

- LEGEND**
- A. NELSON-ATKINS MUSEUM
 - B. KIRKWOOD PROPERTY
 - C. BISHOPS HOUSE
 - D. 414 E. 45TH STREET
 - E. 420 E. 45TH STREET
 - F. FENGOLD HOUSE
 - G. NORTH PARKING LOT
 - H. SOUTHWORELAND PARK**
 - I. TRUES PARK**
 - J. 512 PIERCE STREET**
 - K. 524 PIERCE STREET**
- BUILDING
 - CONTOUR (2' INTERVAL)
 - PROPERTY LINE
 - ZONING DISTRICT BOUNDARY
 - MOU
 - MEMORANDUM OF UNDERSTANDING
 - PHASE I
 - PHASE II
 - PHASE III
 - KANSAS CITY REGISTER OF HISTORIC PLACES
- **KANSAS CITY PARKS AND RECREATION PROPERTY
**OWNED BY THE TRUSTEES OF THE NELSON GALLERY FOUNDATION, A CHARITABLE TRUST, CREATED UNDER THE DECLARATION OF TRUST DATED DECEMBER 23, 1994. THESE PROPERTIES ARE NOT SEEKING REZONING.

	All Properties	Nelson-Atkins Museum	Kirkwood Property (Ex-Residence)	400 E. 45th Street	414 E. 45th Street	420 E. 45th Street	512 E. 45th Street	510 E. 45th Street	Southmoreland Park	Trues Park
		A	B	C	D	E	F	G	H	I
a. Zoning		R-5	R-6	R-5	R-5	R-5	R-5	R-5	R-5	R-5
b. Total Land Area (sq. ft.)		954,312	137,934	31,124	15,634	15,650	31,120	31,038	171,099	638,656
c. Street Right of Way		0	0	0	0	0	0	0	0	0
d. Net Land Area	1,185,774	954,312	137,934	31,124	15,634	15,650	31,120	31,038	171,099	638,656
e. Proposed Use		Refer to Project Description for Proposed Use(s) by Phase								Park (88-805-03-H)
f. Height Above Grade (ft.)				35	35	35	35	0	0	0
g. Gross Floor Area (sq. ft.)										
Level B	153,906		2,581	0	0	0	0	-	-	-
Main Level	202,834		2,906	3120	2925	2925	4,057	-	-	-
Level 1	63,311		2,746	2925	2925	3,375	-	-	-	-
Level 1 M	6,057		-	0	0	0	-	-	-	-
Level 2	54,519		2,100	0	0	2,703	-	-	-	-
Level 3	10,447		-	0	0	-	-	-	-	-
Protrusion	3,369		-	-	0	0	-	-	-	-
Total	526,826	494,443	-	10,353	6045	5850	10,135	-	-	-
i. Residential density						N/A				
h. Building Coverage		16%	0%	17%	21%	21%	17%	0%	0%	0%
Footprint (sf)	151,437	0	5,250	3,211	3,225	5,310	0	0	0	0
Floor Area Ratio	0.36	0.00	0.25	0.39	0.37	0.33	0.00	0.00	0.00	0.00
j. Auto Parking Spaces										
Required	912	831	0	26	15	15	25	0	0	0
Less Variance (Case No. ---)										
Existing	998	458	76	7	0	0	0	57	0	0
k. Bicycle Parking Spaces										
Required										
Short Term	60	46	8	1	-	-	6	-	-	-
Long Term	60	50	1	2	2	2	2	1	-	-
Proposed										
Short Term	60	46	8	1	-	-	6	-	-	-
Long Term	60	50	1	2	2	2	2	1	-	-

PROJECT INFORMATION

JURISDICTION: City of Kansas City, Missouri
CAMPUS ADDRESS: 4525 Oak Street
LEGAL DESCRIPTION: Refer to Sheets G002-G004
EXISTING ZONING: R-5 & R-6
PROPOSED ZONING: MPD
FLAGS: Kansas City Register of Historic Places
EXISTING LAND USE(S): 6700-Museum, 1122-Duplex, 5212-Paved Parking/Other Paved Lots, 7400-Other Recreation
PROPOSED LAND USE: Refer to PROJECT DESCRIPTION for proposed land use(s) associated with each phase.
MEMORANDUM OF UNDERSTANDING: Areas indicated as MOU on the Campus Site refer to a Memorandum of Understanding with Kansas City Parks & Recreation allowing for the installation of sculpture in Trues Park and Southmoreland Park. Original MOU Executed on November 30, 1993 and Amended and Restated. Memorandum of Understanding, dated November 30, 1993, was executed on March 22, 2011. A second Memorandum of Understanding is referenced in this MPD. The Memorandum of Understanding between the Rockhill Homes Association, the Southmoreland Neighborhood Association, and The Trustees of the Nelson Gallery Foundation, dated April 24, 2017, will be effective upon approval of the MPD.

THE CITY ACKNOWLEDGES THAT THE NELSON-ATKINS MUSEUM AND ROCKHILL AND SOUTHWORELAND NEIGHBORHOOD ASSOCIATIONS HAVE PRIVATELY AGREED TO CERTAIN REQUIREMENTS AND PROCEDURES AS SHOWN ON A DOCUMENT ENTITLED MEMORANDUM OF UNDERSTANDING BETWEEN THE ROCKHILL HOMES ASSOCIATION, THE SOUTHWORELAND NEIGHBORHOOD ASSOCIATION, WITH ATTACHED MPD PLAN NOTES, DATED APRIL 6, 2017, AND THE DOCUMENT ENTITLED MASTER PLAN REQUIREMENTS PHASES I-IV. THIS DOCUMENT IS ATTACHED TO THIS PLAN. THE CITY IS NOT A PARTY TO SAID AGREEMENT. THE CITY WILL FOLLOW THE PROCEDURES REQUIRED BY ITS CODE AND STATE LAWS WITH REGARDS TO ANY APPROVALS FOR THIS PROPERTY, AND ONLY THE CONDITIONS SHOWN ON THE FACE OF THE PLAN AND IN THE ORDINANCE APPROVING THE PLAN WILL BE ENFORCED BY THE CITY.

PROJECT DESCRIPTION

The Nelson Gallery Foundation seeks to establish a Master Plan District (MPD) to use Foundation-owned property for museum purposes. The footprint of the MPD would include the 3 acres 45th Street block north of the museum and the 3.25 acres referred to as the Kirkwood Property (4520 Kenwood Avenue), across Rockhill Road and just east of the museum.

The use of the property through the MPD would be completed in phases, as defined below. The permitted use of the "Museum Block" shall be Museum Use (88-805-03-G) allowing the exhibition, procurement, study, care, storage, conservation, or use of objects of lasting literary, musical, artistic, or reference materials (such as books, manuscripts, recordings, or films), as well as administrative and/or educational functions supporting the aforementioned uses. The application is only requesting approval of Phase I, Phase II and Phase III. Future approval of Phase IV, along with the future approval of a site plan for the sculpture park identified in Phase II, will incorporate all and building standards at the time such approval is requested.

Subsequent amendments and final plans shall conform to the Boulevard and Parkway Standards (888-323) of the Zoning & Development Code.

Guidelines for districts and neighborhoods should be incorporated into the MPD plan to guide future MPD amendments and future master planning processes (Refer to Midtown/Plaza Area Plan, Guiding Principles & Planning Recommendations, beginning on page 130).

PHASE I: Phase I would allow the permitted use of four historic residences (the 45th Street Properties) to be administrative / professional office use related to the Nelson-Atkins Museum of Arts (the "Museum") oversight and include employees, volunteers, and other individuals assisting in the operation of the Museum and its programming; Phase I would also allow the permitted use of the 45th Street Properties to be residential, detached dwelling. No other use shall be permitted.

PHASE II: Phase II would allow the permitted use of the Kirkwood Property to be a sculpture park, garden, or park with walkway paths and accompanying amenities (the "Sculpture Park"); the existing parking lot shall also be a permitted use.

