CITY PLAN COMMISSION STAFF REPORT

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

June 5, 2024

Project Name
Kinsley Multi-Family Phase II

Docket # 4

Request
CD-CPC-2024-00033
Development Plan – Residential (major amendment)

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Kansas City, MO 64111

Owner
Kinsley LP
600 Northlake Blvd, Altamonte Springs, FL 32701

Location	1101 NW Englewood Rd
Area	About 19 Acres
Zoning	B3-2, R-2.5
Council District	2nd
County	Clay
School District	North Kansas City 250

Surrounding Land Uses
North: residential uses, zoned R-6, R-80
South: residential uses, zoned R-2.5
East: undeveloped uses, zoned B3-2
West: residential uses, zoned R-2.5

KC Spirit Playbook Alignment
LRP determination: Likely

Land Use Plan
The Line Creek Valley Area Plan recommends Mixed Use Community for this location.

Major Street Plan
NW Englewood Road is identified on the City's Major Street Plan as a Boulevard.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on 3/15/2024. Scheduling deviations from 2024 Cycle 5.1 have occurred.

- The applicant needed more time to revise plans per staff comments in order to receive a favorable recommendation to the City Plan Commission (extension of 55th St).
- Due to technical issues occurring at City Hall between 5-6-2024 and 5-22-2024, necessary deadlines associated with processing this case were missed.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 4/9/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is mostly cleared and undeveloped. There is a regulated stream on the east side of the site and N Mercier Drive separates the two subject parcels.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a major amendment to a previously approved development plan, also serving as a preliminary plat, to allow approximately 127 residential units in district B3-2 and R-2.5 on about 19.5 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive.

CONTROLLING + RELATED CASES
CD-CPC-2022-00044 – **Ordinance 220420** - A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive.

PROFESSIONAL STAFF RECOMMENDATION
Docket #4 Approval with Conditions

PLAN REVIEW

The proposed development is a major amendment to the previously approved development plan from 2022, which approved 304 units across three multi-unit buildings. The proposed development in a multi-plex residential building type with a total of 126 units across 36 buildings (duplex, tri-plex, and quad-plex). All building varieties will be two-stories with individual garages.

The subject site is accessible off of N Mercier Street and NW 55th Street. All other internal drives will be private and contain private utilities. There are pedestrian sidewalks shown along all private drives, as well as two trails on the western side of the site. The buildings abutting NW Englewood Road, which is designated as a Boulevard, have pedestrian access to the public right of way per the boulevard standards. The preliminary plat associated with the development plan will maintain two lots, create three tracts, and dedicate public right of way for the construction of NW 55th street.

Landscaping includes street trees along NW Englewood Road and internal drives, in addition to replacing any dead or missing trees along N Mercier Street. Due to the back of the buildings facing towards N Mercier Street, the developer will also construct a small berm with landscaping to help screen the rear of the buildings. Proposed species include Redbud, Dogwood, Crabapple, Kentucky Coffeetree, Oak, Cypress, Hydrangea, Switchgrass, and others.

Architectural materials include lap siding, board and batten, and stone veneer. Buildings abutting NW Englewood will have slightly articulated entrances with awnings.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	Yes	Yes	Subject to conditions
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	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

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;**
Long Range Planning staff reviewed this project against the KC Spirit Playbook and determined it is likely to align with KC Spirit Playbook goals. This project increases "middle missing" housing supply and will provide quality vehicular and pedestrian circulation through the site. The site layout would be better with the units having rear loaded access, but LRP supports the most recently submitted revised plans.

B. **The proposed use must be allowed in the district in which it is located;**
Residential uses are permitted in the B2 zoning district.

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;**
Vehicular circulation to and from the site is adequate for safe vehicular movement. Section 88-405-10 of the Zoning and Development Code requires new development to connect with existing development. The plans show extending NW 55th Street from the current stub through the proposed development which complies with the Code, as well as Water Services rules and regulations requiring new development to complete utility loops, in this case a public water main, which is currently stubbed in N Mercier Street and NW 55th Street.

D. **The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
Pedestrian connectivity is expected to be safe and efficient around the site. There are sidewalks and trails for pedestrians to get to amenities around the development and up to NW Englewood Road. Staff would prefer more rear-loaded buildings in the development to reduce the number of curb cuts that disrupt pedestrian connection along the sidewalk; however, there is no specific Code requirement related to this aspect of the site plan.

E. **The plan must provide for adequate utilities based on City standards for the particular development proposed.**
The site will be served with adequate public utilities. The public water main stubs in N Mercier Street and NW 55th Street will be extended in the extension of right of way proposed to close the utility loop.

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.**
Staff worked with the applicant to come up with appropriate building setbacks based on the boulevard standards and the setback of the existing residential buildings to the west. Staff provided the option of fronting the buildings on N Mercer Street and rear-loading off the private drive or providing a berm with landscaping to help screen the rear side of the buildings from N Mercier Street, which is the option the applicant chose. Although the applicant provided an entry element of awnings to the doors along NW Englewood Road, as required by the boulevard standards, staff feels the elevations provide the bare minimum and would prefer the level of architectural articulation as provided fronting the private drive on the garage façade. The Parks Department reviewer has conditioned the use of stone masonry on the facades facing NW Englewood Road.

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.

Landscaping will be provided in compliance with the Code. As mentioned earlier in this report, berms will provide additional screening of buildings adjacent to N Mercier Street.

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.

Streets, drives, and parking areas cover an acceptable amount of the site.

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.

The site is mostly cleared except for sparse trees that will be cleared for the proposed development. The tree preservation plan indicates than less than one contiguous acre of tree canopy will be removed.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,

Genevieve Kohn, AICP
Planner

Plan Conditions

Report Date: May 29, 2024

Case Number: CD-CPC-2024-00033

Project: Kinsley Multi-Family Phase II

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. 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 prior to Certificate of Occupancy.

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.

3. 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.

4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

7. Revise plans prior to the NPD Committee hearing to satisfy any and all outstanding corrections from Water Services.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

8. That prior to any Certificate of Occupancy is issued for each phase, a Final Plat must be approved by the City and recorded with the County Recorder of Deeds.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

10. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.

12. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

14. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

15. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

16. The developer shall 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

19. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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

21. 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

22. 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)

23. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). 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)

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

    - Shall provide fire lane signage on fire access drives.

24. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1). Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

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

25. 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

26. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

27. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to the release of the certificate of occupancy.

28. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

29. The developer shall use Parks & Recreation Department approved site furnishings within parks and recreation jurisdictional street and/or park right-of-way.

30. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks 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.

31. 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

32. The developer shall include the same stone masonry shown on the front elevations of the residential buildings for the quadplex facades front facing the Boulevard.

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

33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf

34. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

35. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

36. 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 - Pedro Colato 816-513-4892

37. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.

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.

38. Submit public water main plans following KC Water Rules and Regulations for Water Main Extensions. Plans and contracts shall be reviewed and approved prior to building permit issuance.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

39. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

40. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.

41. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

42. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.

43. he developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan.

