City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 CD-CPC-2025-00060 on 06-18-2025

Sara Copeland, FAICP
Secretary of the City Plan Commission

DEVELOPMENT AND REZONING PLANS FOR

GUADALUPE CENTERS HIGH SCHOOL RENOVATION

1300 SUMMIT ST., KANSAS CITY, MO 64105

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210
913.317.9390
MKEC Project No. 2502010146
Engineering No. 2001009364
Landscape No. 2006027139

hollis + miller architects
we design the future®
1828 Walnut Street Suite 922
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Castle Rock, CO 80104
T 720.949.1689

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Hollis + Miller Architects
Missouri State Certificate of Authority
Architecture # 0000161

RTM Engineering Consultants
Mechanical, Electrical & Plumbing Engineers
State Certificate of Authority #
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Overland Park, KS 66210
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Civil Engineering / Landscape Architecture
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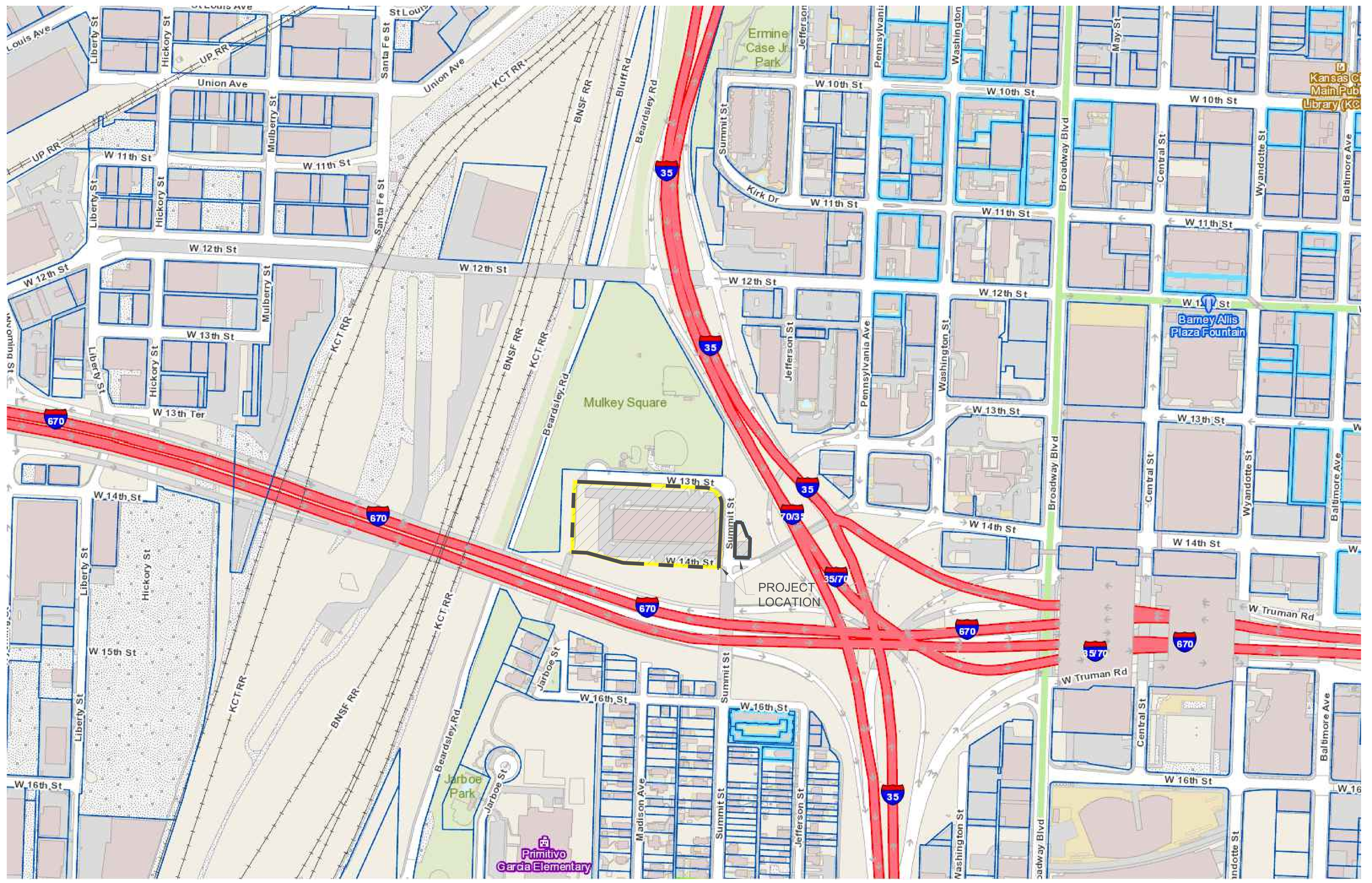

LOCATION MAP

SCALE: NTS

LEGAL DESCRIPTION:

MULKEY SQUARE LOTS 1–4

MULKEY SQUARE LOT 5

CONTACTS:

CIVIL ENGINEER
MKEC ENGINEERING INC.
11827 W 112TH ST. SUITE 200
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913–317–9390
BRIAN HOCHSTEIN
BHOCHSTEIN@MKEC.COM

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HOLLIS + MILLER ARCHITECTS
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816–442–7700
GEORGE KNIPP
GKNIPP@HOLLISANDMILLER.COM