Regarding the existing residential dwelling located at 4520 Kenwood (the "Kirkwood Residence"), the Museum intends to sell the Kirkwood Residence which shall include a residential yard approximately three-fourths (3/4) of one acre in size and the MPD should reflect this subdivision.

PHASE III: Phase III would allow the permitted use for 510 E. 45th Street to be a surface parking lot for Museum use; no other use shall be permitted. There are no changes proposed for the existing parking lot; as such, a final plan is not required for Phase III. Any variance from the aforementioned would require the MPD to go through the Major and Minor Amendment approval process and shall require approval of an MPD final plan from the CPC and City Council.

Phase III would allow for the future construction of a new building at 510 E. 45th Street. The new building would be three stories with a basement, up to but not exceeding 12,500 square feet per floor, with a total of 50,000 square feet and a height not to exceed the adjacent residence at 500 East 45th Street. Design of the new building would be subject to approval of the Stewardship Committee and City requirements; these changes would also require the MPD to go through the Major and Minor Amendment approval process and shall require approval of an MPD final plan from the CPC and City Council.

PHASE IV (FUTURE PHASE DEPENDENT ON FUNDRAISING): In Phase IV of the Master Plan District, the Nelson-Atkins would comprehensively document its program needs to inform architects in designing for the museum's future, within the stated campus footprint. Phase IV of the Master Plan District would build upon the results from a national/international competition by selecting architects and firms that specialize in taking program needs and translating them into concepts and solutions.

APPROVAL PROCESS

Phase I shall require MPD final plan approval from the City Plan Commission prior to receiving a change of occupancy or building permit, whichever comes first. The MPD final plan shall include a site plan, landscape plan, signage plan, and lighting plan. Any change in use or physical condition of the property which does not conform to 88-520-04-B shall require prior approval of a major amendment from the City Council.

Phase II shall require MPD final plan approval from the City Plan Commission prior to installation of the Sculpture Park. The MPD final plan shall include a site plan, landscape plan, signage plan, and lighting plan. Any change in use or physical condition of the property which does not conform to 88-520-04-B shall require prior approval of a major amendment from the City Council.

The "Museum Block" (Phase I) is proposed to remain as it exists, and as such MPD final plan approval is not required unless physical change is proposed which conforms to 88-520-04-B. Any change in use or physical condition of the property which does not conform to 88-520-04-B shall require prior approval of a major amendment from the City Council.

The Museum may elect to pursue major amendment approval even in such instances where only approval of a minor amendment may be required.

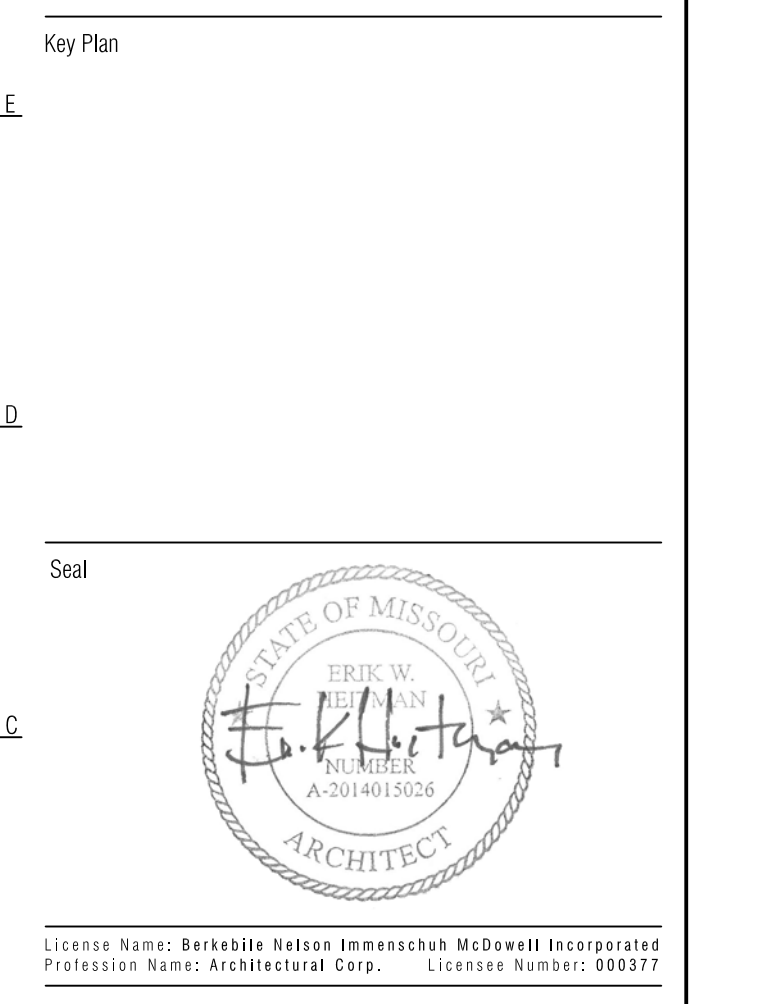
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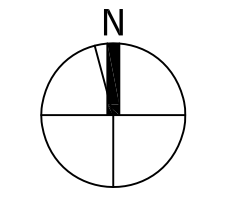
THE NELSON-ATKINS MUSEUM OF ART MASTER PLAN DISTRICT REZONING
 4525 Oak Street
 Kansas City, MO 64111
 Project No: 15062.00

Issued: 30 SEPTEMBER, 2016

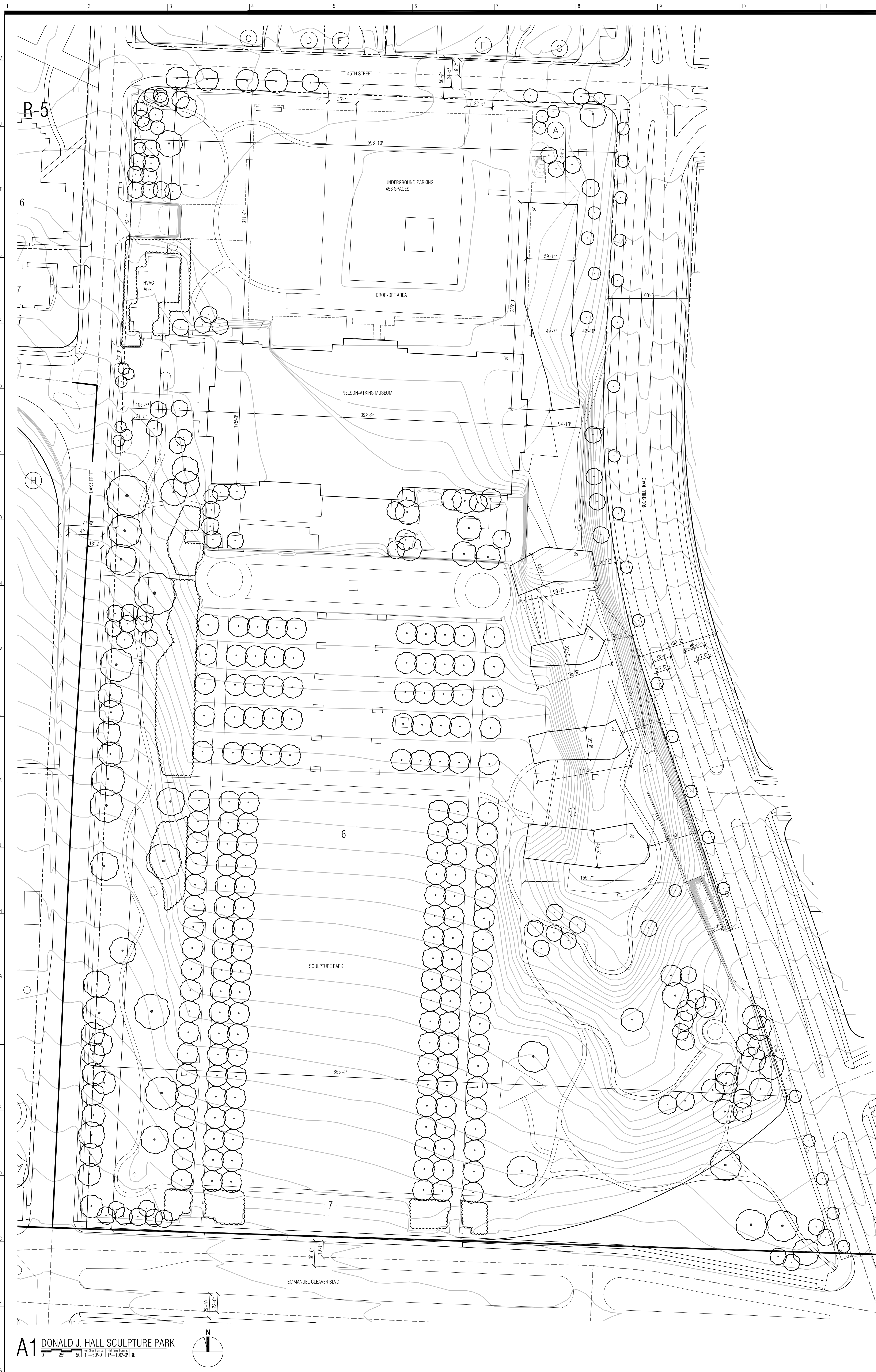
Revision	Description	Date Issued
1	CITY COMMENTS	04 NOV 2016
2	REVISED PER NEHGL MOU	03 MAY 2017
3	CITY COMMENTS	23 JUNE 2017
4	CITY COMMENTS	10 JULY 2017



