CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00168

9th and Central

January 7, 2026

Docket #9

Request
Rezoning to UR and Development Plan

Applicant
Sam De Jong

Owner
DST Realty Inc.

Site Information

Location	See Plan Review
Area	4.33 Acres
Zoning	DC-15th
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial/Residential, DC-15
South: Commercial/Residential, DC-15
East: Commercial/Residential, DC-15
West: Commercial/Residential, DC-15

KC Spirit Playbook Alignment
CD-CPC-2025-00168: High

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Core for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
Broadway Boulevard is identified as an Established Boulevard, W 9th Street and W 10th Street are identified as Commerce/Mixed Use on the Major Street Plan.

Approval Process

Overview
The applicant seeks to rezone four sites from district DC-15 to district UR with a preliminary development plan for commercial and residential uses. The four sites are located between 8th Street and 10th Street and between Broadway and Wyandotte.

Existing Conditions
The project area consists of 4 properties (see Vicinity Map). Three properties have existing structures. The fourth property is developed with a surface parking lot.

Neighborhood(s)
This site is located within the Downtown Neighborhood Association.

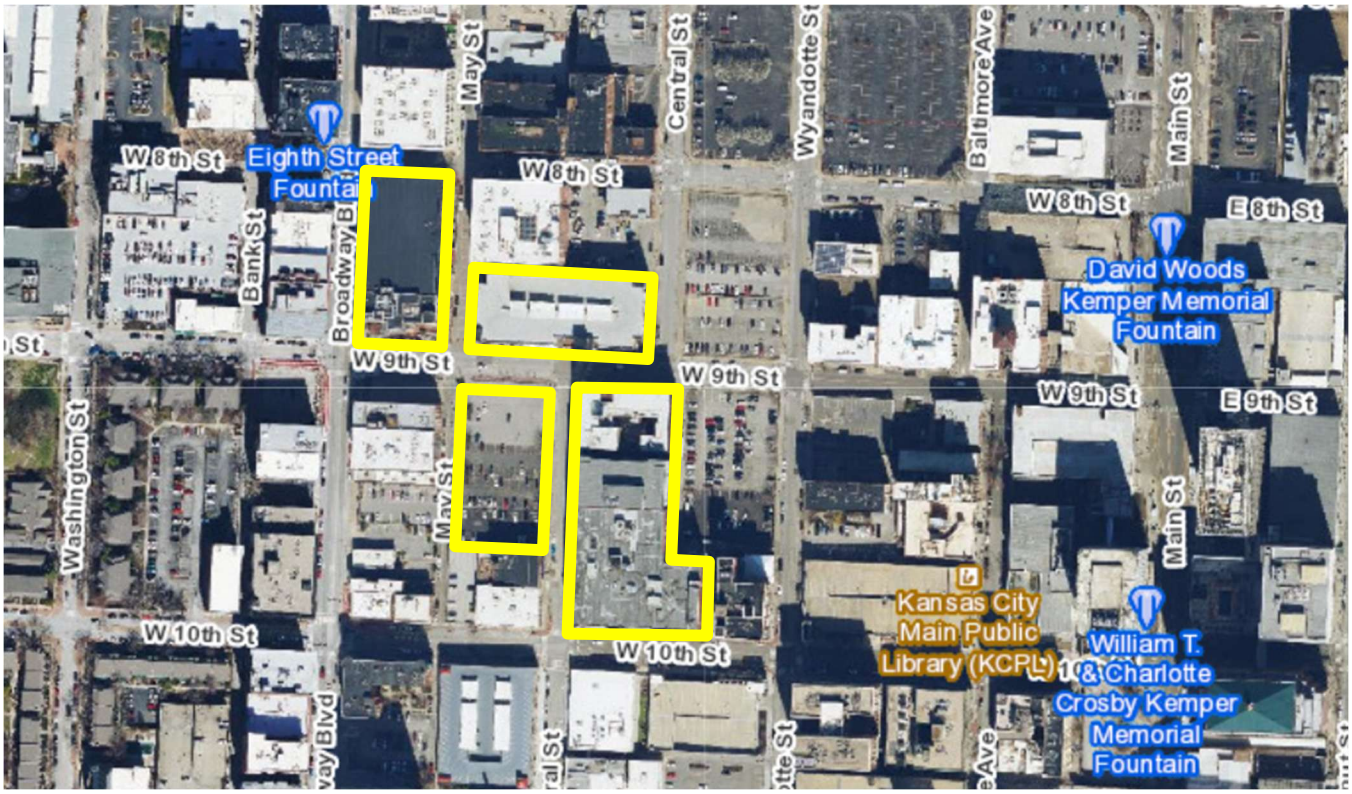
Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on December 22, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
Ordinance No. 250527 – approving the 9th and Central PIEA General Development Plan and declaring said area to be an undeveloped industrial area in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement (approved July 24, 2025).

Project Timeline
The application was filed on October 24, 2025. Scheduling deviations have occurred due to a noticing issue.

Professional Staff Recommendation
Docket #9 Approval, subject to conditions

VICINITY MAP



PLAN REVIEW

The applicant is seeking approval of a rezoning to UR with a preliminary development plan for four sites within the downtown loop. Three sites are developed with existing structures and will be rehabilitated with a mix of ground floor commercial and residential uses.

The fourth site, known as the 9th and Central Tower site is proposed to be 27 stories tall, contains 487 residential units, 39 parking spaces, with approximately 26,000 square feet of amenity/parking/retail areas. The 9th and Central Tower site will have green space along May Street to encourage pedestrian movement in a continuation from May Street to the north of 9th Street. Access to the parking garage will be from Central Street.

The proposed development is located within the downtown loop and is therefore not required to provide parking, however the submitted application shows the Pointdexter Garage and the Centennial Building providing parking for the four sites with a total of 1,653 parking spaces. All four sites will provide approximately 695 residential units within the downtown core.

The 9th and Central building appears to be constructed of varying colors of brick and metal panels, which will match much of the surrounding area. Staff is including a condition that the construction materials be added to the elevation sheets prior to ordinance request (Condition 10).

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	
Boulevard & Parkway Standards (88-323)	Yes	The Pointdexter Lofts site is currently developed with an existing structure; the structure will be rehabilitated for residential and commercial space.
Downtown Development (88-338)	No	Applicant is seeking a deviation to the vehicular access standards from this section (Condition 8) See below.
Parkland Dedication (88-408)	Yes, subject to conditions	
Parking & Loading (88-420)	Yes	See below.
Landscaping & Screening (88-425)	Yes	Applicant provided a broad landscaping plan showing compliance with these standards. More detailed landscape plans will be required with the UR Final Plan submittal (Condition 5)
Outdoor Lighting (88-430)	Yes, subject to conditions	Applicant will be required to submit a detailed photometric plan with each UR Final Plan (Condition 5).
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

88-420-4 – Parking and Loading (Exemptions, Reductions and Special Area Standards)

The four subject properties are located within the downtown loop, therefore they are not required to provide off-street parking or loading. However, the applicant is proposing to rehabilitate the parking areas in the Pointdexter Parking Garage and the Centennial Building. The applicant will also provide spaces in the new 9th and Central Tower totaling 1,653 parking spaces for the four properties.

88-338 – Downtown Development Standards

Per Section 88-338-01-E, driveways and vehicle access, when provided, must come from an alley or side street if either is present. May Street, an improved alley, is located to the west of the 9th and Central Tower. Staff asked the application to revise the design of the building to change the entrance to the parking garage to May Street instead of Central Street. The applicant is proposing to create an outdoor public space along May Street and continue the pedestrian experience that exists north of E 9th Street, therefore they are asking for a deviation from this section due to the narrow width of May Street and a disruption to the pedestrian activity along May Street should the parking

garage entrance be moved. The application complies with the remaining standards of this section of the Zoning and Development Code.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed development is allowed in the DC-15 zoning district, however; the applicant received approval of a PIEA Plan that stated, "Rezoning to District UR (Urban Redevelopment) will be required for any redevelopment seeking PIEA property tax abatement or other PIEA incentives described herein" therefore requiring a rezoning to UR in order to receive incentives.

The Community Planning Division stated, "This project will add nearly 700 new housing units, at a mix of incomes, to the downtown core – advancing KC Spirit Playbook and Greater Downtown Area Plan goals for density and affordability. Two phases of the project will reuse existing, historic buildings. The planned 26-story tower will replace a surface parking lot, which is highly aligned with GDAP goals for the redevelopment of underutilized lots. The development does not require significant additional parking as the applicant will make use of a shared garage. Additionally, the applicant has stated the buildings will be "passive," meaning high energy efficiency. The applicant made appropriate changes to the mechanical screening and provided landscaping details as requested." – Luke Ranker, 4th District Planner

B. Zoning and use of nearby property.

There is a mix of DC-15 and UR zoning in the vicinity. The area is comprised of commercial and residential uses.

C. Physical character of the area in which the subject property is located.

The area is developed with 5 to 8 story buildings consisting of a majority of brick with stone accents. There is a mix of commercial and residential uses in the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities will be adequate to serve the development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The subject property is suitable for the Downtown Core zoning district and would be able to support the proposed project without a rezoning, however the approved PIEA plan requires rezoning to UR to receive funding.

F. Length of time the subject property has remained vacant as zoned.

The Pointdexter Garage is still open for parking; however the two other buildings (Pointdexter Lofts and Centennial Lofts) have been vacant since 2020.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning will have minimal impact on the nearby properties, as this project consists of a majority of building re-use. The 9th and Central building is the only new building proposed in the development area, the building is 27 stories tall. The height of the building will have a significant impact on the surrounding buildings; however this height and density is expected within the downtown loop.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain should the application be denied. However, should the application be denied, the project could move forward without incentives under the existing DC-15 zoning.

Development Plan, 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 plan complies with almost all the standards of the Zoning and Development Code, as stated on page 3, the applicant is asking for a deviation to the required access off an alley for downtown developments for the 9th and Central Tower (Condition 8).

B. The proposed use must be allowed in the district in which it is located.

The proposed use is allowed under both the existing DC-15 and in the UR district. The rezoning to UR was required as part of the PIEA plan approved in May of 2025.

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 and from the sites provide safe, efficient, and convenient movements of traffic. The applicant is maintaining the existing standard for vehicular access on all four sites and will route traffic away from where the open space and pedestrian focus areas are located.

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 pedestrian and bicycle movement.

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.

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 Pointdexter Lofts, Pointdexter Garage, and Centennial Lofts are all comprised of brick with accent detailing. The proposed 9th and Central building appears to be constructed of varying colors of brick and metal panels. Staff added a condition requiring the applicant to list the construction materials prior to ordinance request (Condition 10). The applicant worked with staff to update the materials on the roof level of the building to include colors that more closely resemble the existing building and the surrounding area.

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 provided a broad landscaping plan which appears to meet the requirements in the Zoning and Development Code. Staff has included a condition that the Final UR Plans include a detailed landscape plan for each plan area that includes the species, size, and final number for review.

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 9th and Central site is currently completely paved; the proposed structure will not increase the amount of impervious surface. The applicant is proposing additional green space along May Street to improve the pedestrian experience.

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 identifies trees to be removed on the 9th and Central Tower site, all trees on site will be removed.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment
5. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL, SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully submitted,

Larisa Chambi, AICP

Planning Supervisor

Plan Conditions

Report Date: December 31, 2025

Case Number: CD-CPC-2025-00168

Project: 9th and Central

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

1. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

5. The developer shall secure approval of a UR final plan from Development Management Division staff for each plan area prior to building permit. The UR final plan will need to include detailed landscape plans (species and sizes identified), photometric plans, and parking plan designs in compliance with the Zoning and Development Code.

6. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

7. The proposed development is in an area where the Kansas City Downtown Airport – Wheeler Field (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions.

   Given the potential height and proximity of this plan to MKC, the proposed development shall be studied according to FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

   It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are of a higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50-foot vertical buffer is applied to the development. This information can be referenced at: https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp

   The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

8. Approving a deviation from Section 88-338-01-E, allowing vehicle access in a Downtown Development to be accessed off a main street instead of an alley or side street as required by the Zoning and Development Code.

9. Applicant shall add the following note to the site data table prior to ordinance request: Deviation to 88-338-01-E, allowing vehicle access off a main street for a downtown development in lieu of an alley or side street.

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

10. The applicant shall list the construction materials on the elevation sheets for the 9th and Central tower site 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.

11. That the applicant consolidate lots through an approved City process prior to issuance of any certificate of occupancy.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

12. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

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

13. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1).
To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office. An elevator Knox Box shall be provided in the elevator lobby nearest the lowest point of Fire Department access. (IFC-2018 § 506.1)

14. 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)

15. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3).

16. 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) All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1). The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

17. 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.

18. 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)

19. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

20. Fire and life safety systems shall be designed for occupancy type that is appropriate.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

21. Prior to obtaining certificate of occupancy, the multi-family units shall all have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

22. The multi-units shall have added reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of criminal activity.

23. Prior to approval of final plan, a photometric plan of the 9th and Central parking garage shall be submitted for review & a lighting study shall be completed on Poindexter Parking Garage, Centennial Lofts to ensure the minimums listed below are met. The industry standard for average maintained footcandles for a parking garage according to the Illumination Engineering Society (IES) would be 6fc on pavement with an average to minimum ratio of 4:1, 10 fc at elevators and stairs with the average to minimum ratio of 4:1. (Guide G-1-22, Sec. 8.8).

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

24. Broadway Boulevard is classified as a Boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards or obtain a deviation or granted a variance from the Board of Zoning Adjustments prior to obtaining a building permit.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

25. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

26. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

27. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

28. 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.

29. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to recording of the Final Plat.

30. The Developer shall enter into an easement agreement with the Parks Department for all open space areas to be counted towards the Parkland Dedication requirements. This agreement shall be executed prior to certificate of occupancy.

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

31. The developer shall submit construction plans in compliance with adopted standards for planned street improvements and additional improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

32. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.

33. 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.

34. 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.

35. 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.

36. 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.

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

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

37. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

38. 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/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf

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

39. The developer shall have a Missouri PE submit a signed and sealed analysis of the flows and pressures for the existing water main capacity vs. the proposed new building demands. All public water main extensions, relocations, and improvements shall be submitted through CompassKC as water main extension plans. The plans shall meet KC Water Rules and Regulations for Water Main Extensions and shall be under contract (permit) prior to platting or building permit issuance whichever occurs first.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

40. The developer must secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

DISTRICT AT 9TH AND CENTRAL

KANSAS CITY, MISSOURI

PRELIMINARY URBAN REDEVELOPMENT PLAN

City Comments - Submitted December 16, 2025

ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MO 64105
tel: 816.595.5001

ARCHITECTS:

POINDEXTER AND CENTENNIAL BUILDINGS
LAMAR JOHNSON COLLABORATIVE
35 E Wacker Drive, Suite 1300
Chicago, IL 60601
tel: 312.429.0400

9TH AND CENTRAL TOWER
STANTEC
40 Water Street, Third Floor
Boston, MA 02109
tel: 617.234.3100

LANDSCAPE ARCHITECT:

STANTEC
7208 W 80th Street
Overland Park, KS 66204
tel: 913.905.3425

CIVIL ENGINEER:

TALIAFERRO AND BROWNE
1020 e 8th Street
Kansas City, MO 64106
tel: 816.283.3456

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TABLE 1. SITE DATA

ITEM	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED?
Zoning	DC-15	UR	No	
Gross Land Area				
Centennial Lofts	61,692.5 sf (1.42 ac.)	61,692.5 sf (1.42 ac.)	No	
Poindexter Lofts	49,201.4 sf (1.13 ac.)	49,201.4 sf (1.13 ac.)	No	
Poindexter Parking Garage	44,576.3 sf (1.02 ac.)	44,576.3 sf (1.02 ac.)	No	
9th and Central Tower	37,020.8 sf (.85 ac)	37,020.8 sf (.85 ac)	No	
Right-of-way Dedication				
Square Feet	--	--	No	
Acres	--	--	No	
Net Land Area (acres)				
Centennial Lofts	61,692.5 sf (1.42 ac.)	61,692.5 sf (1.42 ac.)	No	
Poindexter Lofts	49,201.4 sf (1.13 ac.)	49,201.4 sf (1.13 ac.)	No	
Poindexter Parking Garage	44,576.3 sf (1.02 ac.)	44,576.3 sf (1.02 ac.)	No	
9th and Central Tower	37,395.38 sf (.86 ac)	37,395.38 sf (.86 ac)	No	
Building Area (sf)		See Table 1a	No	
Floor Area Ratio				
Centennial Lofts	449,877 GFA / 58,170.42 SF = 8.02 FAR	449,877 GFA / 58,170.42 SF = 8.02 FAR	No	
Poindexter Lofts	283,447 GFA / 40,997.58 SF = 6.91 FAR	283,447 GFA / 40,997.58 SF = 6.91 FAR	No	
Poindexter Parking Garage	315,435 GFA / 44,576.3 SQFT = 7.08 FAR	315,435 GFA / 44,576.3 SQFT = 7.08 FAR	No	
9th and Central Tower	0	482,919 GFA / 37,395.38 SQFT= 12.91 FAR	No	
Total Dwelling Units				
Centennial Lofts	0	100	No	
Poindexter Lofts	0	108	No	
Poindexter Parking Garage	0	0	No	
9th and Central Tower	0	487	No	
Total Lots	39	39		
Residential	-	-	No	
Public/Civic (Tract)	-	-	No	
Commercial	39	-	No	
Industrial	-	-	No	
Other (Mixed-Use)		39	No	

TABLE 2. BUILDING DATA

ITEM	**DC STANDARD*	*PROPOSED*	*DEVIATION REQUESTED?*	*APPROVED?*
Centennial Lofts			No	
Rear Setback	None	n/a		
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a		
Height	None	93'-1"	No	
Poindexter Lofts			No	
Rear Setback	None	n/a		
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a	No	
Height	None	115'-10"		
Poindexter Parking Garage			No	
Rear Setback	None	n/a	No	
Front Setback	None	n/a	No	
Side Setback	None	n/a	No	
Side Setback (abbutting Street)	None	n/a		
Height	None	65'-4"	No	
9th and Central Tower			No	
Rear Setback	None	6'-3"	No	
Front Setback	None	2"	No	
Side Setback	None	3'-3"		
Side Setback (abbutting Street)	None	1'	No	
Height	n/a	289'-0"	No	

* Downtown Core - 15 District

TABLE 1A. BUILDING SQUARE FOOTAGES & USES

BUILDING	FLOOR	SQUARE FOOTAGE	RESIDENTIAL UNITS	NON-RESIDENTIAL USES	OCCUPIED NON-RESIDENTIAL SQUARE FOOTAGE	VEHICLE PARKING RATIO	REQ'D VEHICLE PARKING	SHORT-TERM BICYCLE PARKING RATIO	REQ'D SHORT-TERM BICYCLE PARKING	LONG-TERM BICYCLE PARKING RATIO	REQ'D NON-RESIDENTIAL LONG-TERM BICYCLE PARKING
Centennial Lofts *Located within Downtown Loop, no off-street parking required per 88-420-04-E	1	54,773	0	Parking	56,594	-	-	10% of Vehicle Parking	-	-	-
	2	54,829	0	Parking	56,594	-	-		-	-	-
	3	54,678	0	Parking	56,594	-	-		-	-	-
	4	50,961	0	Parking	56,594	-	-		-	-	-
	5	56,686	28	Amenity Space	20,697	1:1 Unit 2.5 : 1,000 s.f.	80		8	1:3 Units 1 + 1:10,000 s.f.	14
	6	56,520	30	Amenity Space	9,807	1:1 Unit 2.5 : 1,000 s.f.	55		6	1:3 Units 1 + 1:10,000 s.f.	12
	7	56,554	22	Amenity Space	6,407	1:1 Unit 2.5 : 1,000 s.f.	38		4	1:3 Units 1 + 1:10,000 s.f.	10
	8	56,646	20	Amenity Space	9,756	1:1 Unit 2.5 : 1,000 s.f.	45		5	1:3 Units 1 + 1:10,000 s.f.	9
	Total	449,877	100	Parking Amenity Space	273,043	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
Poindexter Lofts *Located within Downtown Loop, no off-street parking required per 88-420-04-E	B1	28,062	0	Retail	36,485	2.5 : 1,000 s.f.	92	10% of Vehicle Parking	10	1 + 1:10,000 s.f.	5
	1	35,803	0	Amenity Space / Retail	36,485	2.5 : 1,000 s.f.	92		10	1 + 1:10,000 s.f.	5
	2	35,631	21	-	-	1:1 Unit	21		3	1:3 Units	7
	3	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	4	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	4 mezz	5,137	3	-	-	1:1 Unit	3		-	1:3 Units	1
	5	35,778	21	-	-	1:1 Unit	21		3	1:3 Units	7
	6	35,804	21	-	-	1:1 Unit	21		3	1:3 Units	7
	7	35,675	0	Office	36,485	1 : 1,000 s.f.	37		4	1 + 1:10,000 s.f.	5
	Total	283,447	108	Amenity Space Retail Office	109,455	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
Poindexter Parking Garage *Located within Downtown Loop, no off-street parking required per 88-420-04-E	S3	35,545	--	Parking Garage	35,545	-	-	10% of Vehicle Parking	-	-	-
	S2	35,545	--	Parking Garage	35,545	-	-		-	-	-
	S1	35,545	--	Parking Garage	35,545	-	-		-	-	-
	1	35,050	--	Parking Garage / Retail (34,000 SF / 1,050 SF)	35,050	2.5 : 1,000 s.f.	3		-	-	-
	2	34,750	--	Parking Garage	34,750	-	-		-	-	-
	3	34,750	--	Parking Garage	34,750	-	-		-	-	-
	4	34,750	--	Parking Garage	34,750	-	-		-	-	-
	5	34,750	--	Parking Garage	34,750	-	-		-	-	-
	6	34,750	--	Amenity Space	34,750	2.5 : 1,000 s.f.	87		9	1 + 1:10,000 s.f.	5
	Total	315,435	0	Parking Garage Amenity Space Retail	315,435	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			
9th and Central Tower *Located within Downtown Loop, no off-street parking required per 88-420-04-E	1	15,179	0	Parking Garage Amenity Space Retail	8,348	2.5 : 1,000 s.f.	21	10% of Vehicle Parking	3	1 + 1:10,000 s.f.	2
	2	20,320	16	Amenity Space	3,459	2.5 : 1,000 s.f.	9		1	1 + 1:10,000 s.f.	2
	3	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	4	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	5	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	6	22,429	26	-	-	1:1 Unit	26		3	1:3 Units	9
	7	21,616	26	-	-	1:1 Unit	26		3	1:3 Units	9
	8	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	9	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	10	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	11	21,616	24	-	-	1:1 Unit	24		3	1:3 Units	8
	12	21,616	9	Amenity Space	7,200	1:1 Unit 2.5 : 1,000 s.f.	27		3	1:3 Units 1 + 1:10,000 s.f.	12
	13	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	14	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	15	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	16	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	17	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	18	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	19	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	20	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	21	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	22	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	23	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	24	16,453	18	-	-	1:1 Unit	18		2	1:3 Units	6
	25	11,286	10	-	-	1:1 Unit	10		1	1:3 Units	4
	26	11,286	10	-	-	1:1 Unit	10		1	1:3 Units	4
	PH	8,000	0	Amenity Space BOH & Mechanical Space	7,000	2.5 : 1,000 s.f.	18		2	1 + 1:10,000 s.f.	2
	Total	482,919	487	Parking Garage Retail Amenity Space BOH & Mechanical Space	26,007	Vehicle Parking Req'd	*0	Bicycle Parking Summarized below			

TABLE 1B. DEVELOPMENT SUMMARY

BUILDING	*TOTAL SQUARE FOOTAGE*	*RESIDENTIAL UNITS*	*NON-RESIDENTIAL USES*	*OCCUPIED NON-RESIDENTIAL SQUARE FOOTAGE*	*PARKING, UNADJUSTED SUMS ONLY, SEE RESIDENTIAL / NON-RESIDENTIAL SUMMARIES BELOW*					
Arnold Development District	1,519,458	695	Amenity Space BOH & Mechanical Space Parking Garage Retail Office	723,940	Vehicle Parking Req'd	*0	Short-Term Bicycle Req'd	133	Long-Term Bicycle Req'd	276

	VEHICLE PARKING REQ'D	*GARAGED VEHICLE PARKING PROVIDED (88-420-06)*	*SURFACE VEHICLE PARKING PROVIDED*	*TOTAL VEHICLE PARKING PROVIDED*	*SHORT-TERM BICYCLE PARKING REQ'D (88-420-09-B)*	*SHORT-TERM BICYCLE PARKING PROVIDED*	*LONG-TERM BICYCLE PARKING REQ'D (88-420-09-C)*	*LONG-TERM BICYCLE PARKING PROVIDED*
Development Summary Residential	695	*0	Poindexter Parking Garage: 955 9th and Central: 39 Centennial Building: 659	0	1,653	133	133 (Located in Poindexter Parking Garage, 9th and Central Parking Garage, and Centennial Building)	**163 (Located in Poindexter Parking Garage, 9th and Central Parking Garage, and Centennial Building)
Development Summary Non-Residential	723,940	*0						

*Located within Downtown Loop, no off-street parking required per 88-420-04-E.
**50% Reduction after first 50.

These uses will be allowed:
- Multi-unit Residential
- Office
- Retail
- Eating and Drinking Establishments
- Recreation and Entertainment
- Artisan Manufacturing

These uses will be prohibited:
- Drive Throughs
- Gasoline and Fuel Sales
- All Adult Business

Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
UR Rezoning Submission	10.24.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale AS NOTED
Project No. 218421613

SITE TABLE DATA AND SUMMARY

LS-001

[ORIGINAL SHEET - ARCH E1]
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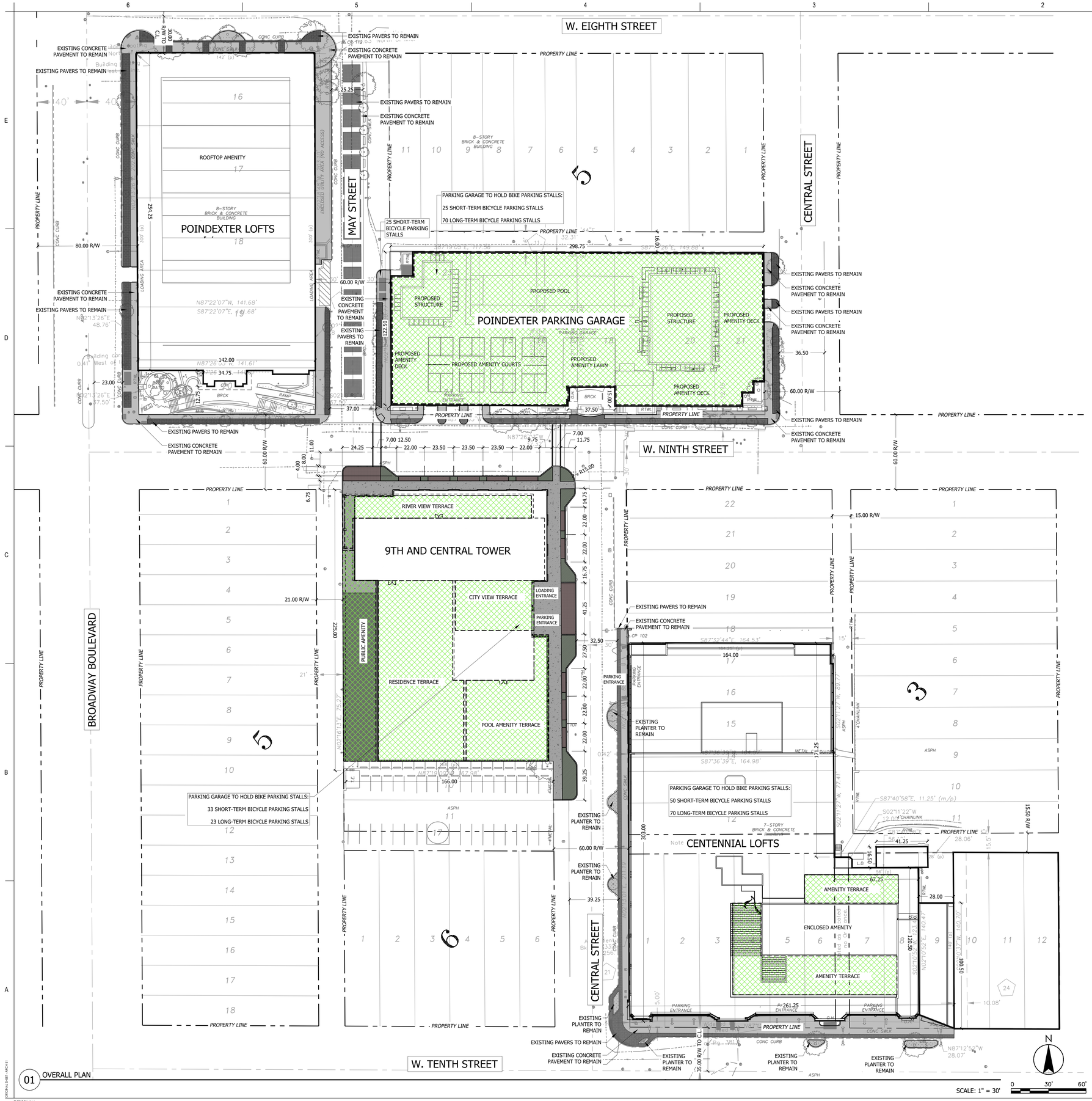

LEGAL DESCRIPTION:

TRACT 1:
LOTS 16, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.9 FEET, MORE OR LESS, TO A POINT 95 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS,
BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:
ALL THAT PART OF BLOCK 5, IN KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAY THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT–OF–WAY LINE OF MAY STREET WITH THE NORTH RIGHT–OF–WAY LINE OF 9TH STREET, AS BOTH ARE NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT–OF–WAY LINE 117 FEET, 8 INCHES, MORE OR LESS, TO A POINT 6 FEET, 4 INCHES WEST OF THE EAST LINE OF LOT 16, BLOCK 5 OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 16, A DISTANCE OF 130.2 FEET, MORE OR LESS, TO THE SOUTH LINE OF ALLEY; THENCE WEST ALONG SAID SOUTH LINE, 117 FEET, 8 INCHES, MORE OR LESS, TO THE EAST RIGHT–OF–WAY LINE OF SAID MAY STREET; THENCE SOUTH ALONG SAID EAST RIGHT–OF–WAY LINE 130.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 4:
LOT 17 AND THE EAST 6 FEET 4 INCHES OF LOT 16, EXCEPT THAT PART IN 9TH STREET, BLOCK 5, KING'S RESURVEY, BLOCKES NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 5:
LOTS 18, 19, 20 AND 21, BLOCK 5, KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI; TOGETHER WITH THE VACATED EAST 15 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE–DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO–WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13621; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B–4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 9:
LOT 9, BLOCK 7, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 10:
LOTS 7, 8 AND 9, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND:

- EXISTING CONCRETE PAVEMENT TO REMAIN
- EXISTING PAVERS TO REMAIN
- EXISTING PLANTER TO REMAIN
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED PLANTING AREA
- PROPOSED TYPE CG-1 CURB AND GUTTER

01 OVERALL PLAN

Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
JM Rezoning Submission	10.24.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

SITE PLAN

LS-100

ORIGINAL SHEET - ARCH E1
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W. EIGHTH STREET

W. NINTH STREET

W. TENTH STREET

MAY STREET

CENTRAL STREET

BROADWAY BOULEVARD

POINDEXTER LOFTS

8-STORY BRICK & CONCRETE BUILDING

POINDEXTER PARKING GARAGE

9TH AND CENTRAL TOWER

CENTENNIAL LOFTS

7-STORY BRICK & CONCRETE BUILDING

PROPERTY LINE

CONC CURB

CONC SWLK

ASPH

BRICK

RAMP

ENCLOSED DRIVE-THRU AREA (NO ACCESS)

LOADING AREA

PARKING ENTRANCE

METAL CONDUITS

4' CHAINLINK

Note: CENTENNIAL LOFTS is located outside the City of Overland Park's jurisdiction.