OWNER
GUADALUPE CENTERS INC.
1015 AVENIDA CESAR E CHAVEZ
KANSAS CITY, MO 64108
816–421–1015
ED YERINGTON
YERINGTON@GUADALUPECENTERS.ORG

Sheet List Table

Sheet Number	Sheet Title
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102	SITE PLAN
C103	GARAGE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
L101	LANDSCAPE PLAN
A201C	EXTERIOR ELEVATIONS – CITY PLANNING
A202C	EXISTING EXTERIOR PHOTOS– CITY PLANNING

DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

CHECK SET

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JOB NO: 25028
DRAWN BY: SEK
CHECKED BY: BSH
DATE: 4.25.25

G100

COVER SHEET

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CD-CPC-2025-00060

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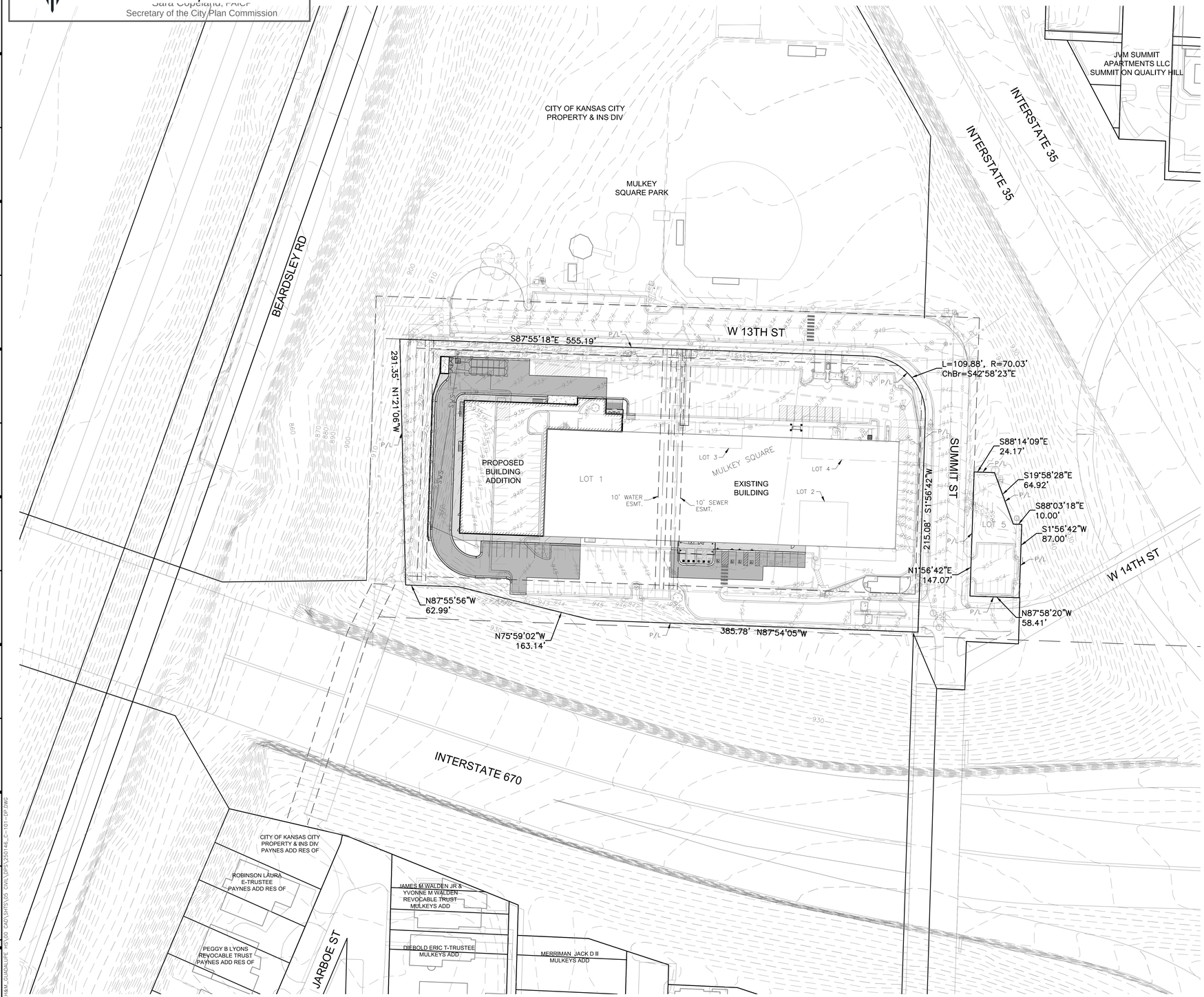

ADMINISTRATIVE ADJUSTMENTS NEEDED:

1. NUMBER OF SHORT TERM BICYCLE PARKING STALLS
2. LOCATION OF BICYCLE PARKING STALLS IN THE PARKING STRUCTURE.
3. LANDSCAPING: (STREET TREES, PERIMETER VEHICULAR USE AREA, AND INTERIOR VEHICULAR USE AREA)

PROPOSED USES:

88-805-03-A CLUB, LODGE, OR FRATERNAL ORGANIZATION
88-805-03-C DAY CARE (GROUP DAY CARE, DAY CARE CENTER)
88-805-03-G LIBRARY, MUSEUM, OR CULTURAL EXHIBIT
88-805-03-I RELIGIOUS ASSEMBLY
88-805-03-K SCHOOL
88-805-04-J ENTERTAINMENT VENUES AND SPECTATOR SPORTS (LARGE VENUE)
88-805-04-P OFFICE (ADMINISTRATIVE, PROFESSIONAL OR GENERAL OFFICE)

