



CITY PLAN COMMISSION STAFF REPORT

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

July 12, 2022

PROJECT NAME

Crescendo Vacation

DOCKET #6

CD-ROW-2022-00039

REQUEST

Vacation

APPLICANT

Lamin Nyang
Taliaferro & Browne, Inc
1020 E 8th St
Kansas City, MO 64106

OWNER

Urban Neighborhood Initiative Inc
2300 Main St Ste 180
Kansas City, MO 64108

Location North/South Alleyways
between E 24th St and
E 24th Ter, &
E 24th Ter and E 25th St

Area ~0.4 acres

Zoning UR

Council District 3rd

County Jackson

School District KCMO 110

SURROUNDING LAND USES

North: zoned UR, undeveloped

South: zoned R-1.5, Detached Housing

East: zoned UR, Detached Housing

West: zoned B3-2 & R-1.5, School/Institution

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location as Parks or Boulevards.

LAND USE PLAN

The Greater Downtown Area Plan recommends Downtown Residential land uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The area to be vacated is currently unused and undeveloped, with plans for development approved by cases CD-CPC-2021-00182 and CD-AA-2021-00150. The subject site is zoned UR and is located between Highland Street and Woodland Ave to the West and East, respectively; and E 24th St to the North and E 25th St to the South.

SUMMARY OF REQUEST

The applicant is seeking approval of a right-of-way vacation.

PURPOSE

Applicant is proposing to redevelop the site and build a residential subdivision.

KEY POINTS

- The applicant intends to vacate in order to redevelop the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation: Approval with Conditions.

CONTROLLING CASE

Case 11134URD3 – Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17th Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19th Street on the south.

RELATED CASES

13505-P – The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west.

Ordinance 220013 – Rezoning an area of about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south, from District UR to District UR to approve an amendment to a previously approved development plan which also served as a preliminary plat to create two (2) lots to construct thirty-nine (39) residential units (**CD-CPC-2021-00182**).

CD-AA-2021-00150 – Approved an amendment to the 18th & Vine UR/Development Plan to exclude the proposed development shown east of Highland Avenue between 24th Street and 25th Street.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

This right-of-way vacation is for two alleyways that are currently unused and unimproved. The applicant is proposing to improve these vacations and use them as parking for the proposed subdivision, accessible from E 24th St, E 24th Ter, and E 25th St. All adjacent property owners will retain legal access to right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

Preserving the existing right of way, proposed for vacation, in its current condition does, not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The vacation will not result in any new dead-end streets or alleys.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley because of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

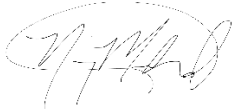
88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Najma Muhammad', enclosed within a faint, hand-drawn oval.

Najma Muhammad,
Planner



Plan Conditions

Report Date: July 13, 2022

Case Number: CD-ROW-2021-00039

Project: Crescendo

Condition(s) by City Planning and Development Department. Contact Najma Muhammad at (816) 513-8814 / Najma.Muhammad@kcmo.org with questions.

1. The developer shall retain utility easement and protect facilities for Evergy.
2. The developer shall retain utility easement and protect facilities for AT&T or have the cable moved at their own expense.
3. The developer shall relocate facilities for Charter.
4. The developer shall retain utility easement and protect facilities for KCMO Water Services Department.
5. The developer shall retain utility easement and protect facilities for, or return utilities to KCMO Public Works Department, as long as the vacancy does not impact other streetlights.

May 12, 2022

City Planning & Development
15th Fl., City Hall
414 E 12th St.
Kansas City, MO 64106

Re: Crescendo – Alley Vacation Request
Case No. CD-ROW-2021-00039
T&B Job. No. 75-0681

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00182) that will create two (2) lots in order to construct thirty-nine (39) residential units with amenity space, butterfly garden, and surface parking located between Highland Avenue and Woodland Avenue from E 24th Street to E 25th Street.

The new development will be constructed along the west side of the existing alley with limited grading activities within the west half of the existing the alley to allow for construction of the retaining walls.

The Developer is requesting to vacate the alley located between E. 24th Street to the north, E. 25th Street to the south, Highland Avenue to the west, and Woodland Avenue to the east, to allow for the construction of 39 residential units. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

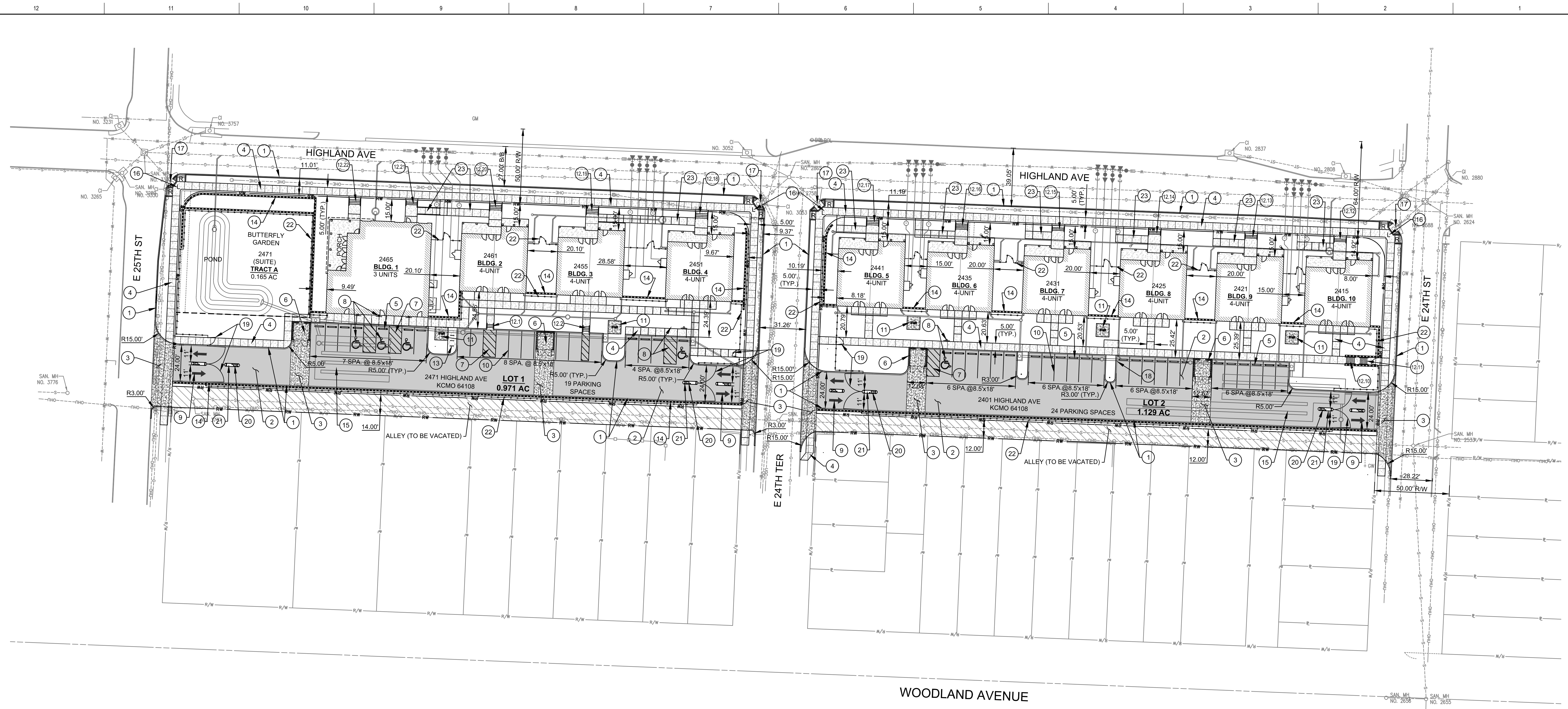
If you have any questions or need additional information, please contact me.

VERY TRULY YOURS
TALIAFERRO & BROWNE, INC.



Lamin Bumi Nyang, PE
Senior Project Manager

Attachments:
Site Plan



PROPERTY DESCRIPTION:

LOT 1:
ALL THAT PART OF LOTS 31 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 45; THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; THENCE N02°12'58"E, 89.51 FEET; THENCE N87°43'09"W, 81.10 FEET, TO THE WEST LINE OF LOT 42, SAID SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 275.42 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°06'32", AN ARC DISTANCE OF 23.59 FEET, TO THE NORTH LINE OF SAID LOT 31 AND THE SOUTH LINE OF EAST 24TH TERRACE; THENCE S87°36'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 380.09 FEET TO THE POINT OF BEGINNING, CONTAINING 42,285 SQUARE FEET OR 0.971 ACRES.

LOT 2:
ALL THAT PART OF LOTS 16 THROUGH 30, INCLUSIVE, BLOCK 2, MOUNT EVANSTON, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 16; THENCE N87°36'56"W, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 24TH TERRACE, 116.91 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'28", AN ARC DISTANCE OF 23.53 FEET, TO THE WEST LINE OF SAID LOT 16 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 344.65 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°20'30", AN ARC DISTANCE OF 23.65 FEET, TO THE NORTH LINE OF SAID LOT 30 AND THE SOUTH LINE OF EAST 24TH STREET; THENCE S87°22'58"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 374.17 FEET TO THE POINT OF BEGINNING, CONTAINING 49,182 SQUARE FEET OR 1.129 ACRES.

TRACT A:
ALL THAT PART OF LOTS 42 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 45; THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET, TO THE POINT OF BEGINNING; THENCE N87°17'26"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET 66.31 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°33'59", AN ARC DISTANCE OF 23.45 FEET, TO THE WEST LINE OF SAID LOT 45 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 74.02 FEET; THENCE S87°43'09"E, 81.10 FEET; THENCE S02°12'58"W, 89.51 FEET TO THE POINT OF BEGINNING, CONTAINING 7,192 SQUARE FEET OR 0.165 ACRES.

GENERAL NOTES:

- CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE OR IN COMPLIANCE WITH THE FOLLOWING SPECIFICATIONS:
 - "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF KANSAS CITY, MISSOURI.
 - KANSAS CITY, MISSOURI STANDARD DRAWINGS
 - THE PROJECT GEOTECHNICAL REPORT
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS OR FROM FIELD SURVEY OF SURFACE PROJECTIONS. THESE LOCATIONS ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE COMPLETE UTILITIES AND/OR ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (INCLUDING ANY UNKNOWN UTILITIES) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIGRITE
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE PROPERTY. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE, ALL MANHOLE TOPS, VALVE COVERS, METER COVERS AND ANY OTHER SURFACE PROJECTIONS TO REMAIN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE A VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR COMPLETING THE WORK.
- ALL CONCRETE FLATWORK OR ASPHALTIC CONCRETE PAVEMENT TO BE REMOVED WHICH IS ADJACENT TO CONCRETE OR ASPHALTIC CONCRETE PAVEMENT TO REMAIN, SHALL BE FIRST CUT FULL DEPTH WITH A CONCRETE SAW SO AS TO FORM A NEAT EDGE AGAINST EXISTING PAVEMENT. THE JOINT BETWEEN EXISTING AND NEW CONCRETE SURFACE SHALL BE AN EXPANSION JOINT FILLED WITH 1/2 INCH THICK EXPANSION JOINT MATERIAL. THE TOP 1/2 INCH OF THE JOINT SHALL BE CAULKED.
- CONTRACTOR'S WORK SHALL NOT INTERFERE WITH EXISTING TRAFFIC FLOW, EXCEPT AS NOTED. ANY LANE CLOSING SHALL BE COORDINATED WITH, AND PERMITTED BY THE TRAFFIC DEPARTMENT. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CONTRACTOR. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION).
- PROVIDE DOWELED EXPANSION JOINTS AT ALL PC & PT OF CURB AND GUTTER AND PROPERTY LINE AT DRIVES.
- PROVIDE DOWELED EXPANSION JOINTS AT 10' MAXIMUM CENTERS.
- CONTRACTOR SHALL RESEED OR ALL DISTURBED AREAS PER LANDSCAPE PLANS.

NOTES:

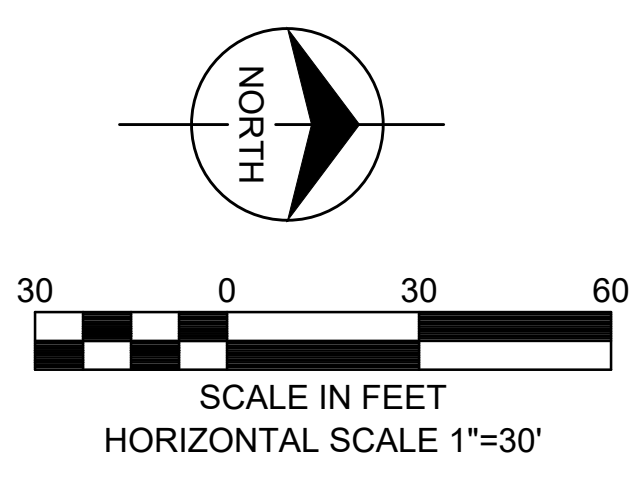
- CONSTRUCT ADA ACCESS RAMP PER KCMO STD. DWG. NO. SW-1.
- SEE STRUCTURAL DRAWINGS FOR RETAINING WALL DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR GATE AND CONTROLLER DETAILS.
- SEE GRADING PLAN FOR RAMP ELEVATIONS AND SEE MISCELLANEOUS DETAILS FOR ADA SIGNS.