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

SCALE: 1" = 30'

0 30' 60'

01 OVERALL PLAN

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Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
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Owner

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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

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Permit/Seal

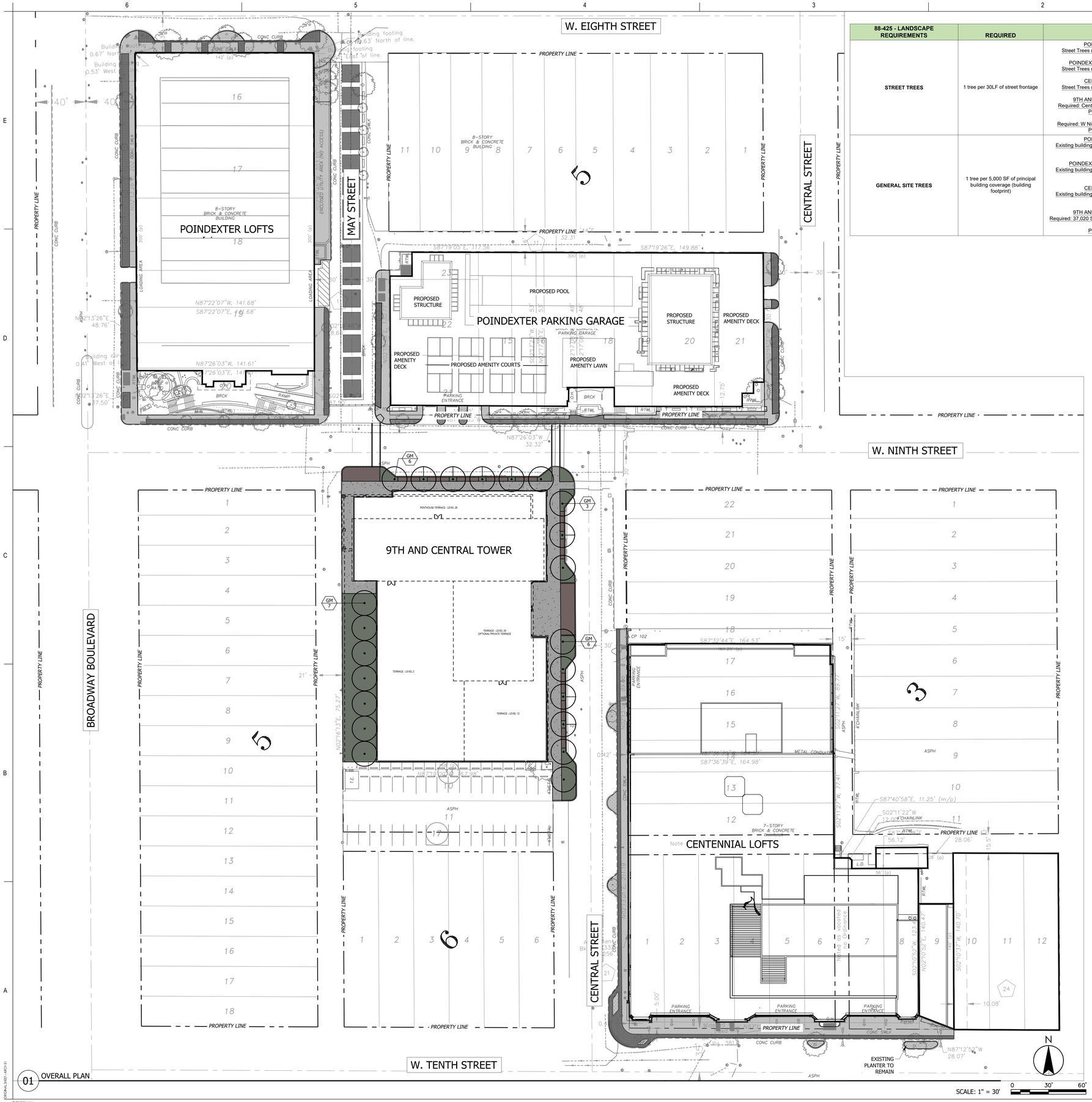
PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

TREE REMOVAL PLAN

LT-100

[ORIGINAL SHEET - ARCH E1]



88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
STREET TREES	1 tree per 30LF of street frontage	POINDEXTER LOFTS Street Trees not required per 88-425-03-A POINDEXTER PARKING GARAGE Street Trees not required per 88-425-03-A CENTENNIAL LOFTS Street Trees not required per 88-425-03-A 9TH AND CENTRAL BUILDING Required: Central Street 225 LF/30 = 8 Trees Proposed: 8 Trees Required: W Ninth Street 170 LF/30 = 6 Trees Proposed: 6 Trees		
GENERAL SITE TREES	1 tree per 5,000 SF of principal building coverage (building footprint)	POINDEXTER LOFTS Existing building, no proposed principal building coverage. POINDEXTER PARKING GARAGE Existing building, no proposed principal building coverage. CENTENNIAL LOFTS Existing building, no proposed principal building coverage. 9TH AND CENTRAL BUILDING Required: 37,020 SF building footprint / 5,000 SF = 8 Trees Proposed: 8 Trees		

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
DECIDUOUS TREES					
	GM	22	PRINCETON SENTRY MAIDENHAIR TREE GINKGO BILOBA 'PRINCETON SENTRY' - MALE ONLY	B & B	2.5" CAL.

- EXISTING TREE TO REMAIN
- EXISTING STREETSCAPE TO REMAIN

SCALE: 1" = 30'

01 OVERALL PLAN

Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
LR Rezoning Submission	10.24.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

LANDSCAPE PLAN

LP-100

ORIGINAL SHEET - ARCH E1
© 2018 Stantec

W. EIGHTH STREET

W. NINTH STREET

W. TENTH STREET

BROADWAY BOULEVARD

MAY STREET

CENTRAL STREET

POINDEXTER LOFTS

POINDEXTER PARKING GARAGE

8-STORY BRICK & CONCRETE BUILDING

7-STORY BRICK & CONCRETE BUILDING

9TH AND CENTRAL TOWER

CENTENNIAL LOFTS

ROOFTOP AMENITY SPACE
34652 SF

RIVER VIEW TERRACE
LEVEL 26
2847 SF

CITY VIEW TERRACE
LEVEL 25
2515 SF

POOL TERRACE
LEVEL 12
4710 SF

RESIDENCE TERRACE
LEVEL 02
9178 SF

PUBLIC AMENITY
STREET LEVEL
4019 SF

ROOFTOP AMENITY SPACE
5063 SF

ROOFTOP AMENITY SPACE
1704 SF

88-408 - PARKLAND DEDICATION	REQUIRED
PARKLAND DEDICATION	Multiply number of Dwelling Units in Multi-unit Buildings to be included in the Development times 2 people per Unit; then multiply the resulting number times .006 of an Acre per person. 695 Dwelling Units x 2 people per Unit = 1,390 1,390 x .006 of an Acre = 8.34 Acres of Parkland to be dedicated or Private Open Space Tracts for recreational purposes Parkland to be dedicated as shown on plan - 64,690SF = 1.485 Acres

01 OVERALL PLAN

SCALE: 1" = 30'

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Stantec
7208 WEST 80TH STREET, SUITE 201
Overland Park, KS 66204
Tel. 913-905-3415
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
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9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

City Comments Response	11.26.2025
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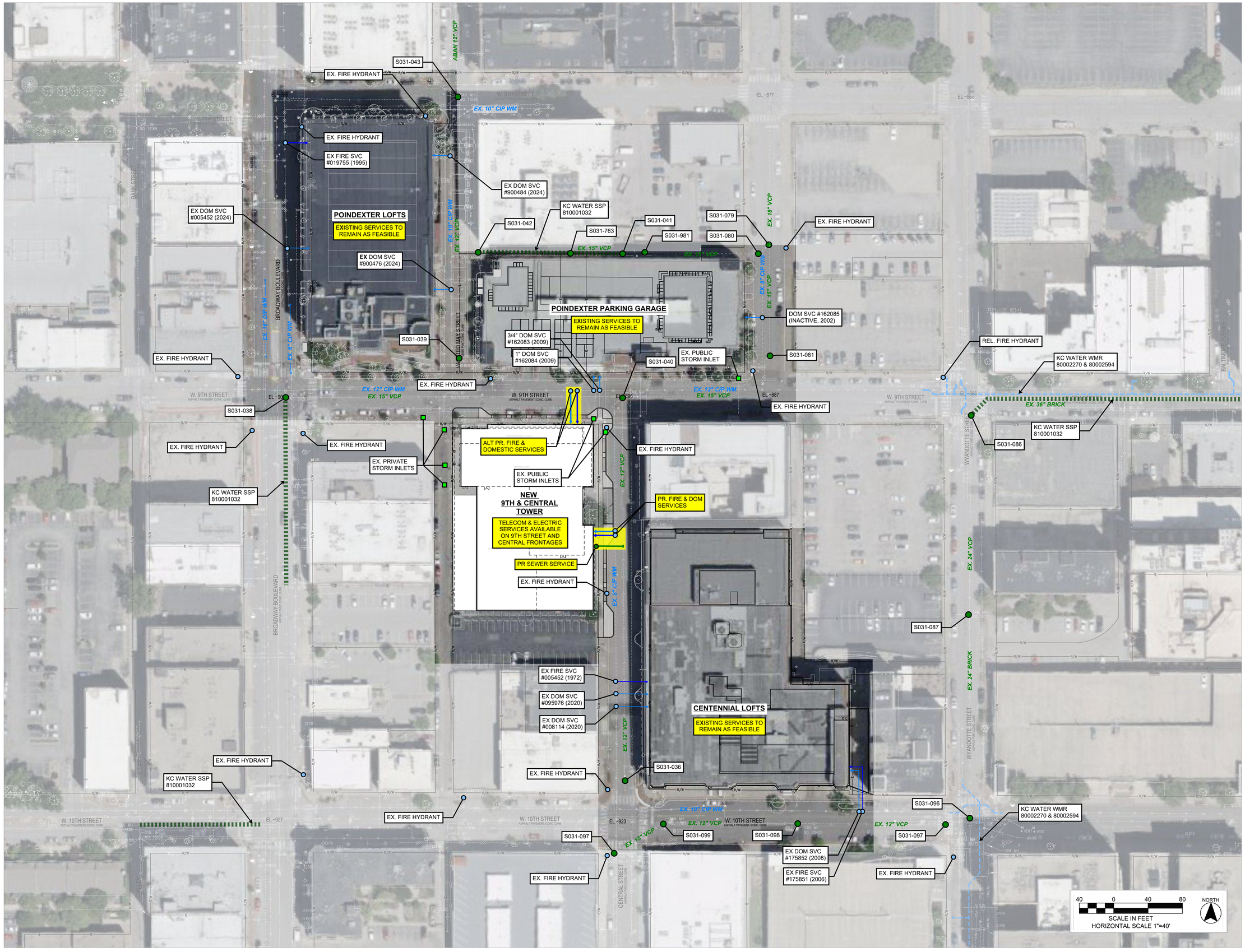
Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	AS NOTED
Project No.	218421613

PARKLAND DEDICATION PLAN

LP-200



PRELIMINARY
NOT FOR
CONSTRUCTION

TALIAFERRO & BROWNE

1020 E. 8TH STREET
KANSAS CITY, MO 64106
PH (816) 283-3456
WWW.TB-ENGR.COM

MISSOURI CERTIFICATES OF AUTHORITY
ENGINEERING CORPORATION #000499
LAND SURVEYING CORPORATION #000094

PROJECT TEAM

DEVELOPER
ARNOLD DEVELOPMENT GROUP
122 DELAWARE STREET
KANSAS CITY, MISSOURI 64105

ARCHITECT
LAMAR JOHNSON COLLABORATIVE
35 E WACKER DRIVE, SUITE 1300
CHICAGO, ILLINOIS 60601

STANTEC
40 WATER STREET, THIRD FLOOR
BOSTON, MASSACHUSETTS 02109

LANDSCAPE ARCHITECT
STANTEC
7208 W 80TH STREET
OVERLAND PARK, KANSAS 66204

DISTRICT AT 9TH & CENTRAL

PRELIMINARY URBAN REDEVELOPMENT PLAN
KANSAS CITY, JACKSON COUNTY, MISSOURI 64105

CIVIL ENGINEERING

T&B PROJECT# 2025-118

ISSUANCES

DESIGNED BY: BPS
DRAWN BY: BPS
CHECKED BY: BPS

△ DECEMBER 01, 2025
UR REZONING SUBMISSION

DRAWING TITLE

UTILITY PLAN

SHEET NUMBER

C-100

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K:\KCK_BLDG\025025\025025-118 9TH & CENTRAL\25-118R.DWG 12/2/2025 12:31 PM JBELLS

STREET VIEW FROM NORTHWEST CORNER

AERIAL VIEW FROM NORTHWEST CORNER

STEET VIEW FROM NORTHWEST CORNER

SOUTH FACADE

BRICK, TERRA COTTA, CORNICE

AERIAL VIEW FROM SOUTHEAST

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
PH 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
EXISTING BUILDING IMAGES

DRAWING NO.
G1.101

Job # 25.009626

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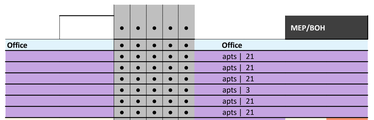
11/25/2025 11:56:29 AM

PointDexter Lofts | 801 Broadway	prepared by LJC

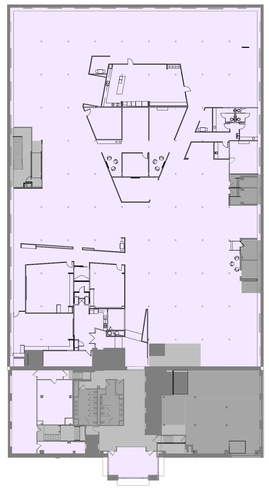
Level	Fl. Ht.	UNIT BREAKDOWN: 1 BEDROOM 1BR+DEN (1,085 RSF)	2 BEDROOM 2BR (1,232 RSF)	2 BEDROOM 2BR+DEN (1,473 RSF)	3 BEDROOM 3BR (2,001 RSF)	3 BEDROOM 3BR+DEN (1,924 RSF)	RESIDENTIAL: Total units/flr	Total RSF/flr	Floor Plate Efficiency (RSF/GSF) (%)	OFFICE: Area (GSF)	RETAIL: Enclosed RSF	COMMON AREAS: LOBBY AND AMENITY Area (GSF)	CIRCULATION Area (GSF)	MEP/BOH Area (GSF)	SHAFT Area (GSF)	Gross Enclosed Area	Gross Constr. Area	OUTDOOR (amenity)
	118.35'																	
ROOF	14.00'	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
7	20.52'	-	-	-	-	-	-	-	0.0%	28,693	-	-	2,586	3,592	803	35,675	35,675	-
6	12.73'	1	10	7	2	1	21	29,655	82.8%	-	-	624	3,608	1,124	793	35,804	35,804	-
5	12.62'	1	10	7	2	1	21	29,649	82.9%	-	-	570	3,651	1,120	788	35,778	35,778	-
4	13.71'	1	10	7	2	1	21	29,653	82.9%	-	-	570	3,714	1,107	734	35,778	35,778	-
4G LOW	13.79'	1	-	2	-	-	3	4,133	80.5%	-	-	-	503	-	501	5,137	5,137	-
3	13.79'	1	10	7	2	1	21	29,634	82.8%	-	-	577	3,661	1,124	781	35,778	35,778	-
2	13.59'	1	10	7	2	1	21	29,525	82.9%	-	-	519	3,681	1,124	782	35,631	35,631	-
1	16.33'	-	-	-	-	-	-	-	0.0%	-	18,529	5,860	2,815	8,076	524	35,803	35,803	-
BASEMENT	13.76'	-	-	-	-	-	-	-	0.0%	22,849	-	-	138	4,889	186	28,062	28,062	-
		6 units	50 units	37 units	10 units	5 units	108 units	152,249 RSF	60.3% efficiency	51,542 RSF	18,529 RSF	8,721 SF	24,357 SF	22,156 SF	5,893 SF	283,447 SF	283,447 GSF	- SF
RSF SUBTOTALS		6,510 rsf	61,606 rsf	54,501 rsf	20,012 rsf	9,619 rsf	1,410 RSF/unit	average								Site Area 40,998	FAR 6.91	
MIX % SUBTOTALS		5.6%	46.3%	34.3%	9.3%	4.6%	100%											
		5.6%	*80.6%*		*13.9%*		*100%*											
		6	87		15													
		1BR	2BR		3BR													



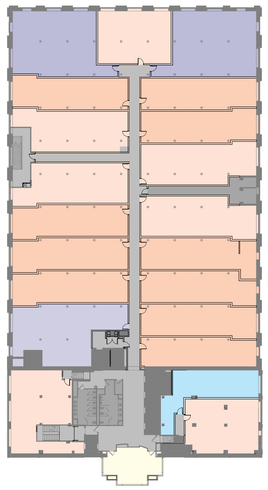
GENERAL NOTES:
1. AREA CALCULATIONS ARE PRELIMINARY AND WILL BE UPDATED AS THE DESIGN PROGRESS AND DECISIONS ARE REFINED.
2. "GROSS CONSTRUCTION AREA" INCLUDES ALL INTERIOR SPACES INCLUDING PARKING AND EXCLUDES EXTERIOR AREAS SUCH AS BALCONIES, TERRACES, ETC.
3. "GROSS ENCLOSED AREA" IS COMPRISED OF "GROSS CONSTRUCTION AREA" MINUS EXTERIOR TERRACES.
4. "FLOOR PLATE EFFICIENCY" AND OVERALL BUILDING EFFICIENCY ARE CALCULATED BY DIVIDING NET AREAS BY "GROSS ENCLOSED AREA".

LEGEND:

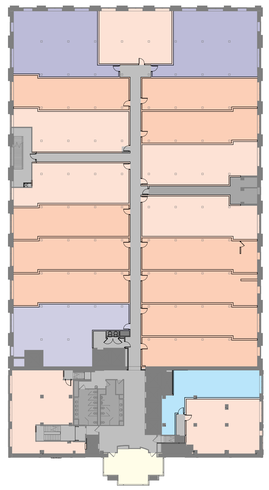
- OFFICE
- RETAIL
- CIRCULATION
- MEP/BOH
- SHAFT
- LOBBY + AMENITY
- RESI: 1BR
- RESI: 2BR
- RESI: 2BR+DEN
- RESI: 3BR
- RESI: 3BR+DEN



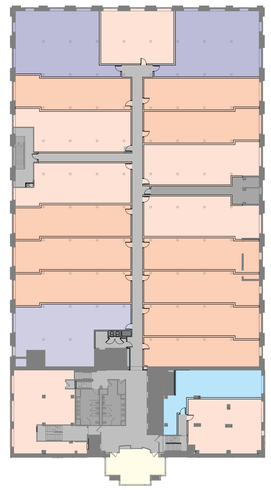
E3 (G2.101) AREA PLAN - LEVEL 7
1" = 30'-0"



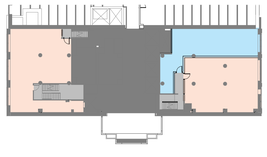
D3 (G2.101) AREA PLAN - LEVEL 6
1" = 30'-0"



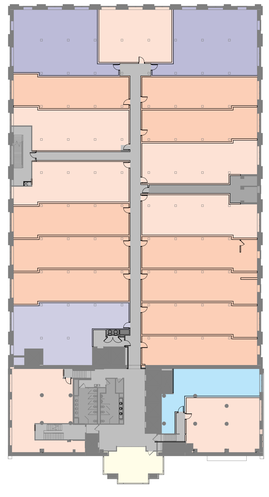
C3 (G2.101) AREA PLAN - LEVEL 5
1" = 30'-0"



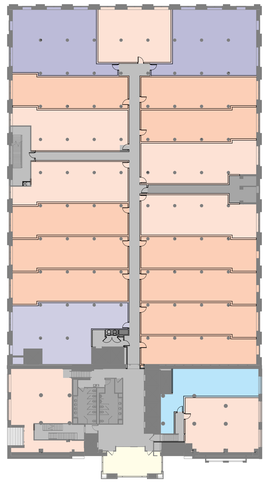
A3 (G2.101) AREA PLAN - LEVEL 4
1" = 30'-0"



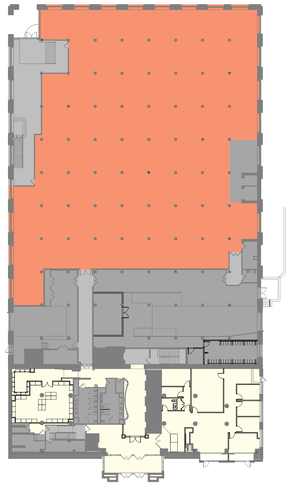
F1 (G2.101) AREA PLAN - LEVEL 4-LOW
1" = 30'-0"



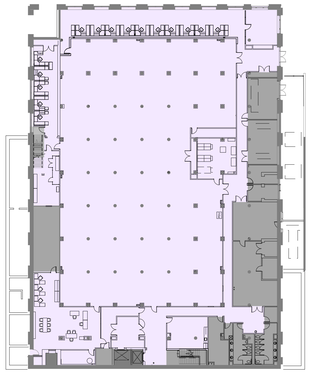
E1 (G2.101) AREA PLAN - LEVEL 3
1" = 30'-0"



D1 (G2.101) AREA PLAN - LEVEL 2
1" = 30'-0"



C1 (G2.101) AREA PLAN - LEVEL 1
1" = 30'-0"



A1 (G2.101) AREA PLAN - BASEMENT
1" = 30'-0"

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph: 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
BUILDING AREAS

DRAWING NO.
G2.101

Job # 25.009626

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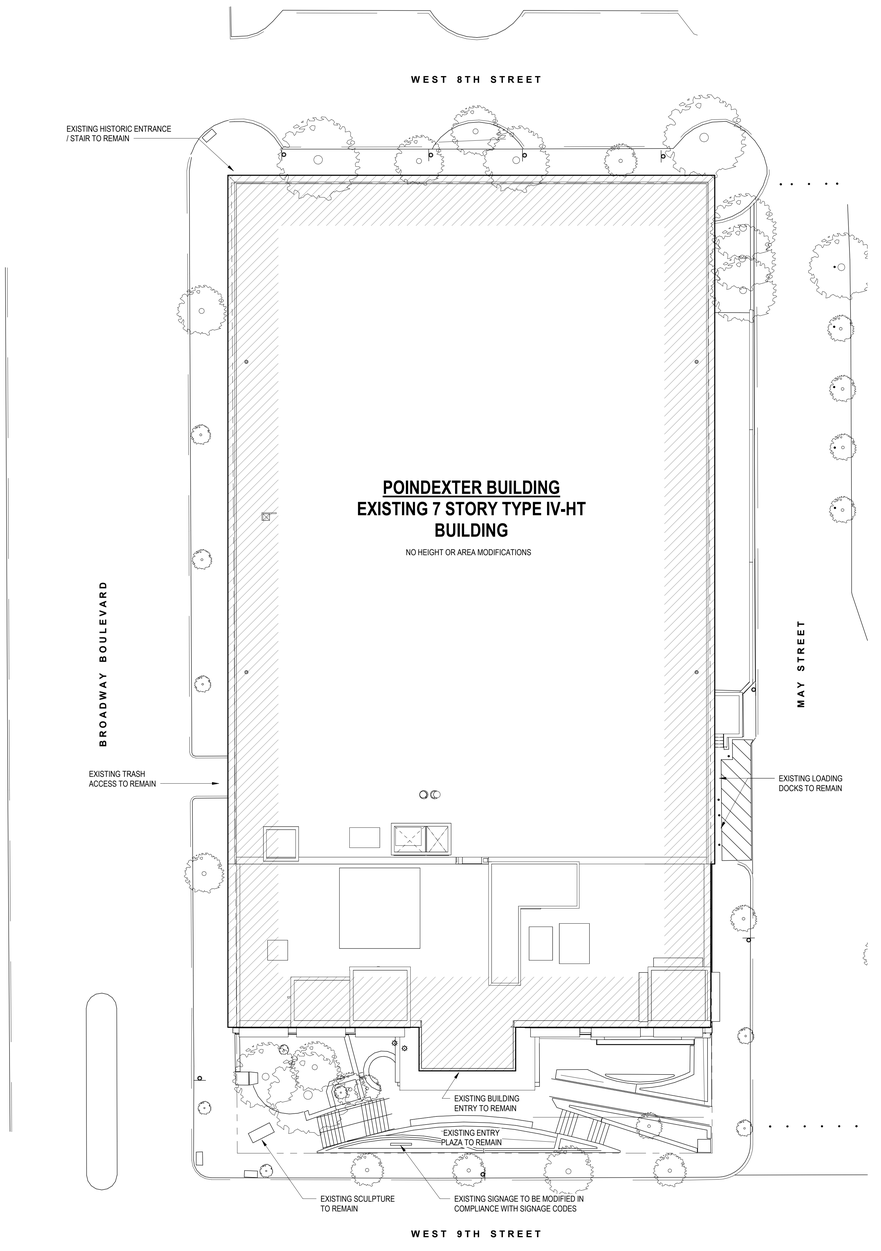
11/5/2025 5:05:19 PM

LEGAL DESCRIPTION:

TRACT 1:
LOTS 18, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.8 FEET, MORE OR LESS, TO A POINT 85 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.



B1 / A0.101 SITE PLAN OVERALL
1/16" = 1'-0"

SITE PLAN NOTES

GENERAL NOTES

1. ALL STREET TREES AND LANDSCAPING TO BE PRESERVED.
2. ALL STREET PAVEMENT TO REMAIN WITH MAINTENANCE AS REQUIRED

SITE INFORMATION

SITE AREA:
TRACT 1: 28,793.13 SF
TRACT 2: 6,895.45 SF
TRACT 6: 5,309.00 SF
TOTAL 40,997.58 SF

BUILDING TOTAL GROSS AREA: 283,447
SITE FAR: 6.91

TOTAL PARKING SPACES PROVIDED: ZERO
ACCESSIBLE SPACES PROVIDED: ZERO

SITE KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ARCHITECTURAL SITE PLAN - POINDEXTER

DRAWING NO.
A0.101

Job # 25.009626

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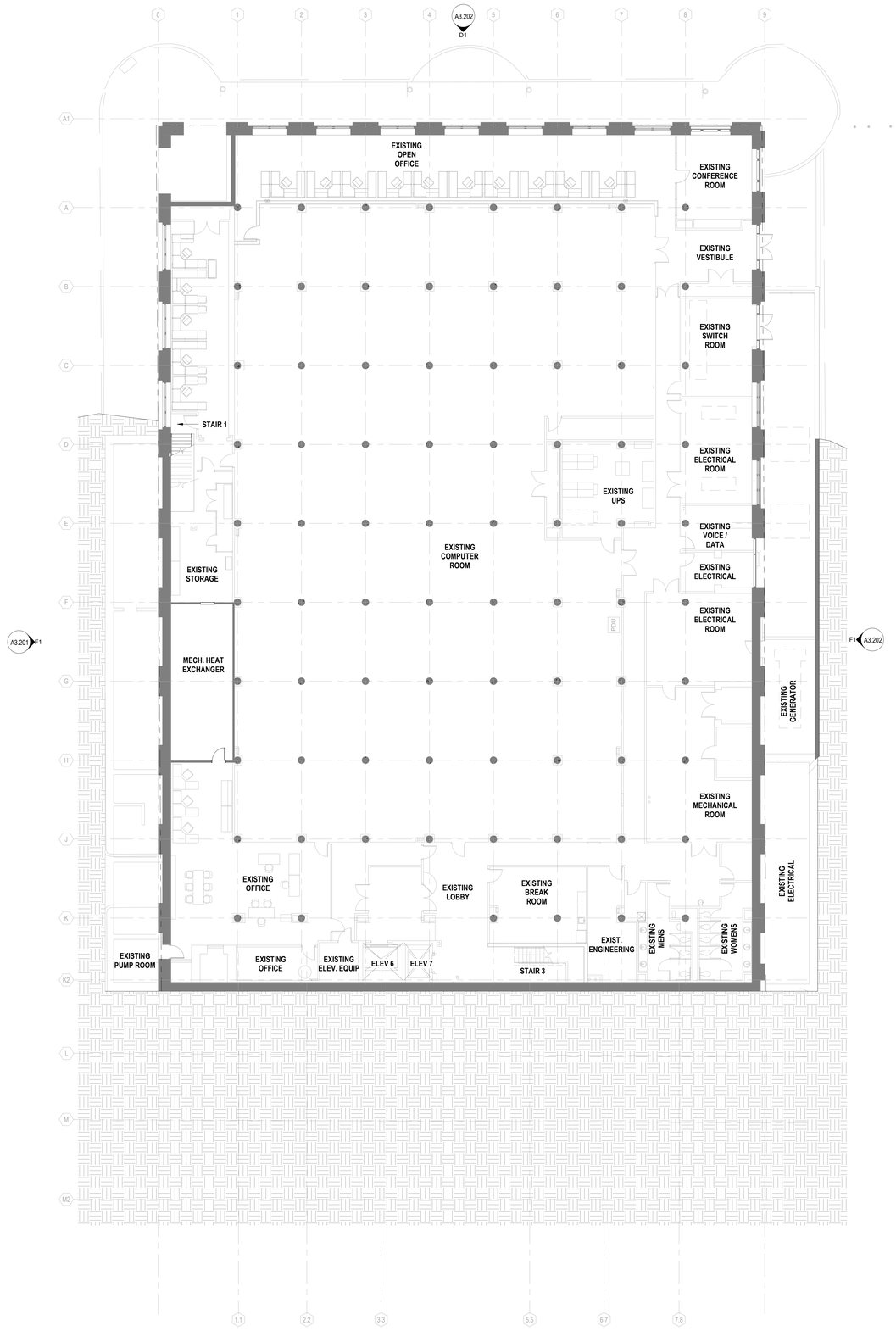

D1 / A2.100 PLAN - BASEMENT
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 2-6. NO ADDITIONAL FURRING / INSULATION AT LEVEL 1 OR LEVEL 8.
6. DWELLING UNIT CEILINGS - ALL DWELLING UNIT AND CORRIDOR CEILINGS ARE OPEN TO HEAVY TIMBER STRUCTURE ABOVE. CLEAN ANY EXISTING PAINT, SEALANTS, OR MARKINGS OFF EXPOSED STRUCTURE WHERE EXPOSED. PROVIDE GYPSUM BOARD CEILINGS AT DWELLING UNIT TOILET ROOMS AT 8'-0" AFF.
7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - BASEMENT - POINDEXTER

DRAWING NO.
A2.100

Job # 25.009626

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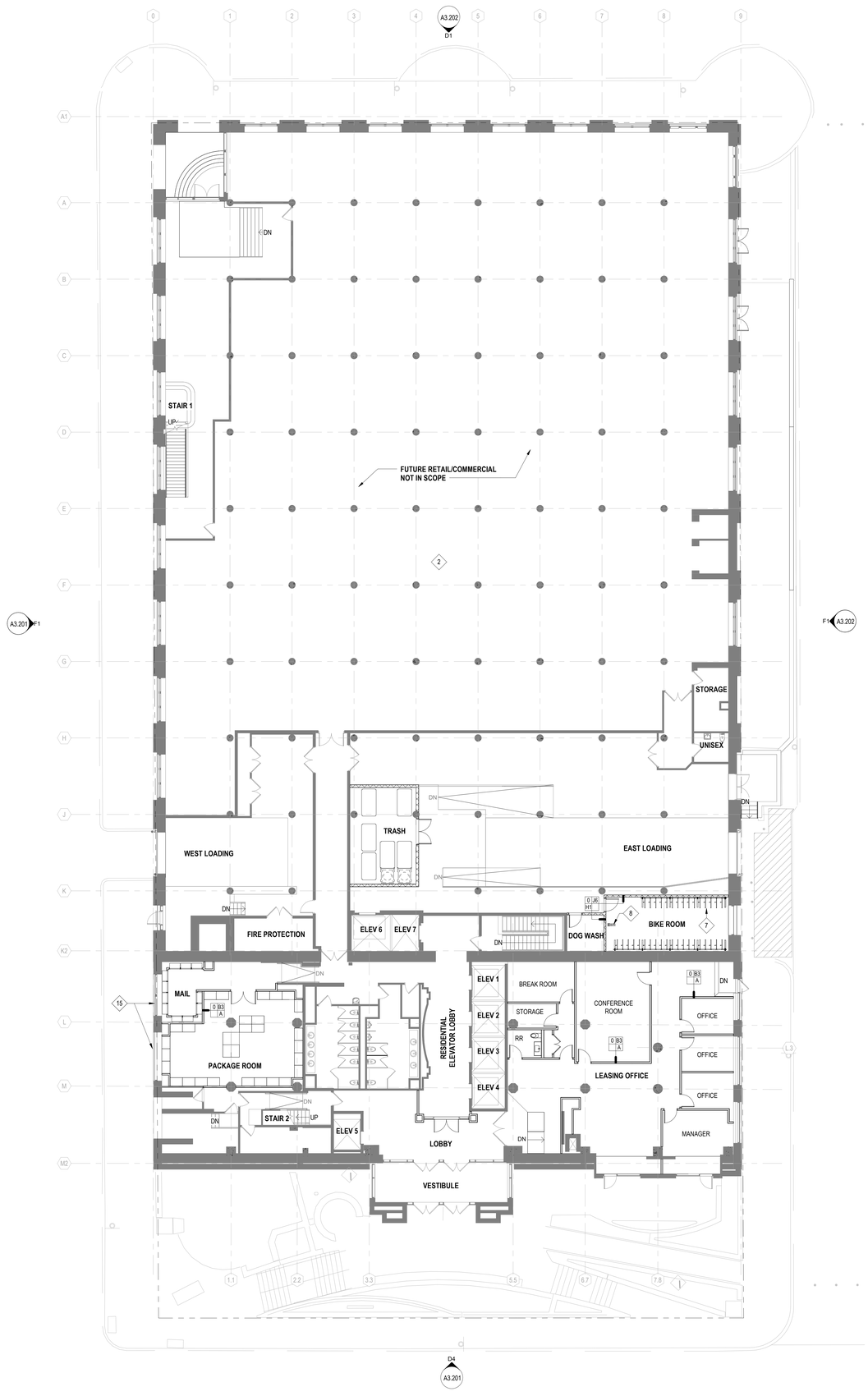
11/5/2025 11:06:27 AM