PHASING PLAN
G000







LEGEND

- A. NELSON-ATKINS MUSEUM
- B. KIRKWOOD PROPERTY
- C. BISHOP'S HOUSE
- D. 414 E. 45TH STREET
- E. 420 E. 45TH STREET
- F. FERGOLD HOUSE
- G. NORTH PARKING LOT
- H. SOUTH MORELAND PARK*
- I. THIS PARK**
- J. 512 PIERCE STREET**
- K. 524 PIERCE STREET**

- BUILDING
- CONTOUR (2' INTERVAL)
- PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING TREE
- EXISTING VEGETATION

*KANSAS CITY PARKS AND RECREATION PROPERTY
 **OWNED BY THE TRUSTEES OF THE NELSON GALLERY FOUNDATION, A CHARITABLE TRUST, CREATED UNDER THE DECLARATION OF TRUST DATED DECEMBER 23, 1964. THESE PROPERTIES ARE NOT BEING REZONING.

DONALD J. HALL SCULPTURE PARK PROPERTY INFORMATION

LEGAL DESCRIPTION: 403-21 E 45TH ST NELSON ART GALLERY AMENDED PLAT OF ROCKHILL
 ALL BLK 6 & THAT PRT BLK 7 LY NLY OF BRUSH CREEK BLVD

EXISTING ZONING: R-5
 PROPOSED ZONING: MPD

PROPOSED BUILDING SETBACKS AND HEIGHT RESTRICTIONS ARE AS FOLLOWS:

- FRONT 25% of lot depth, maximum required 25 feet
- REAR 25% of lot depth, maximum required 30 feet
- SIDE 10% of lot width, maximum required 8 feet
 15 feet minimum abutting street
- HEIGHT The height of the existing Nelson-Atkins Building or 60 feet, whichever is greater, unless otherwise consented by the Stewardship Committee, shall serve as the maximum height allowed for any new structures (including sculpture) within the Museum Block.

FLAGS: NONE

PARKING SUMMARY FOR DONALD J. HALL SCULPTURE PARK PROPERTY:

	FULL SPACES	HANDICAP	VAN ACCESSIBLE	TOTAL HANDICAPPED	TOTAL SPACES
LOBBY LEVEL:	212	7	2	9	226
BASEMENT LEVEL:	232	-	-	-	232
				9	458

THE NELSON-ATKINS MUSEUM OF ART MASTER PLAN DISTRICT REZONING

4525 Oak Street
 Kansas City, MO 64111
 Project No: 15062.00

Issued: 30 SEPTEMBER, 2016

Revision	Description	Date Issued
1	CITY COMMENTS	04 NOV 2016
2	REVSD PER NEIGH. MOU	03 MAY 2017

Key Plan

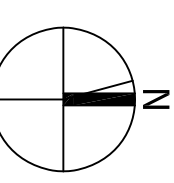


Source: Daniel, Mann, Johnson & Mendenhall, Incorporated
 Professional Name: Architectural Corp. License Number: 538377

DONALD J. HALL SCULPTURE PARK
 SITE AND LANDSCAPE PLAN



A1 KIRKWOOD PROPERTIES
2017-2021 1:1000 Scale



LEGEND

- A. NELSON-ATKINS MUSEUM
- B. REPAIRS HOUSE
- C. REPAIRS HOUSE
- D. 414 E. 46TH STREET
- E. 420 E. 46TH STREET
- F. 420 E. 46TH STREET
- G. NORTH PARKING LOT
- H. SOUTHWESTLAND PARK
- I. THIS PARK
- J. 517 PINE STREET
- K. 527 PINE STREET

*WASKS FOR PARKS AND RECREATION DEPARTMENT
**WASKS FOR PLANNING DEPARTMENT
***WASKS FOR THE CITY ENGINEER'S OFFICE
****WASKS FOR THE CITY ENGINEER'S OFFICE
*****WASKS FOR THE CITY ENGINEER'S OFFICE

NOTES:
• ALL EXISTING CONDITIONS TO REMAIN
• EXISTING VEGETATION TO REMAIN
• EXISTING LIGHTING TO REMAIN

- ▭ BUILDING
- ▨ AREA OF DISTURBANCE
- ▧ PROPOSED TURF GRASS
- ▩ CONCRETE (2" MINIMUM)
- ▬ PROPERTY LINE
- ▬ ZONING DISTRICT BOUNDARY
- ▬ EXISTING TREE
- EXISTING VEGETATION

KIRKWOOD PROPERTY INFORMATION

EXISTING LEGAL DESCRIPTION:
4200 KENWOOD / 411 BK 5 AMENDED SCHEDULE B PLAT
PROPOSED PHASE 1 BOUNDARY:
4200 KENWOOD / 411 BK 5 AMENDED SCHEDULE B PLAT PER SEC 16
COR 111 S 46E 11297.2 FT TH S ALICE L 290 FT TH N 177 DEG 23' MIN
40 SEC W 111.39 FT N 279 DEG 48' MIN 0 SEC W 103.86 FT N 87
DEG 53' MIN 48 SEC E 148.50 FT S 507 DEG 23' MIN 40 SEC E 133.98
FT 10 E U 10 BEG.

EXISTING ZONING: R-6
PROPOSED ZONING: MPO

PROPOSED BUILDING SETBACKS AND HEIGHT RESTRICTIONS ARE AS FOLLOWS:

FRONT 25% of lot depth, maximum required 30 feet
REAR 25% of lot depth, maximum required 30 feet
SIDE 10% of lot width, maximum required 8 feet
15 feet minimum abutting street

Front, Rear and Side Yard setbacks shall not apply to the location of sculpture and accompanying amenities. The maximum required setback for these accessory structures shall be 8 feet.

HEIGHT: The height of the existing Kenwood Residence or 25 feet, whichever is greater, unless otherwise consented by the Stewardship Committee; shall serve as the maximum height allowed for any new sculptures located within the Sculpture Park.

