



# **+ CITIHOME KC MIXED-USE PRELIMINARY DESIGN**

**625-637 Prospect Avenue, Kansas City, Missouri 64124**

Presented to  
**Kansas City EDC**

Presenter  
**B+A Architecture**

**Date:** 05/19/2023  
**Website:** [www.baarchitecture.com](http://www.baarchitecture.com)



# Prospect Avenue & E 7th Street View

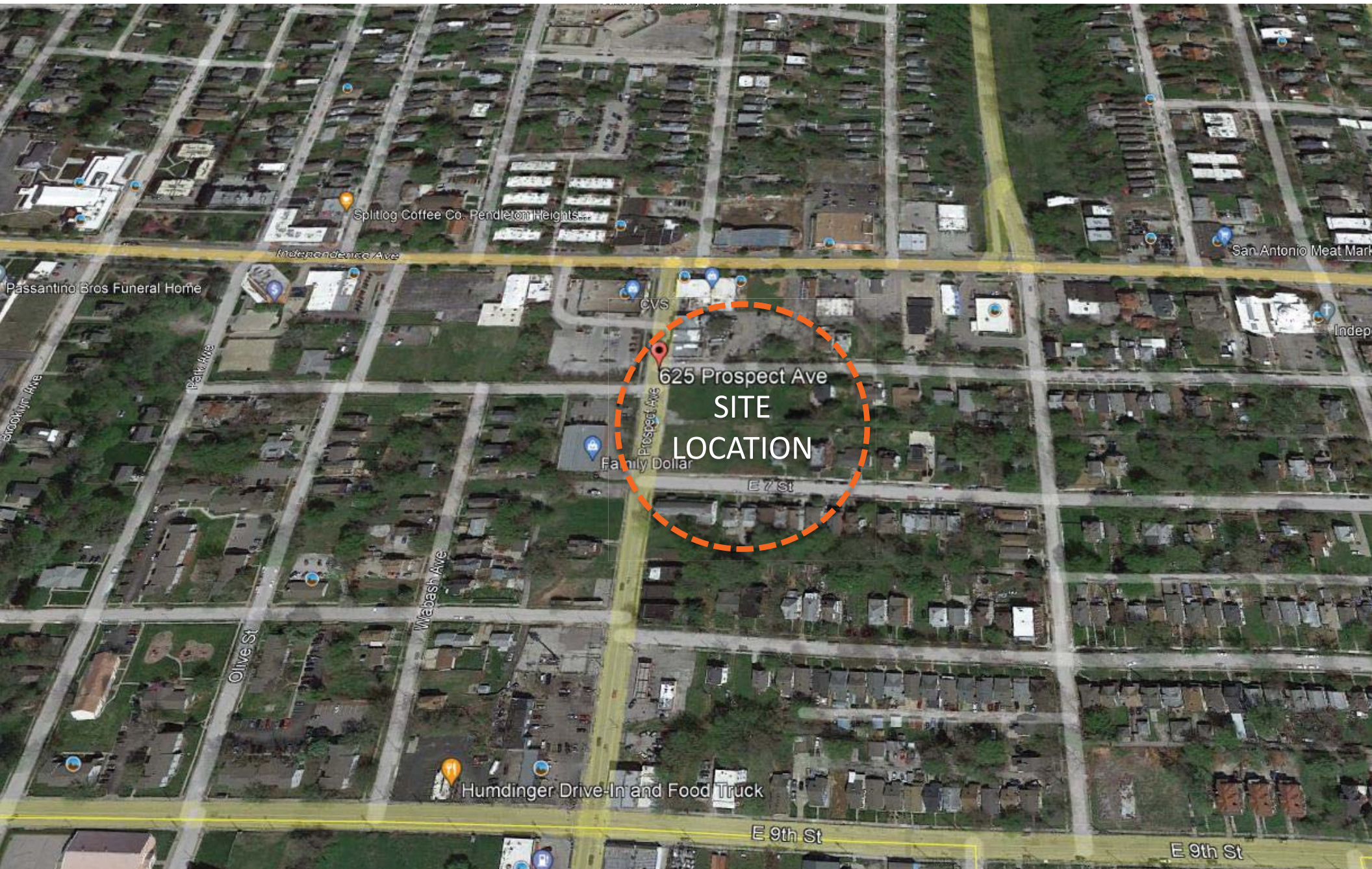