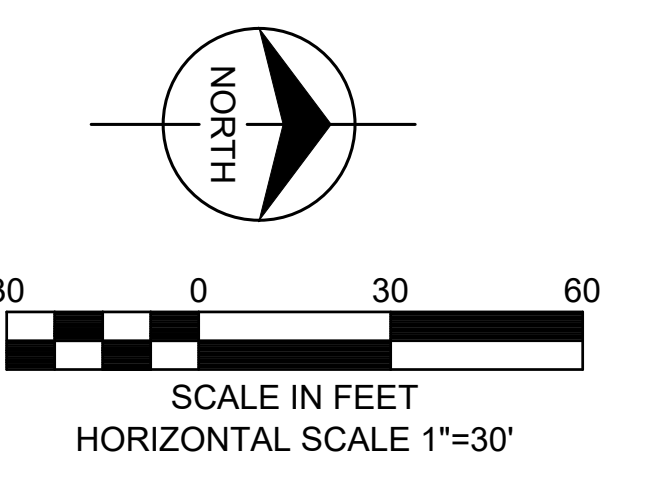
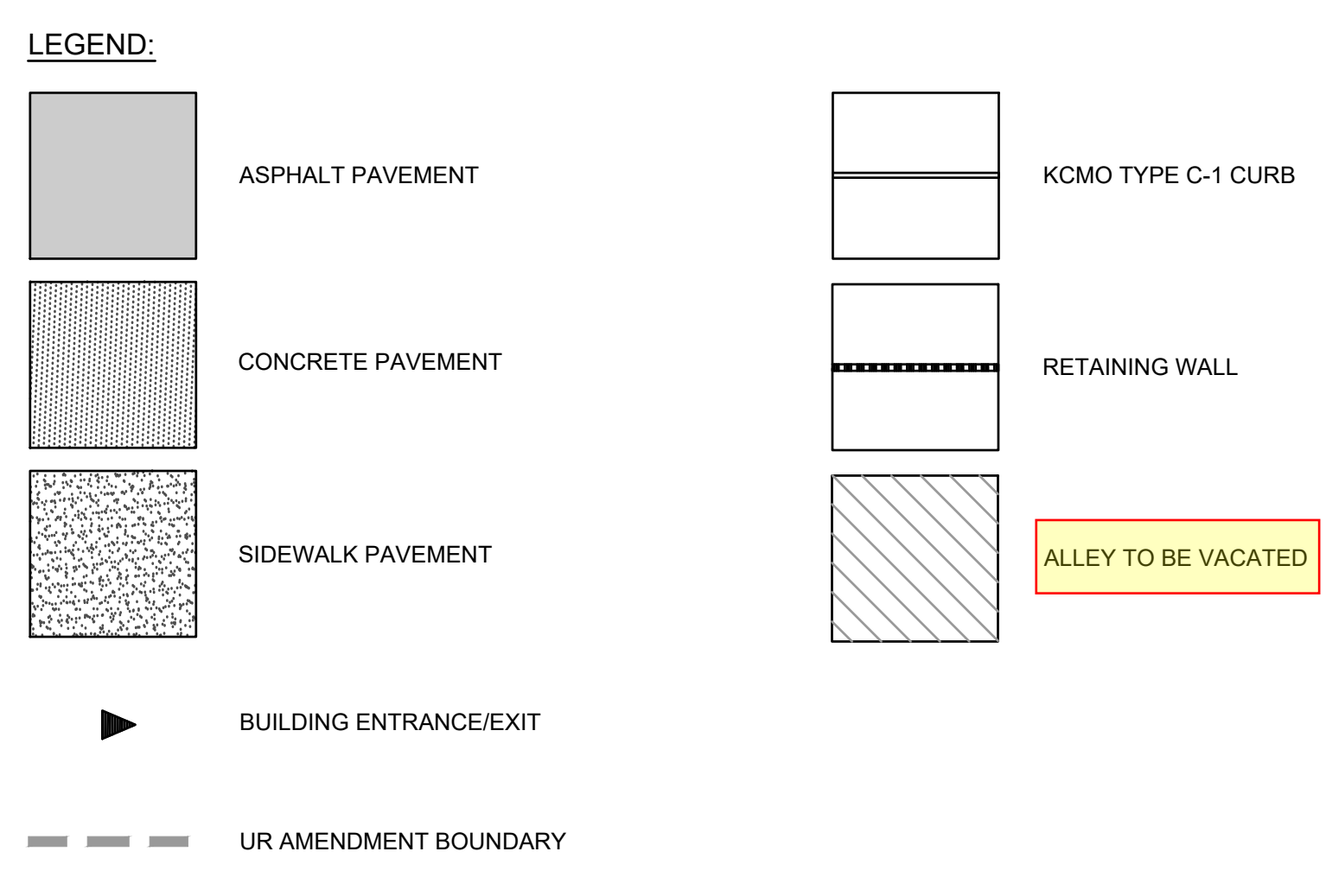
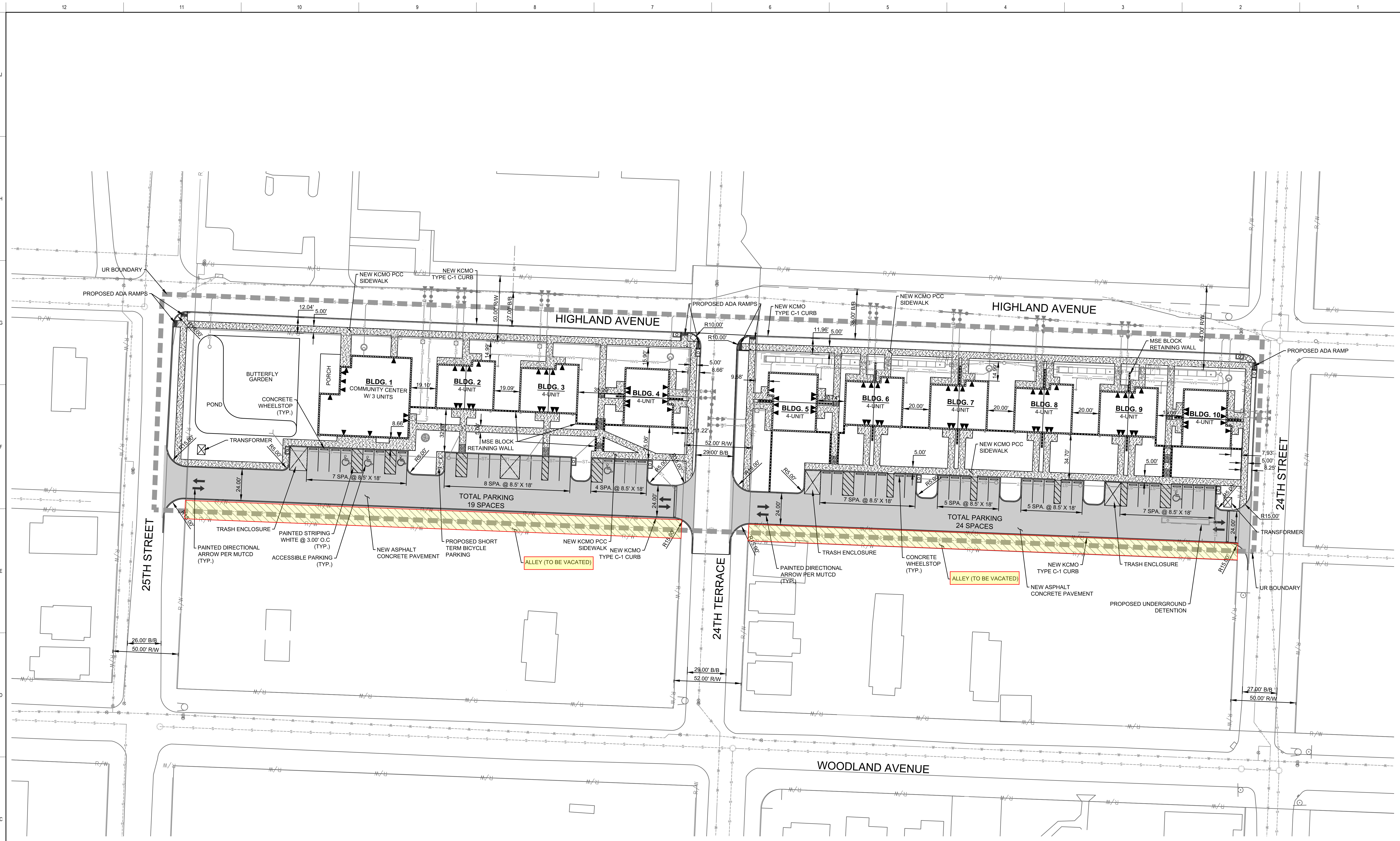
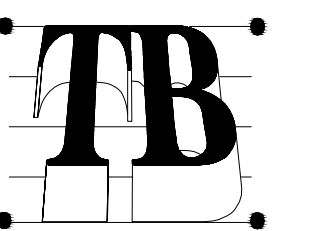
LEGEND:

- ① PROPOSED KCMO TYPE C-1 CURB (TYP.) SEE DETAIL SHEET C107
- ② NEW ASPHALT PAVEMENT. SEE DETAIL SHEET C107
- ③ KCMO STD. D-2 TYPE VI COMI DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE SEE DETAIL SHEET C107
- ④ PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.) SEE DETAIL SHEET C107
- ⑤ CONCRETE WHEELSTOP (TYP.). SEE DETAIL SHEET C107
- ⑥ PROPOSED TRASH ENCLOSURE LOCATION. SEE DETAIL SHEET C108.
- ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
- ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE. SEE DETAIL SHEET C107.
- ⑨ PAINTED DIRECTIONAL ARROW PER MUTCD (TYP.)
- ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
- ⑪ PROPOSED TRANSFORMER LOCATION
- ⑫ PROPOSED STAIRS W/ HANDRAILS. STAIR ELEVATIONS SEE C103 SITE GRADING PLAN AND DETAILS SEE SHEET C108.
- ⑬ PROPOSED BIKE RACK LOCATION
- ⑭ PROPOSED MSE RETAINING WALL (TYP.). SEE WALL DETAILS SHEET C107.
- ⑮ PROPOSED UNDERGROUND STORMWATER DETENTION PIPE SYSTEM.
- ⑯ PROPOSED ADA RAMPS. SEE GRADING PLAN FOR DETAILS.
- ⑰ EXISTING CURB INLET TO REMAIN.
- ⑱ PROPOSED 10' x 5' MAILBOX PAD.
- ⑲ PROPOSED FENCE AND YELP GATE (TYP.). SEE FENCE DETAIL SHEET C107.
- ⑳ GATE CONTROLLER. COORDINATE ELECTRIC POWER WITH ELECTRIC PLANS (TYP.)
- ㉑ 6" HIGH CONCRETE ISLAND W/ 5 STEEL PIPE BOLLARDS. SEE C107 FOR BOLLARD DETAIL (TYP.)
- ㉒ PROPOSED FENCE (TYP.). SEE WALL DETAILS SHEET C107.
- ㉓ PROPOSED SIDEWALK RAMPS. SEE GRADING PLAN FOR DETAILS.

LEGEND:

- ② NEW ASPHALT PAVEMENT
2" TYPE 3-41 ASPHALTIC CONCRETE SURFACE
6" TYPE I-01 ASPHALTIC CONCRETE BASE COURSE
6" AB-3 AGGREGATE BASE COURSE
SEE DETAIL SHEET C107
- ③ 8" PCC PAVEMENT
W/ 6 X 6 W2 X W2 3 WELDED WIRE FABRIC
6" AB-3 AGGREGATE BASE COURSE
6" COMPACTED SUBGRADE
SEE DETAIL SHEET C107
- ④ KCMO TYPE SW-1 4" PCC SIDEWALK
4" AB-3 AGGREGATE BASE COURSE
6" COMPACTED SUBGRADE
SEE DETAIL SHEET C107
- ① KCMO KCMO TYPE C-1 CURB
SEE DETAIL SHEET C107
- MSE RETAINING WALL
- ALLEY TO BE VACATED*





K:\NEW BUSINESS\2018\18-25TH & HIGHLAND\DESIGN\ESP_C003.DWG
 Friday, November 22, 2019

ALLEY LEGAL DESCRIPTION:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;

TOGETHER WITH;

THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2401 HIGHLAND / LOT 30 BLK 2 MOUNT EVANSTON 2403 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 29 BLK 2 2405 HIGHLAND / LOT 28 BLK 2 MOUNT EVANSTON 2407 HIGHLAND / LOT 27 BLK 2 MOUNT EVANSTON 2409 HIGHLAND / LOT 26 BLK 2 MOUNT EVANSTON	2300 Main St Ste 180 Kansas City, MO 64108

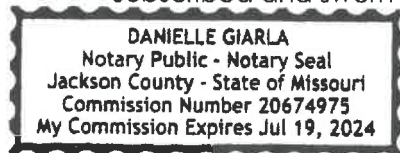
(attach additional sheets if required)

Diane Cleaver
Petitioner

STATE OF Missouri)
COUNTY OF Jackson) ss.
)

On this 2 day of Dec. in the year 2021, before me, a Notary Public in and for said state, personally appeared Diane Cleaver, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 2 day of Dec., 2021.



Notary Public in and for Said County and State
D. Giarla
Notary Public

My Commission Expires:

July 19, 2024



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2411 HIGHLAND /VAC LOT MOUNT EVANSTON LOT 25 BLK 2 2413 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 24 BLK 2 2415 HIGHLAND / VAC LOT MOUNT EVANSTON LOT 23 BLK 2 2417-19 HIGHLAND / VACANT LOT MOUNT EVANSTON LOTS 21 & 22 BLK 2 MOUNT EVANSTON LOT 20 BLK 2 1712 E 24TH TER / E 19 FT OF LOTS 16-17-18&19 BLK 2 MOUNT EVANSTON 2404 WOODLAND / VAC LOT MOUNT EVANSTON S 15 FT LOT 3 N6.46 FT LOT 4 BLK 2 2406-8 WOODLAND / VAC LOT MOUNT EVANSTON S 18.54 FT OF LOT 4 ALL LOT 5 BLK 2 LOT 6 BLK 2 MOUNT EVANSTON LOT 7 BLK 2 MOUNT EVANSTON 2414 WOODLAND / LOT 8 BLK 2 MOUNT EVANSTON	2300 Main St Ste 180 Kansas City, MO 64108

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2416 WOODLAND/VAC LOT MOUNT EVANSTON LOT 9 BLK 2 2418 WOODLAND/VAC LOT MOUNT EVANSTON LOT 10 BLK 2 MOUNT EVANSTON W 1/2 LOT 13 BLK 2 1714 E 24TH TER MOUNT EVANSTON W 32 FT LOTS 14 & 15 BLK 2	2300 Main St Ste 180 Kansas City, MO 64108
Harshavardhan J & Nila H Tripathi	W 37 FT OF LOTS 1 & 2 W 37 FTOF N 10 FT LOT 3 BLK 2 MOUNT EVANSTON	2532 Charlotte St Kansas City, MO 64108
Ardonyalasha Jarnae Johnson	2420 WOODLAND / LOT 11 BLK 2 MOUNT EVANSTON 2422 WOODLAND / VAC LOT MOUNT EVANSTON LOT 12 BLK 2	2420 Woodland Ave Kansas City, MO 64108

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	<p>COWHERDS VINE ST ADD---LOTS 31, 32, 33 & TH N 12' OF LOT 34</p> <p>COWHERDS VINE ST ADD---S 13' OF LOT 34 & ALL LOT 35 & TH N 22'</p> <p>COWHERDS VINE ST ADD---S 3' OF LOT 36 & ALL LOTS 37 & 38</p> <p>COWHERDS VINE ST ADD---S 18' OF LOT 39 & ALL LOT 40 & TH N 17' OF LOT 41</p> <p>COWHERDS VINE ST ADD---S 8' OF LOT 41 & ALL LOT 42 & TH N 22.5'</p> <p>COWHERDS VINE ST ADD---S 2' OF LOT 43 & ALL LOT 44 & TH W 81'</p> <p>1708 E 25TH ST / VAC LOT COWHERDS VINE ST ADD E 50 FT LOT 45</p> <p>2440 WOODLAND/ COWHERDS VINE ST ADD</p> <p>COWHERDS VINE ST ADD---N 10' OF LOT 51 & ALL LOT 52 & TH S 23'</p> <p>COWHERDS VINE ST ADD---N 16' OF LOT 49 & ALL LOT 50 & TH S 15' OF LOT 51</p>	2300 Main St Ste 180 Kansas City, MO 64108

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Robert & Pamela & Fred Rucker	2430 WOODLAND / N 2 FT LOT 59 LOT 60 COWHERDS VINE ST ADD	2436 Woodland Kansas City, MO 64108
New Cherry LLC	432 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 7 FT LOT 58 & S 23 FT LOT 59	2532 Charlotte Kansas City, MO 64108-2711
Robert C Rucker II	2434 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 12 FT LOT 57 S 18 FT OF LOT 58 2436 WOODLAND/N 17 FT LOT 56 & S 13 FT OF LOT 57 COWHERDS VINE ST ADD 2438 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 22 FT LOT 55 & S 8 FT LOT 56	2436 Woodland Ave Kansas City, MO 64108
Betty M Holoman	COWHERDS VINE STREET ADD ALL LOTS 46 THRU 48 & S 9 FT LOT 49	404 W 96th Ter Kansas City, MO 64114-3930

(attach additional sheets if required)



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS Urban Neighborhood Initiative Inc

CD-ROW-2021-000

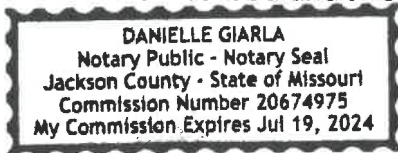
Owner's name	Legal description of property
<u>Dianne Cleaver</u> (print)	2401 HIGHLAND / LOT 30 BLK 2 MOUNT EVANSTON
<u>Dianne Cleaver</u> (sign) (Vice) President	2403 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 29 BLK 2
_____ (print)	2405 HIGHLAND / LOT 28 BLK 2 MOUNT EVANSTON
_____ (sign) Secretary (if no corporate seal) (also to be notarized)	2407 HIGHLAND / LOT 27 BLK 2 MOUNT EVANSTON
	2409 HIGHLAND / LOT 26 BLK 2 MOUNT EVANSTON
	2416 WOODLAND/VAC LOT MOUNT EVANSTON LOT 9 BLK 2
	2418 WOODLAND/VAC LOT MOUNT EVANSTON LOT 10 BLK 2
Corporate seal above	MOUNT EVANSTON W 1/2 LOT 13 BLK 2
	1714 E 24TH TER MOUNT EVANSTON W 32 FT LOTS 14 & 15 BLK 2
	(See attached sheets for remaining legal descriptions)

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 2 day of Dec., 2021, before me, appeared Diane Cleaver⁽¹⁸⁶⁾, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Urban Neighborhood Initiative Inc. a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Danielle Giarla acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 2 day of Dec, 2021.



