CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 19, 2025

Project Name
Lewer Plaza Apartments

Docket #7

Request
CD-CPC-2025-00013
Development Plan

Applicant
Jeremy Tinkler
EPC Real Estate Group

Owner
Lewer Properties LP

Location	Various
Area	About 1.98 Acres
Zoning	R-0.5
Council District	6th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Residential, zoned R-0.75/R-1.5
South: Residential, zoned MPD
East: Residential, zoned R-0.5
West: Residential, zoned R-1.5

KC Spirit Playbook Alignment
CD-CPC-2025-00013 *has a medium alignment*.

Land Use Plan
The Midtown Plaza Area Plan recommends Residential Urban Density for this location. The proposed plan has a medium alignment with the area plan. See Criteria A for more information.

Major Street Plan
These sections of Broadway, W 45th Terrace, W 46th Street and Wornall Road are not identified on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a residential development plan serving as a preliminary plat for approximately 278 units on about 1.98 acres, generally located on the parcels encompassed by Broadway Boulevard on the West, West 45th Terrace on the North, Wornall Road on the East, and West 46th Street on the South.

PROJECT TIMELINE
The application for the subject request was filed on 01/24/2025. No Scheduling deviations from 2025 Cycle 3.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the Plaza Westport Neighborhood Association.

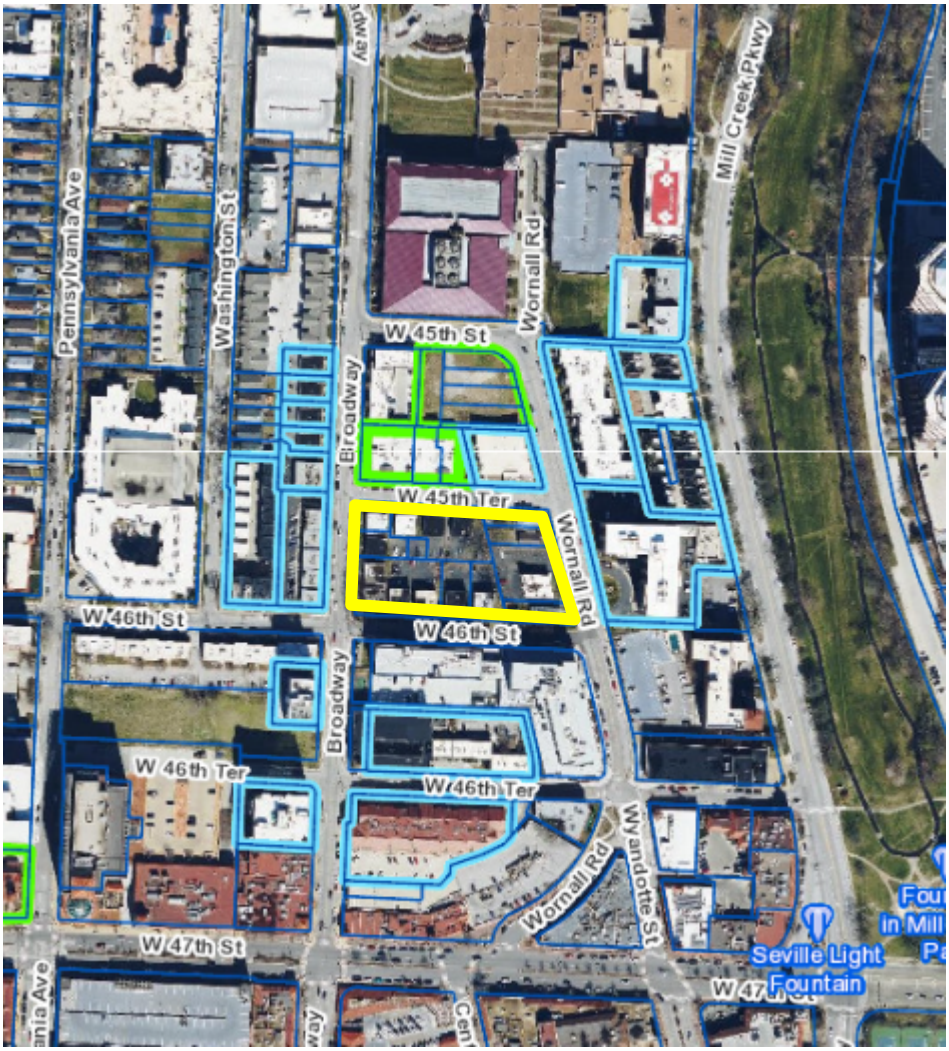
REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on March 10, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The site is currently developed with a mixture of residential and commercial structures, some of the structures have started to be vacated.

CONTROLLING + RELATED CASES
None

PROFESSIONAL STAFF RECOMMENDATION
Docket #7 Approval, subject to conditions

VICINITY MAP



PLAN REVIEW

The proposed plan is for a residential development with approximately 278 units and associated parking garage. The proposed plan will encompass the entire block and will require the demolition of all the existing buildings. The proposed structure will be 77' (feet) tall and will feature walk-out apartments along the west and north side of the structure. The structure features brick detailing, glazing, and water features reminiscent of the plaza area.

The parking garage will include 296 parking spaces for the future tenants, with a parking ratio of a little over 1:1. The applicant is proposing sufficient landscaping around the building, staff has added a condition to revise the landscaping species to provide additional native species.

The proposed construction materials are a mix of brick veneer and stucco, with a gold exterior panel as an accent throughout the elevations.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)*	Yes	No	Applicant is requesting approval of deviations. See below.
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	See Criteria D for additional information.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	See Criteria G for additional information.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

Lot and Building Standards (88-110-06) Table 110-2

R-0.5 Setbacks:

	Front Setback requirement	Side Setback Required	Rear Setback Required
Minimum Percent (% of lot depth)	15%	10%	25%
Maximum Required (ft.)	20 ft.	8 ft.	25 ft.
Setbacks Required for Project	20 feet (Broadway)	8 feet (W 45th Terrace and W 46th Street	25 feet (Wornall Road)
Proposed	0	0	0

R-0.5 Minimum Lot area per unit (sq.ft.): 500[2]

Applicant is proposing 109 units over the allowed units for the zoning district for a total of 278 units.

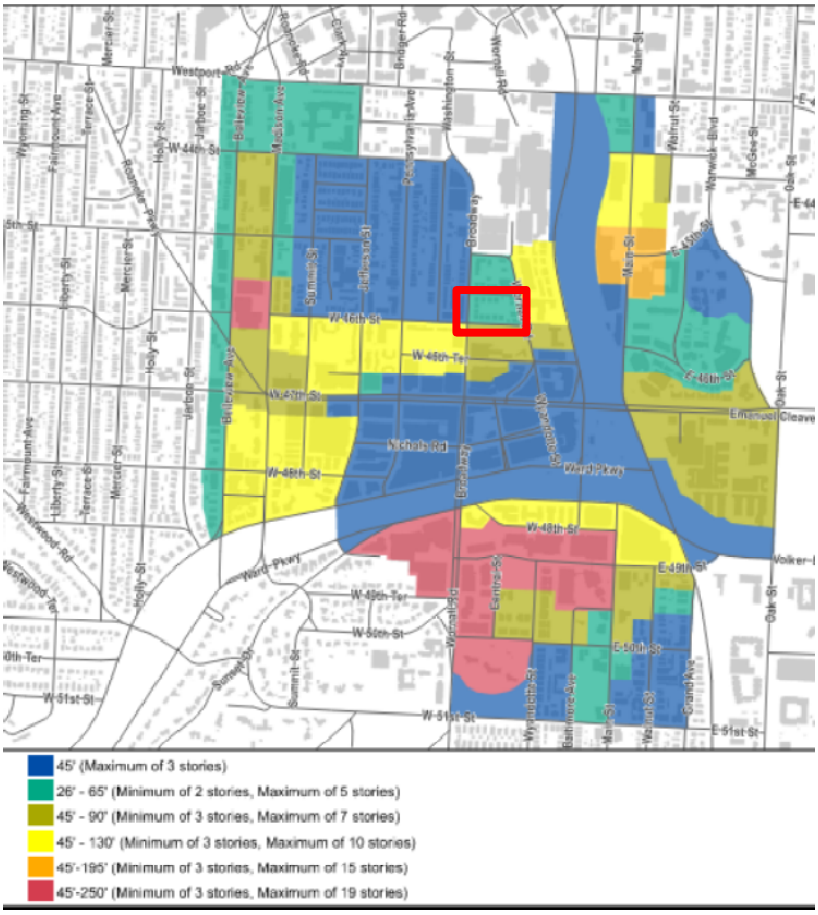
SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. **The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed plan does not comply with all the standards of the Zoning and Development Code. The applicant is seeking approval of deviations to the required setbacks in an R-0.5 zoning district to allow for no setback (on all four sides of the development) and a deviation to the units per square foot allowed in the R-0.5 zoning district. The full description of the deviations can be found below the Plan Analysis Table. The setback deviation requests because the proposed no setback building will be in line with surrounding properties to create a more cohesive streetscape and better integrate into the area. Additionally, staff is supportive of the deviation to the minimum lot area per unit (square foot), the R-0.5 zoning district providing a stricter (and reduced) height limit than a zoning district that would allow for more density. The maximum allowed building height in an R-0.5 is 164 feet whereas the maximum allowed building height in the R-0.3 is 235 feet. Additionally, staff believes that the proposed 77 foot height will act as an acceptable transition from the three-story building to the west (Broadway) to the 13-story building to the east (across Wornall). Additionally, the height recommendation on page 45 (Fig. 4.10), shown below, depicts the subject properties highlighted in red adjacent to areas recommended for 45 to 90 feet to the south and 45 to 130 feet to the east.



The Long-Range Planning Division stated, "*The Lewer Plaza Apartments create a density and diversity of housing types within walking distance of the Plaza and related amenities. The height of 77 feet creates a transition between the high-rise condo building to the east of Wornall Rd. and shorter buildings to the south and west. The proposed height is also within the 90 foot maximum recommended for east of Broadway in Midtown/Plaza's Bowl Concept (page 59). While the project does achieve a high alignment with Playbook housing goals, some changes could be made for better overall alignment. To avoid hostile blank walls (along the south and east elevations where the "Plaza Apartments" signs are located and on the corner of the north elevation) the applicant should consider murals or plant trellises that would improve walkability around the building. Additionally, the applicant should use native plants to better align with Midtown/Plaza and Playbook sustainability goals*." – Luke Ranker

B. The proposed use must be allowed in the district in which it is located;
The proposed use is allowed in the R-0.5 zoning district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
Vehicular ingress and egress to the site is limited to W 46th Street. The proposed garage has three access points along the street; the access point closest to Wornall Road provides access to the parking garage while the other two access points towards the middle of the garage provide access to the trash enclosure and the loading zone.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The plan provides safe, efficient, and convenient non-motorized travel opportunities. The applicant is proposing bicycle parking spaces in conformance with the Code, however staff has included a condition that the applicant place some short term bicycle parking along the exterior of the building, preferably outside the leasing office along the East side of the building to promote biking.

Improvements in the right-of-way that are associated with this plan include 6-foot-wide sidewalks and landscaping, including street trees, raised planters, water features, etc. to provide a comfortable environment for pedestrians.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The plan provides adequate utilities based on City standards for the proposed development.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The proposed development consists of brick veneer, stucco, and a gold accent metal panel. While staff believes a different color would be more appropriate as an accent color, the applicant has stated the gold was chosen to pay homage to the gold accents found throughout the Plaza area. The building materials are compatible with the adjacent properties.

The development requires deviations to the lot and building standards as listed on page 3 of this report. Staff is supportive of the proposed building location and the zero foot setbacks, as it will better match the setbacks of the surrounding buildings to the north and south. The consistent building line will also create a better street edge and will provide a safer environment for pedestrians.

Staff is also supportive of the deviation to the minimum lot area per unit (square foot), due to the stricter height requirement of the R-0.5 zoning district; for more information, please see criteria A.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant is proposing appropriate quantities of landscaping for the development; however, staff has added a condition that the applicant revise the plans to include more native varieties prior to ordinance request to ensure the landscaping can thrive in the Kansas City, MO climate and city environment. Staff is pleased to see that landscaping is being used to provide relief from the blank walls that were created by the parking garage. As of the publication of this report the proposed trees include Columnar Hornbeam, Crimson Spire Oak, Columnar English Oak, and Musashino Japanese Zelkova.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The entire block area will be razed and redeveloped with the proposed structure. The area devoted to asphalt or other impervious surfaces will increase, however it is to be expected with this kind of development.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan was not required to submit a tree preservation/protection plan.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Public Testimony
5. *KC Spirit Alignment*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval, subject to conditions** as stated in the conditions report.

Respectfully Submitted,

Larisa Chambi

Larisa Chambi
Planning Supervisor

Plan Conditions

Report Date: March 13, 2025

Case Number: CD-CPC-2025-00013

Project: Lewer Plaza Apartments

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

1. The developer must complete the Demolition Review process before pulling a permit for demolition of the existing buildings on the site per ordinance #241070 adopted 12/19/2024.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
6. Approving deviations to 88-110, Lot and Building Standards for the following standards:
   1. A complete deviation to the front setback, to allow for a 0' (foot) front setback.
   2. A complete deviation to the rear setback, to allow for a 0' (foot) rear setback.
   3. A complete deviation to the side setback (both sides), to allow for a 0' (foot) side setback.
   4. A deviation to the minimum lot area per unit (square foot), to allow for 278 units, an increase of 109 units.
7. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
8. The applicant shall add bike racks for short term bicycle parking outside of the parking garage prior to ordinance request.
9. The applicant shall revise the landscape plan to include more native varieties prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

10. That prior to the issuance of the Certificate of Occupancy, the applicant must submit, gain approval of, and record a Final Plat.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

15. Consider adding reinforcement to the exterior residential doors of the property for safety - Items such as Jamb Brace or metal door frames have been proven to lower the risk of crimes.

16. Consider adding 180-degree eye viewers, such as a peephole to the exterior residential doors of the property for safety as this allows a person to see outside the door prior to unlocking and/or opening the door.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

17. The developer shall be 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 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

18. 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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

19. The developer shall submit construction plans in compliance with adopted standards for street improvements indicated on the plans, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

21. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

22. 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.

23. The developer shall 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.

24. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

25. The developer shall enter into a covenant agreement for the maintenance of private decorative paving and streetscaping located within the public ROW as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

26. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.

27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. https://www.kcwater.us/projects/rulesandregulations/

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

29. Submit water main extension plans prepared by a Missouri PE for all necessary public water distribution improvements to water mains, fire hydrants, etc. Public fire hydrants shall be spaced at 300' max. around the perimeter streets. Plans shall be approved and under contract (permitted) prior to building permit issuance.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

30. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

31. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 disturbed area 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 KC Water prior to recording the plat.

32. 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.

33. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

34. The developer must enter into a covenant agreement for the maintenance of any stormwater detention BMP as required by KC Water, prior to recording the plat.

PLAZA MULTI-FAMILY APARTMENTS
PRELIMINARY PLAT AND DEVELOPMENT PLAN
A RESIDENTIAL SUBDIVISION SECTION 29, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET LIST:

C001 COVER SHEET
C002 EXISTING CONDITIONS
C002A EXISTING CONDITIONS
C003 PROPOSED CONDITIONS - GROUND FLOOR
C004 PROPOSED CONDITIONS - 1ST FLOOR
C005 PROPOSED SITE GRADING
C006 PROPOSED SITE UTILITY
C007 PRELIMINARY PLAT
L101 LANDSCAPE PLAN CONCEPT
E001 SITE PLAN PHOTOMETRIC
E002 FIXTURE CUT SHEETS
A100 GARAGE LOWER LEVEL
A101 GARAGE UPPER LEVEL
A102 1ST FLOOR PLAN
A103 2ND FLOOR PLAN
A104 3RD & 4TH FLOOR PLAN
A105 5TH FLOOR PLAN
A200 EXTERIOR ELEVATIONS
A300 SECTIONS
A400 EXTERIOR RENDERINGS

SIGNAGE SHALL COMPLY WITH CHAPTER 88-445

APPROVING A DEVIATION TO SECTION 88-110-06, TO ALLOW FOR AN ADDITIONAL 109 UNITS IN AN R-0.5 ZONING DISTRICT FOR A MINIMUM LOT AREA PER UNIT (SQ. FT) OF 306.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $66,937.74 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 278 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.



EXTERIOR RENDERING



PROJECT LOCATIONS

SECTION 29 TOWNSHIP 49N RANGE 33W
NOT TO SCALE

PROPERTY DESCRIPTION:

LOT 17 WORNALL PARK
LOT 18 WORNALL PARK
WORNALL PARK LOTS 19 THRU 21
WORNALL PARK LOT 22
310-12 W 46TH ST / LOT 23 E 25 FT OF LOT 24 WORNALL PARK
W 10 FT OF LOT 24 ALL LOT 25 E 10 FT OF LOT 26 WORNALL PARK
4535-41 BROADWAY 318-24 W 46TH ST WORNALL PARK W 25 FT LOT 26 ALL LOTS 27 THRU 30
WORNALL PARK E 7 FT OF S 40 FT LOT 12 & W 30.5 FT OF S 40 FT LOT 13
4531 BROADWAY / S 49 FT LOT 10 S 49 FT OF W 28 FT LOT 11 S 40FT OF E 7 FT LOT 11 S 40 FT OF W 28 FT LOT 12 WORNALL PARK
WORNALL PARK N 58 FT LOT 10 & N 58 FT OF W 28 FT LOT 11
309-23 W 45TH TER WORNALL PARK E 7 FT LOT 11 EXC S 40 FT ALL LOT 12 EXC S 40 FT ALL LOT 13 EXC S 40 FT OF W 30.5 FT ALL LOTS 14 THRU 16

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	R-0.5	R-0.5	No	
Gross Land Area				
in square feet	86,382	86,382	No	
in acres	1.983	1.983	No	
Right-of-way Dedication				
in square feet	0	210	No	
in acres	0.00	0.005	No	
Right-of-way Vacation				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Net Land Area				
in square feet	86,382	86,172	No	
in acres	1.983	1.978	No	
Building Area (sq. ft.)		398,511	No	
Floor Area Ratio		4.62	No	
Residential Use Info				
Total Dwelling Units	172	278	Yes	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	172	278	Yes	
Total Lots	11	1	No	
Residential	11	1	No	
Public/Civic	3	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	Yes	
Front Setback	15 ft	0 ft	Yes	
Side Setback	0 - 8 ft	0 ft	Yes	
Side Setback (abutting street)	15 ft	0 ft	Yes	
Height	-	77 ft	No	

TABLE 4 - PARKING

Building Data	Vehicle Spaces		Bike Spaces		Alternatives Proposed (See 88-420-16-H)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					NONE
Residential	278	296			
Short Term Bicycle			30	30	
Long Term Bicycle			72	72	
Total	278	296	102	102	

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Developer to provide payment in-lieu.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.