# Site Location

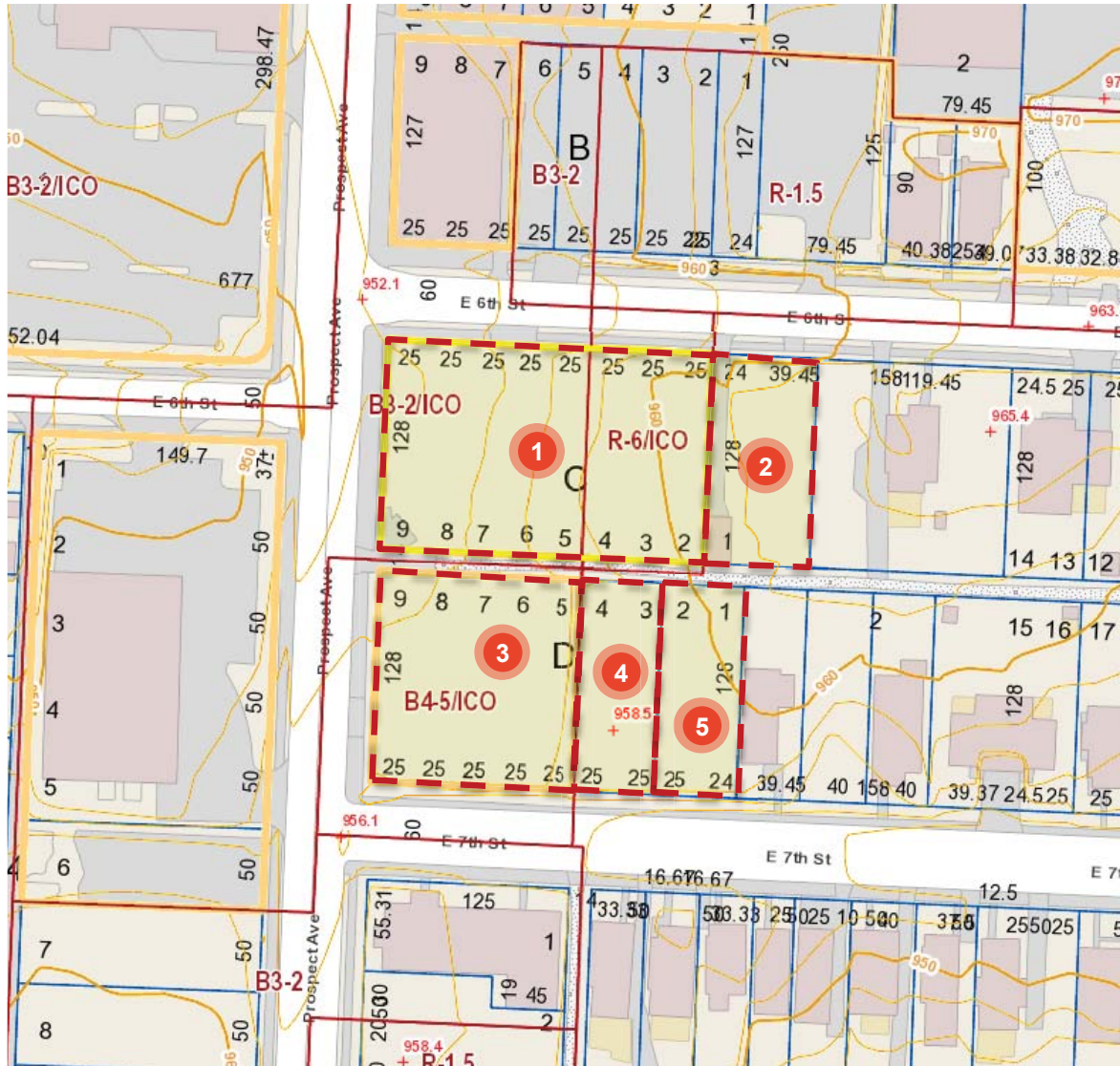
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# Location & Zoning



ADDRESS: 625-637 PROSPECT AVE,  
KANSAS CITY, MO 64124

LOT 1 (A&B)– 625 PROSPECT AVE:

- AREA: 25,234.38 SQ.FT. (~128'X200')
- ZONING: **B3-2/ICO, R-6/ICO** (COMMUNITY BUSINESS, RESIDENTIAL, INDEPENDENCE CORRIDOR OVERLAY)