Notary Public in and for Said County and State

Dgiarla
Notary Public

My Commission Expires:

July 19, 2024



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	2411 HIGHLAND /VAC LOT MOUNT EVANSTON LOT 25 BLK 2 2413 HIGHLAND/VAC LOT MOUNT EVANSTON LOT 24 BLK 2 2415 HIGHLAND / VAC LOT MOUNT EVANSTON LOT 23 BLK 2 2417-19 HIGHLAND / VACANT LOT MOUNT EVANSTON LOTS 21 & 22 BLK 2 MOUNT EVANSTON LOT 20 BLK 2 1712 E 24TH TER / E 19 FT OF LOTS 16-17-18&19 BLK 2 MOUNT EVANSTON 2404 WOODLAND / VAC LOT MOUNT EVANSTON S 15 FT LOT 3 N6.46 FT LOT 4 BLK 2 2406-8 WOODLAND / VAC LOT MOUNT EVANSTON S 18.54 FT OF LOT 4 ALL LOT 5 BLK 2 LOT 6 BLK 2 MOUNT EVANSTON LOT 7 BLK 2 MOUNT EVANSTON 2414 WOODLAND / LOT 8 BLK 2 MOUNT EVANSTON	2300 Main St Ste 180 Kansas City, MO 64108

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
 City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CD-ROW-2021-000

Owner's name	Legal description of property	Residence of owner
Urban Neighborhood Initiative Inc	COWHERDS VINE ST ADD---LOTS 31, 32, 33 & TH N 12' OF LOT 34 COWHERDS VINE ST ADD---S 13' OF LOT 34 & ALL LOT 35 & TH N 22' COWHERDS VINE ST ADD---S 3' OF LOT 36 & ALL LOTS 37 & 38 COWHERDS VINE ST ADD---S 18' OF LOT 39 & ALL LOT 40 & TH N 17' OF LOT 41 COWHERDS VINE ST ADD---S 8' OF LOT 41 & ALL LOT 42 & TH N 22.5' COWHERDS VINE ST ADD---S 2' OF LOT 43 & ALL LOT 44 & TH W 81' 1708 E 25TH ST / VAC LOT COWHERDS VINE ST ADD E 50 FT LOT 45 2440 WOODLAND/ COWHERDS VINE ST ADD COWHERDS VINE ST ADD---N 10' OF LOT 51 & ALL LOT 52 & TH S 23' COWHERDS VINE ST ADD---N 16' OF LOT 49 & ALL LOT 50 & TH S 15' OF LOT 51	2300 Main St Ste 180 Kansas City, MO 64108

(attach additional sheets if required)



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES *FOR PETITION ONLY*

CD-ROW-2021-00039

Owner's name	Legal description of property
New Cherry LLC <i>HARSHAVARDHAN J. TRIPATHI</i> <i>OWNER/(PRESIDENT)</i>	2432 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 7 FT LOT 58 & S 23 FT LOT 59



~~No~~ additional sheets attached (as required)

Harshavardhan J. Tripathi

STATE OF MICHIGAN)
) ss.
COUNTY OF MACOMB)

KAREY KINCAID
NOTARY PUBLIC MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES 04/08/2025

On this 17th day of Feb, 2022, before me, a Notary Public in and for said state, personally appeared *HARSHAVARDHAN TRIPATHI*, who being by me duly sworn did say that he/she is the managing member of *NEW CHERRY LLC*, a _____ limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and ~~deed~~ CONSENT of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 17th day of Feb, 2022

Notary Public in and for Said County and State

Karey Kincaid
Notary Public

04/08/2025
My Commission Expires:



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF INDIVIDUALS

CD-ROW-2021-004

Owner's name	Legal description of property
Robert & Pamela & Fred Rucker <i>[Handwritten signatures: Pamela E Rucker, Fred Rucker]</i>	2430 WOODLAND / N 2 FT LOT 59 LOT 60 COWHERDS VINE ST ADD

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF JACKSON) ss.

On this 4th day of May, 2022 before me personally appeared Robert Rucker, Pamela Rucker, Fred Rucker

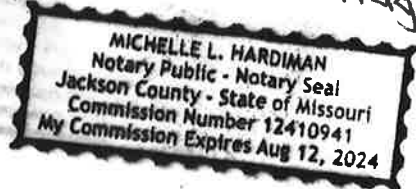
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 4th day of May, 2022.

Notary Public in and for Said County and State

[Handwritten signature: Michelle L Hardiman]
Notary Public

My Commission Expires: Aug. 12, 2024






CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcrmo.gov/planning

CONSENT OF INDIVIDUALS

CD-ROW-2021-009

Owner's name	Legal description of property
Robert C Rucker II 	2434 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 12 FT LOT 57 S 18 FT OF LOT 58 2436 WOODLAND/N 17 FT LOT 56 & S 13 FT OF LOT 57 COWHERDS VINE ST ADD 2438 WOODLAND/VAC LOT COWHERDS VINE ST ADD N 22 FT LOT 55 & S 8 FT LOT 56

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF JACKSON)

On this 4th day of May, 2022 before me personally appeared Robert Rucker Jr

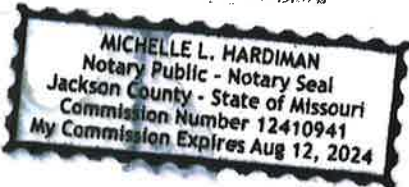
_____ to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 4th day of May, 2022

Notary Public in and for Said County and State

Michelle L. Hardiman
Notary Public

My Commission Expires: Aug. 12, 2024





Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

October 26th, 2021

Lamin B. Nyang
c/o Taliaferro & Browne, Inc
1020 East 8th Street
Kansas City, Missouri 64106

Re: Lamin B. Nyang
Alley vacate request between 24th Street and 25th Street

Vacation: Alley vacate request between 24th Street and 25th Street

Lamin B. Nyang,

In response to your email dated October 25th, 2021 relative to the above referenced Alley vacate request between 24th Street and 25th Street

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,


Alex Sammet (Nov 2, 2021 13:48 CDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JLS
cc: Lamin B. Nyang

Engineering Dept. Approval: 

System Planning Approval: 



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-009

UTILITY CO. Evergy

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Authorized Representative

12/6/21

Date

Return this form to:

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-004**

UTILITY CO. ATT

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

ATT HAS CABLE IN THE AIR IN TEH AREA OF THE VACATE REQUEST. ATT WILL MOVE THE CABLE AT PARTITIONERS EXPENSE OR YOU CAN RETAIN EASEMENT AND PROTECT CABLE

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

RUSSELL CROFT *Russell Croft* 12/14/21
Authorized Representative Date

Return this form to:

<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u> Address	<u>Lnyang@tb-engr.com</u> Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-000

UTILITY CO. Charter

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

[Signature]
Authorized Representative

12/6/21
Date

Return this form to:

Lamin Nyang
Applicant Name

1020 E 8th Street

Kansas City, MO 64106
Address

816-283-3456
Phone

Lnyang@tb-engr.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-008

UTILITY CO. KCMO Water Services Department

Be it known that Urban Neighborhood Initiative Inc being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

[Signature]
Authorized Representative

01/20/2022
Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-006

UTILITY co. KCMO Fire Department

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

[Signature]
Authorized Representative

11/1/21
Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-004

UTILITY CO. KCMO Public Works Department

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

THE NORTH-SOUTH ALLEY BETWEEN 24TH STREET AND 24TH TERRACE, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE;
TOGETHER WITH;
THE NORTH-SOUTH ALLEY BETWEEN 24TH TERRACE AND 25TH STREET, LYING BETWEEN HIGHLAND AVENUE AND WOODLAND AVENUE.

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

[Signature]
Authorized Representative

10/29/21
Date

Return this form to:

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. _____

UTILITY CO. KCMO Public Works Department

Be it known that Urban Neighborhood Initiative Inc, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

for the following purpose: Crescendo Development to allow for 39 multi-family residential units

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: See email for instructions.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Octavio Moncada

Authorized Representative

10/26/2021

Date

Return this form to:

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.com

Email

Lamin Nyang

From: Pecina, Victor <Victor.Pecina@kcmo.org>
Sent: Thursday, May 12, 2022 1:18 PM
To: Lamin Nyang
Subject: FW: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation
Attachments: Utility Agency 08 - KCMO Public Works Department.pdf

fyi



Victor Pecina, ENV SP
Electrical Engineer
Capital Projects Division
Public Works
City of Kansas City, Mo.
5310 Municipal Avenue
Kansas City, MO 64106
Email: victor.pecina@kcmo.org
Phone:: 816-513-9852
KCMO.gov

From: Moncada, Octavio
Sent: Tuesday, October 26, 2021 5:08 PM
To: Inyang@tb-engr.com
Cc: Pecina, Victor <Victor.Pecina@kcmo.org>; Hadjian, Mahmoud <Mahmoud.Hadjian@kcmo.org>
Subject: RE: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

Hi Lamin,

According to our drawings, we have 2 street lights in the alleys. SCE1143A & SCE1144A. We don't have a problem removing these lights so as long as long they are returned to us and the vacancy does not affect other streetlights. I've attached a PDF of our drawings. If you have any questions, please feel free to contact me at 816-513-9850. Any and all cost will be a cost to the project.

Thanks

Octavio Moncada

From: Pecina, Victor
Sent: Tuesday, October 26, 2021 1:15 PM
To: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Subject: FW: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

FYI

Victor Pecina
Electrical Engineer

Public Works

City of Kansas City, Mo.

5310 Municipal Avenue

Kansas City, MO 64120

Email: victor.pecina@kcmo.org

Phone: 816-513-9868

Fax: 816-513-9876

From: Lamin Nyang <lnyang@tb-engr.com>

Sent: Tuesday, October 26, 2021 12:40 PM

To: Pecina, Victor <Victor.Pecina@kcmo.org>

Subject: KCMO Case No CD-ROW-2021-00039 Crescendo Alley Vacation

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Victor,

Attached is the alley vacation utility consent form for the above project. Please review and expedite at your earliest convenience.

Let me know if you have any questions.

Thank you,

Lamin B. Nyang, PE | CIVIL ENGINEER



Taliaferro & Browne, Inc.
Engineering - Landscape Architecture - Surveying

ENGINEERING TOMORROW'S INFRASTRUCTURE

1020 East 8th Street, Kansas City, Missouri 64106

p816.283.3456 x118 f816.283.0810

lnyang@tb-engr.com

www.tb-engr.com



CITY PLAN COMMISSION REPORT

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

December 7, 2021

Project Name Crescendo

Docket # Request
11 CD-CPC-2021-00182
Rezoning to UR

Applicant
Lamin Nyang
Taliaferro & Brown
1020 E 8th St Kansas City, MO 64106

Owner
Urban Neighborhood Initiative Inc
2300 Main St, Ste 180
Kansas City, MO 64108

Location 2401-2453 Highland Ave
Area About 2.27 acres
Zoning UR
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses
North: vacant (UR district)
East: multi-family residential use (UR/R-1.5 district)
West: school/ball fields (R-1.5)
South: residential (R-1.5)

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use land uses. The request conforms to this recommendation.

Major Street Plan
No adjacent major street has been identified on the site.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to Wendell Phillips Neighborhood Association and Washington Wheatly Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. A public meeting was held on November 22, 2021.

EXISTING CONDITIONS

The subject property spans across the western portion of 2 city blocks. The northern-most lot is located at the northeast corner of E 24th Ter and Highland Ave, and the southern-most lot is located at the southeast corner of E 24th Ter and Highland Ave. The property is currently vacant with an approved tax incentive plan allows this property to be zoned UR.

NEARBY DEVELOPMENTS

North: vacant, wooded land (zoned UR)
East: multi-family residential use
West: Wendell Phillips Elementary and ball fields
South: sparse residential

SUMMARY OF REQUEST

A request to approve a preliminary development plan which also serves as a preliminary plat to create two (2) lots in order to construct thirty-nine (39) residential units in District UR (Urban Redevelopment) on about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south.

KEY POINTS

- Rezoning from UR to UR in order to amend a previously approved plan
- Multi-family residential

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
11 Approval with conditions

CONTROLLING CASE

Case 11134-URD-3 – Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17th Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19th Street on the south.

RELATED RELEVANT CASES

13505-P: The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west.

CD-ROW-2021-00039: A request to vacate an alley located between E. 24th Street to the north, E. 25th Street to the south, Highland Avenue to the west, and Woodland Avenue to the east, to allow for the construction of 39 residential units.

HISTORY

The subject property is located within an existing UR district that must be amended in order to allow for the proposed development on the subject site.

PLAN REVIEW

ANALYSIS

Two lots and 1 tract will be created from the existing parcels spanning 2 city blocks. Lot 1 will be 0.9 acres, Lot 2 will be 1.1 acres, and Tract A will contain a detention pond. The proposed use includes approximately 52,000 square feet of residential space for 39 total units across 10 multi-family buildings, 2 to 3 stories tall. The approximate net density for the site will be 16 units per acre. In addition to the dwelling units, a community center in Building 1 containing 2,600 square feet of office space and 1,000 square feet of amenity space is proposed. Building 1 will also have 2,700 square feet of residential area, and the building will be 32 feet-tall. Buildings 2, 3, 6, 7, 8, and 9 will be 41 feet tall and contain only residential space, as well as Buildings 4, 5, and 10—at 38 feet tall. The entire project is intended to be constructed in 1 phase. The approved UR Plan indicates 25 feet front yard setbacks; however, this development is proposing 15 feet front yard setbacks.

The applicant proposes four vehicular accesses—2 from 24th Ter, 1 from E 24th St, and 1 from E 25th St. The plans show 43 surface parking spaces located on the east side of the proposed residential development, abutting the existing alley. The applicant has submitted an application for vacation of said alley (CD-ROW-2021-00039) that is currently under review by staff. The plan shows pedestrian sidewalks around both the perimeter, and internally through the site, in addition to around the vehicular use areas. The sidewalks will connect the site to the surrounding areas. Fencing is proposed around the entirety of the proposed development: 4 feet tall in the front and 6 feet tall in the rear. Little information is indicated on the plans about the material or how users will enter the site through the gates/fence crossing the vehicular access points.

The applicant has provided street trees along E 24th St, e 24th Ter, and E 25th St. Interior landscaping and landscaping of vehicular use areas are also show on the plan. The landscaping includes a variety of

ornamental trees, medium shade trees, large shade trees, evergreen trees, and shrubs. The interior areas not paved with sidewalk will be sodded.

The proposed outdoor lighting spills over into the public right-of-way and adjacent residential properties. One condition of approval for this project is to submit revised lighting plans to meet 88-430-04-C prior to building permit.

The elevations show materials to be use as roof shingles, colored fiber cement lap siding, and masonry. The architectural design incorporates the Greater Downtown Area Plan Design Guidelines for general character, massing and scale, materials, and windows/transparency. Proposed facades are broken up by using different colored materials, step-backs, and windows.