44. The internal storm and sanitary sewers shall be private service lines.

LEGAL DESCRIPTION:

West Parcel (LOT 1)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the East line of KINSLEY FOREST ESTATES FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the Northernmost corner of Lot 1, said KINSLEY FOREST APARTMENTS FIRST PLAT; thence Southwesterly, along the West line of said Lot 1 to the Northeast corner of Tract J of KINSLEY FOREST ESTATES SECOND PLAT, a subdivision in said Clay County, Missouri; thence Westerly, along the North line of said KINSLEY FOREST ESTATES SECOND PLAT to the Southeast corner of Tract "D" of said KINSLEY FOREST ESTATES FIRST PLAT; thence Northerly, along the East line of said KINSLEY FOREST ESTATES FIRST PLAT to the Point of Beginning. Containing 11.35 acres, more or less.

East Parcel (LOT 2)

Part of the Northeast Quarter of Section 34, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of N. Mercier Drive, as established by the plat of KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in said Clay County, Missouri, and the South right-of-way line of NW. Englewood Road, as established by Special Warranty Deed Book 8038 at Page 191 in said Clay County, Missouri; thence Easterly, along said South right-of-way line to the intersection of said South right-of-way line and the West right-of-way line of N. Summit Street, as established by Special Warranty Deed Book 8038 at Page 190 in said Clay County, Missouri; thence Southerly, along said West right-of-way line to the intersection of said West right-of-way line and the Northeasterly right-of-way line of N. Mercier Drive, as established by SAID KINSLEY FOREST APARTMENTS FIRST PLAT; thence Westerly and Northerly, along said Northeasterly right-of-way line to the Point of Beginning. Containing 7.62 acres, more or less.

1. Floodplain Note:
   According to the F.E.M.A. Flood Insurance Rate Maps Numbers 29095C0129G & 29095C0128G, revised 2017, portions of this tract graphically lie in: Zone X, Zone AE & Floodway Zone AE

Table 1. Site Data

SITE DATA	Proposed Lot 1 (West Lot)	Proposed Lot 2 (East Lot)	Tract A	Tract B	Tract C	Deviation Requested?	Approved
Existing Zoning	B3-2	B3-2	B3-2	B3-2	B3-2	N	
Proposed Zoning	N/A	N/A	N/A	N/A	N/A	N	
Gross Land Area:						N/A	
in square feet	316,357	152,281	106,558	53,869	179,595	N/A	
in acres	7.26	3.50	2.45	1.24	4.12	N/A	
Right-of-Way Dedication						N/A	
in square feet	17,611	0	0	0	0	N/A	
in acres	0.40	0	0	0	0	N/A	
Net Land Area:						N/A	
in square feet	826,271					N/A	
in acres	18.97					N/A	
Building Area (SF)	89,595	36,818	0	0	0	N	
Floor Area Ratio	0.28	0.24	0.00	0.00	0.00	N	
Residential Use Info:						N	
Total Dwelling Units						N	
Two-Unit House	14	2	0	0	0	N	
Multi-Plex	75	35	0	0	0	N	
Total Lots:						N	
Residential	1	1	0	0	0	N	
Public/Civil	0	0	0	0	0	N	
Commercial	0	0	0	0	0	N	
Inudstrial	0	0	0	0	0	N	
Other:	0	0	0	0	0	N	

Table 2. Building Data

BUILDING DATA		
Lot 1 (West Lot)	**Required**	**Proposed**
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	15
Height (Max.)	45'	28'-0"
Lot 2 (East Lot)	**Required**	**Proposed**
Rear Setback (Min. % of lot depth)	25	25
Front Setback (adj. to Boulevard)	25	50
Front Setback (Min. % of lot depth)	25	30
Side Setback (Min. % of lot width)	10	10
Side Setback (abutting street)	15	25
Height (Max.)	45'	28'-0"

Table 4. Parking

88.420 - Parking	Vehicle Spaces		Alternatives Proposed? (See 88-420-16)
Lot 1 (West Lot)			
	Required	Proposed	
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	1 garage/dwelling	N
Total:	89	93	
Lot 2 (East Lot)			
	Required	Proposed	
Proposed Use(s) - List All Proposed Uses:	1/Dwelling Unit	1 garage/dwelling	N
Total:	37	42	

Table 5. Other Development Standards

88-425 OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication:	Parkland Provided
88-415 Stream Buffers:	See Attached Stream Buffer Plan
88-430 Outdoor Lighting:	See Attached Photometric Plan
88-435 Outdoor Display, Storage and Work Areas:	N/A
88-445 Signs:	N/A
88-450 Pedestrian Standards:	N/A

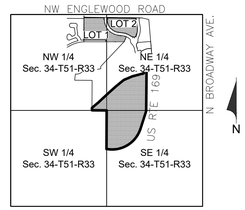
811 Know what's **below.** **Call** before you dig.

Amendment to Development Plans & Prelim Plat for

Kinsley Multi-Family Phase II

Kansas City, Clay County, Missouri
Total Project Area: 18.97 Acres

NORTH
1"=500'
0 250' 500'



LOCATION MAP
Section 34-T51-R33
Scale 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet Phase II
C02	Existing Conditions Phase II
C03	General Layout Phase II
C04	Site DIM 1 Phase II
C05	Site DIM 2 Phase II
C06	Utility Plan Phase II
C07	Grading Plan 1 & 2 Phase II
C08	Preliminary Plat Phase II
C09	Stream Buffer Plan Phase II
E01	Photometric Plan
L01	Tree Removal & Preservation Plan
L02	Landscape Plan
L03	Landscape Details

Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
Existing Sanitary Sewer	Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb and Gutter
U/E Utility Easement	
SS/E Sanitary Sewer Easement	A/E Access Easement
D/E Drainage Easement	T/E Temporary Easement

OWNER/DEVELOPER

Allen Peacock
Kinsley LP
610 N Wymore Road, Suite 100
Maitland, FL 32751
apeacock@tiholdings.com

ENGINEER

Dustin Burton, P.E.
Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, MO 64108
Phone: 913-832-5683

Amendment To Development Plans & Prelim Plat
20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Title Sheet Phase II

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Section 34–51–33 & NE Corner, Fractional NW 1/4, Section 34–51–33 (Clay County)

Found 3" Aluminum Monument on corner

NW ENGLEWOOD ROAD

70.0' ROW

Found 1/2 Bar/Cap on corner

North line, Frac. NW 1/4, Section 34–51–33

South R/W line NW Englewood Road

North line, NE 1/4, Section 34–51–33

Fractional NW 1/4, Section 34–51–33 (Clay County)

West line, NE 1/4, Section 34–51–33

East line, Frac. NW 1/4, Section 34–51–33

S00°21'12"W 572.66

S89°38'48"E 535.83

NW 1/4, NE 1/4, Section 34–51–33

PROPOSED STREET RIGHT OF WAY

80.0' R/W

40'

19'

21'

POINT OF BEGINNING

NW 55th STREET

50.0' ROW

C/L 15' SE Book 860, Page 635

UNPLATTED Ownership: KINSLEY, LP

Existing Gas Marker

Existing Water Meter MH

Existing Overhead Power

Existing Right of Way

Existing light pole to be removed or relocated

Existing Power Pole to be removed or relocated

Existing Gas Main

Existing Fiber Optic Line

Existing Street Tree to be Removed

Existing Electrical Equipment

Existing Water Valve

Existing Water Meter

Existing Valve

Existing Hydrant

Existing Gas Marker

Existing Telecom. Equipment

Existing Sanitary Sewer Main

Existing Valves

Existing Misc Valves

Existing 15.0' SS/E

Existing Power Equipment

Existing Street Tree to be Removed

Existing Water Valve

Existing Valve

Existing Hydrant

Existing Gas Marker

North line Tract I

North line Tract J

Limits of 100 Year Floodplain

Limits of 500 year Floodplain

CREEK

POND

END OF PIPE NOT FOUND

Owner: HLE Family

Unplatted Ownership: Gerald J Beck

NORTH

1"=50'