D1 / A2.101 PLAN - LEVEL 1
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 2-6. NO ADDITIONAL FURRING / INSULATION AT LEVEL 1 OR LEVEL 8.
6. DWELLING UNIT CEILINGS - ALL DWELLING UNIT AND CORRIDOR CEILINGS ARE OPEN TO HEAVY TIMBER STRUCTURE ABOVE. CLEAN ANY EXISTING PAINT, SEALANTS, OR MARKINGS OFF EXPOSED STRUCTURE WHERE EXPOSED. PROVIDE GYPSUM BOARD CEILINGS AT DWELLING UNIT TOILET ROOMS AT 8'-0" AFF.
7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
2	NO SCOPE IN THIS SPACE
7	MODULAR BIKE HANGING SYSTEM - BASIS OF DESIGN - DERO SPACESAVER PLUS
8	BIKE REPAIR STATION - BASIS OF DESIGN - DERO FIXIT PLUS
15	EXISTING CLERESTORY WINDOWS

Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

POINDEXTER LOFTS

ARNOLD DEVELOPMENT
801 BROADWAY
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 1 - POINDEXTER

DRAWING NO.
A2.101

Job # 25.009626

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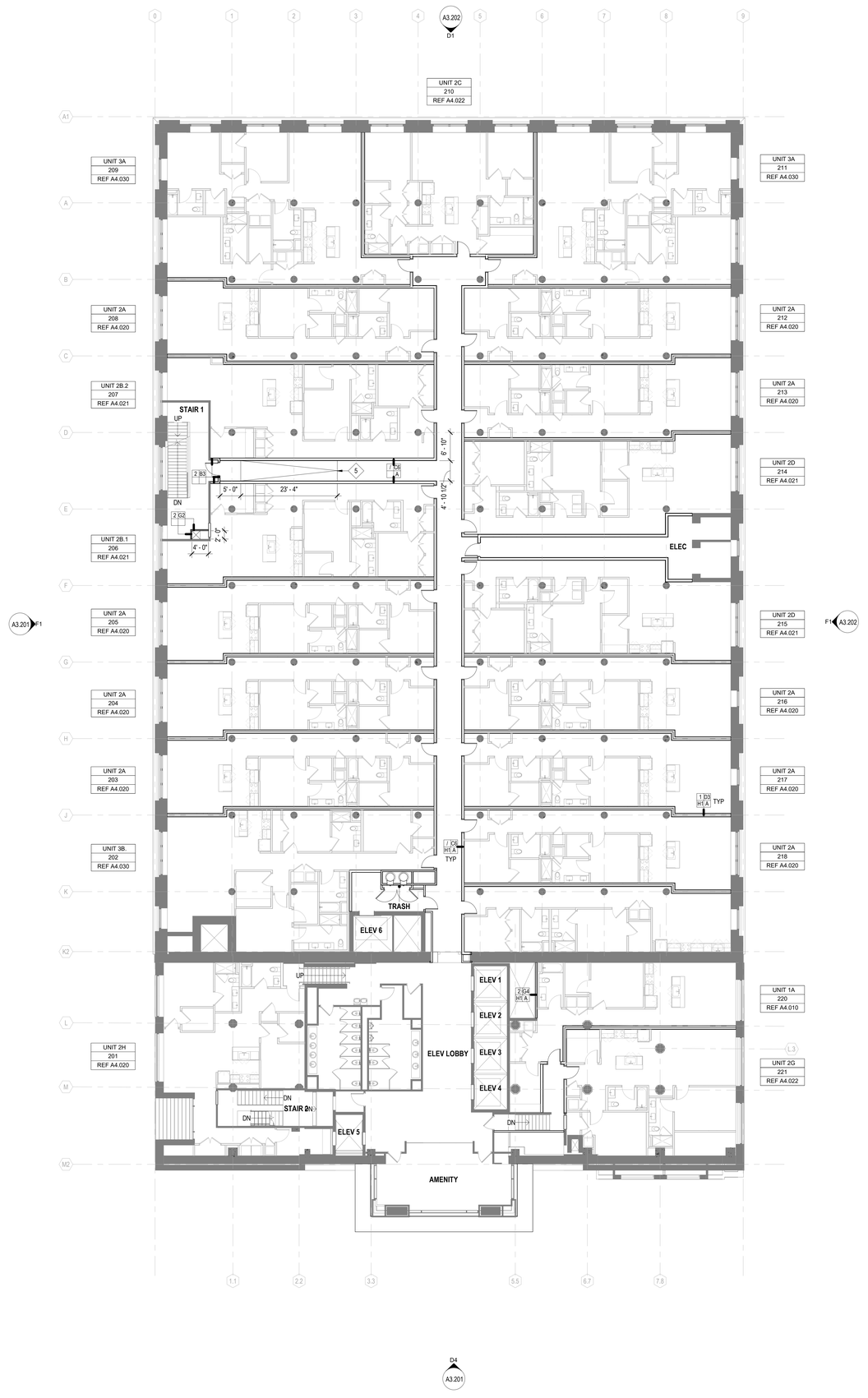

D1 / A2.102 PLAN - LEVEL 2

3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. EXISTING FLOORS OF POINDEXTER BUILDING SLOPE FROM CENTER OF BUILDING DOWN TOWARDS EAST AND WEST. PROVIDE INFILL ALIGNED WITH EXISTING RAISED ACCESS FLOORING CONSISTING OF GEOFOAM AND LIGHTWEIGHT CONCRETE TOPPING SLAB.
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 2-6. NO ADDITIONAL FURRING / INSULATION AT LEVEL 1 OR LEVEL 8.
6. DWELLING UNIT CEILINGS - ALL DWELLING UNIT AND CORRIDOR CEILINGS ARE OPEN TO HEAVY TIMBER STRUCTURE ABOVE. CLEAN ANY EXISTING PAINT, SEALANTS, OR MARKINGS OFF EXPOSED STRUCTURE WHERE EXPOSED. PROVIDE GYPSUM BOARD CEILINGS AT DWELLING UNIT TOILET ROOMS AT 8'-0" AFF.
7. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE EXPOSED SPIRAL DUCT SUSPENDED FROM STRUCTURE ABOVE.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
5	SLOPE CONCRETE TOPPING / GEOFOAM DOWN 1:20 FROM FLOOR ELEVATION TO EXISTING STAIR ELEVATION

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 2 - POINDEXTER

DRAWING NO.
A2.102

Job # 25.009626

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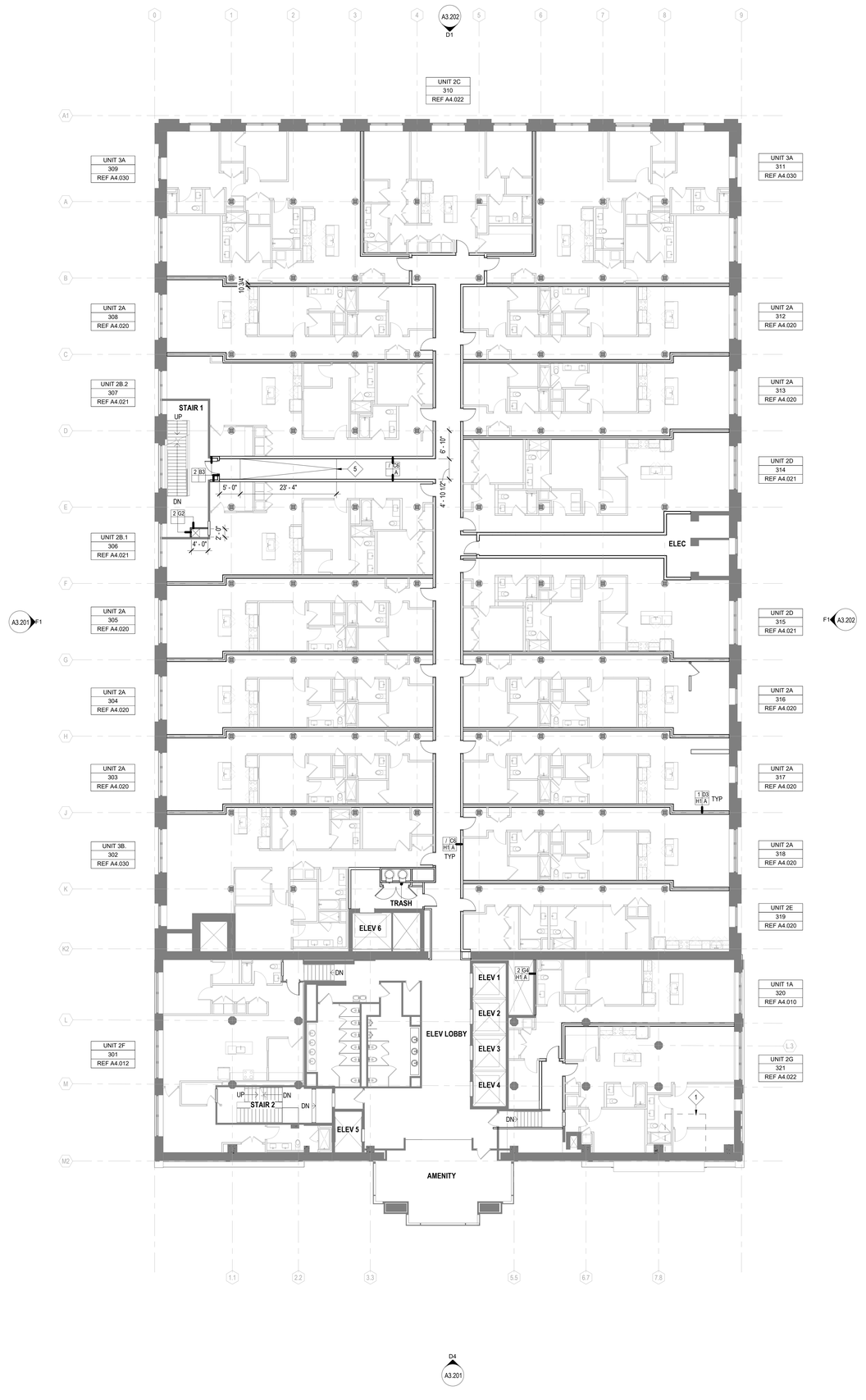

1 D1 A2.103 PLAN - LEVEL 3
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 3 - POINDEXTER

DRAWING NO.
A2.103

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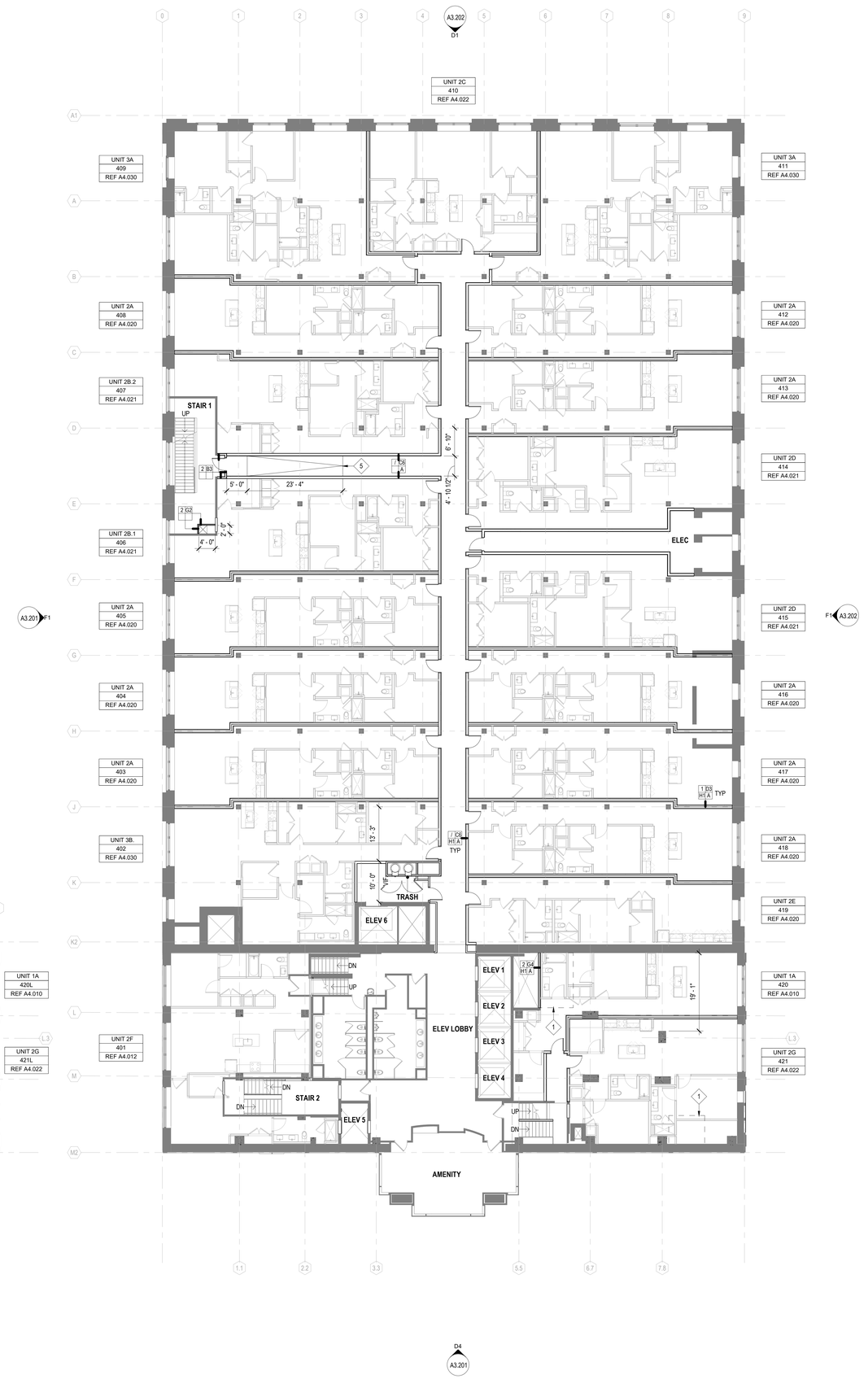

G1 A2.104 PLAN - LEVEL 4 LOW
3/32" = 1'-0"

D1 A2.104 PLAN - LEVEL 4
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 4 - POINDEXTER

DRAWING NO.
A2.104

Job # 25.009626

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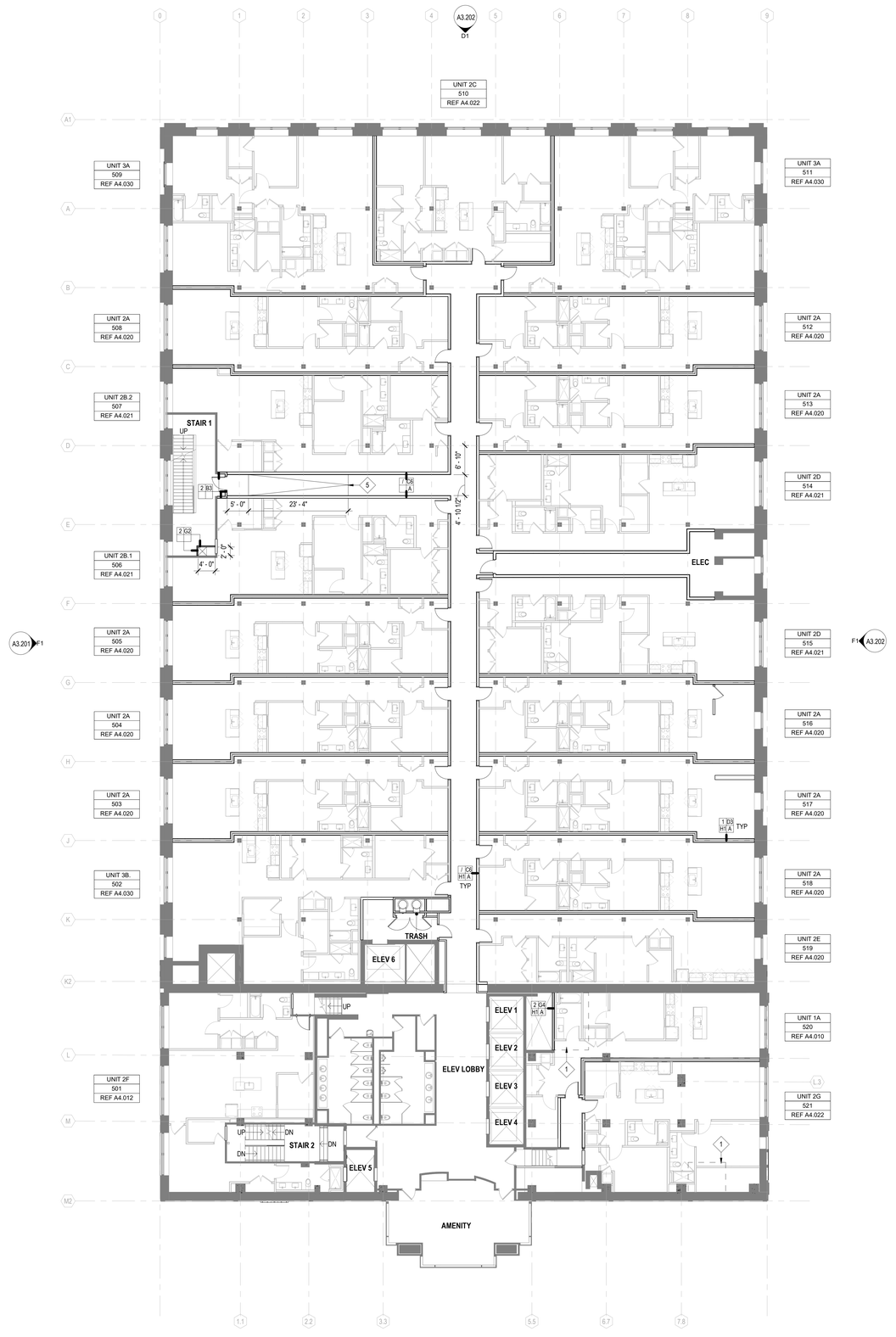

D1 / A2.105 PLAN - LEVEL 5
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 5 - POINDEXTER

DRAWING NO.
A2.105

Job # 25.009626

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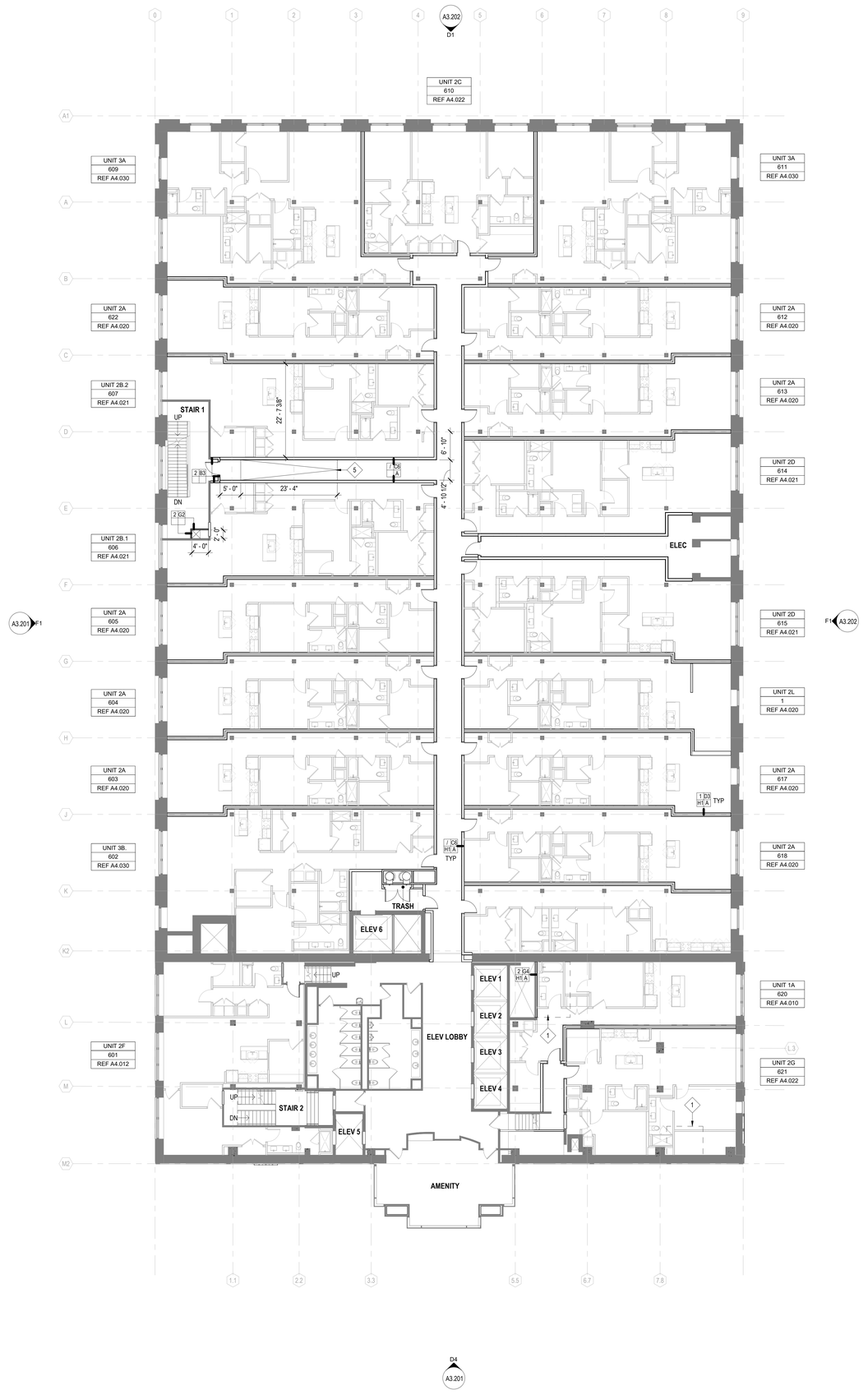

D1 / A2.106 PLAN - LEVEL 6
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 6 - POINDEXTER

DRAWING NO.
A2.106

Job # 25.009626

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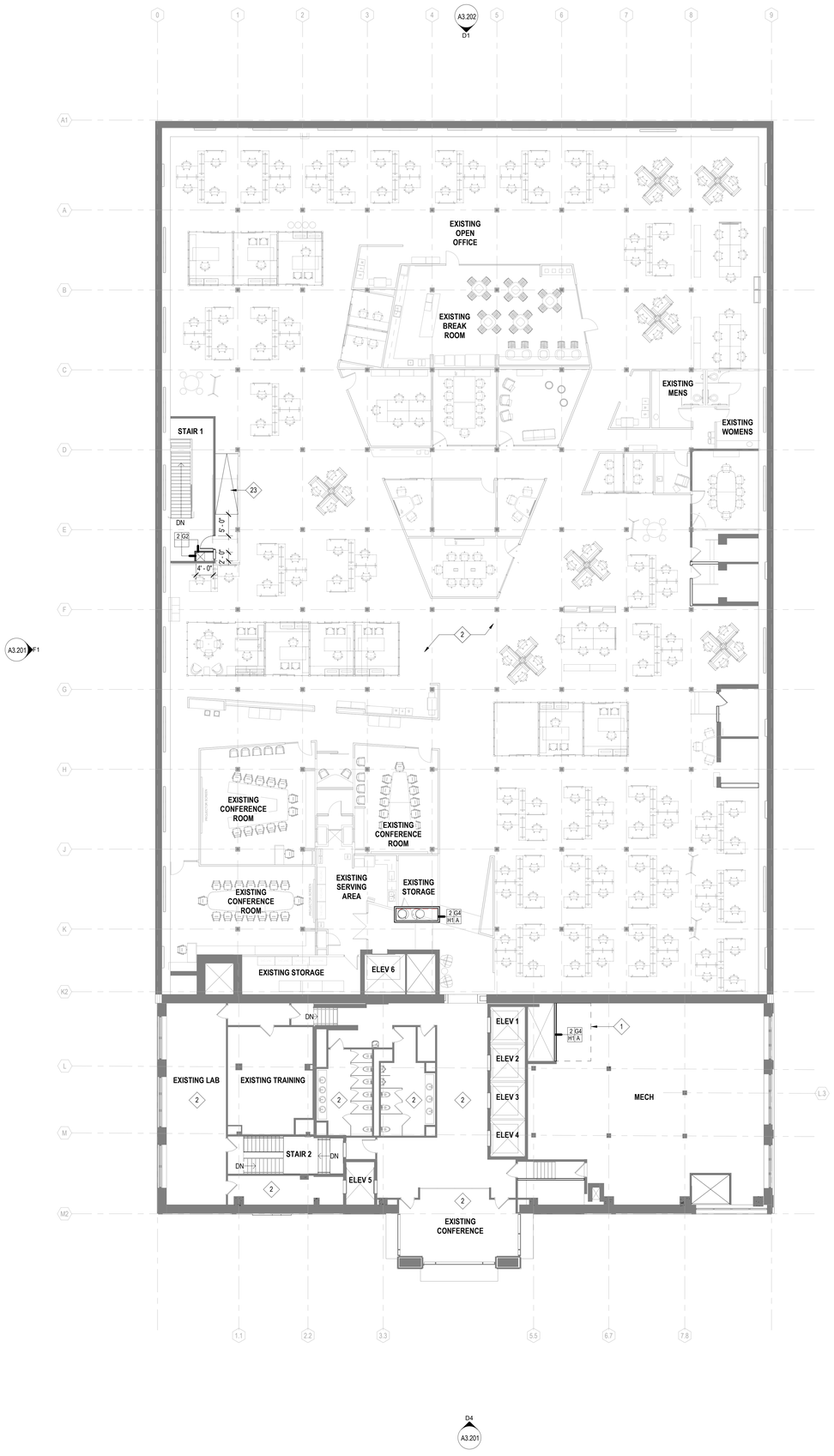

D1 / A2.107 PLAN - LEVEL 7
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS
2	NO SCOPE IN THIS SPACE
23	REBUILD EXISTING RAMP / RAIL. REPLACE FLOORING AND PATCH ALL WALL FINISHES TO MATCH EXISTING

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE: FLOOR PLAN - LEVEL 7 - POINDEXTER

DRAWING NO. A2.107

Job # 25.009626

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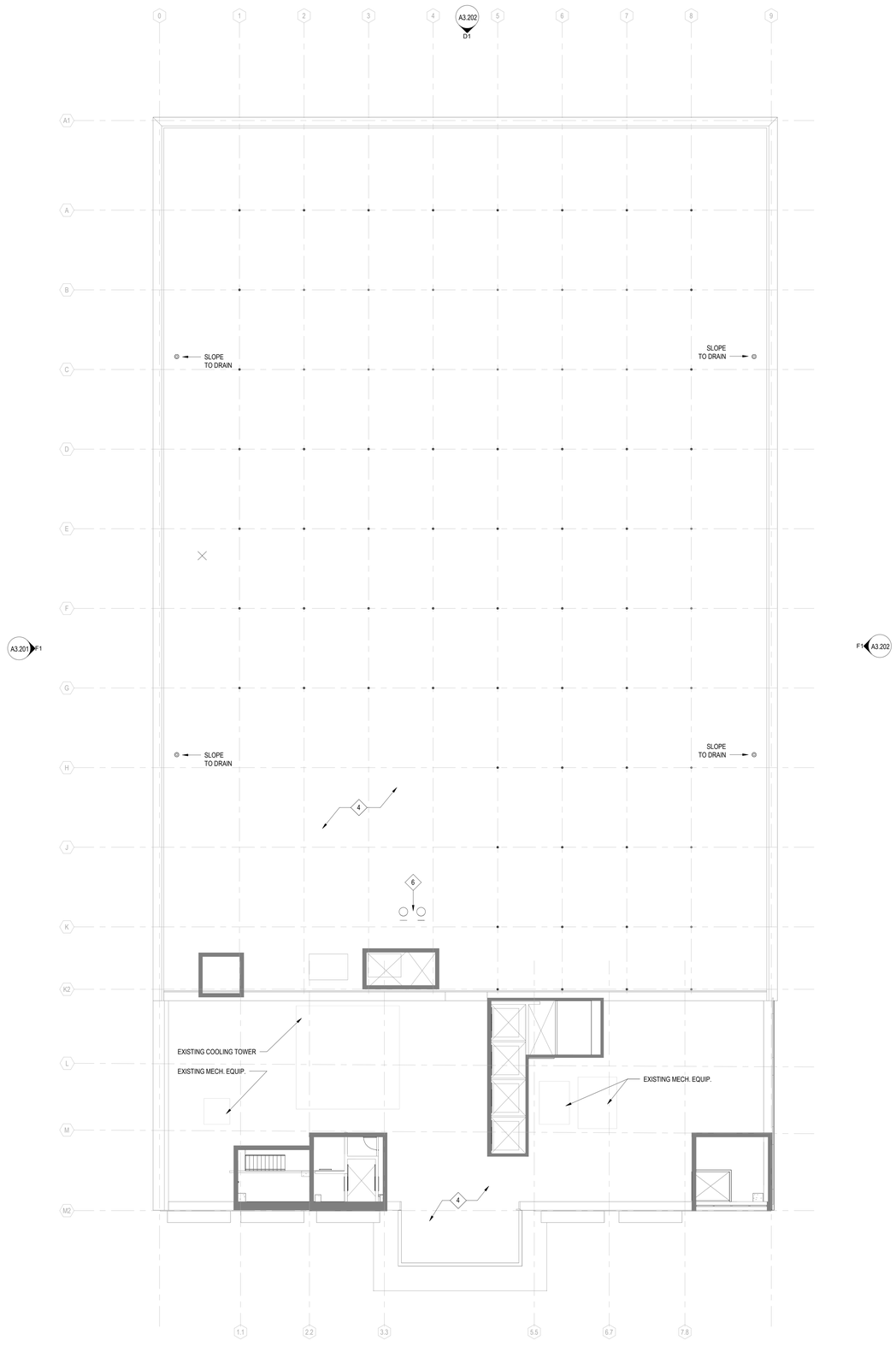

D1 / A2.108 PLAN - LEVEL 8
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE
6	NEW TRASH CHUTE VENTILATION THROUGH ROOF. PROVIDE NEW SLAB OPENING AND FLASH INTO NEW ROOFING

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
ROOF PLAN - POINDEXTER

DRAWING NO.
A2.108

Job # 25.009626

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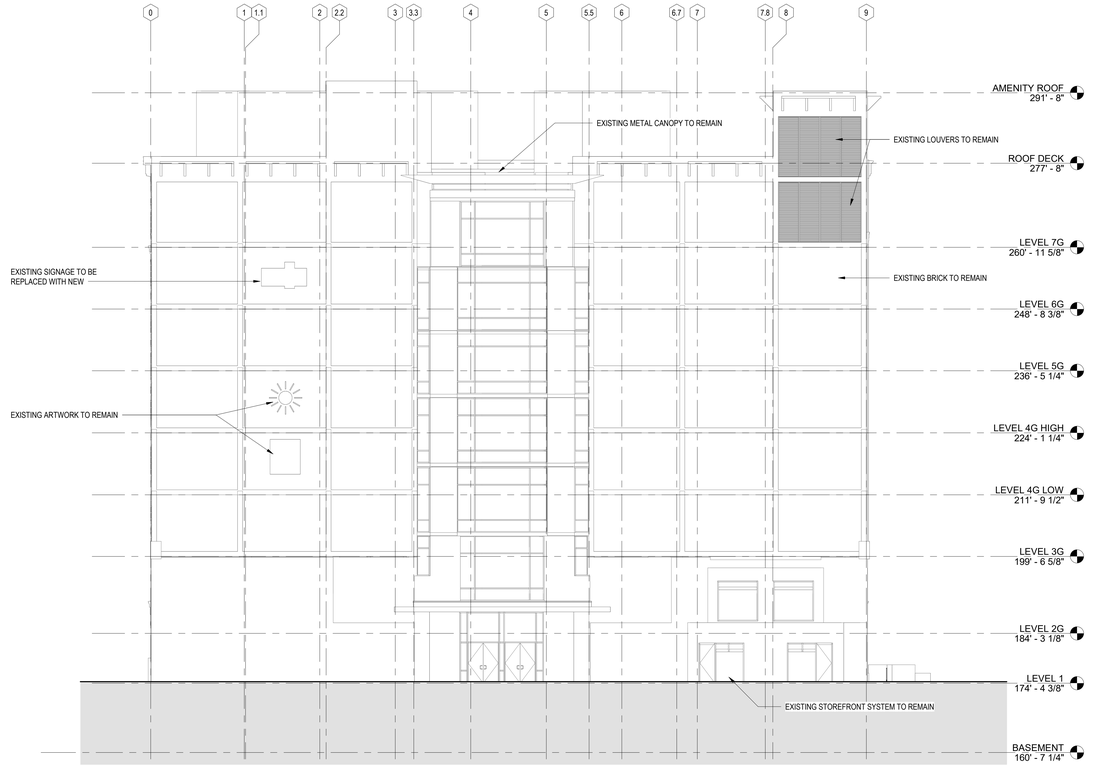