FLAGS: Kansas City Register of Historic Places

PARKING
EXISTING 76 SPACES

Benard Nelson Immersichuk Rowland Architects
8000 Ashburne, Suite 300
Kansas City, MO 64114
913.833.5500 | 913.833.5501

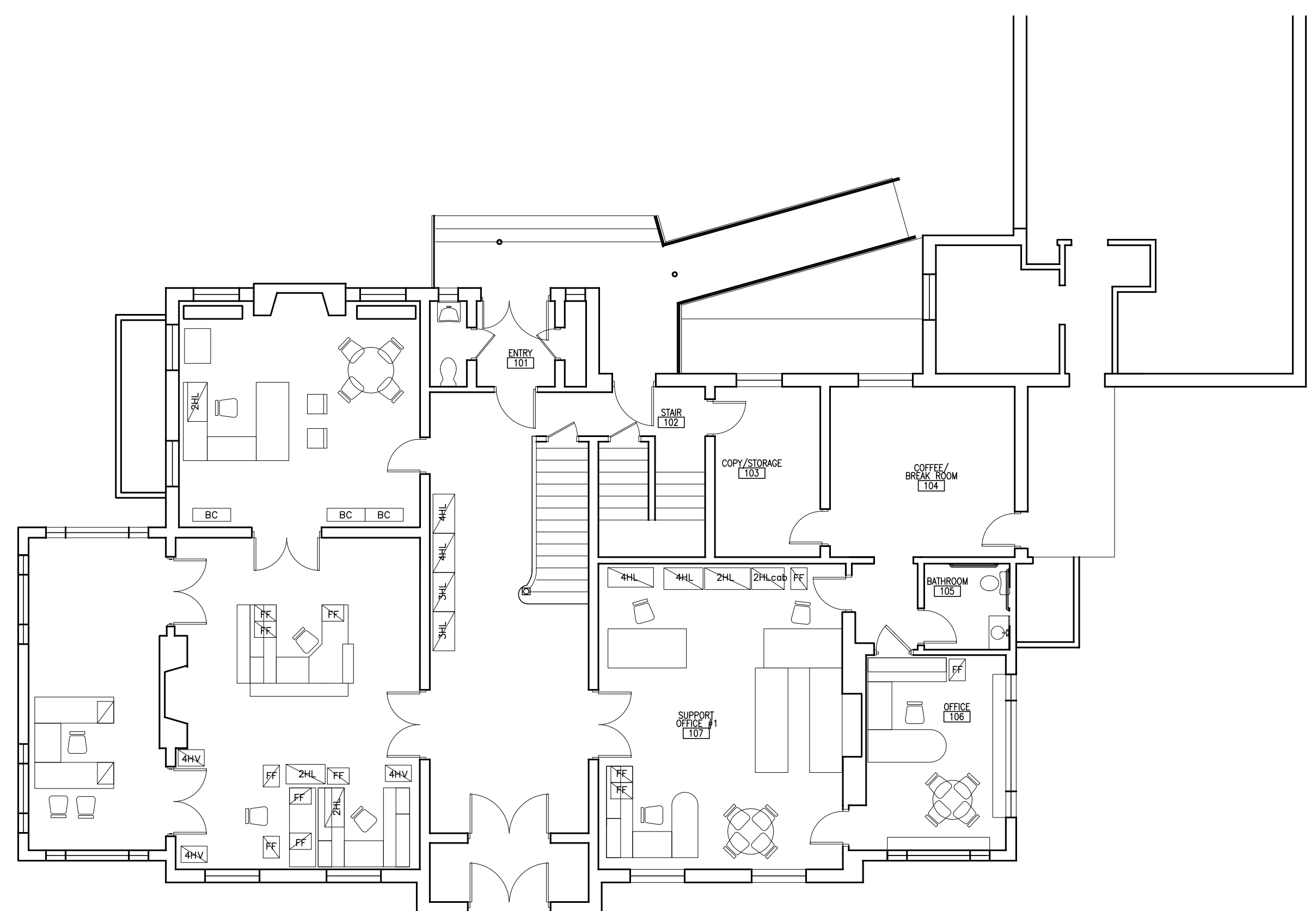
THE NELSON-ATKINS MUSEUM OF ART MASTER PLAN DISTRICT REZONING

4255 Oak Street
Kansas City, MO 64111
Project No.: 18082-00

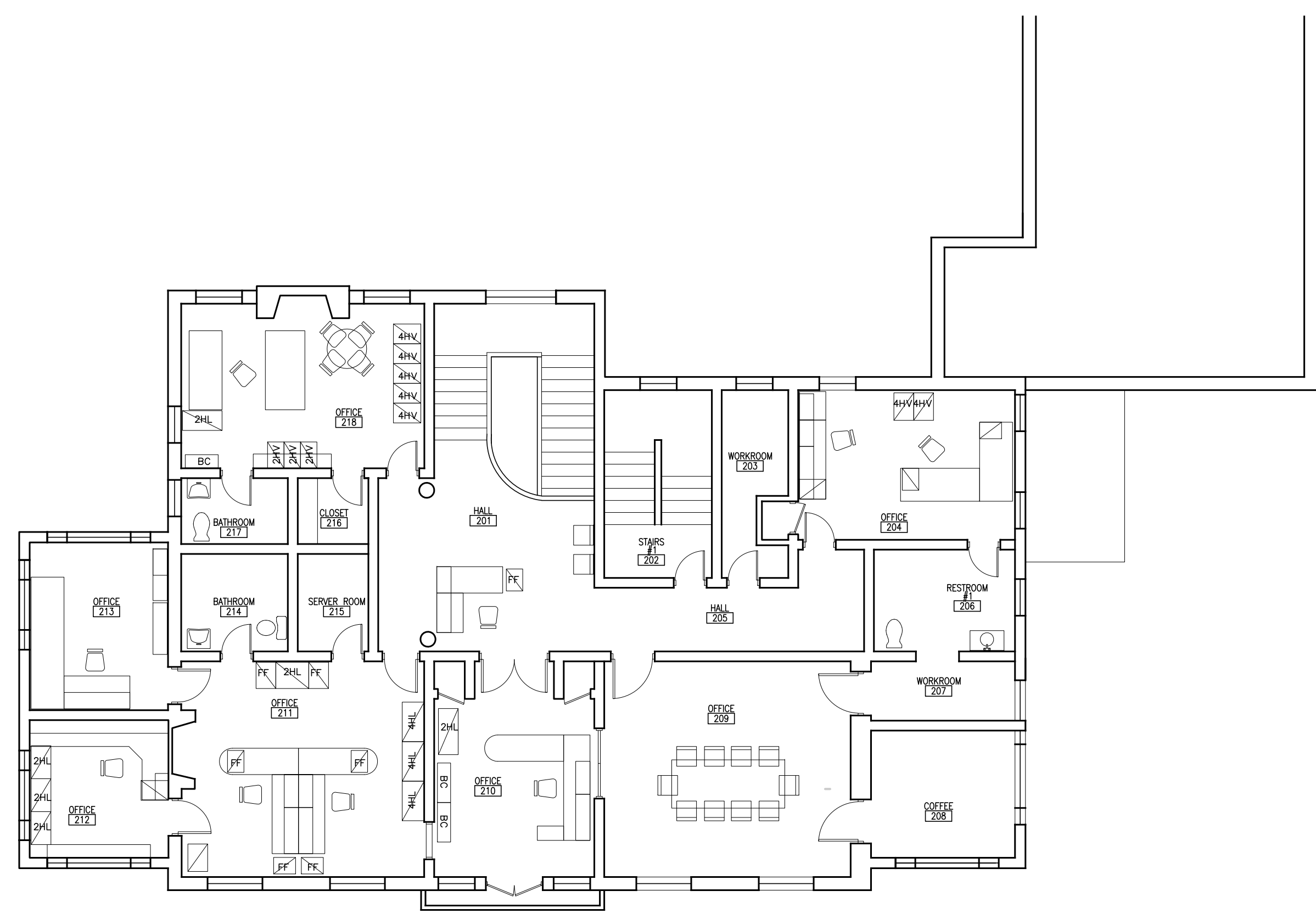
Issue: 30 SEPTEMBER, 2016

Revision	Description	Date Issued
1	CITY COMMENTS	04 NOV 2016
2	REVISED PER NEHAJ, MUDU	03 MAY 2017
3	CITY COMMENTS	21 JUNE 2017

