Docket #6.1 & 6.2

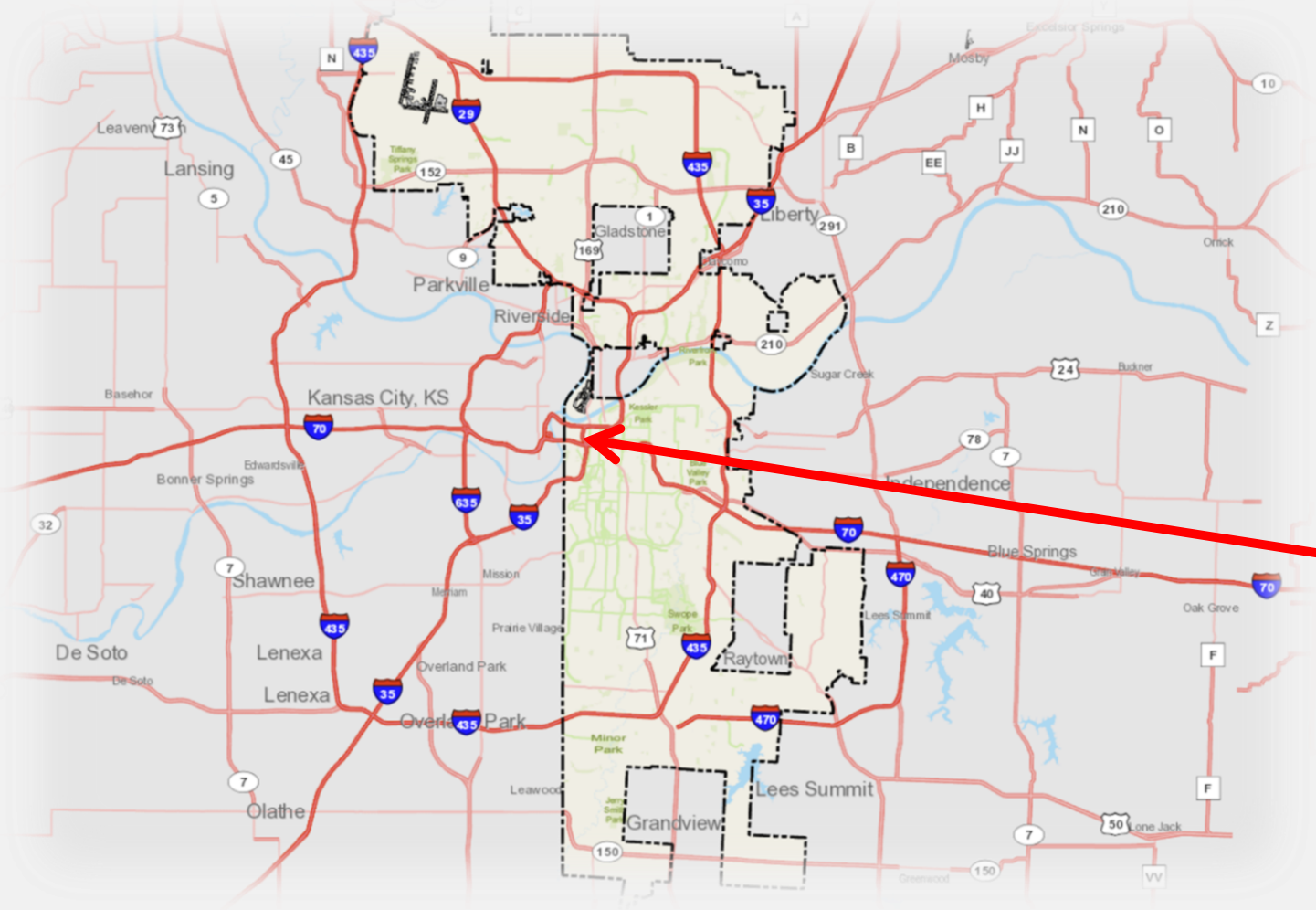
CD-CPC-2025-00060
Rezoning

CD-CPC-2025-00059
Development Plan – Non-Residential

Guadalupe Centers High School Renovation

June 18, 2025

City Plan Commission


Site
Kansas City, KS
Independence
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Prairie Village
Mission
Merriam
Raytown
Lees Summit
Grandview
Blue Springs
Oak Grove
Sugar Creek
Mosby
Excelsior Springs
Orrick
Buckner
Lone Jack