LOT 2– 2621 E 6<sup>TH</sup> ST:

- AREA: 8,176.44 SQ.FT. (~128'X63.6')
- ZONING: **R-6** (RESIDENTIAL)

LOT 3– 637 PROSPECT AVE:

- AREA: 15,848.11 SQ.FT. (~128'X123')
- ZONING: **B4-5/ICO** (HEAVY BUSINESS/COMMERCIAL 4)

LOT 4– 2610 E 7<sup>TH</sup> ST:

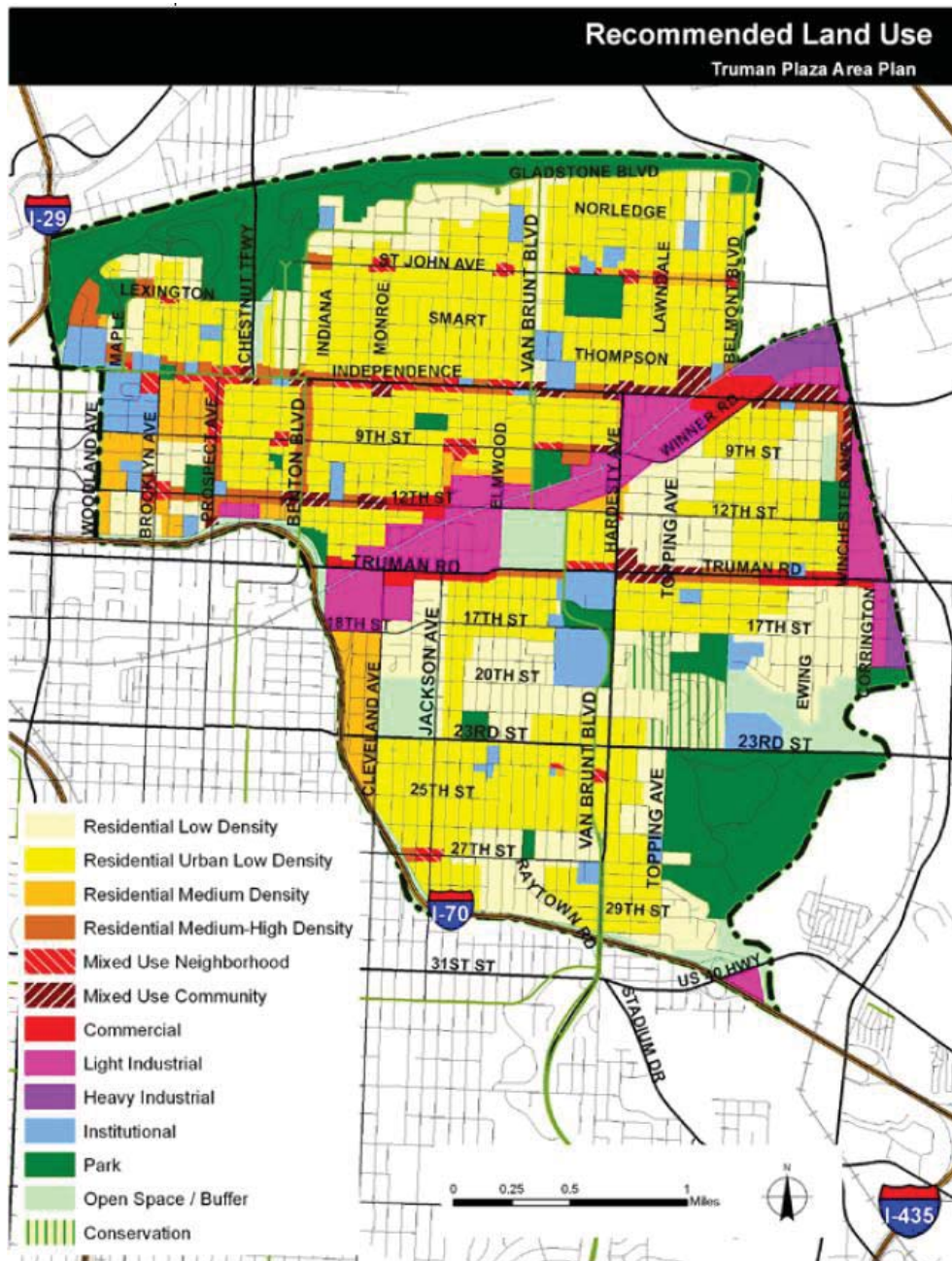
- AREA: 6,410.45 SQ.FT. (~128'X50')
- ZONING: **R-6** (RESIDENTIAL)