DEVELOPMENT SUMMARY TABLE

Name	Use	Height	No. Floors	No. Floors	Usage	Area (sf)	Units	Parking Spaces Required	Parking Spaces Provided	Area (sf)
Plaza Multi-Family	Apartments	77'-0"	6	Garage Floors	Amenity	9,305	0	0	18	125,390
					Parking	116,085				
				01	Amenity	6,086	52	52	52	54,856
					Residential	48,770				
				02	Residential	54,660	52	52	52	54,660
				03	Residential	54,660	59	59	59	54,660
				04	Residential	54,660	59	59	59	54,660
				05	Residential	54,285	56	56	56	54,285
Total							278	278	296	398,511

PROJECT TIMELINE:

CONSTRUCTION START: SUMMER 2025
CONSTRUCTION END: FALL 2026
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

OWNER
NAME: EPC REAL ESTATE GROUP
ADDRESS: 8001 METCALF AVE, SUITE 300
OVERLAND PARK, KS 66204
PHONE: 816 405 5958
EMAIL: jtinkler@epcrealestate.com
www.epcrealestate.com

brr
Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204
Tel: 913-262-9095
Fax: 913-262-9044

Consultants
Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:
PLAZA MULTI-FAMILY
W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No.
31000657

Project Phase
CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
COVER SHEET

Sheet No.
C001

BRR Original printed on recycled paper



LEGEND

PROJECT BOUNDARY

NORTH

40 0 40 80

SCALE IN FEET
HORIZONTAL SCALE 1"=40'

OWNERSHIP INFORMATION

PARCEL NO.		OWNER	ADDRESS
1		LEWER PROPERTIES LP	PO BOX 10166 KANSAS CITY, MO 64171
2		CITY OF KANSAS CITY MISSOURI ATTN DIRECTOR OF FINANCE	414 E 12TH ST 1ST FLOOR EAST KANSAS CITY, MO 64106
3		APPLE EIGHT SPE KANSAS CITY INC	814 E MAIN ST RICHMOND, VA 23219
4		4646 BROADWAY LLC % GEORGE BIRT	523 WALNUT KANSAS CITY, MO 64106
	UNIT 1N	MAHONEY MICHELLE L	4646 BROADWAY UNIT 1 NORTH KANSAS CITY, MO 64112
	UNIT 1S	TOUGAS CAROLINE	4646 BROADWAY APT 1S KANSAS CITY, MO 64112
	UNIT 2N	ROSE JANET S	4646 BROADWAY APT 2N KANSAS CITY, MO 64112
	UNIT 2S	SCHENKELBERG THOMAS J	4646 BROADWAY UNIT 2 SOUTH KANSAS CITY, MO 64112
	UNIT 3N	LIU REX	4646 BROADWAY UNIT 3 NORTH KANSAS CITY, MO 64112
	UNIT 3S	POWER JOHN K & DIANE F	4646 BROADWAY BLVD UNIT 3S KANSAS CITY, MO 64112
	UNIT 4N	FOWLER WILLIAM C & PAIGE B	4646 BROADWAY UNIT 4N KANSAS CITY, MO 64112
	UNIT 4S	VANTZOS ZOE A	4646 BROADWAY UNIT 4 S KANSAS CITY, MO 64112
	UNIT 5N	LEUTHARDT TOBIAS	4646 BROADWAY UNIT 5N KANSAS CITY, MO 64112
	UNIT 5S	JENSEN WILLIAM JAMES & HOLLY L	4646 BROADWAY UNIT 5 SOUTH KANSAS CITY, MO 64112
	UNIT 6	POWELL CAROL PAUL-TRUSTEE	4646 BROADWAY UNIT 6 KANSAS CITY, MO 64112
	UNIT 7	CHAMBERS CHARLES DREW & MARY SUSAN	4646 BROADWAY # 7 KANSAS CITY, MO 64112
	UNIT 8	STOECKLIN ANNELIES	4646 BROADWAY UNIT 8 KANSAS CITY, MO 64112
	UNIT 9	WHITAKER MARGARET R-TRUSTEE	4646 BROADWAY UNIT 9 KANSAS CITY, MO 64112
	UNIT 10	CAROL L THRANE REVOCABLE TRUST DATED 07/27/1995 THRANE CAROL L-TRUSTEE	4646 BROADWAY UNIT 10 KANSAS CITY, MO 64112
	UNIT 11N	BATE LAURENCE & BATE EDWARD	4646 BROADWAY UNIT 11 NORTH KANSAS CITY, MO 64112
	UNIT 11S	KNAPSTEIN KURT	4646 BROADWAY UNIT # 11S KANSAS CITY, MO 64112
	UNIT 12	BRADLEY DAVID RALL III TRUSTEE	106 W 11TH ST KANSAS CITY, MO 64105
5		MA 3 LLC	1324 S KANSAS AVE TOPEKA, KS 66612
6	UNIT 1N	MAHONEY MICHELLE L	4646 BROADWAY UNIT 1 NORTH KANSAS CITY, MO 64112
	UNIT 1N	FERRARA JOHN ROSS	4536 BROADWAY UNIT 1N KANSAS CITY, MO 64111
	UNIT 1N	HAWKINS KIMBERLY A & OLIVER A	4532 BROADWAY UNIT 1N KANSAS CITY, MO 64111
	UNIT 1N	HERRERA FANNY	912 BALTIMORE UNIT 503 KANSAS CITY, MO 64108
	UNIT 1N	TURNER HOLLY	15797 W REMINGTON DR SURPRISE, AZ 85374
	UNIT 1N	BRANNON NANCY	20648 BUTTERNUT CIR PORTER RANCH, CA 91326
	UNIT 1S	BURKE JOHN R	4528 BROADWAY 64111 UNIT 1S KANSAS CITY, MO 64111
	UNIT 1S	MUNOZ HERNANDEZ ERIK	440 N BARRANCA AVE 8642 COVINA, CA 91723
	UNIT 1S	GAUR RAKESH & NEETA	4543 MOHAWK LEAWOOD, KS 66224
	UNIT 1S	HAMER KYLE	4536 BROADWAY UNIT 1S KANSAS CITY, MO 64111
	UNIT 1S	FILBIN CINDY	4540 BROADWAY UNIT 1S KANSAS CITY, MO 64111
	UNIT 2N	JOHNSTON HALEY L	4540 BROADWAY AVE KANSAS CITY, MO 64114
	UNIT 2N	KIM MISEON & WILLIAMS BRANDON	4528 BROADWAY 64111 UNIT 2N KANSAS CITY, MO 64111
	UNIT 2N	BAILEY BOBBIE RAE & TATIANA	4524 BROADWAY 64111 UNIT 2N KANSAS CITY, MO 64111
	UNIT 2N	5A LLC	3 EASTGATE DR HILL CITY, KS 67642
	UNIT 2N	HERNANDEZ MONTILLA HECTOR DANIEL	4532 BROADWAY BLVD UNIT 2N KANSAS CITY, MO 64111
	UNIT 2S	GREUBEL ARNOLD K & KATHERYN K	11282 S23 HWY INDIANOLA, IA 50125
	UNIT 2S	5A LLC	3 EASTGATE DR HILL CITY, KS 67642
	UNIT 2S	NGUYEN TRI	4311 BROOKRIDGE DR FAIRWAY, KS 66205
	UNIT 2S	HIBE HOLDINGS LLC	2801 W 68TH ST MISSION HILLS, KS 66208
	UNIT 2S	NGUYEN TRI	4311 BROOKRIDGE DR FAIRWAY, KS 66205
	UNIT 3N	5A LLC	3 EASTGATE DR HILL CITY, KS 67642
	UNIT 3N	MEALHALL LLC	305 W 51ST ST KANSAS CITY, MO 64112
	UNIT 3N	DORMAN VANESSA	4532 BROADWAY UNIT 3N KANSAS CITY, MO 64111
	UNIT 3N	HULETT WALKER	4524 BROADWAY BLVD UNIT 3N KANSAS CITY, MO 64111
	UNIT 3S	UNDERWOOD ANTHONY R & PATE MELISSA A	555 BANYAN TREE LN APT 208 DEL RAY BEACH, FL 33483
	UNIT 3S	GOBLET ANNE M	3526 AKRON ST DENVER, CO 80238
	UNIT 3S	HOEPPNER NATHAN	4532 BROADWAY BLVD UNIT 3S KANSAS CITY, MO 64111
	UNIT 3S	KIVISTO GAVIN & TRACIE	4528 BROADWAY BLVD UNIT 3S KANSAS CITY, MO 6411
	UNIT 3S	GOOCH CHARLES L & TRINA J	5870 NEVIN CT HARTSBURG, MO 65039
	UNIT L5	46 BROADWAY PARTNERS LLC COHEN-ESREY	6500 SHAWNEE MISSION PKWY STE L5 MISSION, KS 66202

brr

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
EXISTING CONDITIONS

Sheet No.
C002

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OWNERSHIP INFORMATION

PARCEL NO.		OWNER	ADDRESS
7	STE 104	BELCORE ANN MARIE	7425 FONTANA ST PRAIRIE VILLAGE, KS 66208
	STE 202	AHLQUIST CONNOR AND HANNAH-RAE	4516 BROADWAY AVE UNIT 2B KANSAS CITY, MO 64111
	STE 102	VILLANUEVA MARIA	4516 BROADWAY UNIT 102 KANSAS CITY, MO 64111
	STE 203	GAUR NEETA & RAKESH	14543 MOHAWK CIR LEAWOOD, KS 66224
	STE 301	SNYDER MCKENZIE M	4516 BROADWAY UNIT 3-A KANSAS CITY, MO 64111
	STE 302	MUSICK KELLI	4516 BROADWAY UNIT 301 KANSAS CITY, MO 64111
	STE 304	HAWKINS SAWYER GRAY	4516 BROADWAY UNIT 304 KANSAS CITY, MO 64111
	STE 201	SMILEY TYLER	4518 BROADWAY UNIT 2A KANSAS CITY, MO 64111
	STE 303	ROSKOP AILIE L	4516 BROADWAY UNIT 3D KANSAS CITY, MO 64111
	STE 101	WAMBUGU DANIEL	4615 BROADWAY BLVD UNIT 1A KANSAS CITY, MO 64111
	STE 204	5A LLC	3 EASTGATE DR HILL CITY, KS 67642
		46 BROADWAY PARTNERS LLC COHEN-ESREY	500 SHAWNEE MISSION PKWY STE L5 MISSION, KS 66202
8		43 MADISON LLC	4310 MADISON AVE STE L103 KANSAS CITY, MO 64111
9	STE 103	ALLAIRE GEORGE E & DEBORAH A-TRUSTEES	300 W 45TH TER UNIT 103 KANSAS CITY, MO 64111
	STE 204	WARREN STEVE & LYNN	300 W 45TH TER UNIT 204 KANSAS CITY, MO 64111
	STE 301	LESLIE D LERNER TRUST	300 W 45TH TER UNIT 301 KANSAS CITY, MO 64111
	STE 302	NELSON ROGER R & MARJORIE L	300 W 45TH TER UNIT 302 KANSAS CITY, MO 64111
	STE 102	BELT ROBERT J-TRUSTEE	300 W 45TH TER UNIT 102 KANSAS CITY, MO 64111
	STE 201	RAMRAP HOLDINGS LLC	9711 SUNSET CIR LENEXA, KS 66220
	STE 104	SPIVAK FAMILY TRUST DATED 09/24/2024 SPIVAK JEFFREY G & ELIZABETH ANN -TRUSTEES	300 W 45TH TER UNIT 104 KANSAS CITY, MO 64111
	STE 202	SULLIVAN JEFFREY L & ANDREA	300 W 45TH TER KANSAS CITY, MO 64111
		J & K WORNALL INVESTMENTS LLC	2749 A NW HUNTER DR BLUE SPRINGS, MO 64015
	STE 203	WIMER MICHAEL L & HOTZ ROBERT B	300 W 45TH TER UNIT 203 KANSAS CITY, MO 64111
	STE 101	CAROL E BACHHUBER REVOCABLE TRUST AGREEMENT	300 W 45TH TER UNIT 101 KANSAS CITY, MO 64111
10	STE 804	JLC REAL ESTATE LLC	555 POYNTZ AVE STE 255 MANHATTAN, KS 66502
	STE 600	LAMBDEN MYA B	4545 WORNALL RD # 600 KANSAS CITY, MO 64111
	STE 109	BALICK PAMELA	4545 WORNALL RD APT 109 KANSAS CITY, MO 64111
	UNIT LE4	HERRERA FRANCISCO OMAR	4545 WORNALL RD UNIT LE4 KANSAS CITY, MO 64111
	STE 102	B&T PLAZA PROPERTIES LLC	4545 WORNALL RD APT 102 KANSAS CITY, MO 64111
	UNIT LE6	FOWLER COLIN	4545 WORNALL RD UNIT LE-6 KANSAS CITY, MO 64111
	STE 307	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999 %ROBERT G BECKERS-TRUSTEE	4545 WORNALL RD APT 802 KANSAS CITY, MO 64111
	UNIT LE1	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999 %ROBERT G BECKERS-TRUSTEE	4545 WORNALL RD APT 802 KANSAS CITY, MO 64111
	STE 409	JUAREZ ANDREA	4545 WORNALL RD 409 KANSAS CITY, MO 64111
	STE 410	JERRY D SHIERMEYER REVOCABLE TRUST AGREEMENT THOMAS B THOMSEN-TRUSTEE	4545 WORNALL RD #409 KANSAS CITY, MO 64111
	STE 1008	RODRIGUEZ PAOLA MORALES	4545 WORNALL RD UNIT 1008 KANSAS CITY, MO 64111
	STE 802	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999 %ROBERT G BECKERS-TRUSTEE	4545 WORNALL RD APT 802 KANSAS CITY, MO 64111
	STE 211	JAMSHID HOORFAR LIVING TRUST	4545 WORNALL RD 211 KANSAS CITY, MO 64111
	STE 402	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999 %ROBERT G BECKERS-TRUSTEE	4545 WORNALL RD APT 802 KANSAS CITY, MO 64111
	STE 704	RIVES DENNEY & LINDA	4545 WORNALL RD UNIT 704 KANSAS CITY, MO 64111
		PARKWAY TOWERS CONDO % BOARD OF MANAGERS	4545 WORNALL RD KANSAS CITY, MO 64112
	STE 1200	SHARMA NIKITA JYOTI	4545 WORNALL RD #1200 KANSAS CITY, MO 64112
	STE 1005	WALKER MICHAEL W & DUCHARDT LAURA J	4545 WORNALL RD #1004-6 KANSAS CITY, MO 64111
	STE 1111	CAROLYN GENTILE LIV TR DATED 11/06/2006 CAROLYN GENTILE TRUSTEE	4545 WORNALL RD UNIT 1111&1112 KANSAS CITY, MO 64111
	STE 1207	VAKHSHOORI SUSAN	4545 WORNALL RD #1207 KANSAS CITY, MO 64111
		WINGO DARREL W - TRUSTEE	4545 WORNALL RD UNIT 605 KANSAS CITY, MO 64111
		PEK PROPERTY LLC	4545 WORNALL RD UNIT 1002 KANSAS CITY, MO 64111
		GUTHRIE JOHN & JUDITH	4545 WORNALL RD UNIT 111 KANSAS CITY, MO 64111
		CLEM DEBRA D & WILLIAM M	4545 WORNALL KANSAS CITY, MO 64111
		PETEETE TERRY L & SWARNAMBAL N	4545 WORNALL #901 KANSAS CITY, MO 64111

