



CITY PLAN COMMISSION STAFF REPORT

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

August 17, 2021

Project Name

Antioch Crossing UR Plan

Docket #2

CD-CPC-2021-00098 – Rezoning with plan

Request

Applicant

Chris Holmquist
Olsson

Owner

Antioch Redevelopment Partners, LLC.

Location	5415 N. Antioch Road.
Area	About 43 acres
Zoning	UR
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: zoned R-6, single family residences.

South: zoned B3-2/ UR, mixed use commercial.

East: zoned R-6/ UR, commercial and residential.

West: zoned R-6/ B2-2/ UR, commercial and residential.

Major Street Plan

Northeast Vivion Road (Route 69) is classified by the City's Major Street Plan as a "4 Through Lane Street" with two lanes in each direction. Northeast Vivion Road is classified as a "Thoroughfare" typology. The plan also shows a future bike facility on NE Vivion Road and future trails on both roadways. Northeast Vivion Road (Route 69) and N. Antioch (Route 1) and part of NE Chouteau Trafficway are within MO-DOT jurisdiction.

Land Use Plan

The Briarcliff Winnwood Area Plan, adopted by Resolution No. 090442 on June 18, 2009. The plan recommends Mixed Use Community which corresponds with the existing zoning on the site.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on June 16, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject site is the 43 acre Antioch Crossing shopping center generally bounded by Chouteau Trafficway on the north, Chouteau Trafficway on the east, NE Vivion Road on the south (except the northeast corner of NE Vivion Road and N. Antioch Road) and N. Antioch Road on the west. Ordinance No. 120283, passed by City Council on April 12, 2012, approved an amendment to the existing UR plan in District UR (Urban Redevelopment) that allowed for about 505,845 square feet of office/commercial uses on 17 lots with 2,206 parking spaces.

Access to the shopping center is via existing driveways on N. Antioch Road, NE Vivion Road and N. Chouteau Trafficway. Northeast 53rd Street provides an east-west connection between N. Antioch Road and N. Chouteau Trafficway.

SUMMARY OF REQUEST

The applicant is seeking approval of an amendment to the existing UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for amendment to the current approved uses and further subdivision of Lot 15.