LOT 5– 2616 E 7<sup>TH</sup> ST:

- AREA: 6,433.9 SQ.FT. (~128'X50')
- ZONING: **R-6** (RESIDENTIAL)



# Area Plan –Truman Plaza



## ◀ RECOMMENDED LAND USE: MIXED-USE NEIGHBORHOOD

### MIXED USE NEIGHBORHOOD

Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the "B1" zoning category within the zoning ordinance.

### MIXED USE COMMUNITY

Primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and correspond with the "B2" zoning category within the zoning ordinance.



# Zoning Analysis – Individual Lots

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EXHIBIT 5C  
LCRA 6/25/23

## COMMERICAL/BUSINESS ZONE LOTS

LOT NUMBER	ADDRESS	AREA (SQ.FT.)	ZONE	FLOOR AREA RATIO	MAX. FLOOR AREA(SQ.FT.)	FRONT (FT.)	REAR (FT.)	SIDE (FT.)	MAX. HEIGHT
LOT 1A	625 PROSPECT AVE	15,634.38	B3-2	2.2	34,395.64	NON	30	NON	50
LOT 3	637 PROSPECT AVE	15,848.11	B4-5	4.0	63,392.44	NON	30	NON	70
					<b>97,788.08 SQ.FT.</b>				

## RESIDENTIAL ZONE LOTS

LOT NUMBER	ADDRESS	AREA (SQ.FT.)	ZONE	MIN LOT/UNIT (SQ.FT.)	MAX. NO. OF UNITS	FRONT (FT.)	REAR (FT.)	SIDE (FT.)	MAX. HEIGHT
LOT 1B	625 PROSPECT AVE	9,600.00	R-6	6,000	1	30	30	8	35
LOT 2	2621 E 6TH ST	8,176.44	R-6	6,000	1	30	30	8	35
LOT 4	2610 E 7TH ST	6,410.45	R-6	6,000	1	30	30	8	35
LOT 5	2616 E 7TH ST	6,433.90	R-6	6,000	1	30	30	88	35

-> REZONE TO **UR** (URBAN  
REDEVELOPMENT) UNDER  
BASE ZONE **B1-3**





# UR (B1-3) Zoning Requirements



- ◀ USE GROUP - MIXED-USE (COMMERCIAL & RESIDENTIAL ABOVE): PERMITTED
- ◀ TOTAL SQ.FT: 62,103.28
- ◀ FLOOR AREA RATIO: 3.0
- BUILDABLE FLOOR AREA:  $3.0 \times 62,103.28 = 186,309.84 \text{ SQ.FT.}$
- ◀ SET BACK:
  - MAX FRONT SETBACK: 0 FT.
  - MAX STREET-SIDE SETBACK: 0 FT.
  - SIDE SETBACK: 0 FT.
  - MIN REAR SETBACK (ABUTTING RESIDENTIAL): 30 FT.
  - PARKING SET BACK: 30 FT.
- ◀ MAXIMUM HEIGHT: 60 FT.
- ◀ PARKING REQUIREMENTS:
  - APARTMENTS: 1 SPACE/ UNIT
  - COMMERCIAL:
    - RESTAURANT: 10 SPACES/1000 SQ.FT
    - RETAIL : 2.5 SPACES/1000 SQ.FT

# Proposed Site Plan



- 1 4 -STORY BUILDING  
LEVEL 1: 3 SPACES OF RETAILS & AMENITIES;  
LEVEL 2-4: 62 APARTMENT UNITS
- 2 3-STORY BUILDING  
LEVEL 1: 6 SPACES OF RETAILS;  
LEVEL 2-3: 16 APARTMENT UNITS
- 3 TOTAL APARTMENTS: 78 UNITS  
TOTAL RETAILS: 8 SPACES  
TOTAL BUILDING AREA : 82,252 SQ.FT. (FAR: 1.32 <3.0)
- 4 REQUIRED PARKING: 94 SPACES  
PROVIDED PARKING: 95 SPACES
  - COMMERCIAL: 17 SPACES
  - APARTMENTS: 78 SPACES
- 5 RELOCATED EXISTING OVERHEAD POWER LINE TO BE UNDERGROUND LINE
- 6 10 F.T. LANDSCAPE SCREENING TO BUFFER ADJACENT RESIDENTIAL PROPERTY