0 25' 50'

Amendment To Development Plans & Prelim Plat

20-0104-02

Kinsley Multi-Family Phase II

Kansas City, Clay County, Missouri

Existing Conditions Phase II

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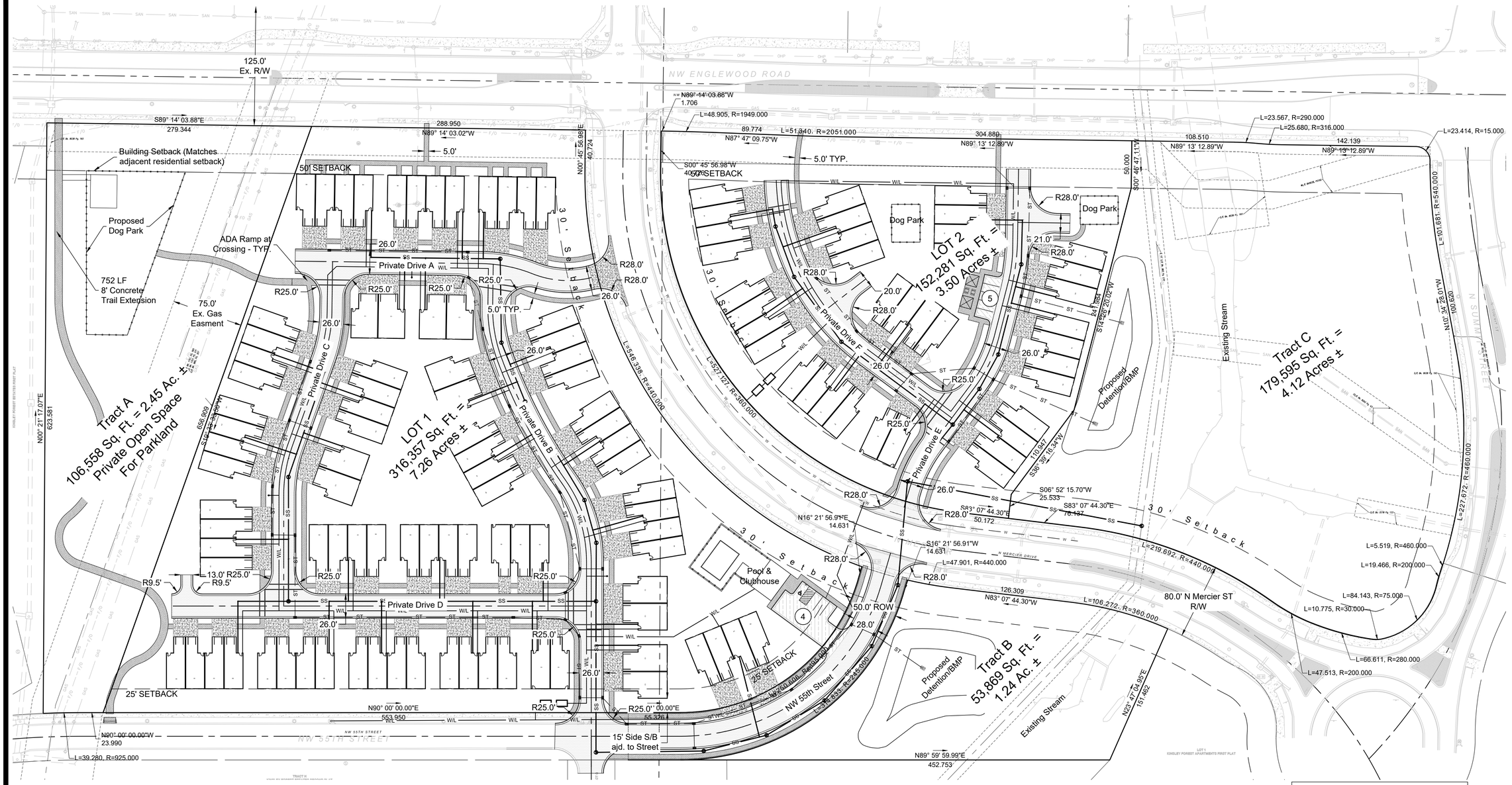
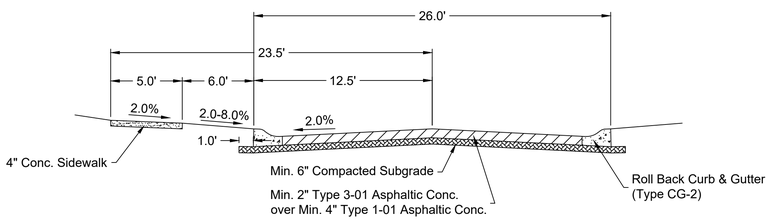
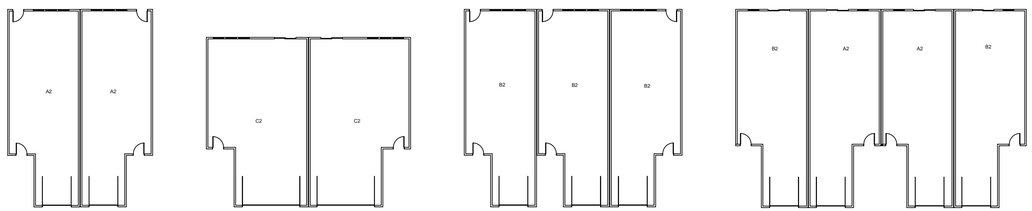




Private Drive Typical Section
N.T.S

Building Legend



DUPLEX FOOTPRINT
(2) 2-bdr

DUPLEX FOOTPRINT
(2) 4-bdr

TRIPLEX FOOTPRINT
(3) 3-bdr

QUADRUPLEX FOOTPRINT
(2) 2-bdr & (2) 3-bdr

Pavement Legend:

- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Concrete Driveway
- Concrete Sidewalk

NORTH
1"=50'
0 25' 50'

