CITY PLAN COMMISSION STAFF REPORT

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

June 18, 2025

Project Name
Guadalupe Centers High School Renovation

Docket # 6.1 & 6.2

Request
CD-CPC-2025-00059
Development Plan

CD-CPC-2025-00060
Rezoning

Applicant
Brian Hochstein
MKEC Engineering Inc.

Owner
Guadalupe Centers Inc.

Location	1300 Summit Street
Area	About 5 Acres
Zoning	UR
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Park, zoned R-1.5
South: Interstate-670, zoned R-1.5
East: Interstate-70/35, zoned R-0.5 & B1-1
West: Park, zoned R-1.5

KC Spirit Playbook Alignment
HIGH

Land Use Plan
The Greater Downtown Area Plan recommends Future Downtown Mixed Use for this location.
The proposed plan aligns with this designation. See ***Review Criteria A*** (page 4) for more information.

Major Street Plan
W. 13th Street and Summit Street are not identified on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 on about 5 acres and a non-residential development plan to allow for a school and entertainment venue and spectator sports, and sports and recreation, participant uses generally located at W. 13th Street and Summit Street.

PROJECT TIMELINE
The application for the subject request was filed on 4/25/2025. Scheduling deviations from 2025 Cycle 6.1 have occurred.

- A revised legal advertisement to change the proposed zoning from DX-15 to DX-5 caused a two-week delay.
- The change from DX-15 to DX-5 was to comply with FAA regulations for the Kansas City Downtown Airport – Wheeler Field (MKC)

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 5/15/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

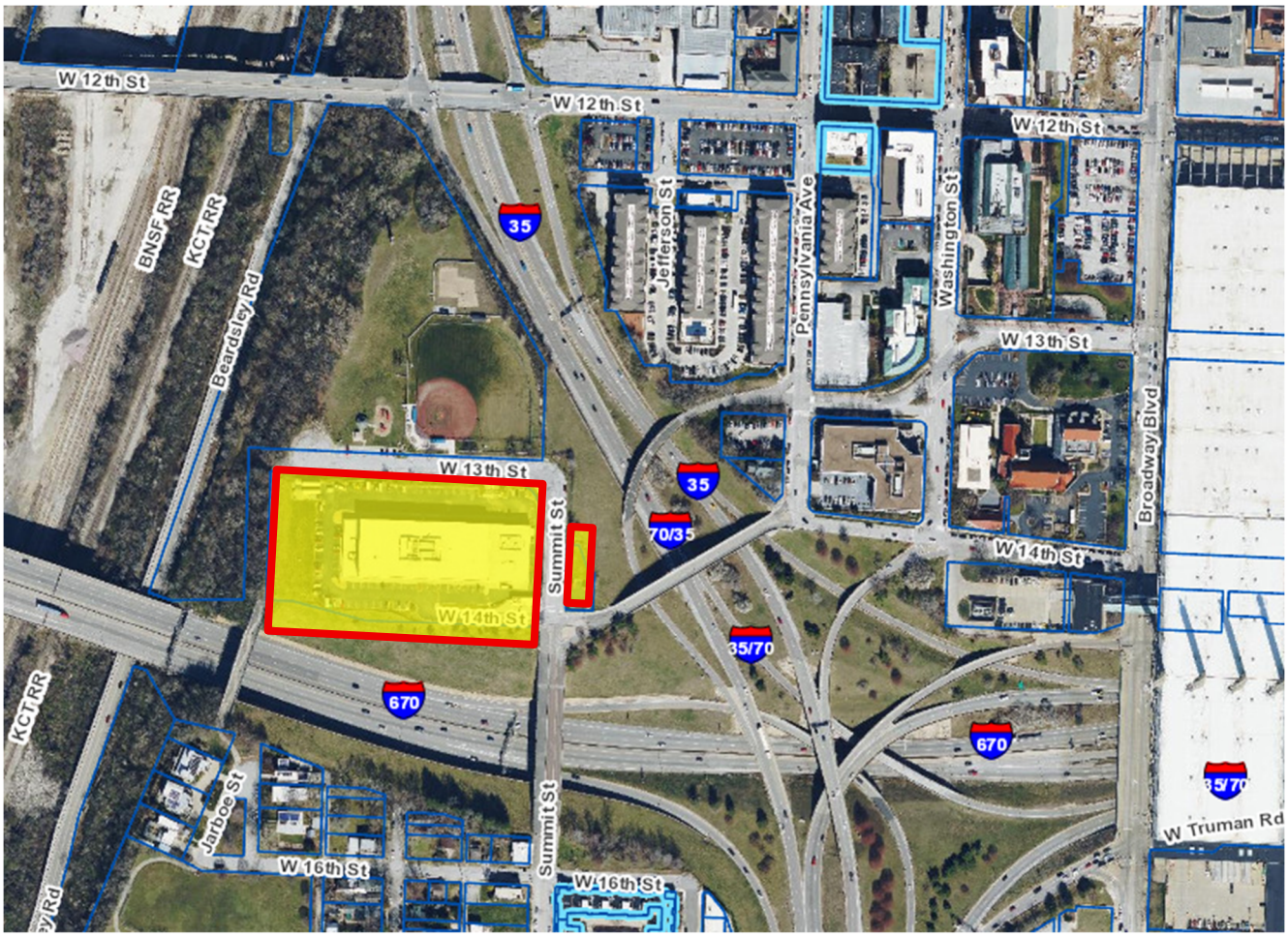
EXISTING CONDITIONS
The five acre site contains two parcels and is the former home of the FBI Kansas City field office. The existing building is 90,000 square feet and includes underground and surface parking. Summit Street turns into W. 13th Street along the northern perimeter of the property.

CONTROLLING + RELATED CASES
Case No. 10010-URD a request to rezone approximately 4.5 acres between W. 13th and W. 14th Street from Summit to Belleview from Districts R-5 and C-1 to District URD (Urban Redevelopment) and approval of a development plan. The CPC recommended approval on 3/6/1990 and the City Council approved the request on 5/3/1990 (Ord. No. 65354).

