



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Westport Commons II

Item #	Case	Request
#13	CD-CPC-2020-00208	Rezoning to MPD

Item #	Staff Recommendation(s)
#13	Approval with Conditions

Applicant

Kristine Sutherlin
Burns & McDonnell
9400 Ward Parkway
Kansas City, MO

Owner

HP Development Partners 2 LLC
815 E. 51st Street
Kansas City, MO 64112

Location	315 E. 39 th Street
Area	On about 11.46 acres
Zoning	MPD
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: Robert Gillham and Hyde Parks
East: Robert Gillham Park and single family homes zoned R-1.5
South: Residential uses zoned R-2.5.
West: Residential uses zoned R-2.5

Land Use Plan

The Midtown Plaza Area Plan recommends mixed use neighborhood land uses. The request conforms to this recommendation.

Major Street Plan

39th Street is classified as an established arterial. McGee, Locust and Oak Streets in this location are not included in the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Southmoreland Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement was conducted by the applicant on January 12, 2021, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking a rezoning to MPD in order to amend a previously approved MPD plan.

PURPOSE

Applicant is proposing an amendment to the approved MPD plan (CD-CPC-2019-00138) in order to change the proposed street layout as well as other changes to planned phasing

HISTORY

The KCPS school board closed Westport High School in 2010 as part of the district's right-sizing initiative. In 2018, an application for an Area Plan Amendment, rezoning from R-2.5 to MPD, an final plat was filed to allow for multi-family and commercial and institutional uses.

CONTROLLING CASE

Case No. CD-CPC-2019-00138, approved by Ordinance No. 181007 on January 10, 2019, allowed for the redevelopment of the site for up to 220 multi-family units as well as commercial and institutional uses. The proposed request is in substantial conformance to the controlling plan.

RELATED RELEVANT CASES

CD-CPC-2018-00137 Area Plan Amendment
CD-CPC-2018-00138 Rezoning to UR
CLD-FnPlat-2018-01203 Final Plat
CD-CPC-2020-00158 PIEA request

EXISTING CONDITIONS

The proposed Westport High School PIEA Planning Area is comprised of five tax parcels on about 11.46 acres. The subject area is generally bounded by East 39th Street on the north, Locust Street on the east, East 40th Street on the south, and McGee Street on the west. The property currently maintains the vacant Westport High School building and related sports facilities.

KEY POINTS

- Removal of 39th Terrace East-West connection
- Extension of Oak Street from 40th Street to 39th Street
- Changes to phasing

PLAN REVIEW

The applicant is requesting approval of a major amendment to a previously approved MPD plan in order to revise the planned connecting streets throughout the plan.

The applicant is proposing removing the 39th Terrace east-west connection as was previously approved and instead providing Oak Street as a north-south connection from 39th Street to 40th Street through the project site.

Additionally, the applicant is proposing changes to the phasing of the project as shown in the attachments. Notable changes to the proposed plan include a change from a maximum of 220 residential units to 308 units, a shift from approximately 26,000 square feet of planned retail and associated garage space to 5,900 square feet, and a total building floor area reduction from a maximum of approximately 517,400 square feet to 5,900 square feet. Additionally, the proposed plan has removed specific design plans for the multi-family building planned for phase/project 3 and has included some basic design standards. Plans for this building will require a Final Plan approval conforming to these standards at a later date.

PLAN ANALYSIS

88-515-08-A. conformance with adopted plans and planning policies;

The plan conforms to the City's adopted plans and planning policies.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily residential. These proposed uses are seen as compatible with the neighborhood.

88-515-08-C. physical character of the area in which the subject property is located;

The subject property (Westport High School) and the surrounding neighborhood are historic in nature. The proposed new additions are expected to be complementary to the context.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The utilities will be designed to be sufficient for the proposed use, as conditioned.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning of MPD allows for the proposed uses, the specifics of the plan have changed however, necessitating the requests made in the revised plan.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The property is not vacant, however the school has been unused since 2010.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties;

The proposed use, while increasing traffic to the site, is not expected to have significant negative effects on nearby properties.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application
The applicant would be beholden to the previously approved plan if this application were to be denied.

PROFESSIONAL STAFF RECOMMENDATION

If recommending approval with conditions and plan corrections use:

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully submitted,

A handwritten signature in black ink that reads "Jamie Hickey". The signature is written in a cursive, flowing style.

Jamie Hickey
Lead Planner

Previously approved phasing

SITE DEVELOPMENT DATA					
EXISTING/PROPOSED ZONING	B3-2, R-1.5, R-2.5/MPD		EXISTING USE	ABANDONED HIGH SCHOOL	
GROSS AREA (ACRES)	10.99		PROPOSED DEDICATED RIGHT OF WAY AREA (ACRES)	1.65	
BUILDING SIGNAGE	PER ZONING AND DEVELOPMENT CODE 88-445				
OPTION #1					
	PROJECT 2/LOT 2	PROJECT 2B/LOT 1	PROJECT 3/LOT3	PROJECT 4/LOT 4 AND TRACT A	SITE TOTAL
LOT AREA (ACRES)	3.67	1.44	2.16	2.07	9.34
BUILDING USE	OFFICE, ADMIN. PROFESSIONAL PARKING GARAGE	RETAIL PARKING GARAGE	RESIDENTIAL/PARKING GARAGE	RESIDENTIAL	
BUILDING STORIES	4 STORY/1 STORY	1 STORY/3 STORY	5 STORY/2 STORY	2 STORY	
BUILDING HEIGHT	71' - 6"	36'	57'-6"	30'	
BUILDING COVERAGE AREA (SF)	91,713	2,656	66,040	32,000	192,409
BUILDING GROSS AREA (SF)	246,462	2,656	203,789	32,000	484,907
BUILDING UNITS			200	20	220
REQUIRED PARKING CALCULATIONS	1 STALL/1000 SF	2.5 STALLS/1,000 SF	1 STALL/DWELLING UNIT	1 STALL/DWELLING UNIT	
	247 (INC. 7 ADA STALLS)	7 (INC. 1 ADA STALLS)	200 (INC. 6 ADA STALLS)	20 (INC. 1 ADA STALLS)	473 (INC. 15 ADA STALLS)
PROVIDED PARKING GARAGE	120	267	200	20	607
PROVIDED PARKING STREET	7	0	35	12	54
PROVIDED PARKING TOTAL	127 (INC. 5 ADA STALLS)	267 (INC. 7 ADA STALLS)	235 (INC. 7 ADA STALLS)	32 (INC. 2 ADA STALLS)	594 (INC. 21 ADA STALLS)
SHORT TERM BICYCLE PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	
REQUIRED	12	26.7	20	3 MINIMUM REQUIRED	62
PROVIDED	12	20	20	3	55
LONG TERM BICYCLE PARKING	1+1 PER 10,000 SF	1+1 PER 10,000 SF	1 PER 3 DWELLING UNITS	1 PER 3 DWELLING UNITS	
REQUIRED	26	1	67	7	100
PROVIDED	LONG TERM BICYCLE PARKING WILL BE DESIGNATED INSIDE THE BUILDINGS AS NEEDED.				
START DATE	2021	2021	2022	2023	
FINISH DATE	2022	2022	2024	2025	