OWNERSHIP INFORMATION

PARCEL NO.		OWNER	ADDRESS
10	STE 112	SMART SALLY C & SMART SHARON M	4545 WORNALL RD UNIT 112 KANSAS CITY, MO 64111
	STE 108	DETRICK STAN	4545 WORNALL RD #108 KANSAS CITY, MO 64111
	STE 501	ROGERS CHARLES W & KAREN L	4545 WORNALL RD KANSAS CITY, MO 64111
		CURTIS C DUANE & PATRICIA	4545 WORNALL RD # 1105 KANSAS CITY, MO 64111
	STE 909	MCGARR BRIAN	4545 WORNALL RD UNIT 909 KANSAS CITY, MO 64111
	STE 602	WILLET JAMES & DANA L	8239 HYGIENE RD LONGMONT, CO 80503
	STE 603	GRAFING KEITH & EDITH	4301 MADISON AVE KANSAS CITY, MO 64111
	STE 608	CHOE LIHEA	4545 WORNALL RD UNIT 608 KANSAS CITY, MO 64111
	STE 607	KRANITSKY JANET L	4545 WORNALL RD 607 KANSAS CITY, MO 64111
	STE 700	CAUGHRON MANAGEMENT GROUP LLC	10227 E 137TH ST KANSAS CITY, MO 64149
	STE 611	PETERS STEPHEN C	4545 WORNALL RD UNIT 611 KANSAS CITY, MO 64111
	STE 612	BELL HOWARD R & ZELIA O	4545 WORNALL RD 612 KANSAS CITY, MO 64111
	STE 701	MCINTYRE AMELIA J TRUSTEE	4545 WORNALL RD UNIT 701 KANSAS CITY, MO 64111
	STE 703	COOK DONALD L & SUSAN L	4545 WORNALL RD #703 KANSAS CITY, MO 64111
	STE 708	CHERYL M PARRISH TRUST DATED 12/17/1998 CHERYL M PARRISH -TRUSTEE	4545 WORNALL RD # 708 KANSAS CITY, MO 64111
	STE 709	AMIROF CONRAD	3145 BROADWAY KANSAS CITY, MO 64111
	STE 710	AMIROF CONRAD	3145 BROADWAY KANSAS CITY, MO 64111
	STE 711	M PATRICIA KERR TRUST 12-23-2011	67 WILLOWBROOKE ST HUTCHINSON, KS 67502
	STE 206	MMO INVESTMENTS LLC	15426 IRON HORSE CIR LEAWOOD, KS 66224
	STE 208	MOORE TONY & MAI DAU	123 S FIGUEROA ST APT 702 LOS ANGELES, CA 90012
	STE 209	MAILAND BRITTANY	4545 WORNALL RD UNIT 209 KANSAS CITY, MO 64111
	STE 212	CONLEY MICHAEL P	4545 WORNALL RD 212 KANSAS CITY, MO 64111
	STE 306	BALDWIN CONRAD C JR	4545 WORNALL 306 KANSAS CITY, MO 64111
	STE 311	DAVIS THOMAS H & HUYCKE MARGARET A	5927 CENTRAL ST KANSAS CITY, MO 64113
	STE 309	ALI MOHSIN	15211 89TH AVE APT 210 JAMAICA, NY 11432
	STE 312	CHOH JHIN	4545 WORNALL RD UNIT 312 KANSAS CITY, MO 64111
	UNIT LO1	RASMUSSEN ANNETTE	4545 WORNAL RD UNIT 101 KANSAS CITY, MO 64111
	UNIT LO2	DIANNE J BOYD TRUST DIANNE J BOYD-TRUSTEE	4545 WORNALL RD UNIT LO-2 KANSAS CITY, MO 64111
	STE 405	GUENTHER NICOLE-TR	4545 WORNALL RD 405 KANSAS CITY, MO 64111
	STE 406	GUENTHER NICOLE-TR	4545 WORNALL RD 405 KANSAS CITY, MO 64111
	STE 407	COMBEST NANCY M	4545 WORNALL RD 407 KANSAS CITY, MO 64111
	UNIT LE3	BONAR REX A & SUSAN M	4545 WORNALL RD UNIT LE3 KANSAS CITY, MO 64111
	STE 411	DANIEL ROBERT A	8242 SHAW RD BROOKSVILLE, FL 34602
	STE 502	DVORAK JOHN A & ZIMMERMAN LEANN	4545 WORNALL RD #502 KANSAS CITY, MO 64111
	UNIT LE7	TAO JING	545 WORNALL RD LE-7 KANSAS CITY, MO 64111
	STE 100	FREDERICK RIGBY BARNES III & NANCY DUPRE BARNES REVOCABLE LI	4545 WORNALL RD UNIT 100 KANSAS CITY, MO 64111
	UNIT LE8	WARFROD TOM & EVAH M	4545 WORNALL RD LE8 KANSAS CITY, MO 64111
	STE 503	GOVER HELEN L TRUSTEE	4545 WORNALL RD APT 503 KANSAS CITY, MO 64111
	STE 105	WITT DAN & SANDI	350 W 9TH HOISINGTON, KS 67544
	STE 101	HERRON CLINT W & CHAVEZ HERRON SERGIO A	229 WARD PKWY 401B KANSAS CITY, MO 64112
	STE 103	RYAN DANIEL & ROBIN	4545 WORNALL RD UNIT 103 KANSAS CITY, MO 64111
	STE 906	BLAKENEY JOHN	4545 WORNALL RD UNIT 905-906 KANSAS CITY, MO 64111
	STE 907	LEE ANN Y	4545 WORNALL RD 907 KANSAS CITY, MO 64112
	STE 910	BRUNO MARY	4545 WORNALL # 910 KANSAS CITY, MO 64111
	STE 911	JENSEN JACQUELINE	4545 WORNALL RD APT 911 KANSAS CITY, MO 64111

OWNERSHIP INFORMATION

PARCEL NO.		OWNER	ADDRESS
10	STE 1000	POUND LEE ELLIFF & DONALD M	400 BELLE AIR PLACE CARTHAGE, MO 64836
	STE 1011	NASH JULIE A-TRUSTEE	4545 WORNALL RD # 1001 KANSAS CITY, MO 64111
	STE 1012	HOLM REAL ESTATE ABILENE LLC	PO BOX 428 ABILENE, KS 67410
	STE 1007	BATSCHELET JOHN A	4545 WORNALL RD 1007 KANSAS CITY, MO 64111
	STE 1101	SKEENS PARKWAY TOWERS 1101 LLC	4545 WORNALL RD UNIT 1101 KANSAS CITY, MO 64111
	STE 1107	ARAMOON SAEID & MAHMASH	4545 WORNALL RD # 1107 KANSAS CITY, MO 64112
	STE 1109	BRENDE SHANNA	4545 WORNALL RD APT 1109 KANSAS CITY, MO 64111
	STE 1110	TAYLOR TIMOTHY & SHERRY	4545 WORNALL RD UNIT 1110 KANSAS CITY, MO 64111
	STE 801	BRADBURY DANIEL J & JOBETH TRUST	4545 WORNALL RD APT 805 KANSAS CITY, MO 64111
	STE 806	BRADBURY DANIEL J & JOBETH TRUST	4545 WORNALL RD APT 805 KANSAS CITY, MO 64111
	STE 808	SCHWARZ JOAN E	4545 WORNALL # 808 KANSAS CITY, MO 64130
	STE 809	MILLER PHILLIP & ANAMARIA	14601 CARTER RD OVERLAND PARK, KS 66221
	STE 810	WELNSZ MELISSA	4545 WORNALL RD APT 810 KANSAS CITY, MO 64111
	STE 811	BLOBAUM MELODEE	4545 WORNALL RD UNIT 811 KANSAS CITY, MO 64111
	STE 812	CERO MARIA TRUST	4545 WORNALL 812 KANSAS CITY, MO 64111
	STE 902	SARAPH PRASAD V & PATHAK SEEMANTINI M	4545 WORNALL RD APT 902 KANSAS CITY, MO 64111
	STE 905	BLAKENEY JOHN	4545 WORNALL RD UNIT 905-906 KANSAS CITY, MO 64111
	STE 302	DEWEY THOMAS E	4545 WORNALL UNIT 302 KANSAS CITY, MO 64111
	STE 408	EQUITY TRUST COMPANY CUSTODIAN FBO CURTIS JAY IRA	5705 W 148TH PL OVERLAND PARK, KS 66223
10	UNIT LO3	MILLER NANCY A & MILLER LESLIE J	1 DEER PARK RD GREAT NECK, NY 11024
	STE 904	SPEARMAN ROBB & SOCK HOON	909 56TH WEST DES MOINES, IA 50266
	STE 604	MCGINNESS LELAND R	4545 WORNALL RD 604 KANSAS CITY, MO 64111
	STE 207	LAZERE LOIS & ROBERT-TR	4545 WORNALL RD 207 KANSAS CITY, MO 64111
	STE 1108	MCLELLAN KELSEY	4545 WORNALL RD UNIT 1108 KANSAS CITY, MO 64111
	UNIT LE2	REISER JOAN E	4545 WORNALL RD LE-2 KANSAS CITY, MO 64111
	STE 202	SKEENS PROPERTIES LLC	1000 W 58TH ST KANSAS CITY, MO 64113
	STE 912	JONES FAMILY TRUST 05/01/2020 HOWARD E & CAROLYN C JONES TRUSTEES	PO BOX 787 HEBER SPRINGS, AR 72543
	STE 805	BRADBURY DANIEL J & JOBETH TRUST	4545 WORNALL RD APT 805 KANSAS CITY, MO 64111
	STE 1210	MAYERDIRK MARK A & NANCY S	4545 WORNALL APT 1210 KANSAS CITY, MO 64111
	STE 512	WOODLEY ROBERY	4545 WORNALL RD UNIT 512 KANSAS CITY, MO 64111
	UNIT LO3	BONAR REX A & SUSAN M	4545 WORNALL RD UNIT LE3 KANSAS CITY, MO 64111
	STE 411	DANIEL ROBERT A	8242 SHAW RD BROOKSVILLE, FL 34602
	STE 502	DVORAK JOHN A & ZIMMERMAN LEANN	4545 WORNALL RD #502 KANSAS CITY, MO 64111
	UNIT LO4	HALL BRIGID D & JAMES M IV-TRUSTEES	231 FAIRDALE RD SALINA, KS 67401
	STE 400	CRAWFORD RAY & DON	4545 WORNALL UNIT 400 KANSAS CITY, MO 64111
	UNIT LO5	WIEDERHOLT JOHN M & JESSICA N	4545 WORNALL RD # L05 KANSAS CITY, MO 64111
	STE 201	LOH PROPERTY LLC	4545 WORNALL RD UNIT 201 KANSAS CITY, MO 64111
	STE 205	WALDEN PATRICK F & BARBARA A	1302 N PRESCOTT ST WICHITA, KS 67212
	STE 210	SADLER INVESTMENT PROPERTIES INC	116 LOWES FOOD DR PWB 303 LEWISVILLE, NC 27023
	STE 305	OLYAEI TRUST DATED 10-04-2013 OLYAEE MOJTABA & OLYAEI MARYAM S-TRUSTEES	15426 IRON HORSE CIR LEAWOOD, KS 66224
	STE 706	JANA GOLDSICH REVOCABLE TRUST DATED 10/05/2016	4545 WORNALL RD 705-706 KANSAS CITY, MO 64111
	STE 707	WATSON JOE A & BECKY A	5316 LOCUST CT OSAGE BEACH, MO 65065
	STE 807	KOEHLER JEROME S JR-TRUSTEE	5410 STATE LINE RD MISSION HILLS, KS 66208
	STE 903	LEWIS FAMILY IRREVOCABLE TRUST DATED 03/13/2024	2012 W 48TH ST WESTWOOD, KS 66205

OWNERSHIP INFORMATION

PARCEL NO.		OWNER	ADDRESS
10	STE 1009	EAST WEST PROPERTIES LLC	705 B SE MELODY LN UNIT 341 LEE'S SUMMIT, MO 64063
	STE 1103	KOEHLER JEROME S JR-TRUSTEE	5410 STATE LINE RD MISSION HILLS, KS 66208
	STE 705	JANA GOLDSICH REVOCABLE TRUST DATED 10/05/2016	4545 WORNALL RD 705-706 KANSAS CITY, MO 64111
	STE 1104	HARTMAN KRISTINA D ANN & HOLDER SCOTT G	2408 SW REGENCY DR LEE'S SUMMIT, MO 64082
	STE 107	SHEPHERD CHRISTELLA L	13315 CORRINGTON AVE GRANDVIEW, MO 64030
	STE 412	ADAMS TODD M	1247 ARBORSIDE DR AURORA, IL 60502
	STE 504	OGREN MARK W-TRUSTEE	545 WORNALL RD UNIT 504 KANSAS CITY, MO 64111
	STE 505	NIKNAM NAHAL & NAMIN FARID M	4340 WARWICK BLVD KANSAS CITY, MO 64111
	STE 506	NIKNAM NAHAL & NAMIN FARID M	4340 WARWICK BLVD KANSAS CITY, MO 64111
	STE 507	BARBARA M KNAUF TRUST DATE 06/29/1995 % BARBARA KNAUF TRUSTEE	143 ISLAND WAY GREEN ACRES, FL 33413
	STE 508	GREGORY EPY MICHELE	4545 WORNALL RD UNIT 508 KANSAS CITY, MO 64111
	STE 908	YASA SARP TURGUT	4545 WORNALL RD UNIT 908 KANSAS CITY, MO 64111
	STE 1102	RUETER STEVEN WAYNE	4545 WORNALL RD UNIT 1102 KANSAS CITY, MO 64111
	STE 310	SSPL INVESTMENTS LLC	4310 KARNES RD SAINT JOSEPH, MO 64506
	STE 1201	HOWE SAMUEL F & KATHLEEN SCHMIEDELER	4545 WORNALL RD APT 1202 KANSAS CITY, MO 64111
	STE 104	MCCLELLAN MARIAN	4545 WORNALL UNIT 104 KANSAS CITY, MO 64111
	STE 203	CONNOLLY STEPHEN G-TRUSTEE	805 W MONTEREY AVE STOCKTON, CA 95204
	STE 204	BROWN ASHLEE	4545 WORNALL RD UNIT 204 KANSAS CITY, MO 64111
	STE 510	PHILLIPS FAMILY REVOCABLE TRUST C/O N WILLIAM PHILLIPS	4545 WORNALL RD # 510 KANSAS CITY, MO 64111
	STE 511	PHILLIPS FAMILY REVOCABLE TRUST C/O N WILLIAM PHILLIPS	4545 WORNALL RD # 510 KANSAS CITY, MO 64111
	STE 1202	HOWE SAMUEL F & KATHLEEN SCHMIEDELER	4545 WORNALL RD APT 1202 KANSAS CITY, MO 64111
	STE 401	LABAYOG JO-MEL S & DOROTA	82 THORNHILL DR DANVILLE, IL 61832
	STE 702	COSTELLO JOHN K & DECKER CAROLE J TRUSTE	4545 WORNALL RD UNIT 702 KANSAS CITY, MO 64111
	STE 301	WALLINGFORD NANCY A	4545 WORNALL STE 301 KANSAS CITY, MO 64111
	STE 303	MURPHY ALINDA	4545 WORNALL RD UNIT 303 KANSAS CITY, MO 64111
	STE 308	ORDO NATHAN	4545 WORNALL RD APT 308 KANSAS CITY, MO 64111
	STE 403	GOLDENBELL REAL ESTATE LLC	1715 W 39TH ST 207 KANSAS CITY, MO 64111
	STE 509	KENNETH G SAYLER REVOCABLE LIVING TRUST	4553 PLUMSTEAD DR VIRGINA BEACH, VA 23462
	STE 601	WILLIAMS MOLLY K	4545 WORNALL RD UNIT 601 KANSAS CITY, MO 64111
	STE 609	ROBINSON REAGAN	4545 WORNALL 609 KANSAS CITY, MO 64111
	STE 712	PEOPLE FOR THE ETHICAL TREATMENT OF	712 PARKWAY TOWERS 4545 WORNALL RD KANSAS CITY, MO 64111
	STE 106	SMITH SHELLEY	4545 WORNALL RD UNIT 106 KANSAS CITY, MO 64111
	STE 1204	LARRABEE FAMILY TRUST DATED 9/2/2021	4545 WORNALL RD UNIT 1205 KANSAS CITY, MO 64111
	STE 1205	LARRABEE MARK R & AIMEE G	4545 WORNALL RD APT 1205 KANSAS CITY, MO 64111
	STE 1206	LARRABEE MARK R & AIMEE G	4545 WORNALL RD APT 1205 KANSAS CITY, MO 64111
	STE 803	OSMUNDSON DAVID & JEANETTE	4545 WORNALL UNIT 803 KANSAS CITY, MO 64111
	STE 300	GAITA JOHN & NORA SALIH	4545 WORNALL RD UNIT 300 KANSAS CITY, MO 64111
	STE 200	TAUNTON ROMA L	4545 WORNALL RD APT 200 KANSAS CITY, MO 64111
	UNIT LE5	POPE ERNESTINE	4545 WORNALL RD UNIT LE 5 KANSAS CITY, MO 64111
	STE 305	OLYAEI TRUST DATED 10-04-2013 OLYAEE MOJTABA & OLYAEI MARYAM S-TRUSTEES	15426 IRON HORSE CIR LEAWOOD, KS 66224
	STE 1100	MCDILL RYAN	4545 WORNALL RD UNIT 1100 KANSAS CITY, MO 64111
	STE 1209	BURKE MICHAEL-TRUSTEE	4545 WORNALL RD UNIT 1209 KANSAS CITY, MO 64111
	STE 404	ELCHOS MARK	4545 WORNALL RD UNIT 404 KANSAS CITY, MO 64111
11		SUMMIT HOSPITALITY 138 LLC SUMMIT HOTEL PROPERTIES 12600 HIL LCOUNTRY BLVD STE R-100 AUSTIN, TX 78738	4600 MILL CREEK PKWY KANSAS CITY, MO 64111

brr

Architect of Record:
BRR Architecture, Inc

8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR: PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

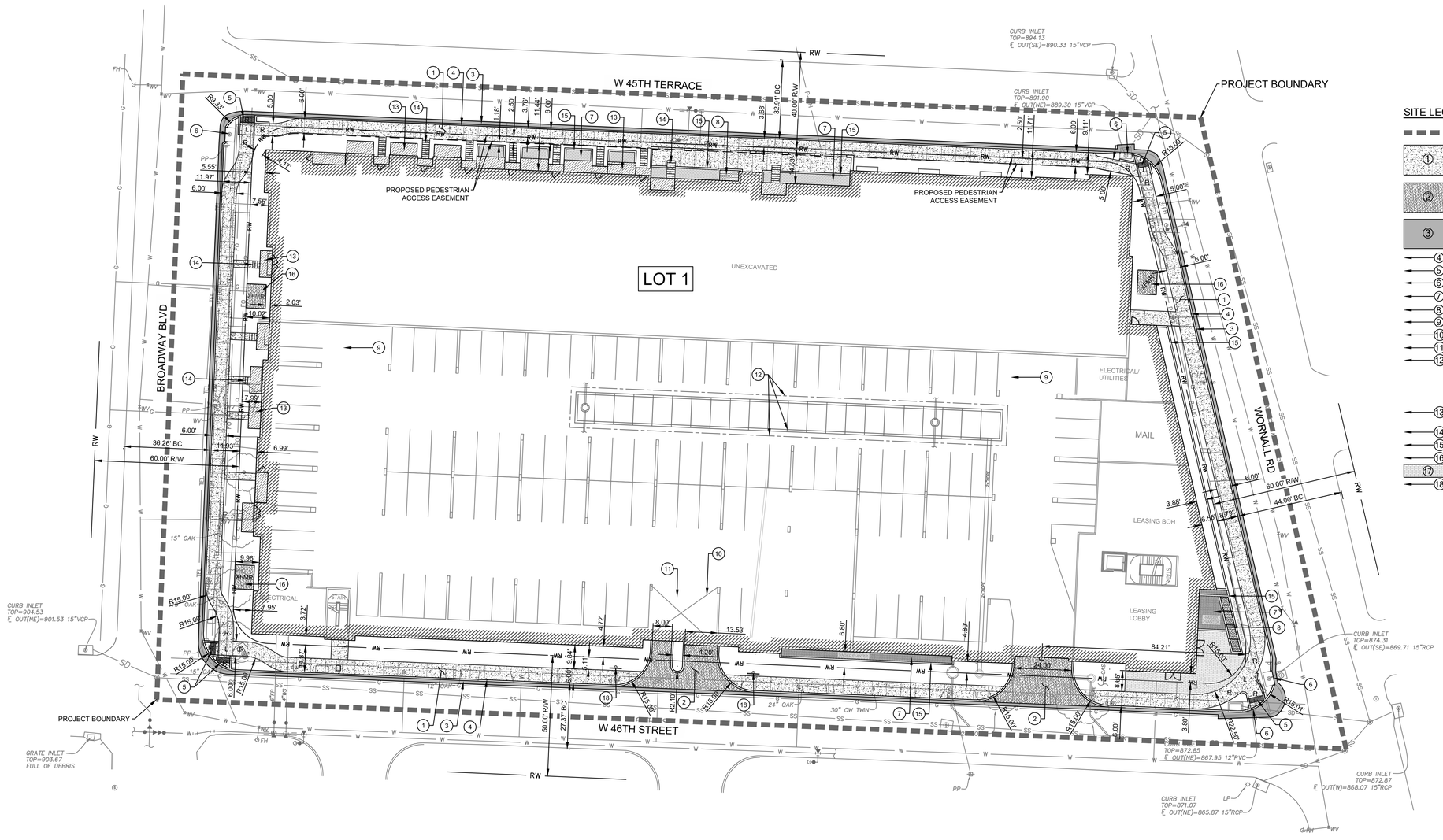
Sheet Title

EXISTING CONDITIONS

Sheet No.

