

Bristol South Investments, LLC | Bristol South Apartments Major Amendment to Approved Development Plan



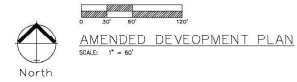
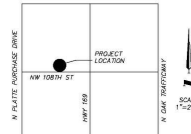
Neighborhood Planning and Development Committee
Ordinance No. 220915
October 19, 2022

Administratively Approved
 City Planning and Development:
 Development Management Division
 Staff: Genevieve Kohn
 Date of Approval: 5/25/2022

MINOR AMENDMENT TO APPROVED DEVELOPMENT SOUTH BRISTOL CENTER DISTRICT

B2-2

City Kansas City, Clay County, Missouri



VICINITY MAP
 SEC. 26 & 27-52-33

INDEX OF SHEETS:
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 2 OF 2 - DEVELOPMENT SUMMARY TABLE
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 C.001 - COVER SHEET
 C.002 - EXISTING CONDITIONS
 C.100 - SITE PLAN
 C.200 - GRADING PLAN
 C.300 - UTILITY PLAN
 L.100 - LANDSCAPE PLAN
 E.100 - LIGHTING PLAN
 A.1 - EXTERIOR ELEVATIONS
 A.2 - EXTERIOR ELEVATIONS

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 PROFESSIONAL REGISTRATION
 Missouri
 Engineering 000000198.0
 Surveying 2000000198.0
 Kansas
 Engineering 000000198.0
 Surveying 000000198.0
 Nebraska
 Engineering 000000198.0
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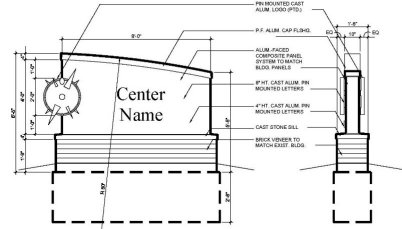
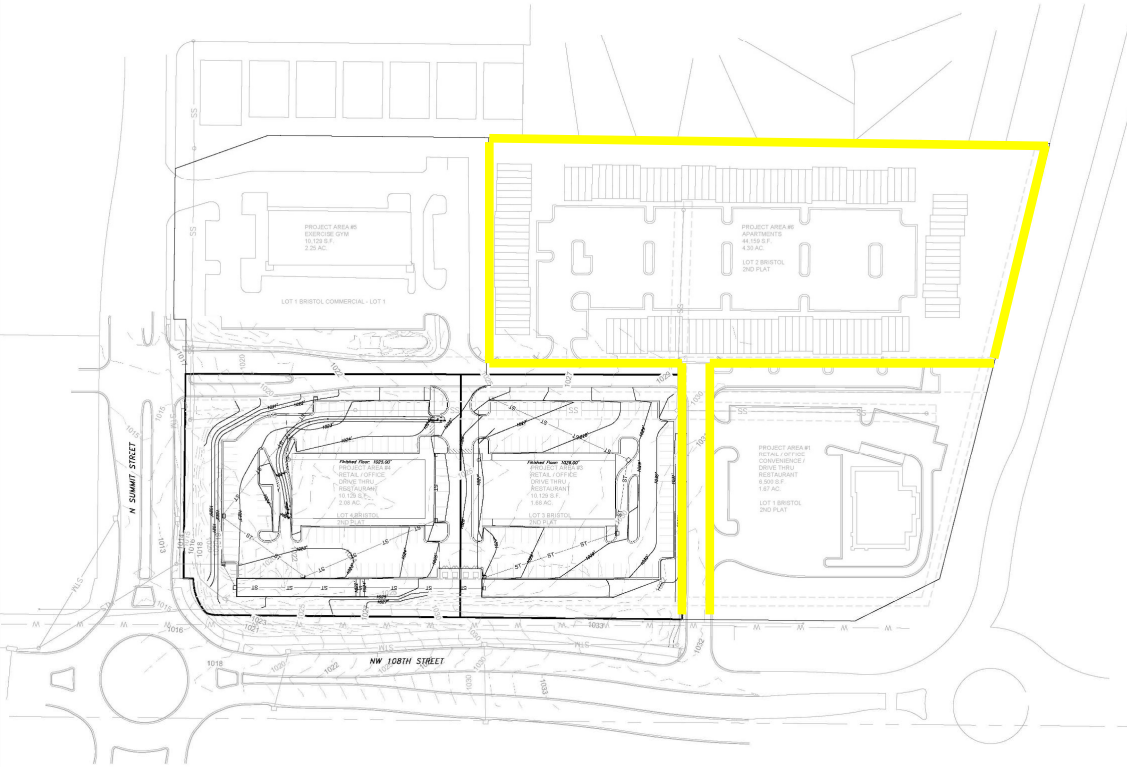
AMENDED DEVELOPMENT PLAN
 SOUTH BRISTOL CENTER DISTRICT B2-2
 Kansas City, Clay County, Missouri