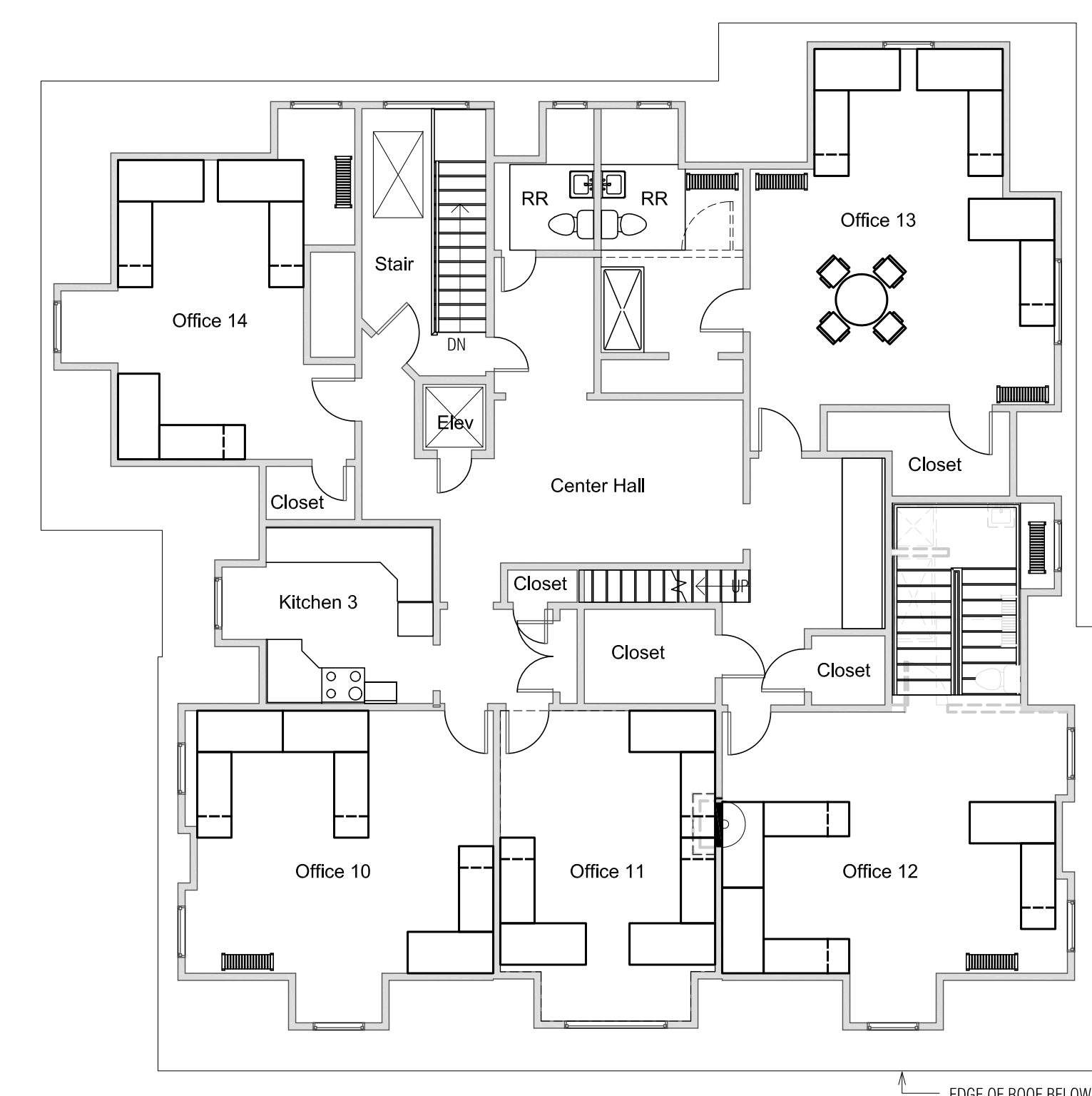
SEAL: KIRKWOOD PROPERTIES, SITE AND LANDSCAPE PLAN, G0004



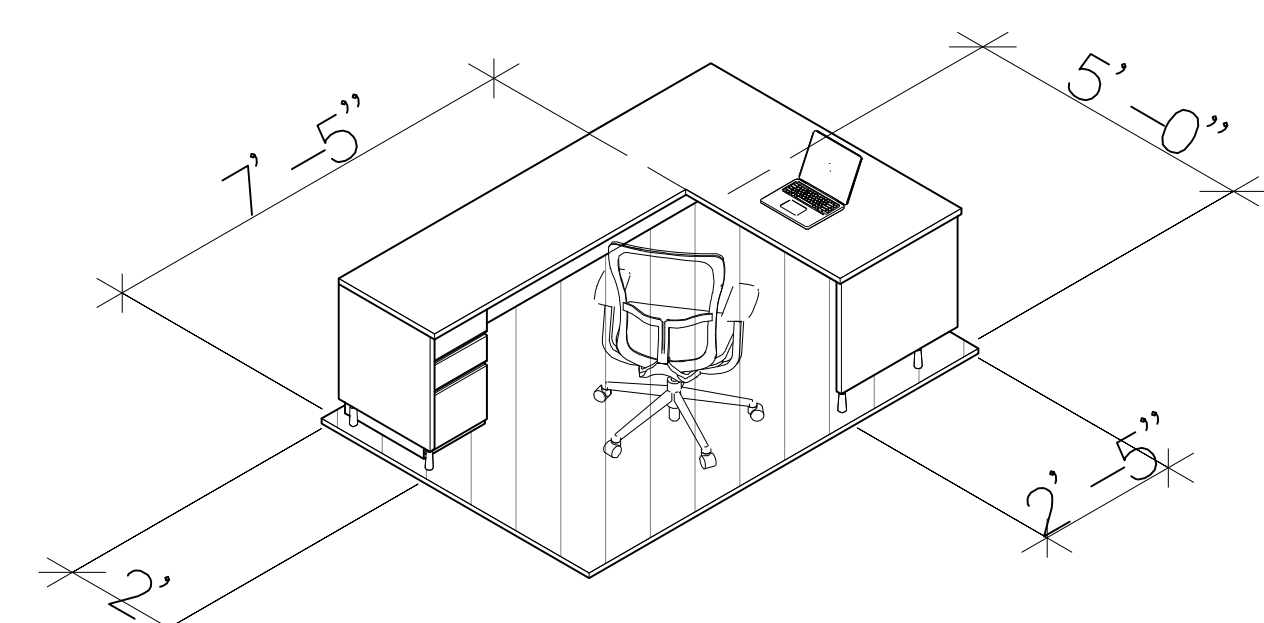
P1 400 E. 45th Street - First Floor
FLOOR SQUARE FOOTAGE: 2840 SF
NUMBER OF WORKSTATIONS: 9