KEY POINTS

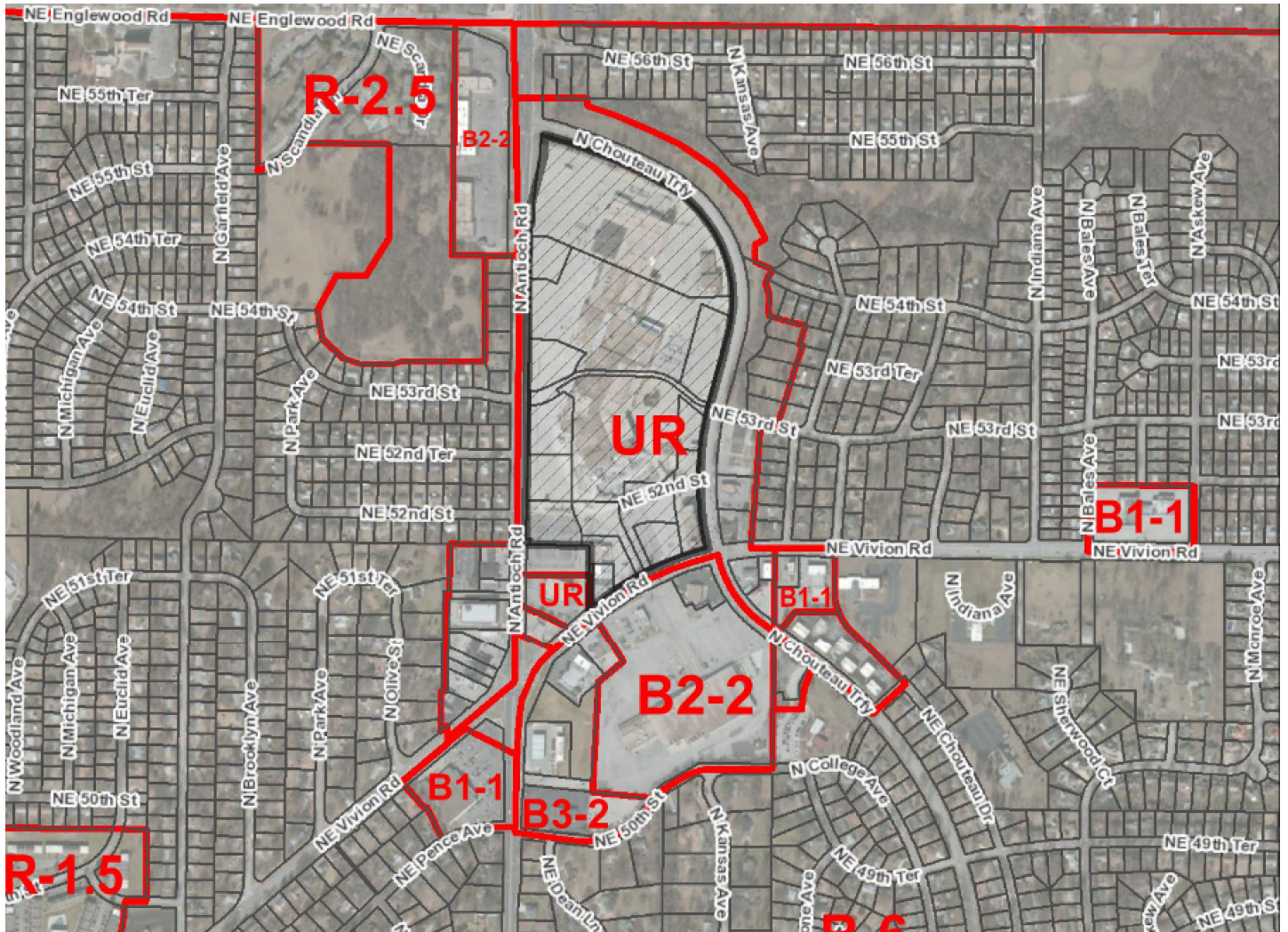
- The bulk of the redevelopment within the center has been completed except for a couple of outlots.
- The amendment will allow for the reuse of the existing sears building and the ancillary tire and battery shop.
- This serves as a preliminary plat to further subdivide Lot 15.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2 Recommendation
Approval subject to conditions.

CONTROLLING CASE

Case No. 6485-UR-18 - Ordinance No. 120283, passed by City Council on April 12, 2012, approved a development plan in District UR (Urban Redevelopment) to remove about 42.9 acres generally known as the Antioch Mall site which is generally bounded by NE Vivion Road on the south, N Antioch Road on the west and Chouteau Trafficway on the east and north and approving a development plan for the 42.9 acre area and further leaving the remaining 15.5 acre area in place (Case No. 6485-UR-17). Note: This case also served as a preliminary plat.



RELATED RELEVANT CASES

Case No. 6485-UR-19 – Ordinance No. 140586 passed by City Council on September 4, 2014, approved a Council Approved Signage Plan in District UR (Urban redevelopment district) for the Antioch Crossing Shopping Center.

SD 1441 – Final Plat, Antioch Crossing – Ordinance No. 120753 passed by City Council on September 27, 2012, approved a final plat in District UR (Urban Redevelopment) to allow for the creation of fifteen (15) lots on about 42 acres generally bounded by Chouteau Trafficway on the north and east, NE Vivion Road on the south and N. Antioch Road on the west.

The Antioch Crossing TIF Plan – Approved by the TIF Commission on November 9, 2011 by Resolution No. 11-7-11.

Case No. 6485-URD-17 – Ordinance No. 080861, passed September 25, 2008, approved an amendment to a previously approved development plan in District URD on approximately a 54 acre tract of land. This amendment kept the Sears store at the existing location and moved the primary Antioch center entrance on Antioch Road to NE 53rd Street.

The Antioch Mall Tax Increment Financing Plan First Amendment (TIF) – Approved by the TIF Commission on August 15, 2007 with Resolution No. 8-05-07. This included the new site plan and modified the budget.