AMENDED DEVELOPMENT PLAN
 SOUTH BRISTOL CENTER DISTRICT B2-2
 Kansas City, Clay County, Missouri

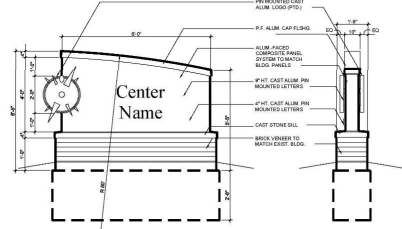


REVISIONS

NO.	DATE	DESCRIPTION



- D. FRONT ELEVATION**
- One pylon sign or structure of permanent face construction is permitted.
 - Sign shall not exceed 30' in height and 10' in horizontal dimension.
 - Sign shall be setback 20' from property line.
 - Sign may identify the center.
 - If a building which abuts on two or more major streets, one pylon sign shall be permitted along each such street according to these standards.



- D. FRONT ELEVATION**
- Two pylon signs are permitted per street abutting the district.
 - Sign shall only indicate the name of the center.
 - Sign shall be setback 10' from property line.
 - Sign shall not exceed 30' in height.
 - Sign shall not extend more than 4' above the ground level.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°29'14" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1225.51 FEET; THENCE NORTH 00°34'45" EAST, 610.78 FEET; THENCE SOUTH 89°29'14" EAST, 30.00 FEET; THENCE NORTH 70°51'54" EAST, 114.56 FEET; THENCE SOUTH 89°29'14" EAST, 904.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 169, AS NOW ESTABLISHED; THENCE SOUTH 14°08'54" WEST, ALONG SAID WESTERLY LINE, 572.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH STREET, AS NOW ESTABLISHED; THENCE NORTH 89°29'52" WEST, ALONG SAID NORTHERLY LINE, 447.67 FEET; THENCE SOUTH 79°40'22" WEST, ALONG SAID NORTHERLY LINE, 254.92 FEET; THENCE NORTH 00°07'09" WEST, ALONG SAID NORTHERLY LINE, 35.03 FEET; THENCE NORTH 89°29'14" WEST, ALONG SAID NORTHERLY LINE 211.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.02 ACRES, MORE OR LESS.

OWNER:
 BRISTOL SOUTH INVESTMENTS LLC
 CONTACT NAME: BRIAN MERTZ
 EMAIL: BRISTOL@BRISTOL.COM
 PHONE: 816.916.2676
 ADDRESS: 3807 NW 25th AVENUE RD
 KANSAS CITY, MO 64122

CIVIL ENGINEER:
 ENGINEERING SOLUTIONS
 CONTACT NAME: MATT SCHLICHT
 PHONE: 816.623.3845
 ADDRESS: 6102 26TH STREET
 LEES SUMMIT, MO 64082