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
6.1	**APPROVAL**
6.2	**APPROVAL WITH CONDITIONS**

Vicinity Map



PLAN REVIEW & ANALYSIS

In 1990 the subject properties were rezoned to Urban Redevelopment (UR) to allow for the construction of the Kansas City FBI (Federal Bureau of Investigation) field office. Prior to the construction of Interstate 670 and Interstate 35 the five acre site was occupied with commercial and residential structures. Today, the Guadalupe Centers are proposing to convert the 90,000 square foot vacant office building into a high school, which will be Phase I. Due to the large footprint of the existing building and large amount of parking stalls, the applicant is also proposing to allow for multiple uses in Phase I, such as a day care, religious assembly, entertainment venue and spectator sports and offices. The current zoning district, UR only permits office uses, therefore the applicant is rezoning to DX-5 (Downtown Mixed Use) which is the recommended land use from the Greater Downtown Area Plan. The development plan application is required because the gross floor area of the building exceeds 40,000 square feet (88-517-02-B) and the plan includes more than 100 above grade parking stalls (88-517-02-E). The applicant is also proposing a future Phase II which will include a 35,000 square feet addition on the west side of the building to expand community services which the Guadalupe Centers provide. The Phase II addition will require a project plan to be submitted for staff review and approval by the City Plan Commission prior to the issuance of any building permit. The applicant has not indicated when they plan to begin Phase II.

There are currently 250 parking stalls on the subject property which meets the required parking ratios for the proposed uses. The proposed high school and associated uses (gymnasium, offices, day care, event space for functions and meetings) will have ample parking as there is an existing underground garage and over 100 surface parking stalls, not including the available on-street parking adjacent to Mulkey Square Park. The five acre site is separated from residential uses by two highways and not immediately adjacent to any residential uses, therefore staff does not believe the proposed use will have negative impacts on the nearby neighborhood.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	N/A	N/A	The subject property is adjacent to and within 150 a park. The applicant is not expanding the building by more than 30% (**88-323-01-A(2)**) and does not have to comply with the Boulevard and Parkway Standards.
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (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 rezoning is in conformance with the Greater Downtown Area Plan (GDAP) which recommends *downtown mixed use* which correlates to the DX zoning district as the future land use for the subject property.

B. Zoning and use of nearby property;

Mulkey Square Park is immediately north of the subject property and wraps along the western edge of the site and is zoned R-1.5. Interstate 670 and Interstate 35 surround the site along the eastern and southern perimeters. There are two small portions of B1 and R-0.5 zoning to the east of the subject property.

C. Physical character of the area in which the subject property is located;
The subject property has amazing vantage points with views of downtown to the northeast and overlooking the west bottoms to the west. The site is physically disconnected from downtown and the Westside neighborhood as the Interstate system runs along the east and south and steep slope runs along the western side of the site.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The applicant is repurposing an existing building and the site is currently served by public infrastructure.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The subject property is currently zoned UR and the controlling development plan only allows for office uses to be located on the property.

F. Length of time the subject property has remained vacant as zoned;
The subject property has been vacant since May of 2024, when the FBI moved into a new field office near KCI.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
Approving this rezoning will not detrimentally affect nearby properties as the site is generally isolated and only has one adjacent property, which is owned by the City of Kansas City (Mulkey Square Park).

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.
A denial of this application would prohibit the existing vacant structure from being repurposed due to the current zoning, which is a greater hardship to the public welfare than the hardship imposed upon the landowner in only being able to use the property for an office building.

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

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

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;
The Long Range Planning Division stated the following:
"*Repurposing the former FBI building as a high school advances several Playbook and Greater Downtown Area Plan goals related to sustainable growth and strong, accessible neighborhoods. Using an existing building leaves the applicant limited in design options, but the addition of a mural on the east elevation will improve aesthetics. Additionally, the applicant has made landscape modifications for better alignment.*" – Luke Ranker (4th District Planner)

B. The proposed use must be allowed in the district in which it is located;
Rezoning to DX-5 is required to allow for a high school as the previous UR zoning district only permitted an office building.

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;
The applicant will use the existing ingress and egress on the site. Summit Street and W. 13th Street have sufficient room for student arrivals and departures when school is in session.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The site is adjacent to the Riverfront Heritage Trail, located west of the existing structure. The site can also be safely accessed via sidewalk from Summit Street and W. 14th Street.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The applicant is repurposing an existing building and the site is currently served by public infrastructure.

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 applicant is proposing a mural on the east elevation but no other exterior changes to the existing structure are being proposed at this time.

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 will provide additional landscaping to the site.

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 applicant is not proposing any additional impervious surfaces with Phase I. Phase II will only include adding a building addition to the west side of the existing structure.

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.
No trees will be removed.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for the rezoning and **APPROVAL WITH CONDITIONS** for the development plan as stated in the staff report.

Respectfully Submitted,

Andrew Clarke, AICP
Lead Planner

Plan Conditions

Report Date: June 12, 2025

Case Number: CD-CPC-2025-00059

Project: Guadalupe Centers High School Renovation

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. Pursuant to 88-570-02-F, the developer shall apply for an administrative adjustment to allow for bicycle parking to be located within the parking structure.
2. 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.
3. 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.
4. The developer shall secure approval of a Project Plan from the City Plan Commission prior to building permit for Phase II.
5. 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.
6. 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.
7. 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.
8. The applicant shall resolve the following corrections from KC Water prior to ordinance request:
   • Provide explanation for alignment of underground detention overflow running along west side of new addition and connecting to existing sewer line on the south side of the existing building and then runs north under building and connects to existing line adjacent to proposed detention area (see City GIS of existing lines running around building and under building)

   • Show manhole S030-214 and existing 12" RCP at south side of building. Identify where these flows come from and go to (see City GIS mapping)

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

9. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. Fire and Life Safety Systems shall be designed for the new use.
12. • 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
13. • 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)

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

14. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

15. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

16. • 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).

17. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

18. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

19. Prior to issuance of a certificate of occupancy the applicant should provide a lighting study which shows the Illumination Engineering Society (IES) minimum standards of at least an average maintained foot-candle (fc) reading of 3fc in the parking lot with an average to minimum ratio of 4:1. All sidewalks/pathways need to have at least an average maintained fc of 1fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.17). The parking garage should have an average maintained fc of 6fc on pavement with an average to minimum ratio of 4:1 and elevator/stairways should have an average maintained fc of 10fc with an average to minimum ratio of 4:1 (G-1-22 Sec. 8.8). If the existing lighting is not adequate additional lighting must be placed in order to comply with lighting standards.

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

20. 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

21. 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.

22. 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.

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

23. 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.

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

25. 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.

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

26. There exist public water transmission and distribution mains around the perimeter of the site. All grading within the water easements shall be approved by the KC Water Director prior to grading over these water mains.

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

27. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.

28. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

29. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

30. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

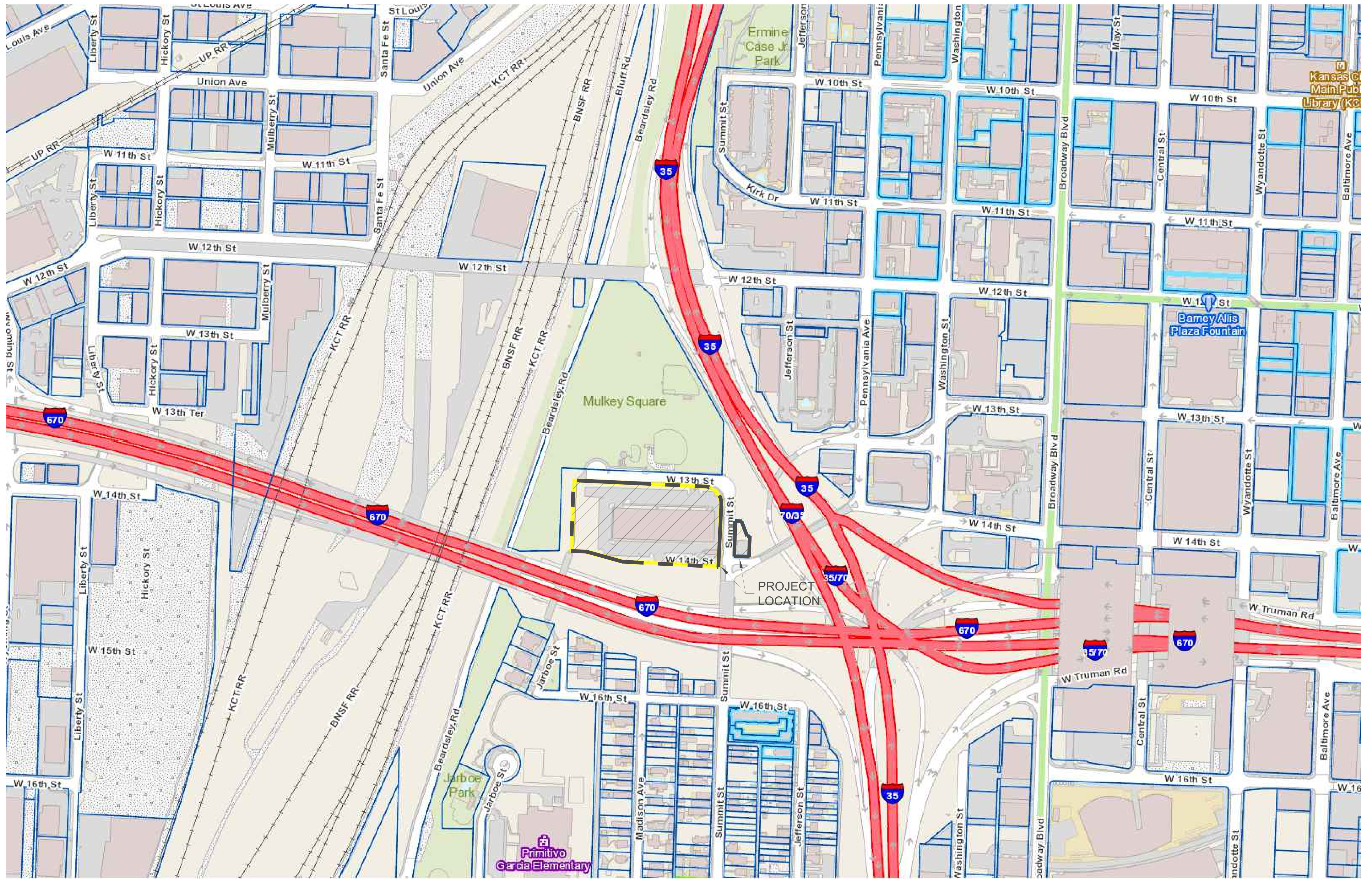
31. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

32. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

DEVELOPMENT AND REZONING PLANS FOR

GUADALUPE CENTERS HIGH SCHOOL RENOVATION

1300 SUMMIT ST., KANSAS CITY, MO 64105



LOCATION MAP

SCALE: NTS

LEGAL DESCRIPTION:

MULKEY SQUARE LOTS 1–4

MULKEY SQUARE LOT 5

CONTACTS:

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OVERLAND PARK, KS 66210
913–317–9390
BRIAN HOCHSTEIN
BHOCHSTEIN@MKEC.COM

ARCHITECT
HOLLIS + MILLER ARCHITECTS
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GEORGE KNIPP
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ED YERINGTON
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Sheet List Table	
Sheet Number	Sheet Title
G100	COVER SHEET
C101	OVERALL SITE PLAN
C102	SITE PLAN
C103	GARAGE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
L101	LANDSCAPE PLAN
A201C	EXTERIOR ELEVATIONS – CITY PLANNING
A202C	EXISTING EXTERIOR PHOTOS– CITY PLANNING

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MKEC Project No. 2502010146
Engineering No. 2001009364
Landscape No. 2006027139

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Kitchen Consultant
7840 Conser St
Overland Park, KS 66204
785.266.5996 phone

DEVELOPMENT & REZONING PLANS

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

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

CHECK SET

The Professional Engineers seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this engineer, and this engineer expressly disclaims any and all responsibility for such plan, drawings, or documents not exhibiting this seal.