D4 / A3.201 SOUTH ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

F1 / A3.201 WEST ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.201

Job # 25.009626

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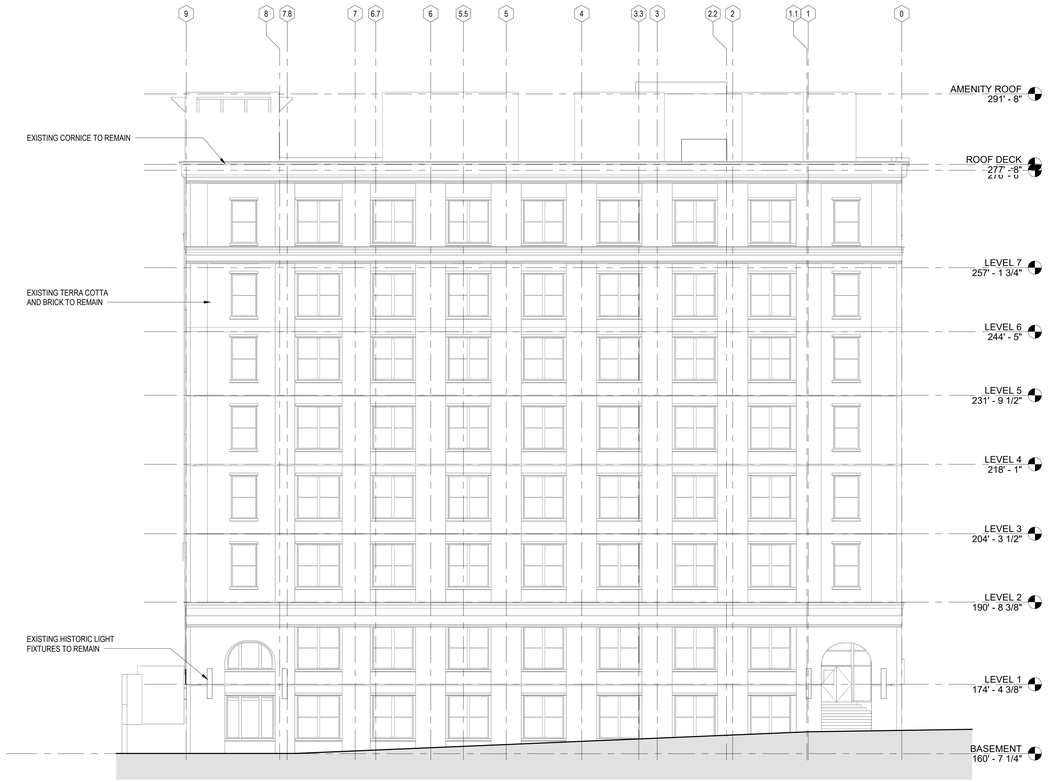

D1 / A3.202 NORTH ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

F1 / A3.202 EAST ELEVATION
3/32" = 1'-0" REF: D1 / A2.100

EXTERIOR ELEVATION NOTES

GENERAL NOTES

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.202

Job # 25.009626

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AERIAL VIEW SOUTH FACADE

AERIAL VIEW FROM SOUTHWEST CORNER

AERIAL VIEW OF EXISTING WEST CURTAINWALL

STREET VIEW SOUTH FACADE

AERIAL VIEW FROM NORTHEAST

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CENTENNIAL LOFTS

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
EXISTING BUILDING IMAGES

DRAWING NO.
G1.101

Job # 25.009626

12/5/2025 4:55:17 PM

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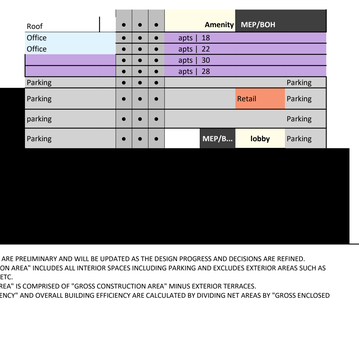
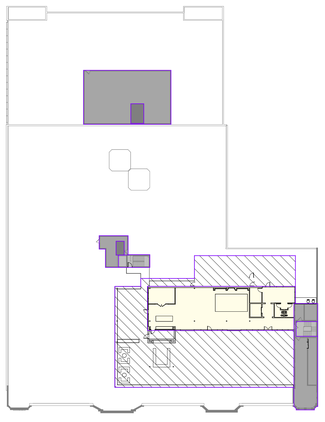
Level	Fl. Ht.	UNIT BREAKDOWN: 1BEDROOM 1BR 757 RSF	1BEDROOM 1BR+DEN 1,047 RSF	2 BEDROOM 2BR+DEN 1,520 RSF	3BR+DEN 1,830 RSF	4 BEDROOM 4BR+DEN 2,100 RSF	5 BR 5BR+DEN 2,983 RSF	RESIDENTIAL: Total units/flr	Total RSF/flr	Floor Plate Efficiency (RSF/GSF) (%)	OFFICE: Retail Exterior RSF	RETAIL: Enclosed RSF	COMMON AREAS: Lobby and Amenity Area (GSF)	CIRCULATION Area (GSF)	MEP/BOH Area (GSF)	SHAFT Area	PARKING Area (GSF)	Gross Enclosed Area	Gross Constr. Area	TERRACE (amenity)
	109.03'																			
WP_ROOF	16.00'	-	-	-	-	-	-	-	-	-	-	-	3,602	397	4,025	205	-	8,229	16,642	8,413
08	14.50'	1	3	-	9	4	1	18	31,830	-	13,108	-	5,706	4,854	459	689	-	56,646	56,646	-
07	13.17'	2	4	-	11	4	1	22	37,208	65.8%	13,108	-	375	4,555	644	664	-	56,554	56,554	-
06	13.17'	4	4	6	11	4	1	30	47,689	84.4%	-	-	375	5,918	1,948	590	-	56,520	56,520	-
05	14.25'	5	3	7	8	4	1	28	43,689	77.1%	-	-	4,530	6,153	1,720	594	-	56,686	56,686	-
04	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	-	1,167	5,538	2,105	42,151	50,961	50,961	-
03	9.50'	-	-	-	-	-	-	-	-	0.0%	-	788	-	2,544	353	706	50,288	54,678	54,678	-
02	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	-	1,377	1,645	641	51,166	54,829	54,829	-
01	9.50'	-	-	-	-	-	-	-	-	0.0%	-	-	1,104	2,263	3,084	579	47,743	54,773	54,773	-
		-	-	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-
		12 units	14 units	13 units	39 units	16 units	4 units	98 units	160,416 RSF	35.8% efficiency	26,217 RSF	788 RSF	15,692 SF	29,228 SF	19,417 SF	6,772 SF	191,347 SF	449,877 SF	466,518 GSF	8,413 SF
RSF SUBTOTALS		9,088 rsf	14,655 rsf	19,764 rsf	71,369 rsf	33,607 rsf	11,933	1,637 RSF/unit	average									Site Area 58,170	FAR 8.02	
MIX % SUBTOTALS		12.2%	14.3%	13.3%	39.8%	16.3%	4.1%	100%												
		12.2%	*14.3%*	*13.3%*	*39.8%*	*16.3%*	*4.1%*	*100%*												
		12	14	13	39	16	4													
		1BR	1BR+DEN	2BR+DEN	3BR+DEN	4BR+DEN	5BR+DEN													



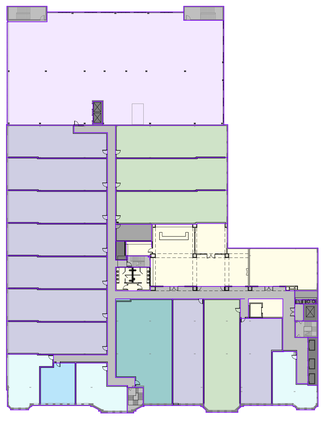
GENERAL NOTES:
1. AREA CALCULATIONS ARE PRELIMINARY AND WILL BE UPDATED AS THE DESIGN PROGRESS AND DECISIONS ARE REFINED.
2. "GROSS CONSTRUCTION AREA" INCLUDES ALL INTERIOR SPACES INCLUDING PARKING AND EXCLUDES EXTERIOR AREAS SUCH AS BALCONIES, TERRACES, ETC.
3. "GROSS ENCLOSED AREA" IS COMPRISED OF "GROSS CONSTRUCTION AREA" MINUS EXTERIOR TERRACES.
4. "FLOOR PLATE EFFICIENCY" AND OVERALL BUILDING EFFICIENCY ARE CALCULATED BY DIVIDING NET AREAS BY "GROSS ENCLOSED AREA".

LEGEND:

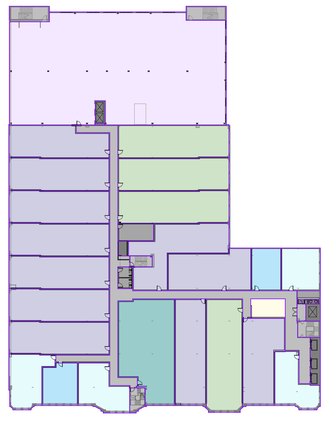
- OFFICE
- RETAIL
- CIRCULATION
- MEP/BOH
- SHAFT
- PARKING
- LOBBY + AMENITY
- RESI: 1BR
- RESI: 1BR+DEN
- RESI: 2BR+DEN
- RESI: 3BR+DEN
- RESI: 4BR+DEN



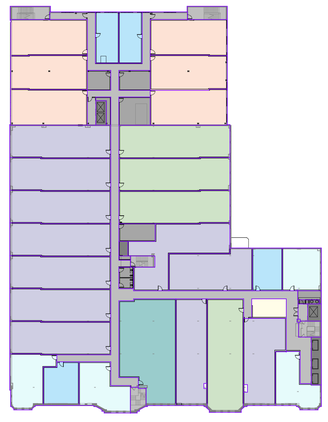
E2 / G2.101 AREA PLAN - PENTHOUSE 1" = 40'-0"



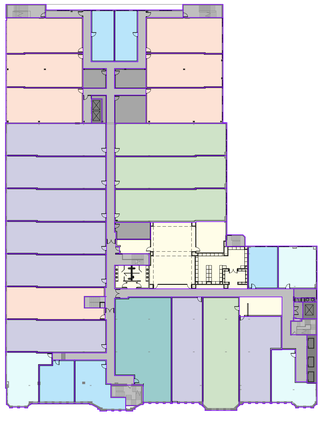
D2 / G2.101 AREA PLAN - LEVEL 8 1" = 40'-0"



C2 / G2.101 AREA PLAN - LEVEL 7 1" = 40'-0"

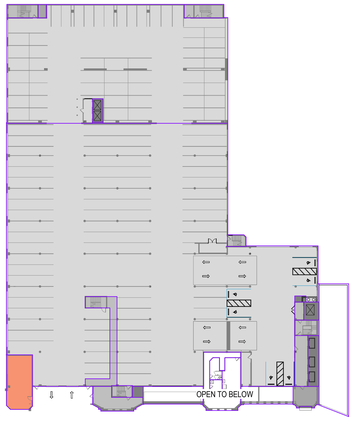


A2 / G2.101 AREA PLAN - LEVEL 6 1" = 40'-0"

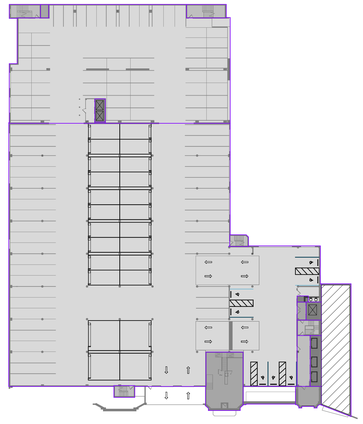


F1 / G2.101 AREA PLAN - LEVEL 5 1" = 40'-0"

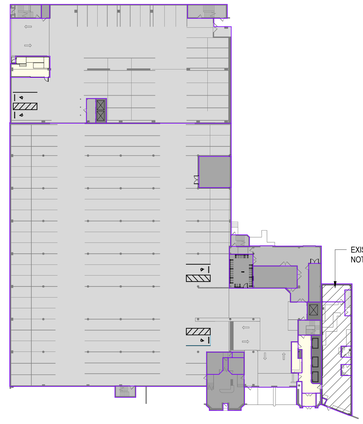
E1 / G2.101 AREA PLAN - LEVEL 4 1" = 40'-0"



D1 / G2.101 AREA PLAN - LEVEL 3 1" = 40'-0"



C1 / G2.101 AREA PLAN - LEVEL 2 1" = 40'-0"



A1 / G2.101 AREA PLAN - LEVEL 1 1" = 40'-0"

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE: BUILDING AREAS

DRAWING NO.: G2.101

Job # 25.009626

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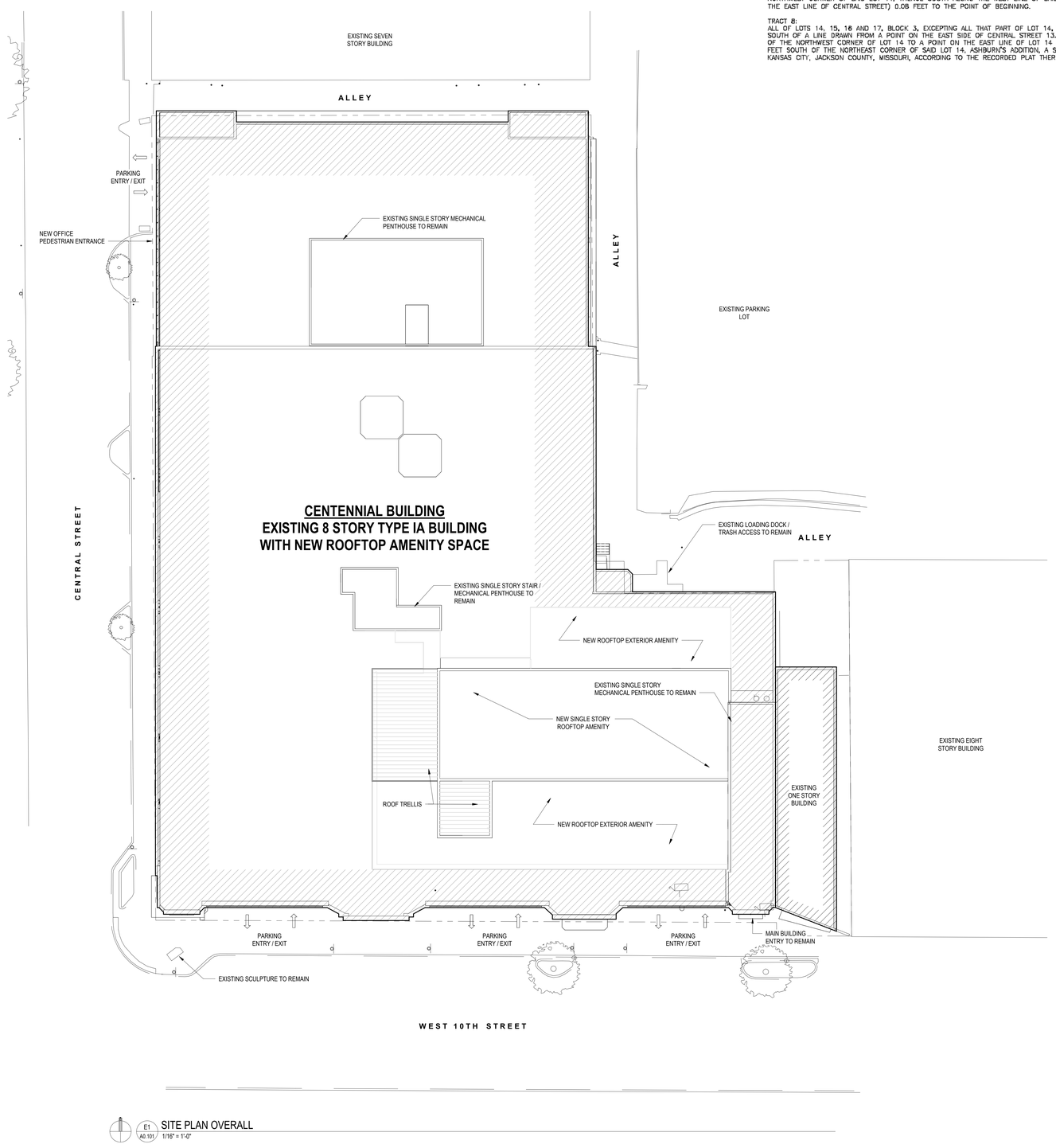

E1 / A0.101 SITE PLAN OVERALL
1/16" = 1'-0"

LEGAL DESCRIPTION:

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI;
TOGETHER WITH THE VACATED EAST 5 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE-DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13821; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B-4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SITE PLAN NOTES

GENERAL NOTES

1. ALL STREET TREES AND LANDSCAPING TO BE PRESERVED
2. ALL STREET PAVEMENT TO REMAIN WITH MAINTENANCE AS REQUIRED

SITE INFORMATION

SITE AREA:
TRACT 7: 43,383.02 SF
TRACT 8: 14,787.40 SF
TOTAL 58,170.42 SF

BUILDING TOTAL GROSS AREA: 449,877
SITE FAR: 8.02

TOTAL PARKING SPACES PROVIDED:
LEVEL 1: 164 TOTAL (4 HC)
LEVEL 2: 156 TOTAL (7 HC)
LEVEL 3: 179 TOTAL (6 HC)
LEVEL 4: 162 TOTAL (0 HC)
TOTAL: 661 TOTAL (17 HC)

SITE KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ARCHITECTURAL SITE PLAN - CENTENNIAL

DRAWING NO.
A0.101

Job # 25.009626

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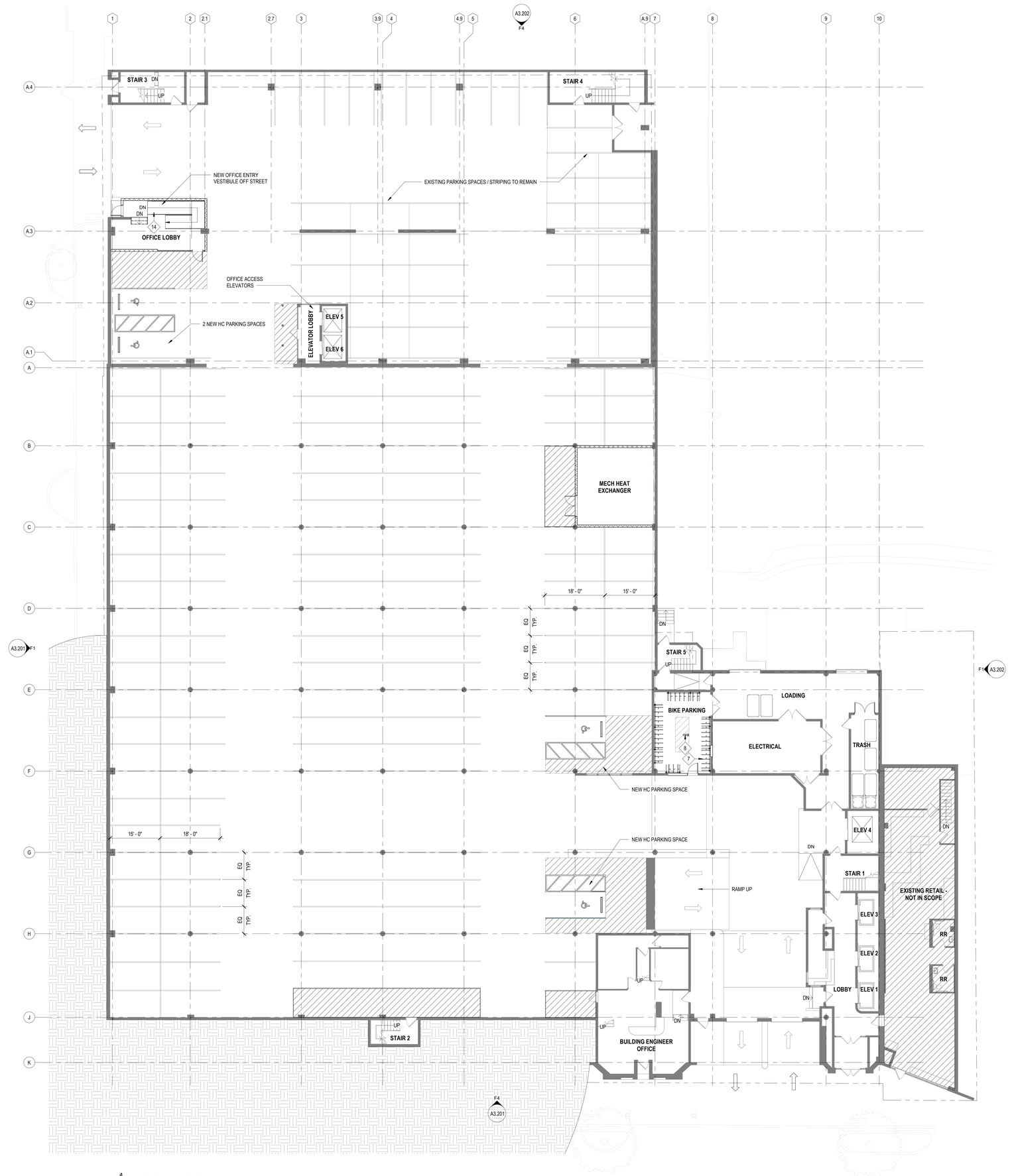

F1 A2.101 PLAN - LEVEL 1
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
7	MODULAR BIKE HANGING SYSTEM - BASIS OF DESIGN - DERO SPACESAVER PLUS
8	BIKE REPAIR STATION - BASIS OF DESIGN - DERO FIXIT PLUS
14	NEW CONCRETE RAMP / STAIR

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 1 - CENTENNIAL

DRAWING NO.
A2.101

Job # 25.009626

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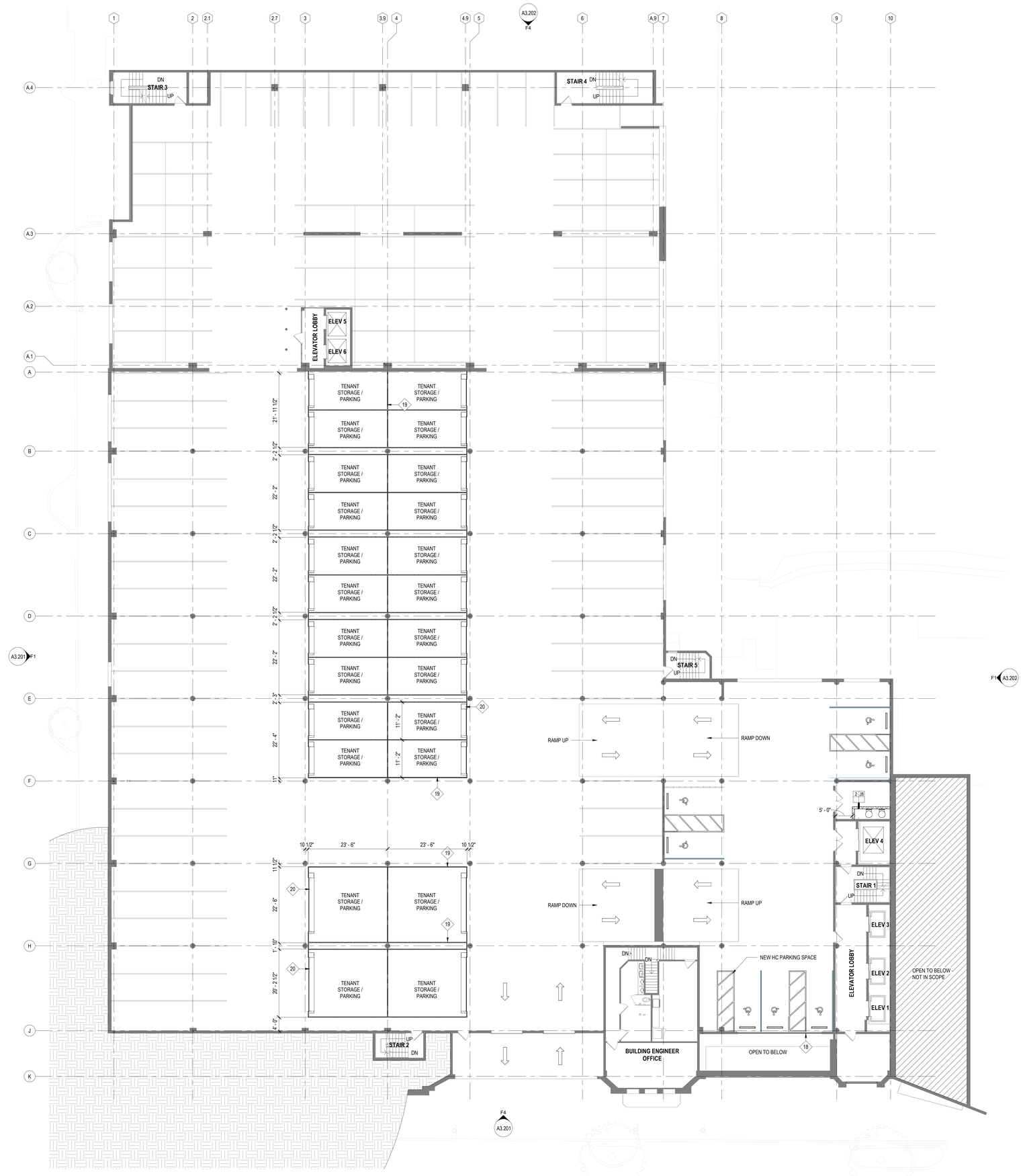

F1 / A2.102 PLAN - LEVEL 2
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
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5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.
19	8FT TALL STORAGE PARTITION WALL WITH MESH TOP
20	16FT WIDE OPEN GRILLE GARAGE DOOR

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 2 - CENTENNIAL

DRAWING NO.
A2.102

Job # 25.009626

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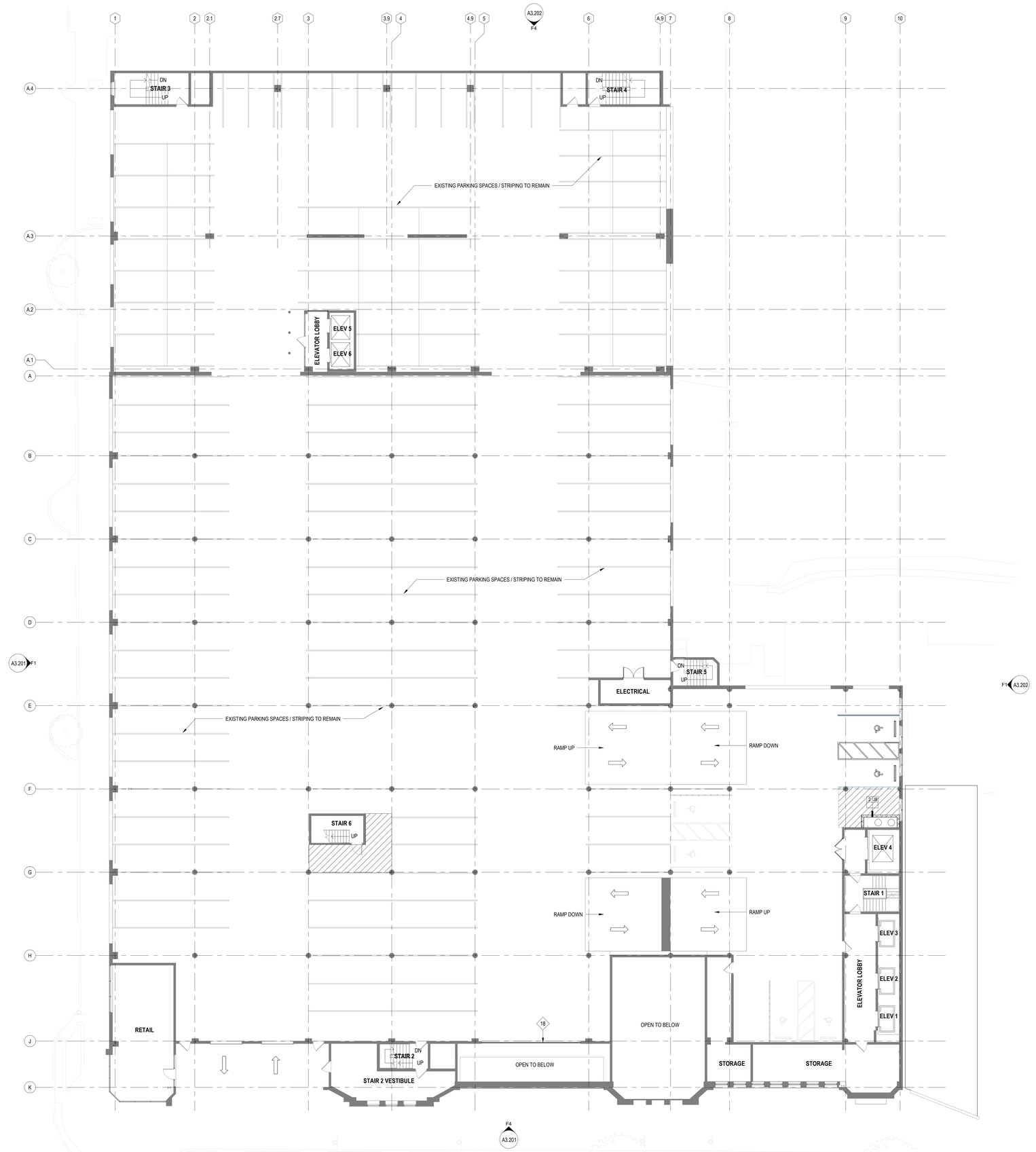

F1 A2.103 PLAN - LEVEL 3
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 3 - CENTENNIAL

DRAWING NO.
A2.103

Job # 25.009626

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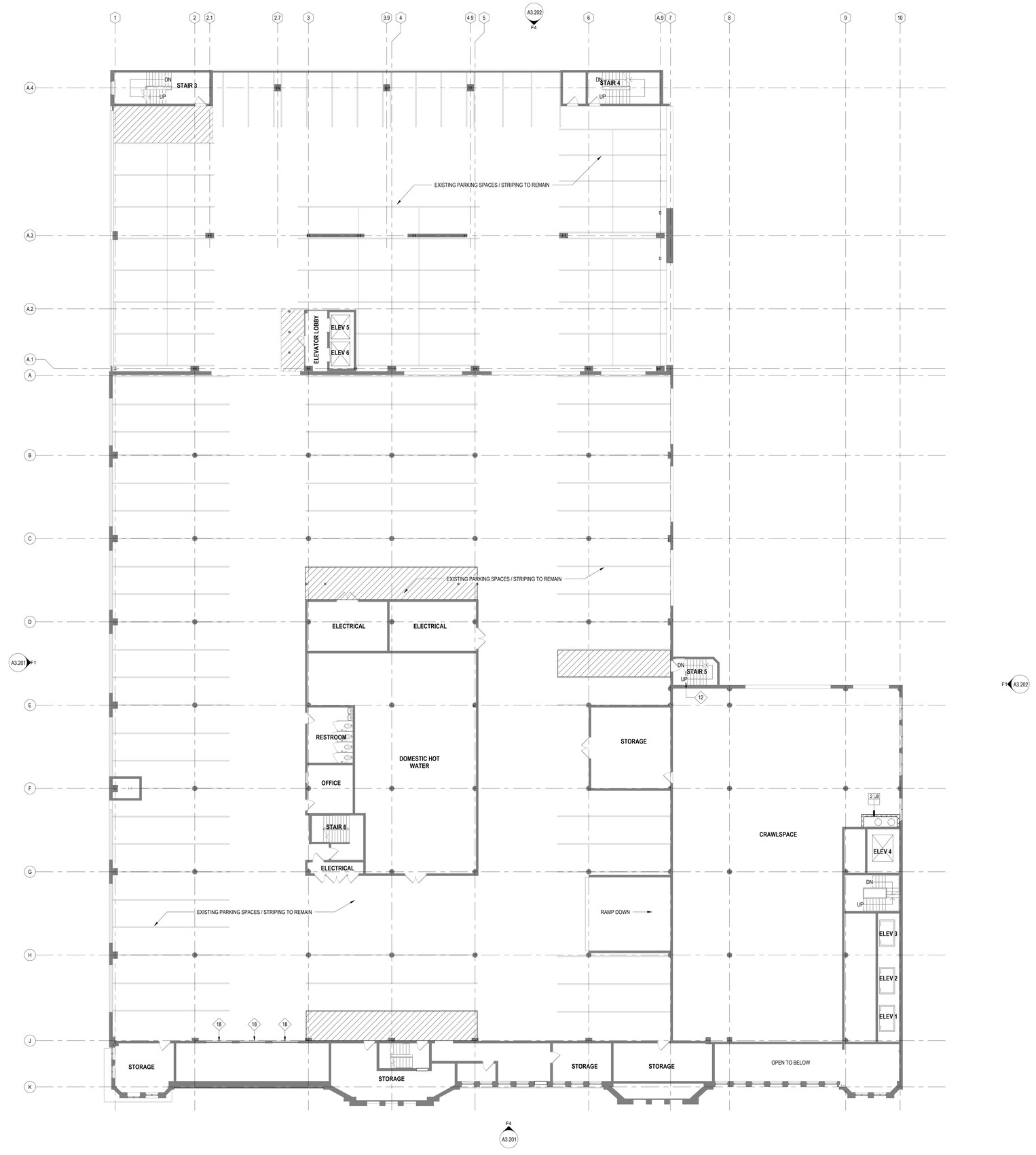

F1 A2.104 PLAN - LEVEL 4
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
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7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
12	NEW LOCKABLE GATE AT UPWARD LEADING STAIR
18	INFILL EXISTING OPENING WITH 2"X2" GALVANIZED WELDED WIRE MESH.