Elevations



ABBREVIATIONS
 AB ANCHOR BOLT
 AFD ABOVE FINISH FLOOR
 BT BOTTOM
 BO BOTTOM OF
 BOT BOTTOM
 BOS BOTTOM OF STEEL
 C CONCRETE
 CC CENTER TO CENTER
 CD CONT. JOINT
 CLS CEILING
 CLR CLEAR
 CMU CONCRETE MASONRY UNIT
 CO CLEAN OUT
 COL COLUMN
 CONC CONCRETE
 CONT CONTINUOUS
 DN DOWN
 DN DOWN
 DS DOWNSPROUT
 DTL DETAIL
 EA EACH
 EL ELEVATION
 EQP EQUIPMENT
 ES EACH SIDE
 EJ EXPANSION JOINT
 FF FINISH FLOOR
 FFA FROM FLOOR ABOVE
 FFB FROM FLOOR BELOW
 FI FIRE RISK
 FF FINISH FLOOR
 GA GALVANIZED
 GC GENERAL CONTRACTOR
 GDR BOARD
 GRD GROUND
 HM HOLLOW METAL
 HSB HOLLOW STRUCTURAL SECTION
 HT HEIGHT
 JT JOINT
 L ANGLE
 LAM LAMINATE
 LP LIGHT POLE
 MCK MASONRY
 MECH MECHANICAL
 MFR MANUFACTURER
 MH MANHOLE
 MBL MASONRY
 MTL METAL
 NTS NOT IN CONTACT
 NTS NOT TO SCALE
 OC OUTSIDE CORNER
 OVD OVERHEAD DOOR
 OSB ORIENTED STRAND BOARD
 PAF POWDER ACTUATED FASTENER
 PMS PAVEMENT
 PED PEDESTAL
 PER PERFORATED
 PL PLATE
 PNB POINT OF BEGINNING
 PP POWER POLE
 PRB END
 RCR REINFORCED CONCRETE PIPE
 REF REFERENCE
 REVD REVISION
 SAN SANITARY
 SECT SECTION
 SHT SHEET
 SBL SINKING
 SQ SQUARE
 ST STANDARDS BEAM
 STD STANDARD
 SYN SYNTHETIC
 TO TOP OF
 TOS TOP OF STEEL
 TYP TYPICAL
 UNL UNLESS NOTED OTHERWISE
 VOLT
 VFB VENT BELOW FLOOR
 VC VENT, COMPOSITE
 VERT VERTICAL
 VTR VENT THRU ROOF
 W WATT
 WWF WELDED WIRE FABRIC



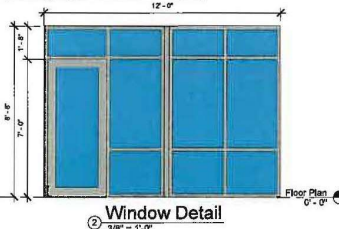
CODE REQUIREMENTS

2012 IBC, IMC, IECC, IFGC
 2012 UPC
 2011 National Electric Code
 2012 International Fire Code

PLANS COMPLY WITH A117.1 2003 ACCESSIBILITY CODE IN COMPLIANCE WITH MUNICIPAL CODE ADDITION ARTICLE II SECTION 18-40 BY REFERENCE THRU 80.2012

Use Group - B
 Construction Type - VB
 Allowable Building Area - 9,000 Sq Ft
 Area W/ Frontage Increase = 12,600 Sq Ft
 Actual Building Area = 10,000 Sq Ft
 Building Height - 20' / 1 Story
 Building Occupant Load - 0
 Occupant Category
 Per Future Tenant Finish
 Current Occupancy - 0 persons
 ALL SUBJECT TO COMPLY WITH 2012 IBC 2009 AND 2009.3 IN HAZARDOUS LOCATIONS

REGULATION VALUES	
PERMEATION U-FACTOR	.28
FATIGUE	R-38
ABOVE DECK	R-38 GIRT.
TANK 3/4" DIA	R-6
CLAM WALLS (UNHEATED)	R-15 TO 24"
ROLL UP DOORS	R-4.75



NEW BUILDING BRISTOL SOUTH INVESTMENTS LLC 169 & Shoal Creek Kansas City, Missouri

William Lee Rhoad AIA
 A-0 - 3D / Code Data
 A-1 - Floor Plan & Details
 A-2 - Elevations
 A-3 - Building Sections
 A-4 - Wall Sections
 E-1 - Electrical / Site Plan
 E-2 - Photometric Plan
 LS-1 - Landscape Plan

LORAC Design - Joseph Towns, P.E.
 315-538-0719 - Lee's Summit, MO
 816-753-6132
 S-1 - Foundation & Framing Plan
 S-1 - Structural Specifications

Design Energy Group - Joseph Keane, P.E.
 913-224-5250
 M-1 - Mechanical Plan
 E-1 - Electrical / Site Plan
 E-2 - Photometric Plan

Renaissance Infrastructure Consulting
 Steve Warner, P.E.
 816-753-6132
 C1 - Title Sheet
 C2 - Minor Site Plan
 C3 - Fire Protection & Service Plan
 C4 - BMP Plan
 C5 - Curb & Paving Plan
 C6 - Grading & Erosion Control Plan
 C7 - Sidewalk Ramp & Civil Details

**PLANS FOR SHELL BUILDING ONLY
 ALL INT. FINISH PER TENANT
 PLANS TBD**

Administratively Approved
 City Planning and Development:
 Development Management Division