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

G100

COVER SHEET

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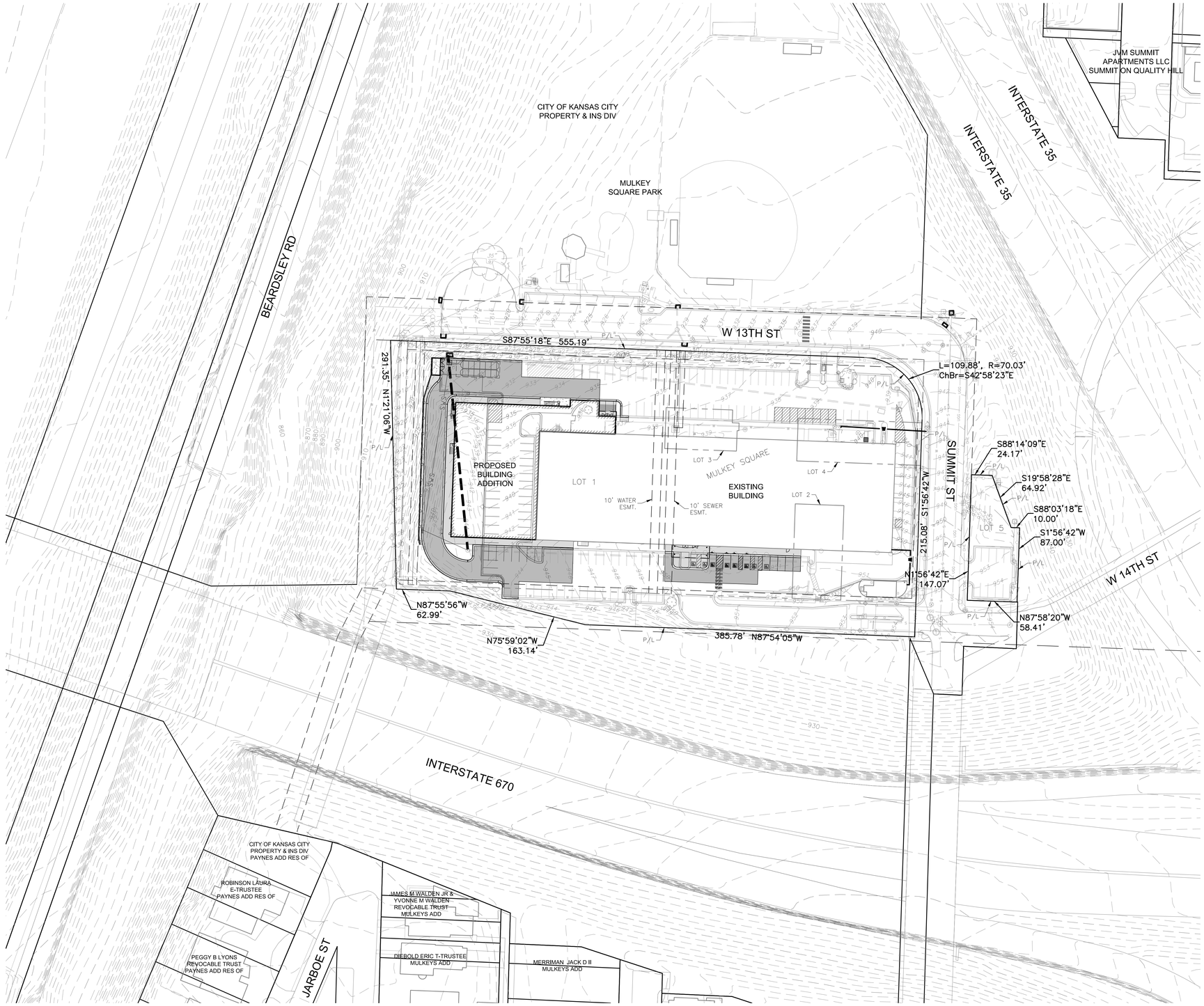

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SCALE: 1"=50'
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ADMINISTRATIVE ADJUSTMENTS NEEDED:

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

PROPOSED USES:

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

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

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

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

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

MKEC
11827 W. 112th Street, Suite 200
Overland Park, KS 66210
9 1 3 . 3 1 7 . 9 3 9 0
MKEC Project No. 250201046
Engineering No. 2001009364
Landscape No. 2006027139

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785.266.5996 phone

Guadalupe Centers High School Renovation

Guadalupe Centers

1300 Summit St, Kansas City, MO 64105

DEVELOPMENT & REZONING PLANS

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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

C101

OVERALL SITE PLAN

P:\PROJECTS\2025\25028101146_HAM_GUADALUPE HS\DWG CAD\SHTS\DS CIVIL\DSPS\250146_C-101-SP.DWG

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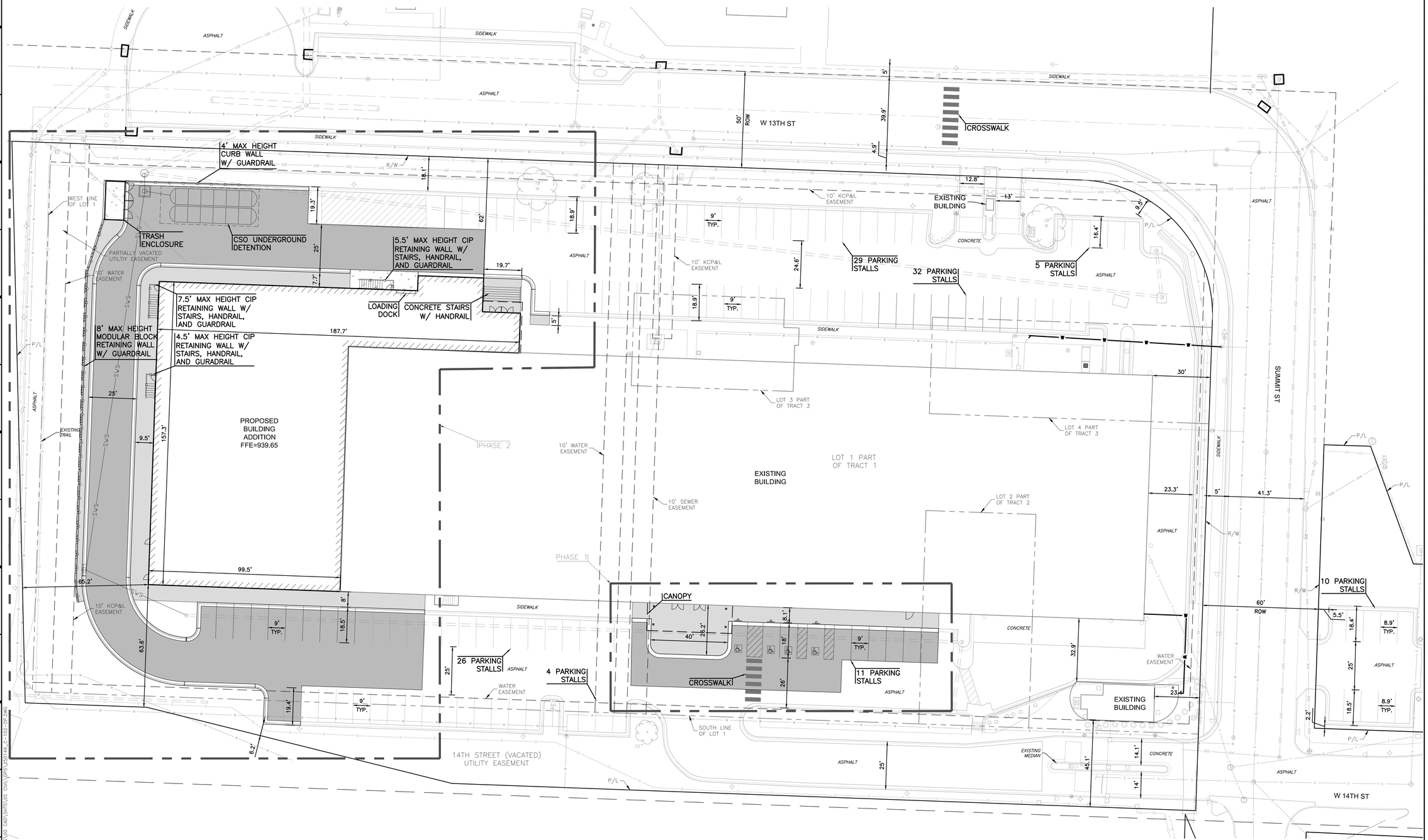