Amendment To Development Plans & Prelim Plat

20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

General Layout Phase II

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Hydrant Coverage R300.0'
S89° 14' 03.88"E 279.344
288.950 N89° 14' 03.02"W
N00° 45' 56.98"E 40.724
Existing Hydrant
Existing Underground Power (Typ.)
45° Bend
100yr Overflow Path
Proposed Sanitary Clean Out (Typ.)
Proposed Private Water
Proposed Private Sanitary
L=5 98
40.000
Proposed FFFM
Proposed Backflow Valve and Vault
N00° 21' 17.07"E 823.581
Existing Gas Line (Typ.)
Existing Fiber Optic Line (Typ.)
S00° 39' 39.69"W 686.809
Proposed Hydrant (Typ.)
Proposed Storm Structure (Typ.)
Proposed Sanitary 4' Dia. Manhole (Typ.)
10.0'
Proposed Tee With Backing Block (Typ.)
Proposed Storm Structure
Proposed Backflow Valve and Vault
Proposed FFFM
N90° 00' 00.00"E 553.950
N90° 00' 00.00"E 55.326
N90° 00' 00.00"W 23.990
L=39.280, R=925.000
NW 55TH STREET
Hydrant Coverage R300.0'
Existing 8" Water Main Dead-End On NW 55th Street To Connect To Existing 8" Water Main On N Mercier Drive
NW ENGLEWOOD ROAD
70.0'
N89° 14' 03.88"W 1.706
L=48.905, R=1949.000
89.774 L=51.340, R=2051.000 N87° 47' 09.75"W
S00° 45' 56.98"W 40.726
Existing Hydrant
100yr Overflow Path
Existing Water Main (Typ.)
Existing Storm Line (Typ.)
Existing Hydrant
L=521.421, R=360.000
Proposed Hydrant (Typ.)
Proposed Storm Structure (Typ.)
304.880 N89° 13' 12.89"W
Existing Sanitary Sewer Main (Typ.)
S00° 46' 47.11"W 50.000
Existing Hydrant
Proposed Sanitary Clean Out (Typ.)
Proposed Sanitary 4' Dia. Manhole (Typ.)
Proposed Outfall
241.208 S14° 26' 20.02"W
Existing 15.0' SS/E
S36° 39' 10.54"W 110.941
Existing Hydrant 2' 15.70"W
S83° 07' 44.30"E 50.172
S83° 07' 44.30"E 76.437
N16° 21' 56.91"E 14.631
S16° 21' 56.91"W 14.631
L=47.901, R=440.000
N83° 07' 44.30"W 126.309
L=106.272, R=360.000
Proposed Public Sanitary
Proposed Public Water
Proposed Outfall
N23° 47' 04.85"E 151.402
Hydrant Coverage R300.0'
N89° 452.753'
Existing Hydrant
Proposed Sanitary Manhole
L=219.692, R=440.000
Existing Hydrant
L=23.567, R=290.000
L=25.680, R=316.000
108.510 N89° 13' 12.89"W
142.139 N89° 13' 12.89"W
L=23.414, R=15.000
L=101.681, R=540.000
N10° 34' 25.01"W 100.620
L=227.672, R=460.000
L=5.519, R=460.000
L=19.466, R=200.000
L=84.143, R=75.000
L=10.775, R=30.000
L=66.611, R=280.000
L=47.513, R=200.000
Existing Hydrant
N. SUMMIT STREET
N. MERCIER DRIVE
NORTH
1"=50'
0 25' 50'

Amendment To Development Plans & Prelim Plat

20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Utility Plan Phase II

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20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Grading Plan 1 & 2 Phase II

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

N
O
R
T
H

1"=50'
0 25' 50'

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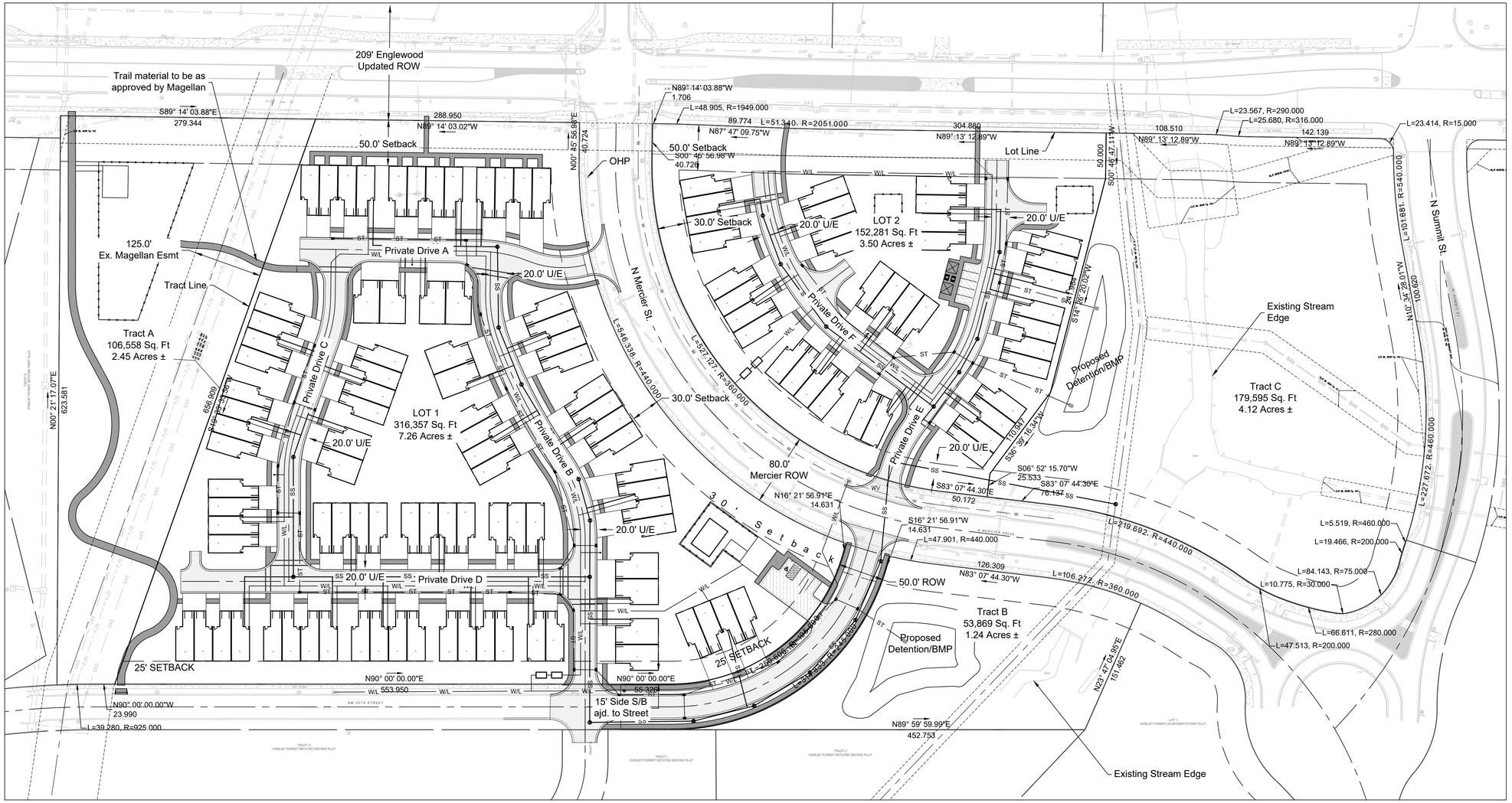
PRELIMINARY PLAT

KINSLEY PHASE II MULTI-FAMILY

Kansas City, Clay County, Missouri



1. Drawing Scale is 1" = 60'
2. Approved Zoning: B3-2
3. One phase.
4. Proposed use: Multifamily Residential
5. Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
6. Metes and bounds are as shown on plan. Legal Description is described on Plan.
7. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
8. Layout of lots, streets, open areas and pedestrian circulation are indicated on plan. All Public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
9. Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
10. Floodplain is indicated per MAP numbers 29095C0129G and 29095C0128G, effective 2017.
11. No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
12. The maintenance of the detention basin shall be according the covenants, deeds, & restrictions.
13. Proposed contours, grades, easements and utilities are indicated on plan, and subject tot final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated an are subject to design by individual companies.
14. Building heights per B3-2 height restrictions.
15. Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
16. All rooftop mechanical equipment to be screened from adjacent property and streets.
17. Project plan to include details on signage, building elevations, and lighting.
18. Typical road sections will be per Kansas City, Missouri standards.
19. The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
20. Storm water detention volume control and treatment areas shall be per Drainage Study to be provided to Site Developers as approved by the Department Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
21. Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