Staff: Genevieve Kohn
 Date of Approval: 5/25/2012

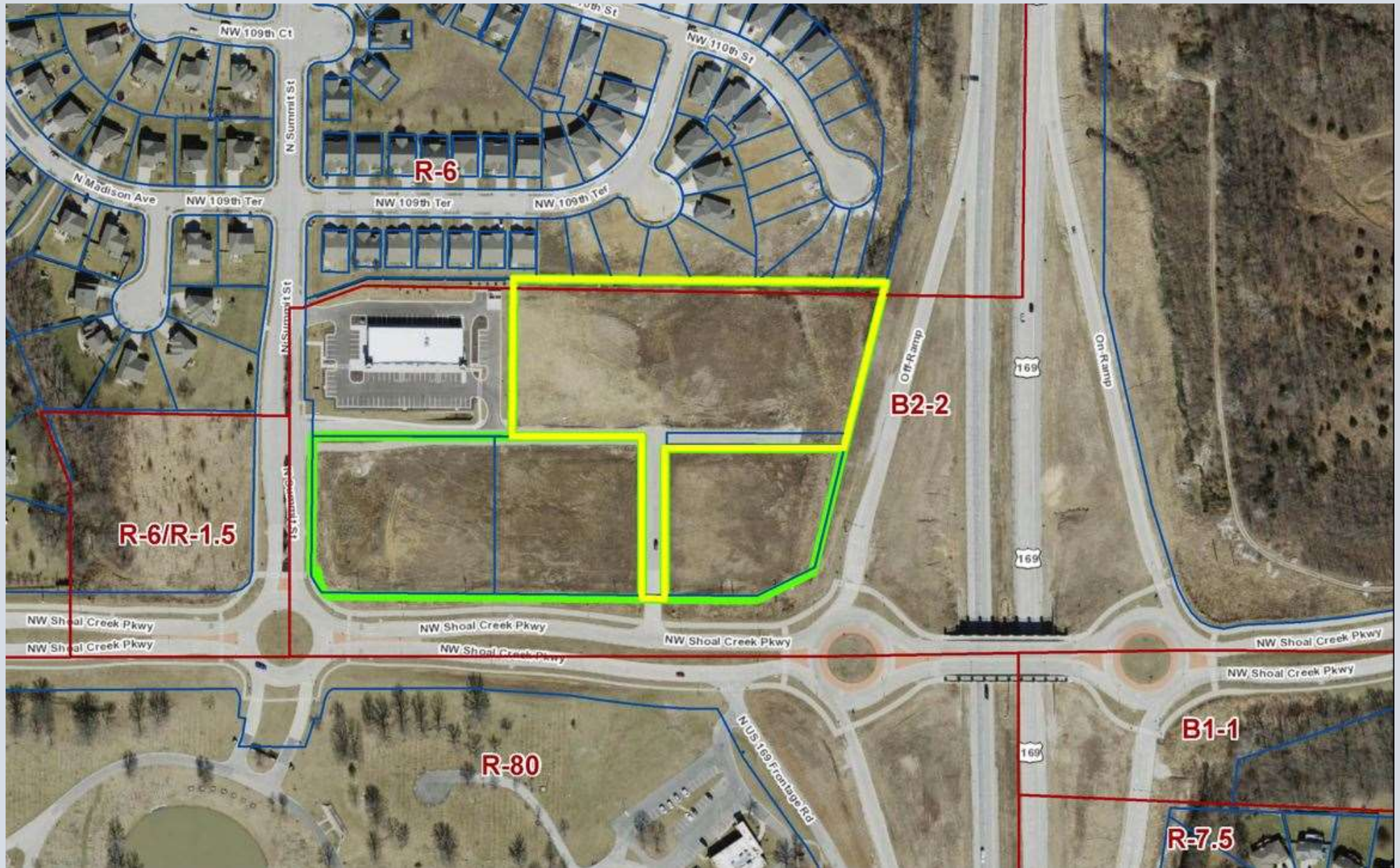
W. LEE RHOAD AIA ARCHITECT
 15225 WOODRIDGE ST PLATE CITY, MO 64679
 LLETRP@WLRB.COM 816-244-6386 LLETRP@WLRB.COM