OPTION #2					
	PROJECT 2/LOT 2	PROJECT 2B/LOT 1	PROJECT 3/LOT3	PROJECT 4/LOT 4 AND TRACT A	SITE TOTAL
LOT AREA	3.67	1.44	2.16	2.07	9.34
BUILDING USE	UNIVERSITY/PARKING GARAGE	RETAIL/PARKING GARAGE	RESIDENTIAL/PARKING GARAGE	UNIVERSITY	
BUILDING STORIES	4 STORY/1 STORY	1 STORY/3 STORY	5 STORY/2 STORY	3 STORY	
BUILDING HEIGHT	71' - 6"	36'	57'-6"	45'	
BUILDING COVERAGE AREA (SF)	91,713	2,656	66,040	21,500	181,909
BUILDING GROSS AREA (SF)	246,462	2,656	203,789	64,500	517,407
BUILDING UNITS			200		200
REQUIRED PARKING CALCULATIONS	1 STALL/4 EMPLOYEES STALL/10 STUDENTS ENTERTAINMENT 1 STALL/4 SEATS	2.5 STALLS/1,000 SF	1 STALL/UNIT	1 STALL/4 EMPLOYEES 1 STALL/10 STUDENTS	
	ASSUMED 100 EMPLOYEES, 750 STUDENTS, 21,400 SF (900 SEATS) ENTERTAINMENT(MULTIPLE VENUES)			ASSUMED 50 EMPLOYEES AND 250 STUDENTS	
	325 (INC. 8 C35ADA STALLS)	7 (INC. 2 ADA STALLS)	200 (INC. 7 ADA STALLS)	38 (INC. 2 ADA STALLS)	569 (INC. 19 ADA STALLS)
PROVIDED PARKING	120	267	200	0	587
PROVIDED PARKING STREET	7	0	35	12	54
PROVIDED PARKING TOTAL	127 (INC. 5 ADA STALLS)	267 (INC. 7 ADA STALLS)	235 (INC. 7 ADA STALLS)	12 (INC. 1 ADA STALLS)	574 (INC. 20 ADA STALLS)
SHORT TERM BICYCLE PARKING	1 SPACE PER 4 STUDENTS(50% RATE PAST 50 STALLS)	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	1 SPACE PER 4 STUDENTS(50% RATE PAST 50 STALLS)	
REQUIRED	119	26.7	20	63	229
PROVIDED	120	20	20	64	224
LONG TERM BICYCLE PARKING	1+1 PER 2 CLASSROOMS	1+1 PER 10,000 SF	1 PER 3 DWELLING UNITS	1+1 PER 2 CLASSROOMS	
REQUIRED		1	67		68
PROVIDED	LONG TERM BICYCLE PARKING WILL BE DESIGNATED INSIDE THE BUILDINGS AS NEEDED.				
REQUIRED PARKLAND DEDICATION	MULTI UNIT - 2 PEOPLE PER UNIT X 0.006 ACRE PER PERSON		2.4 ACRES		
PROVIDED PARKLAND DEDICATION			TRACT A - 1.06 ACRES		
START DATE	2021	2021	2022	2023	
FINISH DATE	2022	2022	2024	2025	

Proposed phasing

SITE DEVELOPMENT DATA				
EXISTING/PROPOSED ZONING: MPD/MPD	PROPOSED DEDICATED RIGHT OF WAY AREA (ACRES): 1.12			
GROSS AREA (ACRES): 10.99				
BUILDING SIGNAGE	PER ZONING AND DEVELOPMENT CODE 88-445			
PROJECT	PROJECT 2/LOTS 2 & 3	PROJECT 3 /LOT 4	PROJECT4/LOT1	SITE TOTAL
LOT AREA (ACRES)	4.98	3.43	1.44	9.85
BUILDING USE	RESIDENTIAL/OFFICE,ADMIN, PROFESSIONAL OR GENERAL	RESIDENTIAL	RETAIL	
BUILDING STORIES	4 STORY/1 STORY	5 STORY/ 2 STORY	1 STORY	
BUILDING HEIGHT	71'-6"	57'-6"	20'	
BUILDING COVERAGE AREA (SF)	91,713	50,000	5,901	144,369
BUILDING GROSS AREA (SF)	246,462	200,000	5,901	449,118
BUILDING UNITS	133	175		308
REQUIRED PARKING CALCULATIONS	1 STALL/DWELLING UNIT + 1/1000 SF OFFICE*	1 STALL/DWELLING UNIT	2.5 STALLS/1,000 SF	
REQUIRED PARKING STALLS	169 (INC. 6 ADA STALLS)*	175 (INC. 6 ADA STALLS)	15 (INC. 1 ADA STALL)	359(INC. 13 ADA STALLS)
PROVIDED PARKING LOT	216	144	15	356
PROVIDED PARKING STREET	0	29	0	29
PROVIDED PARKING TOTAL	216 (INC. 6 ADA STALLS)	186 (INC. 7 ADA STALLS)	37 (INC. 1 ADA STALL)	385 (INC. 21 ADA STALLS)
SHORT TERM BICYCLE PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	
REQUIRED	21	14	1	36
PROVIDED	14	16	9	39
LONG TERM BICYCLE PARKING	1+1 PER 10,000 SF	1+1 PER 10,000 SF	1+1 PER 10,000 SF	
REQUIRED	26	21	1	48
PROVIDED	26	21	1	48
START DATE	2021	2022	2023	
FINISH DATE	2022	2024	2024	



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: February 24, 2021

Case Number: CD-CPC-2020-00208

Project: Westport Commons II

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines across the entire plan area, as required by Section 88-410-1240, prior to City Council approval. (2/18/2021)

Correction(s) by Public Works - Plan Review of the Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

2. Traffic study: Figures 10 & 11 show different alignments for Locust and Oak Street compared to the submitted plans. (2/18/2021)
3. Traffic study: It is stated that there is a desire for a safe crossing from this development to the north side of 39th Street, but I didn't see how that is to be accomplished. Site plan shows a HAWK crosswalk on 39th, close to McGee. (2/18/2021)
4. Traffic study: What is the proposed mitigation for the PM LOS E at 39th & Oak St in the future scenario? (2/18/2021)
5. Traffic study: On Oak Street what is the distance between 39th Street and the proposed connection from Locust Street? (2/18/2021)
6. Traffic study: The site plan in the TIS is for Phase 2. The Phase 1 site plan that was submitted doesn't match the description on page 8 in the TIS. Phase 1 site plan shows Oak St turning to tie into Locust St as a T-intersection. (2/18/2021)
7. Traffic study: I thought Phase 2 wanted to switch McGee to two-way operation (site plan shows a NB stop bar). Figures 14-17 don't show that. (2/18/2021)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

8. Show 15' Water Easement No. 2111 on the Plans. (2/18/2021)
9. Utility Plans must show where the existing & proposed water lines/ mains are to be located to all Buildings. Please show existing and proposed Sanitary sewer lines & mains are to be located to all Buildings. (2/18/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Brad Wolf at 816-513-2901 / Bradley.Wolf@kcmo.org with questions.