# Level 2&3 – Typical Floor Plans





# Level 4 – Floor Plan







# Area Breakdown

## APARTMENT UNITS BREAK-DOWN

NO.	UNIT TYPE	UNIT SQ.FT.	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	NO. OF UNITS	TOTAL	%	SQ.FT.
1	TYPE A1-STUDIO-1BATH	504.0	-	2	2	2	6	10	12.8%	3,024.0
2	TYPE A2-STUDIO-1BATH	486.0	-	2	2	-	4			1,944.0
4	TYPE B1- 1BED-1BATH	660.0	2	3	3	3	11	40	51.3%	7,260.0
5	TYPE B2- 1BED-1BATH	672.0	4	5	5	5	19			12,768.0
6	TYPE B3- 1BED-1BATH	588.0		1	1	1	3			1,764.0
7	TYPE B4- 1BED-1BATH	577.0		1	1	1	3			1,731.0
8	TYPE B5- 1BED-1BATH	740.0		2	2	-	4			2,960.0
9	TYPE C1- 2BED-2BATH	980.0	2	5	5	4	16	28	35.9%	15,680.0
10	TYPE C2- 2BED-2BATH	999.0	1	1	1	1	4			3,996.0
11	TYPE C3- 2BED-2BATH	1,194.0	-	4	4	-	8			9,552.0
	TOTAL		9	26	26	17	78	78	100.0%	<b>60,679</b>

## RETAIL SPACES BREAK-DOWN

NO.	COMMERCIAL SPACE	SQ.FT.
1	RETAIL #S1	1,649
2	RETAIL #S2	1,115
3	RETAIL #N1	1,109
4	RETAIL #N2	1,080
5	RETAIL #N3	1,080
6	RETAIL #N4	1,080
7	RETAIL #N5	1,080
8	RETAIL #N6	1,109
	TOTAL	<b>9,302</b>



# Area Breakdown

## AREA BREAK-DOWN PER FLOOR

FLOOR	NAME	SQ.FT.
<b>INDOOR</b>		
<b>GROUND (1ST) FLOOR</b>	<b>RETAIL SPACES</b>	<b>9,302</b>
	APARTMENT UNITS	6,967
	AMENITIES (MAILROOM+ CLUBHOUSE)	1,958
	LOBBY & CORRIDOR	805
	ELEVATOR & STAIRS	1,018
	UTILITY ROOMS	547
Total Sq.ft.Ground Floor		20,597
<b>SECOND FLOOR</b>	APARTMENT UNITS	20,640
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	1,072
	CLOSETS & OTHERS	148
Total Sq.ft.Second Floor		23,173
<b>THIRD FLOOR</b>	APARTMENT UNITS	20,640
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	1,072
	CLOSETS & OTHERS	148
Total Sq.ft.Third Floor		23,173
<b>FOURTH FLOOR</b>	APARTMENT UNITS	12,432
	ROOFTOP CLUBHOUSE	700
	ROOFTOP DECK	280
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	436
	CLOSETS & OTHERS	148
Total Sq.ft.Fourth Floor		15,309
<b>TOTAL IN-DOOR SQ.FT.</b>		<b>82,252</b>
<b>OUTDOOR</b>		
	ASPHALT PARKING/DRIVEWAY	31,909
	HARDSCAPE/LANDSCAPE	12,256
	AMENITY (DOG PARK)	756
<b>TOTAL OUT-DOOR SQ.FT.</b>		<b>44,921</b>

## BUILDING AREA PERCENTAGE

NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
1	APARTMENT /LEASABLE AREA	60,679	73.8%
2	RETAIL SPACES /LEASABLE AREA	9,302	11.3%
3	APARTMENT AMENITIES	2,938	3.6%
4	CIRCULATION (STAIRS & CORRIDORS)	8,342	10.1%
5	STORAGE & UTILITIES	991	1.2%
	<b>TOTAL</b>	<b>82,252</b>	100.0%

NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
A	INDOOR-BUILDING AREA	82,252	64.7%
B	OUTDOOR-PARKING/LANDSCAPE AREA	44,921	35.3%
	<b>TOTAL</b>	<b>127,173</b>	100.0%