Site

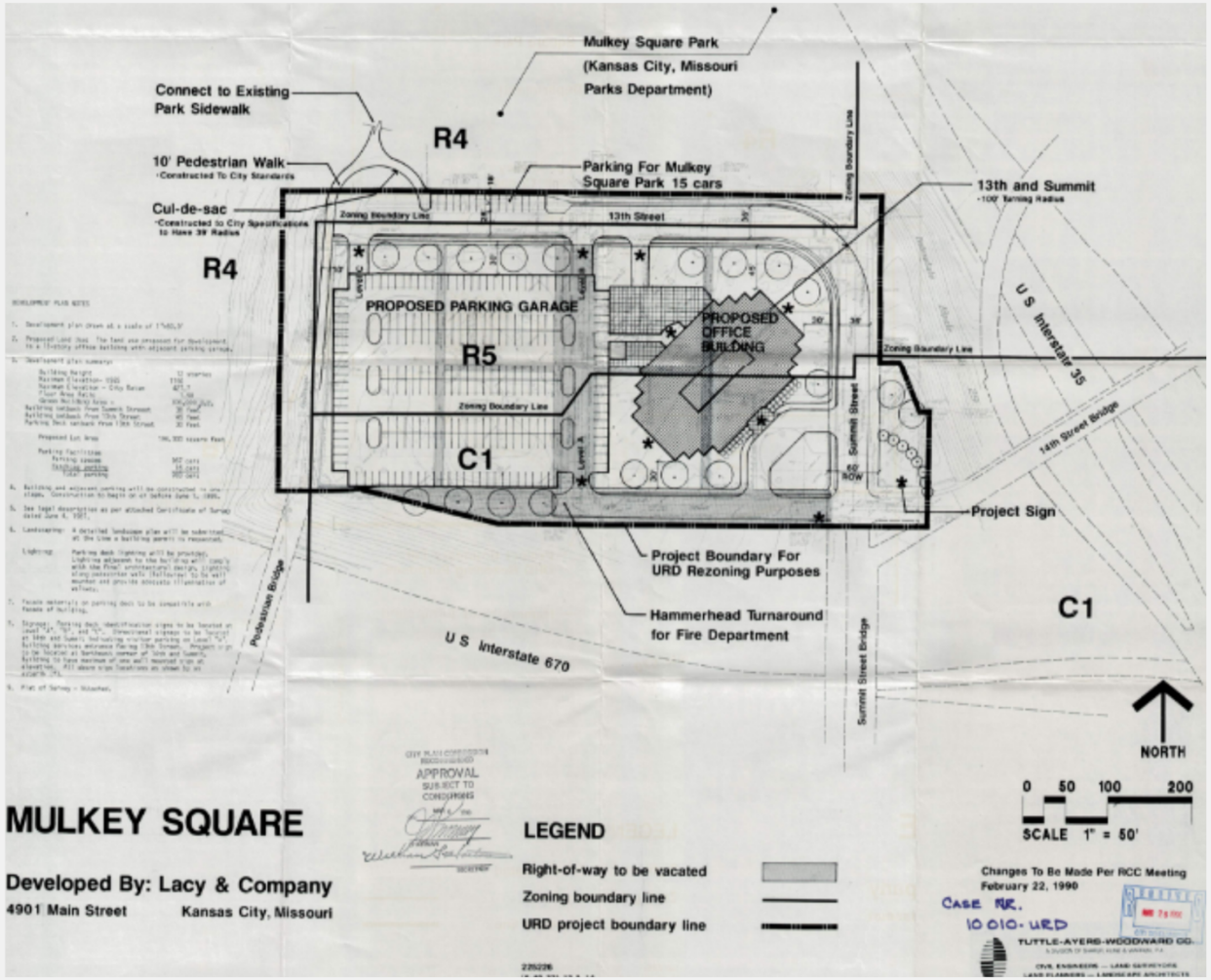
W 12th St
BNSF RR
KCT RR
Beardsley Rd
R-1.5
UR
DC-15
DR-1
W 13th St
W 14th St
R-0.5
B1-1
M1-5
R-2.5
Broadway Blvd
35
670
35/70