10. DRC Comments The building is not locally listed, so it will not require approval by the Historic Preservation Commission. The project will use the historic rehabilitation tax credit, so the rehabilitation will follow the historic guidelines. The proposed apartment buildings are appropriate to the size and scale of the historic high school. (1/25/2021)

Condition(s) by City Planning and Development Department. Contact Jamie Hickey at 816-513-8816 / Jamie.Hickey@kcmo.org with questions.

11. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (2/24/2021)
12. Final Plan approval will be required prior to future phase building construction. (2/24/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

13. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (2/02/2021)
14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (2/02/2021)
15. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/02/2021)
16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (2/02/2021)
17. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (2/02/2021)
18. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/02/2021)
19. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (2/02/2021)
20. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process. (2/02/2021)
21. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (2/02/2021)
22. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/02/2021)
23. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (2/02/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

24. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/02/2021)
25. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (2/02/2021)
26. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/02/2021)
27. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (2/02/2021)
28. That Oak Street between East 39th Street and East 40th Street shall be constructed to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/02/2021)
29. That the west half of Locust Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/02/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

30. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2020) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (2/05/2021)
31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (2/05/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

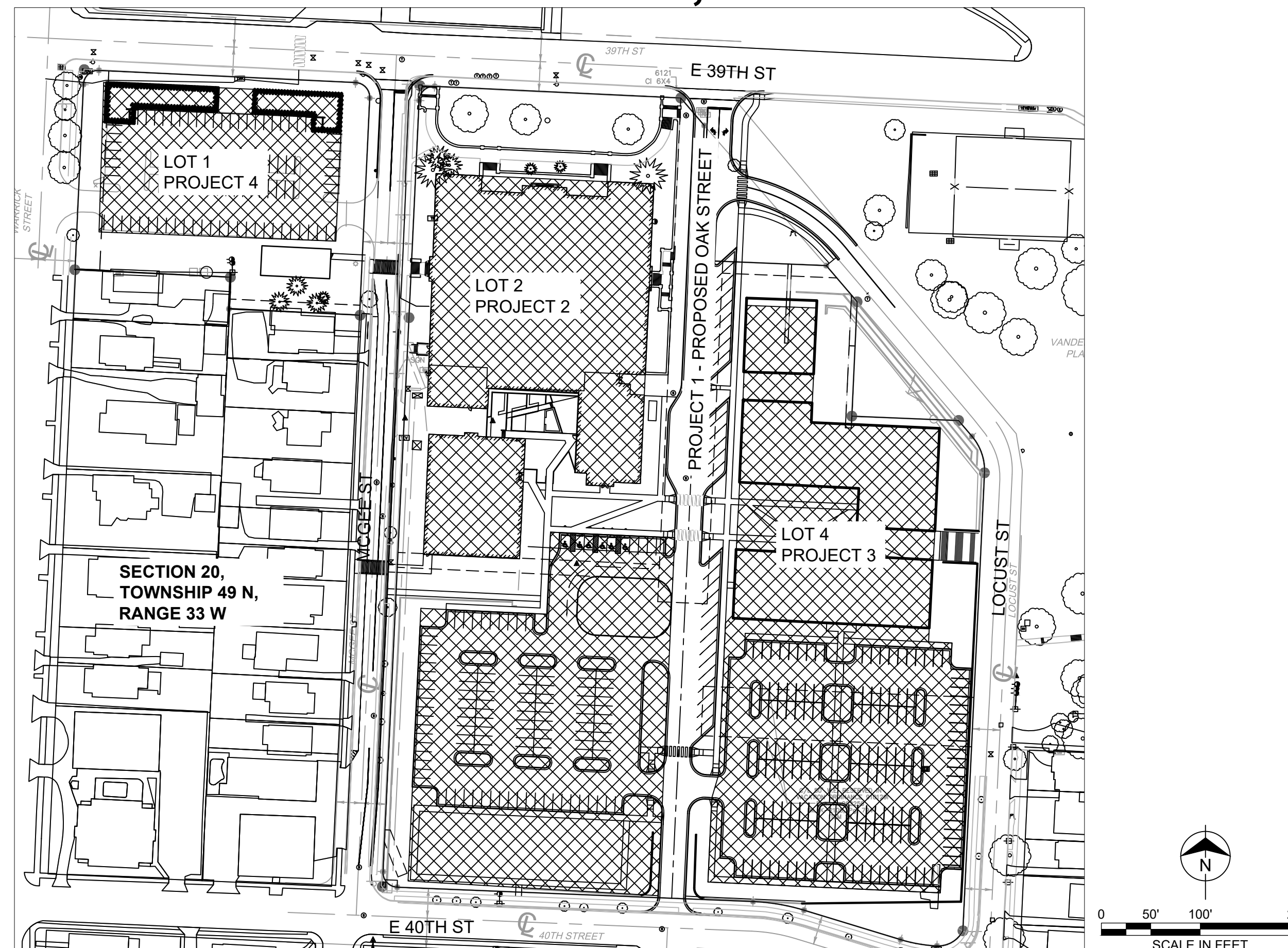
32. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (2/03/2021)
33. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(2/03/2021)

MPD AMENDMENT FOR WESTPORT COMMONS II

A PROJECT NEAR E 39TH STREET & MCGEE STREET, KANSAS CITY MO. JACKSON COUNTY.

ALLOWED USES
KCMO DEVELOPMENT CODE 88-280-04

- OFFICE
- FOOD & BEVERAGE
- ENTERTAINMENT & SPECTATOR SPORT
- DAYCARE CENTER
- PARKING GARAGE (S2)
- MEDICAL OFFICE
- URBAN AGRICULTURE
- ARTISAN INDUSTRIAL
- NON-ACCESSORY PARKING
- COLLEGE/UNIVERSITY
- LIBRARY/MUSEUM/CULTURAL EXHIBIT
- RESEARCH SERVICE
- CONSUMER REPAIR
- RETAIL SALES - EXCEPT THAT RETAIL SALES IN STRUCTURES NOT EXISTING AS OF THE APPROVAL DATE SHALL NOT EXCEED 5000 SF
- MULTIFAMILY RESIDENTIAL (NOT TO EXCEED 200 UNITS). PARKLAND DEDICATION FEES FOR RESIDENTIAL UNITS WILL BE DEFERRED UNTIL BUILDING PERMITS ARE FILED FOR SAID UNITS
- ACCESSORY PARKING
- TOWNHOMES



SHEET LIST	
NO.	TITLE
G-001	COVER SHEET
VF101	EXISTING CONDITIONS PLAN
CS101	SITE BOUNDARIES PLAN
CS102	SITE PLAN PHASE 1
CS103	SITE PLAN PHASE 2
CG102	GRADING & UTILITY PLAN
L-100	LANDSCAPE PLAN
A100	COLORED SITE PLAN PHASE 1
A101	COLORED SITE PLAN PHASE 2

SITE DEVELOPMENT DATA

EXISTING/PROPOSED ZONING: MPD/MPD	PROPOSED DEDICATED RIGHT OF WAY AREA (ACRES): 1.12			
GROSS AREA (ACRES): 10.99				
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REQUIRED	21	14	1	36
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PROVIDED	26	21	1	48
START DATE	2021	2022	2023	
FINISH DATE	2022	2024	2024	