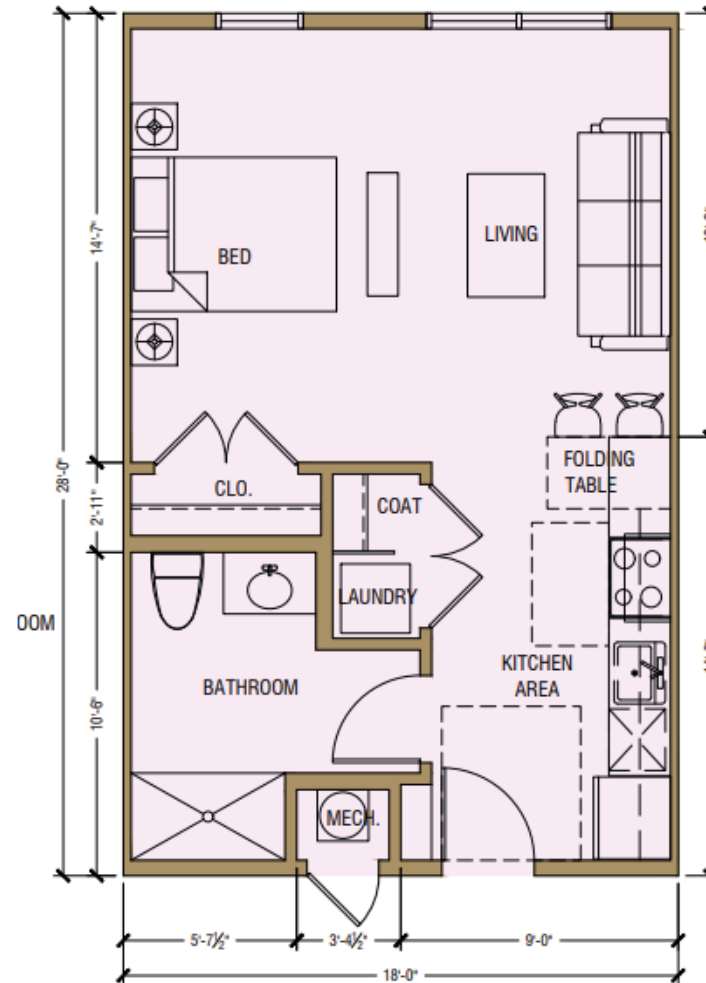
## PARKING CALCULATION

REQUIRED CAR PARKING (1 SPACE/ 1 APARTMENT & 2.5 PER 1,000 SQ.FT RETAIL	<b>94</b>	SPACES
APARTMENTS (1 SPACE/UNIT)	78	
RETAIL (2.5 SPACES/1,000 SQ.FT.)	16	
* NOTE: RESTAURANT (10 SPACES/ 1,000 SQ.FT.)		
PROVIDED CAR PARKING	<b>95</b>	SPACES
REQUIRED BICYCLE PARKING (1 PER 3 UNITS) +3	27.0	SPACES
PROVIDED BICYCLE PARKING	<b>27.0</b>	SPACES