No signage plan has been submitted for review. Regardless of the concept of the proposed wall sign on the elevations, all future proposed signage shall comply with 88-445 and are subject to sign permits.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to Conditions	The developer will pay fee in lieu as stated by Parks Department.
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	Landscaping affidavit required prior to Certificate of Occupancy
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Subject to Conditions	Shall submit revised plans prior to building permit.
<i>Sign Standards (88-445)</i>	N/A	N/A	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN REVIEW CRITERIA

88-515-08-A. conformance with adopted plans and planning policies;

The plan, as proposed, doesn't comply with the approved UR plan. The approved plan recommends single family housing with 25 ft front yard setbacks. The applicant is proposing 39 residential units across 10 multi-family buildings; therefore, a major amendment to the approved UR plan is required. The subject site is located in the Phase IV-B area of the previously approved UR Plan.

88-515-08-B. zoning and use of nearby property;

The subject site is located in the Wendell Philips neighborhood area and zoned UR. Much of the surrounding properties are vacant or a residential use. Wendell Philips Elementary is across the street to the west of the site. The land is cut to the west by The Paseo and Bruce R Watkins Dr (Hwy 71).

88-515-08-C. physical character of the area in which the subject property is located;

The surrounding land use of this area is mostly a mix of single and multi-family residential. There are many newer housing developments to replace old housing in disrepair; additionally, there are many vacant lots that were once used for residential. The proposed multi-family use is appropriate for this area to increase housing stock and reduce unused land.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Infrastructure and services are expected to be adequate for the development with conditions list in the condition and correction report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is suitable for multi-family housing, considering the surrounding residential uses. The subject site is also across the street from an elementary school, which will make this development potentially appealing to families.

88-515-08-F. length of time the subject property has remained vacant as zoned;

This property has been vacant for a long time, but staff doesn't have specific length of its vacancy.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties,

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends APPROVAL WITH CONDITIONS to the rezoning to UR plan application as stated in the attached Condition Report.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC
Recommended by Development Review Committee

Report Date: December 01, 2021

Case Number: CD-CPC-2021-00182

Project: Crescendo

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Preliminary plat sheet does not accurately reflect the proposed property lines taking into account the proposed vacation of the alleyway on the east side of the property. Revise the drawing accordingly and ensure it shows the minimum information required for the preliminary plat. Revise Plat and Resubmit (11/17/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (10/29/2021)
3. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for _____ and to a tie-in point with the existing sidewalks at _____ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (10/29/2021)
4. The developer must 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. (10/29/2021)
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (10/29/2021)
6. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (10/29/2021)
7. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (10/29/2021)
8. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (10/29/2021)
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, as amended, commonly known as the Development Regulations. (10/29/2021)
10. 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 may be required. (10/29/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must 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. (10/29/2021)
12. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (10/29/2021)
13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (10/29/2021)
14. That the south half of 24th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/29/2021)
15. 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. (10/29/2021)
16. That the north half of 25th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/29/2021)
17. That the east half of Highland Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/29/2021)
18. That the full width of 24th Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (10/29/2021)
19. The developer must petition for the vacation of the existing alleyway as shown on the development plan on the east side of the property and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat. (11/17/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

20. 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. (10/27/2021)
21. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (10/27/2021)
22. That 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. (10/27/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

23. The required street vacation application shall be approved prior to issuance of building permit. (10/27/2021)
24. 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. (10/27/2021)
25. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (10/27/2021)
26. Revise the outdoor lighting plan to conform to 88-430 prior to building permit. (11/15/2021)
27. The parking requirement on Sheet C001 shall be updated to reflect the proposed office use prior to request for ordinance. (11/15/2021)
28. The proposed fence shall not exceed 4 feet in the front and street side yard and 6 feet for the rear and interior side yard. (11/23/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

29. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (10/27/2021)
30. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (10/27/2021)
31. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (10/27/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

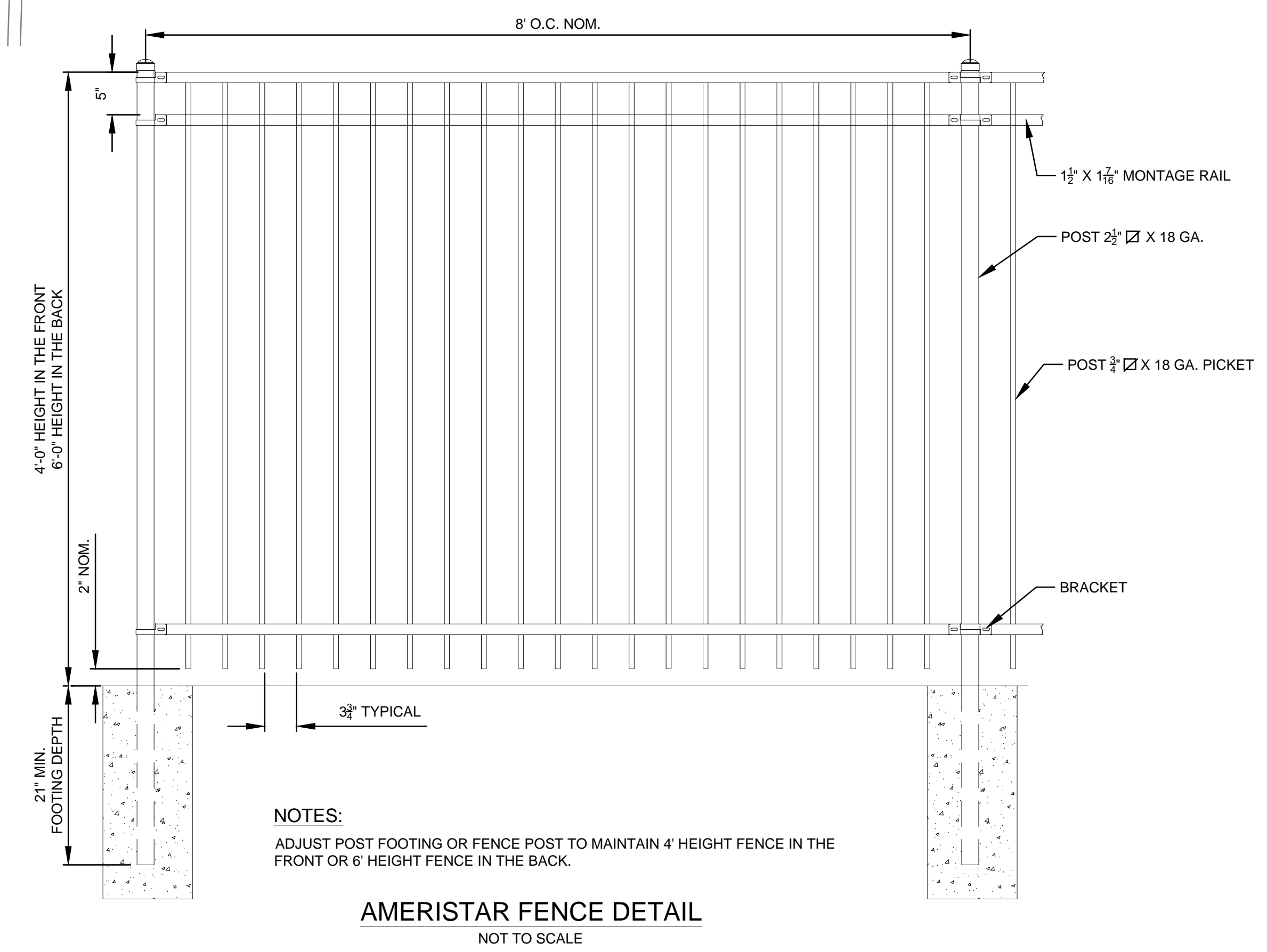
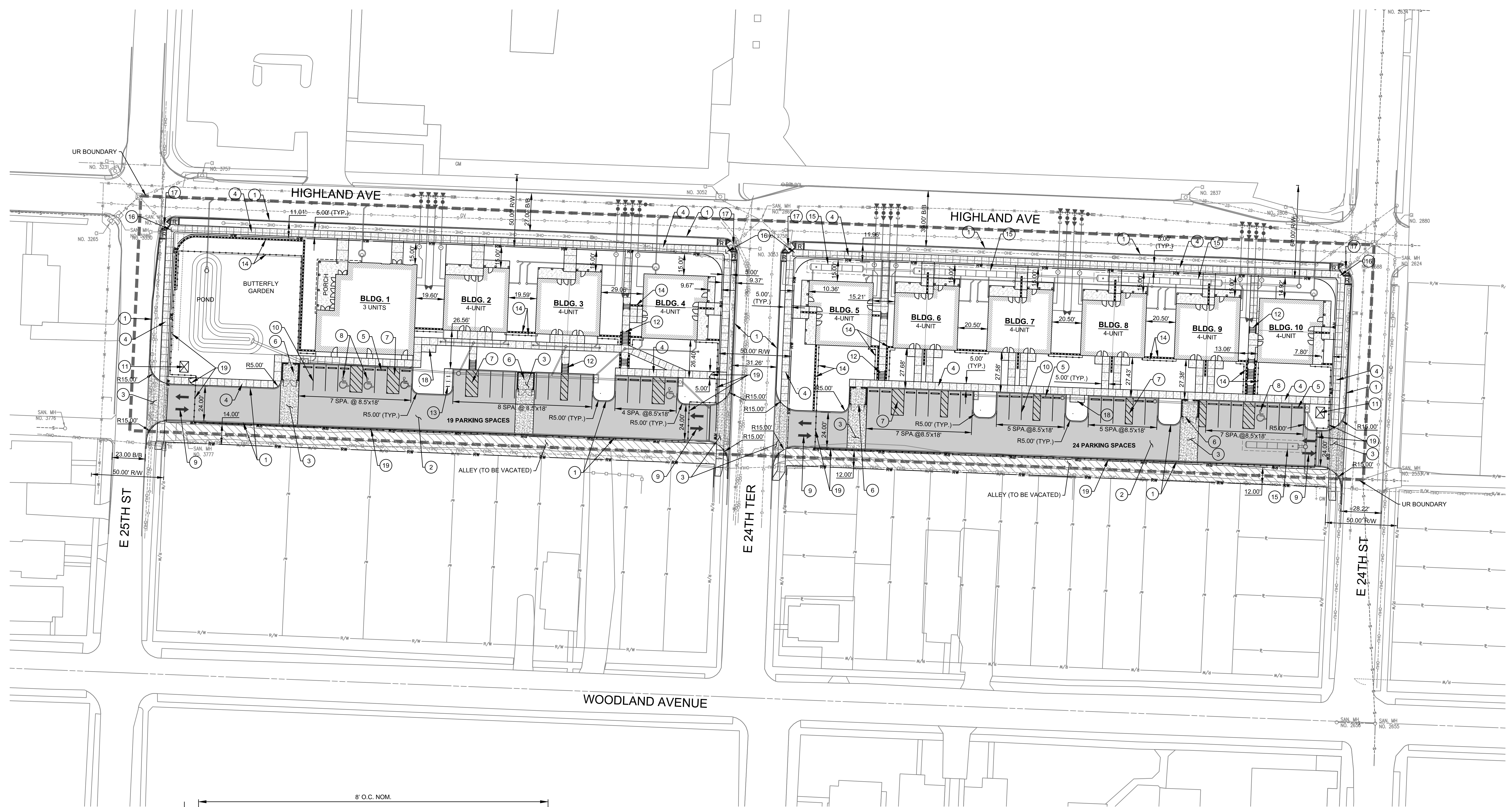
32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (10/27/2021)
33. With the developer proposing to provide payment in lieu of parkland dedication per plans, said payment equates to \$22,839.04. Fee shall be due prior to Certificate of Occupancy.
 $(39 \text{ units}) \times (2.0) \times (0.006) \times (\$48,801.37) = \text{Fee.}$ (10/27/2021)
34. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (10/27/2021)

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

35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(10/25/2021)
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 –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (10/25/2021)

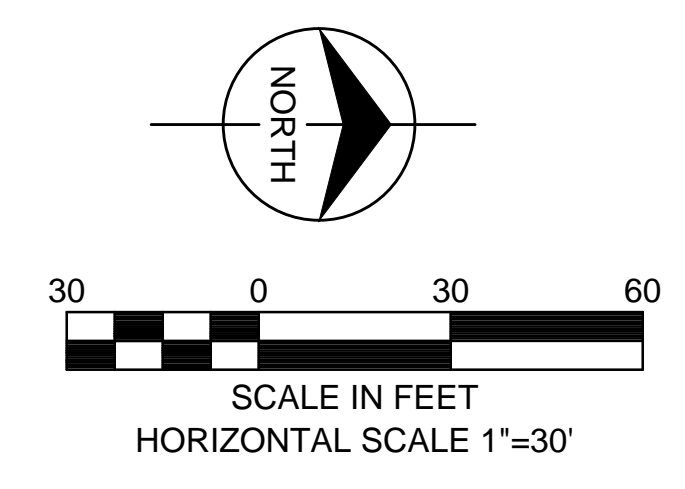
Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

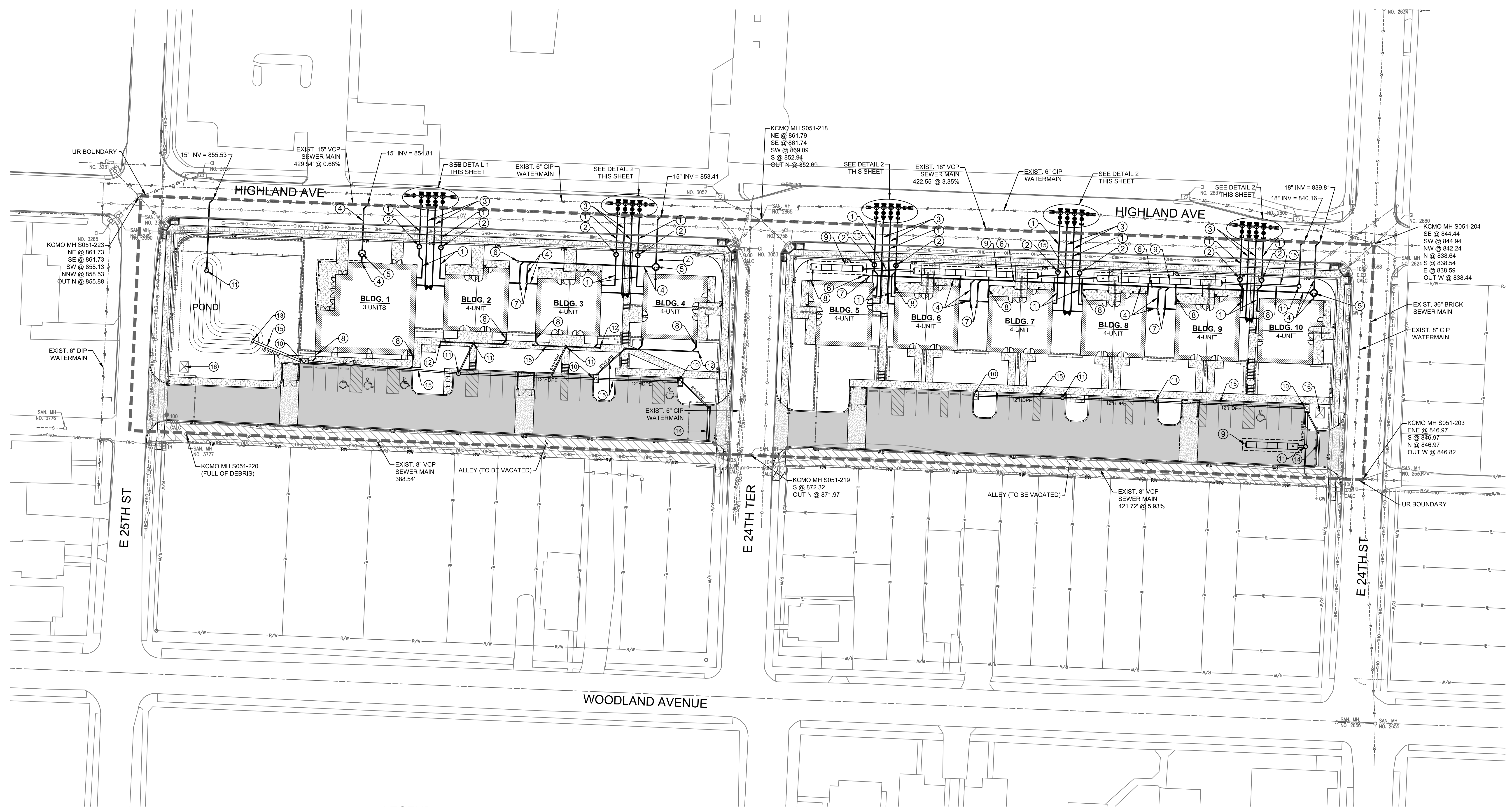
37. The developer must submit Fire Hydrant installation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(10/25/2021)
38. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (10/25/2021)



- LEGEND:**
- ① PROPOSED KCMO TYPE C-1 CURB (TYP.)
 - ② PROPOSED ASPHALT PAVEMENT
 - ③ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE
 - ④ PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
 - ⑤ CONCRETE WHEELSTOP (TYP.)
 - ⑥ PROPOSED TRASH ENCLOSURE LOCATION
 - ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
 - ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
 - ⑨ PAINTED DIRECTIONAL ARROW PER MUTCD (TYP.)
 - ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
 - ⑪ PROPOSED TRANSFORMER LOCATION
 - ⑫ PROPOSED STAIRS W/ HANDRAILS (TYP.)
 - ⑬ PROPOSED BIKE RACK LOCATION
 - ⑭ PROPOSED MSE RETAINING WALL W/ FENCE (TYP.)
 - ⑮ PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM
 - ⑯ PROPOSED ADA RAMPS
 - ⑰ EXISTING CURB INLET TO REMAIN
 - ⑱ PROPOSED 10' x 5' MAILBOX PAD
 - ⑲ PROPOSED FENCE AND YELP GATE (TYP.)