APPLICANT:
CHIP WALSH
HP DEVELOPMENT PARTNERS 2, LLC
5159 MERCIER STREET
KANSAS CITY, MO 64112
PHONE: (816) 808 2956

OWNER:
CHIP WALSH
HP DEVELOPMENT PARTNERS 2, LLC
5159 MERCIER STREET
KANSAS CITY, MO 64112
PHONE: (816) 808 2956

PLAN PREPARER:
BURNS & MCDONNELL
JEFF KOCHTANEK
9400 WARD PARKWAY
KANSAS CITY, MISSOURI 64114
PHONE: (816) 333-9400
FAX: (816) 822-3028

CIVIL ENGINEER:
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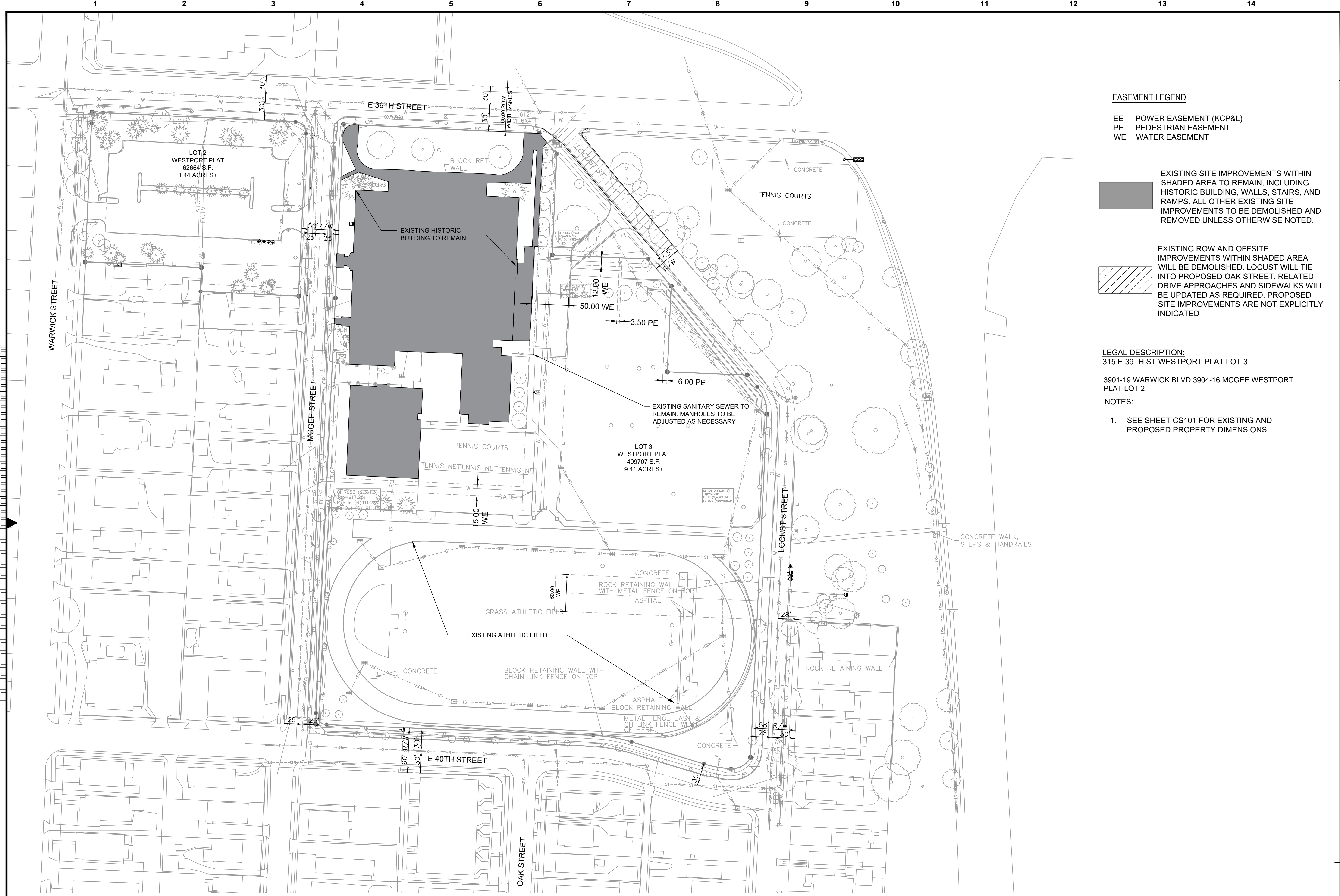
SURVEYOR:
JEFF MEANS
OLSSON ASSOCIATES
1301 BURLINGTON STREET,
KANSAS CITY, MO 64116
PHONE: (816) 587 4320

ARCHITECT:
BURNS & MCDONNELL
KRISTINE SUTHERLIN
9400 WARD PARKWAY
KANSAS CITY, MISSOURI 64114
PHONE: (816) 333-9400
FAX: (816) 822-3028

124796



no.	date	by	ckd	description
A	11.10.20	LDH	JTK	MPD AMENDMENT



EASEMENT LEGEND

EE POWER EASEMENT (KCP&L)
 PE PEDESTRIAN EASEMENT
 WE WATER EASEMENT

EXISTING SITE IMPROVEMENTS WITHIN SHADED AREA TO REMAIN, INCLUDING HISTORIC BUILDING, WALLS, STAIRS, AND RAMPS. ALL OTHER EXISTING SITE IMPROVEMENTS TO BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.

EXISTING ROW AND OFFSITE IMPROVEMENTS WITHIN SHADED AREA WILL BE DEMOLISHED. LOCUST WILL TIE INTO PROPOSED OAK STREET. RELATED DRIVE APPROACHES AND SIDEWALKS WILL BE UPDATED AS REQUIRED. PROPOSED SITE IMPROVEMENTS ARE NOT EXPLICITLY INDICATED

LEGAL DESCRIPTION:
 315 E 39TH ST WESTPORT PLAT LOT 3
 3901-19 WARWICK BLVD 3904-16 MCGEE WESTPORT PLAT LOT 2

NOTES:

- SEE SHEET CS101 FOR EXISTING AND PROPOSED PROPERTY DIMENSIONS.

no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS

BURNS MCDONNELL

9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

315 E 39TH STREET
 KANSAS CITY, MO 64110
 USA

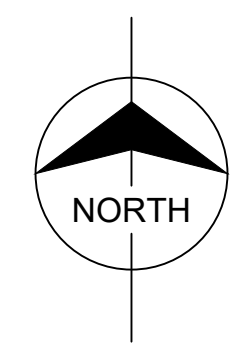
WESTPORT HIGH SCHOOL
 EXISTING CONDITIONS PLAN

project	124796	contract	
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drawing **VF101 - A**

sheet	of	sheets
file		

EXISTING CONDITIONS PLAN
 0 30' 60' 120'
 SCALE IN FEET





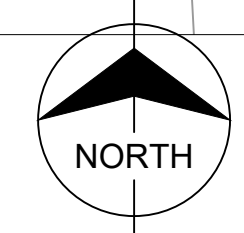
EASEMENT LEGEND

EE	POWER EASEMENT (KCP&L)
PE	PEDESTRIAN EASEMENT
WE	WATER EASEMENT

no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS

Scale For Microfilming
Millimeters
Inches

SITE BOUNDRIES PLAN
SCALE IN FEET



BURNS & MCDONNELL

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816-333-9400
LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