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	**54**	**YES**

*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

SITE DATA	EXISTING	PHASE 1	PHASE 2	VARIATION REQUESTED?	APPROVED
ZONING	UR	DX-5	DX-5	NO	
GROSS LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
RIGHT-OF-WAY DEDICATION					
IN SQUARE FEET	0	0	0	NO	
IN ACRES	0	0	0	NO	
NET LAND AREA					
IN SQUARE FEET	201,291	201,291	201,291	NO	
IN ACRES	4.62	4.62	4.62	NO	
TOTAL BUILDING AREA (SQ. FT.)	90,854	95,319	131,828	NO	
2ND FLOOR	37,096	37,336	38,254	NO	
1ST FLOOR	48,556	48,796	66,387	NO	
GARAGE LEVEL	5,202	9,187	27,187	NO	
FLOOR AREA RATIO	0.45	0.47	0.65	NO	
RESIDENTIAL USE INFO					
TOTAL DWELLING UNITS	0	0	0		
DETACHED HOUSE	0	0	0		
ZERO LOT LINE HOUSE	0	0	0		
COTTAGE HOUSE	0	0	0		
SEMI-ATTACHED HOUSE	0	0	0		
TOWNHOUSE	0	0	0		
TWO-UNIT HOUSE	0	0	0		
MULTI-UNIT HOUSE	0	0	0		
COLONNADE	0	0	0		
MULTIPLEX	0	0	0		
MULTI-UNIT BUILDING	0	0	0		
TOTAL LOTS	2	2	2		
RESIDENTIAL	0	0	0		
PUBLIC/CIVIC	0	0	0		
COMMERCIAL	0	0	0		
INDUSTRIAL	0	0	0		
OTHER	2	2	2		

BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

N

SCALE: 1"=50'
0 50 100

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Landscape No. 2006027139

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Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

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JOB NO: 25028
DRAWN BY: SEK
CHECKED BY: BSH
DATE: 4.25.25

C101

OVERALL SITE PLAN

P:\PROJECTS\2025\25028\146_HAM_GUADALUPE_HS.rvt CAD\SHTS\25028_C101-SP.dwg

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KANSAS CITY MISSOURI

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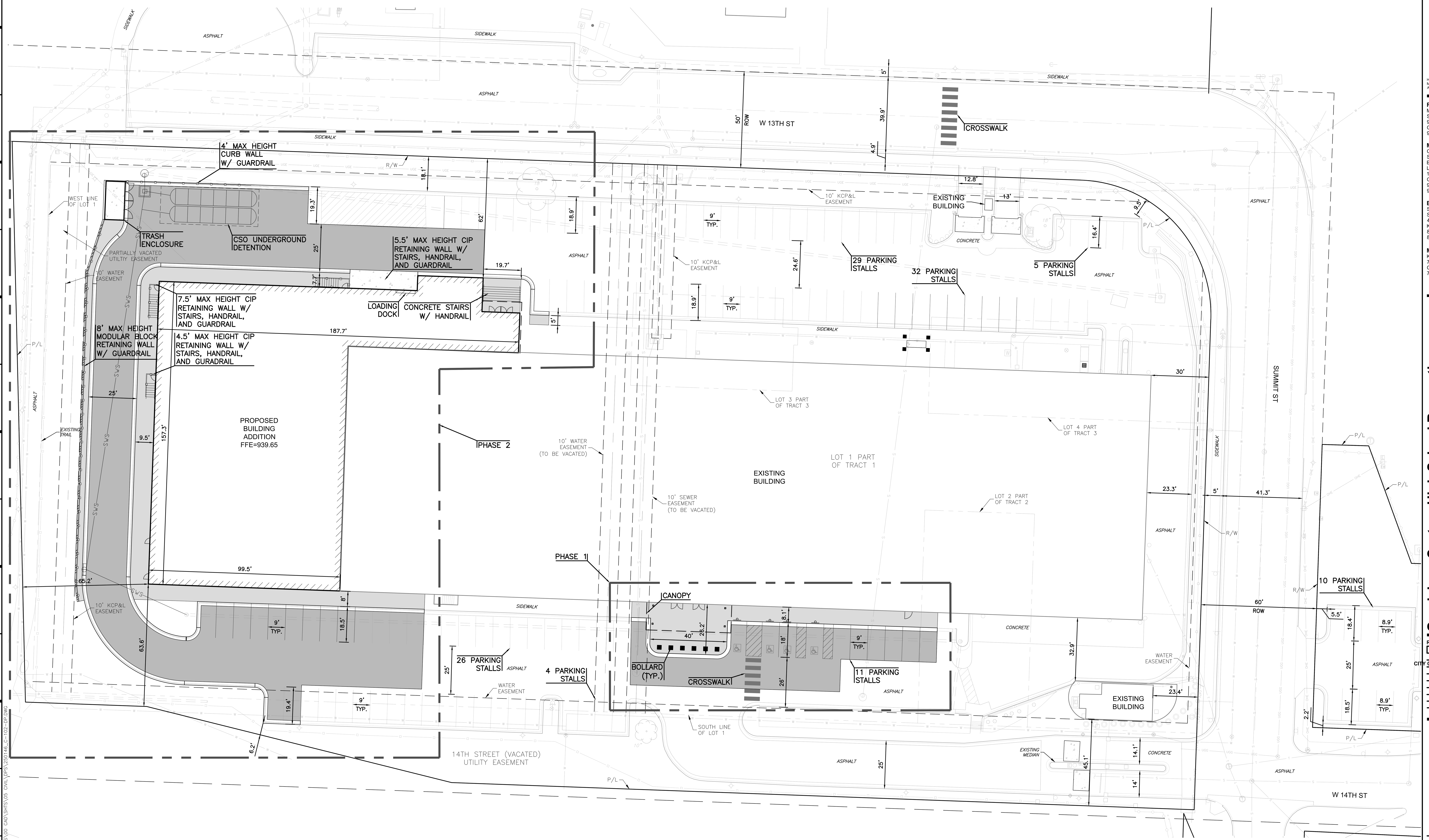