Case No. 6485-URD-16 – CS Ordinance No. 060166, passed March 2, 2006, rezoned an area of approximately 54 acres generally bounded by Chouteau Trafficway on the north, about 300 feet east of Chouteau Trafficway on the east, N.E. Vivion Road on the south (except including the southeast corner of N.E. Vivion Road and Chouteau Trafficway) and N. Antioch Road on the west, including an area about 300 feet west of N. Antioch Road and south of N.E. 52nd Street, from Districts C-1, C-2, CP-3 and R-1b to District URD, and approving a development plan for the same.

Background:

On March 2, 2006, the City Council rezoned the Antioch Shopping Center (6485-URD-16) area and some of the area surrounding the center to district URD (Urban redevelopment district). The area surrounding the center was also included in the URD (Urban redevelopment district) zone because; 1) it was also a part of the approved Tax Increment Financing (TIF) area, and 2) it was not within an existing “planned district”. The Antioch Mall TIF was approved by the TIF Commission on April 13, 2005 with Resolution No. 4-15-05. This plan allowed for about 481,000 SF of retail, restaurant and office use with over 2,300 parking spaces.

Ordinance No. 120283, passed by City Council on April 12, 2012, approved an amendment to the UR that included areas within the Mall site and outside of the Mall site. This ordinance approved the following; 1) removed the 15.5 acre area from the overall 58.4 acre UR plan and creates a new UR development plan for this 42.9 acre area, and; 2) leaves in place with prior case 6485-URD-17, the plan and design guidelines for the surrounding 15.5 acre areas outside of the Mall proper area. The plan allowed for about 505,845 square feet of office/commercial uses on 17 lots with 2,206 parking spaces. The site is generally separated north to south with a connector private drive (NE 53rd Streets). The existing Sears Store and parking, part of a connector building to the south of Sears and the Burlington Coat Factory remained. All other portions of the mall to the south of the Burlington Coat Factory was demolished and redeveloped. To the north of NE 53rd Street is the Sears building (Lot 15) with its automotive center, Burlington Coat Factory (Lot 13) two new pad sites along Antioch (Lots 1 and 14) and a 96-unit assisted living apartments, along Chouteau Trafficway. The south side of E. 53rd Street has all been redeveloped. The design revolves around a Walmart neighborhood grocery store located south of the Burlington Coat Factory. Surrounding the grocery, along the various rights of way are pad sites 2, 3, 4, 6, 7, 8, 9, 10 and 11.

Design Guidelines:

As with the prior two URD plans for this site, the current plan contains a revised set of design guidelines which guides the design for all final plans (project plans) approvals on this site. The developer is also aware that all design requirements from the current Chapter 88 will be in effect. The categories for the design guidelines include: Commercial Guidelines, Design Criteria, General Signage, Storefront Signage, Façade Signage, Rooftop signs and Entries/Gateways. City staff has recommendations for addition to these guidelines.

PLAN REVIEW

The request is to consider an amendment to the existing UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for amendment to the current approved uses and further subdivision of Lot 15. The current approved plan allows for about 505,845 square feet of office/commercial uses on 17 lots with 2,206 parking spaces.

This amendment will allow for the following:

1. Allow for about 523,000 square feet of office/commercial uses on 15 lots with 2,206 parking spaces.
2. Adjust the phasing of the project to add 15, a, b & c.

3. Allow for self-storage use within Lot 15B.
4. Ability to meet the Boulevard and Parkway Standard.
5. Construction of the portion of the Big Shoal Trail on the east side of N. Chouteau Trafficway.

The proposed UR development plan also serves as a preliminary plat allowing for the replat of Lot 15. Except for the future development of Lot 15c, no new development is proposed within the shopping center at this time. The plan maintains the current road access points with no modifications to the internal network.

Parking is provided at a rate of one parking space per residential unit and 4 parking spaces per 1000 square feet of mixed use. The total parking proposed is 3,380 parking spaces which are in excess of the 2,178 parking spaces required by the zoning and development code.