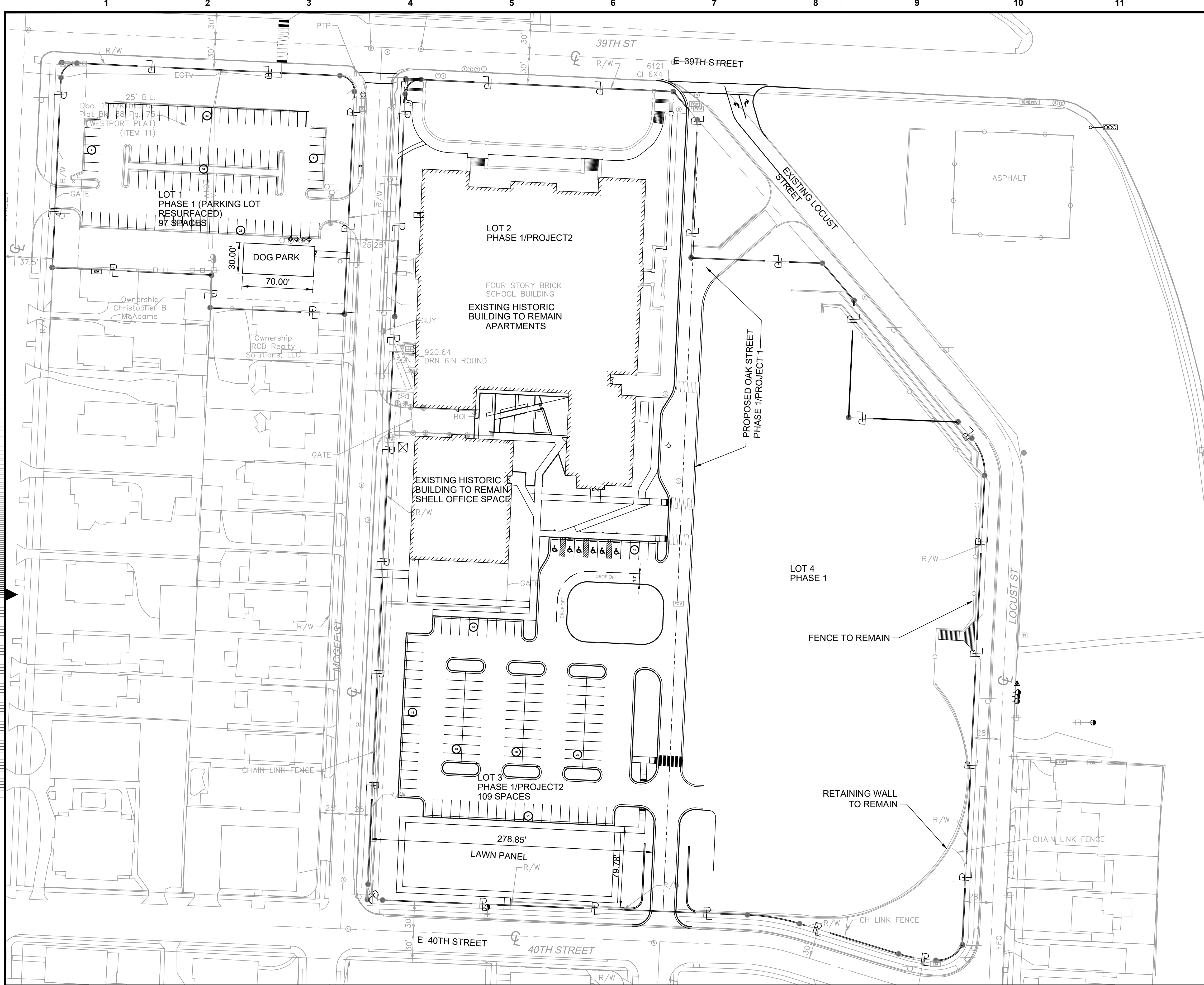
315 E 39TH STREET
KANSAS CITY, MO 64110
USA

WESTPORT HIGH SCHOOL
SITE BOUNDRIES PLAN

project	124796	contract	
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drawing **CS101 - A** rev.

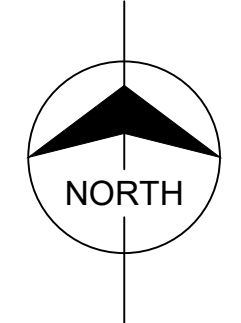
sheet of sheets
file



- NOTES:
1. ALL PARKING SPACES SHALL BE 9' X 18' MIN UNLESS NOTED OTHERWISE
 2. PROPOSED ROAD SHALL BE 24' WIDE FACE OF CURB TO FACE OF CURB

Millimeters
Scale For Microfilming
Inches

SITE PLAN PHASE 1
0 25' 50' 100'
SCALE IN FEET



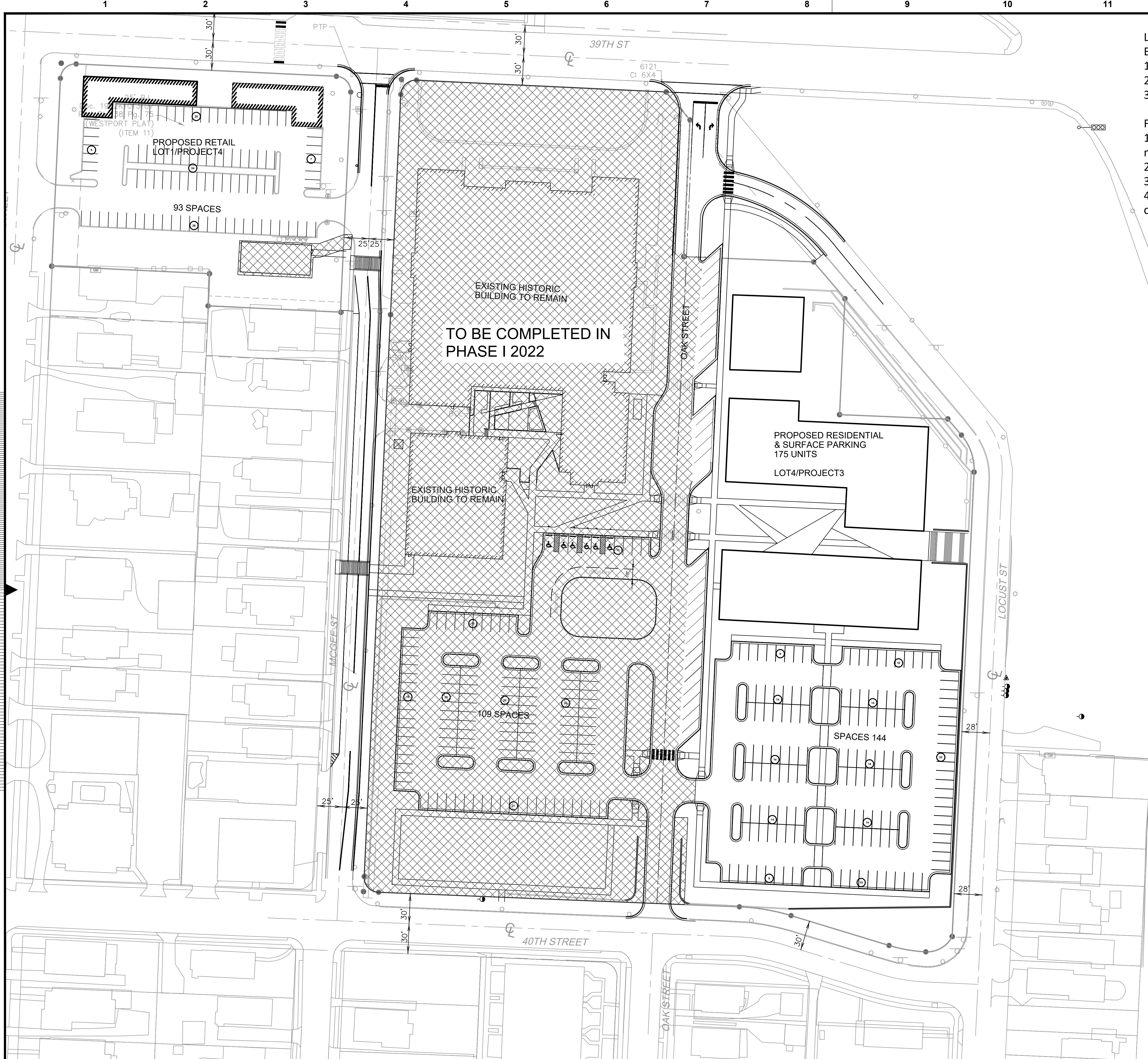
no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS
B	12/21/20	LDH	JTK	MPD AMENDMENT PLANS