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

PAVING LEGEND

- CONCRETE SIDEWALK
- CONCRETE SECTION
- ASPHALT SECTION

N

SCALE: 1"=20'
0 20 40

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

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JOB NO: 25028
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DATE: 4.25.25

C102

SITE PLAN

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KANSAS CITY MISSOURI

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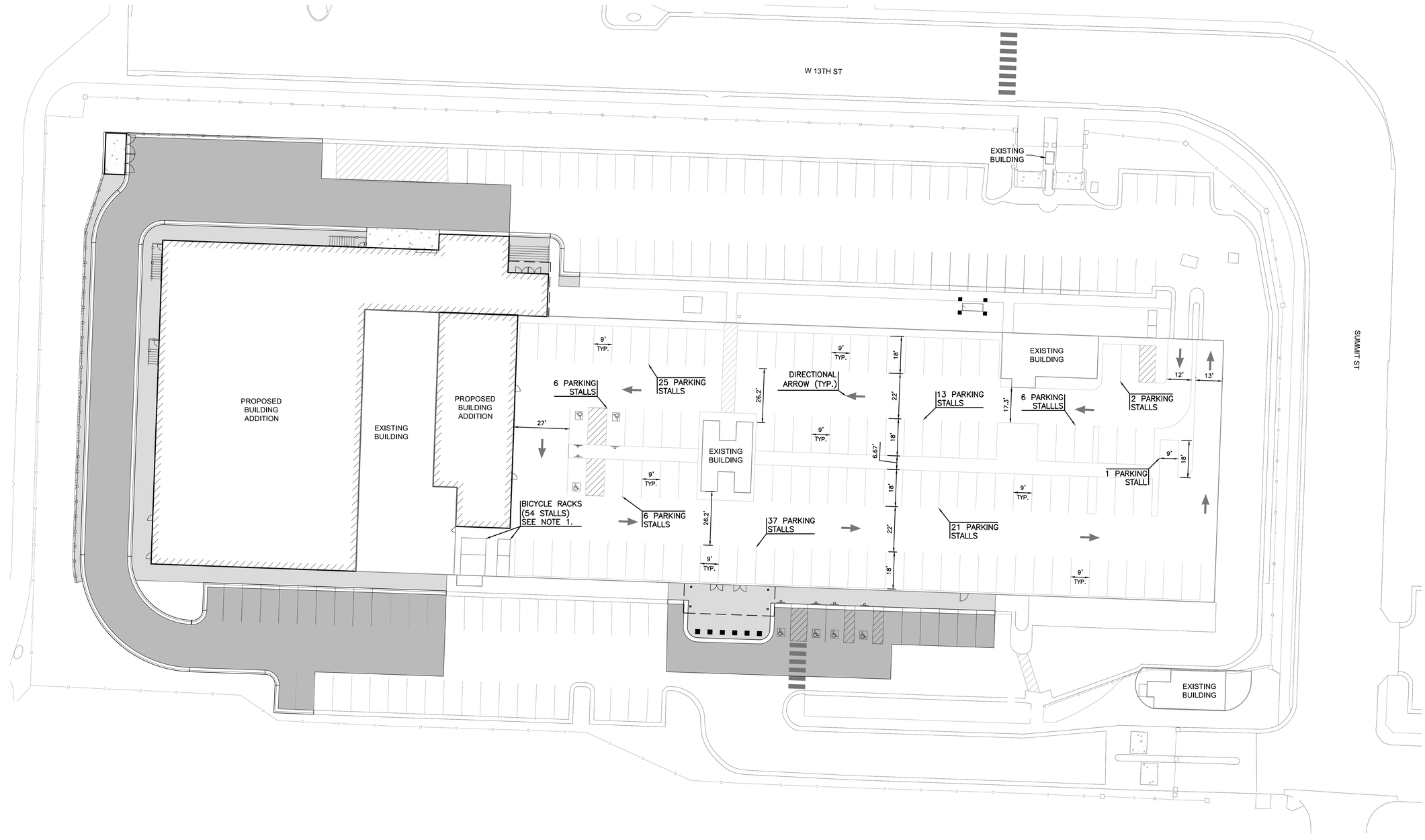

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCYLE SPACES REQUIRED	BICYCYLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
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ACCESSIBLE	3	7			
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STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

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NOTES:

1. BICYCLE RACKS LOCATED IN GARAGE ARE CONSIDERED SHORT TERM AND LONG TERM BICYCLE PARKING. PER 88-420-09 BICYCLE RACKS MEET LONG TERM PARKING CODE BY BEING LOCATED IN AN AREA CONTINUOUSLY MONITORED BY SECURITY CAMERA AND IS COVERED BY A ROOF OVERHANG.
2. GARAGE PLAN TO BE COMPLETED IN PHASE 1.

