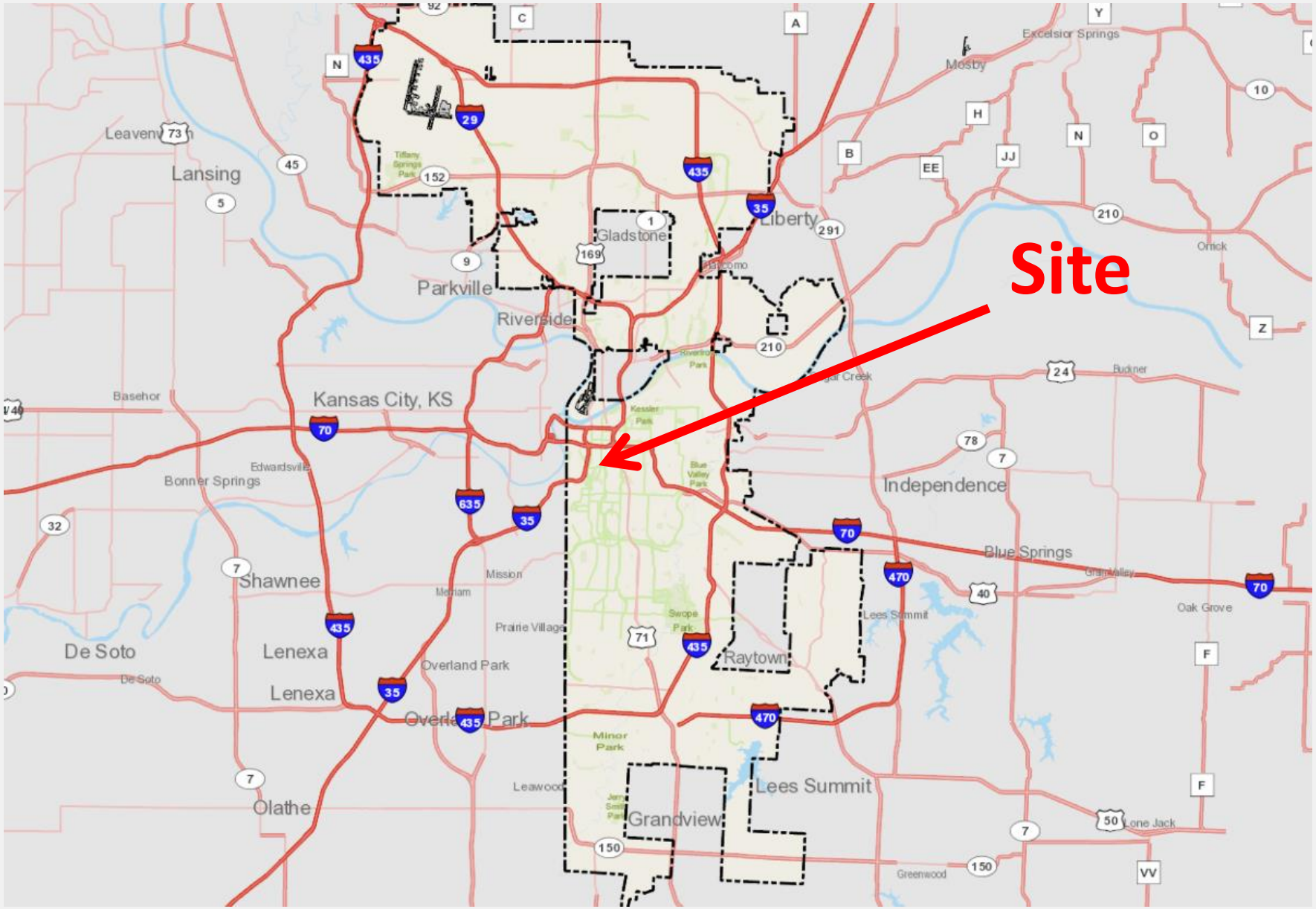
Docket Item #8
CD-CPC-2025-00035
Development Plan (Residential)

Linwood and Main Apartments – 20 W Linwood Blvd

May 7, 2025

Prepared for

City Plan commission


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

W 31st Ter
W 31st Ter
E 31st Ter
E 31st Ter
Central St
Wyandotte St
Main St
R-1.5
R-5
E 32nd St
E 32nd St
B4-5
Central St
Main St
B3-2
E Linwood Blvd
E Linwood Blvd
W Linwood Blvd
W Linwood Blvd
W Linwood Blvd
Central St
Wyandotte St
Main St
B4-5/HO
Baltimore Ave
UR
UR
Wyandotte St
Main St
Our Lady of Angels Parochial