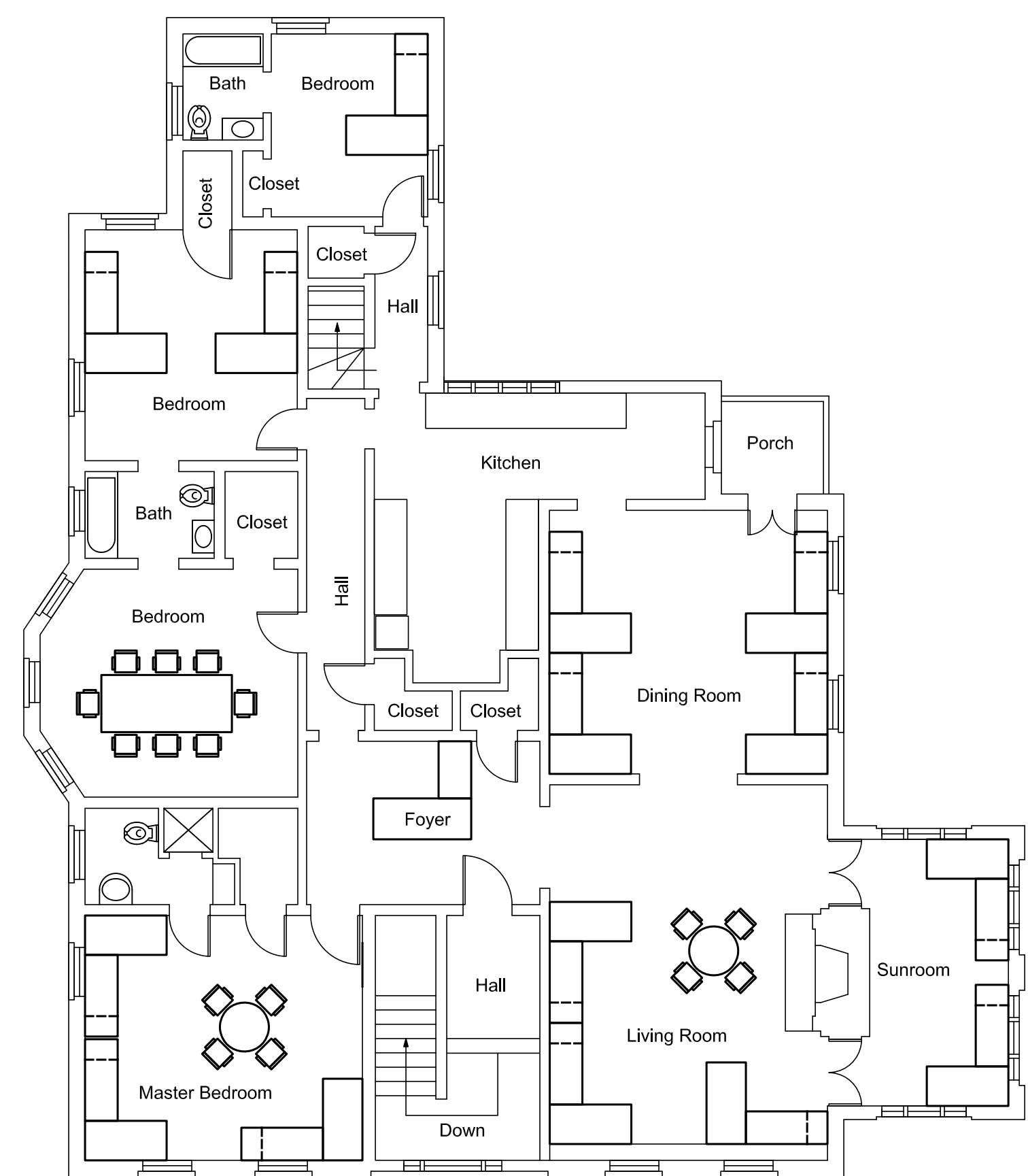
P8 400 E. 45th Street - Second Floor
FLOOR SQUARE FOOTAGE: 2800 SF
NUMBER OF WORKSTATIONS: 8



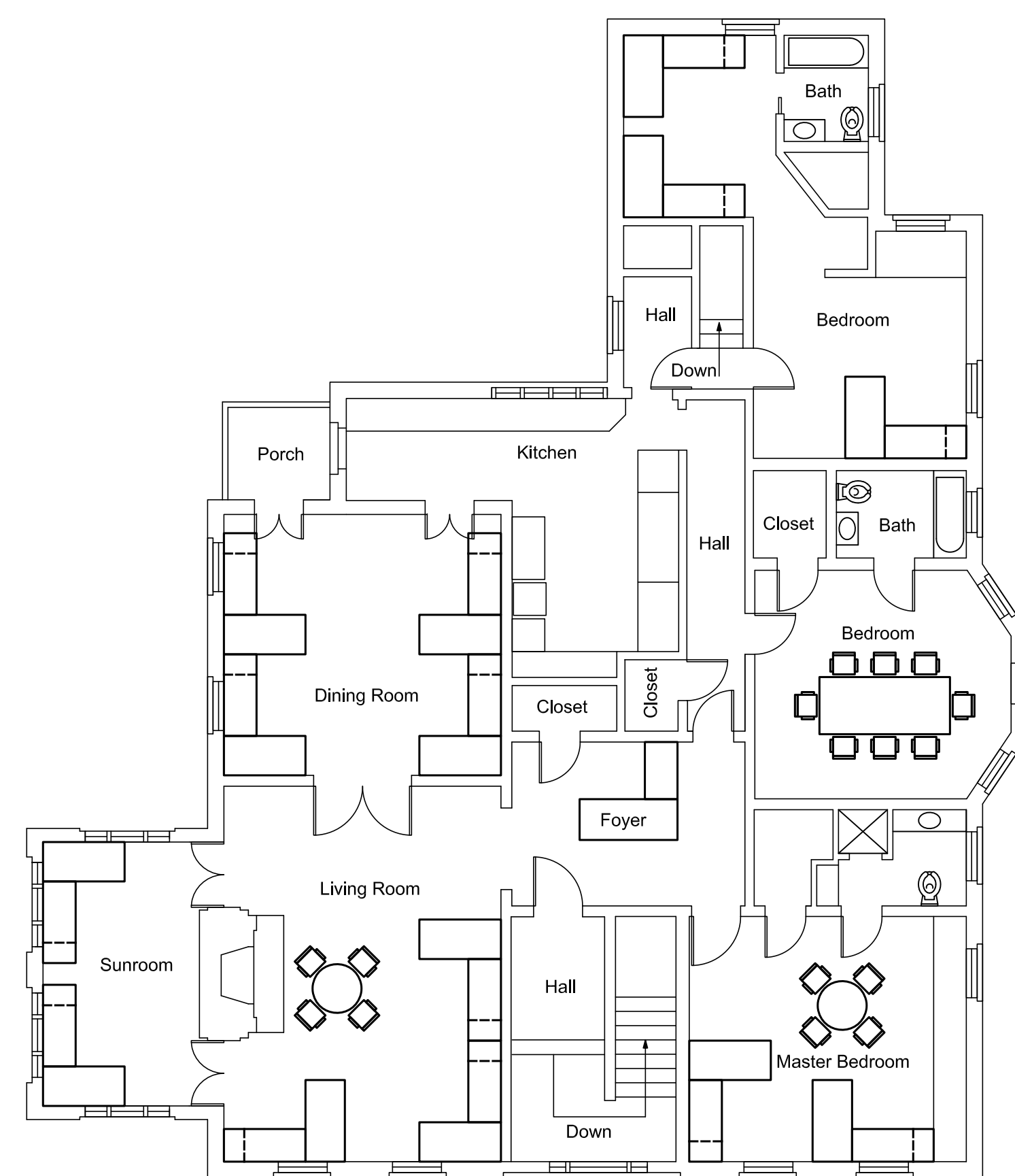
P15 503 E. 44th Street - Third Floor
FLOOR SQUARE FOOTAGE: 2585 SF
NUMBER OF WORKSTATIONS: 15