N

SCALE: 1"=20'
0 20 40

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C103

GARAGE PLAN

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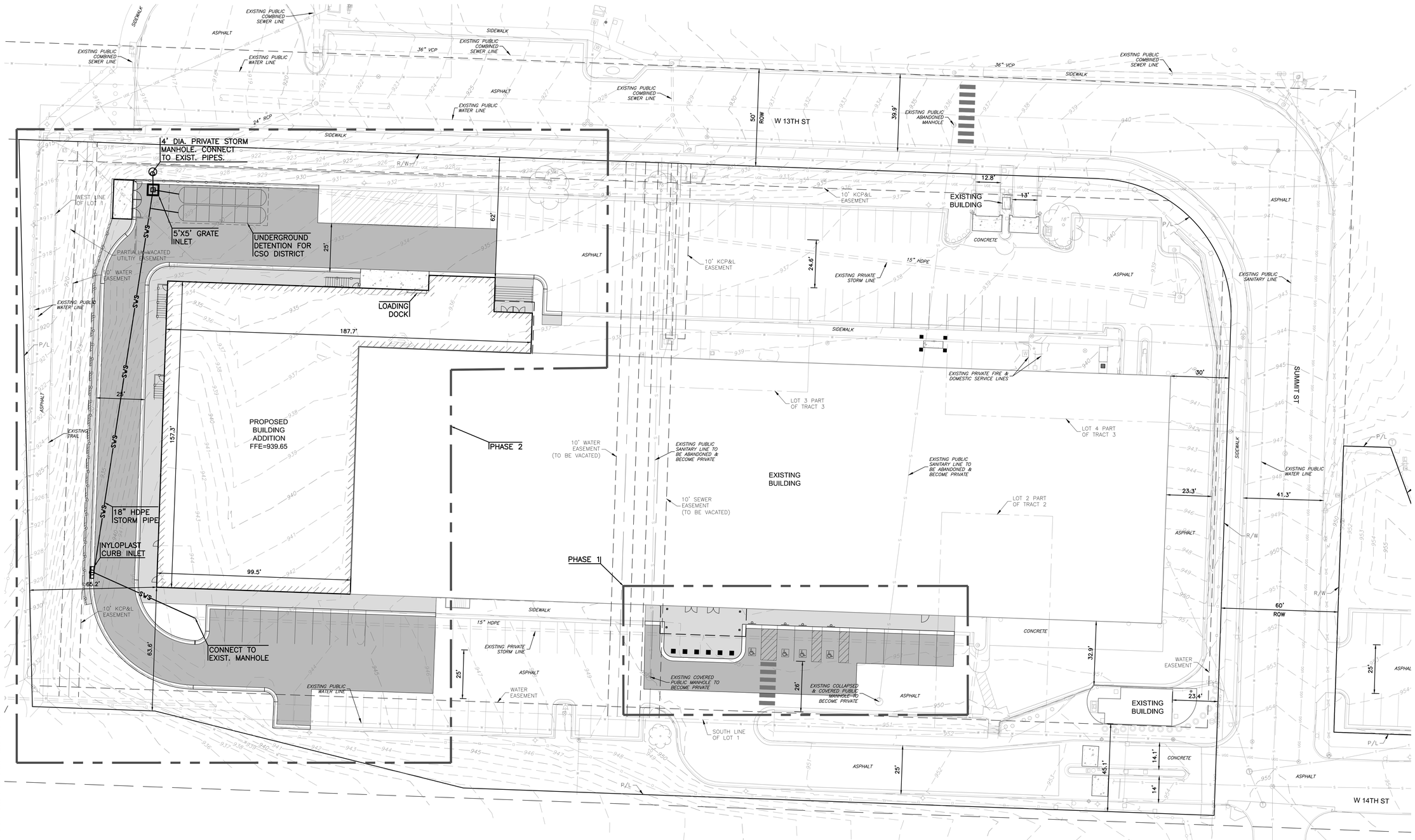

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
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IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