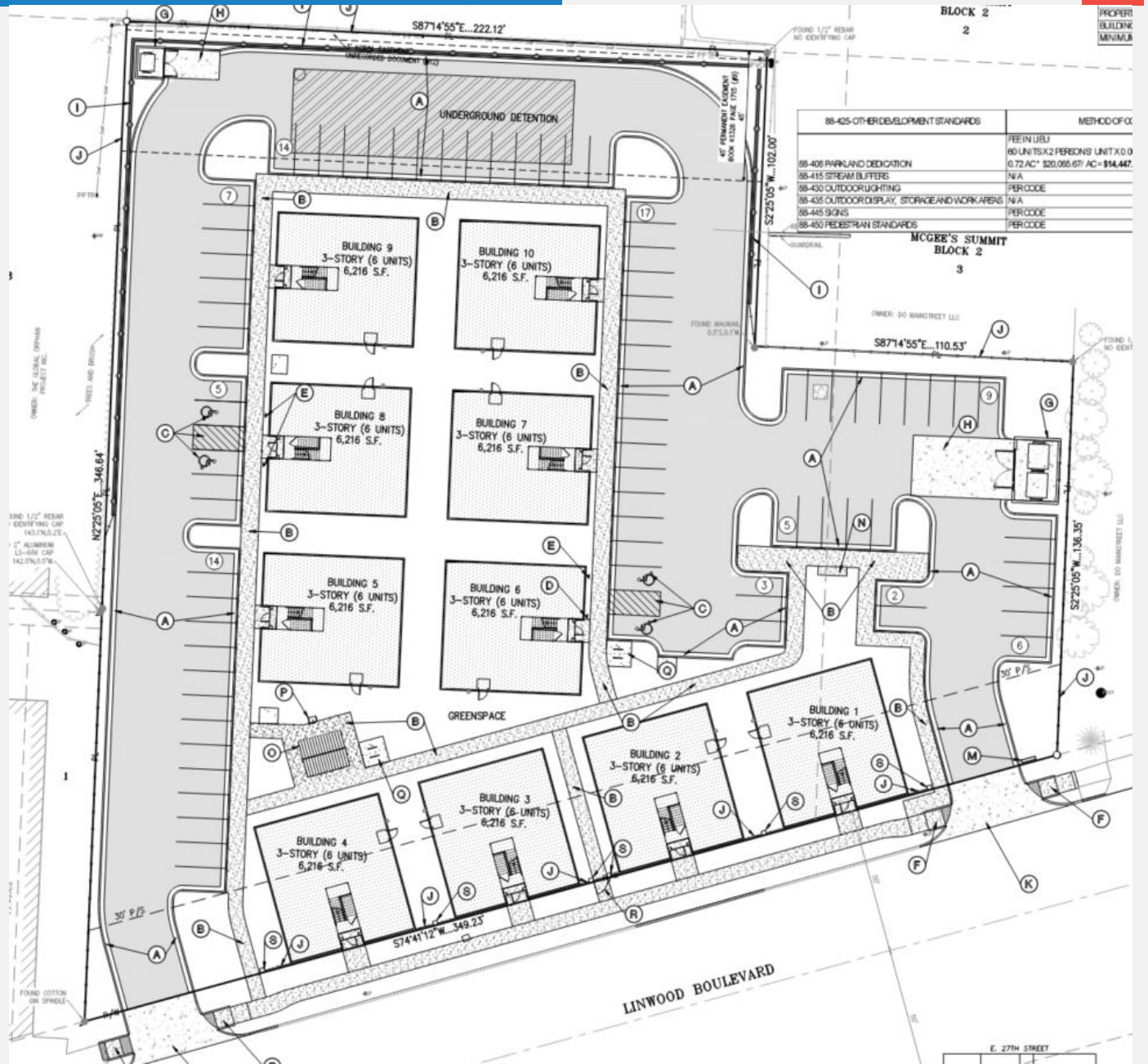
60 Residential Units (For Rent)