The developer is required to submit a final plan to the Director of City Planning and Development for approval. This includes building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse. Phase 1 final UR plan will be approved by the Director of City Planning and Development prior to issuance of building permit.

Requested Deviations

The plan does not stipulate or request any deviation.

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

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Parkland Dedication (88-408)</i>	YES	N/A	
<i>Parking and Loading Standards (88-420)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Landscape and Screening Standards (88-425)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN

PLAN ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

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

The Briarcliff Winnwood Area Plan, adopted by Resolution No. 090442 on June 18, 2009. The plan recommends Mixed Use Community which corresponds with the existing zoning on the site..

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

Nearby properties are primarily commercially zoned, and there is a mix of commercial and residential (multi-family) uses in the area. This redevelopment is planned to be mixed-use, which is compatible with the area as well as in conformance with the Briarcliff Winnwood Area Plan.

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

The physical character of the area is urban commercial surrounding the immediate shopping center, except for the existing single-family residences to the west.

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

The subject property is adequately served by public facilities. Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached 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 property is currently a shopping center. The rezoning to UR district will allow for the redevelopment of the parcel.

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

The subject parcel is not vacant.

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

The reason for the proposed rezoning is to amend the current approved UR plan to allow for some modification to the allowed uses and overall site, therefor approval of the rezoning request will not result in a detrimental effect to nearby properties.

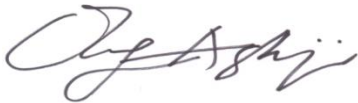
88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the request would not result in any gain to the public health, safety or welfare. The current UR development plan allows for the redevelopment of the shopping center.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: August 12, 2021
Case Number: CD-CPC-2021-00098
Project: ANTIOCH CROSSING

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Morgan Pemberton at (816) 513-2889 / Morgan.Pemberton@kcmo.org with questions.

1. The proposed lot lines appear to cut directly through existing parking stalls. Staff recommends realigning the lot lines so ownership/maintenance responsibilities for the parking stalls on the property are clear. (7/15/2021)
2. No additional land uses shall be allowed beyond what was approved for the current UR zoning. (7/15/2021)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

3. That the developer construct the off-site trail on the east side of Chouteau Trafficway as part of the first permit on Lot 15 (a, b or c). (7/16/2021)
4. Conditions of approval contained in Ordinance No. 120283 passed by City Council on April 12, 2012, remains effective for this UR development. (7/16/2021)
5. The developer shall submit a final UR plan to the Director of City Planning and Development for approval including detailed information on landscaping, color building elevations calling out materials, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line), building elevations, trash enclosure elevations (with decorative gates), additional detail showing how service areas, loading docks, and trash services will function, and building materials extending a minimum of 30' into service areas prior to issuance of a building permit. (7/16/2021)
6. That the developer work with the City Manager's office to ensure that the current incentives plans are updated prior to City Council approval. (7/16/2021)
7. That the developer must hold a pre-application meeting with DMD prior to filing for any development within t Lot 15. (7/16/2021)

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

8. 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. (7/07/2021)
9. 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. (7/07/2021)
10. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (7/07/2021)
11. 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. (7/07/2021)
12. 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. (7/07/2021)

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

13. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (7/07/2021)
14. 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. (7/07/2021)
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. (7/07/2021)
16. 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 (7/07/2021)
17. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (7/07/2021)
18. 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. (7/07/2021)
19. 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. (7/07/2021)
20. The developer must dedicate additional right of way for Chouteau Trafficway as required by the adopted Major Street Plan in coordination with the Parks & Recreation Department along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (7/07/2021)
21. 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. (7/07/2021)

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

22. • 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) (7/07/2021)
23. • 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) (7/07/2021)
24. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/07/2021)

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

25. 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 (7/07/2021)
26. Any new development or redevelopment project shall comply with the Parkway & Boulevard standards along N. Chouteau Trafficway. (7/07/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