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CENTENNIAL LOFTS

ARNOLD DEVELOPMENT GROUP
210 W. 10TH STREET
KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 4 - CENTENNIAL

DRAWING NO.
A2.104

Job # 25.009626

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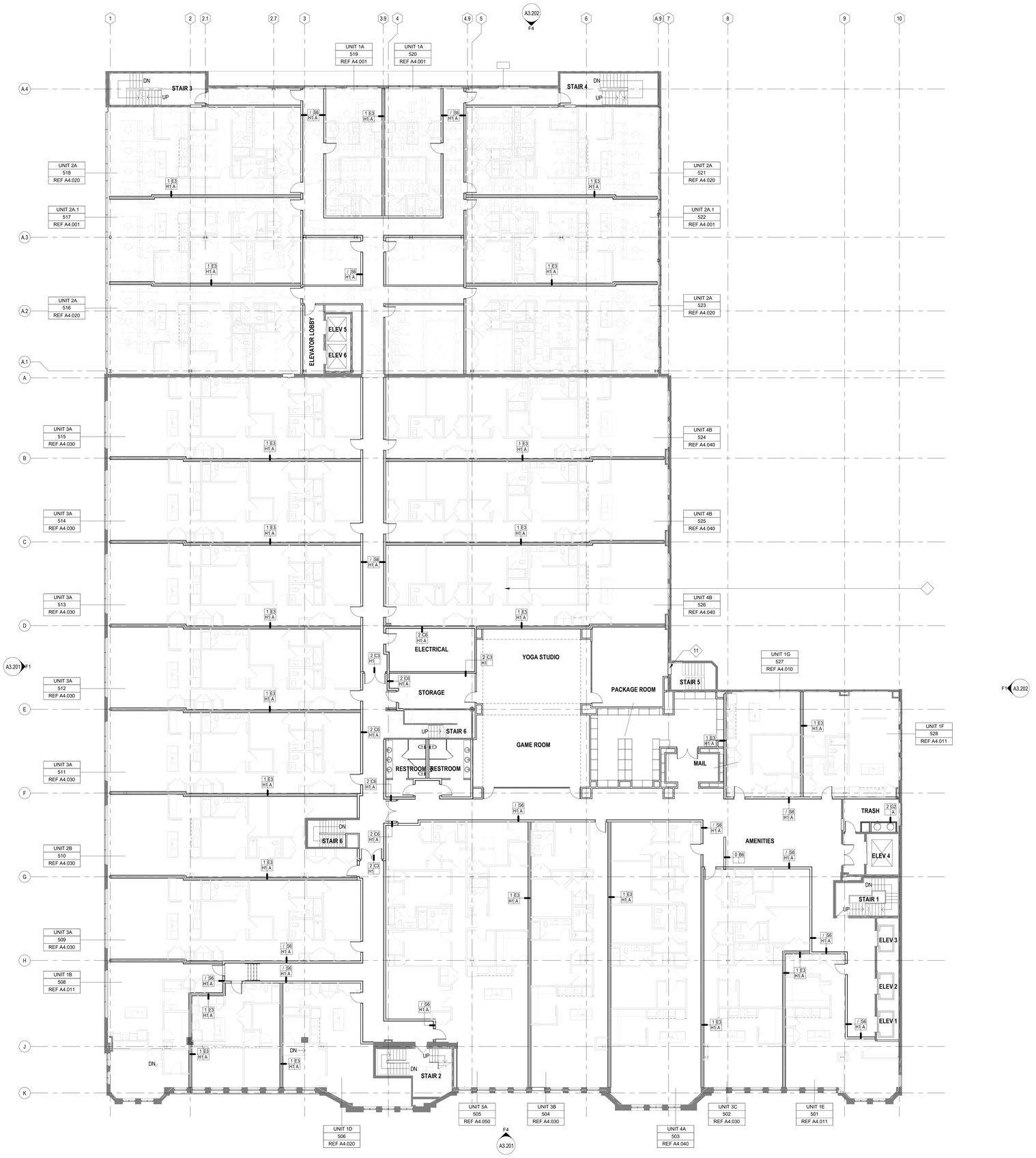

F1 A2.105 PLAN - LEVEL 5
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
2. OVERALL PLANS PROVIDE INFORMATION ON DEMISING WALL LAYOUTS, DIMENSIONS AND TYPE. UNITS SHOWN FOR REFERENCE.
3. VERIFY INTEGRITY AND FIRE RATING OF ALL STAIR & ELEVATOR SHAFT WALLS. PROVIDE UPGRADES AS NECESSARY TO PROVIDED 2-HR FIRE RESISTANCE RATED ASSEMBLY.
4. ALL PARKING GARAGE STRIPING TO BE REMOVED AND RE-STRIPED
5. EXISTING EXTERIOR WALLS - PROVIDE PARTITION TYPE K3 INSULATED EXTERIOR FURRING (SEE PARTITION TYPE SHEET) AT ALL RESIDENTIAL UNIT EXTERIOR WALLS ON LEVELS 5-8. NO ADDITIONAL FURRING / INSULATION AT OFFICE LOCATIONS.
6. DWELLING UNIT CEILINGS - PROVIDE GYPSUM BOARD CEILINGS AT ALL DWELLING UNIT - 10'-0" AFF TYPICAL & 8'-0"AFF AT TOILET ROOMS.
7. CORRIDOR CEILINGS - PROVIDE 2X4 ACT CEILINGS IN CORRIDORS AT DWELLING UNIT FLOORS AT 10'-0" AFF.
8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
11	**CLOSE OFF EXISTING EXTERIOR WALL AT STAIR**

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 5 - CENTENNIAL

DRAWING NO.
A2.105

Job # 25.009626

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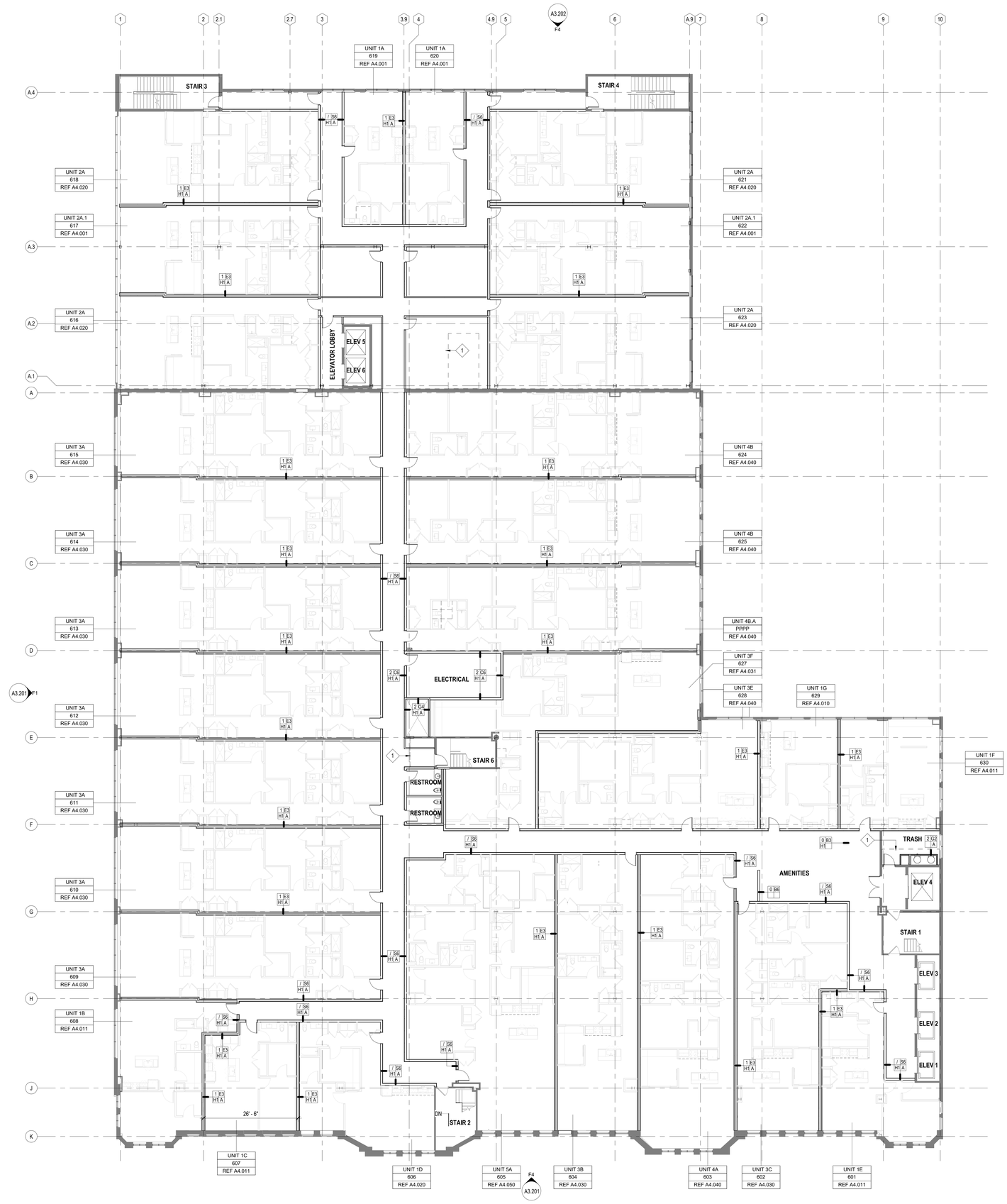

F1 A2.106 PLAN - LEVEL 6
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 6 - CENTENNIAL

DRAWING NO.
A2.106

Job # 25.009626

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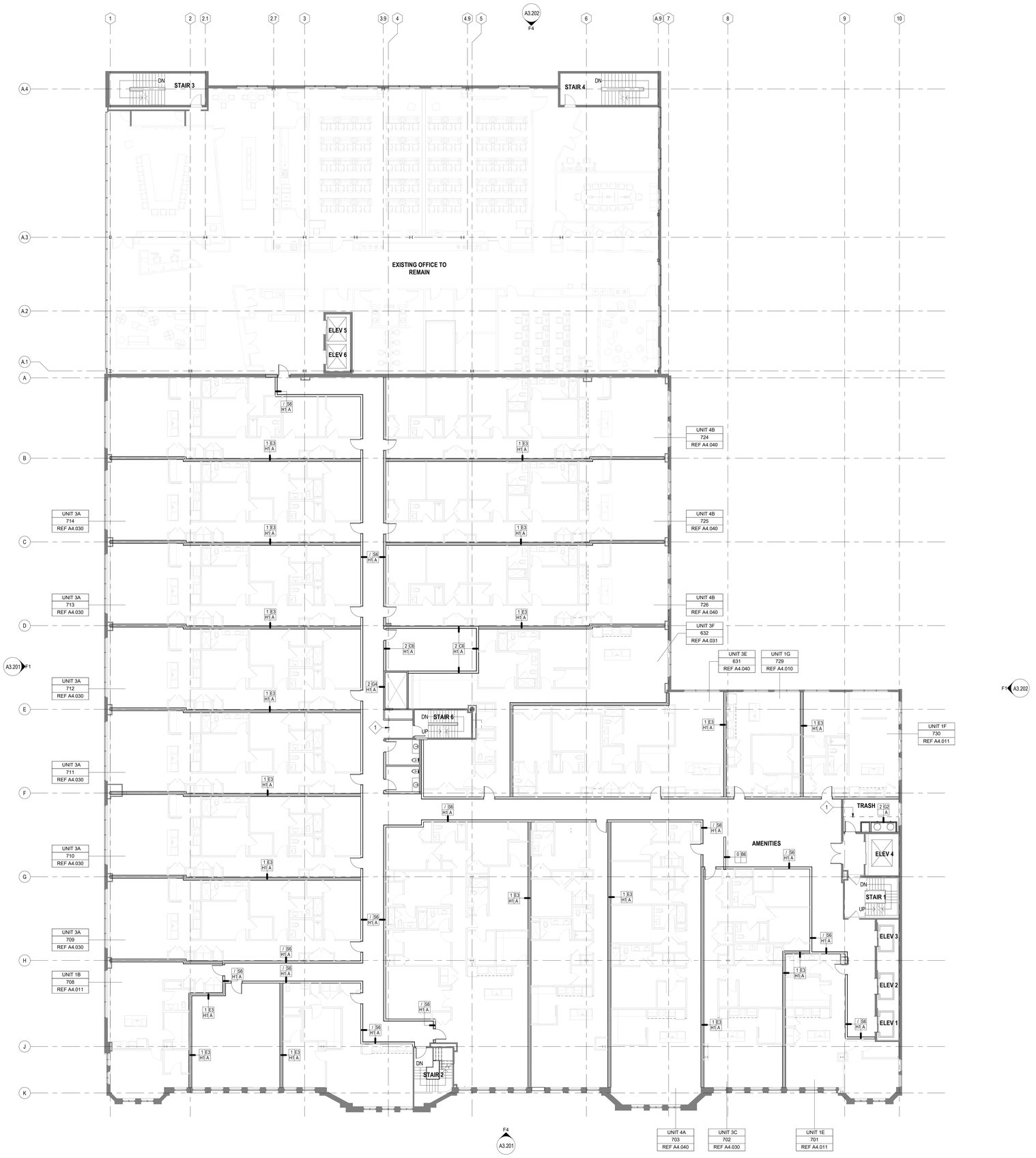

F1 A2.107 PLAN - LEVEL 7
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
1	INFILL EXISTING FLOOR / ROOF SLAB - SEE STRUCTURAL DRAWINGS

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 7 - CENTENNIAL

DRAWING NO.
A2.107

Job # 25.009626

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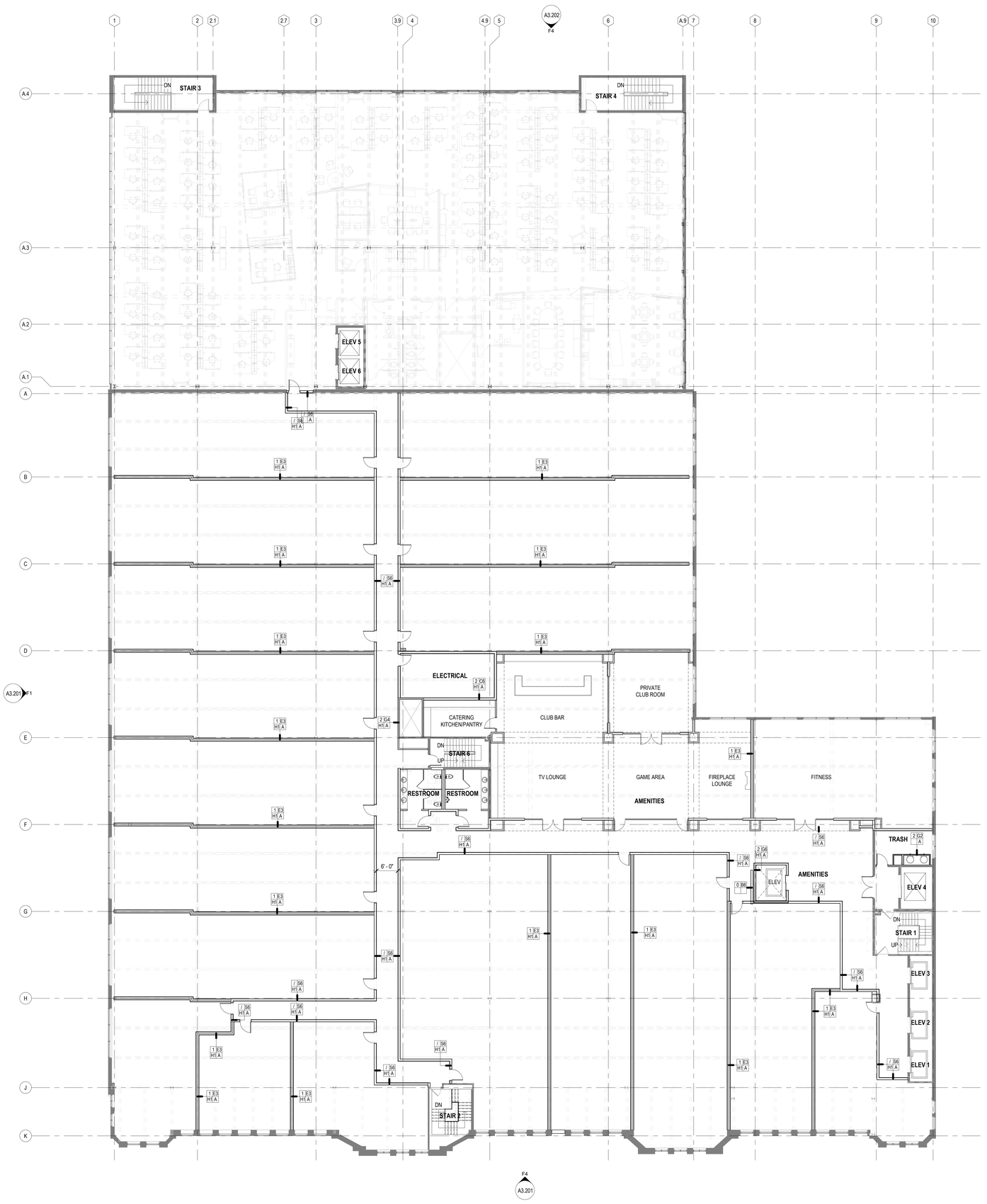

F1 / A2.108 PLAN - LEVEL 8
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - LEVEL 8 - CENTENNIAL

DRAWING NO.
A2.108

Job # 25.009626

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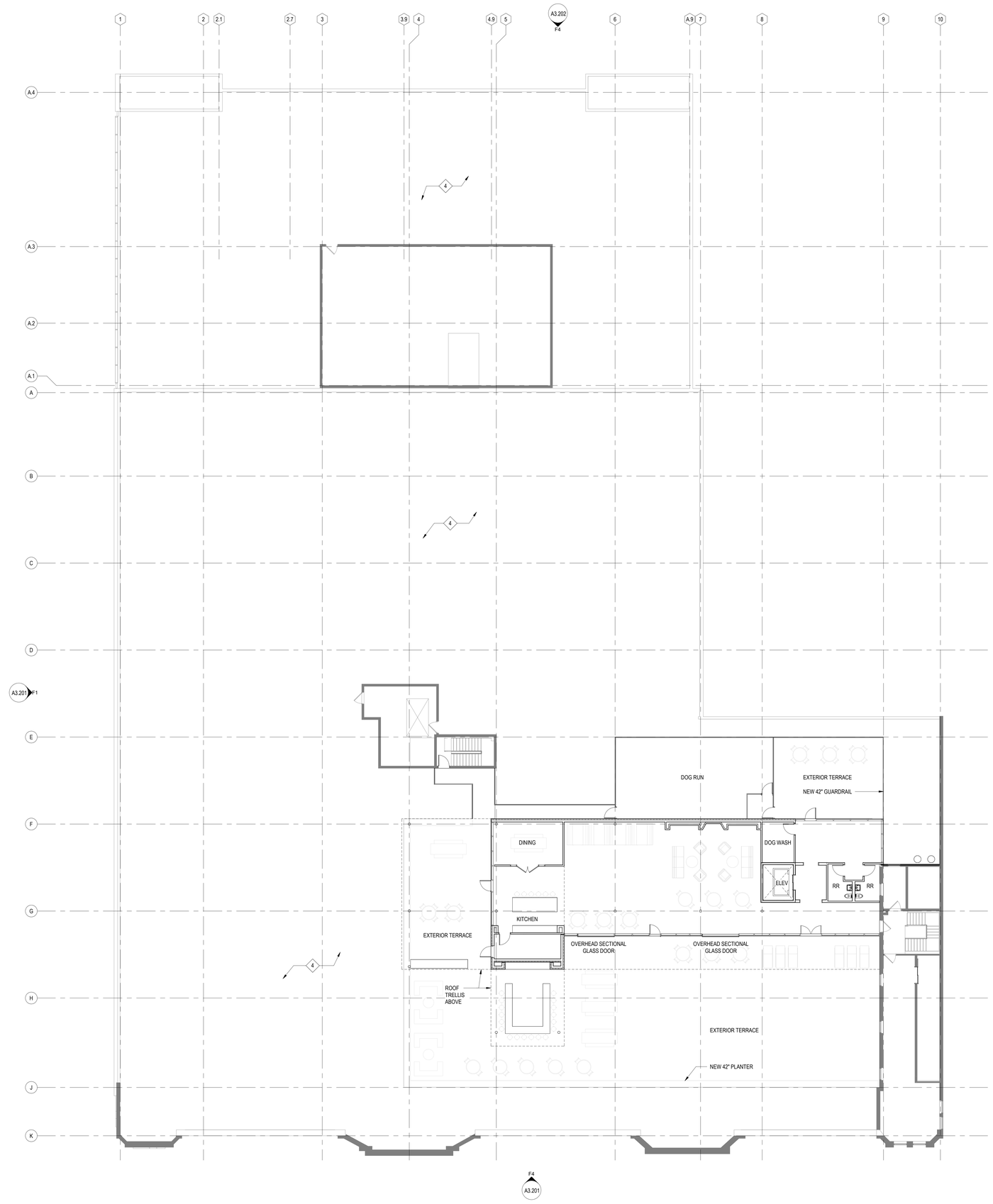

F1 A2.109 PLAN - PENTHOUSE
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

1. REFER TO ENLARGED UNIT PLANS FOR INFORMATION PERTAINING TO UNIT DIMENSIONS, FINISHES AND LAYOUT.
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KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
FLOOR PLAN - PENTHOUSE - CENTENNIAL

DRAWING NO.
A2.109

Job # 25.009626

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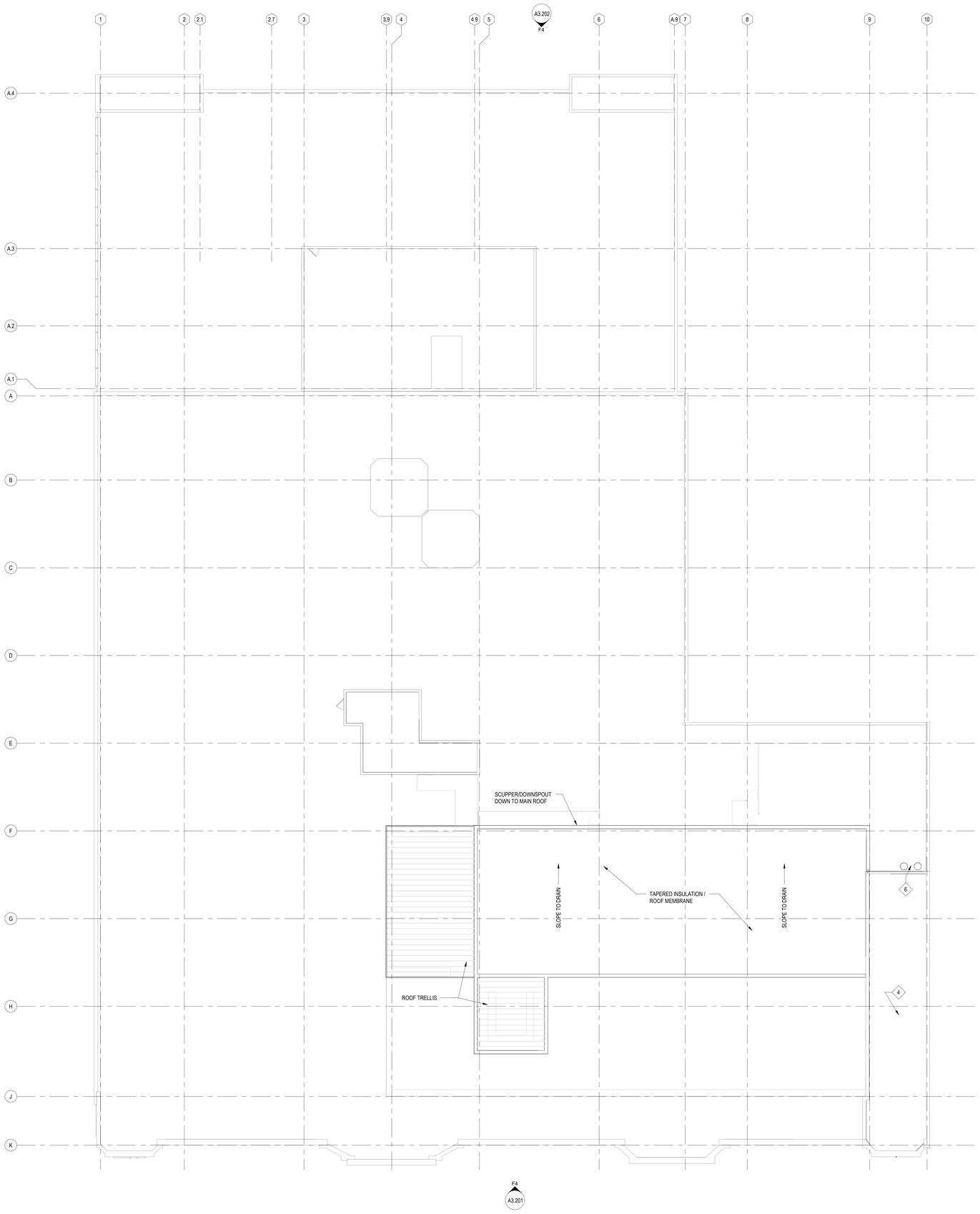

F1 A2.110 ROOF PLAN
3/32" = 1'-0"

PLAN NOTES

GENERAL NOTES

EXISTING WALL / PARTITION TO REMAIN

NEW PARTITION

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8. DWELLING UNIT DUCTWORK - ALL UNIT DUCTWORK TO BE CONCEALED ABOVE CEILINGS..

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
4	NEW 60 MIL TPO ROOFING ON 5 1/2" MIN. POLYISO INSULATION SLOPED TO EXISTING DRAINS ON BUILDING STRUCTURE
6	NEW TRASH CHUTE VENTILATION THROUGH ROOF. PROVIDE NEW SLAB OPENING AND FLASH INTO NEW ROOFING

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
4	UR REZONING RESUBMISSION	12/01/2025

BUILDING MAP

DRAWING TITLE
ROOF PLAN - CENTENNIAL

DRAWING NO.
A2.110

Job # 25.009626

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CENTENNIAL LOFTS

AMENITY ROOF DECK

EXISTING BUILDING - BRICK

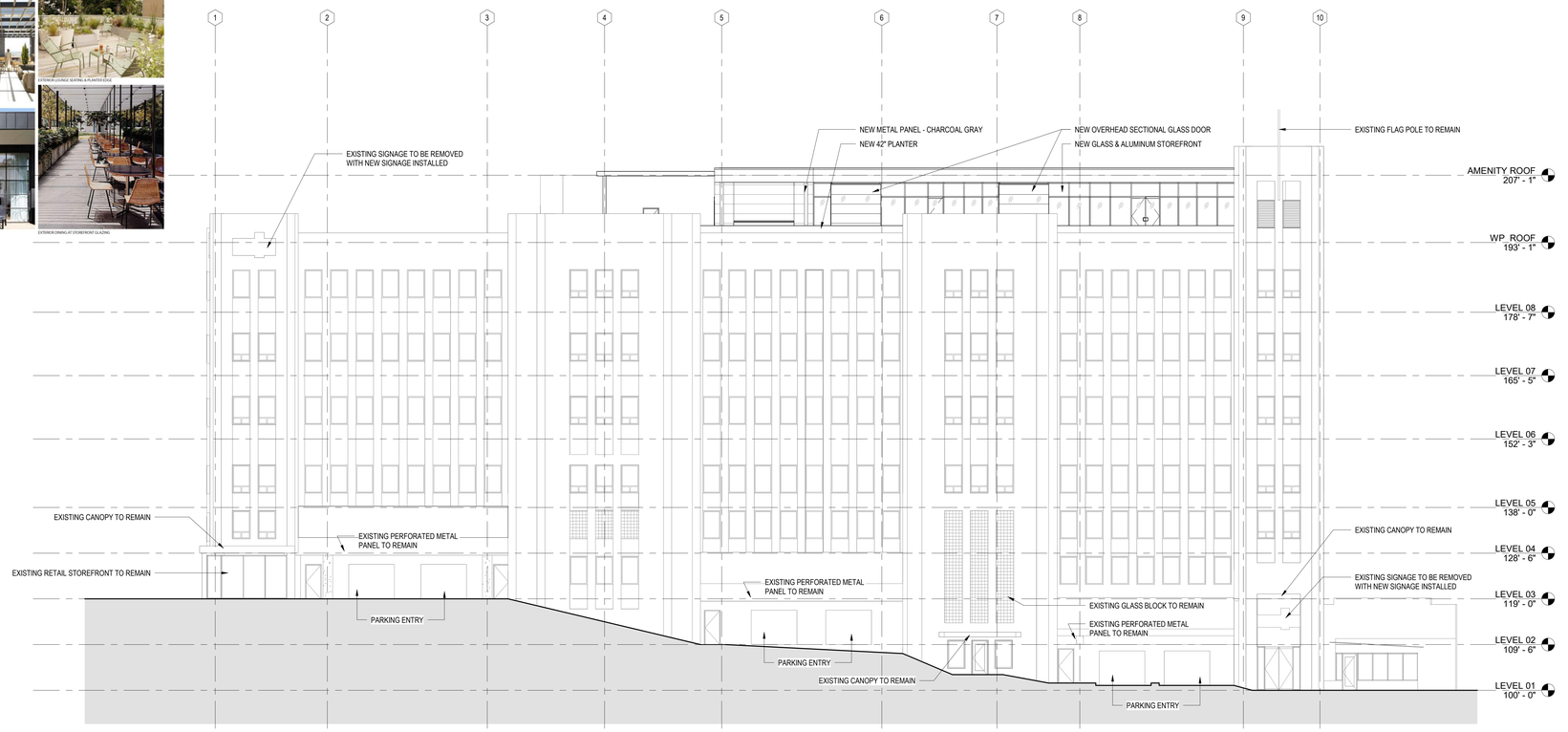
EXTERIOR LOUNGE SEATING

EXTERIOR STOREFRONT & ROOF DECK GLAZING

CHARCOAL GRAY METAL PANEL & STOREFRONT GLAZING

EXTERIOR LOUNGE SEATING & PLANTER EDGE

EXTERIOR DINING AT STOREFRONT GLAZING



F4 / A3.201 SOUTH ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

F1 / A3.201 WEST ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text

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CENTENNIAL LOFTS

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KANSAS CITY, MO 64105

DRAWING ISSUE

#	DESCRIPTION	DATE
1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.201

Job # 25.009626

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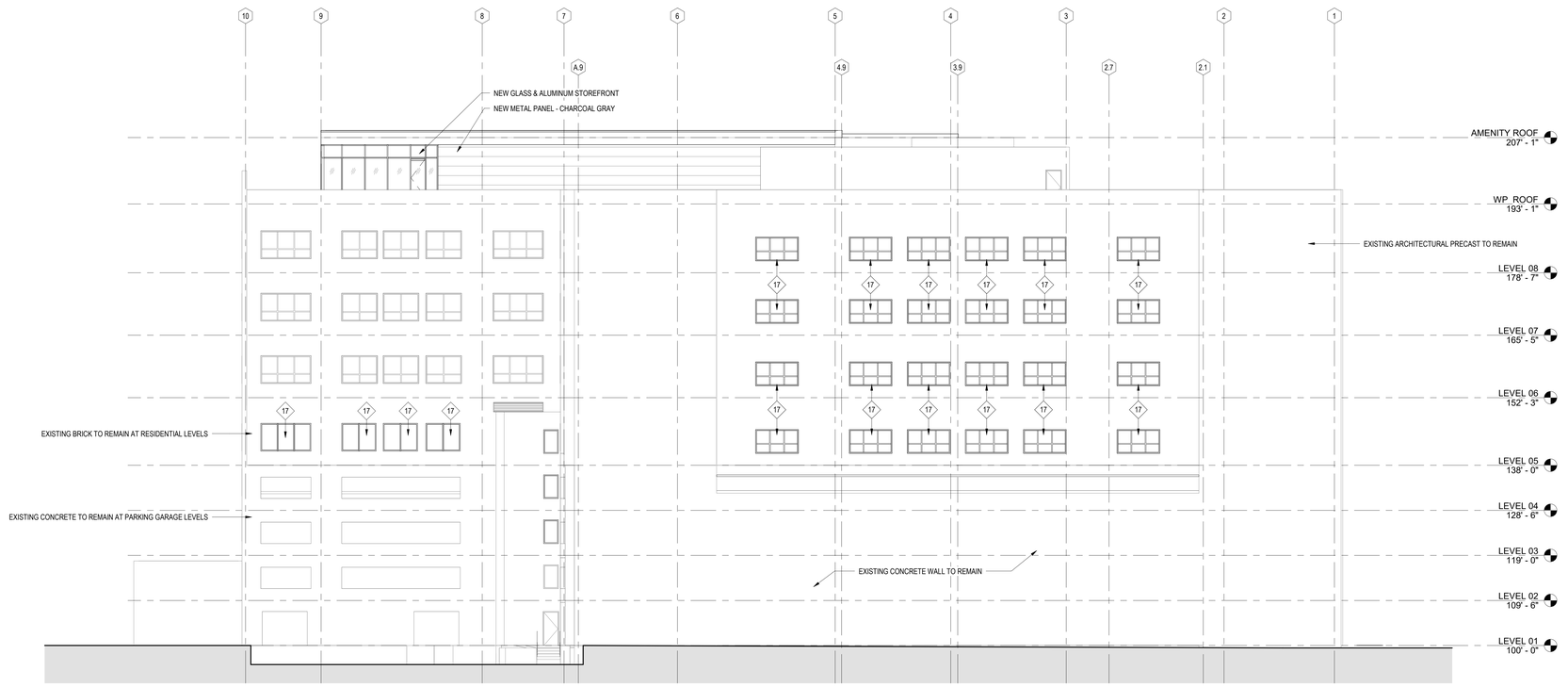

F4 / A3.202 NORTH ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

F1 / A3.202 EAST ELEVATION
3/32" = 1'-0" REF: F1 / A2.101

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ALL EXTERIOR BRICK / MASONRY TO BE MAINTAINED AND PROTECTED WITH REPAIRS MADE AS REQUIRED.
2. ALL WINDOWS GLAZING TO BE REPLACED WITH INSULATED GLAZING UNITS IN EXISTING FRAMES TO REMAIN.