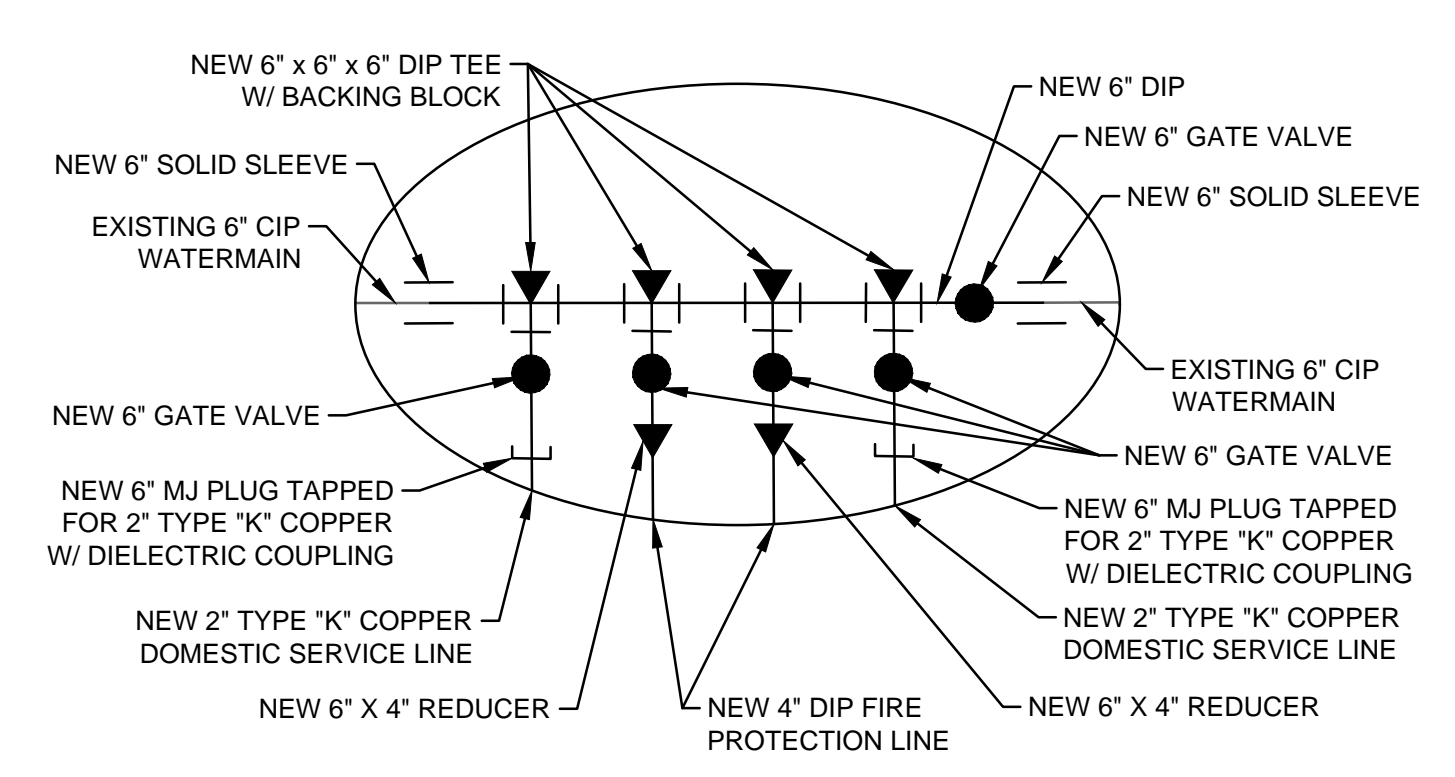
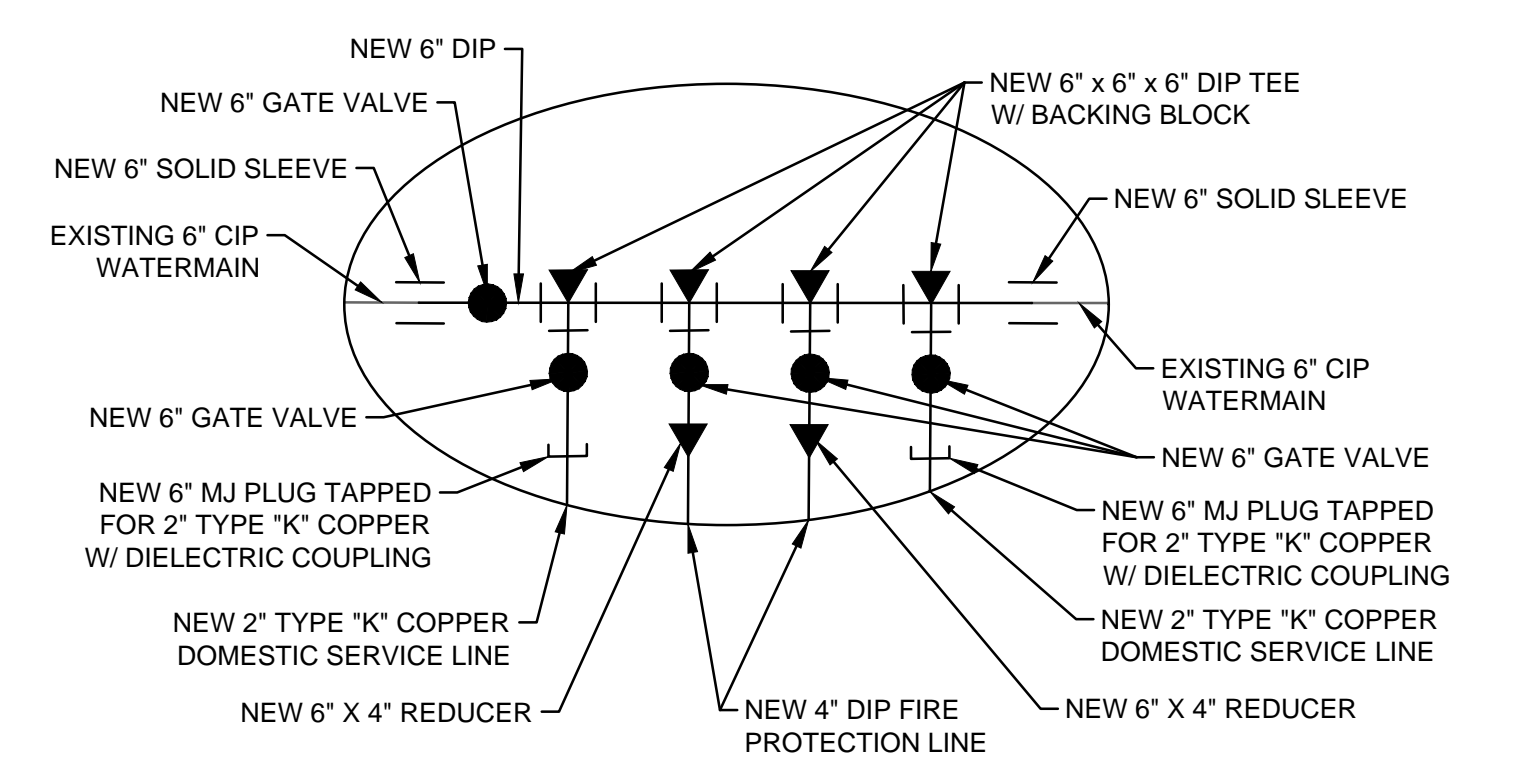
- LEGEND:**
- ② ASPHALT PAVEMENT
 - ③ CONCRETE PAVEMENT
 - ④ SIDEWALK PAVEMENT
 - KCMO TYPE C-1 CURB
 - RETAINING WALL
 - ALLEY TO BE VACATED
 - UR AMENDMENT BOUNDARY





LEGEND

- ① PROPOSED 2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE (TYP.)
- ② PROPOSED 2" WATER METER PER KCMO STD. DWG. 6207 (TYP.)
- ③ PROPOSED 4" DIP FIRE PROTECTION LINE (TYP.)
- ④ PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- ⑤ PROPOSED 4" DIA. KCMO TYPE MH-1 SAMPLING MANHOLE (TYP.)
- ⑥ 6" SANITARY SEWER CLEANOUT (TYP.)
- ⑦ PROPOSED 6" SANITARY SAMPLING PORT (TYP.)
- ⑧ PROPOSED ROOFDRAIN PIPE (TYP.)
- ⑨ PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM
- ⑩ KCMO CURB INLET TYPE CI-1 (TYP.)
- ⑪ PROPOSED NYLOPLAST DRAIN BASIN
- ⑫ 6" STORM CLEANOUT (TYP.)
- ⑬ HDPE PIPE END SECTION
- ⑭ PROPOSED TRENCH DRAIN
- ⑮ PROPOSED HDPE STORM PIPE (TYP.)
- ⑯ PROPOSED TRANSFORMER LOCATION



UNDERGROUND DETENTION SYSTEM

1. UNDERGROUND DETENTION SYSTEMS WEST OF BUILDINGS SHALL BE ADS STORMTECH MC-3500 OR EQUAL WITH 9" AGGREGATE AT TOP AND BOTTOM OF CHAMBERS. APPROXIMATELY 5016 CF FOR SOUTH SITE AND 5658 CF FOR NORTH SITE.

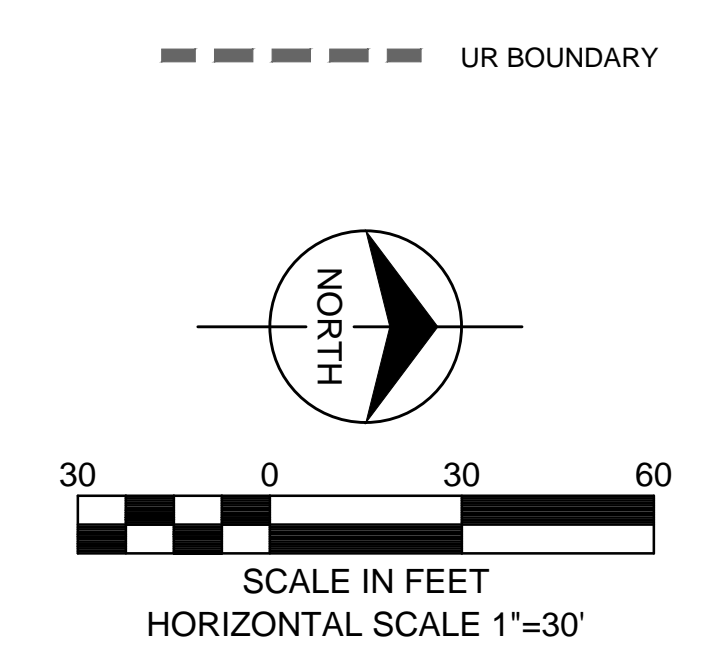
2. UNDERGROUND DETENTION SYSTEMS UNDER PARKING LOT SHALL BE 42" HDPE PIPE WITH WATER-TIGHT JOINT OR EQUAL. APPROXIMATELY 1174 CF FOR SOUTH SITE AND 532 CF FOR NORTH SITE.

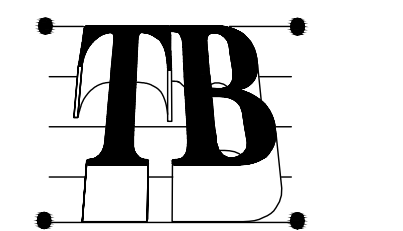
NO OFF-SITE EASEMENT IS NEEDED FOR PROPOSED PRIVATE OR PUBLIC IMPROVEMENTS.

NO PROPOSED PUBLIC WATERLINE, STORM OR SANITARY SEWER ON SITE.

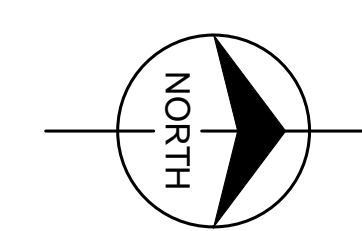
NO PROPOSED SEWER EXTENSION, RELOCATION OR ABANDONMENT ON SITE.

ALL PROPOSED SERVICE CONNECTIONS FOR WATER SERVICE AND SANITARY SEWER SERVICE ARE PRIVATE IMPROVEMENT.