# Unit Layouts - Studio

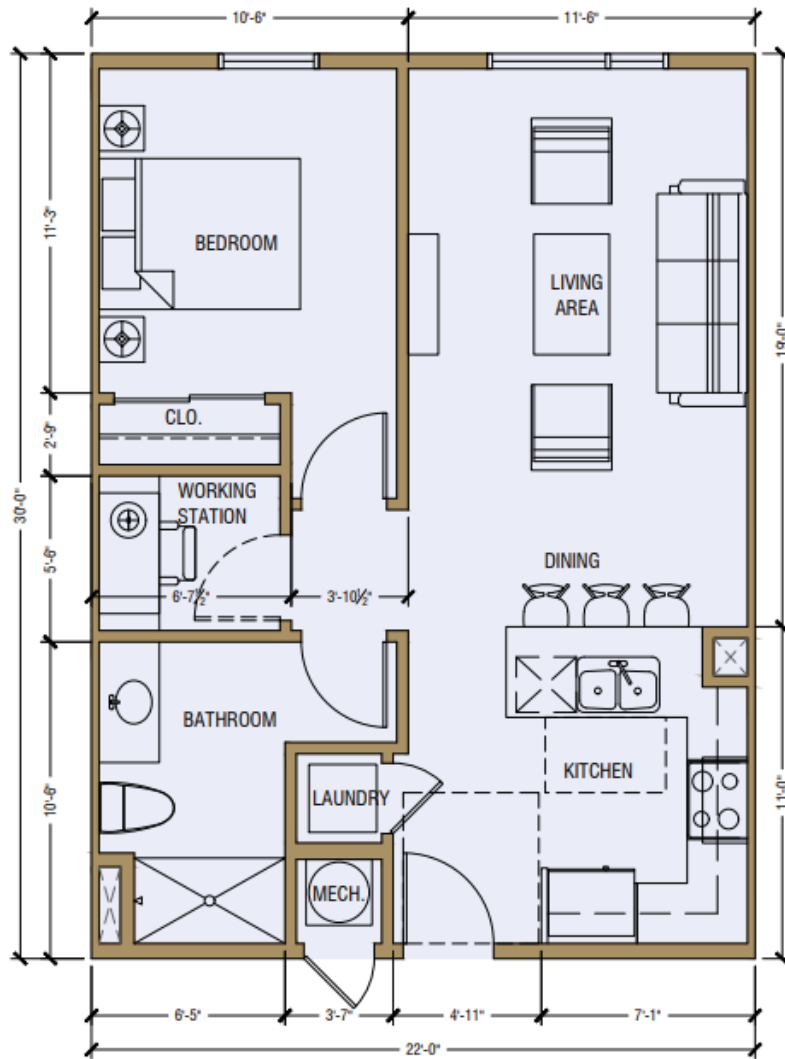


TOTAL AREA: 504 SQ. FT.

1 UNIT PLAN - STUDIO-UNIT TYPE A1  
SCALE: 1/4" = 1'-0"

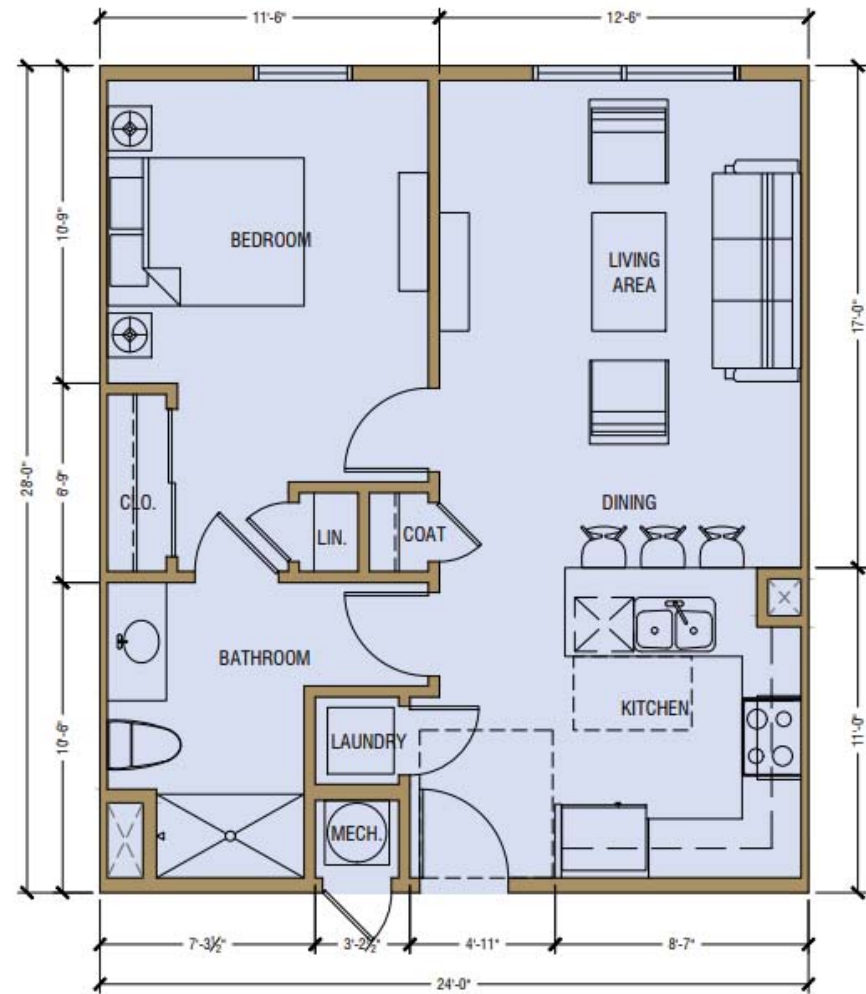


# Unit Layouts – 1Bed 1Bath



TOTAL AREA: 660 SQ. FT.