KEYED NOTES

KEYNOTE LEGEND	
Key Value	**Keynote Text**
17	NEW STOREFRONT WINDOW WITH INSULATED GLAZING. MULLION CONFIGURATION TO MATCH EXISTING WINDOW.

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KANSAS CITY, MO 64105

DRAWING ISSUE

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1	UR REZONING SUBMISSION	10/24/2025
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BUILDING MAP

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A3.202

Job # 25.009626

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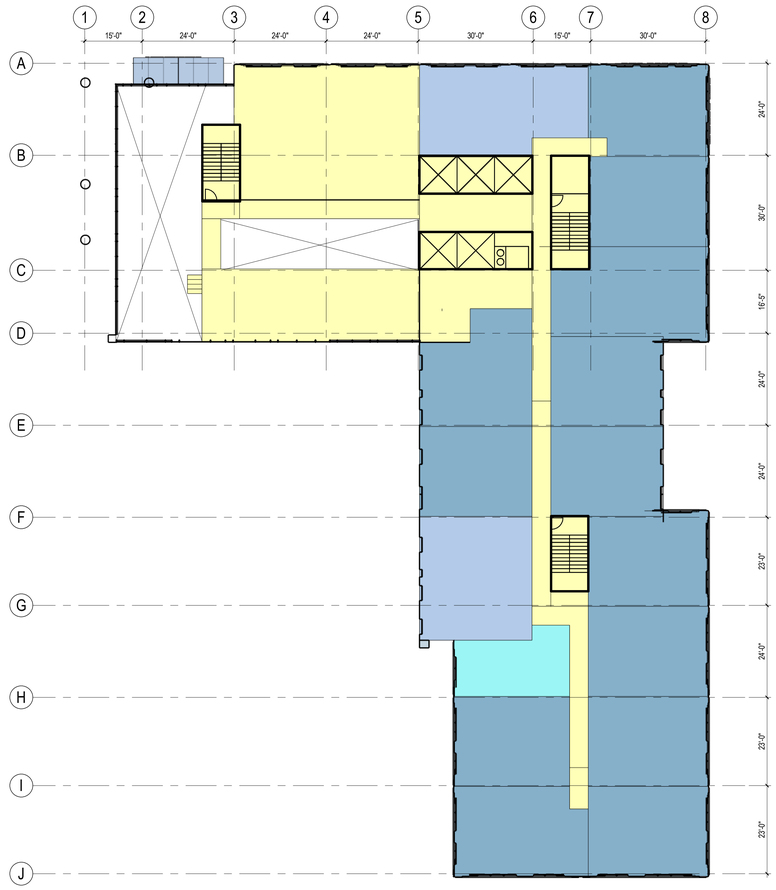
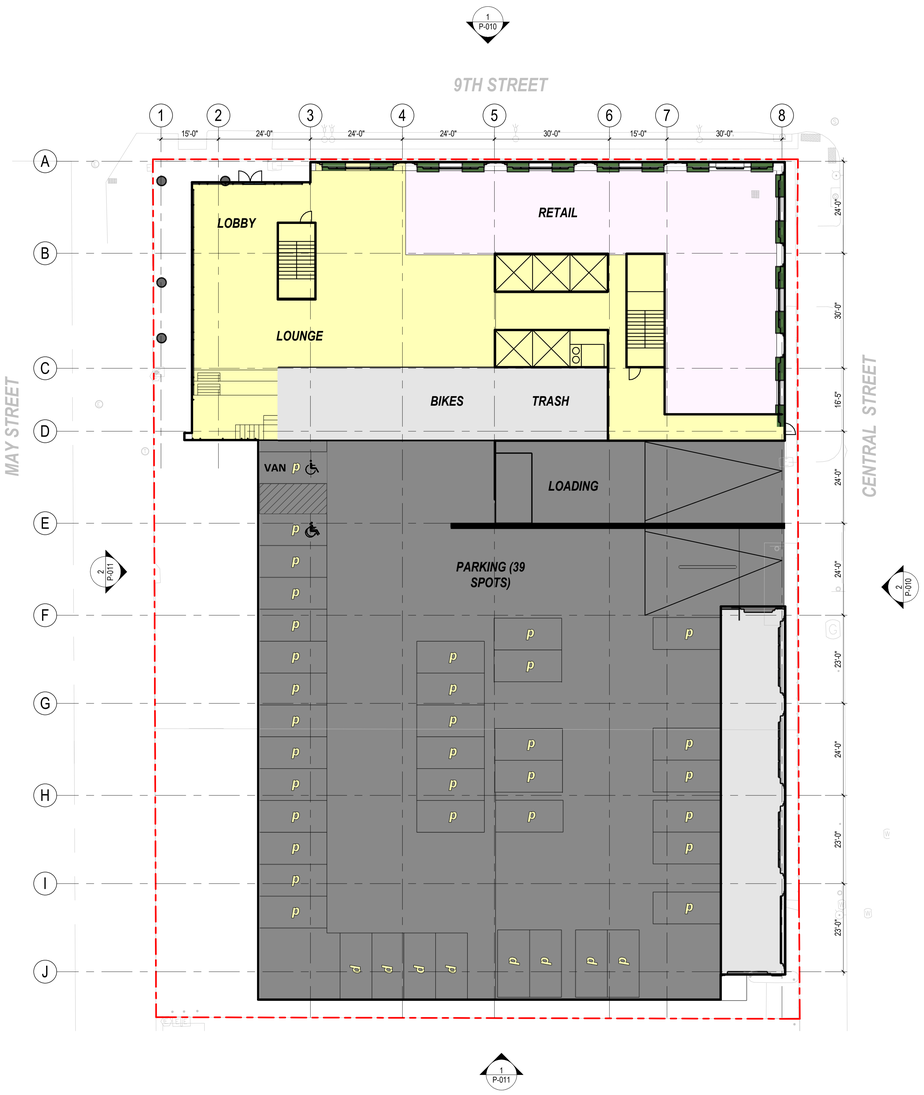


2 LEVEL 02 FLOOR PLAN
2 P-001 1/16" = 1'-0"



1 LEVEL 01 FLOOR PLAN
1 P-001 1/16" = 1'-0"

Stantec

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40 Water Street Third Floor
Boston, MA 02109-3604
Tel: (617) 234-3100
www.stantec.com

Owner

Arnold Development Group
PO Box 8750, Prairie Village,
Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-001

«Pick location in Project Information»
«Project Number»
«Project Name»
«Author»

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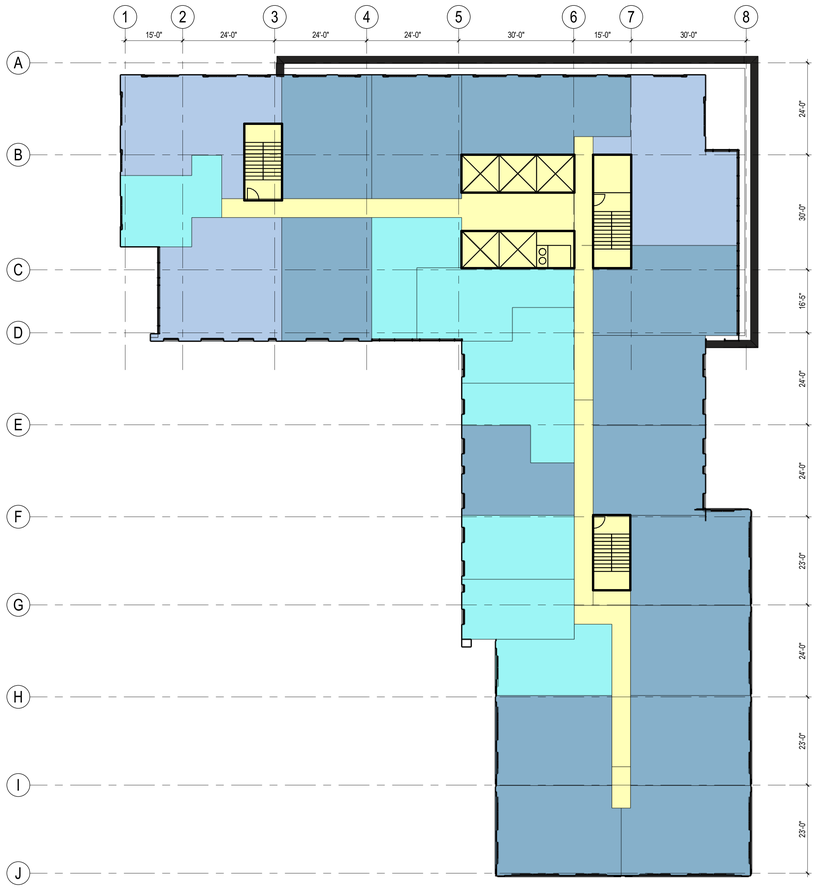
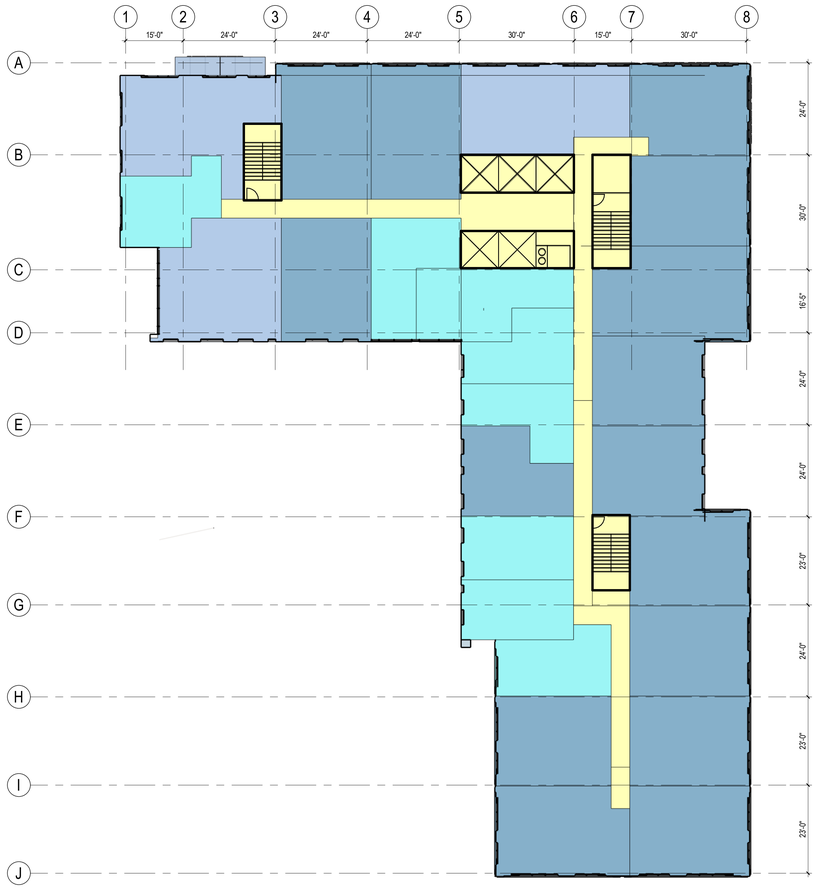


2 P-002 **LEVEL 07 FLOOR PLAN**
1/16" = 1'-0"



1 P-002 **LEVEL 03 FLOOR PLAN**
1/16" = 1'-0"

LEGEND

- *AMENITY*
- *UNIT - STUDIO*
- *UNIT - ONE BEDROOM*
- *UNIT - TWO BEDROOM*

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Preliminary Urban Redevelopment Plan	10.20.2025
Issued/Revision	YYYY.MM.DD

Permit/Seal

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Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-002

*Plot location in Project Information
DO NOT SCALE DRAWING
Autodesk Docs://...rvt

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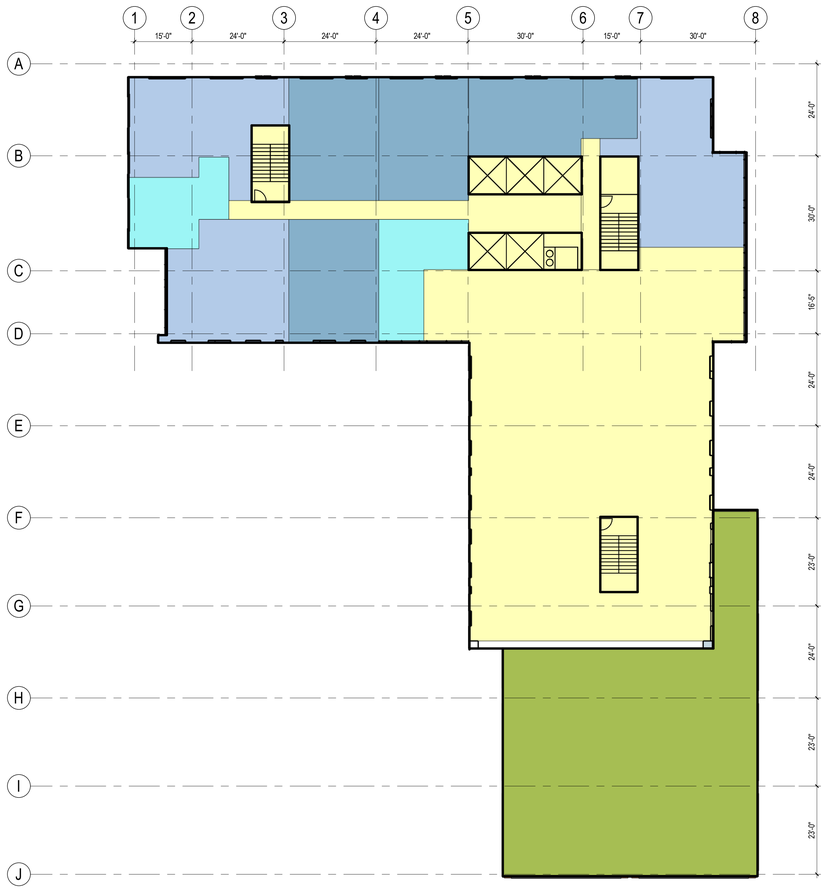
2 TYPICAL TOWER LEVEL

P-003 1/16" = 1'-0"



1 LEVEL 12

P-003 1/16" = 1'-0"

LEGEND

- AMENITY
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- OUTDOOR AMENITY

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Project Info

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Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

FLOOR PLANS

P-003

*Pick location in Project Information
and Update Date in
BOUNDARY SURVEY Ad1

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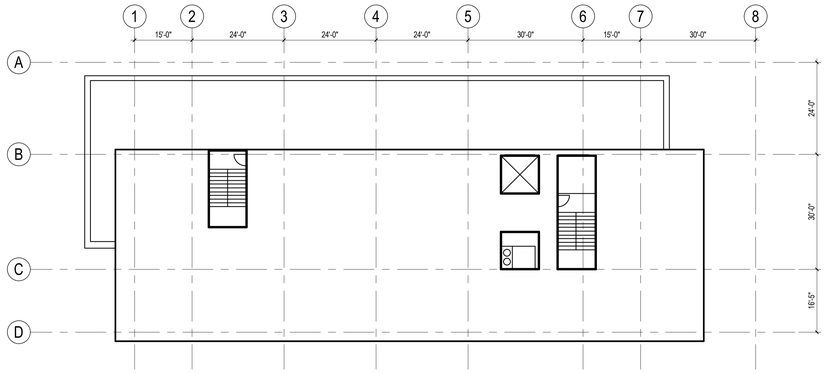
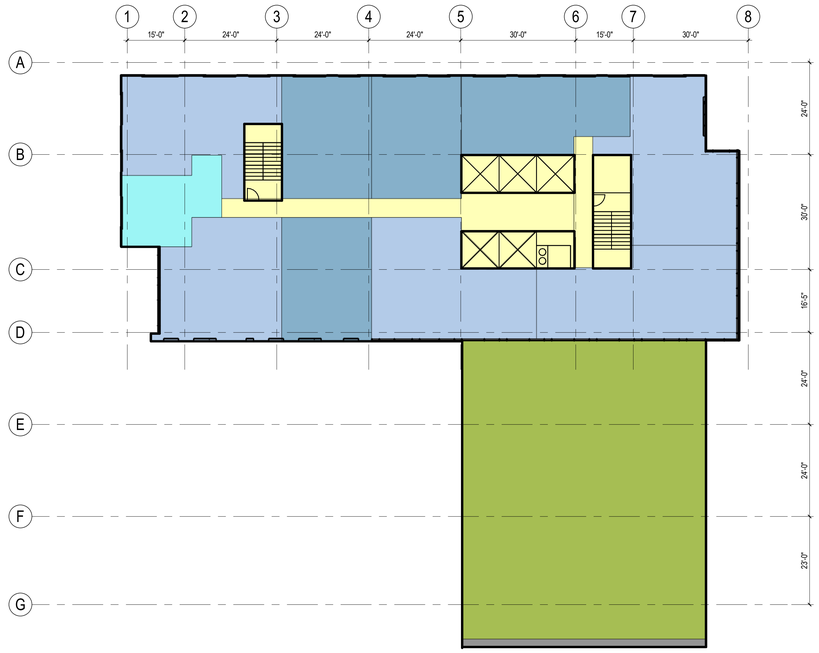


LEGEND

- AMENITY
- UNIT - STUDIO
- UNIT - ONE BEDROOM
- UNIT - TWO BEDROOM
- OUTDOOR AMENITY
- MECHANICAL

3 P-004 **ROOF LEVEL**
1/16" = 1'-0"

2 P-004 **LEVEL 26**
1/16" = 1'-0"



1 P-004 **LEVEL 25**
1/16" = 1'-0"

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Kansas City MO 66208
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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision YYYY.MM.DD

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PRELIMINARY NOT FOR CONSTRUCTION

Scale 1/16" = 1'-0"
Project No. 218421613

FLOOR PLANS

P-004

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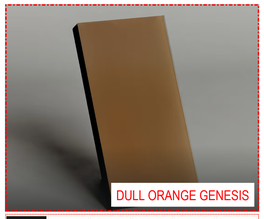
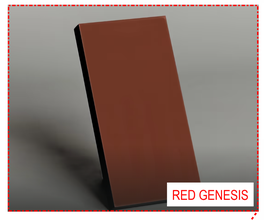
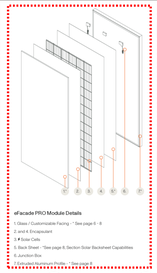




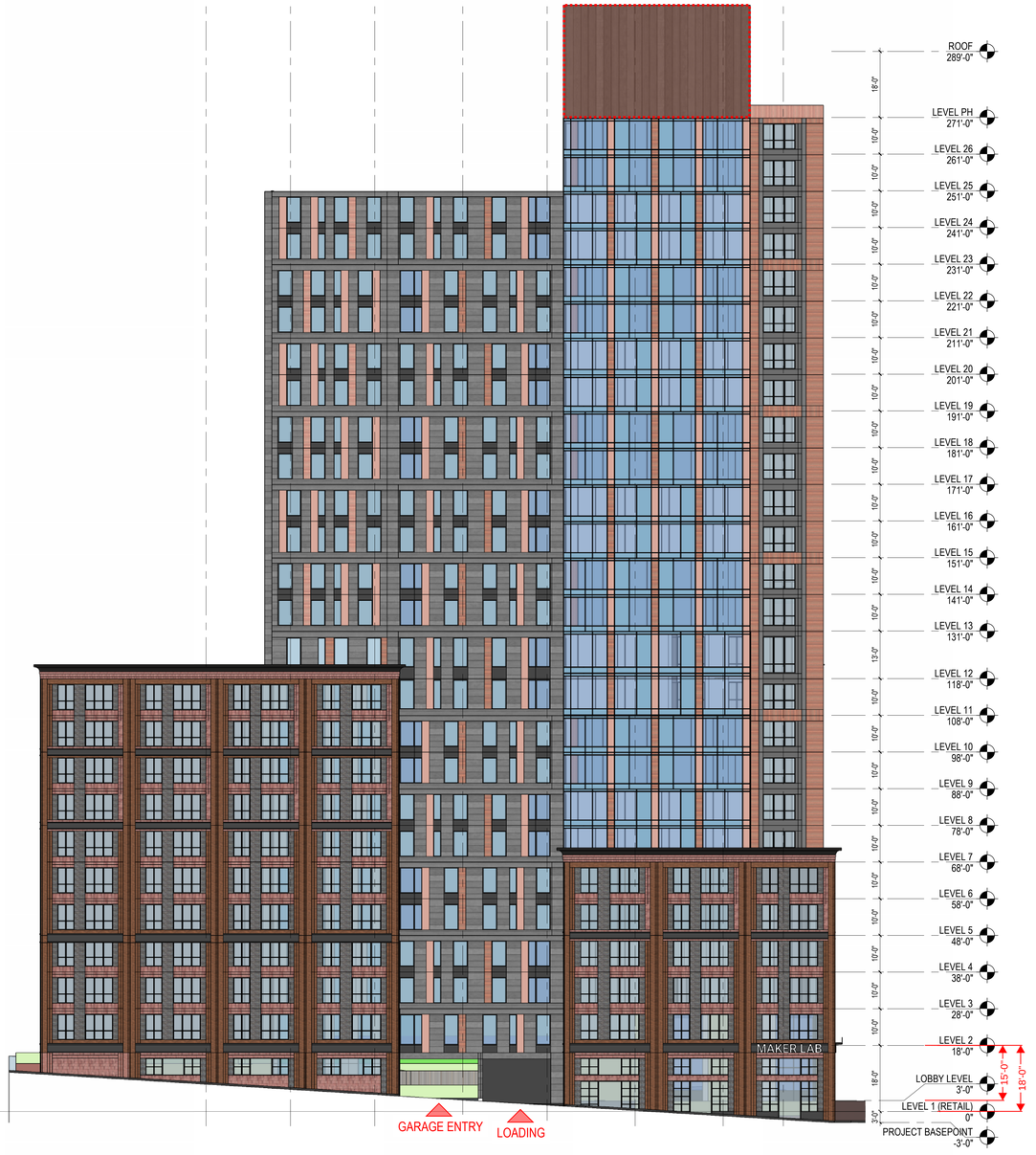
PENTHOUSE DESIGN INTENT

- METRIX SOLAR METAL PANEL PRODUCT
- REFLECTIVE, GLASSY FINISH
- LIGHTWEIGHT FEEL

A mixture of colors will be used to generate a richer texture, with a heavier emphasis on the warmer tone materials



1 P-010 **9TH STEET ELEVATION (NORTH)**
1/16" = 1'-0"



2 P-010 **CENTRAL ST ELEVATION**
1/16" = 1'-0"

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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Preliminary Urban Redevelopment Plan	10.20.2025
Issued/Revision	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale	1/16" = 1'-0"
Project No.	218421613

PROJECT ELEVATIONS - NORTH & SOUTH

P-010

eFAÇA Excellion in Project Information
Model Version: 2025-10-22 - eFAÇA
Revit Version: 2025 - eFAÇA

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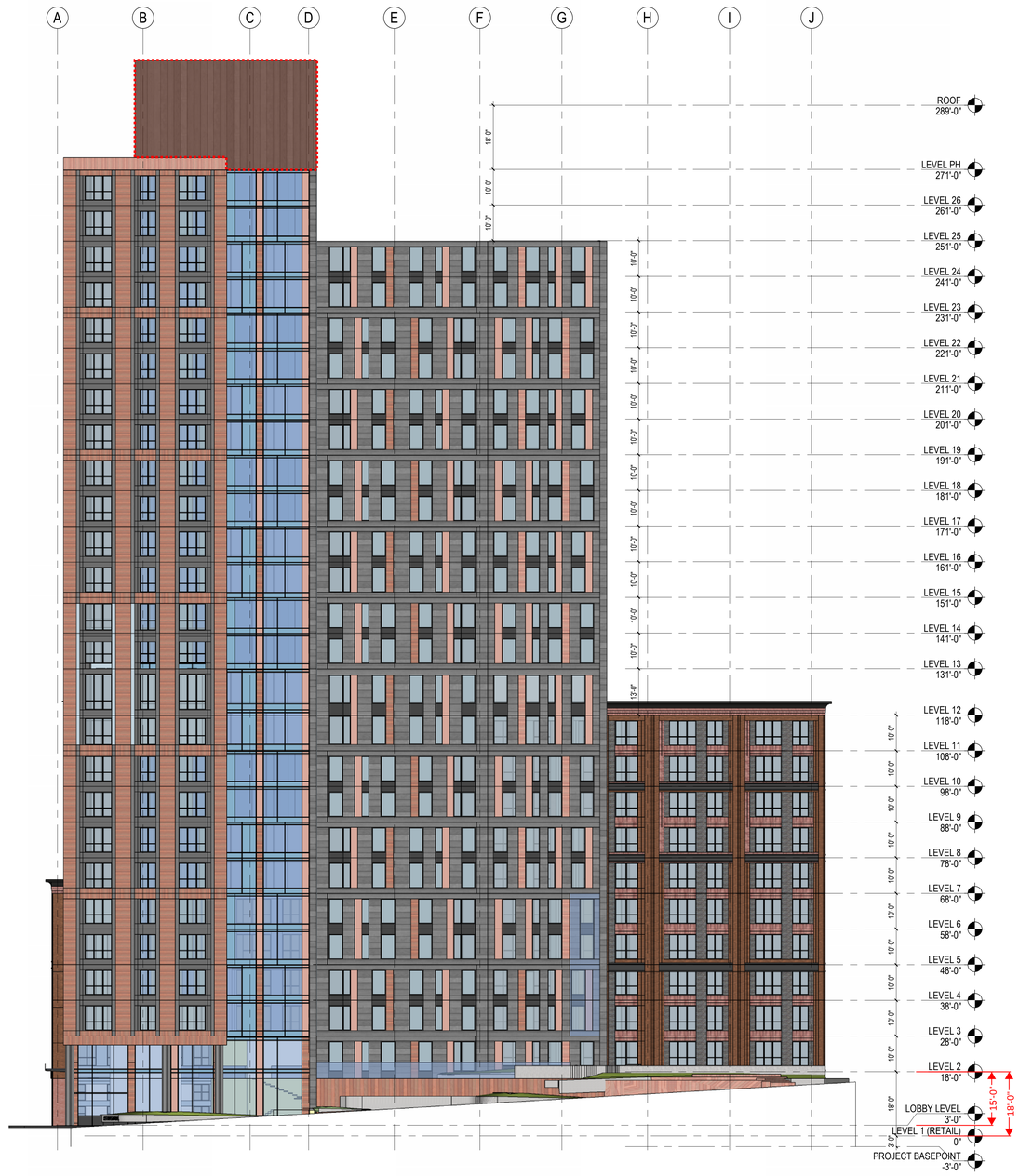
SEE NOTES ON P-011

1 P-011 **PLAZA ELEVATION (SOUTH)**
1/16" = 1'-0"

SEE NOTES ON P-011



2 P-011 **MAY ST ELEVATION**
1/16" = 1'-0"

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Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
Preliminary Urban Redevelopment Plan	10.20.2025

Permit/Seal

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Scale 1/16" = 1'-0"
Project No. 218421613

PROJECT ELEVATIONS - EAST & WEST

P-011

<Pick location in Project Information>
<Pick Author in Project Information>
<Pick Date in Project Information>
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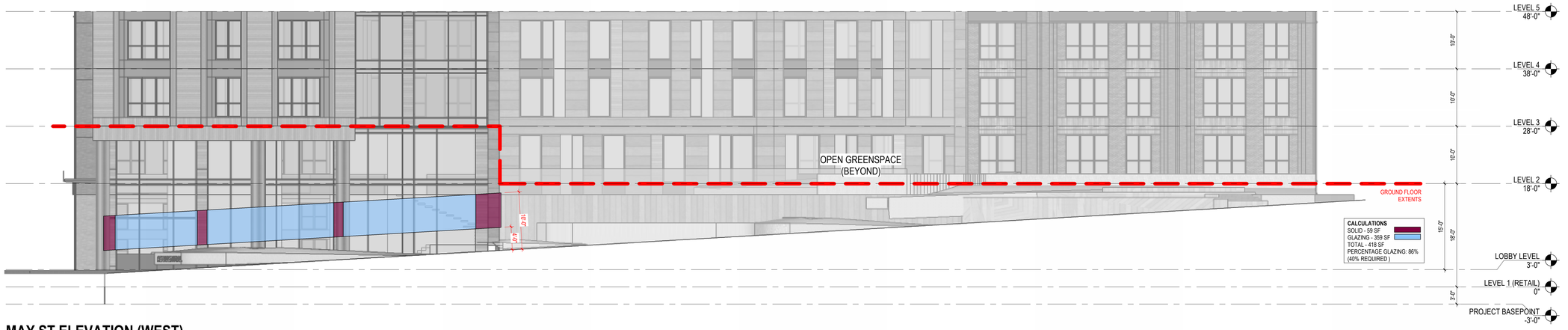
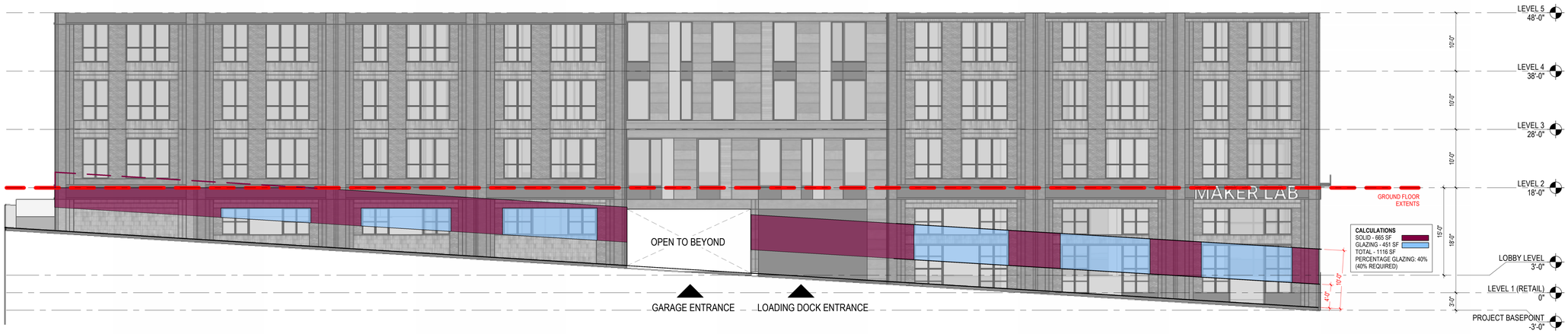


3 P-012 **MAY ST ELEVATION (WEST)**

1/8" = 1'-0"



2 P-012 **CENTRAL ST ELEVATION (EAST)**

1/8" = 1'-0"

1 P-012 **9TH ST ELEVATION (NORTH)**

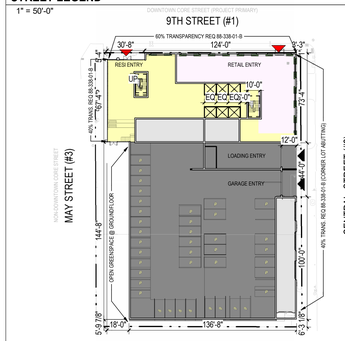
1/8" = 1'-0"

COLOR LEGEND

- SOLID WALL
- WINDOW
- GROUND FLOOR EXTENTS
- SIDEWALK OFFSET EXTENTS

STREET LEGEND

1" = 50'-0"



88-338-01-B GROUND FLOOR TRANSPARENCY:
1. At least 60% of the street - facing building facade between 4 feet and 10 feet above the sidewalk must be comprised of windows that allow views of indoor commercial space, or product displace areas, or display of art, murals or interactive lighting.
On corner lots, this 60% transparency requirement applies only along one street.
The minimum transparency standard abutting secondary streets is 40%

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Scale	As indicated
Project No.	218421613