N

SCALE: 1"=20'
0 20 40

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C104

UTILITY PLAN

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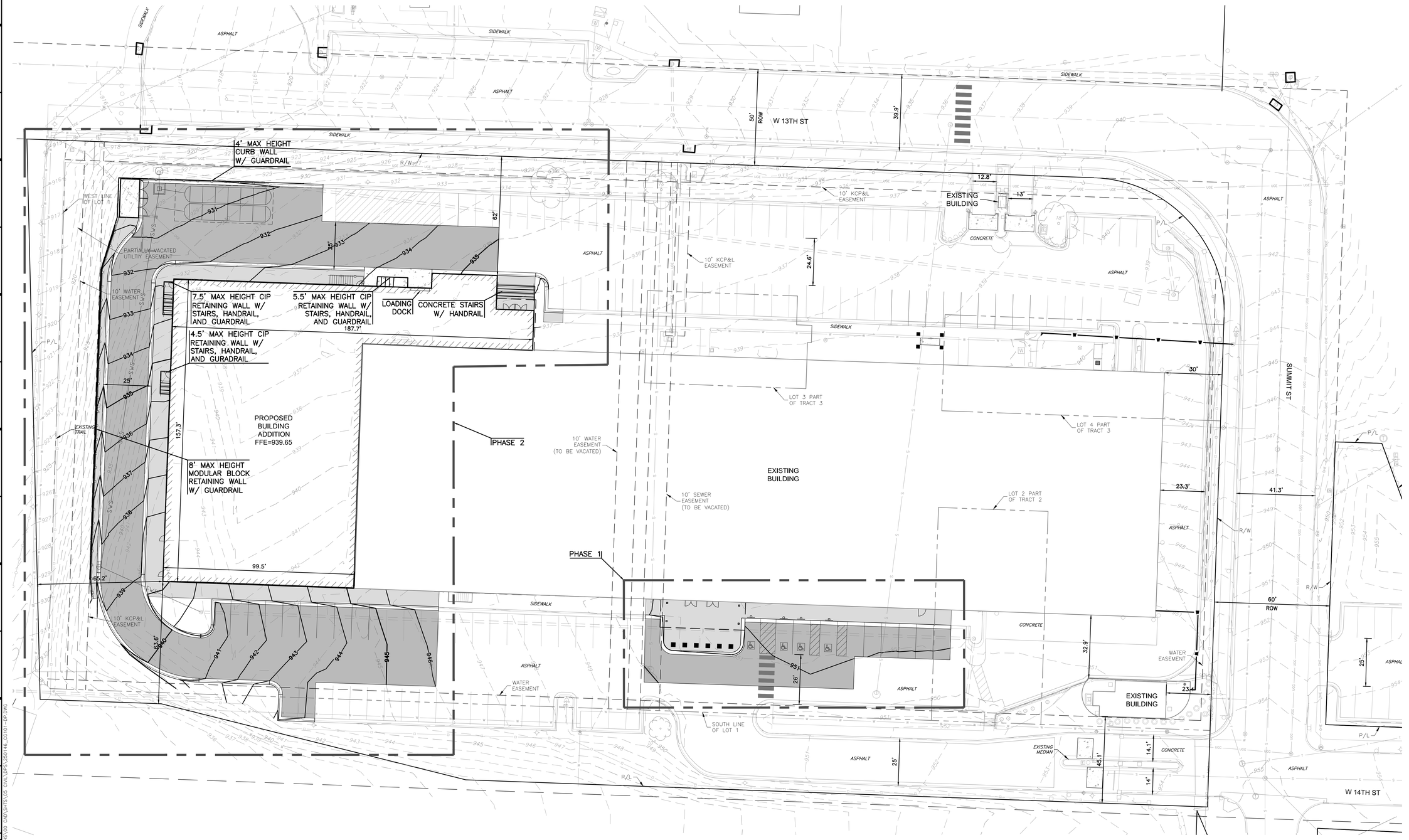

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0 20 40

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C105

GRADING PLAN

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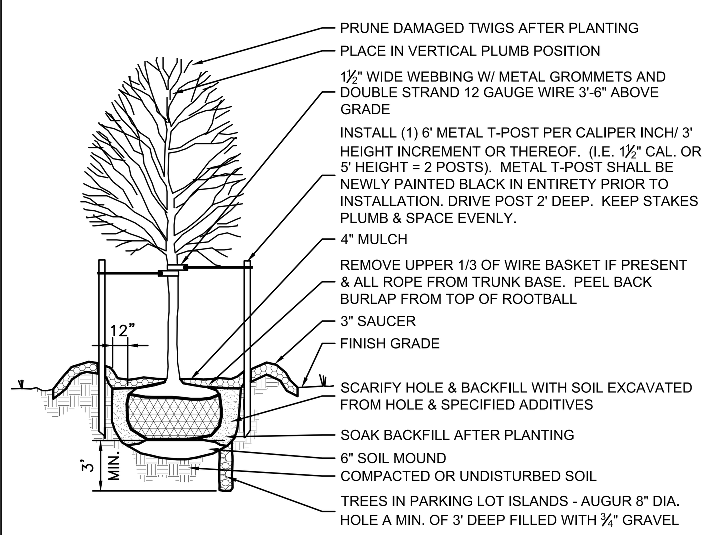
NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING

N.T.S.

ORIGINAL PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
ACE	6	AUTUMN SPLENDOR MAPLE	ACER SACCHARUM 'AUTUMN SPLENDOR'	2.0" CAL, 12' MIN. HT.
HON	5	THORNLESS HONEY-LOCUST	GLENDITSIA TRIACANTHOS F. INERMIS	2.0" CAL, 12' MIN. HT.
ERB	1	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL, 5' MIN. HT.
GROUND COVER				
TURF	N/A	FESCUE TURF GRASS	SEE LANDSCAPE NOTES	SOD / SEED

KANSAS CITY MISSOURI

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88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCYLE SPACES REQUIRED	BICYCYLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM			65	*54	YES
TOTAL	**250**	**250**	**93**	***54**	**YES**

*ALL SHORT TERM BIKE PARKING CAN ALSO BE CONSIDERED LONG TERM BIKE PARKING BASED ON CODE. ONLY 54 BIKE PARKING STALLS ARE PROVIDED DUE TO THE LACK OF RESIDENTIAL HOUSING NEAR THE SCHOOL LOCATION AND THE SCHOOL BEING PRIVATE.
**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