C002A

BRR Original printed on recycled paper



GARAGE GROUND FLOOR

SITE LEGEND:

- PROJECT BOUNDARY
- ① NEW KCMO TYPE SW-1 PCC SIDEWALK AND RAMP
  4" AB-3 AGGREGATE BASE COURSE
  6" COMPACTED SUBGRADE
- ② KCMO STD. D-2 TYPE VI COMM. DRIVEWAY
  8" PCC PAVEMENT
  6" AB-3 BASE COURSE
  6" COMPACTED SUBGRADE
- ③ 2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE
  6" TYPE I-01 ASPHALTIC CONCRETE BASE COURSE
  6" AB-3 AGGREGATE BASE COURSE
- ④ PROPOSED KCMO TYPE C-1 CURB
- ⑤ PROPOSED ADA RAMP.
- ⑥ EXISTING CURB INLETS.
- ⑦ PROPOSED RAISED PLANTER. SEE LANDSCAPE PLAN.
- ⑧ PROPOSED CASCADING WATER FEATURE. SEE LANDSCAPE PLAN.
- ⑨ PROPOSED BIKE RACK LOCATION (SEE ARCHITECTURAL PLANS)
- ⑩ PROPOSED LOADING ZONE.
- ⑪ PROPOSED TRASH ENCLOSURE LOCATION.
- ⑫ PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L X 11'W X 6'D).
  PROVIDED VOL. = 11,200 CF.
  REQUIRED VOL. = 10,550 CF.
  CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.
- ⑬ PROPOSED BUILDING PATIO (TYP.).
  SEE ARCHITECTURAL/STRUCTURAL PLAN.
- ⑭ PROPOSED STAIR AND HANDRAIL (TYP.)
- ⑮ PROPOSED RETAINING/LANDSCAPE WALL. SEE LANDSCAPE PLAN.
- ⑯ PROPOSED 8' X 9' TRANSFORMER LOCATION.
- ⑰ PROPOSED SIDEWALK BRICK PAVERS
- ⑱ PROPOSED IDLE-FREE ZONE SIGN.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

brr

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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Civil / Structural Engineering,
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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

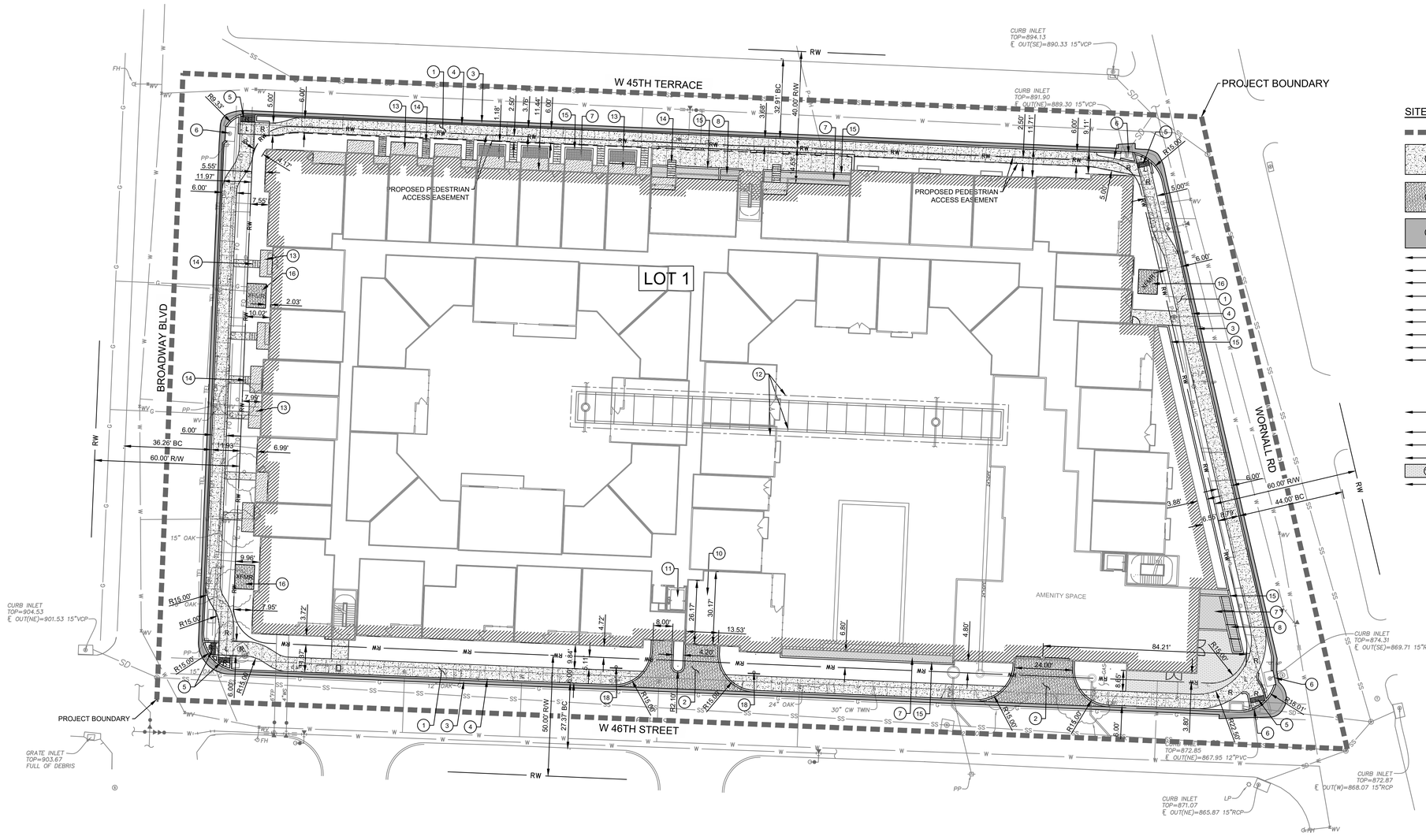
Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
PROPOSED CONDITIONS - GROUND FLOOR

Sheet No.
C003

BRR Original printed on recycled paper



GARAGE 1ST FLOOR

SITE LEGEND:

- PROJECT BOUNDARY
- ① NEW KCMO TYPE SW-1 PCC SIDEWALK AND RAMP; 4" AB-3 AGGREGATE BASE COURSE; 6" COMPACTED SUBGRADE
- ② KCMO STD. D-2 TYPE VI COMM. DRIVEWAY; 8" PCC PAVEMENT; 6" AB-3 BASE COURSE; 6" COMPACTED SUBGRADE
- ③ 2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE; 6" TYPE I-01 ASPHALTIC CONCRETE BASE COURSE; 6" AB-3 AGGREGATE BASE COURSE
- ④ PROPOSED KCMO TYPE C-1 CURB
- ⑤ PROPOSED ADA RAMP.
- ⑥ EXISTING CURB INLETS.
- ⑦ PROPOSED RAISED PLANTER. SEE LANDSCAPE PLAN.
- ⑧ PROPOSED CASCADING WATER FEATURE. SEE LANDSCAPE PLAN.
- ⑨ PROPOSED BIKE RACK LOCATION (SEE ARCHITECTURAL PLANS)
- ⑩ PROPOSED LOADING ZONE.
- ⑪ PROPOSED TRASH ENCLOSURE LOCATION.
- ⑫ PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L X 11'W X 6'D). PROVIDED VOL. = 11,200 CF. REQUIRED VOL. = 10,550 CF. CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.
- ⑬ PROPOSED BUILDING PATIO (TYP.). SEE ARCHITECTURAL/STRUCTURAL PLAN.
- ⑭ PROPOSED STAIR AND HANDRAIL (TYP.)
- ⑮ PROPOSED RETAINING/LANDSCAPE WALL. SEE LANDSCAPE PLAN.
- ⑯ PROPOSED 8' X 9' TRANSFORMER LOCATION.
- ⑰ PROPOSED SIDEWALK BRICK PAVERS
- ⑱ PROPOSED IDLE-FREE ZONE SIGN.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

brr

Architect of Record:
BRR Architecture, Inc

8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
PROPOSED CONDITIONS - 1ST FLOOR

Sheet No. C004

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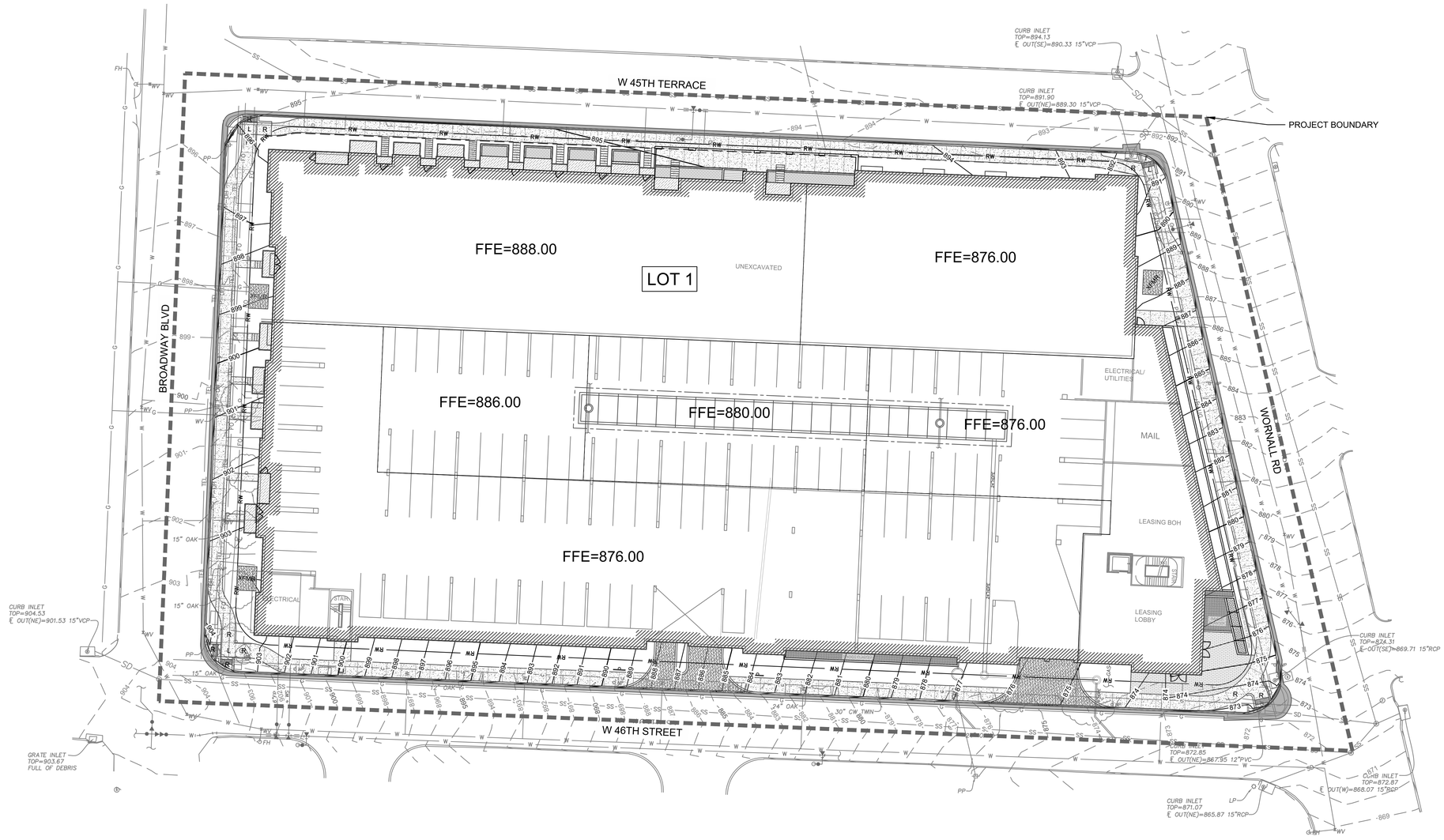

GARAGE GROUND FLOOR

LEGEND

PROJECT BOUNDARY

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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Architect of Record:
BRR Architecture, Inc

8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

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NOT FOR GMP PRICING

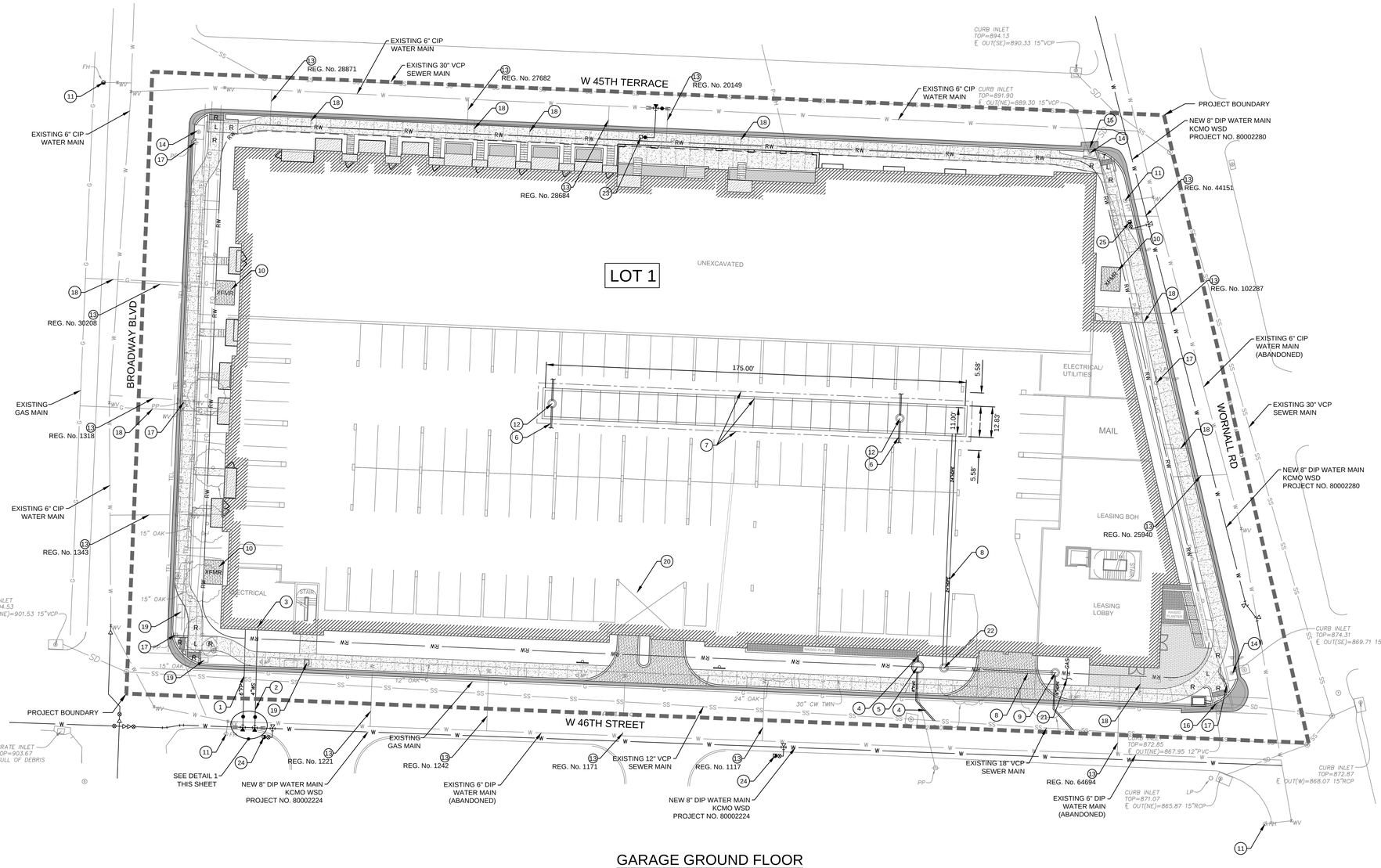
Sheet Title

PROPOSED SITE GRADING

Sheet No.