GROUND FLOOR TRANSPARENCY DIAGRAMS

P-012

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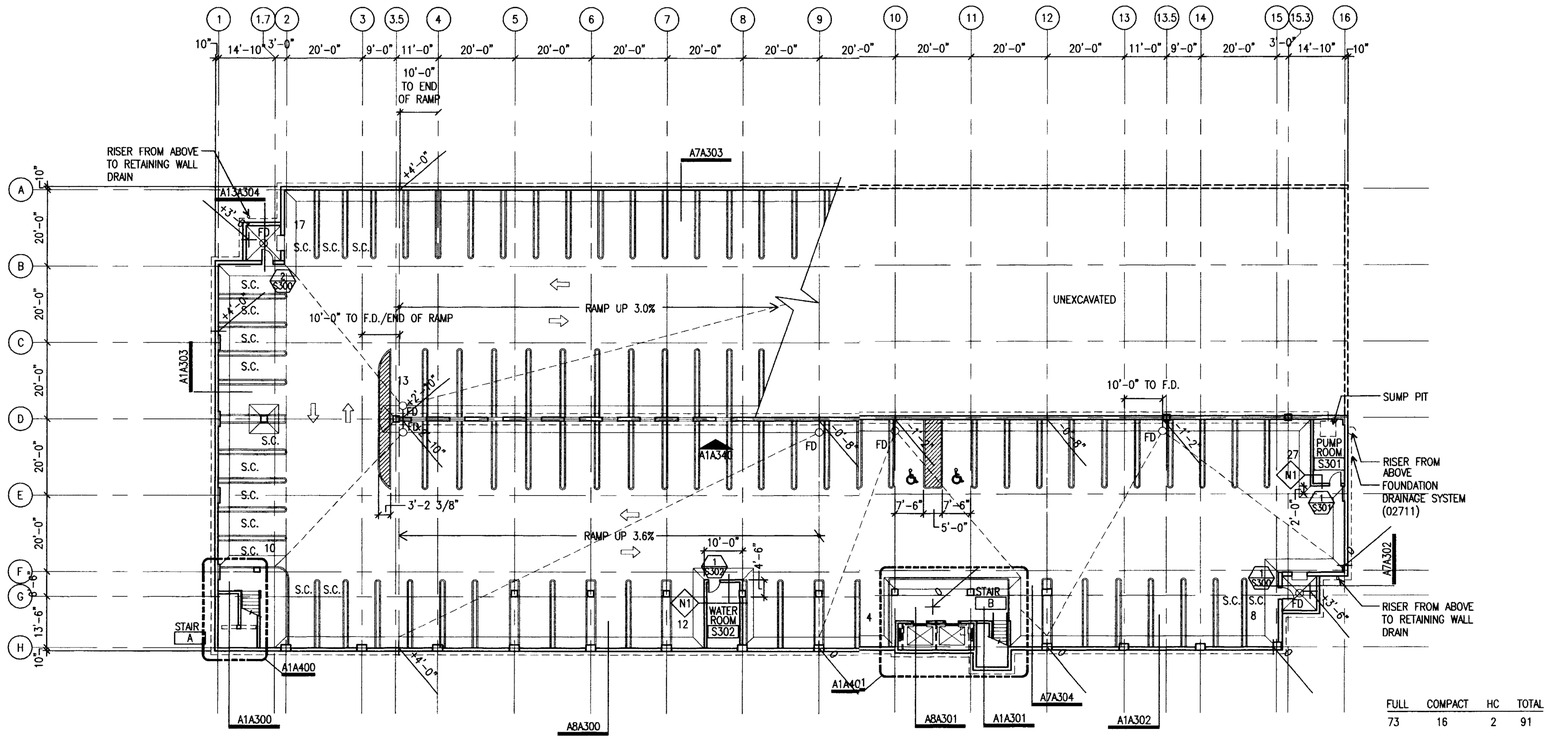
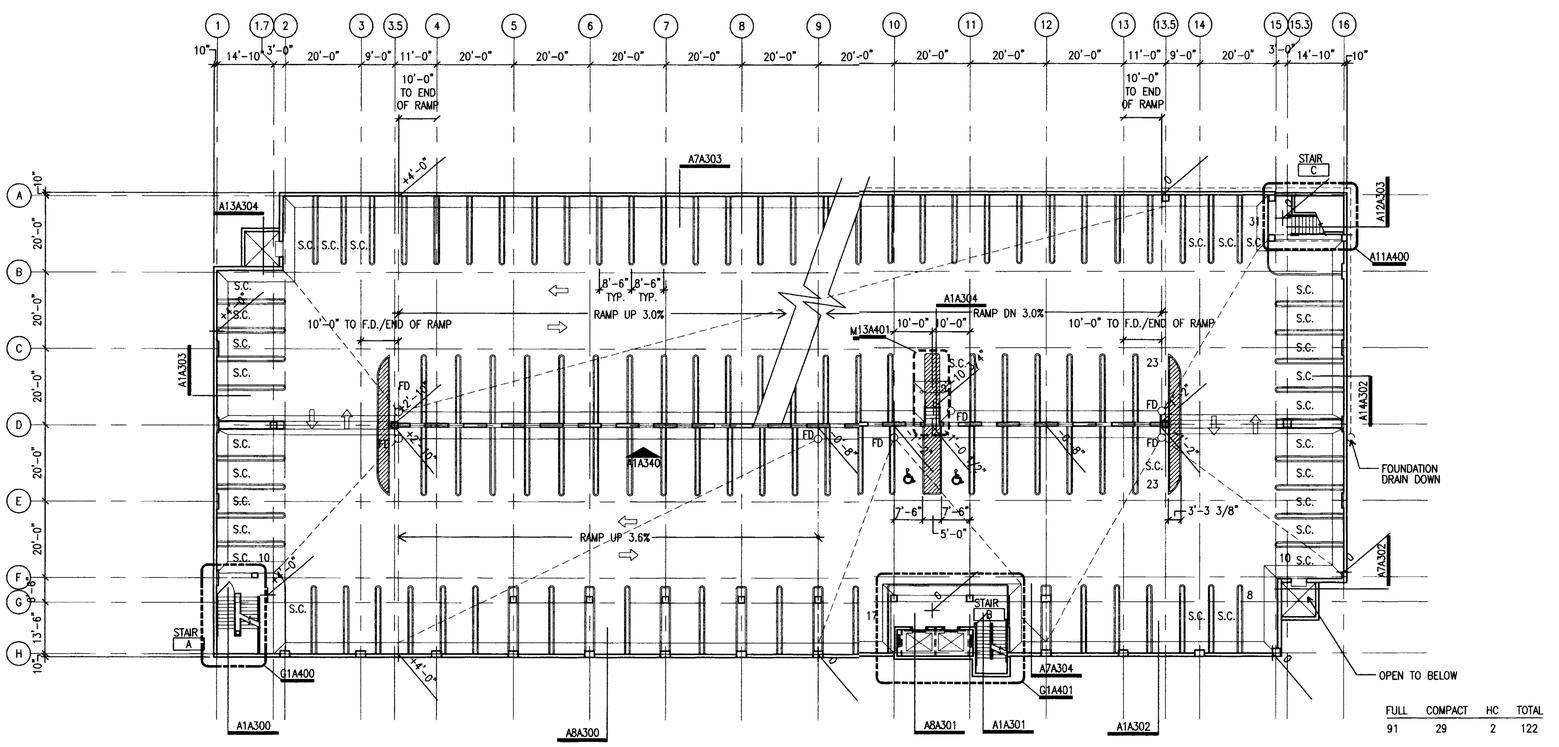


J6 Garage Plan Level S3

1/16" = 1'-0" (0 4 8 16 FT) RE:



A6 Garage Plan Level S2

1/16" = 1'-0" (0 4 8 16 FT) RE:

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Kansas City MO 66208
816.595.5000

Project Info

9th & Central
301 W 9th Street, Kansas City MO 64105

Notes

Issued/Revision	YYYY.MM.DD
City Comments Response	11.26.2025
PII Planning Submission	10.24.2025

Permit/Seal

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Scale	AS NOTED
Project No.	218421613

POINDEXTER GARAGE - FLOOR PLANS LEVEL S3, S2

G-100

Jarnold Jarnold
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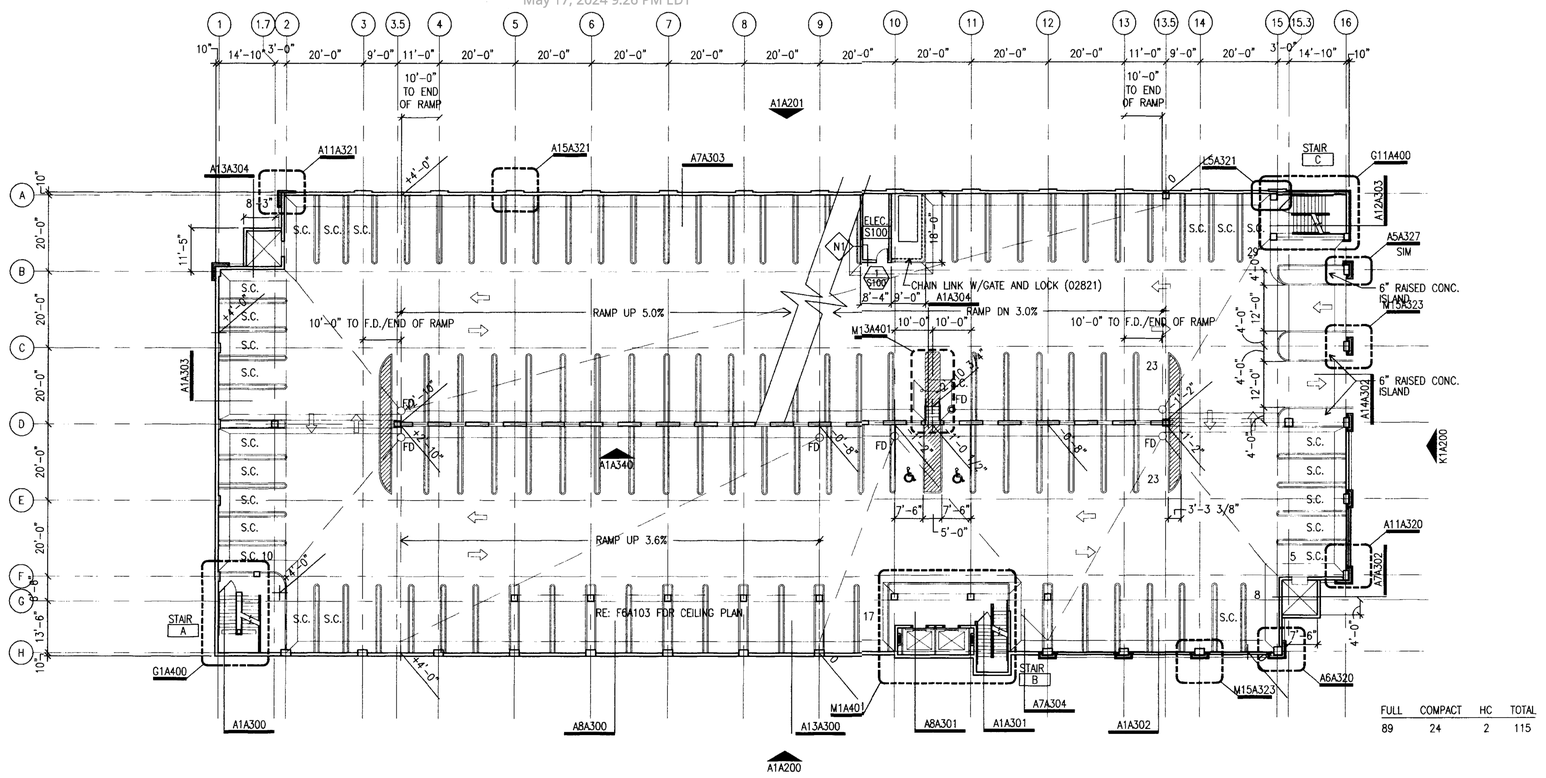
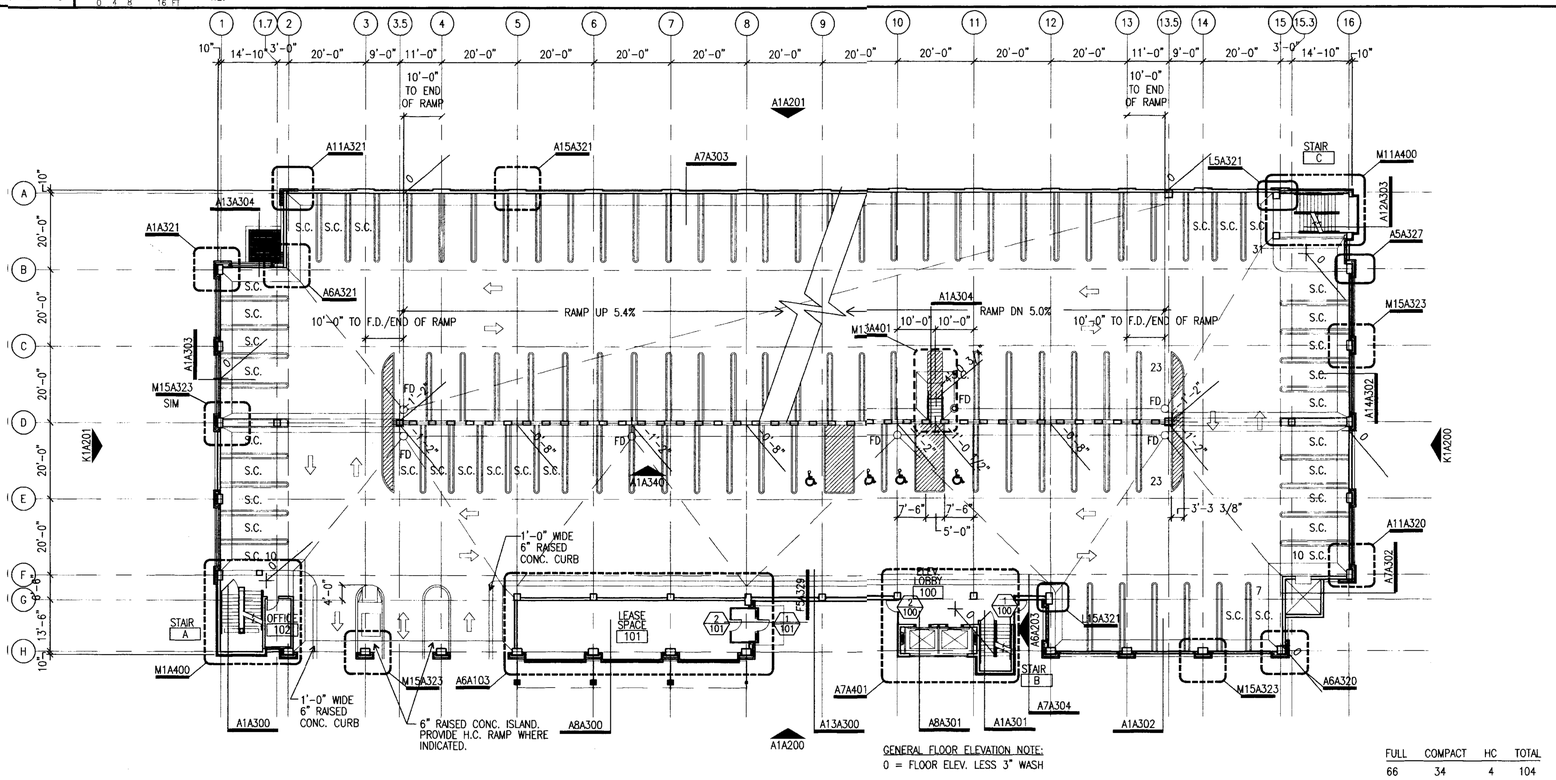


J6 Garage Plan Level S1

1/16" = 1'-0"



A6 Garage Plan Level 1

1/16" = 1'-0"

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Project Info

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Notes

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POINDEXTER GARAGE - FLOOR PLANS LEVEL S1, 1

G-101

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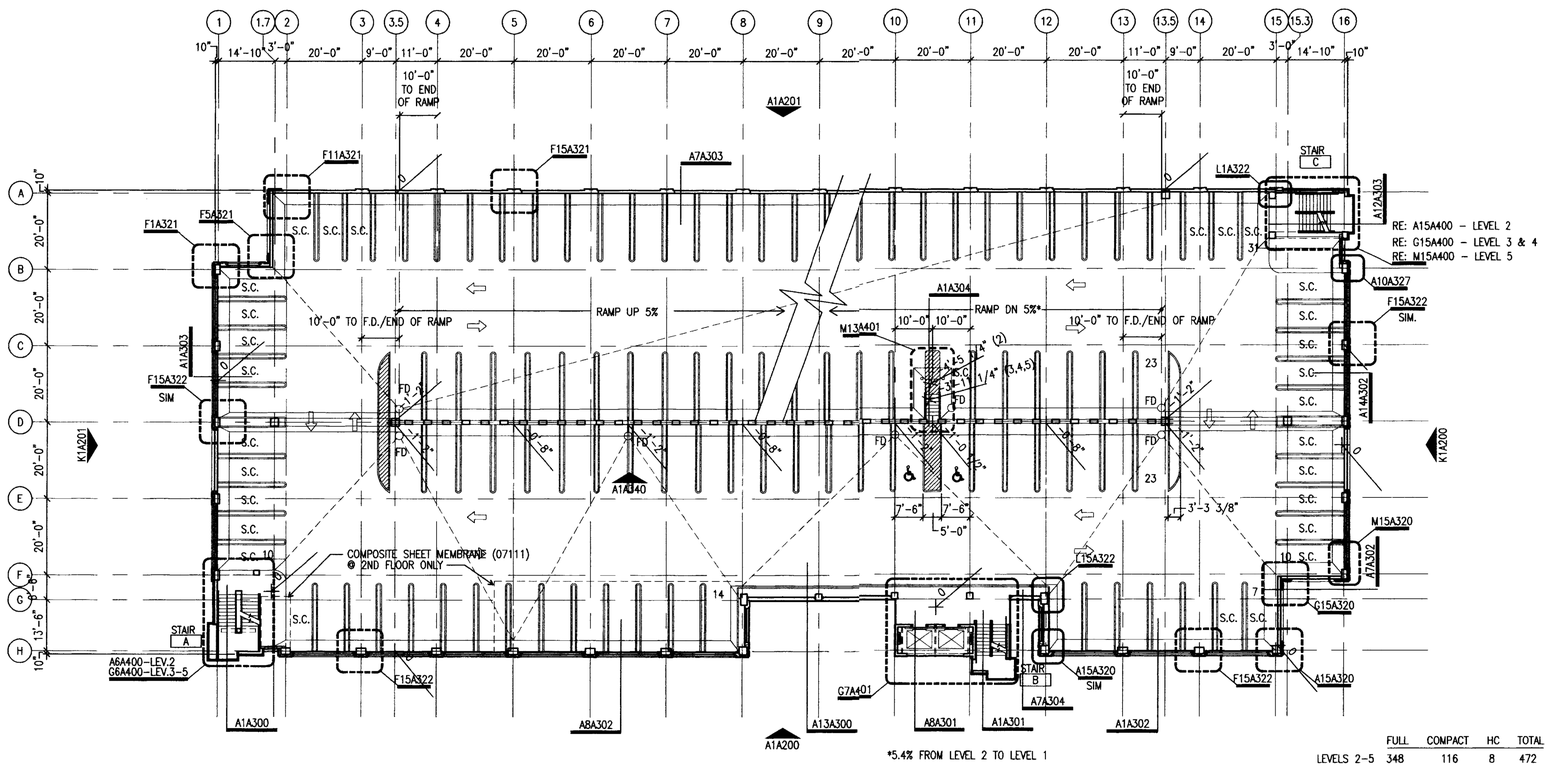
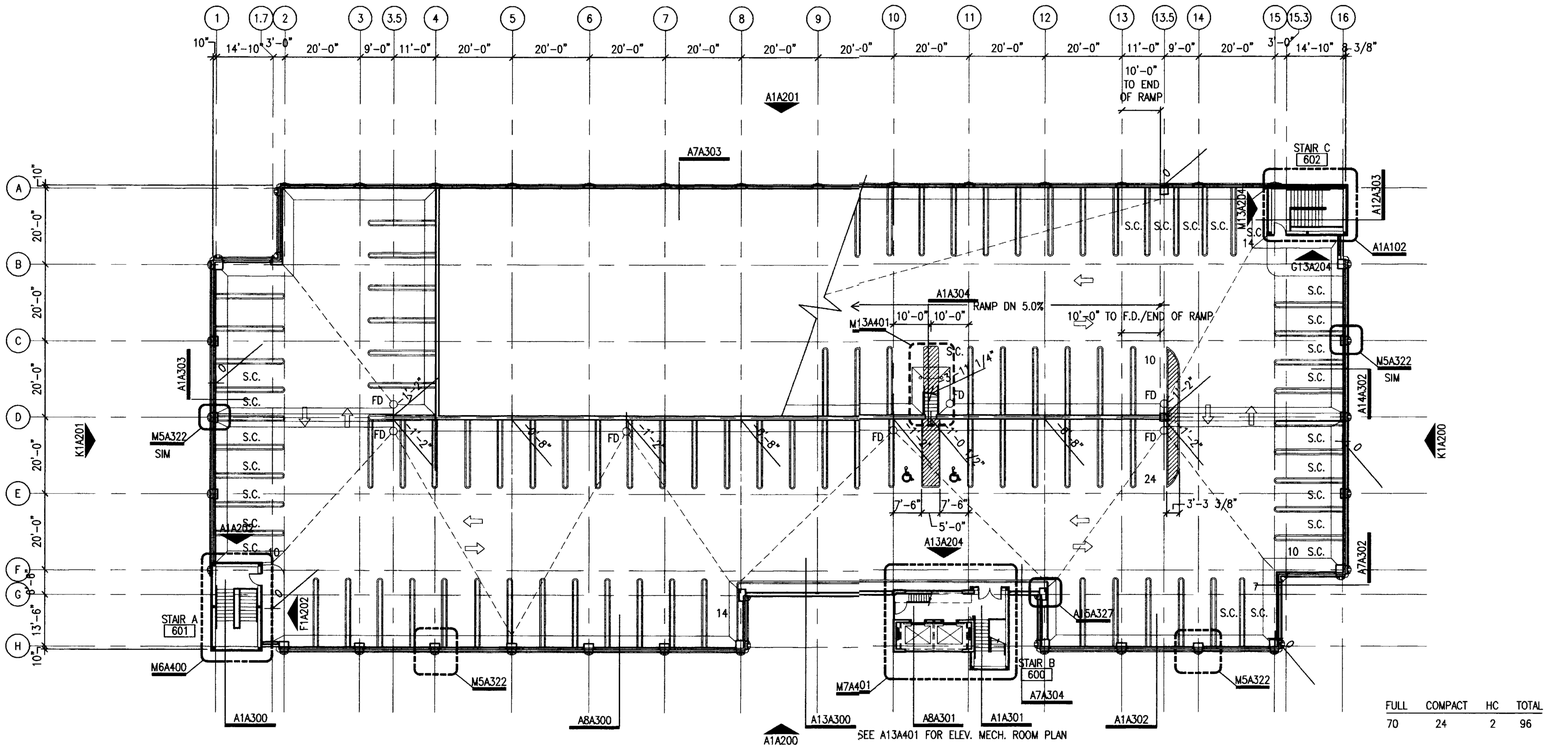


LEVELS 2-5	FULL	COMPACT	HC	TOTAL
	348	116	8	472

J6 Garage Plan Level (2-5)

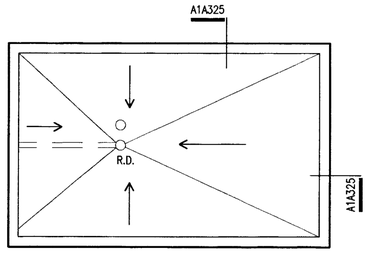
1/16" = 1'-0" RE:



	FULL	COMPACT	HC	TOTAL
	70	24	2	96

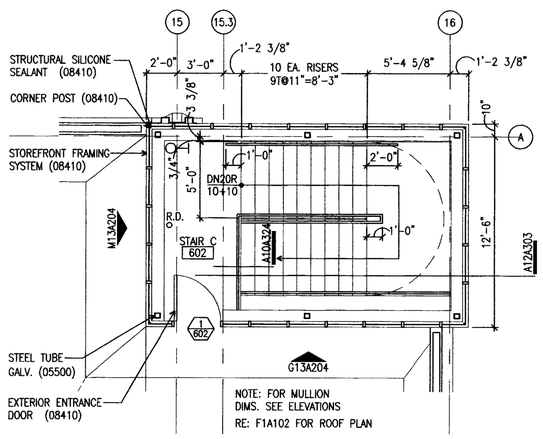
F1 Typical Roof Plan

1/4" = 1'-0" RE: A1A102, M6A400



A1 Stair "C" Level 6

1/4" = 1'-0" RE: A6A102



A6 Garage Plan Level 6

1/16" = 1'-0" RE:

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Project Info

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Notes

City Comments Response	11.26.2025
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POINDEXTER GARAGE - FLOOR PLANS LEVEL 2-5, 6

G-102

ORIGINAL SHEET: ARCH E1
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jarnold jarnold
arnold@developmentgroup.com
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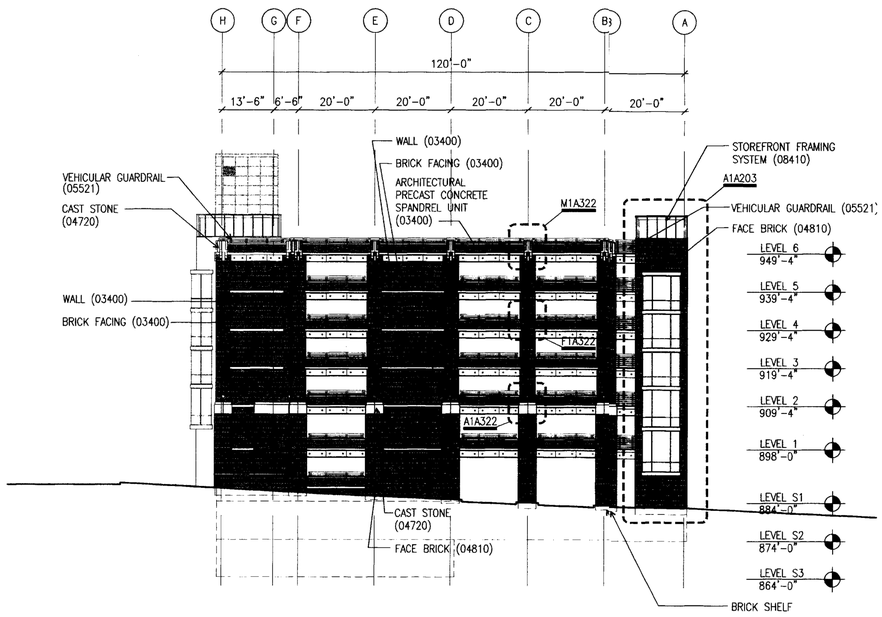
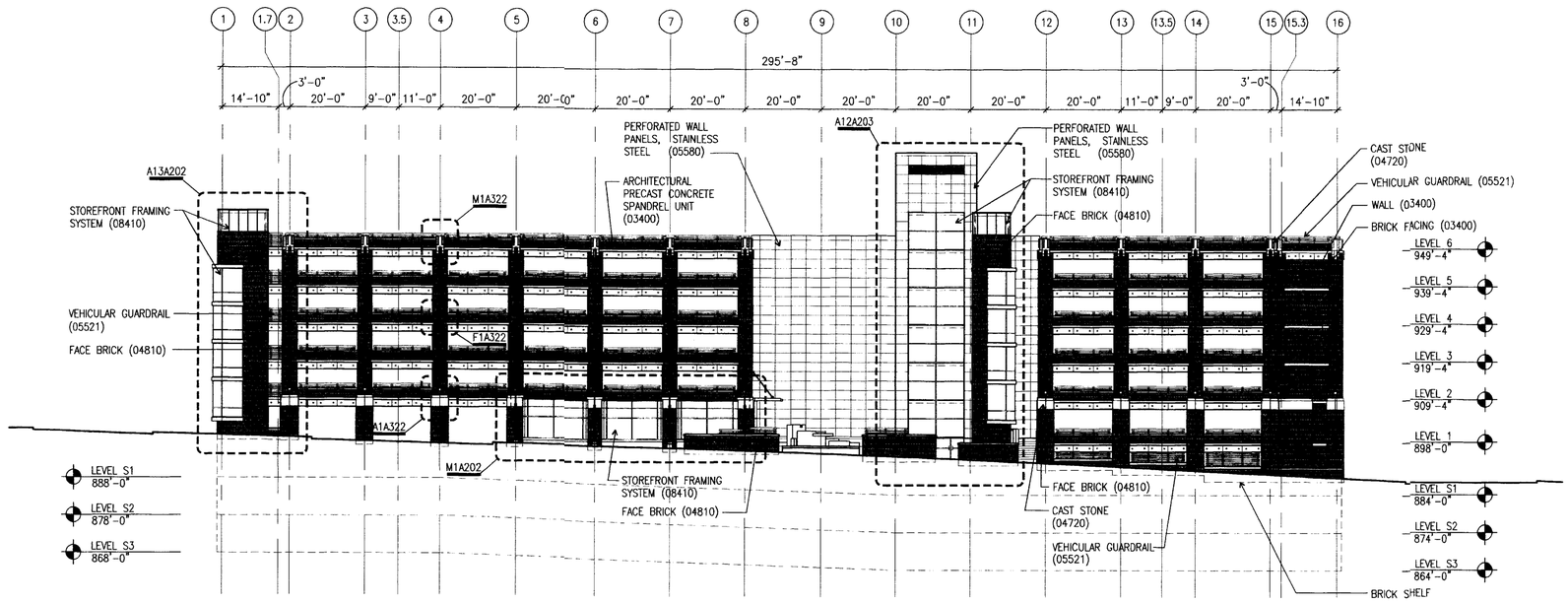


K1 East Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A6A101, J6A101, A6A102, J6A102



A1 South Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A6A101, J6A101, A6A102, J6A102

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Project Info

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301 W 9th Street, Kansas City MO 64105

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Permit/Seal

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Scale	AS NOTED
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POINDEXTER GARAGE - EAST AND SOUTH ELEVATIONS

G-103

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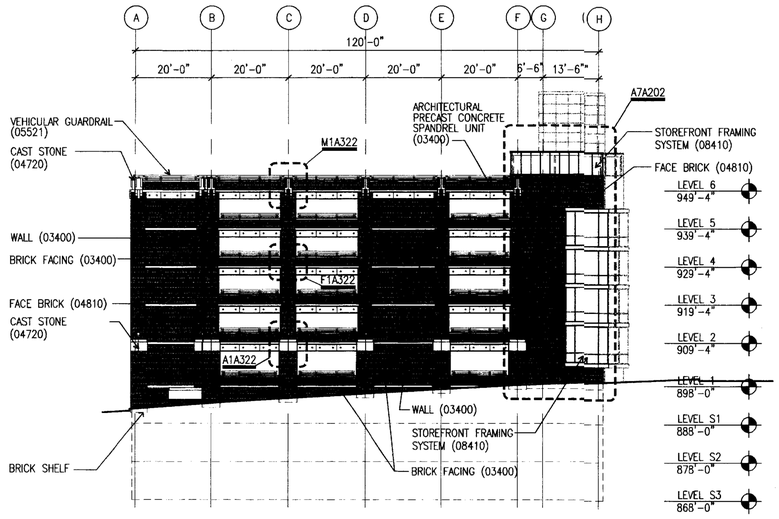
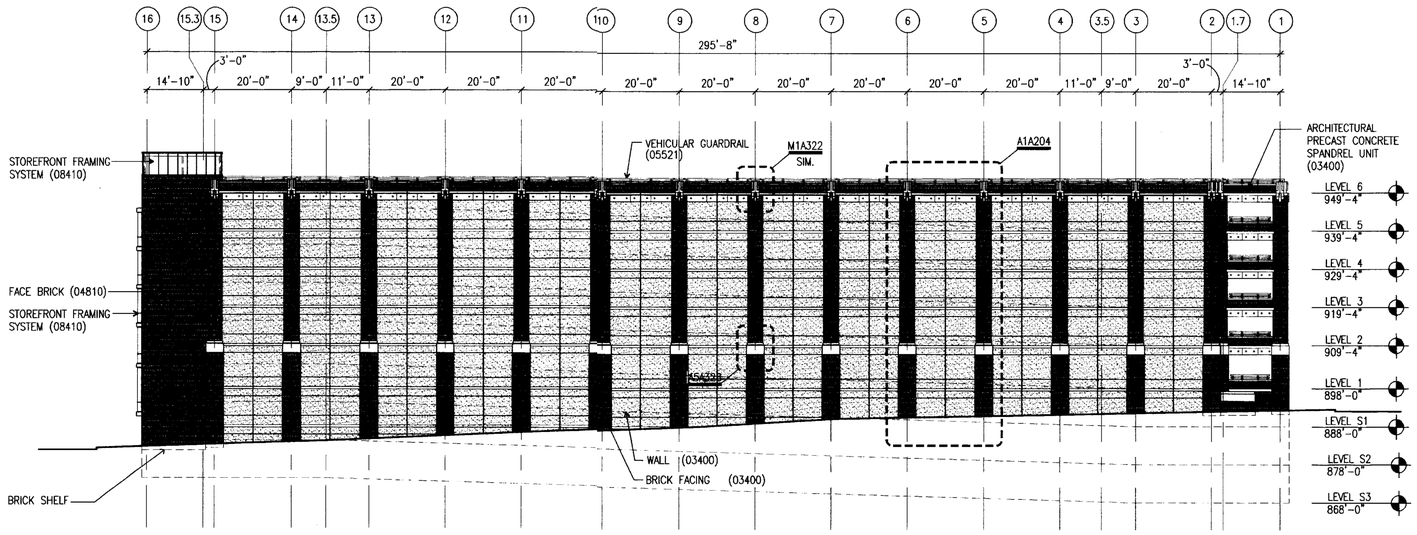


K1 West Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A101,A102



A1 North Elevation

1/16" = 1'-0" 0 4 8 16 FT RE: A101,A102

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POINDEXTER GARAGE - WEST AND NORTH ELEVATIONS

G-104

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Tuesday, October 21, 2025 1:59 PM

ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 49 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

TRACT 1:
LOTS 16, 17 AND 18 AND PART OF LOT 19, BLOCK 4, HUBBARDS' ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF BROADWAY AND EIGHTH STREET IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS THE SAME ARE MARKED AND DESIGNATED ON THE RECORDED PLAT OF HUBBARD'S ADDITION TO THE CITY OF KANSAS; THENCE SOUTH WITH THE EAST LINE OF BROADWAY, 202.9 FEET, MORE OR LESS, TO A POINT 95 FEET SOUTH OF THE NORTH LINE OF THE TRACT OF 1½ ACRES CONVEYED TO CHESTER M. ROOT, BY JOHNSTON LYKINS BY THE DEED DATED FEBRUARY 5, 1987, AND RECORDED IN BOOK 26, PAGE 391, IN THE OFFICE OF THE RECORDER OF DEEDS FOR SAID COUNTY; THENCE EAST AND PARALLEL WITH SAID NORTH LINE, 142 FEET, MORE OR LESS, TO THE WEST LINE OF MAY STREET; THENCE NORTH WITH THE WEST LINE OF MAY STREET, 203.1 FEET, MORE OR LESS, TO THE SOUTH LINE OF EIGHTH STREET; THENCE WEST WITH THE SOUTH LINE OF EIGHTH STREET, 142 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

TRACT 2:
ALL OF THAT PART OF LOTS 19 AND 20, BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, BEGINNING AT A POINT ON THE EAST LINE OF BROADWAY, 37.5 FEET NORTH OF THE NORTH LINE OF NINTH STREET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF NINTH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE NORTH ALONG THE WEST LINE OF MAY STREET, 48.6 FEET TO THE CENTER OF A PARTY WALL; THENCE WEST ALONG THE CENTER OF SAID PARTY WALL, 142 FEET TO THE EAST LINE OF BROADWAY; THENCE SOUTH 48.53 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:
ALL THAT PART OF BLOCK 5, IN KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAY THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MAY STREET WITH THE NORTH RIGHT-OF-WAY LINE OF 9TH STREET, AS BOTH ARE NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 117 FEET, 8 INCHES, MORE OR LESS, TO A POINT 6 FEET, 4 INCHES WEST OF THE EAST LINE OF LOT 16, BLOCK 5 OF SAID SUBDIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 16, A DISTANCE OF 130.2 FEET, MORE OR LESS, TO THE SOUTH LINE OF ALLEY; THENCE WEST ALONG SAID SOUTH LINE, 117 FEET, 8 INCHES, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF SAID MAY STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE 130.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 4:
LOT 17 AND THE EAST 6 FEET 4 INCHES OF LOT 16, EXCEPT THAT PART IN 9TH STREET, BLOCK 5, KING'S RESURVEY, BLOCKES NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 5:
LOTS 18, 19, 20 AND 21, BLOCK 5, KING'S RESURVEY, BLOCKS NO. 5, 6, 7 AND 8, HUBBARD'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:
ALL THAT PART OF BLOCK 4, HUBBARD'S ADDITION TO THE CITY OF KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF 9TH AND BROADWAY STREETS IN SAID CITY AND RUNNING THENCE NORTH ALONG THE EAST LINE OF BROADWAY 37 ½ FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF 9TH STREET, 142 FEET TO THE WEST LINE OF MAY STREET; THENCE SOUTH ALONG THE WEST LINE OF MAY STREET, 37 ½ FEET TO THE NORTH LINE OF 9TH STREET; THENCE WEST ALONG THE NORTH LINE OF 9TH STREET, 142 FEET TO THE POINT OF BEGINNING.