--- UR BOUNDARY



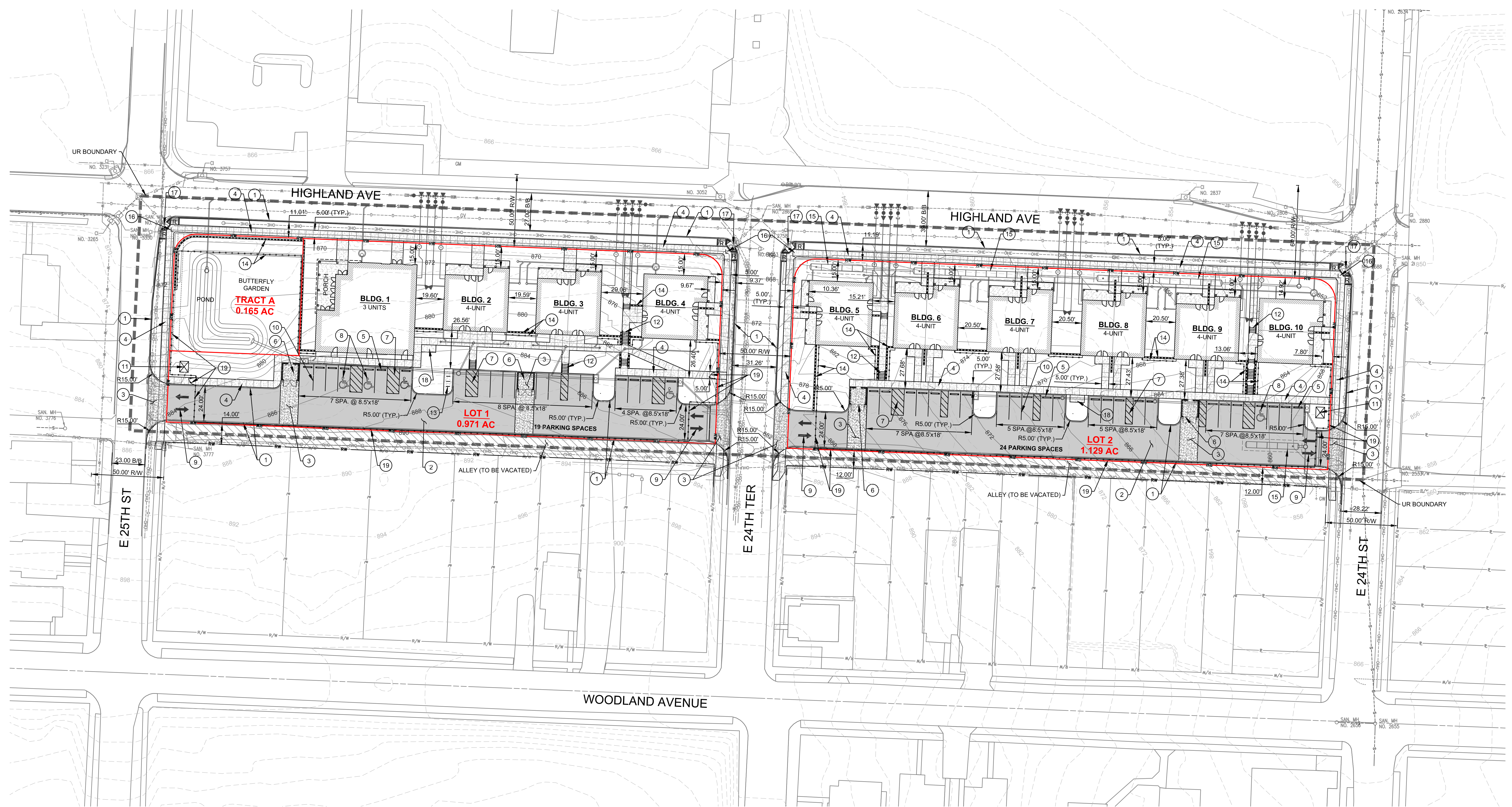
SCALE IN FEET
 HORIZONTAL SCALE 1"=30'

ORIGINAL DRAWING SCALE TO BE 1/4" = 1'-0"

PRINCIPAL IN CHARGE	PROJECT ARCHITECT
PROJECT MANAGER	
PROJECT TEAM MEMBERS	

UNLESS A PROFESSIONAL SEAL WITH SCIENTIST AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT BEING FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

KEY PLAN:



PROPERTY DESCRIPTION:

LOT 1:
 ALL THAT PART OF LOTS 31 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 45, THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; THENCE N02°12'58"E, 89.51 FEET; THENCE N87°43'09"W, 81.10 FEET; TO THE WEST LINE OF LOT 42, SAID SUBDIVISION AND THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 275.42 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 80°06'32", AN ARC DISTANCE OF 23.59 FEET, TO THE NORTH LINE OF SAID LOT 31 AND THE SOUTH LINE OF SAID LOT 16 AND THE EAST LINE OF SAID LOT 16 AND THE EAST LINE OF SAID LOT 30, THENCE S02°17'01"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 380.09 FEET TO THE POINT OF BEGINNING, CONTAINING 42,285 SQUARE FEET OR 0.971 ACRES.

LOT 2:
 ALL THAT PART OF LOTS 16 THROUGH 30, INCLUSIVE, BLOCK 2, MOUNT EVANSTON, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 16, THENCE N87°36'56"W, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 24TH TERRACE, 116.61 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°53'28", AN ARC DISTANCE OF 23.53 FEET, TO THE WEST LINE OF SAID LOT 16 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 344.65 FEET; THENCE IN A NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 80°20'30", AN ARC DISTANCE OF 23.65 FEET, TO THE NORTH LINE OF SAID LOT 30 AND THE SOUTH LINE OF EAST 24TH STREET; THENCE S87°22'59"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 115.55 FEET, TO THE NORTHEAST CORNER OF SAID LOT 30, THENCE S02°17'01"W, ALONG THE EAST LINE OF SAID LOTS AND THE WEST LINE OF A 14.00 FOOT-WIDE ALLEY, 374.17 FEET TO THE POINT OF BEGINNING, CONTAINING 49,182 SQUARE FEET OR 1.129 ACRES.

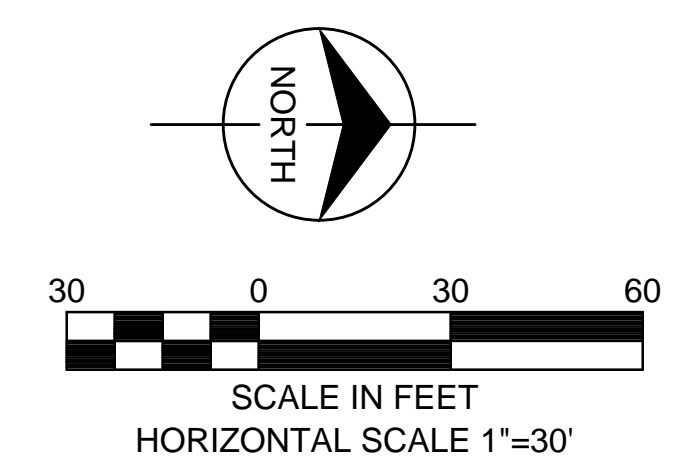
TRACT A:
 ALL THAT PART OF LOTS 42 THROUGH 45, INCLUSIVE, COWHERD'S VINE STREET ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 45, THENCE N87°17'26"W, ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET, 49.33 FEET; TO THE POINT OF BEGINNING, THENCE N87°17'26"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 45 AND THE NORTH RIGHT-OF-WAY LINE OF EAST 25TH STREET 66.31 FEET; THENCE IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 89°33'59", AN ARC DISTANCE OF 23.45 FEET, TO THE WEST LINE OF SAID LOT 45 AND THE EAST LINE OF HIGHLAND AVENUE; THENCE N02°16'32"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 74.02 FEET; THENCE S87°43'09"E, 81.10 FEET; THENCE S02°12'58"W, 89.51 FEET TO THE POINT OF BEGINNING, CONTAINING 7,192 SQUARE FEET OR 0.165 ACRES.

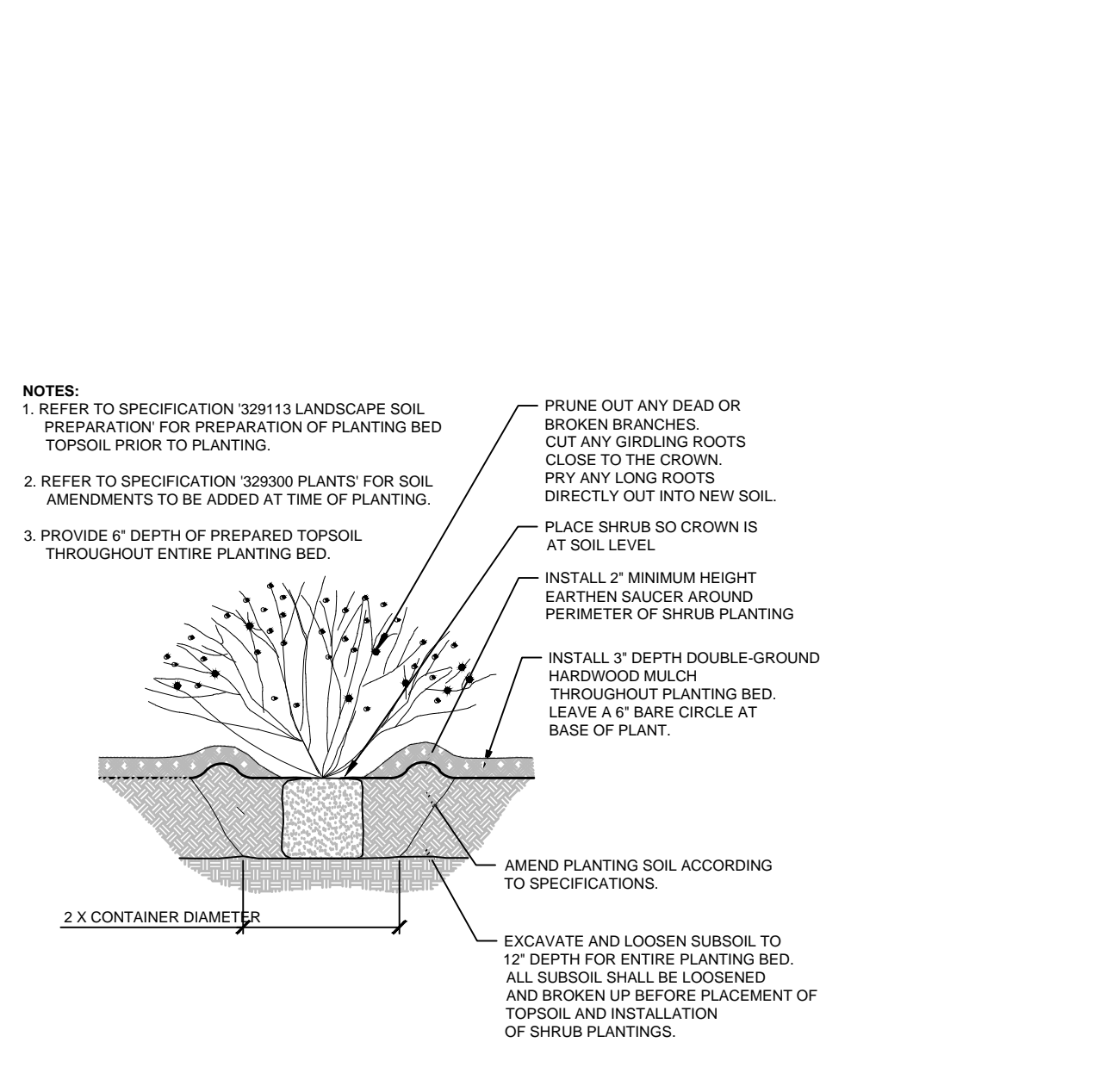
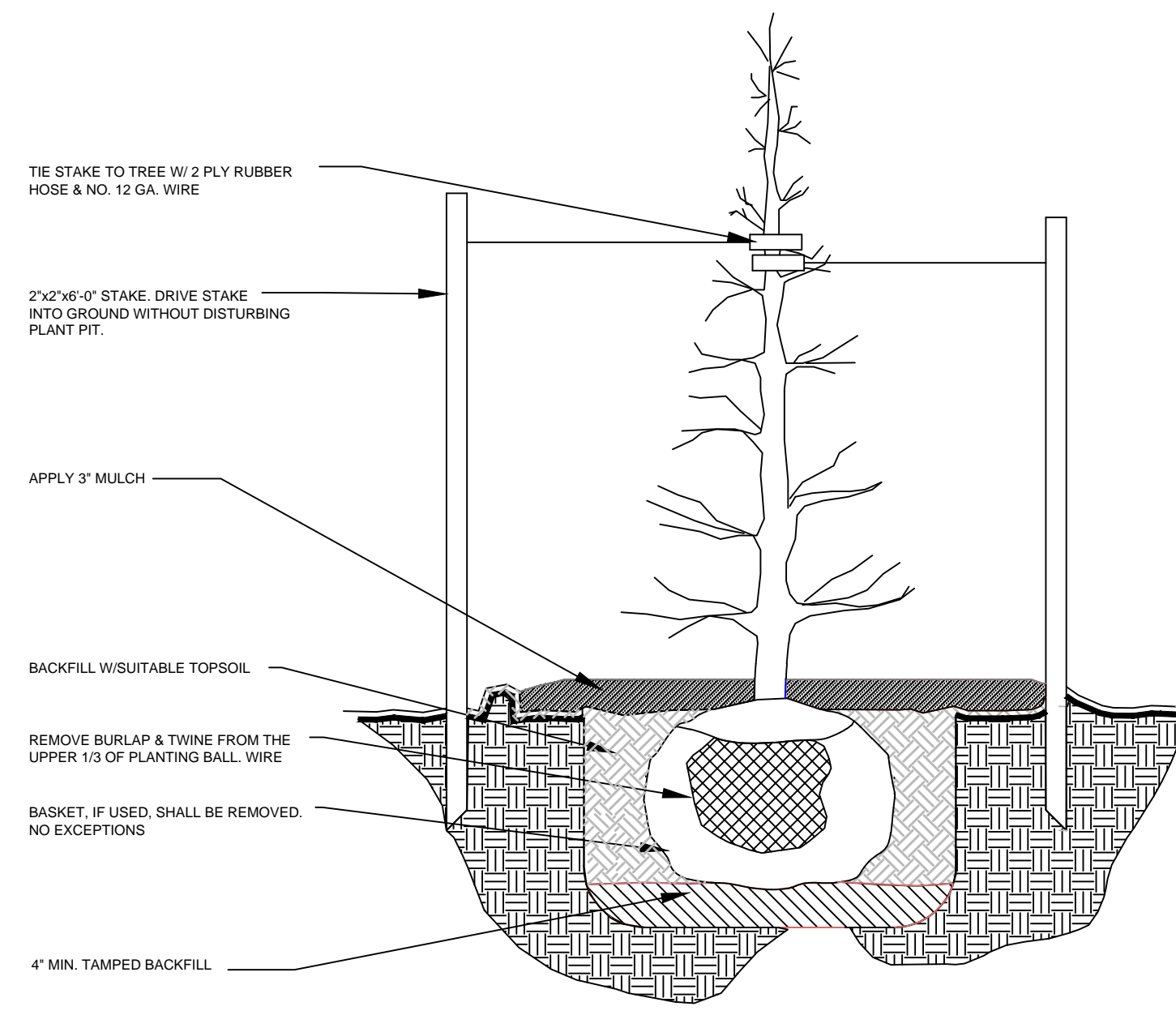
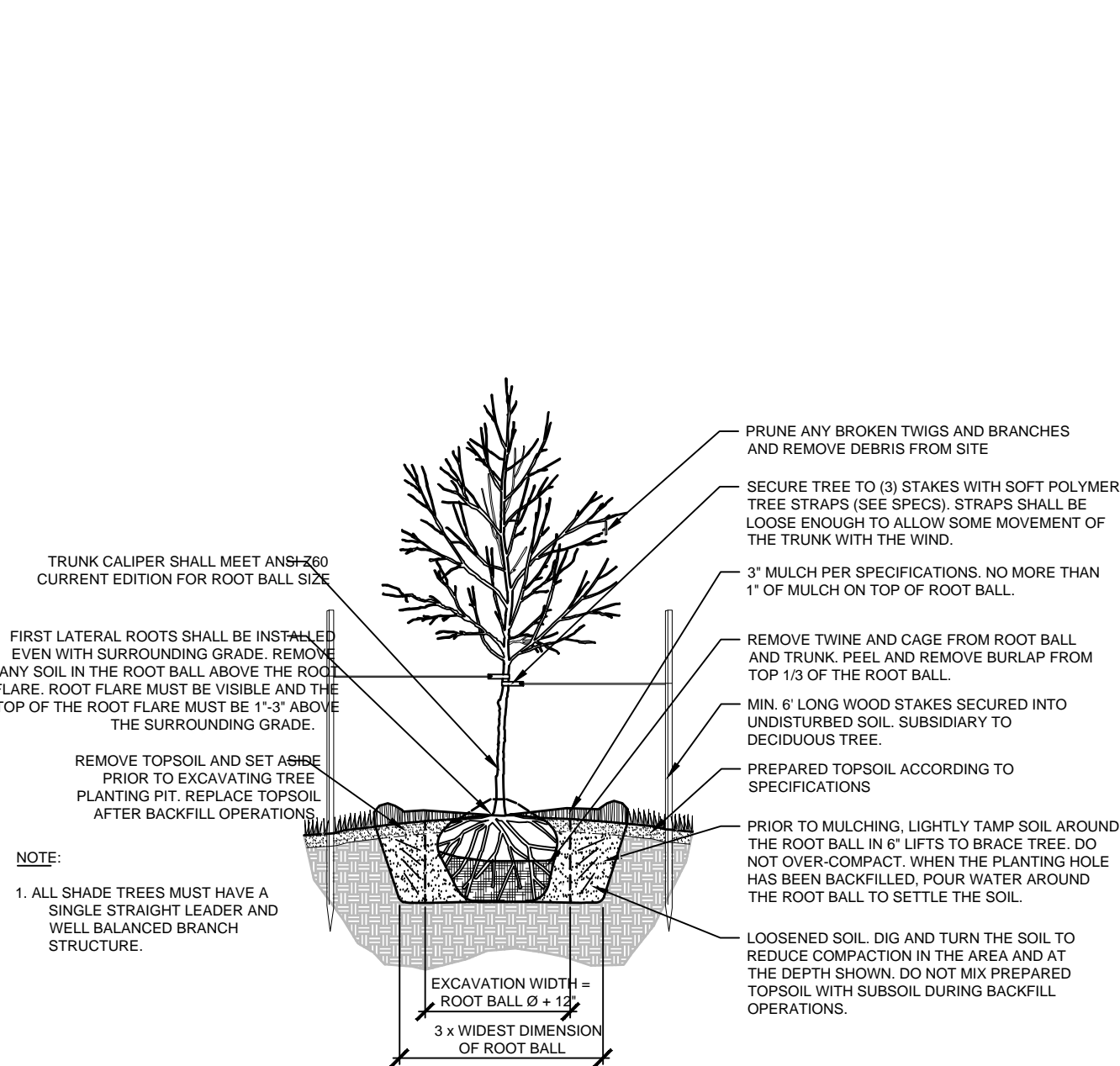
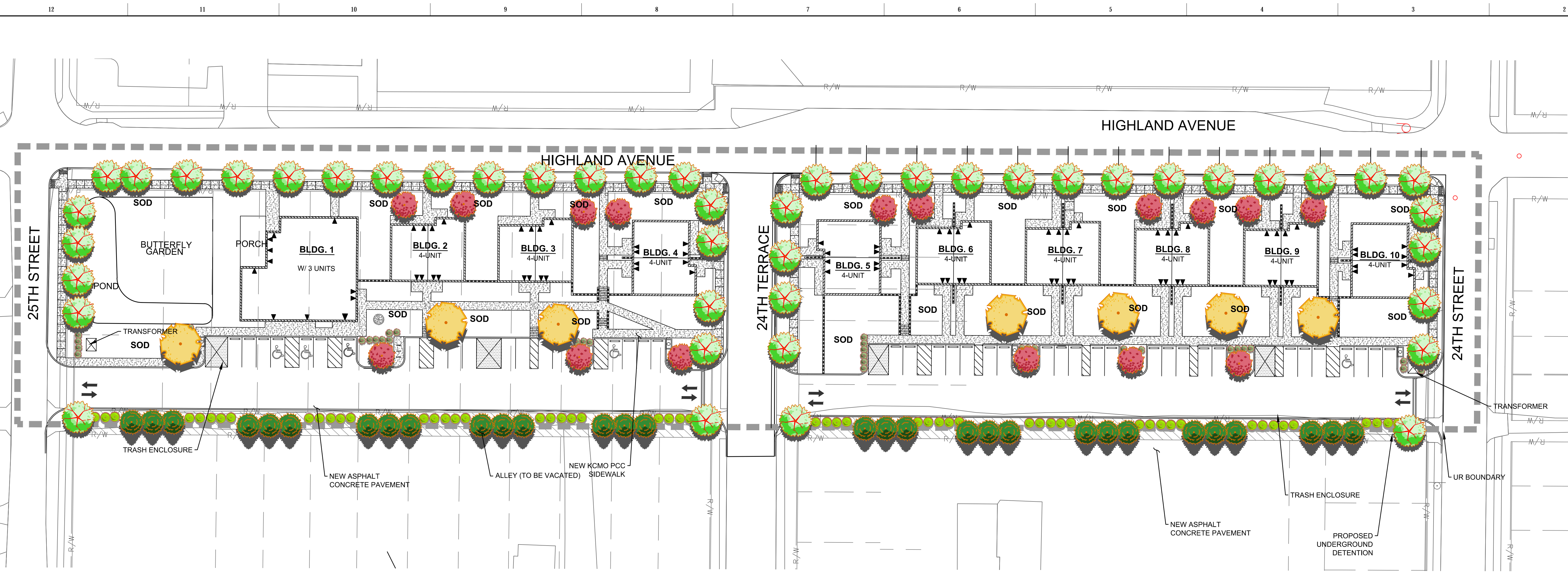
LEGEND:

- ① PROPOSED KCMO TYPE C-1 CURB (TYP.)
- ② PROPOSED ASPHALT PAVEMENT
- ③ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE
- ④ PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
- ⑤ CONCRETE WHEELSTOP (TYP.)
- ⑥ PROPOSED TRASH ENCLOSURE LOCATION
- ⑦ 4" PAINTED STRIPING WHITE @ 3.00' O.C. (TYP.)
- ⑧ PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.)
- ⑨ PAINTED DIRECTIONAL ARROW PER MUTCD (TYP.)
- ⑩ PAINTED 4" WIDE STRIPING WHITE (TYP.)
- ⑪ PROPOSED TRANSFORMER LOCATION
- ⑫ PROPOSED STAIRS W/ HANDRAILS (TYP.)
- ⑬ PROPOSED BIKE RACK LOCATION
- ⑭ PROPOSED MSE RETAINING WALL W/ FENCE (TYP.)
- ⑮ PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM
- ⑯ PROPOSED ADA RAMPS
- ⑰ EXISTING CURB INLET TO REMAIN
- ⑱ PROPOSED 10' x 5' MAILBOX PAD
- ⑲ PROPOSED FENCE AND YELP GATE (TYP.)

LEGEND:

- ② ASPHALT PAVEMENT
- ③ CONCRETE PAVEMENT
- ④ SIDEWALK PAVEMENT
- KCMO TYPE C-1 CURB
- RETAINING WALL
- ALLEY TO BE VACATED
- UR AMENDMENT BOUNDARY



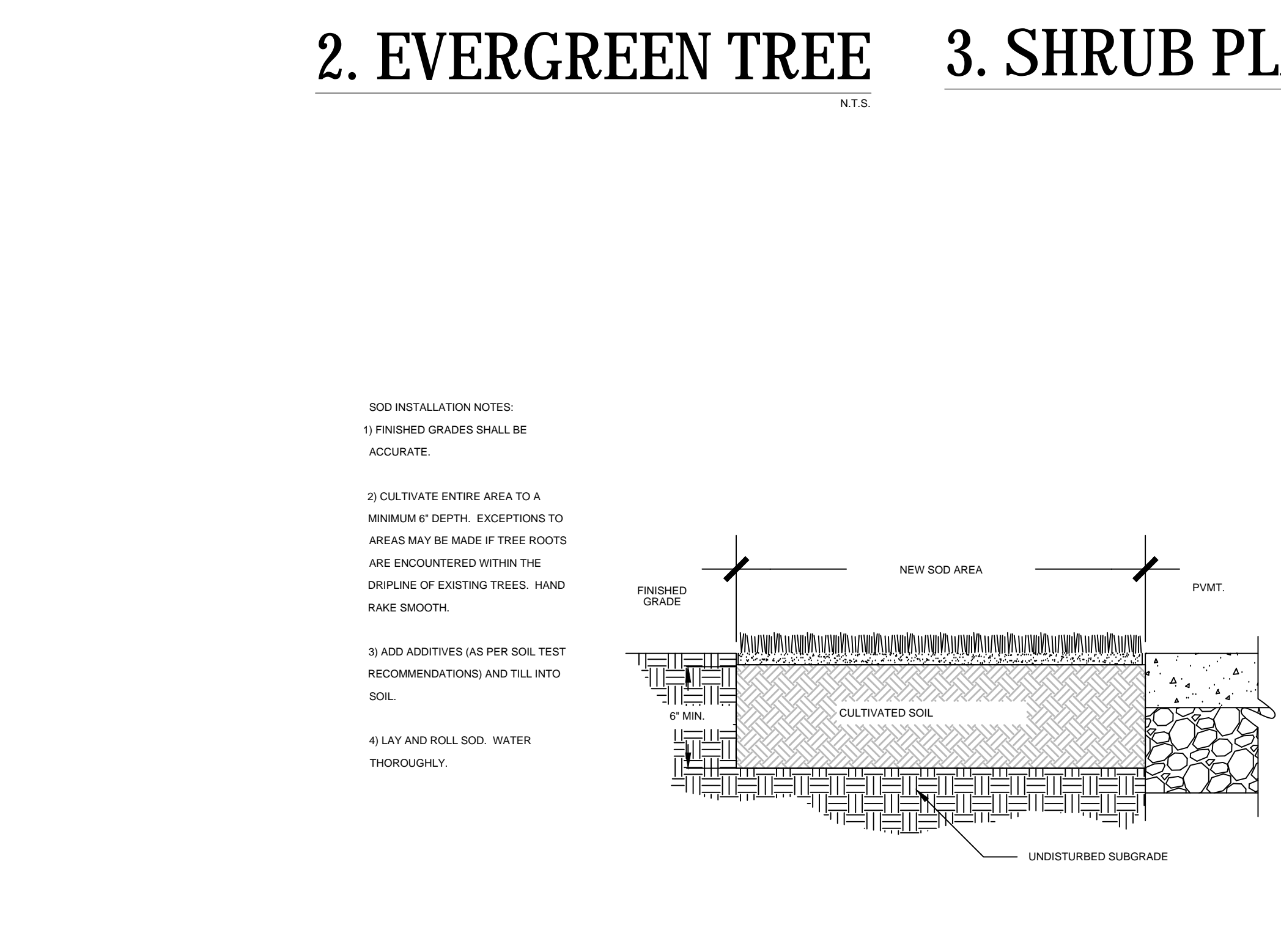
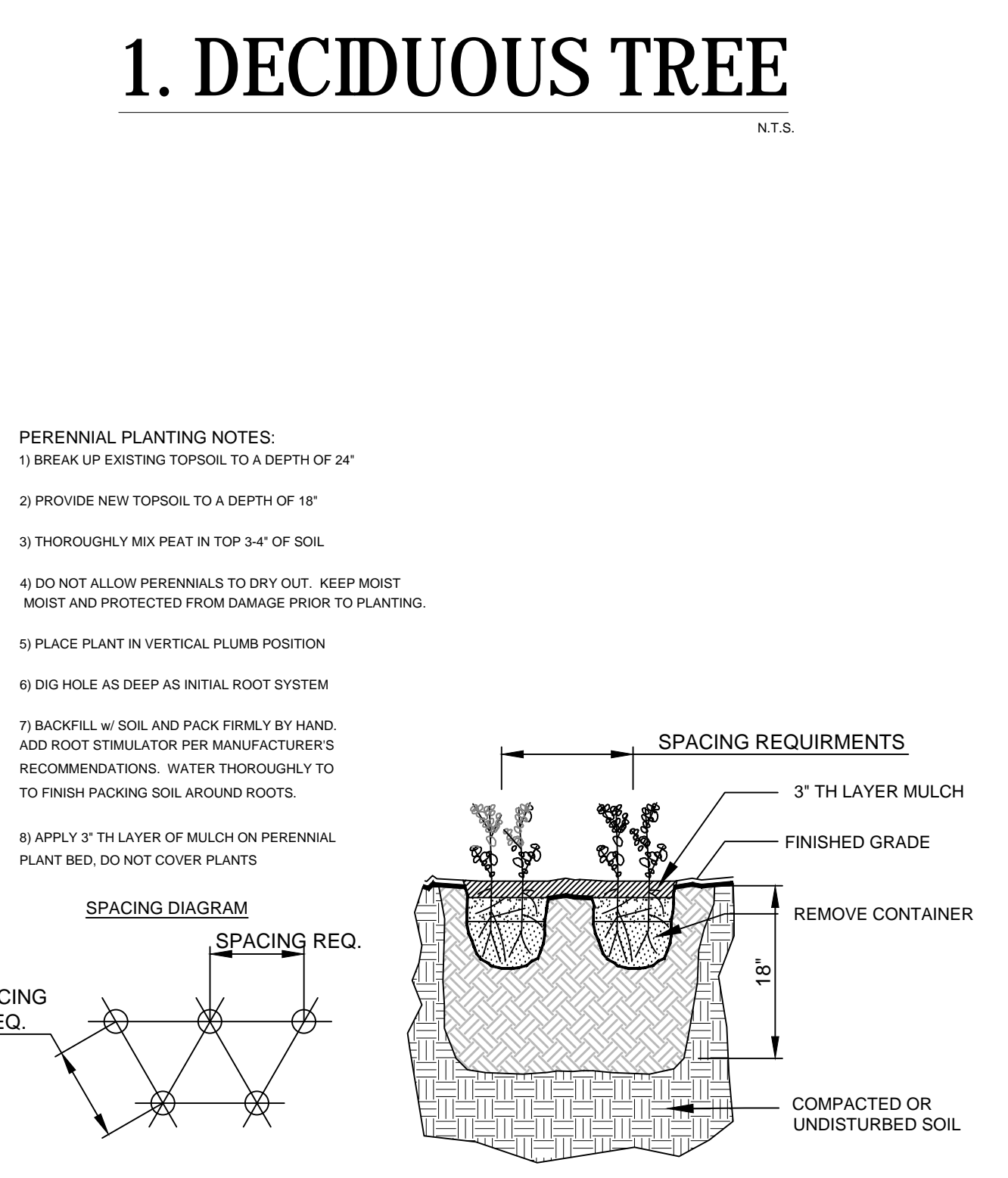


KCMO LANDSCAPE & SCREENING STANDARDS

Requirement	Required	Proposed	Alternative Requested?	Approved
88-425 -LANDSCAPE REQUIREMENTS				
88-425-03 Street Trees	46	47		
88-425-04-D General Trees				
Building Area: 18,422 SF / 5,000 SF per Tree	4	7		
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	10'	10'		
Trees	18	18		
Shrubs / Berms / Wall - (72 LF / A = 21.5)				
Adjacent to Residential Zones				
Buffer Width	n/a	n/a		
Shrubs / Berms / Fence / wall	n/a	n/a		
88-425-06 Interior Vehicular Use Area				
Interior Area - (45 pkg spaces x 35 SF per space = 1,575 SF)	1,505 SF	7,806 SF		
Trees - (45 pkg spaces / 5 pkg spaces per tree = 9 trees)	9	20		
Shrubs - (45 pkg spaces x 1 shrub per pkg = 45 shrubs)	43	59		
88-425-08 Mechanical/Utility Equipment Screening				
88-425-09 Outdoor Use Screening	Describe			
Describe: There will be landscape screening where there Mechanical Units and utility equipment once the final design and locations are shown.				