**NEW RETAIL CENTER
 BRISTOL SOUTH**
 169 & SHOAL CREEK, KANSAS CITY, MISSOURI

Cover
 Project Name: 169 & SHOAL CREEK
 Date: 5/25/2012
A-0
 Scale As Indicated

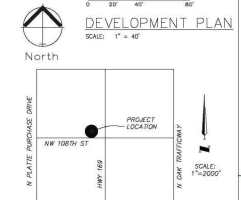
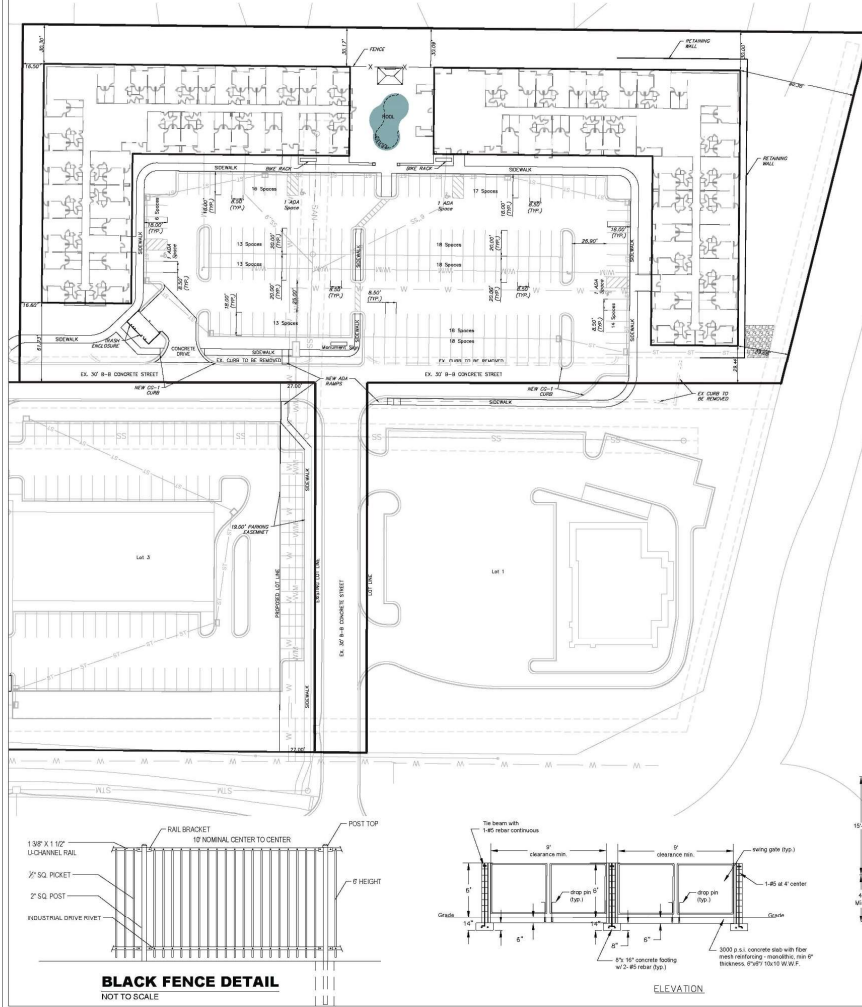
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KCMO City Parcel Viewer Map and Zoning



Bristol South Apartments - Site Plan

DEVELOPMENT PLAN BRISTOL SOUTH APARTMENTS B2-2 City Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 26 & 27-52-33

OWNER: BRISTOL SOUTH INVESTMENTS LLC
CONTACT NAME: BRIAN BEMIC
EMAIL: BBEMIC@BSC-INC.COM
PHONE: 816 452-8888
ADDRESS: 7837 NW JOHN ANDERS RD., KANSAS CITY, MO 64152

DESIGN ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: MSCHLICHT@ESOLUTIONS.COM
PHONE: 816-242-8888
ADDRESS: 58 SE 30TH STREET, LEETS SUMMIT, MO 64082

- INDEX OF SHEETS:**
- 1 - DEVELOPMENT PLAN
 - 2 - EXISTING CONDITIONS
 - 3 - GRADING PLAN
 - 4 - LANDSCAPE PLAN
 - A1 - EXTERIOR ELEVATIONS
 - A2 - EXTERIOR ELEVATIONS

LEGAL DESCRIPTION
LOT 2 BRISTOL, 2ND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