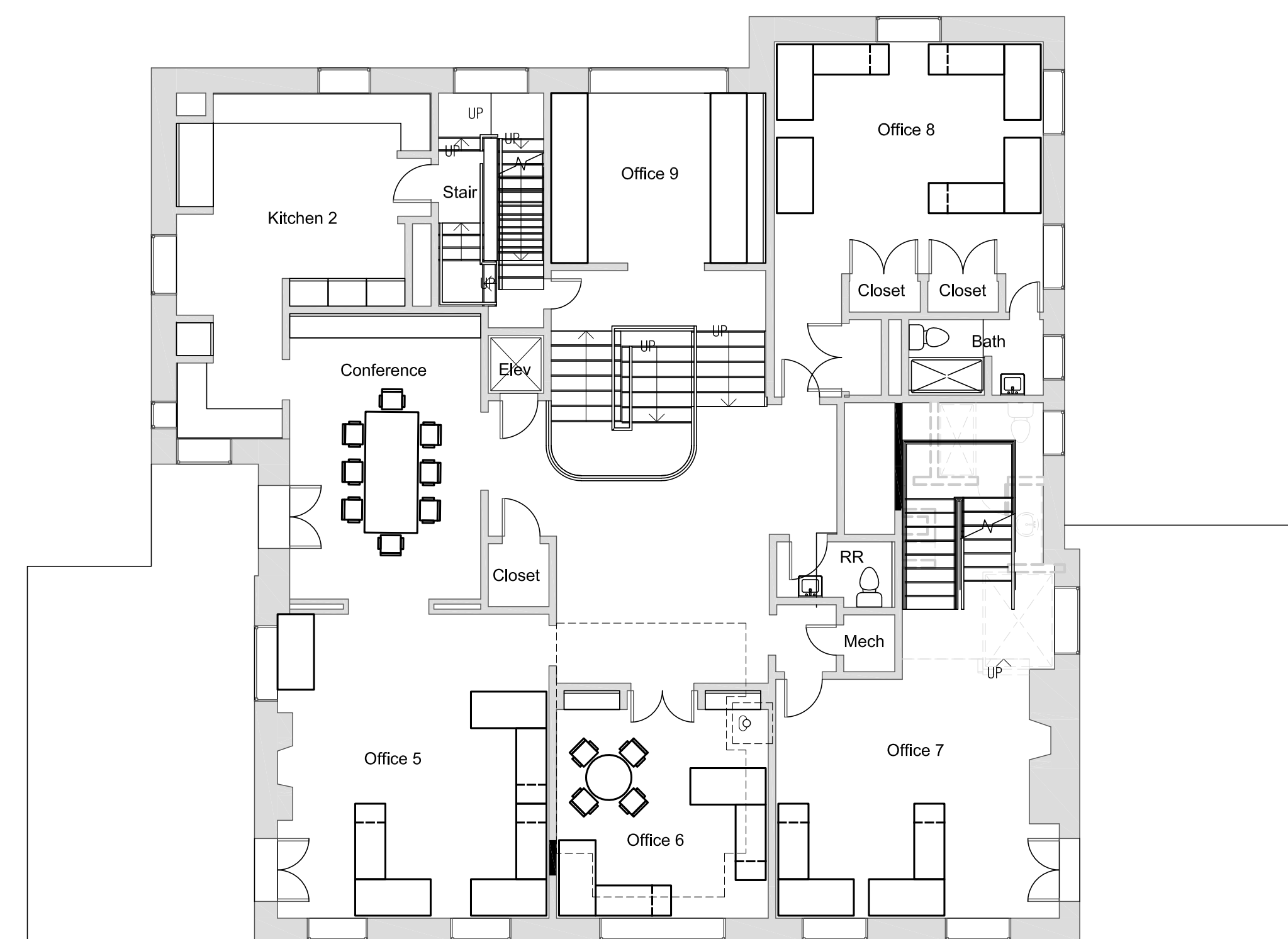
L1 Typical Workstation
How to Scale: 1/8" = 1'-0"



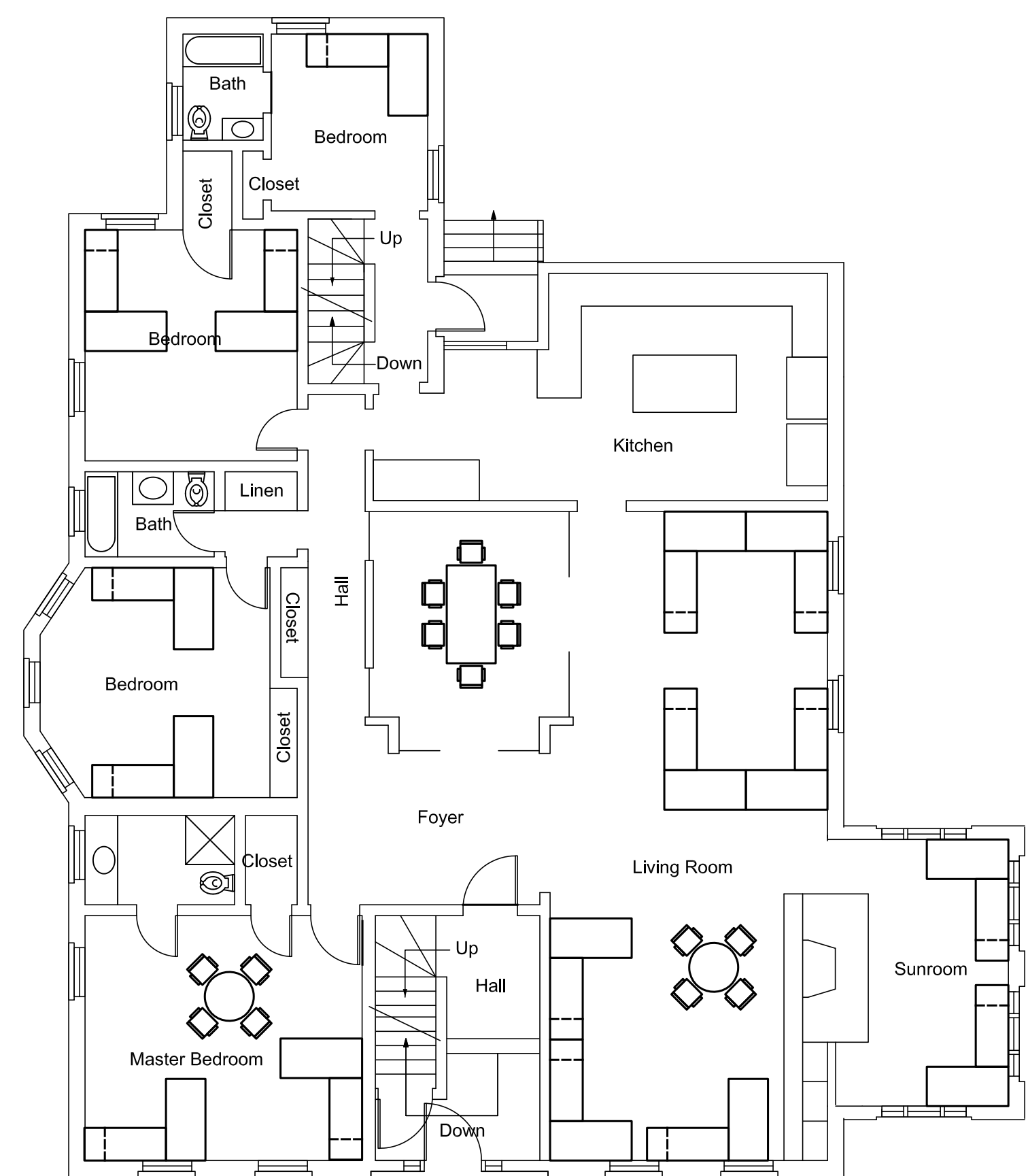
H5 414 E. 45th Street - Second Floor
FLOOR SQUARE FOOTAGE: 2685 SF
NUMBER OF WORKSTATIONS: 16