PAVING LEGEND

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

- CONCRETE SIDEWALK
- CONCRETE SECTION
- ASPHALT SECTION

SCALE: 1"=20'

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SITE PLAN

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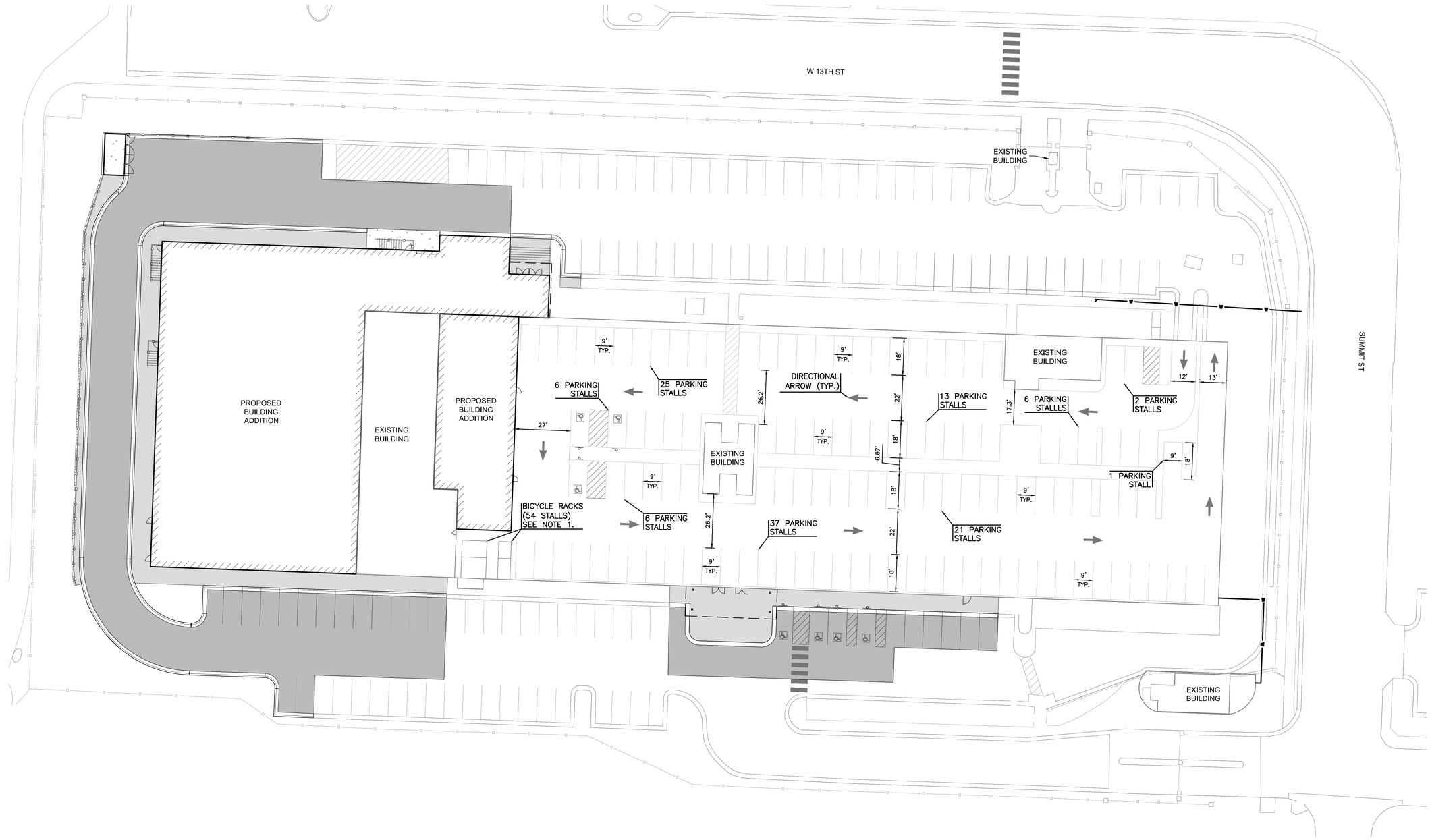

88-420 - PARKING	VEHICLE SPACES REQUIRED	VEHICLE SPACES PROPOSED	BICYCYLE SPACES REQUIRED	BICYCYLE SPACES PROPOSED	ALTERNATIVES PROPOSED?
PROPOSED USE: SCHOOL					
STALLS	74	250			
ACCESSIBLE	3	7			
PROPOSED USE: SPECTATOR SPORTS**					
STALLS	250	250			
ACCESSIBLE	7	7			
LONG-TERM			28	*54	
SHORT-TERM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

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

**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

NOTES:

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

N

SCALE: 1"=20'

0 20 40

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DEVELOPMENT & REZONING PLANS

REVISIONS:

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1	CITY COMMENTS	5.16.25

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GARAGE PLAN

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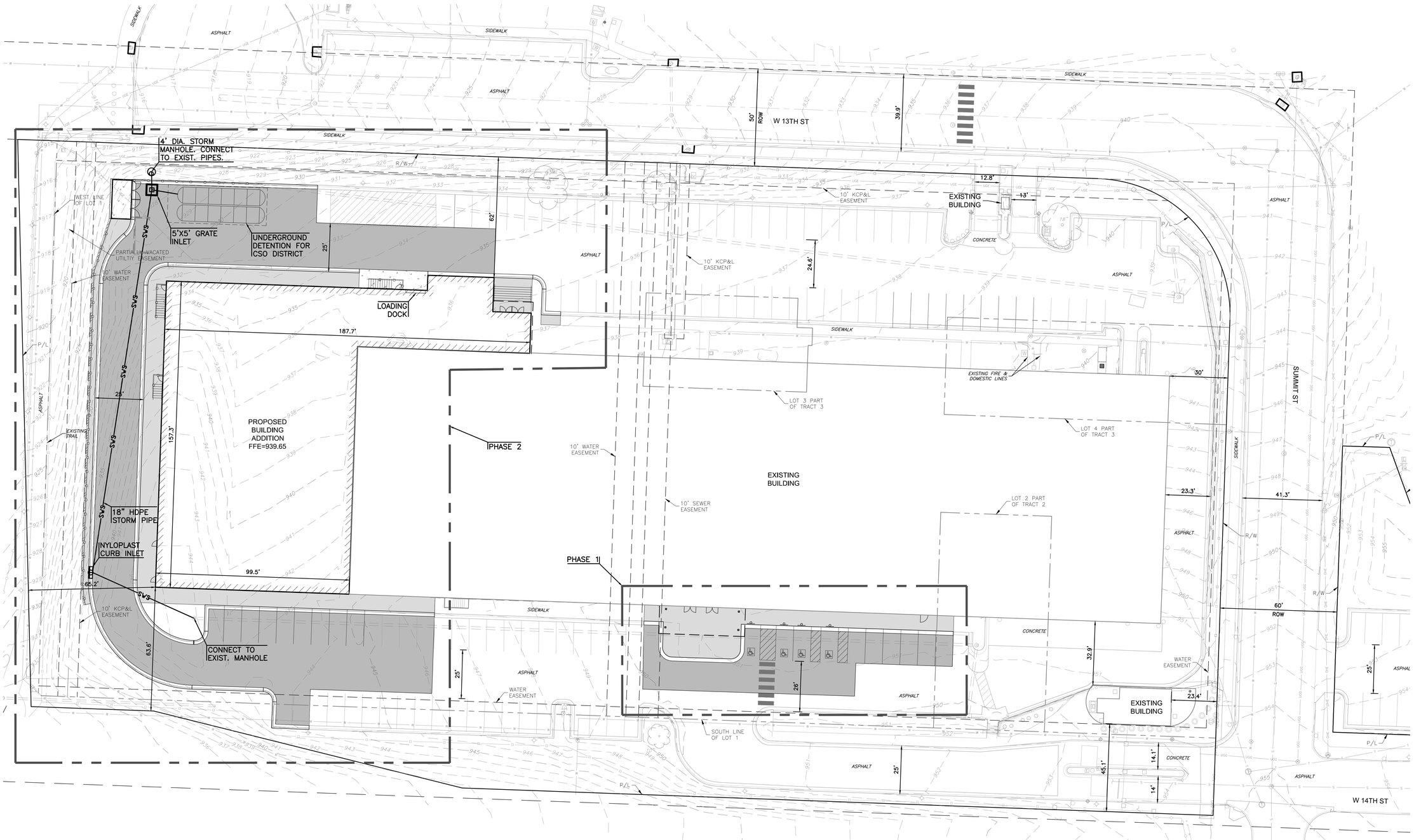

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
BUILDING AREA (SQ. FT.)	90,854	95,319	131,828

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C104

UTILITY PLAN

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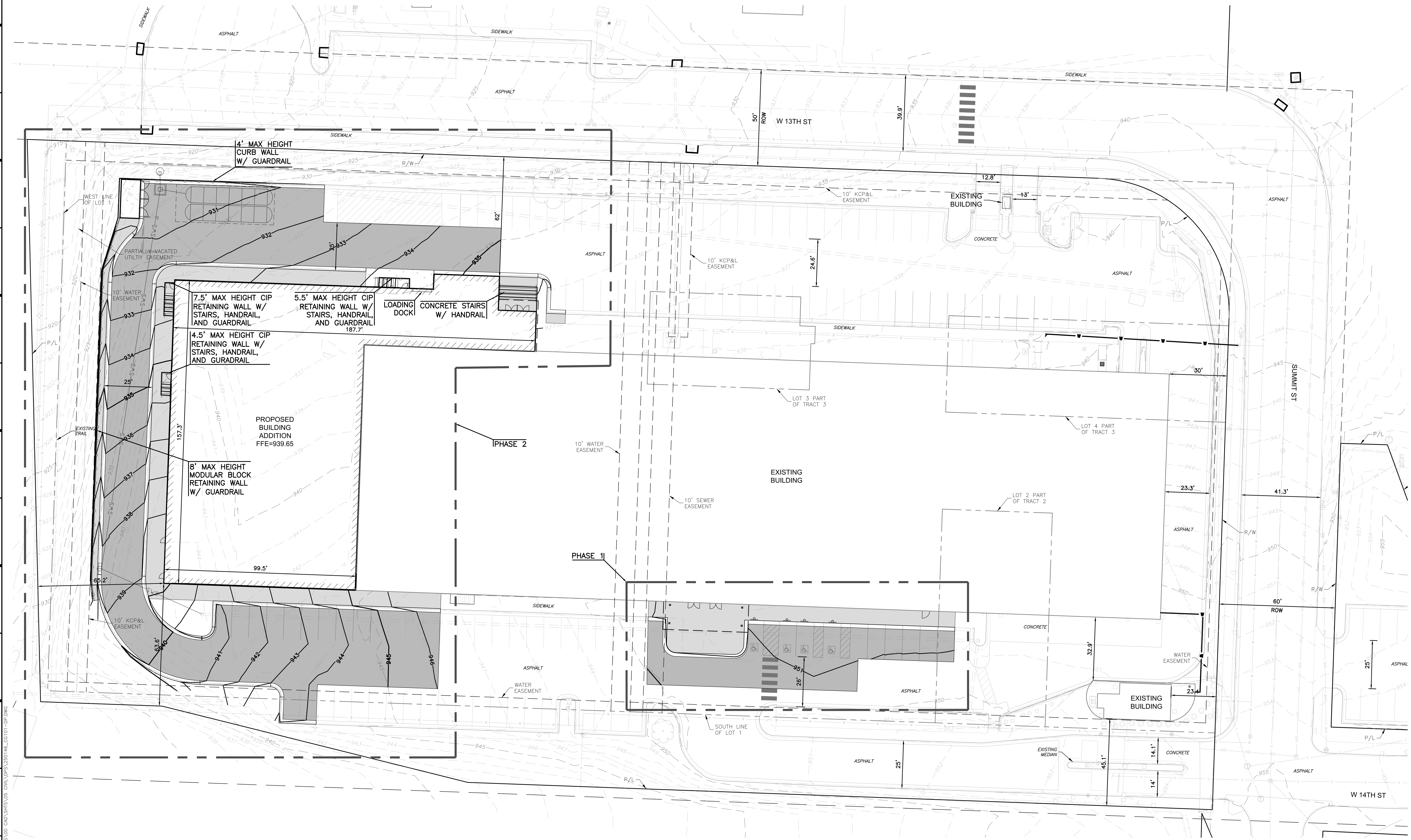

SITE DATA	EXISTING	PHASE 1	PHASE 2
ZONING	UR	DX-5	DX-5
GROSS LAND AREA			
IN SQUARE FEET	201,291	201,291	201,291
IN ACRES	4.62	4.62	4.62
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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation

Guadalupe Centers

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CHECKED BY: BSH
DATE: 4.25.25

C105

GRADING PLAN

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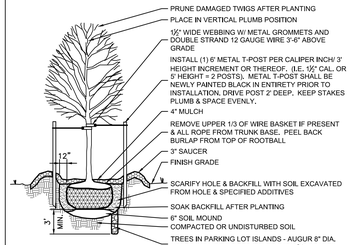
NOTE:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVER TIGHTEN GUYS.