Phase II Parkland Dedication

Semi-attached Units: 16 * 3 * .006 = 0.288 ac
Multi-plex: 110 * 2 * .006 = 1.32 ac
Total Parkland Dedication Requirement: 1.61 acres

Tract A: 2.45 ac
Total Parkland Dedicated: 2.45 ac

LOT DATA

	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	7.26	316,876	Multi-family
Lot 2	3.50	152,281	Multi-family
Tract A	2.45	106,558	Private Open Space for Parkland
Tract B	1.24	53,869	Stormwater/BMP
Tract C	4.12	179,595	Stormwater/BMP
Dedicated ROW	0.40	17,611	Public ROW

NORTH
1"=60'
0 30' 60'

Amendment To Development Plans & Prelim Plat
20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Preliminary Plat Phase II

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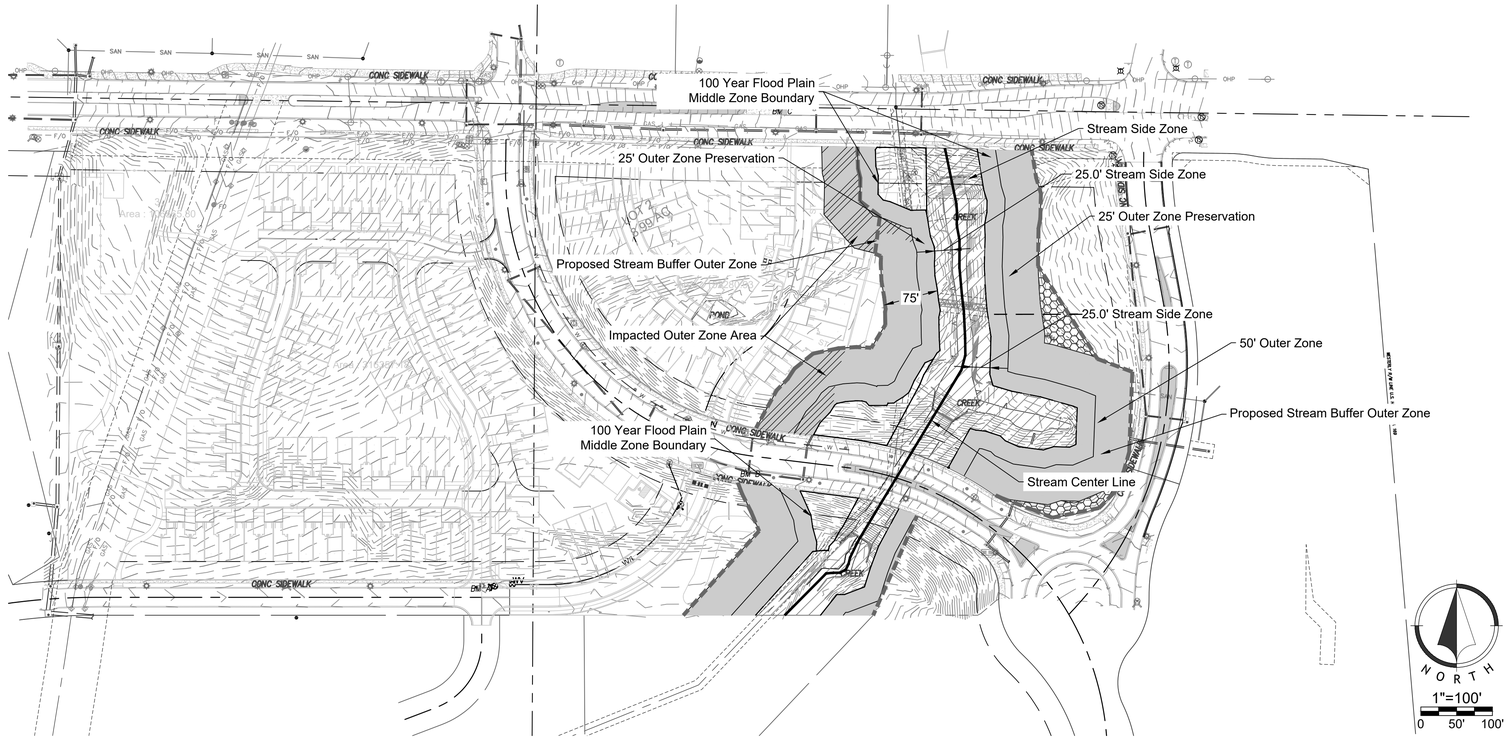

STREAM BUFFER LEGEND

- STREAM EDGE
- STREAM SIDE ZONE
- OUTER ZONE NO BUILD
- OUTER ZONE
- FINAL OUTER ZONE
- STREAM SIDE
- MIDDLE ZONE
- OUTER ZONE WITHIN DEVELOPMENT BOUNDS 8.96 AC
- OUTER ZONE IMPACT AREA 3.53 AC
- MIDDLE ZONE IMPACT AREA 0.02 AC
- STREAM SIDE ZONE IMPACT AREA 0.02 AC
- MITIGATION AREA 0.14 AC

NOTES:

1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
2. THE MID-AMERICA REGIONAL COUNCIL NATURAL RESOURCE INVENTORY, AND THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORIES WERE REVIEWED. NO SITE AREAS WERE FOUND TO COINCIDE WITH DELINEATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATIVE VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
4. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS NOT REQUIRED.
5. STREAM BUFFER BOUNDARY MARKERS
   - 5.1. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
   - 5.2. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING GRADING OR SEDIMENT AND EROSION CONTROL.
   - 5.3. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE PERMANENT OPEN SPACE IN THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
   - 5.4. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
     - 5.4.1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
     - 5.4.2. FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
     - 5.4.3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
     - 5.4.4. REQUIRE SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
     - 5.4.5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

Stream Buffer Zone Areas										
Total Stream Side Zone Within Development Bounds	Total Middle Zone Within Development Bounds	Total Outer Zone Within Development Bounds	Stream Side Zone Disturbed Area	Middle Zone Disturbed Area	Outer Zone Disturbed Area	Stream Side Zone Percent Disturbed	Middlze Zone Percent Disturbed	Outer Zone Percent Disturbed	Mitigation Requried	Mitigation Provided
1.32	0.35	2.75	0.02	0.02	0.39	1.17	5.64	14.05	0.14	0.14

Amendment To Development Plans & Prelim Plat

20-0104-02
Kinsley Multi-Family Phase II
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Stream Buffer Plan Phase II

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DLC Premium · Designed with LEDS® grade of light and color consistency for light pollution reduction · BAA

Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW

Applications:
- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS

Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt. ~ 14 lbs.

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and 2CFR regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

© 2014-2023 Acuity Brands Lighting, Inc. ATB0 Rev. 08/14/23

Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LEDs allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100 - 400W HPS roadway luminaires.