10 Buildings

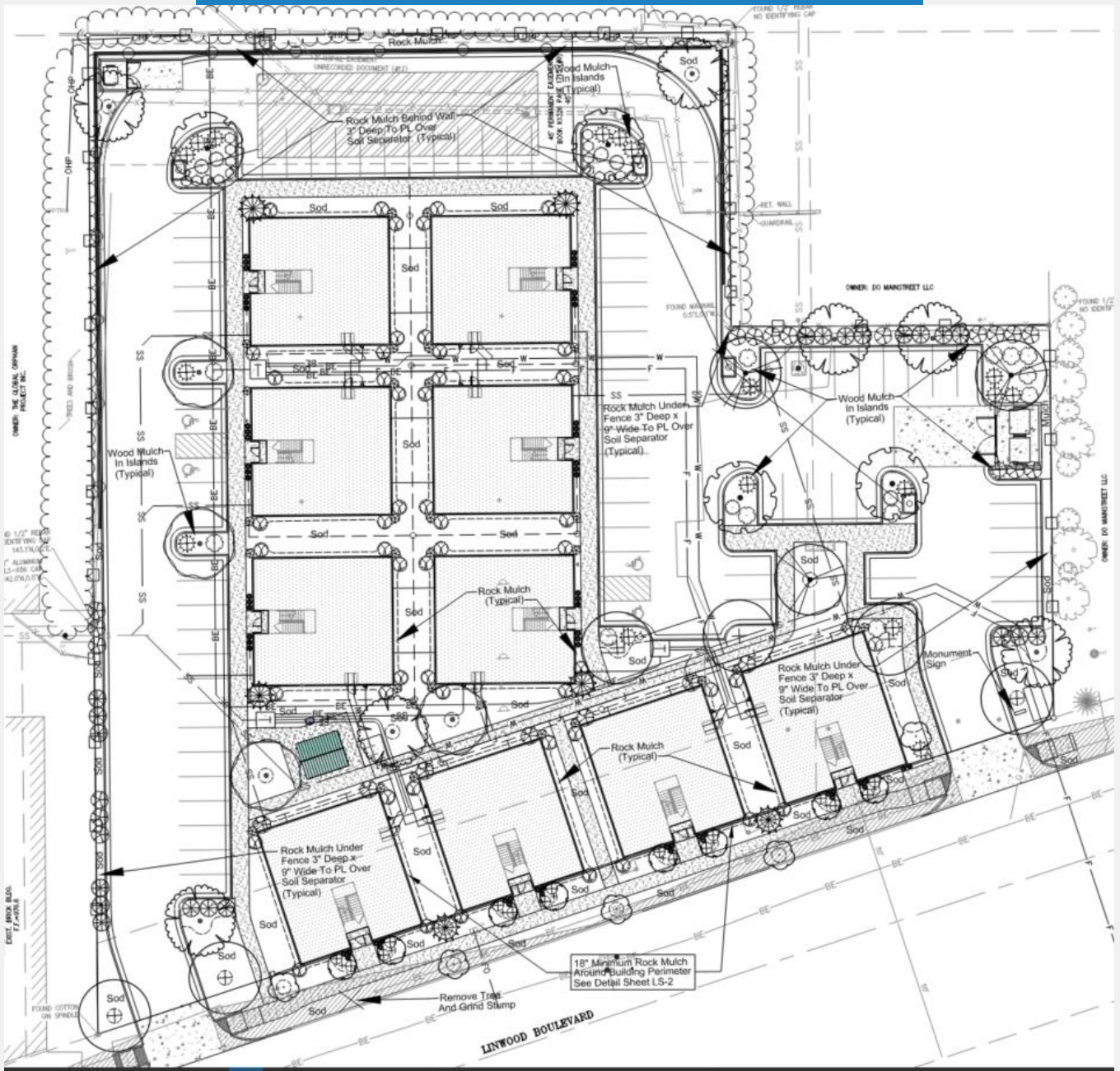
3 floors

82 Parking Spaces

Site Plan



Landscape Plan



Building Elevations

3 SIDE ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

COLOR 1	SW 7063 - NEBULOUS WHITE
COLOR 2	SW 7509 - TIKI HUT
COLOR 3	SW 7069 - IRON ORE
BRICK VENEER	WHITE
STANDING SEAM	BLACK
PARAPET CAP	BLACK