2 UNIT PLAN - 1BED-1BATH-UNIT TYPE B1  
SCALE: 1/4" = 1'-0"



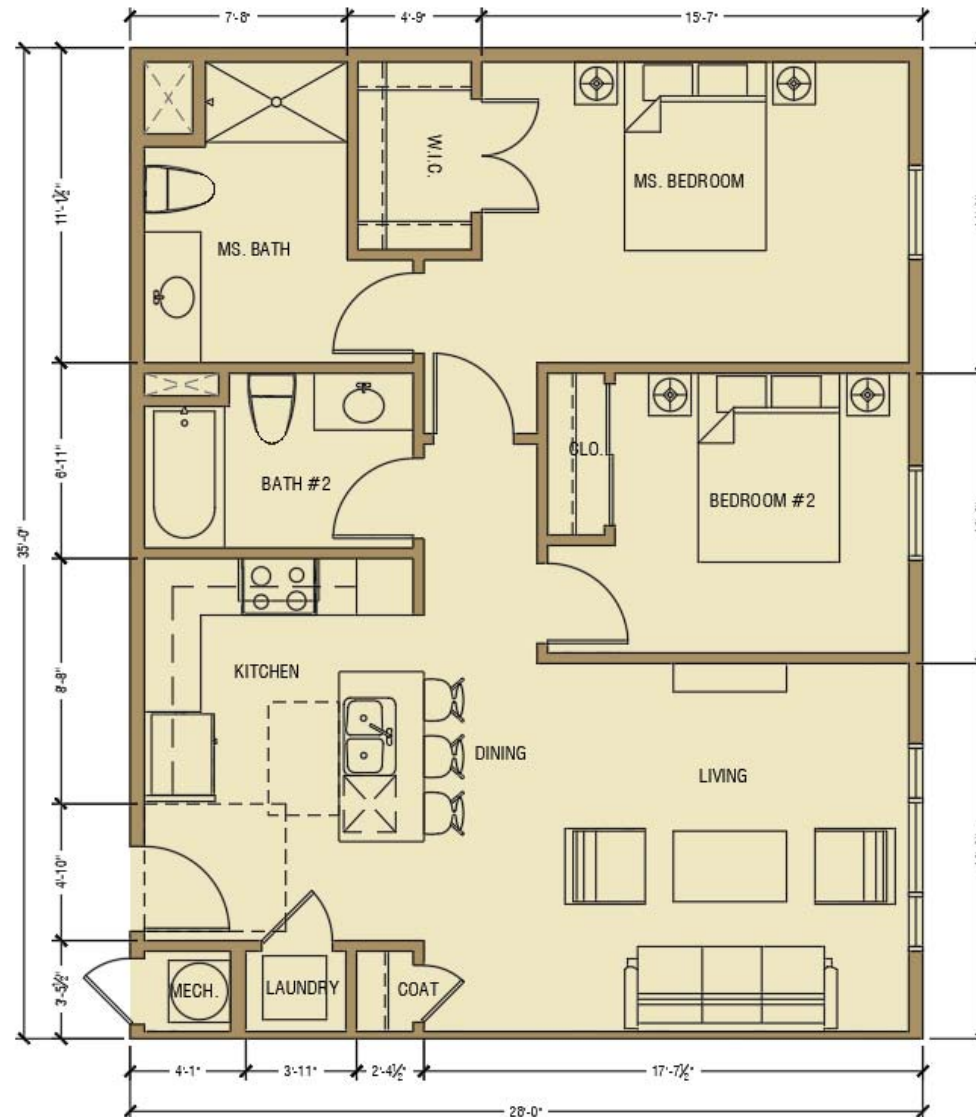
TOTAL AREA: 672 SQ. FT.

3 UNIT PLAN - 1BED-1BATH-UNIT TYPE B2  
SCALE: 1/4" = 1'-0"





# Unit Layouts – 2Bed 2Bath



TOTAL AREA: 980 SQ. FT.

# E 7th Street View

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# Perspectives

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# E 7th Street View

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# + Contact

## LOCATION

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