DECIDUOUS TREE PLANTING
N.T.S.

ORIGINAL PLANT SCHEDULE

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

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

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**SPECTATOR SPORTS REQUIRED PARKING BASED ON THE CAPACITY OF THE GYMNASIUM

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

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

SITE DATA	EXISTING	PHASE 1	PHASE 2
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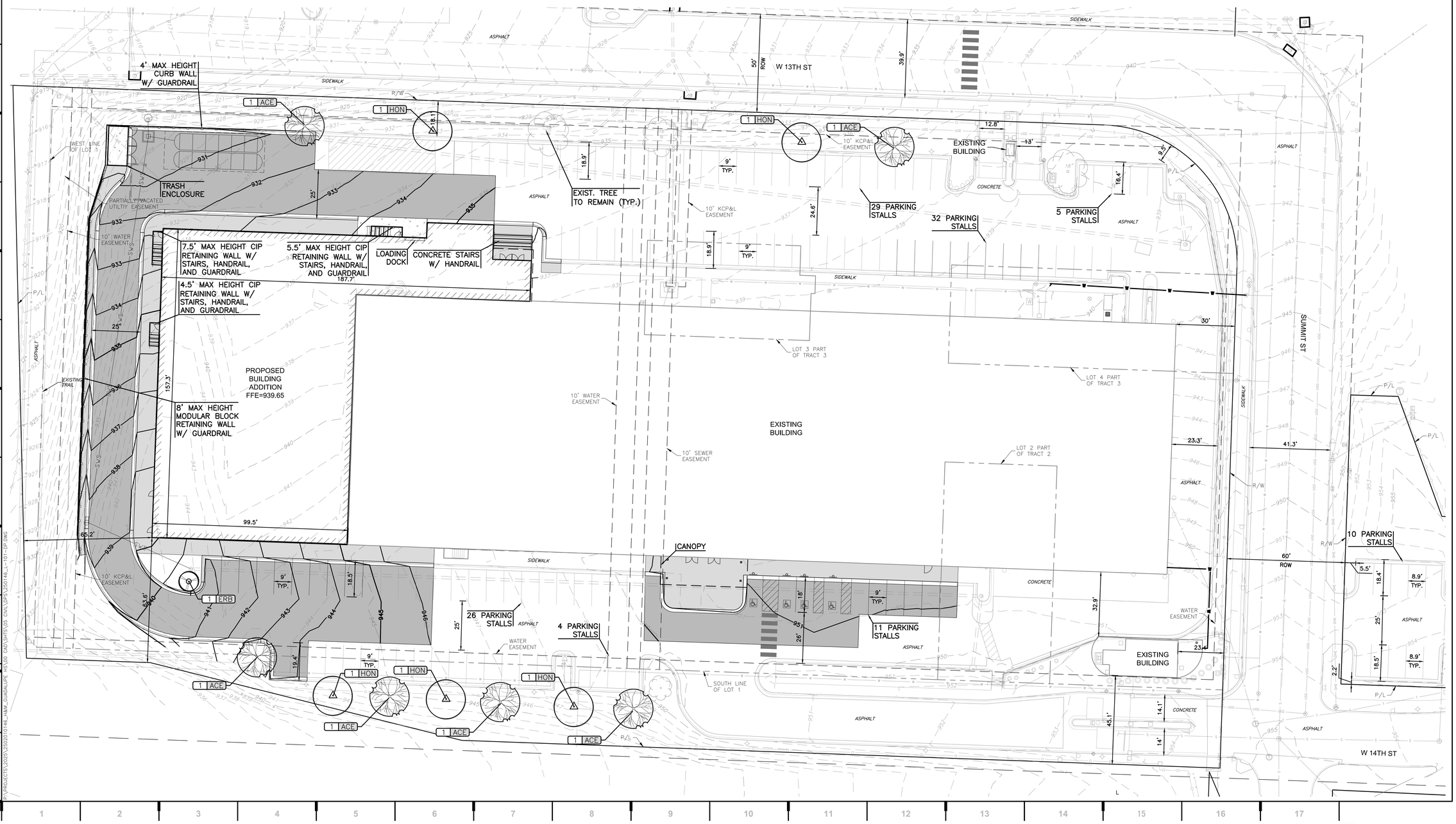

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DEVELOPMENT & REZONING PLANS

Guadalupe Centers High School Renovation

Guadalupe Centers
1300 Summit St, Kansas City, MO 64105

REVISIONS:

#	Description	Date
1	CITY COMMENTS	5.16.25

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DATE: 4.25.25

L101

LANDSCAPE PLAN

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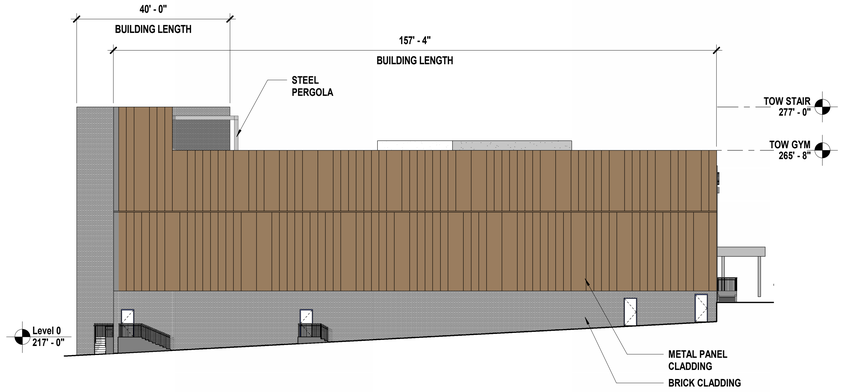
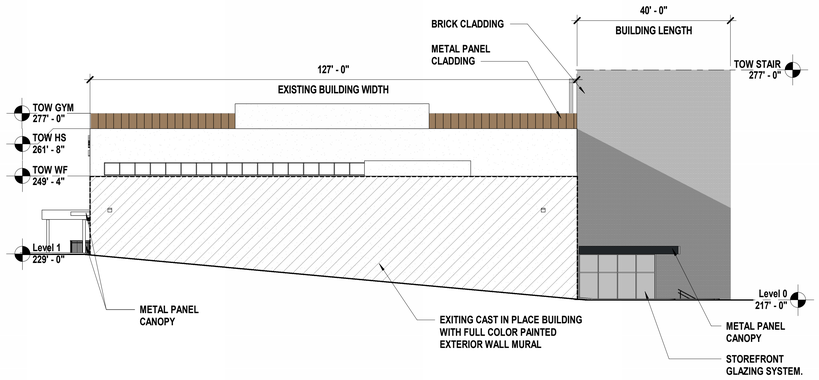
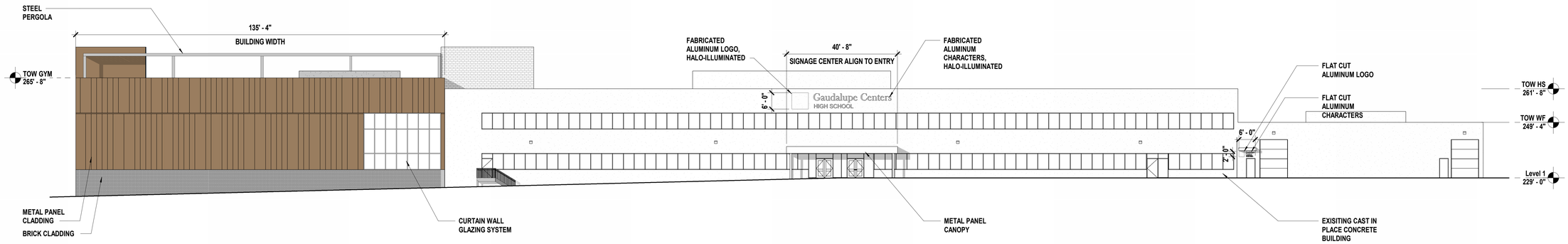