27. In accordance with the existing cooperative agreement, the developer shall contribute the full cost of installing pedestrian facilities across Chouteau Trafficway at or near NE 53rd Street, including the possible installation of a traffic signal at said intersection, or a mid-block pedestrian beacon located approximately 100 feet north of NE 53rd Street and interconnection of said traffic signal or pedestrian beacon with the traffic signals at the intersection of Chouteau Trafficway and Vivion Road. This work shall be done at such a time when the Public Works Department determines that the installation of said pedestrian facilities is warranted, necessary, and prudent based on an engineering study. (8/05/2021)

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

28. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(7/07/2021)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

ANTIOCH CROSSING

UR DEVELOPMENT PLAN AMENDMENT

T51N, R32W, S31, KANSAS CITY, CLAY COUNTY, MO

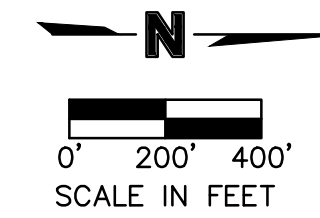
PROJECT CONTACTS

DEVELOPER:
 ANTIOCH REDEVELOPMENT PARTNERS LLC
 4240 BLUE RIDGE BLVD., SUITE 350
 KANSAS CITY, MO 64133
 CONTACT: DAVID HORN
 PHONE: 816.353.5555
 EMAIL: DHORN@BLUERIDGETOWER.NET

PLANNING & ENGINEERING:
 OLSSON, INC.
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 CONTACT: CHRIS HOLMQUIST
 PHONE: 816.361.1177
 EMAIL: CHOLMQUIST@OLSSON.COM



URD PROPERTY OWNED BY OTHERS: "KANSAS CITY AREA TRANS AUTHORITY"
 URD PROPERTY OWNED BY OTHERS: "ARGIE FAMILY PROPERTIES LLC"



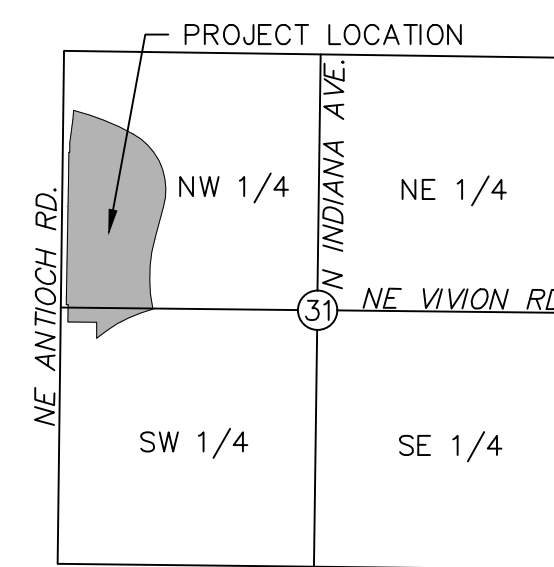
VICINITY MAP

SHEET INDEX	
NUMBER	TITLE
C0.0	TITLE SHEET
C0.1	DESIGN GUIDELINES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN - PRELIMINARY PLAT
C2.1	SITE PLAN - NORTH AREA
C3.0	PRELIMINARY GRADING & UTILITIES
L1.0	PRELIMINARY LANDSCAPE PLAN