C005

BRR Original printed on recycled paper

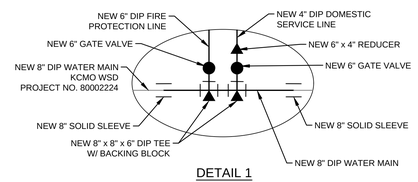


GARAGE GROUND FLOOR

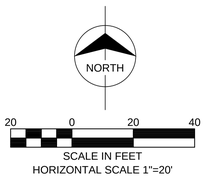
SITE LEGEND:

PROJECT BOUNDARY

1. PROPOSED 6" DIP FIRE PROTECTION LINE.
2. PROPOSED 4" DIP DOMESTIC WATER SERVICE LINE.
3. 4" WATER METER TO BE LOCATED INSIDE MECHANICAL ROOM. PROJECT TO OBTAIN WAIVER FROM KC WATER. SEE MEP PLANS.
4. PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE.
5. PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE.
6. PROPOSED 6" HDPE ROOFDRAIN (TYP.)
7. PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L x 11'W x 6'D). PROVIDED VOL. = 11,200 CF. REQUIRED VOL. = 10,550 CF. CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.
8. PROPOSED HDPE STORM PIPE (WATERTIGHT, TYP.).
9. 30" DIA. NYLOPLAST STORM WATER OUTLET CONTROL STRUCTURE W/ H-20 ADA PEDESTRIAN GRATE.
10. PROPOSED 8' X 9' TRANSFORMER LOCATION.
11. EXISTING FIRE HYDRANT. DO NOT DISTURB.
12. PROPOSED 30"Ø HDPE RISER PIPE.
13. EXISTING WATER SERVICE LINES TO BE KILLED AND METER TO BE REMOVED (TYP.).
14. EXISTING CURB INLET TO REMAIN. ADJUST TOP OF INLET TO MATCH FINISHED GRADE AND REPLACED DAMAGED CURB INLET TOPS.
15. EXISTING GRATE INLET TO REMAIN.
16. EXISTING CURB INLET TO BE CONVERTED TO JUNCTION BOX.
17. EXISTING STREETLIGHT AND/OR POWER LINE TO REMAIN. DO NOT DISTURB.
18. EXISTING GAS SERVICE LINE TO BE KILLED (TYP.).
19. EXISTING UTILITY VAULT TO REMAIN. ADJUST TOP ELEVATION TO MATCH FINISHED GRADE.
20. PROPOSED TRASH ENCLOSURE LOCATION.
21. PROPOSED GAS SERVICE LINE BY OTHERS.
22. PROPOSED 30" DIA. NYLOPLAST DRAIN BASIN W/ STD. GRATE.
23. PROPOSED FIRE HYDRANT.
24. NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002224.
25. NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002280.



DETAIL 1
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS



SCALE IN FEET
HORIZONTAL SCALE 1"=20'

brr

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase: CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title: PROPOSED SITE UTILITY

Sheet No. C006

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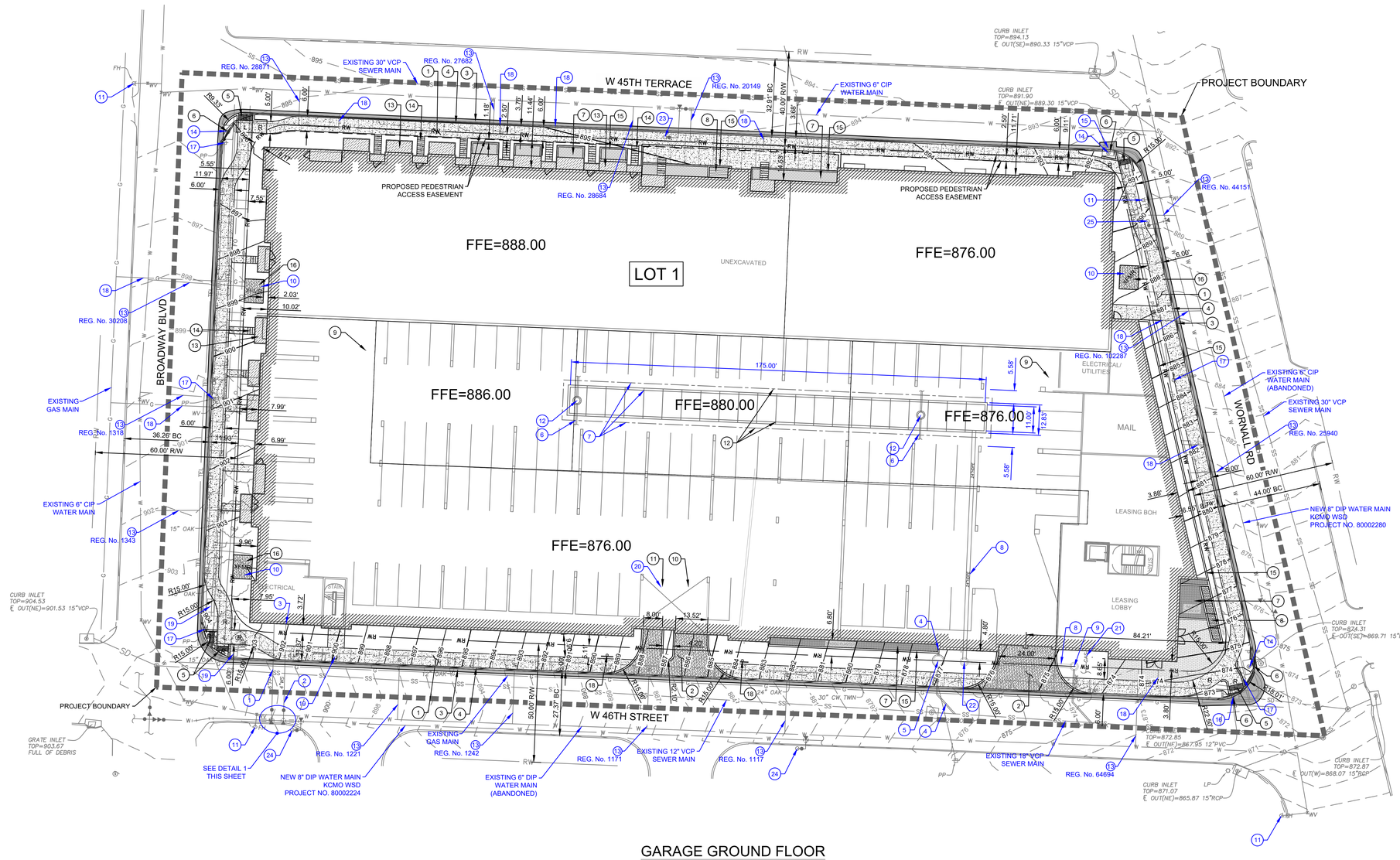

GARAGE GROUND FLOOR

SITE LEGEND:

- PROJECT BOUNDARY
- ① NEW KCMO TYPE SW-1 PCC SIDEWALK AND RAMP
  4" AB-3 AGGREGATE BASE COURSE
  6" COMPACTED SUBGRADE
- ② KCMO STD. D-2 TYPE VI COMM. DRIVEWAY
  8" PCC PAVEMENT
  6" AB-3 BASE COURSE
  6" COMPACTED SUBGRADE
- ③ 2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE
  6" TYPE I-01 ASPHALTIC CONCRETE BASE COURSE
  6" AB-3 AGGREGATE BASE COURSE
- ④ PROPOSED KCMO TYPE C-1 CURB
- ⑤ PROPOSED ADA RAMP.
- ⑥ EXISTING CURB INLETS.
- ⑦ PROPOSED RAISED PLANTER. SEE LANDSCAPE PLAN.
- ⑧ PROPOSED CASCADING WATER FEATURE. SEE LANDSCAPE PLAN.
- ⑨ PROPOSED BIKE RACK LOCATION (SEE ARCHITECTURAL PLANS).
- ⑩ PROPOSED LOADING ZONE.
- ⑪ PROPOSED TRASH ENCLOSURE LOCATION.
- ⑫ PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L X 11'W X 6'D).
  PROVIDED VOL. = 11,200 CF.
  REQUIRED VOL. = 10,550 CF.
  CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.
- ⑬ PROPOSED BUILDING PATIO (TYP.).
  SEE ARCHITECTURAL/STRUCTURAL PLAN.
- ⑭ PROPOSED STAIR AND HANDRAIL (TYP.)
- ⑮ PROPOSED RETAINING/LANDSCAPE WALL. SEE LANDSCAPE PLAN.
- ⑯ PROPOSED 8' X 9' TRANSFORMER LOCATION.
- ⑰ PROPOSED SIDEWALK BRICK PAVERS
- ⑱ PROPOSED IDLE-FREE ZONE SIGN.

SITE UTILITY LEGEND:

1. PROPOSED 6" DIP FIRE PROTECTION LINE.
2. PROPOSED 4" DIP DOMESTIC WATER SERVICE LINE.
3. 4" WATER METER TO BE LOCATED INSIDE MECHANICAL ROOM.
   PROJECT TO OBTAIN WAIVER FROM KC WATER. SEE MEP PLANS.
4. PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE.
5. PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE.
6. PROPOSED 6" HDPE ROOFDRAIN (TYP.)
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   REQUIRED VOL. = 10,550 CF.
   CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.
8. PROPOSED HDPE STORM PIPE (WATERTIGHT, TYP.).
9. 30" DIA. NYLOPLAST STORM WATER OUTLET CONTROL STRUCTURE W/ H-20 ADA PEDESTRIAN GRATE.
10. PROPOSED 8' X 9' TRANSFORMER LOCATION.
11. EXISTING FIRE HYDRANT. DO NOT DISTURB.
12. PROPOSED 30"Ø HDPE RISER PIPE.
13. EXISTING WATER SERVICE LINES TO BE KILLED AND METER TO BE REMOVED (TYP.).
14. EXISTING CURB INLET TO REMAIN. ADJUST TOP OF INLET TO MATCH FINISHED GRADE AND REPLACED DAMAGED CURB INLET TOPS.
15. EXISTING GRATE INLET TO REMAIN.
16. EXISTING CURB INLET TO BE CONVERTED TO JUNCTION BOX.
17. EXISTING STREETLIGHT AND/OR POWER LINE TO REMAIN. DO NOT DISTURB.
18. EXISTING GAS SERVICE LINE TO BE KILLED (TYP.).
19. EXISTING UTILITY VAULT TO REMAIN. ADJUST TOP ELEVATION TO MATCH FINISHED GRADE.
20. PROPOSED TRASH ENCLOSURE LOCATION.
21. PROPOSED GAS SERVICE LINE BY OTHERS.
22. PROPOSED 30" DIA. NYLOPLAST DRAIN BASIN W/ STD. GRATE.
23. PROPOSED FIRE HYDRANT.
24. NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002224.
25. NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002280.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

brr

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OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:
PLAZA MULTI-FAMILY
W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: LBN
Checked By: LBN
Drawn by: VL
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title PRELIMINARY PLAT

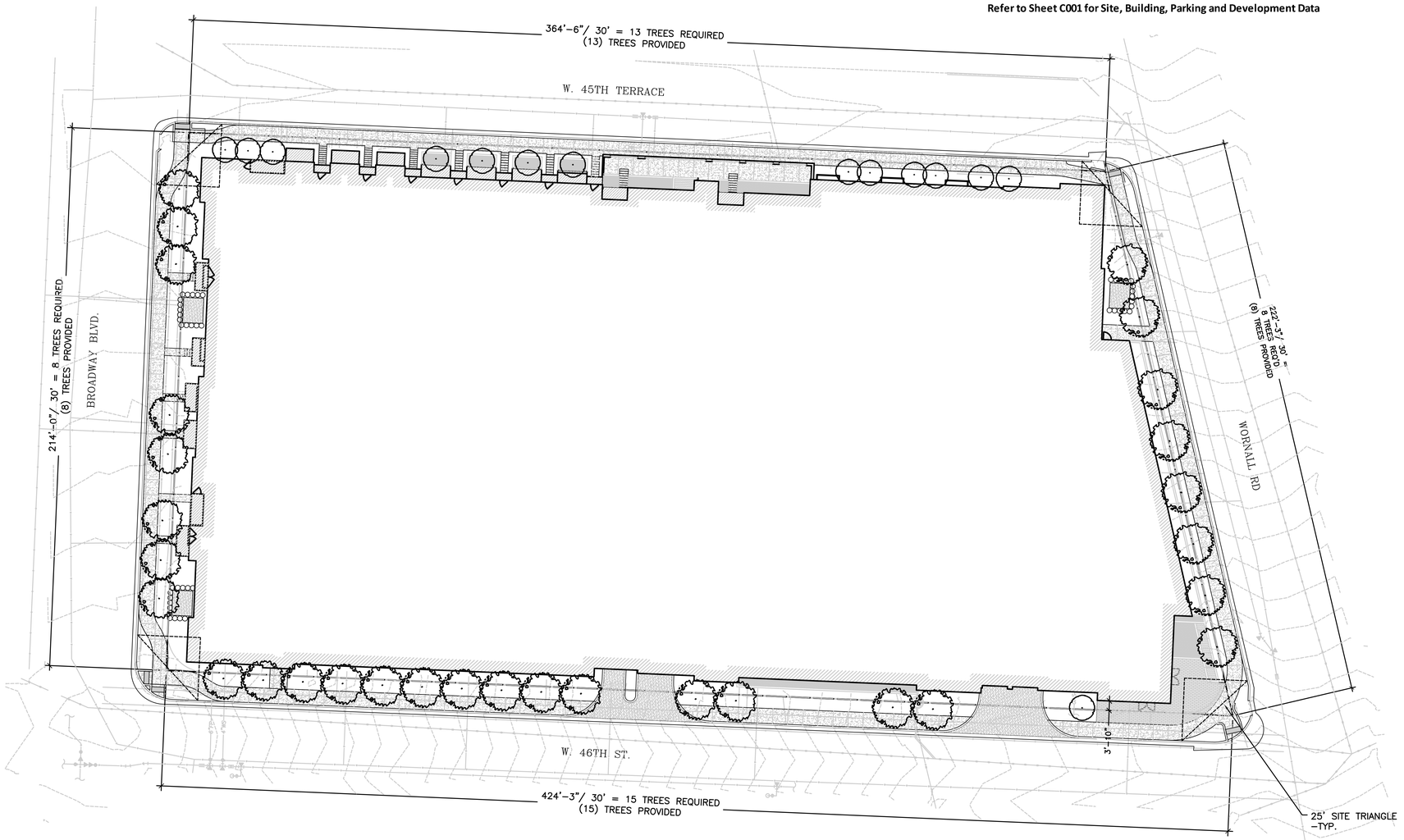
Sheet No. C007

BRR Original printed on recycled paper

LANDSCAPE MATERIALS				
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE (CAL. INCHES)	NOTES / SPACING
	Large Deciduous Trees			
6	Carpinus betulus 'Franz Fontaine'	Columnar Hornbeam	2.0	B&B
10	Ginkgo biloba 'Princeton Sentry'	Ginkgo	2.0	B&B
6	Quercus 'Crimschmidt'	Crimson Spire Oak	2.0	B&B
4	Quercus robur f. fastigiata	Columnar English Oak	2.0	B&B
4	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	2.0	B&B
	Ornamental Deciduous Trees			
9	Cercis canadensis The Rising Sun ('JNJ'	Rising Sun' Redbud (single-stem)	8'-9' ht.	B&B
5	Cornus alternifolia	Golden Shadows® Pagoda Dogwooc	8'-9' ht.	B&B
	Shrubs / Ornamental Grasses			
44	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	3 gal.	Cont.