TRACT 7:
ALL OF LOTS 12, 13 AND 14, AND CERTAIN SURPLUS OF LAND APPURTENANT TO OR INCLUDED IN SAID THREE LOTS ALL IN BLOCK 3; ALSO ALL OF LATS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 12, IN BLOCK 3, AND NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 7; ALSO ALL OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 6 AND WEST OF AND ADJOINING LOT 7, IN BLOCK 7; EXCEPTING, HOWEVER, ALL OF THAT PART OF SAID LOT 14, IN BLOCK 3, WHICH LIES NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF CENTRAL STREET, 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14, TO A POINT ON THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; EXCEPTING ALSO THE NORTH 12 FEET OF SAID LOTS 7 AND 8, IN BLOCK 7, NOW IN PUBLIC ALLEY, AND EXCEPTING ALSO THE SOUTH 5 FEET OF ALL OF SAID PREMISES IN BLOCK 7, CONVEYED TO KANSAS CITY, MISSOURI, FOR STREET PURPOSES; ALL IN ASHBURN'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, MISSOURI; TOGETHER WITH THE VACATED EAST 5 INCHES OF CENTRAL STREET, LYING WEST OF AND ADJOINING A PART OF THE ABOVE-DESCRIBED PREMISES; THE ENTIRE TRACT OF LAND ABOVE DESCRIBED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF CENTRAL STREET, 211.8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 22, IN BLOCK 3, SAID ASHBURN'S ADDITION, SAID POINT OF BEGINNING BEING 14 FEET SOUTH OF A COMMON CORNER BETWEEN LOTS 14 AND 15, IN SAID BLOCK 3, AS LOCATED ON THE GROUND; THENCE WEST 5 INCHES TO THE NORTHWEST CORNER OF THE STRIP OF LAND 5 INCHES IN WIDTH FORMERLY IN CENTRAL STREET AND NOW VACATED BY ORDINANCE OF KANSAS CITY, MISSOURI NO. 13621; THENCE SOUTH ALONG THE EAST LINE OF CENTRAL STREET AS NOW ESTABLISHED AND ALONG THE WEST LINE OF SAID VACATED STRIP, 213.13 FEET, MORE OR LESS, TO THE NORTH LINE OF 10TH STREET, AS WIDENED BY THE DEED RECORDED IN BOOK B-4125, AT PAGE 381; THENCE EAST ALONG THE NORTH LINE OF 10TH STREET, WIDENED AS AFORESAID, 232.19 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, IN SAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF LOT 8, AFORESAID 124.22 FEET, MORE OR LESS, TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 52.33 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 7, SAID BLOCK 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, SAID BLOCK 7 (BEING THE EAST LINE OF A VACATED ALLEY) 12 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE WEST TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE PROLONGATION NORTH OF THE EAST LINE OF SAID LOT 6 AND ALONG THE EAST LINES OF LOTS 12, 13 AND 14, IN BLOCK 3, AFORESAID 77.64 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 14, WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 14, WHICH IS 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 (BEING THE EAST LINE OF CENTRAL STREET) 0.08 FEET TO THE POINT OF BEGINNING.

TRACT 8:
ALL OF LOTS 14, 15, 16 AND 17, BLOCK 3, EXCEPTING ALL THAT PART OF LOT 14, WHICH LIES SOUTH OF A LINE DRAWN FROM A POINT ON THE EAST SIDE OF CENTRAL STREET 13.92 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 14 TO A POINT ON THE EAST LINE OF LOT 14 WHICH IS 13.93 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 9:
LOT 9, BLOCK 7, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 10:
LOTS 7, 8 AND 9, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 11:
LOTS 1, 2, 3, 4 AND THE NORTH 11 FEET OF LOT 5, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 12:
THE SOUTH 14 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 4, ASHBURN'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL LOCATION MAP
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

ALTA TABLE A ITEMS:

1. ALL MAJOR CORNERS ON THE BOUNDARY WERE MONUMENTED WITH EITHER A ½" IRON BAR WITH CAP STAMPED "CF&S CLS 1999141100" OR A CHISELED + IN CONCRETE, UNLESS THE CORNER WAS ALREADY MONUMENTED OR REFERENCED BY AN EXISTING MONUMENT WHICH IS NOTED ON THIS MAP OR PLAT.
2. THE ADDRESSES OF THE SURVEYED PARCELS ARE:
   TRACT 1 – 801 BROADWAY BLVD.
   TRACT 2 – 801 BROADWAY BLVD.
   TRACT 3 – 809 MAY ST.
   TRACT 4 – 316 W. 9TH ST.
   TRACT 5 – 314 W. 9TH ST.
   TRACT 6 – 801 BROADWAY BLVD.
   TRACT 7 – 210 W. 10TH ST.
   TRACT 8 – 210 W. 10TH ST.
   TRACT 9 – 208 W. 10TH ST.
   TRACT 10 – 910 CENTRAL ST.
3. THE SURVEYED PARCELS OF LAND LIE WITHIN A FEMA FLOOD ZONE DESIGNATED AS "OTHER AREAS ZONE X" PER FEMA MAP NUMBER 29095C0252H, MAP REVISED DECEMBER 7, 2023.
   OTHER AREAS ZONE X: AREAS OF MINIMAL FLOOD HAZARD.
4. THE AREA OF THE SURVEYED PARCELS ARE:
   TRACT 1 – 28,793.13 SQ. FT. (0.66 ACRE ±)
   TRACT 2 – 6895.45 SQ. FT. (0.16 ACRE ±)
   TRACT 3 – 15,362.90 SQ. FT. (0.35 ACRE ±)
   TRACT 4 – 4217.05 SQ. FT. (0.10 ACRE ±)
   TRACT 5 – 19,538.40 SQ. FT. (0.45 ACRE ±)
   TRACT 6 – 5309.00 SQ. FT. (0.12 ACRE ±)
   TRACT 7 – 43,383.02 (0.99 ACRE ±)
   TRACT 8 – 14,787.40 SQ. FT. (0.34 ACRE ±)
   TRACT 9 – 3945.38 SQ. FT. (0.09 ACRE ±)
   TRACT 10 – 12,649.67 SQ. FT. (0.29 ACRE ±)
   TRACT 11 – 18,286.98 SQ. FT. (0.42 ACRE ±)
   TRACT 12 – 6575.33 SQ. FT. (0.15 ACRE ±
   TOTAL AREA=179,743.71 SQ. FT. (4.12 ACRE ±)
9. THE NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS ARE SHOWN ON THE ACCOMPANYING MAP OR PLAT. NUMBER AND TYPE OF PARKING SPACES IN PARKING STRUCTURES WERE NOT COUNTED.

SURVEYOR'S GENERAL NOTES:

1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT, THE CLIENT'S REPRESENTATIVE OR RESEARCHED BY THIS SURVEYOR.
   1.1. FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
   1.1.1. COMMITMENT NUMBER: NCS-1216970-KCTY
   1.1.2. COMMITMENT DATE: SEPTEMBER 26, 2025, AT 8:00 AM
   1.2. KANSAS CITY, MISSOURI GIS INFORMATION
   1.2.1. MAPS.KCMO.ORG/APPS/PARCELVIEWER
2. THIS COMPANY ASSUMES NO RESPONSIBILITY IN THE LOCATION OF SUBSURFACE UTILITIES WITHIN THE SUBJECT PREMISES. THIS IS AN ABOVE-GROUND SURVEY, THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
4. UTILITIES, IF SHOWN, ARE BASED UPON FIELD OBSERVATIONS OF GROUND MARKINGS PROVIDED BY MISSOURI ONE-CALL AND SHOULD BE CONSIDERED APPROXIMATE.
5. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE, US FOOT.

SIGNIFICANT OBSERVATIONS:

1. BUILDING OVER PROPERTY LINE.

CERTIFICATION:

TO: 9TH AND CENTRAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY,
C/O ARNOLD DEVELOPMENT GROUP,
DST REALTY, INC., A MISSOURI CORPORATION,
FIRST AMERICAN TITLE INSURANCE COMPANY,
AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 AND 9 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: SEPTEMBER 12, 2025
DATE OF MAP OR PLAT: OCTOBER 20, 2025

STATE OF MISSOURI
LS-2569
RONALD E. SCHROER
REGISTERED LAND SURVEYOR

RONALD E. SCHROER, MISSOURI PLS 2569
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 1999141100

SCHEDULE B, PART II – EXCEPTIONS:

8. EASEMENT FOR RIGHT-OF-WAY OF NINTH STREET OVER THE SOUTH PART OF THE LAND, CONDEMNED BY ORDINANCE NO. 19374, AS RE-ESTABLISHED BY ORDINANCE NO. 14787. (TRACT 5) (Document not provided/unknown affect)
9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT ENTITLED DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JANUARY 6, 2000, AS DOCUMENT NO. 2000K0000762. (TRACTS 3, 4 AND 5) (No easements to show)
10. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED JANUARY 28, 2002, AS DOCUMENT NO. 2002K0005139 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS V, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013492.
(TRACTS 3, 4 AND 5) (Not shown)
11. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED FEBRUARY 15, 2002, AS DOCUMENT NO. 2002K0008833 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS V, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013492.
(TRACTS 3, 4 AND 5) (Not shown)
12. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 2, 2002, AS DOCUMENT NO. 2002K0026703 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS VII, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013495.
(TRACTS 3, 4 AND 5) (Not shown)
13. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 6, 2003, AS DOCUMENT NO. 2003K0034300 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS VIII, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013493.
(TRACTS 3, 4 AND 5) (Not shown)
14. TERMS AND PROVISIONS OF THE PARKING AGREEMENT RECORDED MAY 28, 2004, AS DOCUMENT NO. 2004K0042654 BY AND BETWEEN DST REALTY, INC., A MISSOURI CORPORATION; BROADWAY REALTY CO., LLC, A MISSOURI LIMITED LIABILITY COMPANY; INFRA-PARK, INC., A MISSOURI CORPORATION AND OLD TOWN PARTNERS IX, L.P., A MISSOURI LIMITED PARTNERSHIP AND THE FIRST AMENDMENT TO PARKING AGREEMENT RECORDED FEBRUARY 8, 2012, AS DOCUMENT NO. 2012E0013494.
(TRACTS 3, 4 AND 5) (Not shown)
15. EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, INSTALLED IN, UNDER OR UPON THE VACATED MAY STREET AND ALLEY PRIOR TO THE VACATION THEREOF, AND FOR WHICH NO NOTICE APPEARS IN THE OFFICE OF THE RECORDER OF DEEDS.
(Unknown affect/not shown)
16. UTILITY EASEMENT IN THE VACATED MAY STREET AND VACATED EAST-WEST ALLEY HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 000344, VACATING THE SAME, A COPY OF WHICH WAS RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047294 AND THE CONSENT TO VACATION RECORDED JULY 28, 2005, AS DOCUMENT NO. 2005K0047307.
(Affects/shown)
17. CERTIFICATE OF COMPLETION AND COMPLIANCE RECORDED FEBRUARY 14, 2019, AS DOCUMENT NO. 2019E0010739.
(Not a survey matter)
18. TENANCY RIGHTS, EITHER AS MONTH TO MONTH, OR BY VIRTUE OF WRITTEN LEASES OF PERSONS IN POSSESSION OF ANY PART OF THE SUBJECT PROPERTY.
(Not a survey matter)
19. EASEMETNS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 1, PAGE 103.
(TRACTS 7, 8 AND 9) (No easements or setbacks to show)
20. TERMS AND PROVISIONS AS SET FORTH IN AGREEMENT, BY AND BETWEEN BOARD OF TRADE BUILDING CORPORATION AND CORRELIA MASON THOMPSON AND E.H. LEO THOMPSON, HER HUSBAND, RECORDED SEPTEMBER 21, 1946 AS DOCUMENT NO. A-858653 IN BOOK B-4015, PAGE 394.
(TRACTS 7, 8 AND 9) (Party wall agreement)
21. TERMS AND PROVISIONS AS SET FORTH IN AGREEMENT, BY AND BETWEEN THE J.A. BRUENING COMPANY AND KANSAS CITY, MISSOURI, RECORDED MAY 18, 1950 AS DOCUMENT NO. A-987029 IN BOOK B-4332, PAGE 256.
(TRACTS 7 AND 8) (Affects/shown)
22. TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT, RECORDED NOVEMBER 16, 2004 AS DOCUMENT NO. 2004K0077082.
(TRACTS 7 AND 8) (Unknown affect)
23. TERMS AND PROVISIONS AS SET FORTH IN PARKING AGREEMENT, BY AND BETWEEN BS LOOP PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019381.
(TRACT 9) (Not shown)
24. TERMS AND PROVISIONS AS SET FORTH IN DEED RESTRICTION, BY AND BETWEEN OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP AND DST REALTY, INC., A MISSOURI CORPORATION, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019382.
(TRACT 9) (Affects/shown)
25. TERMS AND PROVISIONS AS SET FORTH IN EASEMENT AGREEMENT, BY AND BETWEEN OLD TOWN PARTNERS XII, L.P., A MISSOURI LIMITED PARTNERSHIP AND DST REALTY, INC., A MISSOURI CORPORATION, RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006K0019383.
(TRACT 9) (Not a survey matter)
26. TERMS AND PROVISIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT, BY AND BETWEEN DTC ONE, LLC AND TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, RECORDED MARCH 2, 2016 AS DOCUMENT NO. 2016E0018290. AMENDED AND RESTATED MEMORANDUM OF AGREEMENT FILED MARCH 23, 1027 AS DOCUMENT NO. 2017E0025479.
(TRACT 9) (Not a survey matter)
27. LOCATION OF THE LAND WITHIN AN ECONOMIC DEVELOPMENT DISTRICT AS DISCLOSED BY THE TAX ROLLS OR OTHER RECORDED INSTRUMENT, IF ANY, INCLUDING WITHOUT LIMITATION, TAX LIABILITY ASSOCIATED WHEREWITH, RETROACTIVE AND SUBSEQUENT YEARS.
(TRACTS 7 AND 8) (Not a survey matter)
28. Terms and provisions of the Revised Urban Renewal Plan for the Central Business District Urban Renewal Area (NDP No. Mo. A-1, Area 14), approved by Ordinance No. 39289, passed March 12, 1971, as revised by Ordinance No. 41077, passed May 5, 1972. (Tract 11) (Not a survey matter)
29. Easement Conveyance to Kansas City Power & Light Company, a Missouri corporation, recorded October 03, 2016 in Document No. 2016E0092351. (Tract 11) (Affects/shown)

CFS ENGINEERS
cfse.com
1421 E. 104th Street, Ste. 100 KCMO 64131
o 816-333-4477 / f 816-333-6895

Rev	Description	Date
1	Updated per Title Report	10/20/25

City: Kansas City | County: Jackson | State: Missouri
Drawn: EC | Checked: RES | Submitted: LS | Date: ---
Project Number 255511
File Name: 255511-vf-sh-alta survey.dwg
Plot Date: 10/21/25

9th and Central, LLC
PO Box 8075
Prairie Village, Kansas 66208

DST Properties

ALTA Survey

ALTA Language

Sheet reference number: 1
Sheet 1 of 2

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ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND LOCATED IN THE NORTHWEST QUARTER OF
SECTION 05, TOWNSHIP 49 NORTH, RANGE 33 WEST
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

Tuesday, October 21, 2025 1:59 PM

Survey Control Point

Point #	Northing	Easting	Elevation	Raw Description
100	1069335.360	2764039.652	901.343	CP 100 SET CHISELED +
101	1069219.262	2764034.330	908.174	CP 101 SET CHISELED +
102	1069288.027	2764093.463	903.572	CP 102 SET CHISELED +
103	1069478.954	2763895.991	899.431	CP 103 SET CHISELED +
104	1068908.108	2764070.909	922.786	CP 104 SET CHISELED +
111	1069610.211	2763879.273	892.598	CP 111 SET CHISELED +
112	1069773.014	2763887.168	883.086	CP 112 SET CHISELED +
113	1069410.676	2764038.003	896.945	CP 113 FND CHISELED +

COORDINATES SHOWN ABOVE ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, MISSOURI WEST ZONE, US FOOT

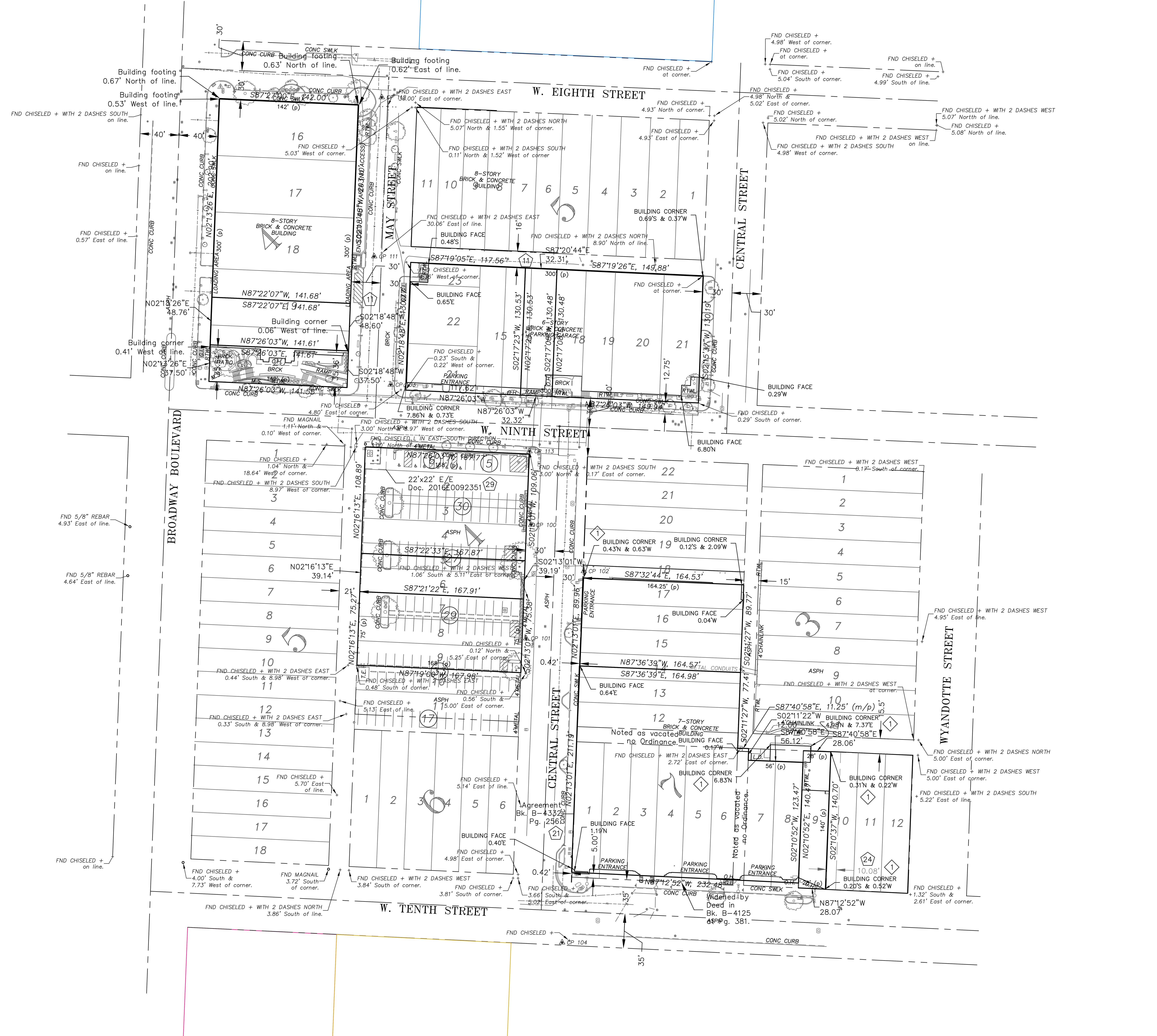
LEGEND:

THE FOLLOWING STANDARD SYMBOLS AND NOTATIONS CAN BE FOUND ON THIS MAP OR PLAT.

- Surveyed Parcel Boundary
- Adjacent Parcel Boundary
- Platted Subdivision Boundary
- Subdivision Lot Line
- Right-of-Way Line
- Setback Line
- Easement Line
- Fence Chainlink
- Fence Metal
- Fence Wood
- Handrail
- Guard Rail Right
- W Underground Water Line
- E Underground Electrical
- FO Underground Fiber Optic
- G Underground Natural Gas Line
- Hedge Row

Symbol	Description	Symbol	Description
	Fire Department Connection	IPF	Found Survey Monument
	Fire Hydrant	IPS	Set Survey Monument
	Hose Bib	CP	Control Point
	Water Meter		Bollard
	Water Manhole		Post
	Water Valve		Sign Post
	Traffic Signal Manhole	PM	Parking Meter
	Traffic Signal Pole		Parking Block
	Traffic Signal Vault	AC	Air Conditioner
	Traffic Signal Crosswalk	CO	Clean Out
ELB	Electrical Box	RD	Roof Drain
ELM	Electrical Meter	ICB	Irrigation Control Box
ELMH	Electrical Manhole	MB	Mailbox
ELO	Electrical Outlet	YL	Landscape Light
ELT	Electrical Transformer	YB	Bush / Shrub
EPED	Electrical Pedestal	FOV	Fiber Optic Vault
LP	Light Pole Single	TMH	Communication Manhole
LPD	Light Pole Dual	NGM	Natural Gas Meter
PP	Power Pole	NGV	Natural Gas Valve
PPL	Power Pole with Light		Storm Sewer Manhole
RP	Power Pole Conduit Riser		Sanitary Sewer Manhole
	Coniferous Tree	SCO	Sanitary Sewer Cleanout
	Deciduous Tree	HCP	ADA Parking Symbol
	Grate Inlet		ADA Warning Pad
		99	Parking Count
		15	Schedule B-II, Exception
		1	Significant Observation
		1	Revision Number

Abbreviation	Meaning
ASPH	Asphalt
BRCK	Brick
CONC	Concrete
GRVL	Gravel
LSCP	Landscaped area
IB&C	Iron bar and cap
(M)	Measured distance
(P)	Platted / Deed distance
FND	Found
R/W	Right-of-Way
U/E	Utility Easement
D/E	Storm Sewer Easement
S/E	Sanitary Sewer Easement
W/E	Waterline Easement
℄	Flowline
UNK	Unknown
UNID	Unidentified



50' 0 25' 50' 100'

1 Inch = 50' ft.

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CFS ENGINEERS
1421 E. 104th Street, Ste. 100 KCMO 64131
o: 816-333-4477 f: 816-333-6688
cfse.com

Rev	Description	Date
1	Updated per Title Report	10/20/25

City: Kansas City	County: Jackson	State: Missouri
Drawn: EC	Checked: RS	Submitted: LS
Project Number 255511	Date: ----	
File Name: 255511-vf-sh-alta survey.dwg		
Plot Date: 10/21/25		

9th and Central, LLC
PO Box 8075
Prairie Village, Kansas 66208

DST Properties

ALTA Survey

ALTA Planimetrics

Sheet reference number:

2

Sheet 2 of 2

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00168

Meeting Date: December 21st, 2025

Meeting Location: https://us02web.zoom.us/j/89026469455?pwd=nnYXC4W6U7bk6Q

Meeting Time (include start and end time): 6pm-6:50pm

Additional Comments (optional):

See attached summary

Meeting Sign-In Sheet

Project Name and Address

9th and Central 330 w 9th St. Kansas City, MO

9th and Central 330 w 9th St. Kansas City, MO

Name	Address	Phone	Email
Amy Rasmussen	314 West 10th Street Kansas City, MO	816-701-8120	rasmussen@iaao.org
Stephanie Whichter	314 West 10th Street Kansas City, MO	816-701-8100	whichter@iaao.org
Sam De Jong		605-553-1769	dejong.samuel@gmail.com
Aeron Hodges	40 Water St 3rd Floor Boston, MA	217-722-2008	Aeron.Hodges@stantec.com
Nick Morris	121 Delaware St.. #211 KC, MO	816-739-7688	morrisnickw@gmail.com
Jonathan Arnold	330 w 9th St KC, MO	816-529-7010	jarnold@arnolddevelopmentgroup.com
Chancey Parker	330 w 9th St KC, MO	816-519-8493	cparker@arnolddevelopmentgroup.com
Istvan Walker	35 E Wacker Dr Suite 1300, Chicago, IL	312-720-7843	walkeri@theljc.com

To Whom it May Concern,

This letter serves as a summary of the public engagement meeting held regarding the Phase 1 and Phase 2 development projects at 9th and Central.

Arnold Development Group, in collaboration with De Jong Architects and Stantec Architecture, presented the proposed projects to neighboring property owners and members of the Downtown Neighborhood Association. The presentation included an overview of the Centennial, Poindexter, and 9th and Central Tower developments, along with a discussion of the proposed residential and office program and the affordability mix of the units.

Arnold Development Group presented the overall project vision and program for the Centennial, Poindexter, and 9th and Central Tower developments, including the residential and office mix and the affordability of the proposed units.

Sam De Jong of De Jong Architects presented the architectural plans for the Centennial and Poindexter buildings, describing how the historic character of both structures will be preserved while converting the interiors to residential use. The proposed units will include one-, two-, three-, and four-bedroom layouts.

Aeron Hodges of Stantec Architecture presented the plans for the 26-story tower located at 9th and Central. She explained that the construction approach would be similar to the 2nd and Delaware project in the River Market and that the building would be designed to Passive House standards. She discussed the design inspiration and how the building responds to and reflects the historic context of the neighborhood. The presentation also included unit layouts, amenity spaces, garage access, curb cut locations along Central Street, and the proposed alleyway green space along the east side of the building intended to enhance pedestrian use.

Following the presentations, the floor was opened for questions and discussion. Representatives from the IAAO shared concerns regarding improvements to the east alleyway. The group discussed existing conditions in the alley, including current cut-through traffic between 9th and 10th Streets, daytime parking, and delivery vehicle activity. Attendees expressed concern that traffic could increase with construction of the tower.

Arnold Development Group responded by explaining that the project is designed to reduce traffic in the alley by locating the primary garage entrance on Central Street. In addition, most tower residents will park in the Poindexter garage across 9th Street, which is planned to accommodate the full parking demand of the tower. Arnold Development Group and IAAO agreed that further coordination with the City to explore traffic control measures for the alley would be a productive next step, with the goal of reducing vehicular cut-through traffic and improving pedestrian use of the space.

No additional questions or concerns were raised, and the meeting concluded at approximately 6:50 p.m.

Sincerely,

Danny Roberson
Director of Development
Arnold Development Group

Area Plan Alignment**: High**

KC Spirit Playbook Alignment: **High**

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	CC DO HE PAA SAN SEG WDC	CC – Maintains pedestrian scale blocks with shared parking. DO, PAA, SAN – Near a job center, utilizes multiple modes of access, affordable housing. HE, SEG – Passive building, reuse of existing buildings and infill lots. WDC – Use of high-quality materials, improved screening on the new tower.
Medium	HAC	HAC – Preserves historic buildings
Low		

Alignment Comments:
This project will add nearly 700 new housing units, at a mix of incomes, to the downtown core – advancing KC Spirit Playbook and Greater Downtown Area Plan goals for density and affordability. Two phases of the project will reuse existing, historic buildings. The planned 26-story tower will replace a surface parking lot, which is highly aligned with GDAP goals for the redevelopment of underutilized lots. The development does not require significant additional parking as the applicant will make use of a shared garage. Additionally, the applicant has stated the buildings will be "passive," meaning high energy efficiency. The applicant made appropriate changes to the mechanical screening and provided landscaping details as requested.

Planning & Development Committee
Letter of Support - December 3, 2025

PROJECT	9th & Central Street Redevelopment
MEETING DATE	October 20, 2025, 6:00 - 7:00 pm
LOCATION	Second + Delaware Apartments

RE: 9th & CENTRAL ST. REDEVELOPMENT PROJECT PROPOSAL

To Whom It May Concern,

On behalf of the board of the Downtown Neighborhood Association (DNA) and the downtown residents we represent, we support the Arnold Development Group's development proposal for 9th & Central St. The proposed development provides a quality infill project that benefits the community.

The DNA represents residents in the CBD and River Market areas in Kansas City. We have a history of supporting dense, walkable infill development and appreciated the opportunity to engage with Arnold Development Group. The meeting included an informal presentation from the development team followed by an open forum where residents could ask questions and comments.

Below is a summary of those comments:

- **Curb Cuts:** Introducing not one but two curb cuts along Central (even if they're not used frequently) feels like it takes away from the residential nature and human scale they're trying to achieve, especially if one will be used for trash pickup. The relationship across from the existing DST garage curb cut just seems like it would make that portion of the street feel like it is intended for vehicles and not residents.
- **Material Use**: We are looking forward to continued exterior material refinement, the brick patterning, scale, and massing etc. for this location
- **Streetscape Improvements:** We want to emphasize the need for streetscape improvements for all properties (not just the new construction), for public space improvements should be dedicated to Central & 9th Streets, rather than May. Dedicating green space to May Street forces back-of-house uses to public streets and is anti-thetical to the urban realm focus the DNA aims to achieve.
- **May Street Alleyway**: We understand the sentiment of wanting to carry the pedestrian nature of May across to include and beautify the alley south of 9th, and am all for introducing more green space and pedestrian pockets, but it doesn't really ring true to the character of the alley. The businesses along Broadway do use that for alley parking, garage access, and trash, and it isn't very wide so those service uses will be right up against the green space.

We encourage the City of KCMO to consider the public feedback within this letter for the project and greatly appreciate this opportunity to engage with you.

Respectfully,

Nicholas Morris
Chair
DNA Planning & Development