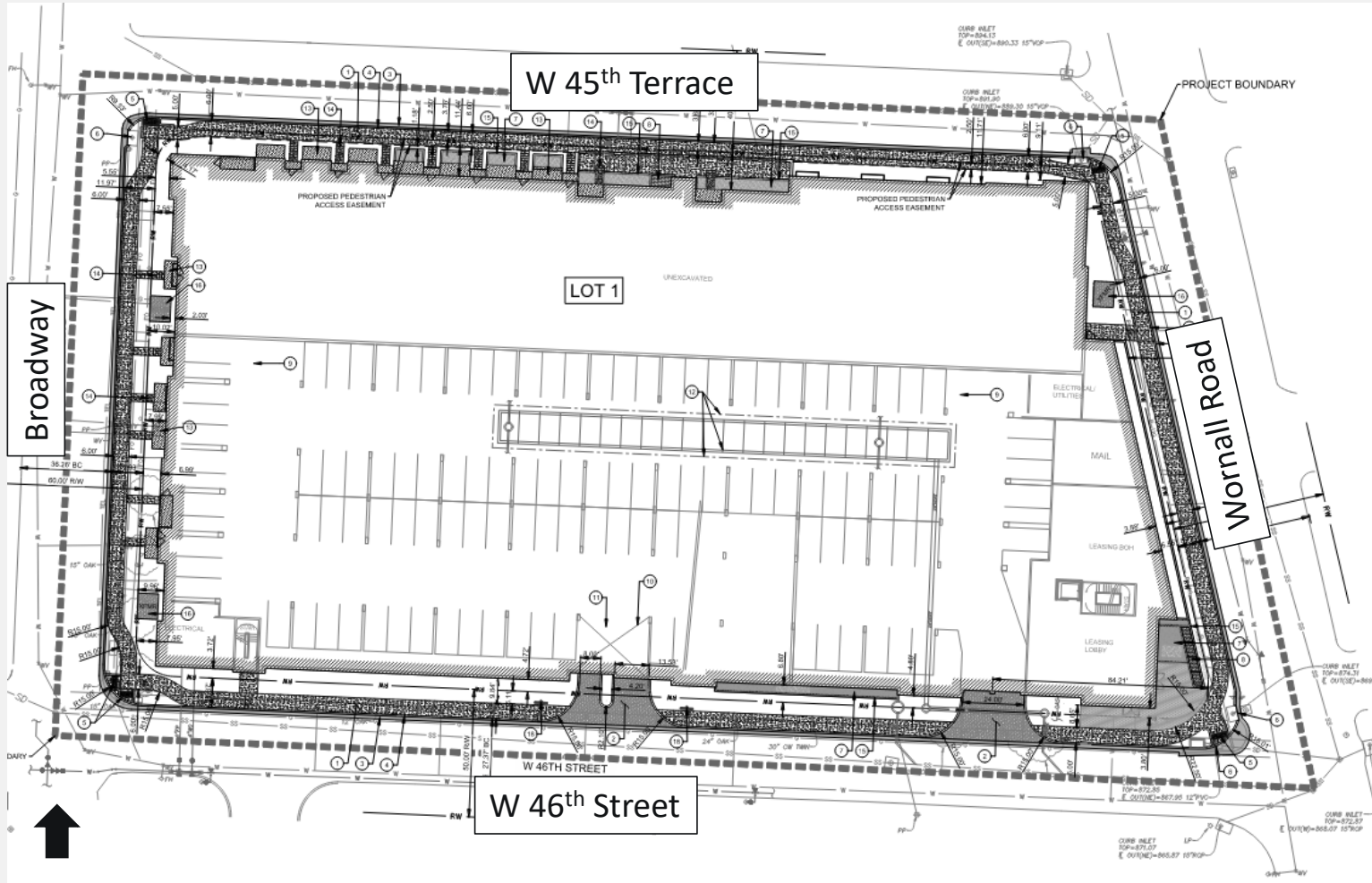
City Plan Commission

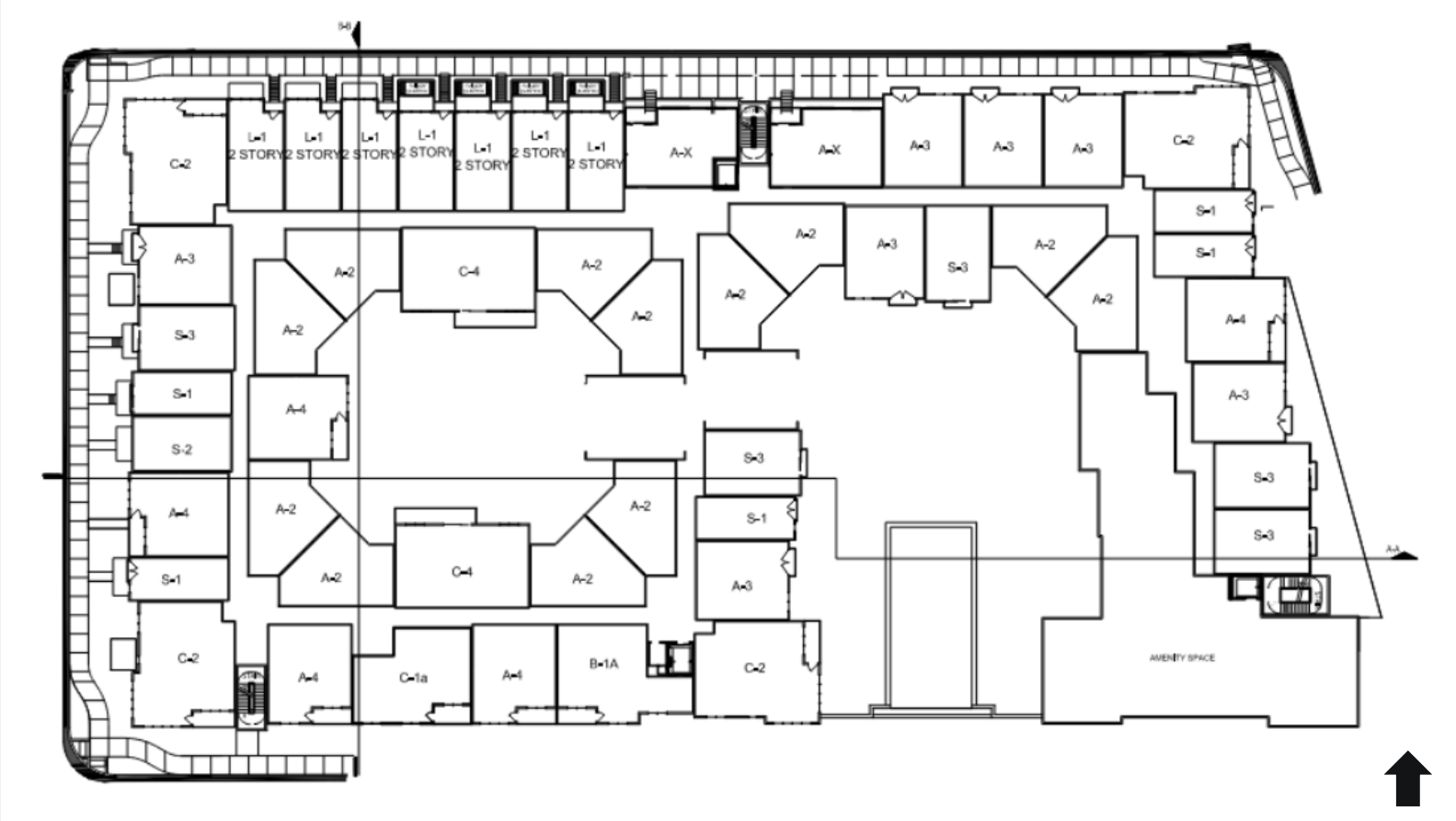


Subject
Property

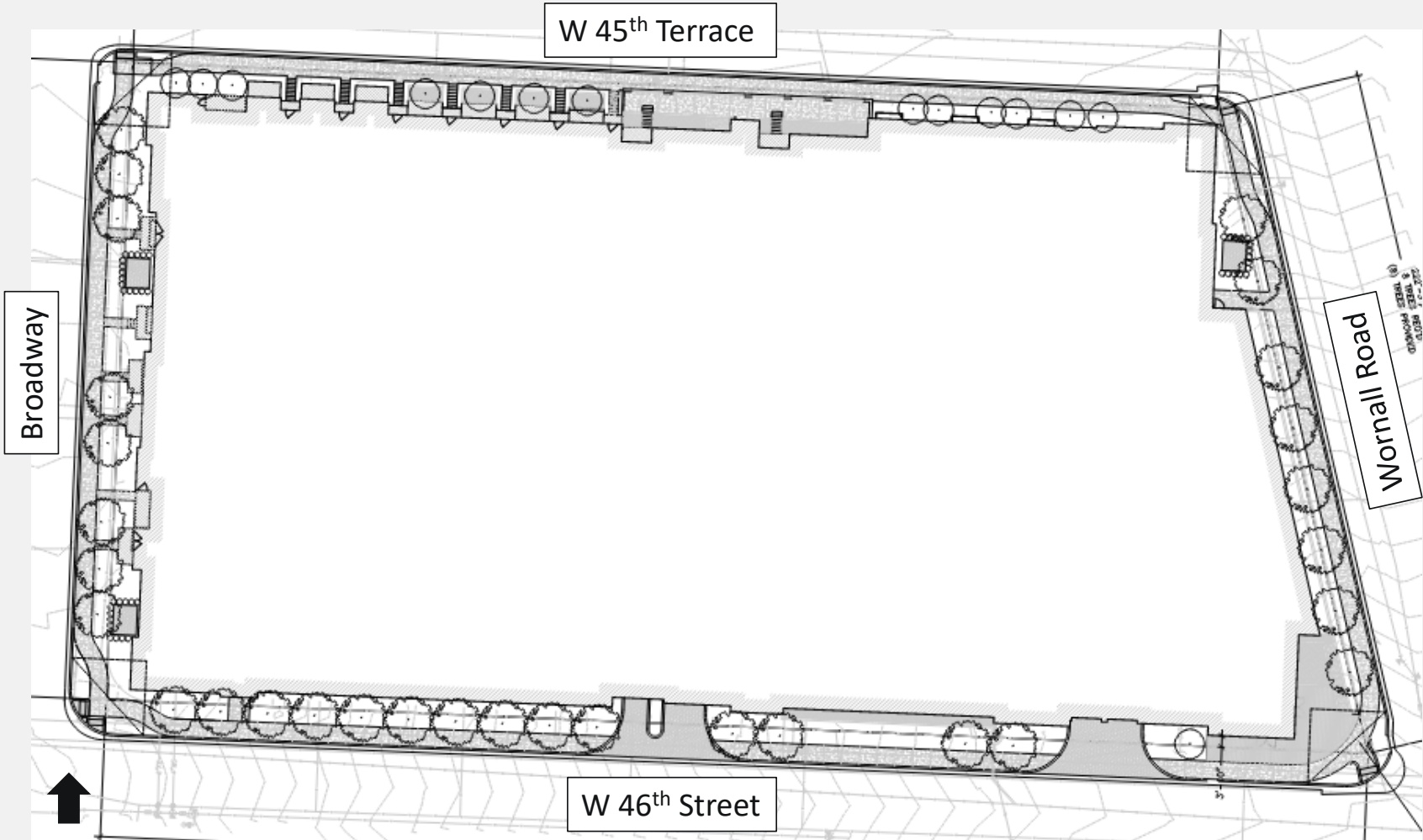














First Floor Floorplan





| | |
|---|--|
|  | 45' (Maximum of 3 stories) |
|  | 26' - 65' (Minimum of 2 stories, Maximum of 5 stories) |
|  | 45' - 90' (Minimum of 3 stories, Maximum of 7 stories) |
|  | 45' - 130' (Minimum of 3 stories, Maximum of 10 stories) |
|  | 45'-195' (Minimum of 3 stories, Maximum of 15 stories) |
|  | 45'-250' (Minimum of 3 stories, Maximum of 19 stories) |

• **Transition from the Country Club Plaza to the north:** The Country Club Plaza which forms the “base of the bowl” created by the surrounding height allowances, recommends a 45’ maximum building height. To the north, there is a transition from this “low” area to areas where taller buildings are allowed a maximum height of 130’ to the west of Broadway and a maximum of 90’ to the east of Broadway. These areas of transitions abut one another along parcel lines, the following transition strategies should be employed:



South Elevation



North Elevation





East Elevation





West Elevation







Looking North on Wornall



Looking West on West 46th Street



Looking North on Broadway



Looking East on W 45th Terrace



Staff Recommendation:

Approval with Conditions

Height context

Recommended height of 90 feet south and 130 feet east.

The hotel south of the subject has a height of more than 105 feet in the NE corner.

In context, a height of 77 feet is appropriate.



Pedestrian Scale

- Improvements to the pedestrian experience could be made
 - Plant trellises or murals to break up north, south, and east elevation.
 - Use of native plants