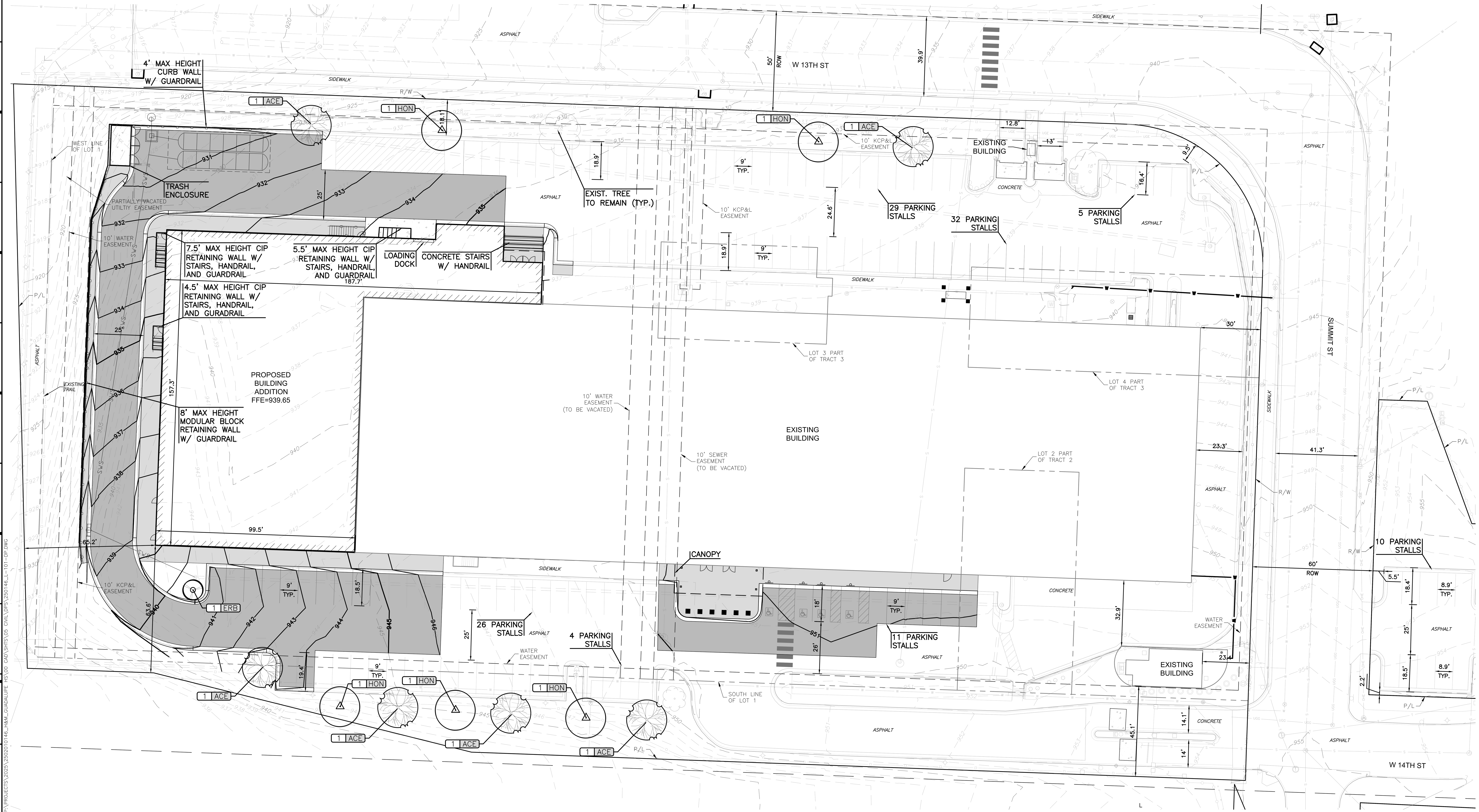
BUILDING DATA	REQUIRED	PROPOSED	VARIANCE REQUESTED?	APPROVED
REAR SERBACK	30'	65.2'	NO	
FRONT SETBACK	10'	23.4	NO	
SIDE SETBACK	NONE	45.1'	NO	
SIDE SETBACK (ABUTTING RESIDENTIAL)	15'	62'	NO	
HEIGHT	NONE	65'	NO	

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 Street Trees	30	0	YES	
88-425-04 General	15	15	NO	
88-425-05 Perimeter Vehicular Use Area	20	7	YES	
Adjacent Streets				
Buffer Width	10'	0	YES	
Trees	20	7	YES	
Shrubs/Wall/Berm	SCREEN	NO	YES	
Adjacent to Residential Zones				
Buffer Width	N/A	N/A	NO	
Trees	N/A	N/A	NO	
Shrubs/Wall/Berm	N/A	N/A	NO	
88-425-06 Interior Vehicular Use Area				
Interior Area	4,725	0	YES	
Trees	27	0	YES	
Shrubs	135	0	YES	
88-425-07 Parking Garage Screening	EXISTING			
88-425-08 Mechanical/Utility Equip. Screening	APPLICABLE			
88-425-09 Outdoor Use Screening	N/A			

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

N

SCALE: 1"=20'
0 20 40



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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation
Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25
2	CITY COMMENTS	8.1.25

CHECK SET

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JOB NO: 25028
DRAWN BY: BJH
CHECKED BY: BJH
DATE: 4.25.25