BURNS MCDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

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KANSAS CITY, MO 64110
USA

WESTPORT HIGH SCHOOL	
SITE PLAN PHASE 1	
project	contract
124796	
drawing	rev.
CS102 - B	
sheet	of sheets
file	



LOT 4/ PROJECT 3 DESIGN STANDARDS:

Building Height and size

1. 5 story over 2 story
2. Building extents as indicated on plans.
3. 180 apartments

Facade Materials:

1. Combination of brick, stone, painted cementitious panel, stucco or metal panels
2. Wood or Metal accents
3. Metal railing balconies
4. Combination of large punched windows and floor to ceiling windows on all levels and all elevations of building

no.	date	by	ckd	description
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Millimeters
 Scale For Microfilming
 Inches

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9400 WARD PARKWAY
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 LICENSE NO. 000165

date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

315 E 39TH STREET
 KANSAS CITY, MO 64110
 USA

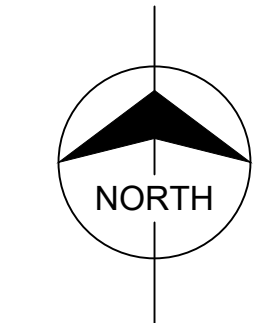
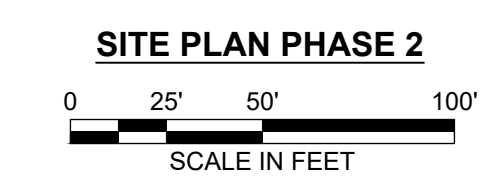
WESTPORT HIGH SCHOOL
 SITE PLAN PHASE 2

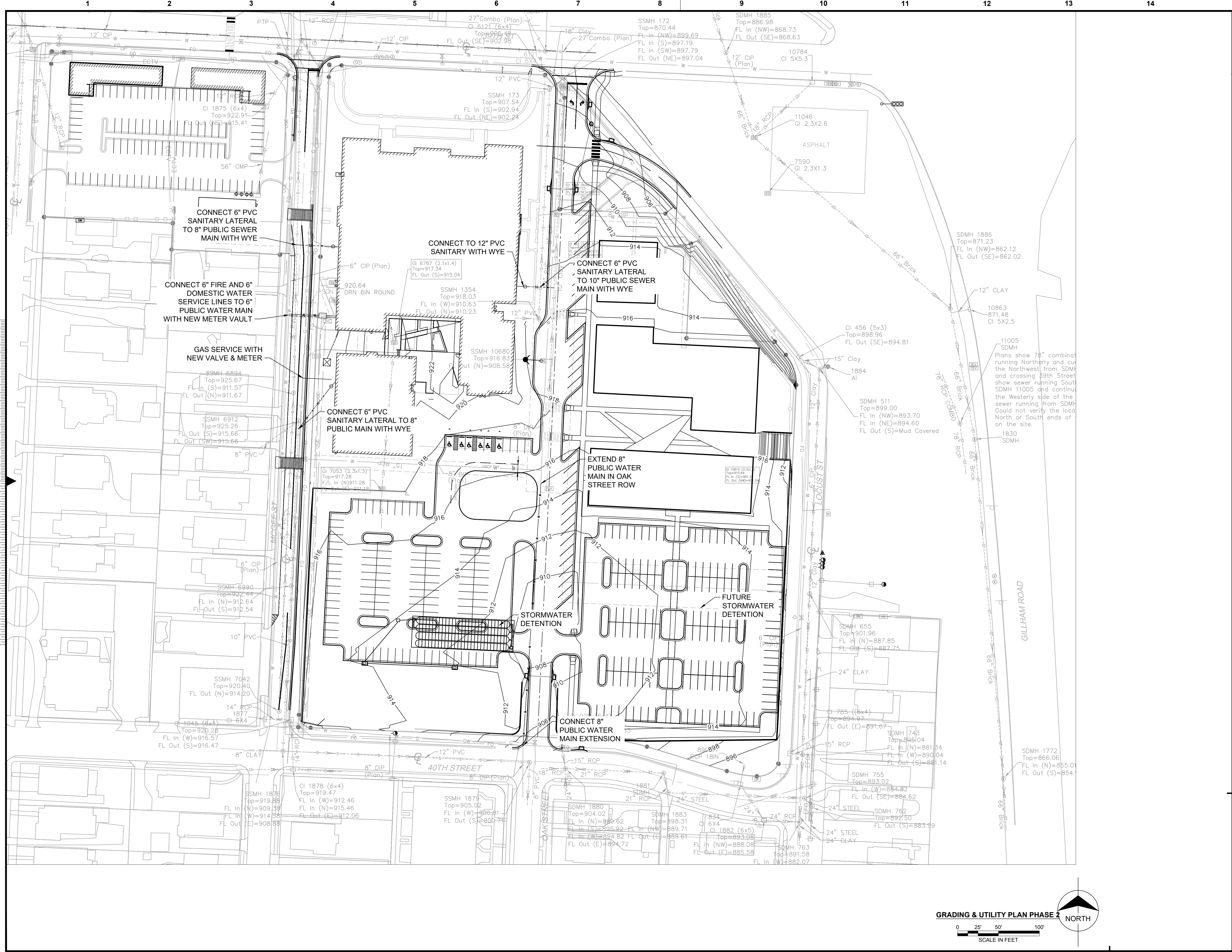
project	124796	contract	
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drawing **CS103 - A** rev.

sheet of sheets

file





no.	date	by	ckd	description
A	11/10/20	LDH	JTK	MPD AMENDMENT PLANS
B	12/21/20	LDH	JTK	MPD AMENDMENT PLANS
C	02/15/21	KMC	JTK	MPD AMENDMENT PLANS

Plans show 78" combinat running Northerly and cur the Northwest from SDMH and crossing 39th Street show sewer running South SDMH 11005 and contin the Westerly side of the sewer running from SDMH. Could not verify the loca North or South ends of on the site.