88-425 – LANDSCAPE REQUIREMENTS		Required	Proposed	Symbol	Alternative Requested?	Approved
88-425-03 Street Trees:						
At least one street tree is required for each 30' of street frontage.						
Broadway Street: 215' / 30' = 8 Trees		8	8			
W 45th Terrace: 366' / 30' = 13 Trees		13	13			
W 46th Street: 426' / 30' = 15 Trees		15	15			
Wornall Road: 215' / 30' = 8 Trees		8	8			
Total		44	44			
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement.)		Yes	Yes			
88-425-04 General	SF					
At least one tree must be provided per 5,000 square feet of principle building coverage (building footprint)		0	0			
Building	73770					
88-425-08-B Screening of Mechanical Equipment & Utility Cabinets						
Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment.		Yes	Yes			
88-425-10-B Trees						
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.		Yes	Yes			

Refer to Sheet C001 for Site, Building, Parking and Development Data



0' 10 20 40
SCALE: 1" = 20' - 0"

brr

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BRR Architecture, Inc
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Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Landscape Architect:
BBN Architects, Inc

411 Nichols Road
Suite 246
KANSAS CITY, MO 64112

Tel: 816-753-2550

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Issues & Revisions

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: SB
Checked By:
Drawn by: SB
Document date: 2/28/25

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
LANDSCAPE PLAN CONCEPT

Sheet No. L101

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LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMPS	WATTS / VOLTS	DESCRIPTION	NOTES
SA	GOTHAM IV06 D 10LM 35K 80CRI 60D MVOLT	LED 1000 LUM 3500K	9.8 120	LED 4" RECESSED CAN LIGHT RATED FOR OUTDOOR USE AND WET LOCATIONS FLOOD DISTRIBUTION (60 DEGREES)	
SB	HE WILLIAMS 4CRDI 17 L9 835 D [*]	LED 900 LUM 3500K	11 120	LED CYLINDER WALL SCONCE - DOWN LIGHT ONLY * COORDINATE FINISH WITH ARCHITECT	

SPECIFIC NOTES:

SUBSTITUTION NOTES:
THE LIGHTING DESIGN FOR THIS PROJECT IS BASED UPON THE MANUFACTURERS SPECIFIED. IF AN ADDITIONAL SUBSTITUTION IS DESIRED BY THE CONTRACTOR, A SUBSTITUTION REQUEST SUBMITTAL MUST BE PROVIDED AS FOLLOWS:

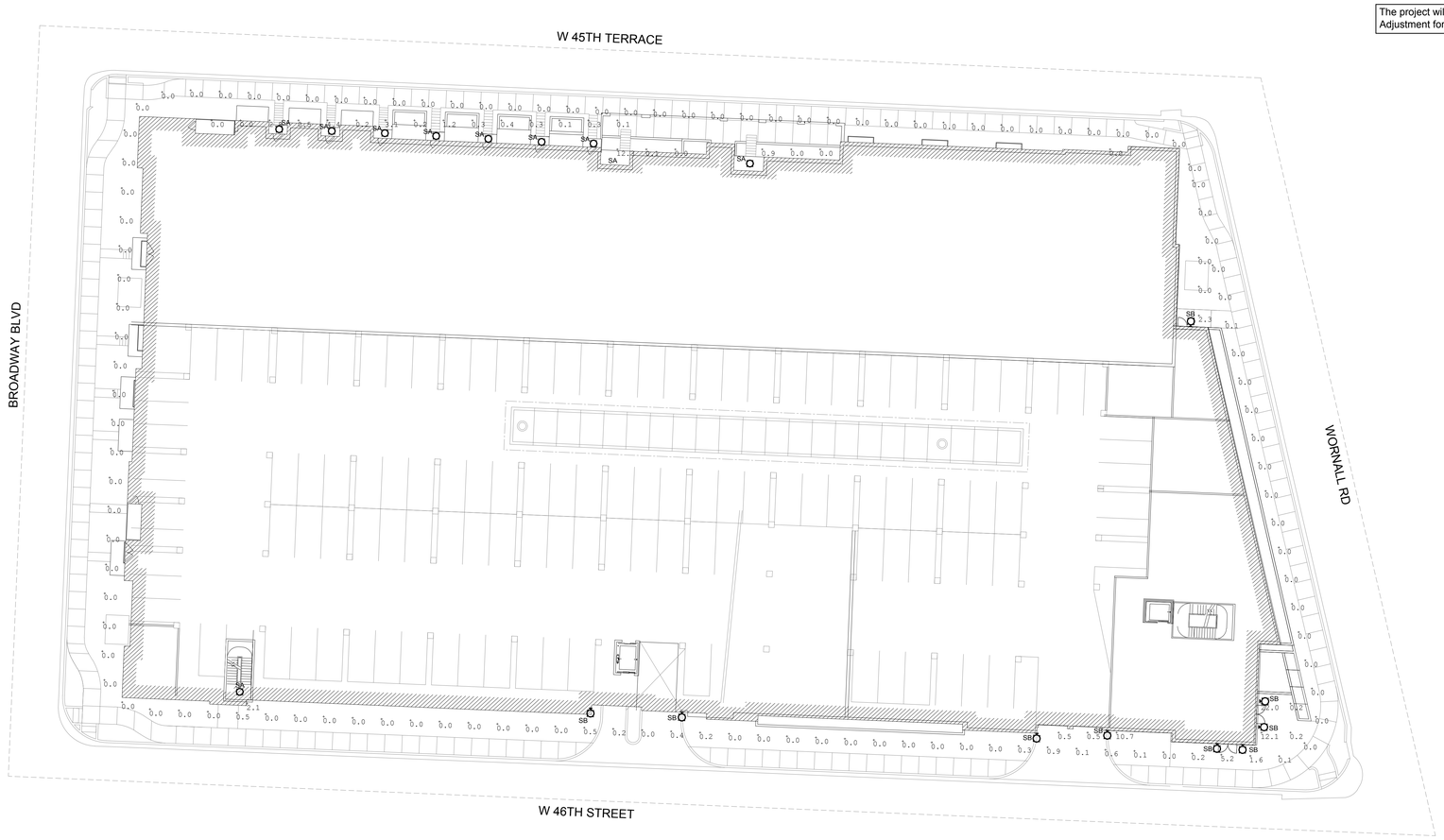
- S1. SUBSTITUTION REQUEST MUST BE RECEIVED BY THE ENGINEER IN WRITING 10 DAYS PRIOR TO BID. FAILURE TO SUBMIT CONSTITUTES A GUARANTEE TO SUPPLY THE SPECIFIED FIXTURES.
- S2. INFORMATION IS TO BE SUPPLIED COMPARING PHOTOMETRY, (WITH FLOOR PLANS INDICATING POINT BY POINT CALCULATIONS) DIMENSIONS, MATERIAL COMPOSITION, FINISH, VISUAL APPEARANCE AS WELL AS THE "CONTRACTOR NET" PRICING. SAMPLES ARE TO BE PROVIDED UPON REQUEST.
- S3. GREAT CARE, TIME AND EXPENSE HAVE BEEN USED TO PROVIDE OUR CLIENT WITH THE LIGHTING AND CONTROLS SYSTEM. THEREFORE, FOR EACH AND EVERY TYPE OF FIXTURE OFFERED AS AN UNSOLICITED ALTERNATE, A $500.00 FEE WILL BE CHARGED TO THE CONTRACTOR FOR REVIEW OF THE ALTERNATE FIXTURE. THIS CHARGE IS IN NO WAY A GUARANTEE OF APPROVAL, BUT IS SOLELY TO COMPENSATE THE ENGINEER FOR TIME SPENT VALIDATING EQUALITY AND COMPATIBILITY WITH THE PROJECT REQUIREMENTS. THIS REIMBURSEMENT MUST BE RECEIVED BY THE ENGINEER PRIOR TO ANY REVIEW COMMENCING.
- S4. PACKAGING OF LIGHT FIXTURES WILL NOT BE CONSIDERED OR APPROVED.
- S5. MANUFACTURER'S REPRESENTATIVE AGENTS SHALL BE ALLOWED TO OFFER MINI-LOT PRICING FOR SPECIFIED LIGHTING FIXTURES.
- S6. LIGHTING CONTROLS PRICING SHALL BE COMPLETELY SEPARATE OF ANY LIGHT FIXTURE PRICING. ANY LIGHTING CONTROLS PRICING THAT IS SUBMITTED WITH LIGHT FIXTURE PRICING (UNIT OR MINI-LOT) WILL BE IMMEDIATELY REJECTED IN ITS ENTIRETY.

GENERAL NOTE:

- G1. ELECTRICAL CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING ANY LIGHT FIXTURES.
- G2. ELECTRICAL CONTRACTOR SHALL COORDINATE DIMMING DRIVERS/BALLASTS WITH DIMMING SWITCHES/SYSTEMS AND SHALL INCLUDE ALL REQUIRED CONTROL WIRING.

CALCULATION SUMMARY (FC)					
REGION	AVG	MAX	MIN	AVG/MIN	MAX/MIN
NORTHEAST	0.77	2.3	0	N/A	N/A
NORTHWEST	1.24	12.3	0	N/A	N/A
SOUTHEAST	6.04	22	0.2	30.2	110
PROPERTY LINE	0.09	5.2	0	N/A	N/A

The project will seek an exception for Ordinance 88-430-05-C through the Board of Zoning Adjustment for locations in which the light spill at the property line exceeds 1.0 fc.



N

SITE PLAN-PHOTOMETRIC
SCALE: 1" = 20'-0"

brr

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9099
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:
PLAZA MULTI-FAMILY
W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: IJT
Checked By: GJF
Drawn by: JSV
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

STATE OF MISSOURI
GREGORY J. FENDLER
NUMBER PE-2009137230
PROFESSIONAL ENGINEER
01.24.2025

Sheet Title
SITE PLAN PHOTOMETRIC

Sheet No.
E001

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Lankford + Fendler associates
1730 Walnut Street Kansas City, Missouri 64108
1915 Frederick Avenue, St. Joseph, Missouri 64501
Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.

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CC14 No. 2006001168

gotham | I V O™

Luminaire Type: FIXTURE TYPE 'SA'

Catalog Number:

IVO™ 6" Round Downlight
New Construction

TRIM STYLES AND COLORS



Open



New construction housing shown. Please see page 6 for full set of dimensional drawings.

Flange Styles



Flanged



Flangeless

Flangeless In Millwork

Reflector Colors



QUICK SPECIFICATIONS

Feature Set

- Perfect Color™ consistency within 1/2-step MacAdam Ellipse
- Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
- RoundDog Tray™ optical design delivers low brightness apertures for a comfortable lighting experience
- 45° visual cut-off angle to source
- Up to 90% lumen maintenance at 55,000 hours
- Title 24, JA8 compliant
- ENERGY STAR® certified product
- Wet Location optional, covered ceiling
- Easy installation and servicing with snap-in Driver
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture
- Clean beams with soft transitions from narrow spot up to wide flood distributions
- Field changeable optics available every 5°

Distribution / Beam Angles



Superior Performance*

Nominal Lumens	450LM	675LM	1DLM	1SLM	2DLM	2SLM	3DLM	3SLM	4DLM	4SLM	5DLM	6DLM	7DLM	8DLM
Delivered Lumens	518	778	1049	1178	2098	2525	3015	3565	4024	4507	5008	6001	7033	7767
Wattage	5.1	7.3	9.8	15.0	20.5	25.6	28.3	34.4	38.5	42.8	45.1	55.8	67.2	74.9
Lumens per Watt	101	106	107	105	102	98	107	104	104	105	111	108	105	104

*Based on 3500K MIN3 80CRI P AR LSS

PRODUCT FAMILY

IVO 6" Round Product Family



Lensed Wall Wash



GOTHAM ARCHITECTURAL DOWNLIGHTING | 14901 Lester Road Conyers, GA 30012 | P: 800-705-SERV (7378) | gothamlighting.com
© 2014-2024 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 10/21/24 Specifications subject to change without notice.

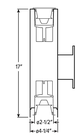
PRELIMINARY

FIXTURE TYPE 'SB'

Williams

4CRDI LED
4" Direct/Indirect Cylinder – Round





CATALOG #: _____

TYPE: _____

PROJECT: _____

Low USUR

ORDERING EXAMPLE: 4CRDI - 17 - L12/835UL/L12/835D - OPTIONS - WHT - CONTROL/DIM - UNV - OWLM - CS - TRIM OPTIONS - WM (HOUSING / TRIM / MOUNT)

HOUSING

SERIES	HEIGHT
4CRDI	17 12"

LUMEN PACKAGE (Example: L12/835UL/L9/835D)
Specify lumen packages: U for Up and D for Down

LUMENS [4]	CRI	CCT	U OR D
L9 900lm	8 80	27 2700K	U Uplight
L12 1,200lm	9 90	30 3000K	D Downlight
L15 1,500lm		35 3500K	
L20 2,000lm		40 4000K	
		50 5000K	

OPTIONS
EM/90MIN/RTS Remote mount 90-watt emergency battery with regressed test switch[2]
Remote mount control/driver box, galvanized steel[3]
RDB

HOUSING FINISH [5]

ALUM	Silver sparkle aluminum
BLK	Textured black
BRZ	Textured bronze
NKL	Textured nickel
SLV	Textured silver
WHT	Textured white

CONTROL
See page 3 for ADDITIONAL CONTROL/DRIVER OPTIONS.

—	None
AVI-LVFA	Avi-on wireless fixture control [6]
AWNR	Lutron Athena wireless node fixture control, RF only [6]

DRIVER
See page 3 for ADDITIONAL CONTROL/DRIVER OPTIONS.

DIM	Entire fixture switches and dims together
DIMT	1% Dimming driver, 0-10V
DA	Driver with 12V auxiliary power, without external dimming wires [7]

VOLTAGE

UNV	120-277V
347	347V [8]

TRIM

TRIM TYPE AND DISTRIBUTION
(Example Uplight/Downlight: OWLMU)

TRIM TYPE

Uplight
- O Open reflector with clear glass shield [10]

Downlight
- O Open reflector
- F Open reflector with frosted top diffuser
- L Flush lens
- R Regressed lens

DISTRIBUTION
See page 3 for BEAM ANGLE.

Uplight
- W Wide
- M Medium
- N Narrow
- S Narrow spot [10]

Downlight
- W Wide
- M Medium
- N Narrow
- S Narrow spot [14]

REFLECTOR FINISH [9]

Downlight Open Trim Types

CS	Clear semi-specular anodize
SG	Satin-glow anodize
GG	Champagne gold anodize
CG	Champagne gold anodize
PW	Pewter anodize
SPC	Clear specular anodize
RG	Rose gold anodize
WH	White texture powder coat
BL	Black texture powder coat

Downlight Lens Trim Types

CS	Clear semi-specular powder coat
WH	White texture powder coat
BL	Black texture powder coat
BZ	Bronze texture powder coat
NK	Nickel texture powder coat
SV	Silver texture powder coat
AL	Silver sparkle aluminum

TRIM OPTIONS

AD	Diffuse acrylic lens [10]
PD	Diffuse VIF polycarbonate lens [11]

MOUNTING

MOUNTING TYPE [15]
WM Wall mount

NOTES
1 See page 4 for HOUSING FINISH DETAILS.
2 Minimum distance 90', including suspension length. Large remote box provided. EM lighted defaults to downlight output. Specify CEC in option code when California Energy Commission regulations are required. See page 3 for EMERGENCY BATTERY DETAILS.
3 Painted driver box available, specify RDB/BLK or RDB/WHT.
4 Lumen output based on O Trim Type, W Distribution and CS Reflector Finish, 80 CRI/3500K CCT. Actual performance may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
5 DA Driver only. Installed in remote box, must specify RDB Option. See page 5 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
6 DA Driver only, Installed in remote box, must specify RDB Option.
7 Not available with EM batteries or DA drivers.
8 Specified for Downlight Trim Type only. See page 4 for REFLECTOR FINISH DETAILS.
9 Not available with O or F Trim Types. Downlight only. W Distribution only.
10 Not available with O or F Trim Types. Downlight only. W Distribution only.
11 CS Reflector Finish standard. Other colors available, consult factory.
12 Not available with L20 lumen package or 950 CRI/CCT.
13 Not available with L20 lumen package or 950 CRI/CCT.
14 See page 4 for FIXTURE DETAILS.

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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CAA No. 2006001168

Project Manager: LJT
Checked By: GJF
Drawn by: JSV
Document date: 1/24/24

Project No.
31000657

Project Phase
CPC SUBMITTAL

Professional Seal

STATE OF MISSOURI
GREGORY J. FENDLER
NUMBER PE-2009037230
PROFESSIONAL ENGINEER
01.24.2025

Sheet Title
FIXTURE CUT SHEETS

Sheet No.
E002

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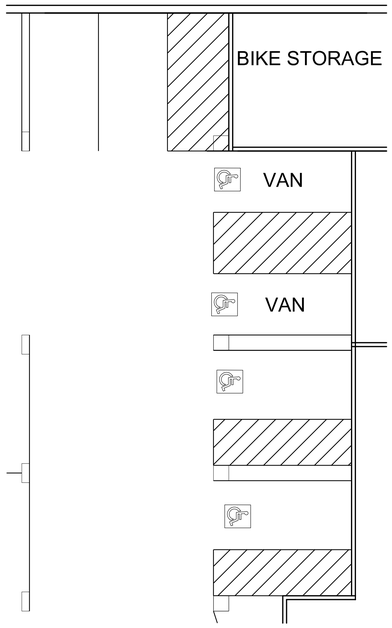
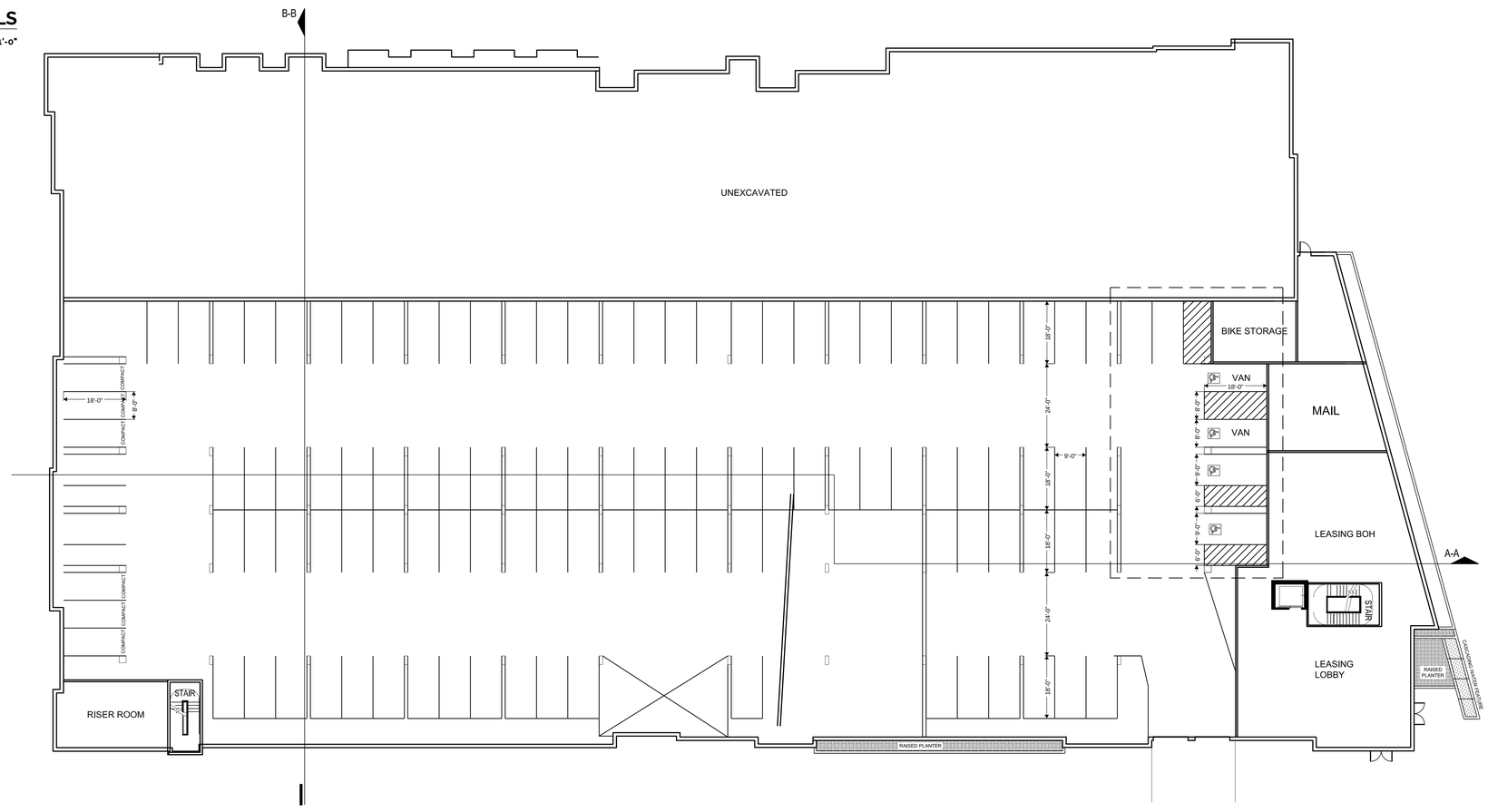