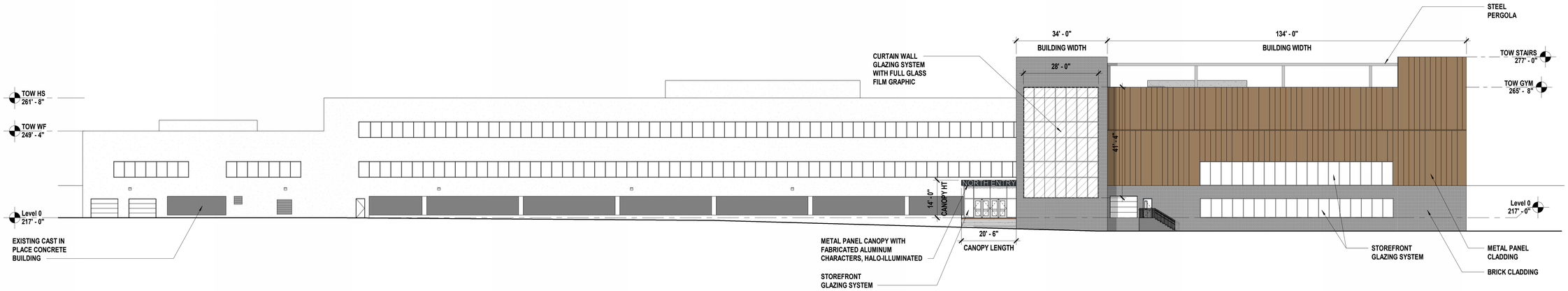
M1 | Scale 1/16" = 1'-0" | Overall West Elevation



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



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



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

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JOB NO: 25028
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CHECKED BY: GK
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A201C

EXTERIOR ELEVATIONS - CITY PLANNING

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4/25/2025 1:43:54 PM

from the Southwest

from the Southeast

from the Northeast

from the Northwest

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A202C

EXISTING EXTERIOR PHOTOS - CITY PLANNING

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CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00059 & CD-CPC-2025-00060

Meeting Date: May 15, 2025

Meeting Location: Los Alamos Cocina - 1667 Summit St, Kansas City, MO 64108

Meeting Time (include start and end time): 6 PM - 6:45PM

Additional Comments (optional):

- Concern over bus traffic in neighborhood
- Concern over "upzoning" of the building to allow for higher density uses
- Generally, all are in favor of the project.

Meeting Sign-In Sheet

Project Name and Address

Guadalupe Centers High School

1300 & 1319 Summit Street

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WESTSIDE NEIGHBORHOOD ASSOCIATION

June 2, 2025

To: City Plan Commission

Re: CD-CPC-2025-00060

This letter serves as a formal statement of support from all ten (10) board members of the Westside Neighborhood Association (WNA) for Guadalupe Center's request to redevelop the former FBI Building located at 1300 Summit, Kansas City, MO into a new High School.

The WNA has a long-standing partnership with Guadalupe Center and we have consistently been impressed by their dedication to strengthening our community, particularly for Latino and underrepresented populations. We have worked alongside Guadalupe Centers to advance our shared goals of enhancing and beautifying the Westside.

We believe that renovating the former FBI Building will create a vital space to expand Guadalupe Center's capacity to serve the community. This includes offering high- quality educational programs and workforce development opportunities, while also renovating a long vacant property.

The proposed expansion of the High School and Workforce Development & Adult Education Programs will support programs like digital literacy, English Language Learner (ELL) courses, and trade skills training. These programs are essential to the economic well-being of our residents and will strengthen our local workforce.

We also believe that the location of the building provides sufficient distance from the residential areas, minimizing potential impacts related to parking and traffic. Rezoning the site to DX (Downtown Mixed Use) allows Guadalupe Center to fully utilize the facilities in ways compatible with a high school, such as hosting basketball tournaments or renting out the gym for sports clinics and community events.

The WNA fully supports Guadalupe Center's efforts to renovate this building and urges you to approve this plan.

Please feel free to contact us for any additional information or if you have any questions.

Sincerely,

Virginia Salazar Bellis
Katrina Rojas Vincent
Tristin Amezcua-Hogan
Leah Gale
Elizabeth Herrera-Mounteer
Natalie Alvarez
Monique Ortiz
Mary Hill
Daniella Briones
Deborah Salas

westsidekcmo@gmail.com

Area Plan Alignment**: High**
KC Spirit Playbook Alignment: **High**
Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

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

Evaluation	**Goal**	**Notes**
High	HAC PAA SAN CC WDC	HAC – Adoptive reuse of a former office building PAA, SAN – Increase access to schools, neighborhood amenities CC – Applicant added crosswalk, justified not connecting directly to pedestrian bridge WDC – Proposed mural adds character existing building, applicant justified large blank wall.
Medium	HE POS SEG	HE, SEG, POS – Native landscaping, access to Mulkey Park
Low		

Alignment Comments:
2-4 sentences providing justification for the alignment.
Reproposing the former FBI building as a high school advances several Playbook and Greater Downtown Area Plan goals related to sustainable growth and strong, accessible neighborhoods. Using an existing building leaves the applicant limited in design options, but the addition of a mural on the east elevation will improve aesthetics. Additionally, the applicant has made landscape modifications for better alignment.