Development Summary Table

a	Zoning	
	Existing	B2-2
Proposed	B2-2	
Total Land Area		
Existing	4.156	Acres
Proposed	0	Acres
Right-of-Way		
Existing	0	Acres
Proposed	0	Acres
Net Land Area		
Existing	4.156	Acres
Proposed	4.156	Acres
Proposed	181000	SF
Proposed Uses		
Structure Height & Number of Floors		
Number of floors	3	stories
Height Above Grade	42	feet
Gross Floor Area & Number of Units		
West Building Footprint	25278	SF
West Gross Area per Building	72857	SF
West Units per Building	54	EA
Number of Buildings	1	EA
East Building Footprint	25462	SF
East Gross Area per Building	76388	SF
East Units per Building	56	EA
Number of Buildings	1	EA
Total Units	112	
Building Coverage & Floor Area Ratio		
Coverage (Total Footprint Area)	49811	SF
FAR (Gross Area/Net Land Area)	0.290	FAR
Density		
Net Density (Units/Net Land Area)	43.19	Units per Acre
Vehicle Parking		
Ratio Required	1	1 stall per unit
Stalls Required	112	Stalls
Stalls Provided	108	Stalls
Bike Parking		
Short Term Ratio Required	10%	10% of Veh. Parking
Spaces Provided	17	Spaces
Timeline		
Estimated Start Date	FALL	2022
Estimated Completion Date	SPRING	2024
Deviation Requests		
NONE		

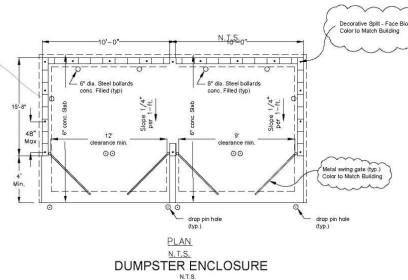
LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit.

PARKLAND DEDICATION
Park Land Dedication will be provided with a fee in lieu of. Pool will be private open space and the remainder will be subdivided with fee in lieu of.



EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION

CALL 2 WORKING DAYS BEFORE YOU DIG - DRILL - BLAST (TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.



NOTE:
Project Plan not required on this development plan contains all of the necessary information.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
1100 S. MAIN ST., 3RD FLOOR
LEETS SUMMIT, MO 64082
P. 816.242.8888
F. 816.242.8888

Professional Registration
Engineering 200803186-D
Surveying 200803199-D
Kansas
Engineering 5-000
Surveying 4-5218
Civil
Professional
Engineering Code
Missouri
Engineering Code
Engineering CARY1

LOT 2 BRISTOL, 2ND PLAT
Kansas City, Clay County, Missouri

Project No. 2022-001
Scale
Issue Date
Project Date
August 11, 2022

DEVELOPMENT PLAN
Development Plan for
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri

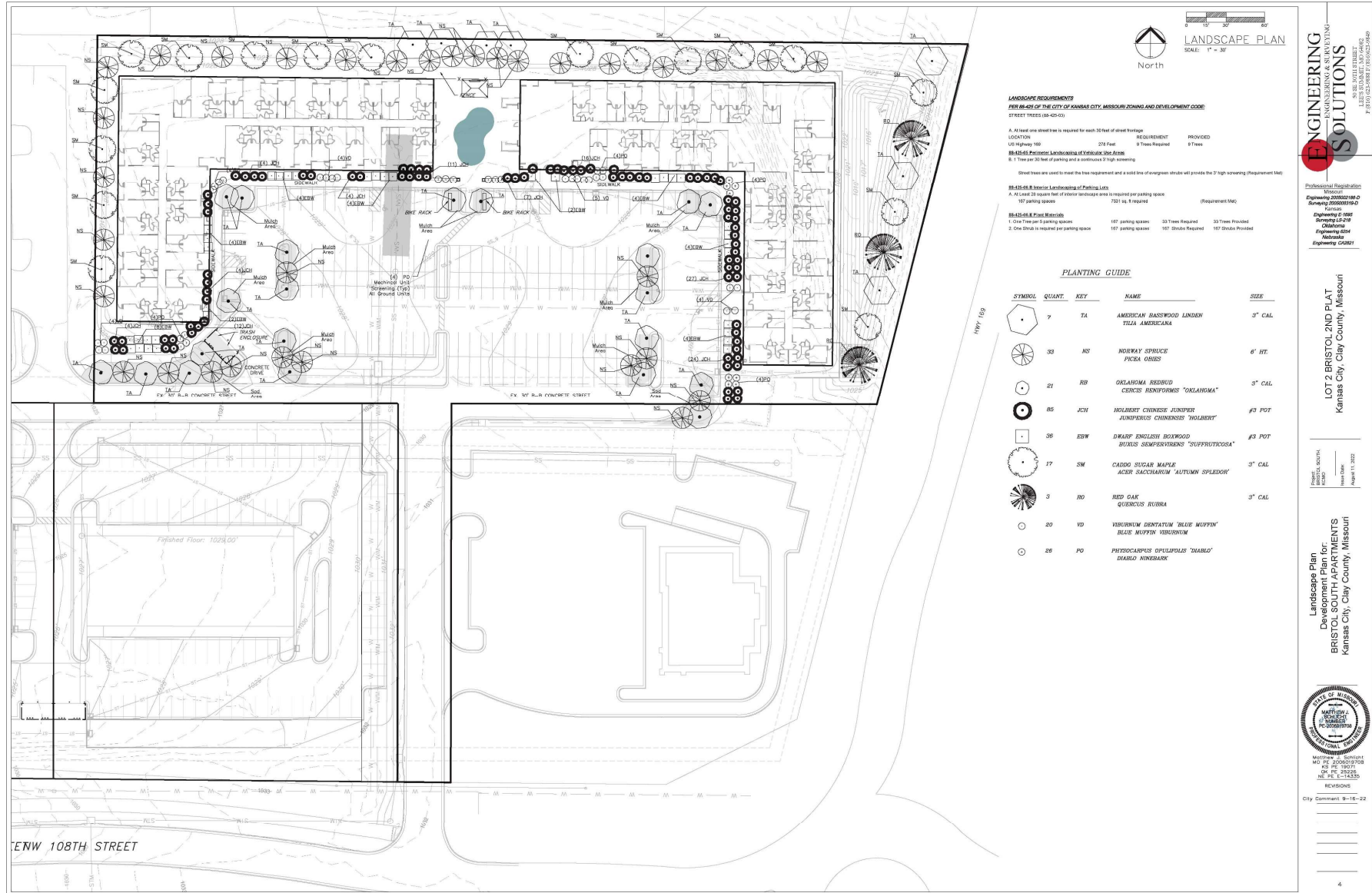


Missouri Professional Engineer License No. 200803186-D
Exp. 08/31/2028
State of Missouri

REVISIONS

City Comment 9-16-22

Bristol South Apartments - Landscape Plan



Bristol South Apartments - Elevations

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SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" SOUTH
①
1/8" = 1'-0"

MATERIAL KEY

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS
P. 913.831.1415
613.831.1563
NSPJ.COM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

NOT FOR CONSTRUCTION

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SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" NORTH
②
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS

DATE: 09/18/2022
JOB NO: 171802
DRAWN BY: SHALL
SHEET NO:

A3.14

Bristol South Apartments - Elevations



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

MATERIAL KEY



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPARCH.COM
© 2019 NSPJ ARCH



A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
05/16/2022
JOB NO.
718922
DRAWN BY:
SHALL
SHEET NO.

A3.11

NSPJ 10/26/2019

5/16/2022 10:00 AM - NSPJ ARCHITECTS

Approved: D:\J7162\AME\Bristol\B17169\Main\Bristol_Elev.dwg

Bristol South Apartments - Elevations

MATERIAL KEY

	
MANUFACTURED STONE VENEER	LAP SIDING PAINTED SW 7548
	
BOARD AND BATTEN PAINTED SW 7521	CEDAR
	
DARK BROWN SHINGLES	SW 939 - DARK OLIVE
	
SW 708 - LIGHT BRONZE	SW 705 - PLAY STATION SHUTTER
	
SW 702 - RUSTIC RED	SW 706 - RUSTIC RED

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ
ARCHITECTS^{PC}
3515 W. 25TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
④ 1/8" = 1'-0"



SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
② 1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718222
DRAWN BY:
BHALL
SHEET NO.

A3.12

NSPJ-2022-09-16

NSPJ-2022-09-16

NSPJ-2022-09-16

Public Engagement Meeting

- Public Engagement Meeting held on September 15, 2022.

Request

Bristol South Investments requests approval of Ordinance No. 220915, the Major Amendment to Approved Development Plan for construction of Bristol South Apartments, consisting of 112 units, subject to all conditions in the ordinance.