ENLARGED ACCESSIBLE PARKING STALLS

SCALE $\frac{1}{8}$"=1'-0"



GARAGE LOWER LEVEL

SCALE $\frac{1}{16}$"=1'-0"

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8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
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W 46TH STREET & WORNALL ROAD
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Project Manager: NC
Checked By:
Drawn by: NC
Document date: 2/28/25

Project No. 31000657

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Sheet Title GARAGE LOWER LEVEL

Sheet No. A100

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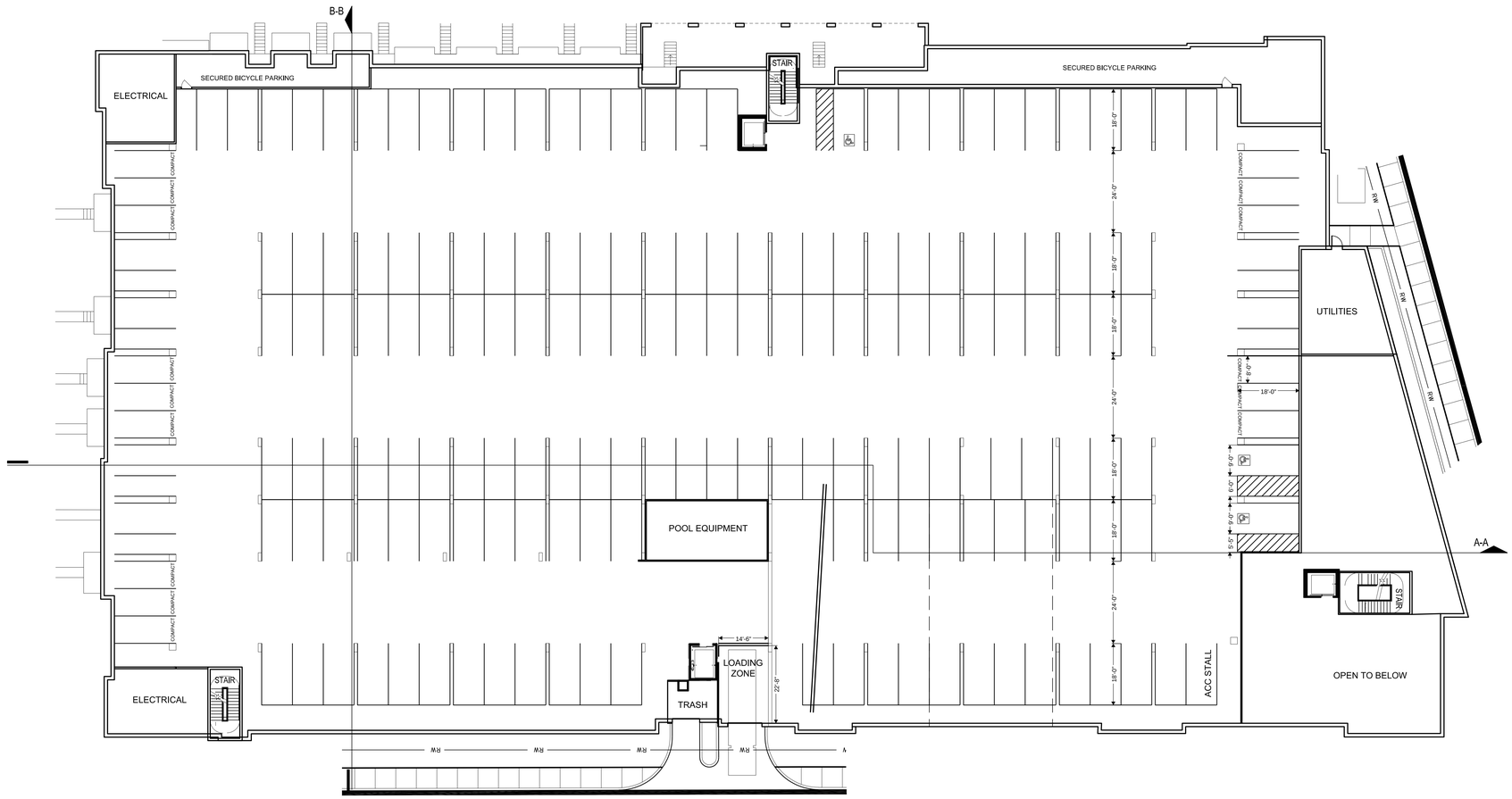

GARAGE UPPER LEVEL

SCALE $\frac{1}{16}$"=1'-0"

brr

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8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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Sheet Title GARAGE UPPER LEVEL

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1st FLOOR PLAN

SCALE $\frac{1}{16}$"=1'-0"

brr

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BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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2nd FLOOR PLAN

SCALE $\frac{1}{16}$"=1'-0"

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8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
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Sheet Title 2nd FLOOR PLAN

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3rd & 4th FLOOR PLAN

SCALE $\frac{1}{16}$"=1'-0"

brr

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BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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Sheet Title 3rd&4th FLOOR PLAN

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5th FLOOR PLAN

SCALE $\frac{1}{16}$"=1'-0"

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BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

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Project No. 31000657

Project Phase CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title 5th FLOOR PLAN

Sheet No. A105

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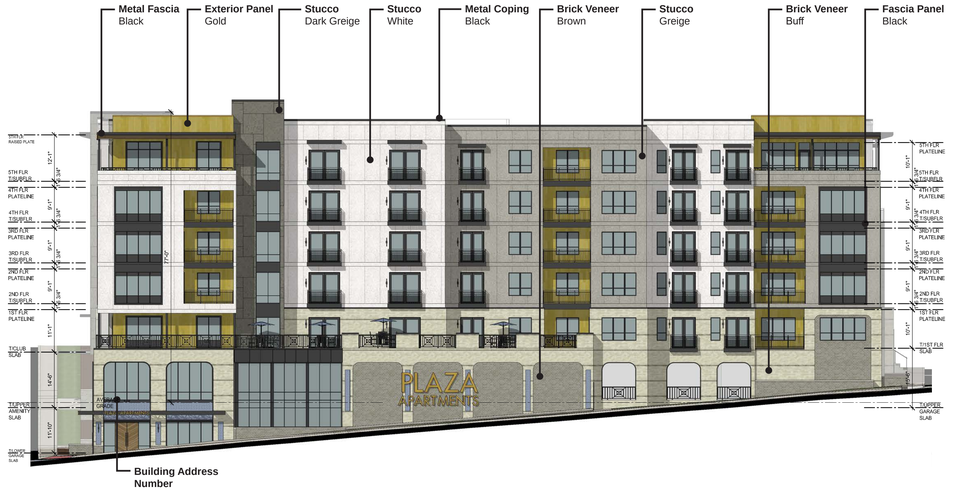
4 SOUTH ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
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Civil / Structural Engineering,
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Sheet Title
ELEVATIONS

A200

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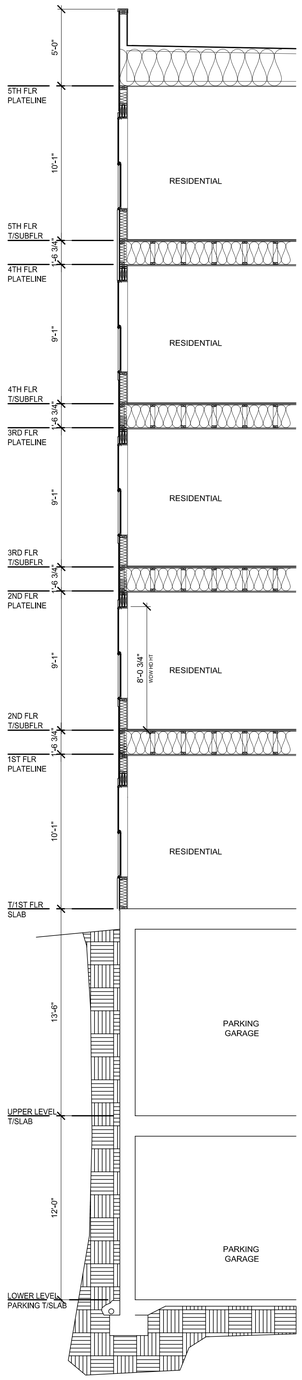

Typical Wall Section

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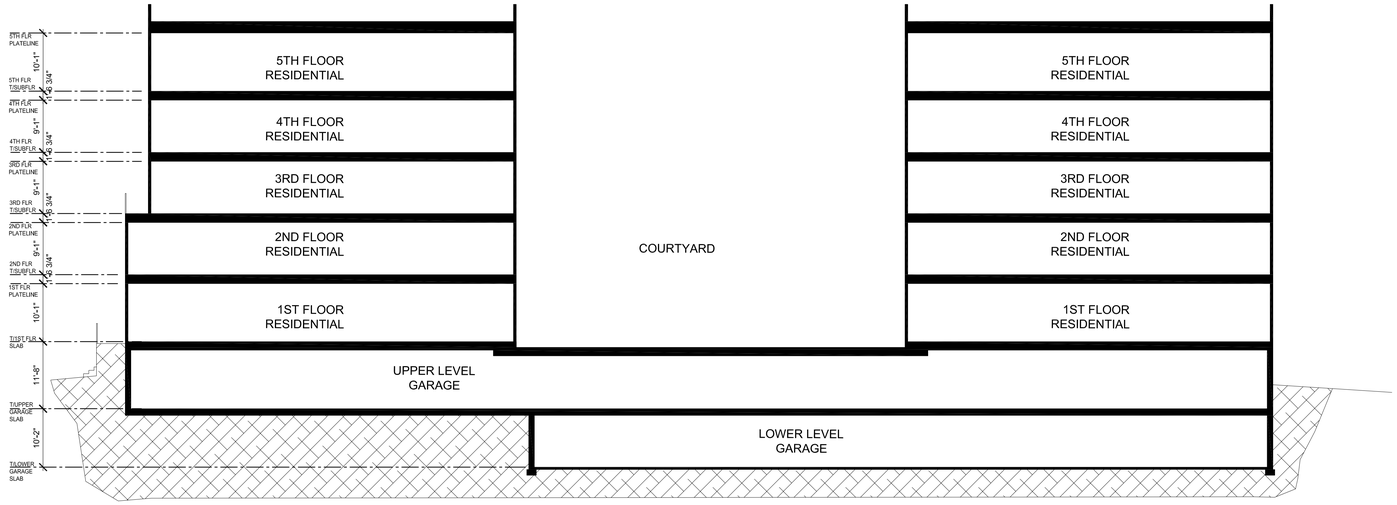
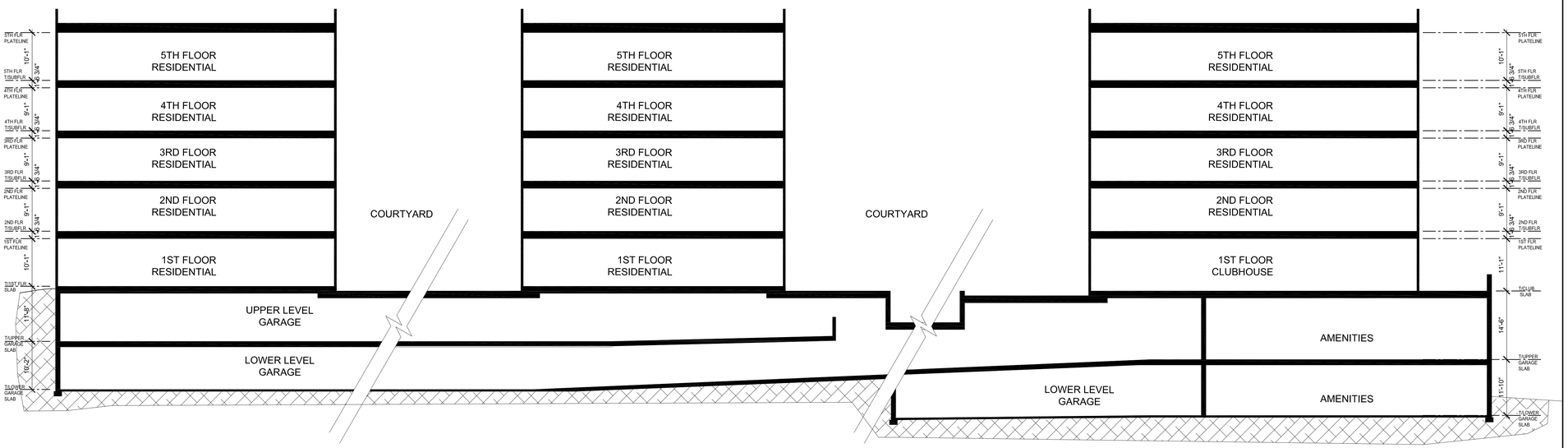


Building Section B-B

Scale $\frac{3}{32}$"=1'=0"



Building Section A-A

Scale $\frac{3}{32}$"=1'=0"

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8131 METCALF AVE.
Suite 300
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3 SOUTHEAST PERSPECTIVE



4 NORTHEAST PERSPECTIVE



1 NORTHWEST PERSPECTIVE



2 SOUTHWEST PERSPECTIVE

brr

Architect of Record:
BRR Architecture, Inc
8131 METCALF AVE.
Suite 300
OVERLAND PARK, KS 66204

Tel: 913-262-9095
Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

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Issues & Revisions

NO.	DATE	DESCRIPTION

Project Name

A NEW MIXED USE BUILDING FOR:

PLAZA MULTI-FAMILY

W 46TH STREET & WORNALL ROAD
KANSAS CITY, MISSOURI

Project Manager: NC
Checked By: NC
Drawn by: JG
Document date: 1/24/24

Project No. 31000657

Project Phase CPC SUBMITTAL

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EXTERIOR RENDERINGS

A400

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CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00013

Meeting Date: March 10th, 2025

Meeting Location: Cascade Hotel, 4600 Wornall Rd, Kansas City, MO 64112

Meeting Time (include start and end time): 6-8pm

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Plaza Multifamily Apartments

CD-CPC-2025-00013

Name	Address	Phone	Email
Cheryl Parrish	4545 Wornall	816-810-9644	4CMParrish@gmail.com
Kreen/Chas	"	816-678-6708	
Julie Nash	"	816-674-1941	
Amelia McIntyre	4545 Wornall	(816)863-4063	mcintyre.amelia@gmail.com
Robin Ryan	4545 Wornal	816-682-4094	robine.ryan@gmail.co
Dan Ryan	" "	816.225.4570	DANRYANKC@GMAIL.COM
Denney Rivas	" "	816 419 0513	denneywake@yahoo.c
Daniella Mehr	4521 Wornall Rd		daniella.mehrin@gmail.com.
JAN KRANITSKY	4545 WORNALL	816-500-5434	
Nancy Combest	4545 Wornall		
Jim Warner	612 Parrish Court		KC MO

Jeff Spivak	300 W. 45th Terr.	913-634-9283	jeffspivak1@gmail.com
S. Peteete	4545 Wornall	816-805-9018	speteete@gmail.com
Carol Bachhuber	300 W 45th Terr	816-309-3733	ceweag@gmail.com

Meeting Sign-In Sheet

Project Name and Address

Plaza Multifamily Apartments

CD-CPC-2025-00013

Name	Address	Phone	Email
Michelle Mahony	4646 Broadway	573-415-7813	mmahony08@gmail.com
JOE MORRISON	4600 WORNALL RD	(913) 238-1093	joe@[illegible]mgmt.net
Susan Palmer	411 W. 46th Tr	8-510-5840 #703 KC MO	supalmer@reecenichols.com
JAMES BALDUS	4551 Washington	402 450.7399	jbaldus@gmail.com
Sam Howe	4545 Wornall		samuelfhowe@yahoo.com

Public Comments

March 11, 2025

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail publicengagement@kcmo.org

Larisa Chambi. Planning Supervisor, Via Electronic Mail Larisa.Chambi@kcmo.org

RE: 4538 Wornall Road-Lewer Plaza Apartments [CD-CPC-2025-00013]]

Dear Commission Members and Planning Supervisor Chambi:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods. That advocacy included HKC affiliated individuals (some of whom presently are on its Board of Directors) serving on the Steering Committee and the Plaza Workgroup of the Midtown/Plaza Area Plan approved by the City Council by Resolution No. 150899 on January 7, 2016 (MPAP). The MPAP is the area plan for this site for the development plan of a proposed 278 apartment project on 86,382 square feet being the entire city block from W. 46th St., on the south, 45th Terrace, on the north, and Wornall Road on the east, and Broadway on the west ("Lewer Site").

The development plan shows an average height of 77 feet, without any step down in grade as the site slopes down to the southeast. The MPAP recommends a maximum height of sixty-five feet (see MPAP page 45). The Long Range Planning Division requested a reduction of building height. See Comment 12 of the Development Review Committee Comment Letter dated February 14, 2025 (DRC Comment Letter). HKC has advocated for adherence to the MPAP to provide guidelines that can be relied upon by property owners in their investments. **HKC supports the request made by the Long Range Planning Division for the building not exceed a maximum height of sixty-five feet and encourages the City Plan Commission to condition its recommendation of the development plan to reduce the maximum height to sixty-five feet, or to continue this case until a further revised development is presented that modifies the maximum height**.