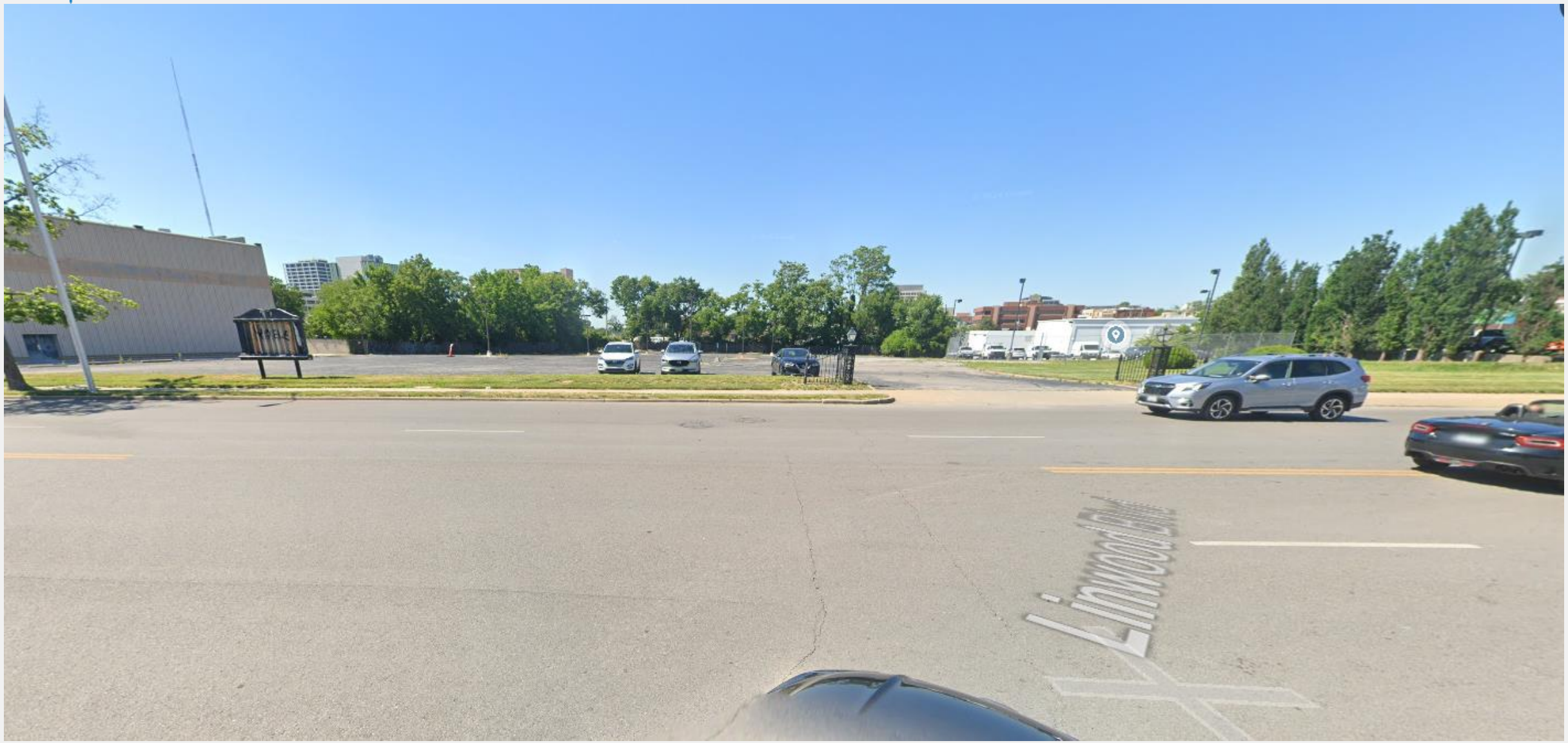
TRANSPARENCY CALCULATIONS

MAIN STREET		FRONT ELEVATION	
1st FLOOR	AREA	250	45%
	WINDOW	113	
2nd FLOOR	AREA	247	44%
	WINDOW	108	
3rd FLOOR	AREA	247	44%
	WINDOW	108	

2 BACK ELEVATION
1/4" = 1'-0"

Building Elevations

Looking west on Linwood Blvd (subject site on right). (June 2024)



Looking towards on W Linwood Blvd & Baltimore Ave. (June 2024)

Staff Recommendation

Case No. CD-CPC-2025-00035

Approval with Conditions