View looking NW from Summit Street

View SW from W. 13th Street

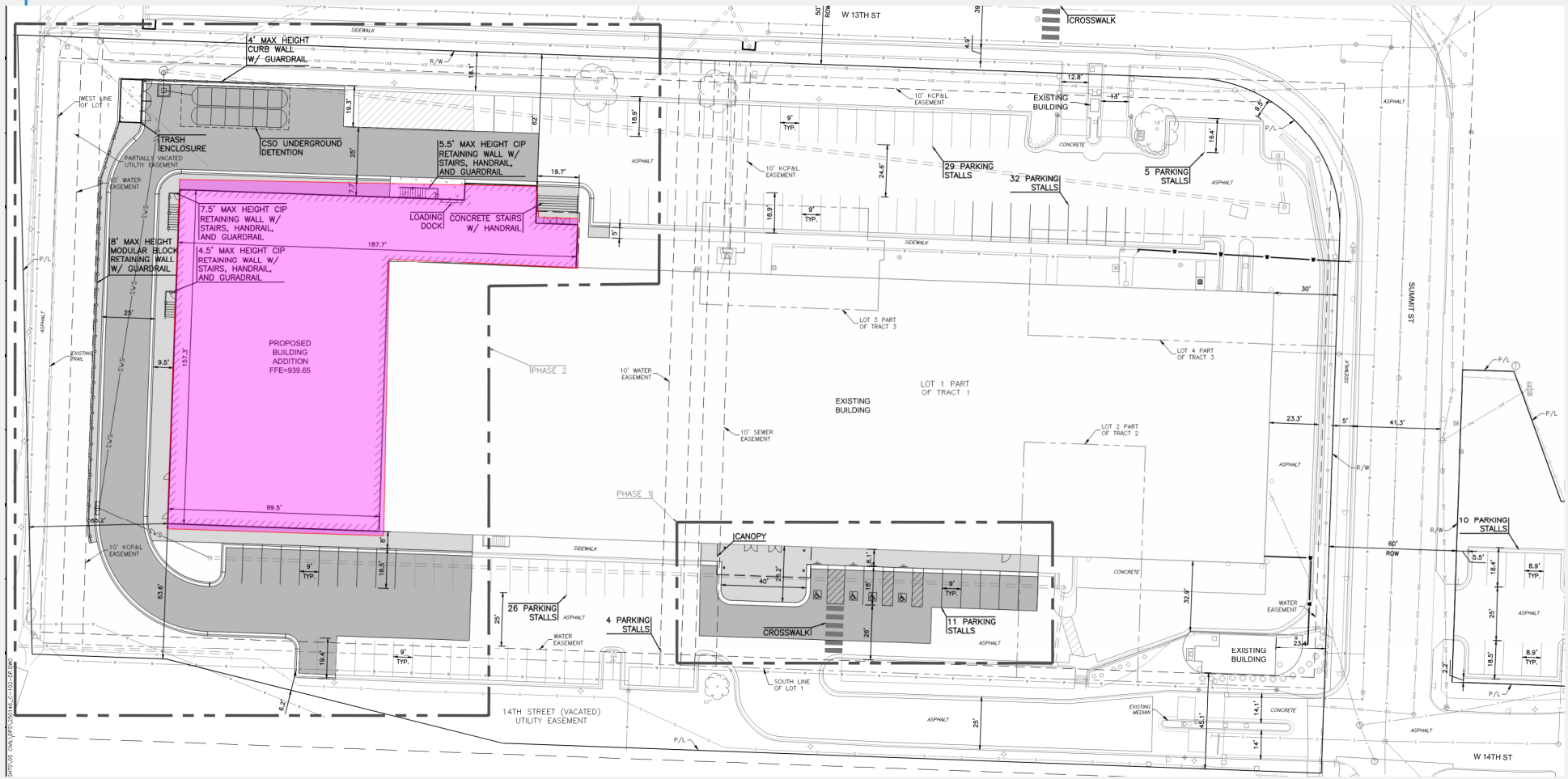
- Approved in 1990
- Rezoned from R5 & C1 to Urban Redevelopment
- Ord. No. 65354
- Developer was responsible to construct 10’ pedestrian walkway