L101

LANDSCAPE PLAN

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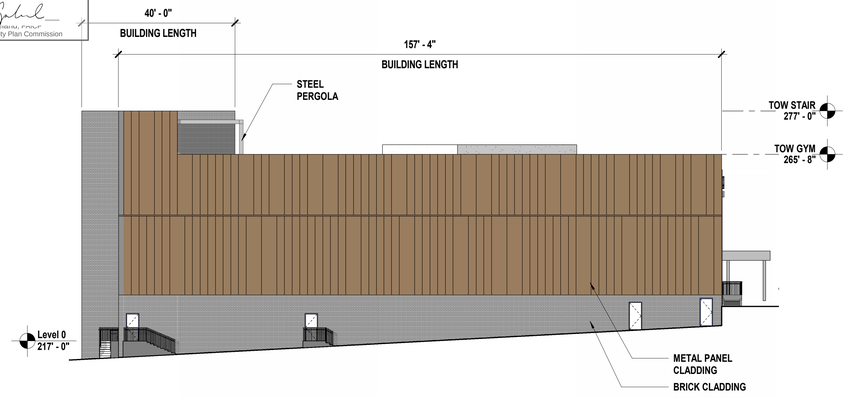
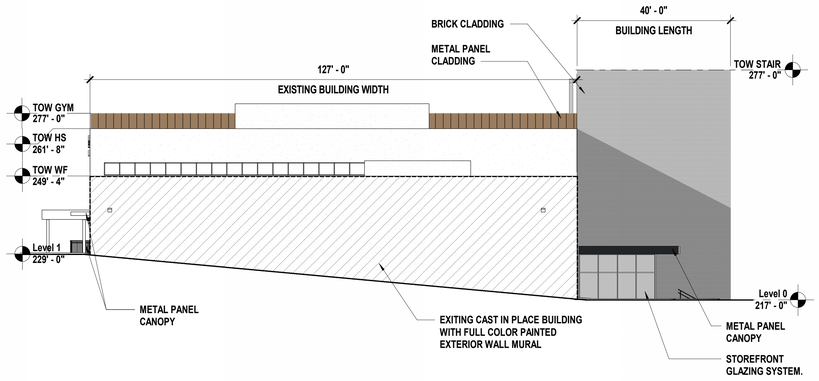
City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060
Secretary of the City Plan Commission

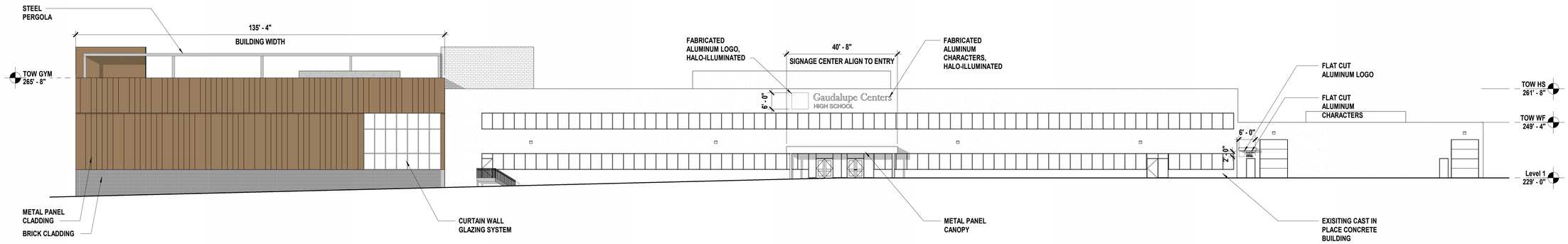
KANSAS CITY MISSOURI



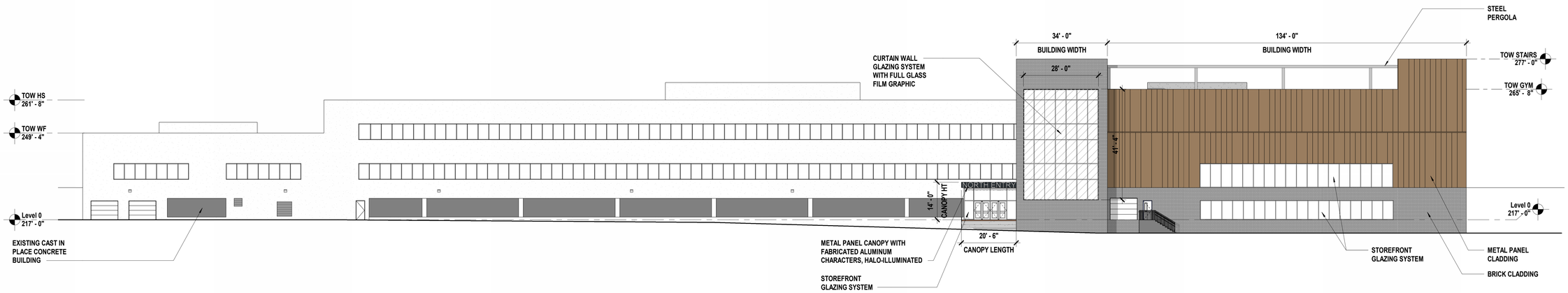
M1 Scale 1/16" = 1'-0" — Overall West Elevation



M10 Scale 1/16" = 1'-0" — Overall East Elevation



G1 Scale 1/16" = 1'-0" — Overall South Elevation



A1 Scale 1/16" = 1'-0" — Overall North Elevation

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EXTERIOR ELEVATIONS - CITY PLANNING

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City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00059 on 06-18-2025
CD-CPC-2025-00060
Sara Copeland, FAICP
Secretary of the City Plan Commission

from the Southwest

from the Southeast

from the Northeast

from the Northwest

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A202C

EXISTING EXTERIOR PHOTOS - CITY PLANNING

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