White Light: Correlated color temperatures - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via A0 option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2"(1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium-solid state locking-style photocontrol - PCSS (10-year rated life) Extreme long life solid state locking-style photocontrol - PCLL (20-year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

American Electric Lighting

LUMINAIRE SCHEDULE

CALLOUT	QUANTITY	SYMBOL	MODEL	MOUNTING	MOUNTING HEIGHT	LAMP DEPRECIATION
L1	22		American Electric Lighting, ATB0 P202 R2 3K HSS	POLE	20'	0.9

LOT 1 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDLES	1.24
MAXIMUM FOOT-CANDLES	4.1
MINIMUM FOOT-CANDLES	0.1
AVERAGE TO MINIMUM FC RATIO	23.36

LOT 1 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

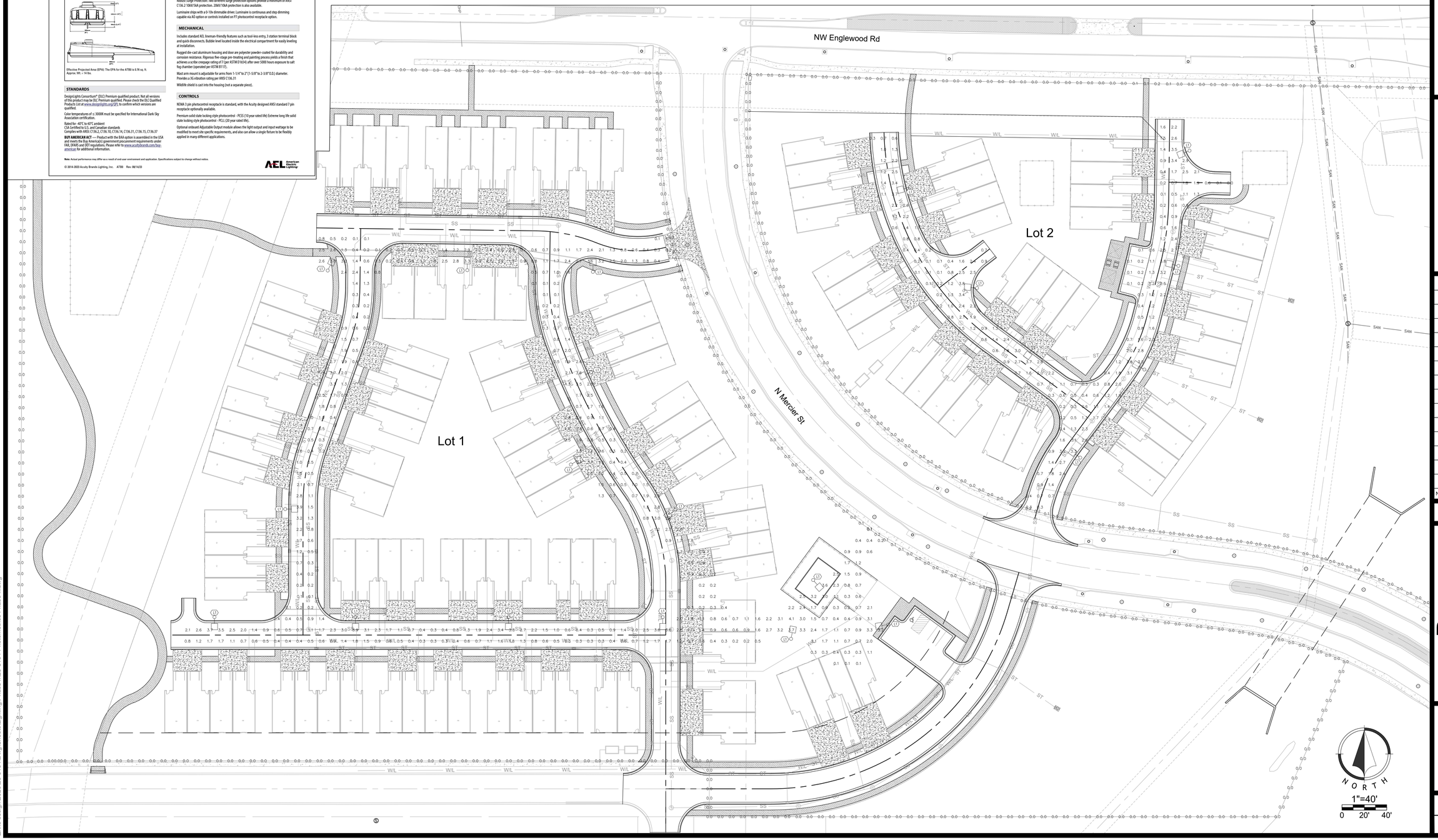
MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0

LOT 2 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDLES	1.34
MAXIMUM FOOT-CANDLES	3.8
MINIMUM FOOT-CANDLES	0.0
AVERAGE TO MINIMUM FC RATIO	28.61

LOT 2 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

MAXIMUM FOOT-CANDLES	0.2
MINIMUM FOOT-CANDLES	0.0



Amendment To Development Plans & Prelim Plat

20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Photometric Plan

NO.	DATE	REVISION

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NW ENGLEWOOD ROAD

N MERCIER

NW 55TH STREET

N SUMMIT STREET

CONC SIDEWALK

CREEK

POND

BM-C

BM-A

Existing Tree Canopy - TYP.

Area of Existing Tree Canopy to Remain - TYP.

Area of Existing Tree Canopy to be Removed - TYP.

0.4 Acres to be Removed

0.1 Acres outside of Stream Buffer to be Preserved

NOTE: No mitigation shall be required if contiguous tree canopy cover is less than one acre. *(Per 88-424-06-C.4.)*

NORTH

1"=50'

0 25' 50'

Amendment To Development Plans & Prelim Plat

20-0104-02

Kinsley Multi-Family Phase II

Kansas City, Clay County, Missouri

Tree Removal & Preservation Plan

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NOTE:
Maintain min. 15' tree planting clearance from all light poles and min. 10' planting clearance from all fire hydrants.

2-3' height landscape berm with plantings; Total proposed height min. 6'

Existing Street Trees to remain where possible; Dead trees to be removed and replaced in kind - TYP.

Native seed mix for proposed detention basins shall be provided with Final Design

GENERAL NOTE:
Refer to Sheet L03 Landscape Details for Concept Plant Schedule with quantities and planting sizes.

LANDSCAPE CALCULATIONS

Street Trees
Required: 1 tree / 30' frontage
Provided:
- NW Englewood Rd = 49 trees
- Mercier Street = Existing to Remain *(Dead/damaged trees to be replaced in kind)*
- 55th St = 22 trees
- Private Streets (West) = 74 trees
- Private Streets (East) = 27 trees

General Landscaping
Required: 1 tree / 5,000 sf building coverage
Provided: 126,413 sf building coverage = 26 trees

Perimeter Landscaping of Parking Lot adj. to Street
Required: 10' width buffer, 1 tree / 30'*, min. 3' ht. evergreen shrub hedge
Provided: 10' width buffer, evergreen shrub hedge

**Trees planted to satisfy the street tree planting requirements may be counted toward satisfying the parking lot perimeter tree planting requirements.*

Interior Parking Lot
Not applicable to parking lots under 10 stalls.