A manner in which to reduce the average maximum height could be to step down the project as the grade lowers to the southeast. The MPAP contemplated that proposed buildings within the Plaza Bowl Concept area would step down to conform with the grade as depicted on MPAP Page 49. The Lewer Site is within the Plaza Bowl Concept area. In addition, the reduction in height on the southeastern portion of the Lewer Site could also decrease the total number of units for which a deviation is sought.

EPC Real Estate Group (Developer) is requesting approval of a development plan, and a preliminary plat, with a deviation to allow a total of 278 units which is substantially more than would be permitted in the existing R-0.5 zoning. The Lewer Site is currently zoned R-0.5, which requires 500 square feet of lot area per unit. The Developer is seeking a deviation to increase by 109 units to the total number of 278 units. The development plan indicates that the Developer is seeking to have 306 feet of lot area per unit. The more intense zoning district R-0.3 requires only 300 square feet per lot area per unit. **The deviation request is substantively the same as seeking a rezoning, without being held to approval criteria for a rezoning**.

In addition, the Developer is seeking to waive all setbacks on all four sides of the Lewer Site. That will substantially and negatively impact the pedestrian experience particularly along Broadway which the MPAP designates as a "Pedestrian Priority Corridor". See MPAP Page 119. The waiver of all setback requirements creates a canyon-like effect for not only the pedestrians, along both Broadway and Wornall, but also the existing surrounding residential properties that have substantial setbacks, and most have green space in their front yards, particularly on the east side of Wornall Road. **HKC supports Long Range Planning's Comment No. 13 also in the DRC Comment Letter to change the building massing, and to provide more green space consistent with the MPAP.**

Historic Kansas City recognizes the need for the Plaza to evolve and adapt to a changing set of retail and economic circumstances. However, a building height in excess of the maximum height in the MPAP without reflecting the change in the grade for this portion of the Plaza Bowl, the magnitude of the deviation request for number of permitted units effectively being a rezoning (without meeting the criteria of a rezoning) and the lack of any setbacks, weighs too heavily against the quality of life of surrounding residential properties and others who seek to enjoy and patronize the Plaza. Existing residents and taxpayers should be able to rely on stable and consistently applied recommendations in the MPAP.

Finally, it is our understanding that this Commission, and the Council, are guided by Section 88-517-09-B, which states that they consider the consistency of a development plan with the purposes of the Zoning Code, as contained in Section 88-10-5. We would call to your attention that Section 88-10-05-B states that a purpose of the Zoning Code is to implement the policies and goals contained in the officially adopted area plans. In this situation the MPAP is the officially adopted area plan. Long Range Planning Division's request to lower the height and increase (not waive) setbacks are supported by HKC. **We support those requests to be folded into the Commission's conditions to their recommendation, or the Commission should hold the case pending the resubmission of a development plan that better adheres to the MPAP as requested by the Long Range Planning Division.**

Sincerely,

Katheryn J Shields

Katheryn Shields, President

James Wanser

Jim Wanser, Treasurer

cc (via email): Andrea Bough, 6th District At-Large Councilmember
Johnathan Duncan, In-District 6th District Councilmember
HKC Board of Directors, Plaza Westport Neighborhood Association and
Parkway Towers Condominium Association

3401 Broadway Blvd. PO Box 19 - Kansas City, Missouri 64111
Phone 816-931-8448 – Email hkcf@historickansascity.org
www.historickansascity.org

Parkway Towers Condominium

Building for the Future

March 12, 2025

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

Larisa Chambi. Planning Supervisor
Via Electronic Mail

RE: 4538 Wornall Road-Lewer Plaza Apartments [CD-CPC-2025-00013]]

Dear Commission Members and Planning Supervisor Chambi:

Plaza Westport Neighborhood Association (PWNA) has submitted written testimony in Case No. CD-CPC-2025-00013, which covers an entire City block, from W. 46th St. on the south, to W. 45th Terrace, on the north, and Wornall Road on the east, and Broadway, on the west (Lewer Site). The Board of Managers of The Parkway Towers Condominium Association, Inc., supports the PWNA testimony and joins with PWNA in expressing those concerns.

As stated in PWNA's testimony, we acknowledge that development will occur on the Lewer Site, but we ask that the neighborhood's concerns be addressed, and the conditions requested be folded into the development plan as a safeguard.

Sincerely,

Board of Managers for The Parkway Towers Condominium Association, Inc.

By: Cheryl Parrish

Cheryl Parrish, Board President

By: Dan Ryan

Dan Ryan, Board Member and Representative to Sounding Board for Project

Cc: Andrea Bough, Councilmember, 6th District At-Large
Johnathan Duncan, Councilmember, 6th District

4545 Wornall Road | Kansas City, Missouri 64111
p: (816) 753-6648 | f: (816) 753-7739
www.parkwaytowers.com

PLAZA WESTPORT NEIGHBORHOOD ASSOCIATION

March 11, 2025

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

Larisa Chambi. Planning Supervisor
Via Electronic Mail

RE: 4538 Wornall Road-Lewer Plaza Apartments [CD-CPC-2025-00013]]

Dear Commission Members and Planning Supervisor Chambi:

Plaza Westport Neighborhood Association (PWNA is submitting this written testimony in Case No. CD-CPC-2025-00013, which covers an entire City block, from W. 46th St. on the south, to W. 45th Terrace, on the north, and Wornall Road on the east, and Broadway, on the west (Lewer Site).

What is before the Commission for its recommendation is a development plan for a 278-apartment complex. It is not a rezoning, but the deviation request substantially increases density, and the waiver or removal of setbacks, are actually more like a rezoning to the more intense R-0.3 zoning. This approach gives the appearance of avoiding the review criteria of a rezoning, which we contend could not be met by the developer.

We want to make it clear that we understand that redevelopment will occur, but we contend that such redevelopment should conform to the density and setback requirements of the existing R-0.5 zoning, to reduce the negative impact on our neighborhood.

We are outlining our concerns in key areas that have a significant impact on the Plaza Westport Neighborhood.

We oppose the deviation to increase density.

- We object to the deviation request to add 109 units more than what is authorized in the current R-0.5 zoning. That requested substantial increase in density results from a shift to 306 square feet of lot area per unit in contrast to 500 square feet of lot area per unit (the latter permitted under R-0.5). That is inconsistent with Municipal Code Section 88-110-06.
- We have been advised that the Lewer family remains an investor in the proposed multi-family project. They were well situated to understand the lot area per unit under the current R-0.5 zoning and apply them to their proposed project.

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

- Reducing the number of units, yet keeping the number of parking spaces the same, would help address the parking needs of its tenants, and reduce the negative impact to the surrounding neighborhood from on-street parking by tenants.
- The existing street grid only supports a much less dense project.
- The east side of the proposed project fronts Wornall Road which is also an access point to the emergency room entrance of St. Luke's Hospital. A less dense project, more consistent with the current R-0.5 zoning, would interfere less with the flow of traffic to St. Luke's Hospital.

We oppose the waiver of setback requirements.

- EPC Real Estate Group (the Developer) proposes to eliminate all setbacks requirements from the property line. What is eliminated is 25 feet in the "rear" yard, and 15 feet in the "front" yard, and 15 feet of the side yards abutting the streets. It is not clear as to what is the "front" yard, but the main entrance to the leasing office and that amenity space is at the intersection of W. 46th St. and Wornall Road. This proposed project abuts existing streets on all four sides.
- The Commission should require that the development plan be revised to at least meet the existing setback requirements.
- Conforming to the existing setback requirements could have the effect of reducing the number of units and reducing the need for the deviation request for the lot area per unit.
- Many of the existing structures surrounding the proposed project have green space to give a sense of openness, encouraging a more pedestrian friendly experience.
- To eliminate the setbacks, inconsistent with the current requirements in a R-0.5, creates a canyon like effect closing in on pedestrians, and impairing the visual context of existing green space of other neighboring properties.
- Not unlike what was implemented by the Cascade Hotel to the south, additional step backs of the physical structure at various levels near but not at the ground level is a good example of how to achieve a structure that is less imposing on both pedestrians and neighboring properties.

The development plan should comply with Height Recommendations of the Midtown/Plaza Area Plan (MPAP).

- As observed by Long Range Planning staff in comment number 12 of the Development Review Committee comment letter dated February 14, 2025 (DRC Comment Letter), a reduction to a maximum height of 65 feet would bring the proposed project into compliance with the recommendations of the MPAP.
- The reduction in height could also have the benefit of reducing the number of units, lessening the need for the requested deviation of lot area per unit.
- The excessive height is most pronounced as the grade drops to the southeast. Reduction in height in that portion of the proposed project could better implement the Plaza Bowl Concept in the MPAP.
- Within the Plaza Bowl Concept the means of measuring building height is shown on Page 49 of the MPAP and suggests a stepdown of the height as the grade steps down.
- A stepdown as the grade steps down is preferred by PWNA.

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

- A stepdown could also reduce the amount of deviation of lot area per unit.

The development plan has inadequate parking and the parking fee should be included in rent.

- For the quality of units described as "luxury", and their size, it is unlikely that one parking space per unit is sufficient parking particularly for the two bedroom and larger units.
- The Plaza Westport Neighborhood's experience is that the ratio of one parking space per unit results in an increase in demand for street parking that is already inadequate and under pressure.
- Decreasing the number of units, but not reducing the interior parking spaces, would better serve the future residents and reduce the negative impact on street parking in conflict with the existing neighborhood.
- As a development plan, conditions are permitted. A condition that the neighborhood requests is that parking fees be included in rent. That condition has been adopted in other apartment projects in our neighborhood (e.g. 4400 Washington and 4627 Madison) as a result of negotiations with those developers. If parking fees are separate from rent, our experience is that renters avoid paying that parking fee and seek on street parking that is already under pressure.
- A further condition should be included to require one parking space per bedroom. The Developer stated at its public engagement meeting that is their goal, but it should be an obligation to reduce the demand for on-street parking.
- The commercial uses of the Cascade and Aloft Hotels already negatively impacts street parking in the vicinity, even with their parking garage. Some of their patrons, and many of their workers, don't use the parking garage. They even park in no parking zones, and in a manner that blocks views from the driveway exit at PTC.
- The nature of the amenities (e.g. pool) will attract guests of renters, putting pressure on on-street parking, particularly during "pool" season. That is the neighborhood experience from existing apartment complexes with such amenities. Some in-structure parking is appropriate for guests.
- Additional in-structure parking is needed for employees of the apartment project, such as leasing and maintenance employees, and those prospective tenants touring the project.

We request the modification of the scale and massing of the street facing units.

- Utilizing townhouse styles on the perimeter would improve the scale and mesh better with the neighborhood context. The existing townhome styles along Broadway (brownstones along west side), 45th Terrace (Mirabelle Phase I along the north side) and Wornall (Mill Creek Terrace Flats Townhomes on the east side).
- Townhome styles would also encourage step backs to the levels above.
- Green space associated with townhome entrances is more consistent with the context of neighboring properties.
- The Developer has stated that "back of the house" requirements for access by Fire Department personnel are to be placed along Wornall Road, creating an blank wall. Consideration should be given to front those "back of the house" features on W. 46th St., which is already being used for trash pick up and move-in and move-out access.

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

The development plan needs dog-friendly amenities to reduce negative impact on the surrounding properties with green space.

- The developer is indicating that the multi-family project is intended to be a dog-friendly building, but the present design doesn't adequately address the needs of their dog residents.
- Outside green space or dog runs should be an important part of being a dog-friendly project.
- The Developer has stated that it intends to provide an interior dog run for inclement weather, which is a step in the right direction, if that is incorporated and shown on the development plan.
- The needs of dog residents shouldn't be shifted to the neighboring properties that have green space.

Exterior lighting on upper levels should be limited and downward facing and shown on the development plan.

- Lighting should be minimized on the upper levels to avoid intrusion into surrounding neighborhood properties and windows. It would be helpful if the lighting engineer would show on the lighting plan the lighting levels on the upper floors.
- Lighting, particularly on the ground levels, should be full cutoff fixtures such that their light is directed downward. This will help eliminate glare and will help mitigate light trespass onto adjacent properties.
- The Developer has stated that it intends to use full cutoff fixtures, which should be shown on the development plan, and be a condition, to be a binding commitment, and not just an oral statement.
- Lighting like that used in the Cascade Hotel, that changes colors, in a fluctuating pattern, should not be allowed or installed, in this residential context as it is intrusive to surrounding properties. The neighborhood properties also have experience with the lighting at 46 Penn commercial property that initially was too bright, and the colors changed at a pace that the residential neighbors complained. That commercial developer had those exterior fixtures on dimmers which were used to reduce the intensity, and their color control enabled them to reduce the frequency of the change. That action helped reduce neighbors' complaints. 46 Penn was a commercial property, as is the Cascade, but this is a residential use, so the exterior lighting on the upper levels should be consistent with a residence, and the residential character of abutting property on three sides (east, north and west).
- The City requires significantly lower lighting levels adjacent to residential zoned properties, and the properties on the east, north and west are all residentially zoned properties. That should be known by the Developer and enforced by the City. That limitation should be a condition to the development plan.

Conditions should be included on the development plan to reduce the impact on neighboring properties during construction.

- There should be a condition to reduce the negative impact on surrounding residential properties during construction. That condition should address:

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

  - A point person for negative construction impacts should be appointed with updates to surrounding properties when that contact person changes.
  - Construction workers should be ferried in from other locations, and not allowed by the construction companies, and their subcontractors, to utilize street parking in the immediate vicinity.
  - Construction vehicles should be prohibited from using nearby driveways for turnarounds and/or staging or waiting. If documented use is made, and damage occurs, the developer must assure that repairs are made on a timely basis.
  - Demolition of structures will be done in a manner to reduce dust on surrounding properties, and the developer shall pay for window cleanings on neighboring residential properties facing the project upon completion of the demolition and completion of exterior improvements.
- The Developer should agree to further conditions about the traffic disruption during construction, as follows:
  - Traffic plans during construction should not narrow Wornall Road or Broadway which are the access routes to St. Luke's emergency room. There should not be "pinching" of such access.
  - Construction staging should not be allowed in the public right of way of abutting streets. If needed, setbacks should be increased for purposes of construction staging and converted to green space upon completion of the construction.
  - The construction traffic plan should take place only on one of Wornall Road and Broadway, so that the other street maintains a free flow of traffic to the St. Luke's Hospital emergency room the entrance to which is off the north end of Wornall Road at 45th St. Signage should be required and updated as the construction traffic patterns change.

Careful evaluation needs to be undertaken in advance as to the impact upon the antiquated Combined Sanitary Sewers and Stormwater Infrastructure, and place the burden of improvement costs on the Developer.

- This proposed project is in an area of antiquated combined sewers. It is uphill from the Country Club Plaza, and in an area that has already had development pressure and for which future projects have already been approved, that are upstream from the Lewer Site.
- Adequate detention systems should be shown, and not merely a condition to a development plan, so that there is advance determination by Water Services staff that downstream commercial properties, and residents will not be negatively impacted and the existing infrastructure can handle the increase in flow.
- The City should not bear the expense of future non-compliance with its Consent Decree when the water quality is impaired by use of an antiquated system that can't handle substantial increased flows.

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

- A lower density, not relying on a deviation of the density required for an R-0.5, would reduce the demands upon the area antiquated infrastructure and the exposure of the City for not being in compliance with its Consent Decree.

We request that you impose conditions on the development consistent with this testimony or hold this matter until such time the Developer modifies the development plan to address our concerns.

We support the Historic Kansas City testimony with regard to compliance with the MPAP, and following its recommendations to allow stable reliance by surrounding residential properties.

Respectfully,

Robert Martin, Pres. PWNA

Cc: Andrea Bough, 6th District At-Large Councilmember

Johnathan Duncan, 6th District Councilmember

Robert K Martin, President – PWNA
plazawestport.association@gmail.com

March 12, 2025

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

Larisa Chambi. Planning Supervisor
Via Electronic Mail

RE: 4538 Wornall Road-Lewer Plaza Apartments [CD-CPC-2025-00013]]

Dear Commission Members and Planning Supervisor Chambi:

Plaza Westport Neighborhood Association (PWNA) has submitted written testimony in Case No. CD-CPC-2025-00013, which covers an entire City block, from W. 46th St. on the south, to W. 45th Terrace, on the north, and Wornall Road on the east, and Broadway, on the west (Lewer Site). The Homeowners Association Board of 4646 Broadway Condominiums, supports the PWNA testimony and joins with PWNA in expressing those concerns.

As stated in PWNA's testimony, we acknowledge that development will occur on the Lewer Site, but we ask that the neighborhood's concerns be addressed, and the conditions requested be folded into the development plan as a safeguard.

Sincerely,

Homeowners Association Board of 4646 Broadway Condominiums

By: Michelle Mahoney
Michelle L. Mahoney,
Board Member and Representative to Sounding Board for Project

Cc: Andrea Bough, Councilmember, 6th District At-Large
Johnathan Duncan, Councilmember, 6th District

Area Plan Alignment**: Medium**

KC Spirit Playbook Alignment: **Medium**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High	DO SAN	DO/SAN - Provides density and diversity of housing.
Medium	CC PAA SEG WDC	CC – Ped scale blocks could be improved to make CC "high." PAA – Dense/diverse housing; could be more affordable. SEG – Built on existing infrastructure; use of native plants would improve sustainability. WDC – Murals/Trellises would improve design at the pedestrian scale.
Low	HE	HE – See comments regarding native plants.

Alignment Comments:

2-4 sentences providing justification for the alignment.

The Lewer Plaza Apartments create a density and diversity of housing types within walking distance of the Plaza and related amenities. The height of 77 feet creates a transition between the high-rise condo building to the east of Wornall Rd. and shorter buildings to the south and west. That height is also within the 90 feet maximum recommended for east of Broadway in Midtown/Plaza's Bowl Concept (59). While the project does achieve a high alignment with Playbook housing goals, some changes could be made for better alignment. To avoid hostile blank walls the applicant should consider murals or plant trellises that would improve walkability around the building. Additionally, the applicant should use native plants to better align with Midtown/Plaza and Playbook sustainability goals.