→ now integrated into the Riverfront Heritage Trail

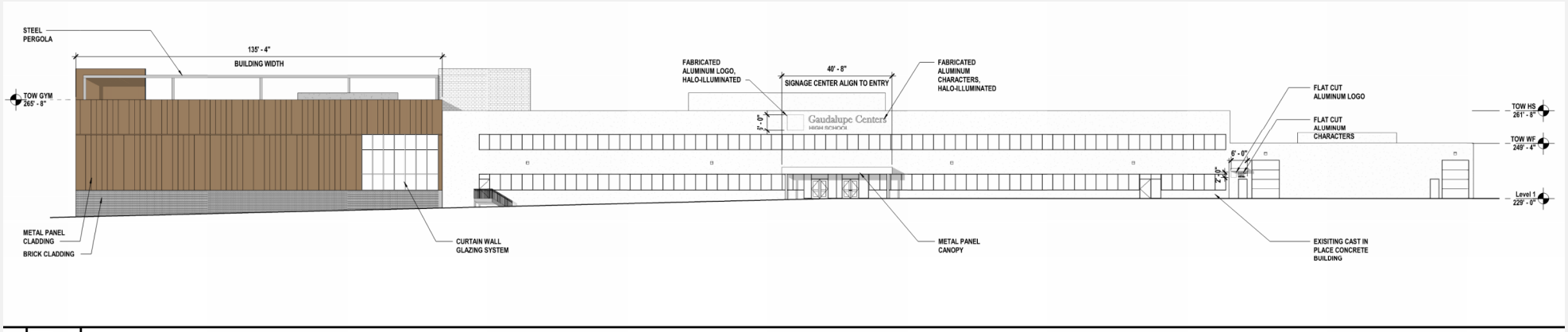


History

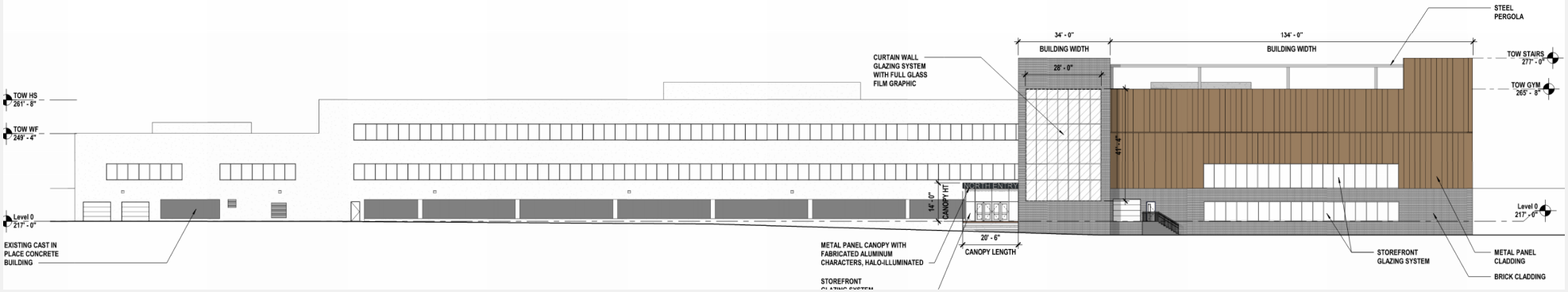
Rezoning from UR to DX



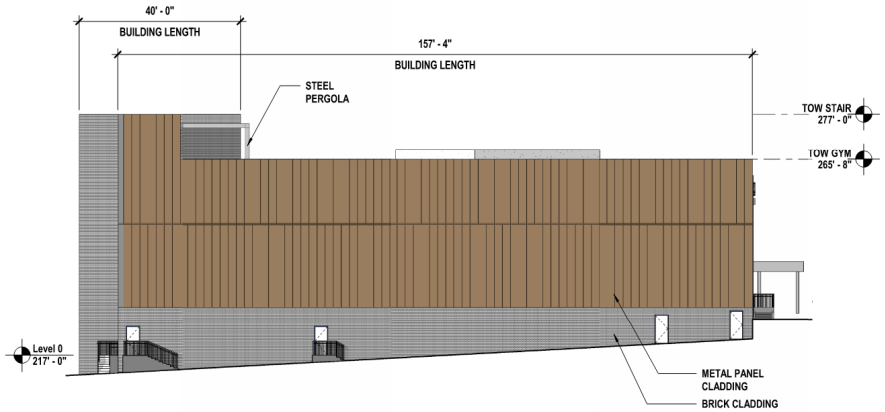
Site Plan (including Phase II)



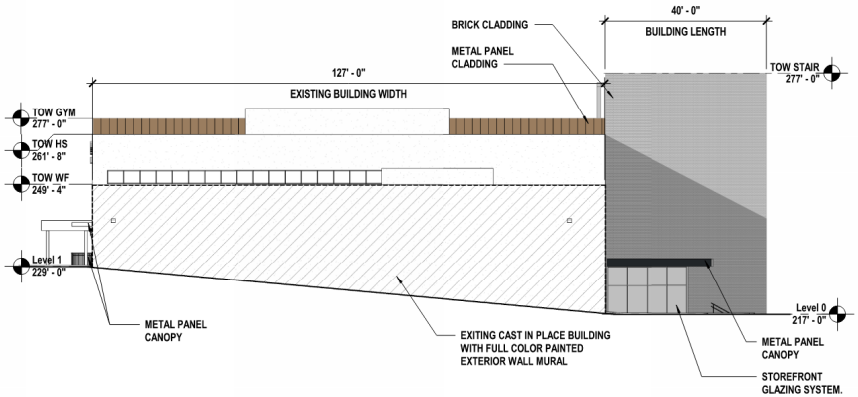
1	Scale 1/16" = 1'-0"	Overall South Elevation



Elevations



Overall West Elevation



Overall East Elevation

M10 Scale

Elevations

PROPOSED USES:

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

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

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

Proposed Uses & Parking

Staff Recommendation

CD-CPC-2025-00060
Rezoning
Approval

CD-CPC-2025-00059
Development Plan – Non-Residential
Approval with Conditions