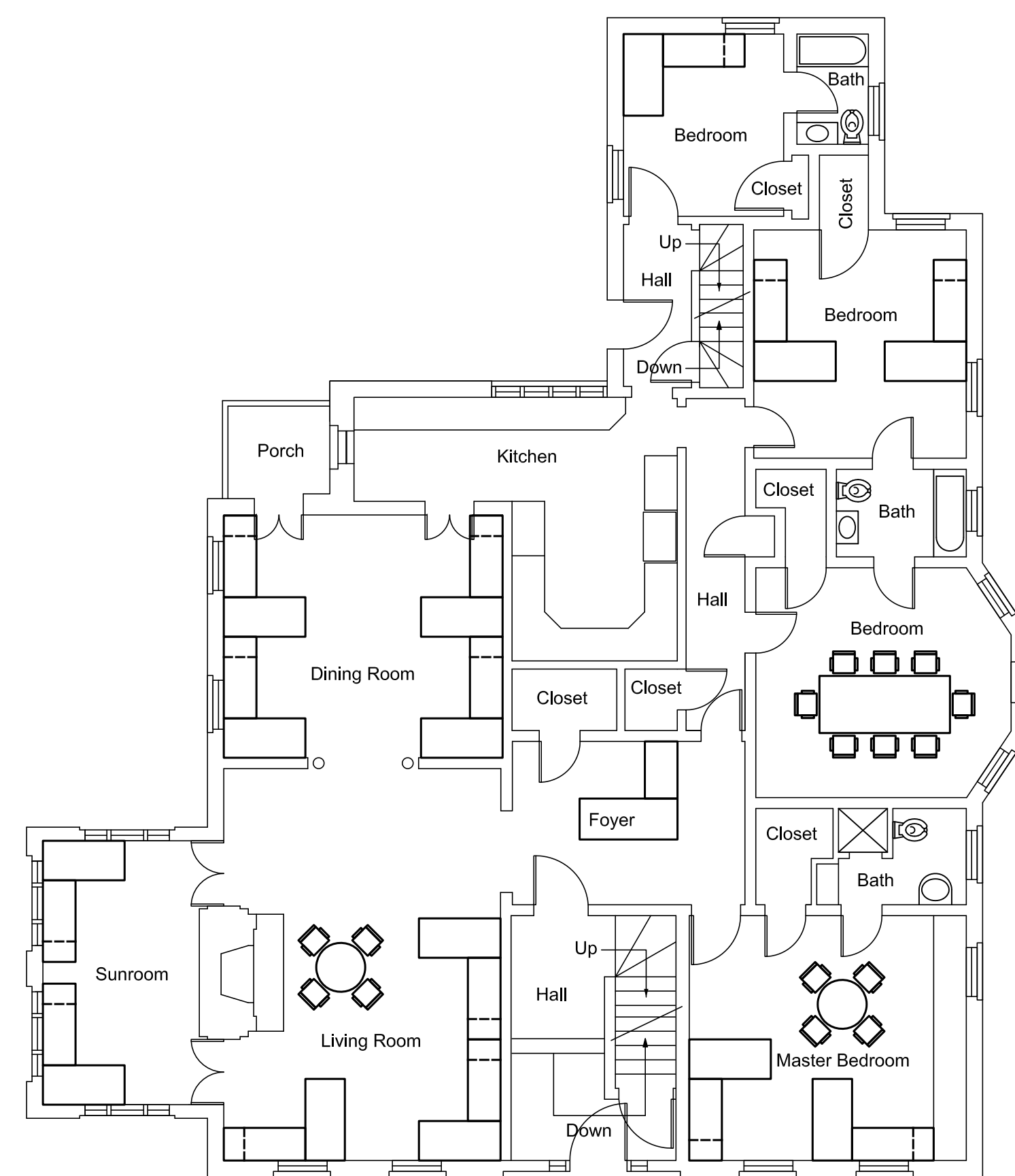
H10 420 E. 45th Street - Second Floor
FLOOR SQUARE FOOTAGE: 2685 SF
NUMBER OF WORKSTATIONS: 15



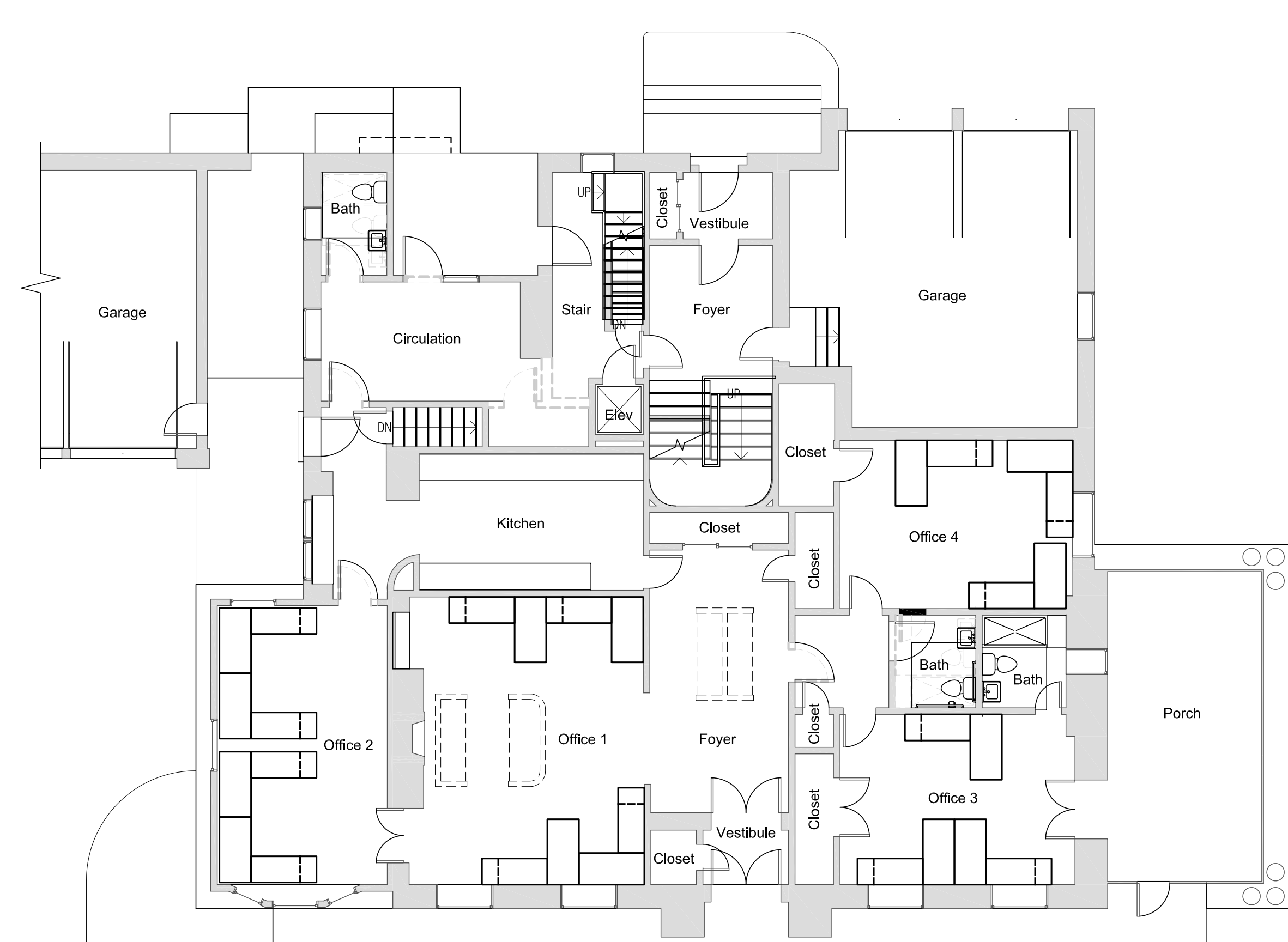
H15 503 E. 44th Street - Second Floor
FLOOR SQUARE FOOTAGE: 2995 SF
NUMBER OF WORKSTATIONS: 16



A5 414 E. 45th Street - First Floor
FLOOR SQUARE FOOTAGE: 2885 SF
NUMBER OF WORKSTATIONS: 16



A10 420 E. 45th Street - First Floor
FLOOR SQUARE FOOTAGE: 2685 SF
NUMBER OF WORKSTATIONS: 15



A15 503 E. 44th Street - First Floor
FLOOR SQUARE FOOTAGE: 2740 SF
NUMBER OF WORKSTATIONS: 14

**THE NELSON-ATKINS
MUSEUM OF ART MASTER
PLAN DISTRICT REZONING**

4525 Oak Street
Kansas City, MO 64111
Project No: 15062.00

Issued: 30 SEPTEMBER, 2016

Revision	Description	Date Issued
1	CITY COMMENTS	04 NOV 2016
2	REVSD PER NEIGH. MOU	03 MAY 2017

Key Plan

Seal



PHASE 2 FLOOR PLANS - NORTH PROPERTIES