BURNS & MCDONNELL

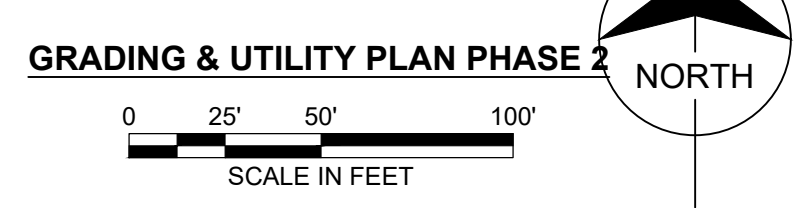
9400 WARD PARKWAY
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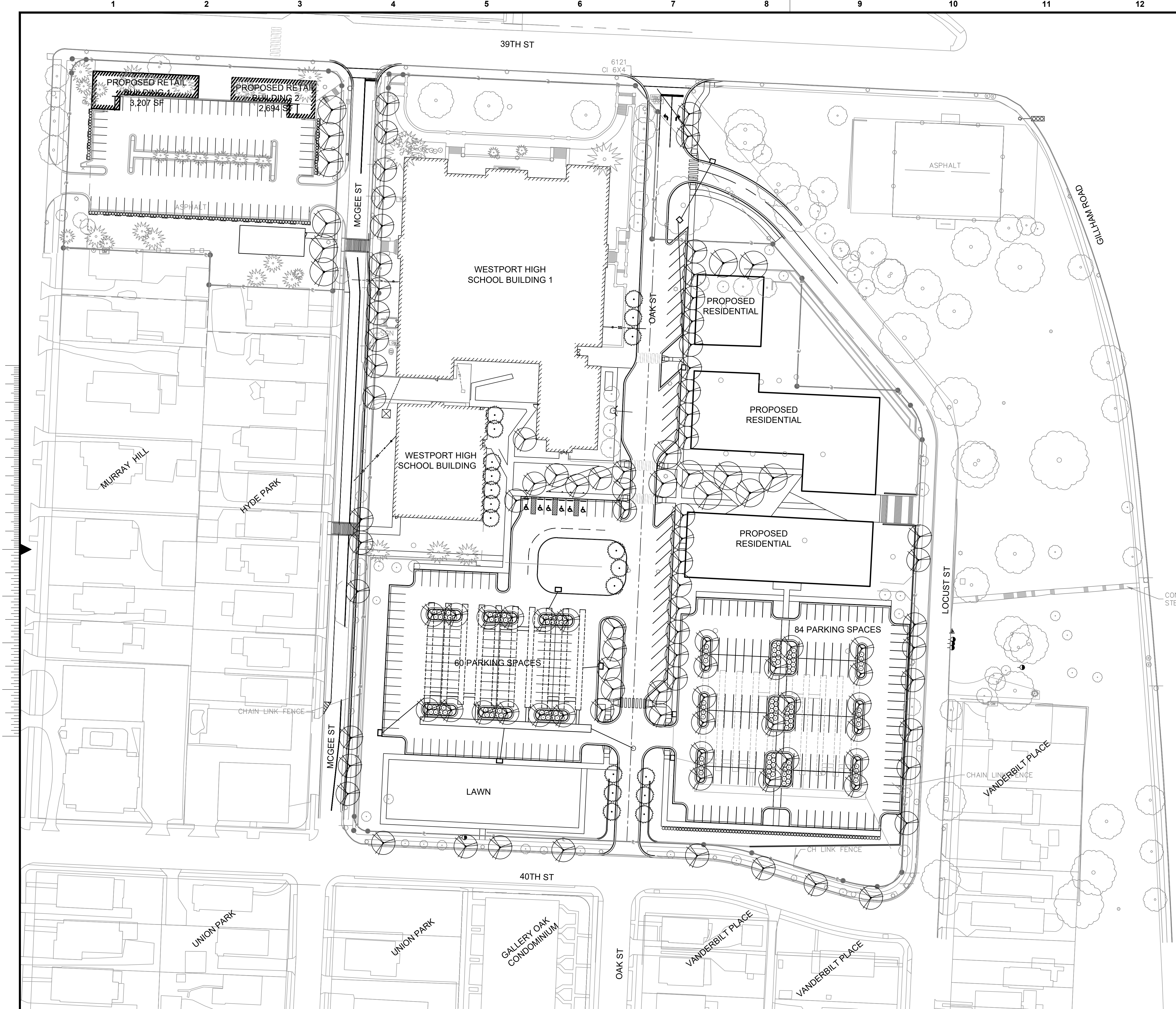
date	07/16/20	detailed	L.HAY
designed	L.HAMATEYO	checked	J.KOCHTANEK

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WESTPORT HIGH SCHOOL
 GRADING & UTILITY PLAN
 PHASE 2

project	124796	contract	
drawing		rev.	
sheet		of	CG102 - C
file		sheets	





LEGEND:

-  SHADE TREE
-  EXISTING TREE
-  SHRUBS

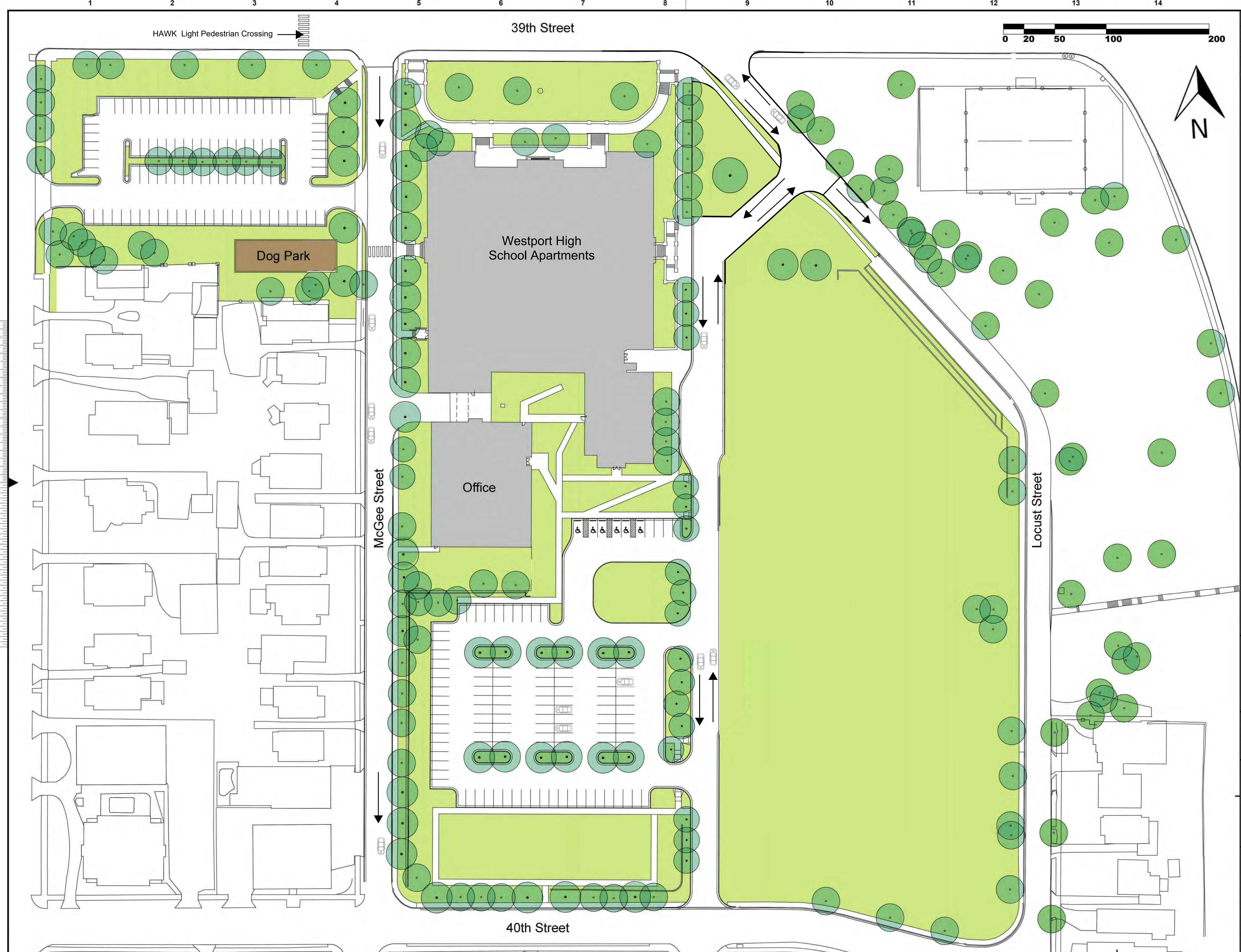
STREET TREES
 REQUIRED: 1 PER 30 LF PER KCMO CODE 88-425-03
MC GEE STREET (761'):
 25 TREES REQUIRED
 25 TREES PROVIDED (8 EXISTING + 17 PROPOSED)
OAK STREET WEST (809'):
 27 TREES REQUIRED
 X TREES PROVIDED (10 EXISTING + 17 PROPOSED)
OAK STREET EAST (809'):
 27 TREES REQUIRED
 X TREES PROVIDED (1 EXISTING + 26 PROPOSED)
LOCUST STREET (464'):
 15 TREES REQUIRED
 X TREES PROVIDED (7 EXISTING + 8 PROPOSED)
40TH STREET (552'):
 18 TREES REQUIRED
 18 TREES PROVIDED (10 EXISTING + 8 PROPOSED)

GENERAL TREES
 REQUIRED: 1 TREE PER 5,000 SF OF BUILDING FOOTPRINT.
WESTPORT HIGH SCHOOL BUILDINGS (64,795 SF):
 13 TREES REQUIRED
 15 TREES PROVIDED (15 EXISTING)
RESIDENTIAL BUILDINGS (36,391 SF):
 7 TREES REQUIRED
 7 TREES PROVIDED (7 PROPOSED)
RETAIL BUILDINGS (5,901 SF):
 1 TREES REQUIRED
 11 TREES PROVIDED (11 EXISTING)

PARKING LOT INTERIOR LANDSCAPING
 REQUIRED: INTERIOR LANDSCAPE AREA 35 SF PER PARKING SPACE, 1 TREE PER 5 PARKING SPACES, 1 SHRUB PER PARKING SPACE AND GROUND COVER IN THE REMAINDER.
PARKING LOT 1 (60 PARKING SPACES):
 REQUIRED: 2,100 SF LANDSCAPE AREA, 12 TREES, 60 SHRUBS
 PROVIDED: 2,100 SF LANDSCAPE AREA, 12 TREES, 60 SHRUBS
PARKING LOT 2 (84 PARKING SPACES):
 REQUIRED: 2,940 SF LANDSCAPE AREA, 17 TREES, 84 SHRUBS
 PROVIDED: 3,732 SF LANDSCAPE AREA, 18 TREES, 84 SHRUBS

no.	date	by	ckd	description
A	11/10/20	RG	BMS	MPD AMENDMENT PLANS

BURNS & MCDONNELL			
9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 LICENSE NO. 000165			
date	11/10/20	detailed	RG
designed	RG	checked	BMS
315 E 39TH STREET KANSAS CITY, MO 64110 USA			
WESTPORT HIGH SCHOOL			
LANDSCAPE PLAN			
project	124796	contract	
drawing	L-100 - A		rev.
sheet	of	sheets	file



no.	date	by	ckd	description
A	xx/xx/20	RG	BMS	

Millimeters
 Scale For Microfilming
 Inches

9400 WARD PARKWAY
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 LICENSE NO. 000165

date	07/16/20	detailed	RG
designed	RG	checked	BMS

315 E 39TH STREET
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WESTPORT HIGH SCHOOL
 COLORED SITE PLAN
 PHASE 1

project	124796	contract	
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Drawing **A100** rev. **1**

sheet of sheets
 file

39th Street

Westport High School Apartments

Office

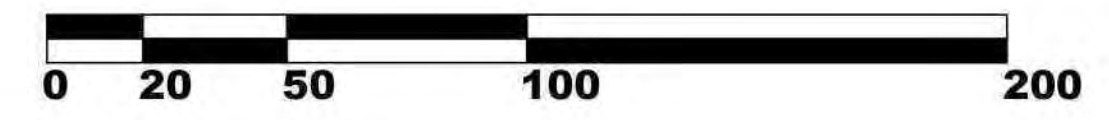
Multi-family living

Dog Park

McGee Street

Locust Street

40th Street



Millimeters
Scale For Microfilming
Inches

no.	date	by	ckd	description
A	xx/xx/20	RG	BMS	

9400 WARD PARKWAY KANSAS CITY, MO 64114 816-333-9400 LICENSE NO. 000165	
date	detailed
07/16/20	RG
designed	checked
RG	BMS
315 E 39TH STREET KANSAS CITY, MO 64110 USA	
WESTPORT HIGH SCHOOL COLORED SITE PLAN PHASE 2	
project	contract
124796	
drawing	rev.
A101	1
sheet	of sheets
file	

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Joshua and Jessica Kalmikoff	3940 McGee St		josh0078@gmail.com and jessica.kalmikoff@gmail.com
Laura Burkhalter	4134 Locust		
Braden Curd	3924 Warwick Blvd		
Katie Sowder	4027 Locust		
Amy Wilson	4135 Holmes		
Rachel Williams	3938 McGee		
Rob Williams & Holly Humke-Williams	3944 McGee Street		
Troy R. Batson	4346 Charlotte Street		
Sid Sowder	4027 Locust		
Seth Stillings	4039 Locust		
Jackie Shao	3939 Warwick Blvd		



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

to avoid tenants using on-street parking.