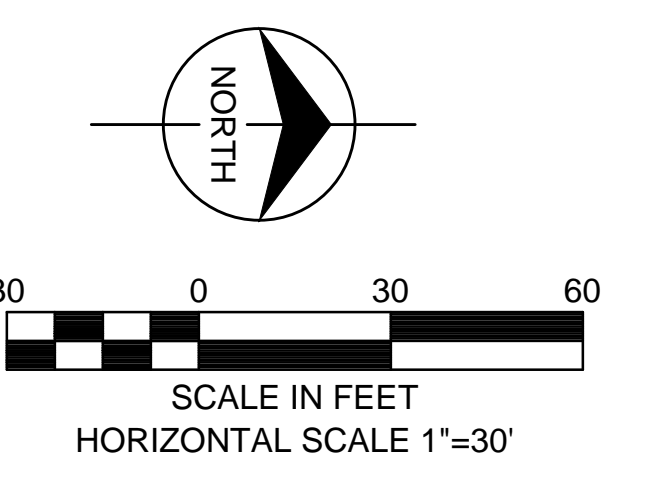
CRESCENDO
25th Street and Highland Ave
Kansas City, MO 64108

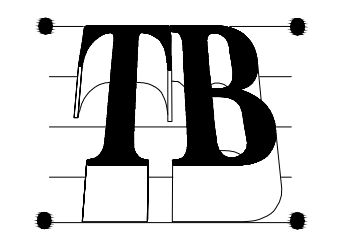
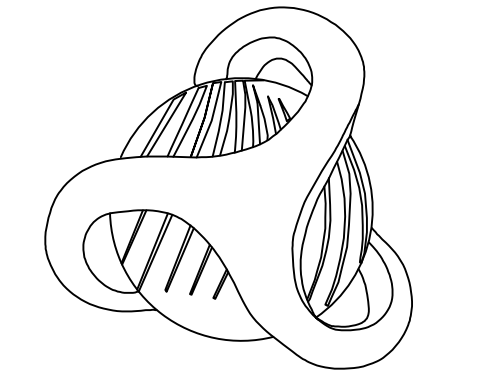
ORIGINAL DRAWING SCALE TO BE 1/4" = 1'-0" SHEET
PRINCIPAL IN CHARGE: ---
PROJECT MANAGER: --- PROJECT ARCHITECT: ---
PROJECT TEAM MEMBERS: ---
UNLESS A PROFESSIONAL SEAL WITH SCIENTIFY AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT BEING FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.



CONCEPT PLANT SCHEDULE

	ORNAMENTAL TREES Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Cercis canadensis var. texensis / Oklahoma Redbud Malus x 'Prairifire' / Prairifire Crab Apple Malus x 'Royal Raindrops' / Royal Raindrops Crab Apple Picea abies / Norway Spruce	16
	MEDIUM SHADE TREES / STREET TREES Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust Picea glauca 'Densata' / Black Hills Spruce Picea omorika 'Riverside' / Riverside Serbian Spruce Quercus bicolor / Swamp White Oak	46
	LARGE SHADE TREES Nyssa sylvatica 'Blackgum' / Blackgum Quercus rubra / Red Oak Quercus shumardii / Shumard Red Oak Ulmus x 'Frontier' / Frontier Elm	7
	EVERGREEN TREES Juniperus chinensis 'Perfecta' / Perfecta Juniper Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar Picea abies / Norway Spruce Picea glauca 'Densata' / Black Hills Spruce Picea omorika 'Riverside' / Riverside Serbian Spruce	30
	SHRUBS Buxus microphylla var. koreana 'Winter Green' / Winter Green Boxwood Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark Rosa x 'Raztkopnik' / Pink Double Knock Out Rose Viburnum cerasi / Korean Spice Viburnum	58
	LARGE SHRUBS Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia Physocarpus opulifolius 'Diablo' / Diablo Ninebark	58



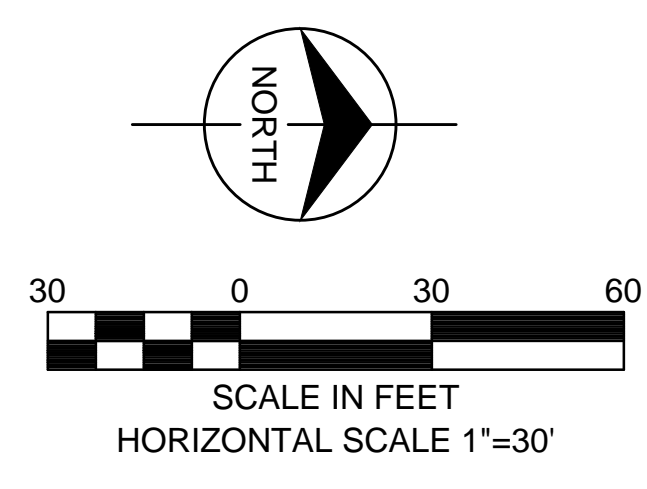


1 SITE PHOTOMETRIC LIGHTING CALCULATIONS PLAN
 SCALE: 1"=30'

IES RECOMMENDED MAINTAINED ILLUMINANCE VALUE FOR PARKING LOTS			
LABEL	UNITS	MIN	MAX/MIN
PARKING LOT AREA	FC	0.5	15:1

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	DESCRIPTION	MANUFACTURE	DESCRIPTION	LAMP	VOLTAGE	LUMEN WATTS	LUMENS
■	PL	FULL CUTOFF SITE LED LIGHT WITH 20' POLE	MCGRAW-EDISON	GLEON-AF-06-LED-E1-5WQ-BZ	LED	240V	333 WATT	34605
■	W	FULL CUTOFF LED WALL PACK MOUNTED AT 10' ON WALL	LUMARK	XTOR8B-W-BZ	LED	120V	81 WATT	8502

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA #1	FC	3.37	6.1	0.9	3.74	6.78
PARKING LOT AREA #2	FC	2.50	5.0	0.60	4.17	8.33



Greater Downtown Area Plan Design Guidelines:

Architectural characteristics are in compliance with the area plan.

General Character:

- Preserve and enhance historic and cultural resources as development occurs.
- Encourage public art to be integrated into the building and site design.

Massing & Scale:

- New construction should relate to the mass, pattern, alignment and proportion/ scale of the existing or traditional building stock. Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm. Design buildings to provide human scale, interest, and variety using the following techniques:
 - Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.
 - Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.
 - Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
 - Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages.
- Building orientation and massing should respond to the existing character and built environment.

Materials:

- Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs. Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs.
- New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
 - Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
 - This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.
 - Preservation or restoration of original facade materials is desired.

Windows/Transparency:

- The street level of commercial/mixed use structures should have a dominant transparent quality.
- Windows at the street level of all buildings should be transparent.
- Windows and doors on street-fronting facades shall be vertically proportioned that are similar in size and shape to those used historically.
- Design buildings to minimize long windowless walls and service areas visible from public streets.
- Large blank walls along streets should be avoided whenever possible.
- Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:
 - Installing vertical trellis in front of the wall with climbing vines or plant materials;
 - Providing art over a substantial portion of the blank wall surface;
 - Providing active display windows;
 - Dividing the mass of the wall into sections.



3 TOWNHOME - REAR ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL

- ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER

PRINTS ISSUED

09/17/2021

REVISIONS:



2 TOWNHOME - FRONT ELEVATIONS
3/16" = 1'-0"



1 TOWNHOME - SIDE ELEVATIONS
3/16" = 1'-0"

rosemann & ASSOCIATES P.C.
ARCHITECTURE
15226 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ■ KANSAS CITY ■ ST. LOUIS ■ ATLANTA

PRELIMINARY
NOT FOR
CONSTRUCTION

CRESCENDO
Highland Ave
Kansas City, MO

SHEET TITLE
COLORED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053

SHEET NUMBER:

A-200P

DRAWN BY: AD CHECKED BY: EE

Greater Downtown Area Plan Design Guidelines:

Architectural characteristics are in compliance with the area plan.

General Character:

Preserve and enhance historic and cultural resources as development occurs.
Encourage public art to be integrated into the building and site design.

Massing & Scale:

New construction should relate to the mass, pattern, alignment and proportion/ scale of the existing or traditional building stock. Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm. Design buildings to provide human scale, interest, and variety using the following techniques:
- Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.
- Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.
- Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
- Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages. Building orientation and massing should respond to the existing character and built environment.

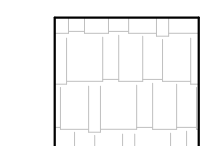
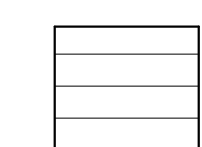
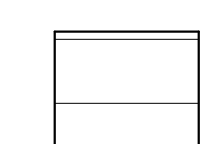
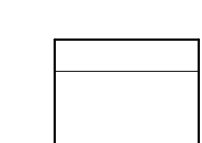

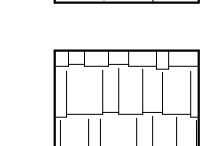
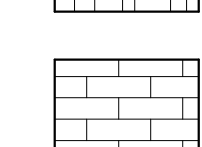
Materials:

Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs. Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs. New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
- Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
- This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.
- Preservation or restoration of original facade materials is desired.

Windows/Transparency:

The street level of commercial/mixed use structures should have a dominant transparent quality. Windows at the street level of all buildings should be transparent. Windows and doors on street-fronting facades shall be vertically proportioned that are similar in size and shape to those used historically. Design buildings to minimize long windowless walls and service areas visible from public streets. Large blank walls along streets should be avoided whenever possible. Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:
- Installing vertical trellis in front of the wall with climbing vines or plant materials;
- Providing art over a substantial portion of the blank wall surface;
- Providing active display windows;
- Dividing the mass of the wall into sections.

EXTERIOR ELEVATION MATERIAL

-  ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER

PRINTS ISSUED
09/17/2021

REVISIONS:



2 STEPPED TOWNHOME - FRONT ELEVATION
3/16" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

CRESCENDO
Highland Ave
Kansas City, MO

SHEET TITLE
COLORED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053

SHEET NUMBER:

A-201P

DRAWN BY: AD CHECKED BY: EE



1 STEPPED TOWNHOME - REAR & SIDE ELEVATIONS
3/16" = 1'-0"

Greater Downtown Area Plan Design Guidelines:

Architectural characteristics are in compliance with the area plan.

General Character:

Preserve and enhance historic and cultural resources as development occurs.
Encourage public art to be integrated into the building and site design.

Massing & Scale:

New construction should relate to the mass, pattern, alignment and proportion/ scale of the existing or traditional building stock. Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm. Design buildings to provide human scale, interest, and variety using the following techniques:
- Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.
- Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.
- Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
- Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrians' sense of security, and introducing a human scale to street-level building frontages. Building orientation and massing should respond to the existing character and built environment.

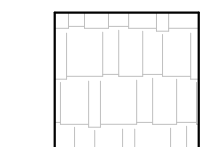
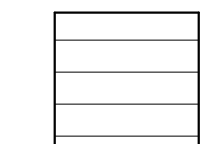
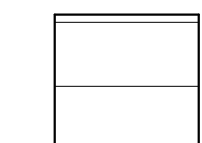
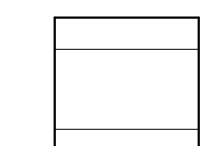

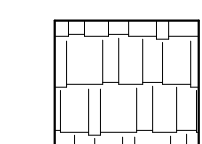
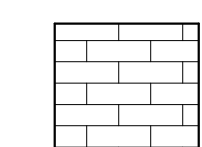
Materials:

Architectural materials should complement the character of the existing built environment through use of high quality, durable materials. Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs. Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs. New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
- Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
- This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.
- Preservation or restoration of original facade materials is desired.

Windows/Transparency:

The street level of commercial/mixed use structures should have a dominant transparent quality. Windows at the street level of all buildings should be transparent. Windows and doors on street-fronting facades shall be vertically proportioned that are similar in size and shape to those used historically. Design buildings to minimize long windowless walls and service areas visible from public streets. Large blank walls along streets should be avoided whenever possible. Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:
- Installing vertical trellis in front of the wall with climbing vines or plant materials;
- Providing art over a substantial portion of the blank wall surface;
- Providing active display windows;
- Dividing the mass of the wall into sections.

EXTERIOR ELEVATION MATERIAL

-  ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
-  FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
-  MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER

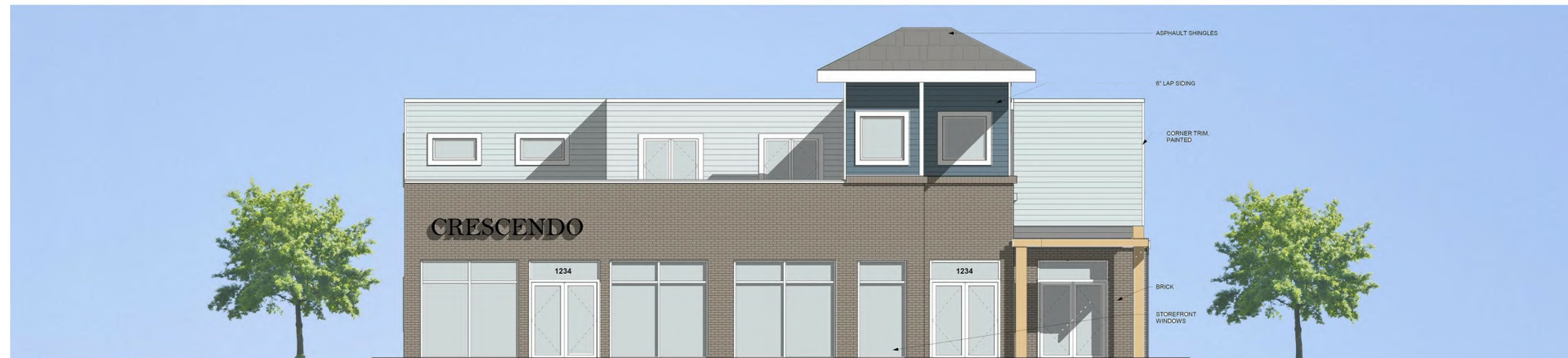
PRINTS ISSUED

09/17/2021

REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
www.rosemann.com
© 2021 Rosemann & Associates, P.C.
DENVER ■ KANSAS CITY ■ ST. LOUIS ■ ATLANTA



2 COMMUNITY BUILDING - FRONT ELEVATION
3/16" = 1'-0"



1 COMMUNITY BUILDING - SIDE ELEVATION
3/16" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

CRESCENDO
Highland Ave
Kansas City, MO

SHEET TITLE
COLORED EXTERIOR ELEVATIONS

PROJECT NUMBER: 21053

SHEET NUMBER:

A-202P

DRAWN BY: AD CHECKED BY: EE

9/14/2021 1:52:26 PM
C:\net\cad\dwg\21053\Crescendo_01.dwg



File #: 220013

ORDINANCE NO. 220013

Rezoning an area of about 2.276 acres, generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR to District UR to approve an amendment to a previously approved development plan and a preliminary plat to create two (2) lots for construction of thirty-nine (39) residential units. (CD-CPC-2021-00182)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1307, rezoning an area of approximately 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1307. That an area legally described as:

Cowherds Vine Street Addition Lots 31-45 together with; Mount Evanston Lots 16-30 a subdivision in Kansas City, Jackson county, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1307, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall revise the preliminary plat drawing to indicate the proposed property lines include the proposed vacation of the alleyway on the east side of the property, and ensure it shows the minimum information required for the preliminary plat prior to issuance of a building permit.
2. 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.

3. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at all intersections and proposed entrance drives as necessary for the type of drive approach.
4. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
6. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
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 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
11. The developer shall integrate into the existing streetlight system any relocated streetlights 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.

12. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
13. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
14. The south half of 24th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
15. 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.
16. The north half of 25th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
17. The east half of Highland Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

18. The full width of 24th Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
19. The developer shall petition for the vacation of the existing alleyway as shown on the development plan on the east side of the property and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
20. 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 a certificate of occupancy.
21. The developer shall secure approval of a final development plan from the Development Management Division staff prior to building permit.
22. 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 a certificate of occupancy.
23. The required street vacation application shall be approved prior to issuance of a building permit.
24. 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 a certificate of occupancy.
25. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
26. The developer shall revise the outdoor lighting plan to conform to 88-430 prior to a building permit.
27. The proposed fence shall not exceed 4 feet in the front and street side yard and 6 feet for the rear and interior side yard.
28. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

29. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
30. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
31. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
32. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to a certificate of occupancy.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
35. The developer shall submit fire hydrant installation plans meeting the 300 foot maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.
36. The developer shall submit an analysis by a registered professional engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end


I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing

ordinance was duly advertised and public hearings were held.






Secretary, City Plan Commission

Approved as to form and legality:



Sarah Baxter
Assistant City Attorney

 Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk
JAN 13 2022

Date Passed