Screening of Containers and Equipment
Required: Screened from public view
Provided: As required

NORTH
1"=50'
0 25' 50'

Amendment To Development Plans & Prelim Plat
20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Landscape Plan

NO.	DATE	REVISION
	03/15/2024	Original Submittal

DRAWN BY: %%
CHECKED BY: %%

Renaissance Infrastructure Consulting
400 E 17TH STREET KANSAS CITY, MISSOURI 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Sheet
L02

alemken
May 03, 2024-3:20pm
Z:\ric design\2020\2020-0104\Dwg\pdp phase 2\20-0104 PDP!L-ND-01.dwg

LANDSCAPE NOTES

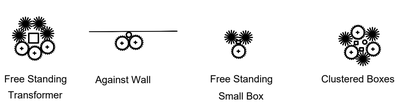
1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

CONCEPT PLANT SCHEDULE

STREET TREE — 199
2" Cal. B&B

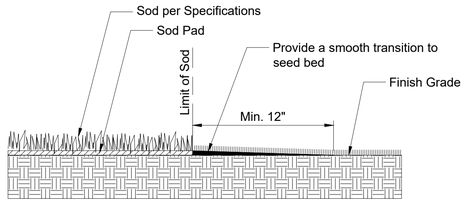
SHADE/ORNAMENTAL TREE — 29
2" Cal. B&B
Acer griseum / Paperbark Maple
Acer saccharum 'Sugar Cone' / Sugar Cone Sugar Maple
Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry
Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud
Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud
Cornus florida `Cherokee Princess` / Cherokee Princess Dogwood
Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo
Gleditsia triacanthos `Skyline` / Skyline Honey Locust
Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
Liriodendron tulipifera / Tulip Poplar
Malus x `Royal Raindrops` / Royal Raindrops Crabapple
Nyssa sylvatica `Wildfire` / Black Gum
Ostrya virginiana / American Hophornbeam
Platanus occidentalis / American Sycamore
Quercus bicolor / Swamp White Oak
Quercus robur `Regal Prince` / Regal Prince English Oak
Quercus robur x bicolor `Kindred Spirit` / Columnar Oak
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
Taxodium distichum 'Mickelson' TM / Shawnee Brave Bald Cypress
Tilia americana 'Lincoln' / Lincoln American Linden
Ulmus americana `Princeton` / Princeton American Elm
Zelkova serrata `Green Vase` / Sawleaf Zelkova

SHRUBS AND GRASSES — 246
3-5 Gal. 24" Ht. Min.
Buxus x `Green Velvet` / Boxwood
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
Callicarpa dichotoma `Early Amethyst` / Beautyberry
Ceanothus americanus / New Jersey Tea
Clethra alnifolia `Hummingbird` / Hummingbird Summersweet
Cornus hessei `Garden Glow` / Dogwood
Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood
Hydrangea paniculata `ILVOBO` TM / Bobo Panicled Hydrangea
Hydrangea quercifolia `Ruby Slippers` / Ruby Slippers Hydrangea
Hypericum frondosum `Sunburst` / Sunburst Hypericum
Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire
Juniperus chinensis 'Sea Green' / Sea Green Juniper
Juniperus chinensis `Gold Lace` / Gold Lace Juniper
Juniperus chinensis `Sea Green` / Sea Green Juniper
Juniperus horizontalis `Hughes` / Hughes Juniper
Juniperus squamata `Blue Star` / Blue Star Juniper
Miscanthus sinensis `Morning Light` / Eulalia Grass
Nepeta x `Walker`s Low` / Walker`s Low Catmint
Panicum virgatum `Haense Herms` / Haense Herms Switch Grass
Schizachyrium scoparium `Prairie Munchkin` / Prairie Munchkin Little Bluestem
Thuja occidentalis `Golden Globe` / Golden Globe Cedar



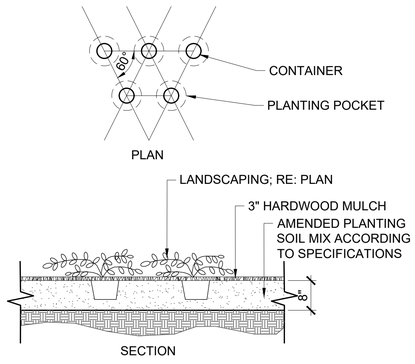
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



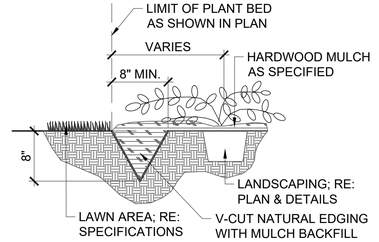
NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL



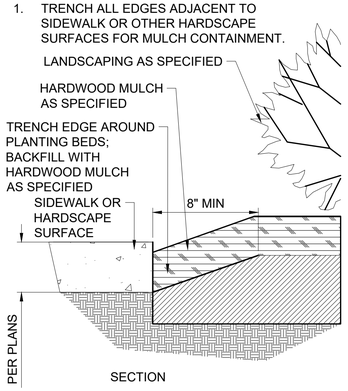
CONTAINER PLANTING DETAIL - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

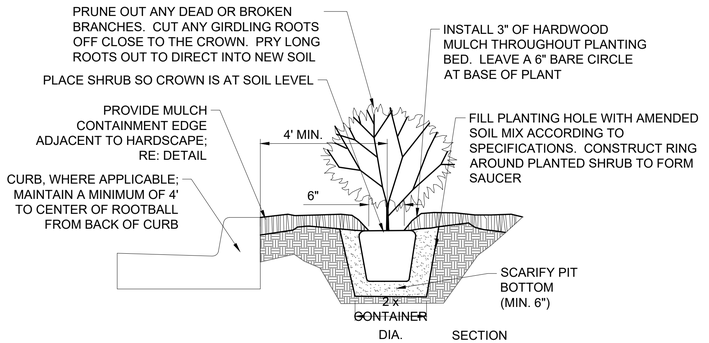


V-CUT NATURAL EDGE DETAIL - NTS

NOTES:
1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT.



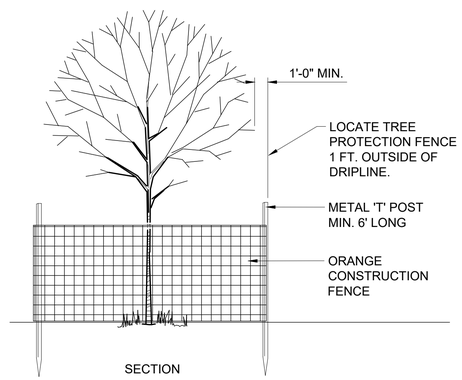
MULCH CONTAINMENT DETAIL - NTS



NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

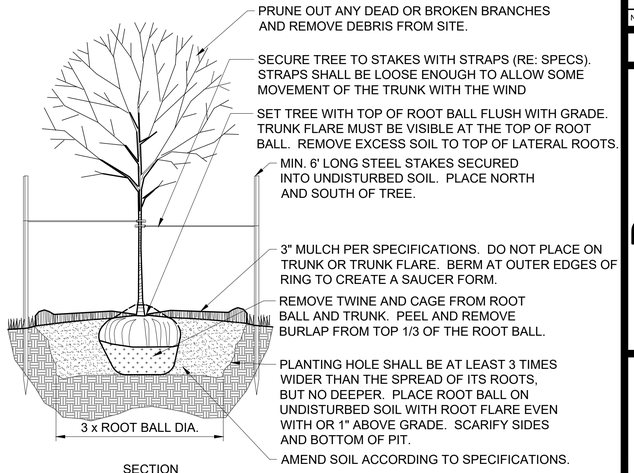
SHRUB PLANTING DETAIL - NTS

NOTES:
1. CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE MAINTENANCE. REPAIR AND/OR REPLACE ALL SECTIONS DAMAGED DURING CONSTRUCTION OPERATIONS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR HEALTH OF PROTECTED TREES THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHOWING SIGNS OF STRESS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY. ALL TREES THAT DIE DUE TO CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. THE REPLACEMENT TREE SHALL BE OF COMPARABLE SIZE & SPECIES BASED ON NURSERY AVAILABILITY. CONTRACTOR SHALL SUBMIT REPLACEMENT TREES TO OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.



TREE PROTECTION DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



DECIDUOUS TREE PLANTING DETAIL - NTS

Amendment To Development Plans & Prelim Plat

20-0104-02
Kinsley Multi-Family Phase II
Kansas City, Clay County, Missouri

Landscape Details

NO.	DATE	REVISION
	03/15/2024	Original Submittal

DRAWN BY %% CHECKED BY %%

Renaissance Infrastructure Consulting
400 E. 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Sheet
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alemken
May 03, 2024-3:20pm
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1 A2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"

3 A2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"

2 A2 QUADPLEX ELEVATION
1/4" = 1'-0"

EVERSTEAD
ENGINEERING & DESIGN

PRELIMINARY

NOT FOR

CONSTRUCTION

EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

A2 DESIGN ELEVATIONS

G201

DATE 4/19/2024 12:02:25 PM
SCALE 1/4" = 1'-0"

1 B2 DULPLEX FRONT ELEVATION
1/4" = 1'-0"

3 B2 TRIPLEX FRONT ELEVATION
1/4" = 1'-0"

2 B2 QUADPLEX FRONT ELEVATION
1/4" = 1'-0"

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EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

B2 DESIGN ELEVATIONS

G202

DATE 4/19/2024 12:03:21 PM
SCALE 1/4" = 1'-0"

B2/A2 QUADPLEX FRONT ELEVATION
ALT
1/4" = 1'-0"

B2/A2 QUADPLEX FRONT ELEVATION
1/4" = 1'-0"

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LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

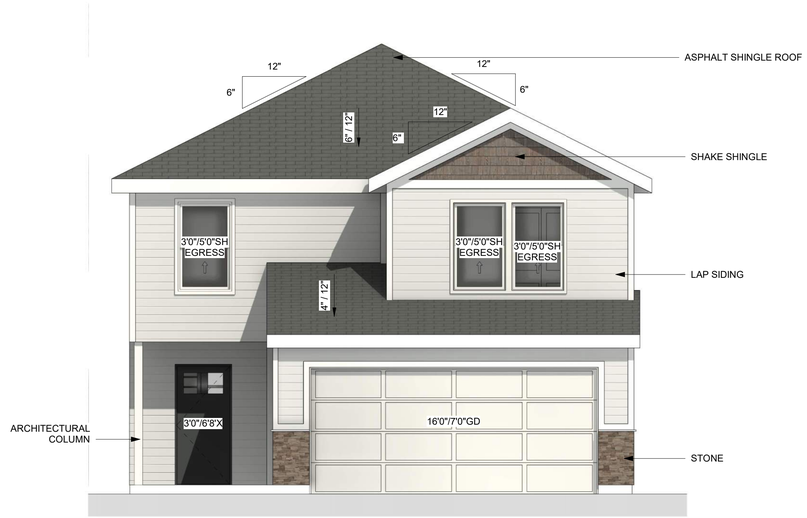
NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

A2/B2 DESIGN ELEVATIONS

G203

DATE 4/19/2024 1:14:31 PM
SCALE 1/4" = 1'-0"



2 C2 SINGLE FAMILY FRONT ELEVATION
1/4" = 1'-0"

1 C2 DUPLEX FRONT ELEVATION
1/4" = 1'-0"

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NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

C2 DESIGN ELEVATIONS

G204

DATE 4/19/2024 12:04:12 PM
SCALE 1/4" = 1'-0"

1 LEFT ELEVATIONS
1/4" = 1'-0"

2 RIGHT ELEVATIONS
1/4" = 1'-0"

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NOVO KINSLEY

NEW CONSTRUCTION DEVELOPMENT

REVISIONS

SIDE DESIGN ELEVATIONS

G205

DATE 4/19/2024 12:04:36 PM
SCALE 1/4" = 1'-0"

1 DUPLEX REAR ELEVATION
1/4" = 1'-0"

2 TRIPLEX REAR ELEVATION
1/4" = 1'-0"

3 QUADPLEX REAR ELEVATION
1/4" = 1'-0"

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NOVO KINSLEY

NEW CONSTRUCTION DEVELOPMENT

REVISIONS

REAR DESIGN ELEVATIONS

G206

DATE 4/19/2024 12:04:52 PM
SCALE 1/4" = 1'-0"

1 BOULEVARD LEFT ELEVATIONS
1/4" = 1'-0"

2 BOULEVARD RIGHT ELEVATIONS
1/4" = 1'-0"

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NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

BOULEVARD DESIGN ELEVATIONS

G207

DATE 4/19/2024 12:06:27 PM
SCALE 1/4" = 1'-0"

1 BOULEVARD QUADPLEX REAR ELEVATION
1/4" = 1'-0"

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NOT FOR

CONSTRUCTION

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EVERSTEAD.COM (816)399-4901

NOVO KINSLEY
NEW CONSTRUCTION DEVELOPMENT

REVISIONS

BOULEVARD DESIGN ELEVATIONS

G208

DATE 4/19/2024 12:06:53 PM
SCALE 1/4" = 1'-0"

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

Aaron G. March
amarch@rousepc.com
816.502.4701

March 20, 2024

VIA U.S. MAIL
To Property Owners within 300 feet of
Property Boundaries

Re: Kinsley Multi-Family Phase II and Kinsely Multi-Family Phase III Public Engagement Meeting

Dear Property Owners:

We represent Kinsley, LP. We have submitted applications for:

1. Approval of an amendment to an existing development plan for approximately 18.97 acres located at the southwest corner of NW Englewood Road and Highway 69 for the development of the property as a multi-family housing project consisting of 127 two-unit and multi-family units. (Case Number CD-CPC-2021-00033)

2. Approval of a rezoning, development plan and land use plan amendment for approximately 45.91 acres located at the northwest corner of I-29 and Highway 69 for development of the property as a multi-family housing project consisting of 300 detached houses, two-unit and multi-family units (Case Numbers CD-CPC-2024-00034; 00035; and 00036)

Copies of the plans are enclosed for reference.

You are receiving this notice in accordance with the City's Development Code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited to this meeting. This public meeting is an opportunity for you to come learn more about the project and discuss this plan with the developer's representatives.

You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed plan, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held via Zoom at 6:00 p.m. on April 9, 2024, as follow:

Meeting ID:	838 0129 7324
Passcode:	720444
Or dial:	646-931-3860

My contact information is below:

Name:	Aaron G. March
Email:	amarch@rousepc.com
Phone:	816-502-4701
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Kinsley, LP

If you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The Applications will be heard by the City Plan Commission on Tuesday, May 7, 2024.

Very truly yours,

Aaron G. March

AGM:jjw
Enclosure
cc: Andrea Lemken
Tony Brannan
Keylee Kohlmeier
Allen Peacock
Dustin Burton
Dmitriy Iokhvid
Christopher Bornhorst
PublicEngagement@kcmo.org

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00033 and CD-CPC-2024-00034; 35 and 36

Meeting Date: April 9, 2024

Meeting Location: Via Zoom

Meeting Time (include start and end time): 6:00 p.m. - 6:20 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

1101 NW Englewood; 5301 N. Summit Street

Kinsley Multifamily Phase II and Kinsley Multifamily Phase III

Name	Address	Phone	Email
Rodney Smith	Townhomes west of site		
Diana [?]	Townhomes west of site		
Iphone8			