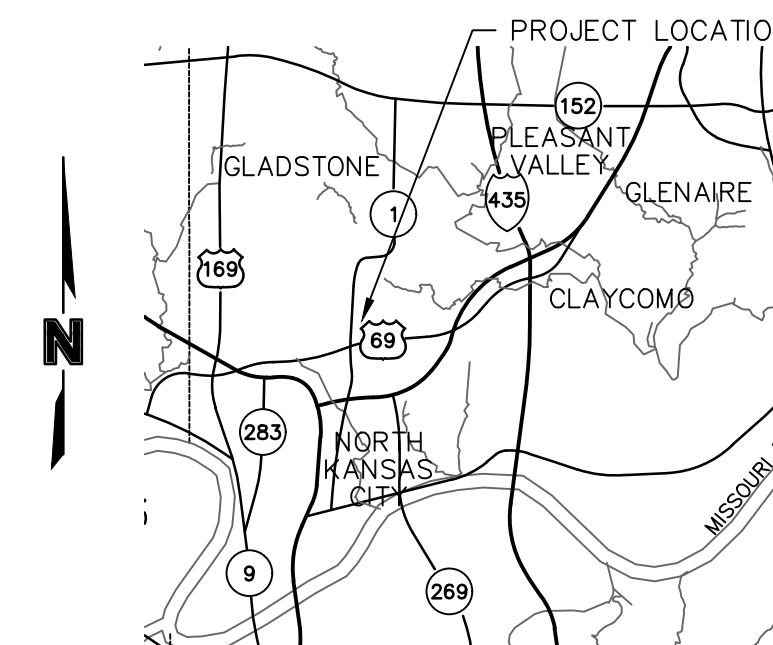
- NOTES:
- THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.
 - EXISTING ZONING: UR; PROPOSED ZONING: NO CHANGE
 - PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT PLAN APPROVALS.
 - NO STREAM BUFFER ZONES ARE PRESENT ON SITE.
 - DEVELOPMENT OR REDEVELOPMENT ALONG N CHOUTEAU TRAFFICWAY SHALL COMPLY WITH KOMO BOULEVARD & PARKWAY STANDARDS, EXCEPT FOR USES SPECIFICALLY ALLOWED ON SHEET C0.1 NOTE 3.1.H AND DEVELOPMENT DATA TABLE ON SHEET C2.0.

URD LEGAL DESCRIPTION:

All that part of Lots 1, 2, 5, 7, 8 and 10 and all of Lots 3, 3A, 4, 6, 9, 11 and 12, Block 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, as recorded in Plat Book 2320 at Page 177; all that part of Block 1, GREEN HAVEN PLAZA NUMBER 2, as recorded in Plat Book A at Page 22, and All that part of Lot 2, ANTIOCH GREEN LOT 1 AND LOT 2, as recorded in Plat Book E at Page 125, all being an addition in and to the City of Kansas City, Clay County, Missouri, in the Northwest Quarter and Southwest Quarter of Section 31, Township 51 North, Range 32 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at the Southeast corner of said Lot 2, ANTIOCH GREEN LOT AND LOT 2; thence North 89°22'05" West, along the South line of said Lot 2, 301.64 feet to a point on the East right-of-way line of Antioch Road, as now established; thence North 01°01'31" East, along said East right-of-way line, 180.62 feet; thence North 88°58'29" West, continuing along said East right of way line, 20.00 feet; thence North 01°01'31" East, continuing along said East right of way line, 1,289.70 feet; thence North 00°49'01" East, continuing along said East right of way line, 250.33 feet; thence North 00°36'31" East, continuing along said East right of way line, 100.00 feet; thence North 07°27'05" East, continuing along said East right of way line, 251.79 feet; thence North 03°47'19" East, continuing along said East right of way line, 89.48 feet to a point on the Southwesterly right-of-way line of Chouteau Trafficway, as now established; thence Easterly, along said Southwesterly, right-of-way line, on a curve to the right, having an initial tangent bearing of South 75°23'29" East with a radius of 2,663.81 feet, a central angle of 14°26'54" and an arc distance of 671.73 feet; thence Southeasterly, continuing along said Southwesterly right-of-way line, 350.83 feet; thence Southerly, continuing along said Southwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,526.80 feet, a central angle of 27°13'19" and an arc distance of 725.40 feet; thence South 11°56'57" East, continuing along said Southwesterly right of way line, 15.22 feet to the Southeast corner of said Lot 12, Block 1, said corner also being a point on the North right-of-way line of U.S. Highway 69 (also known as Vivion Road), as now established; thence Southwesterly, along said North right-of-way line, on a curve to the left, having an initial tangent bearing of South 75°41'46" West with a radius of 1,472.70 feet, a central angle of 25°57'09" and an arc distance of 667.07 feet to a point on the East line of Lot 1, said GREEN HAVEN PLAZA NUMBER 2; thence North 00°19'25" East, along said East line, 167.81 feet to the Point of Beginning. Containing 1,870,584 square feet or 42.94 acres, more or less.



VICINITY MAP
T51N, R32W, S31



olsson

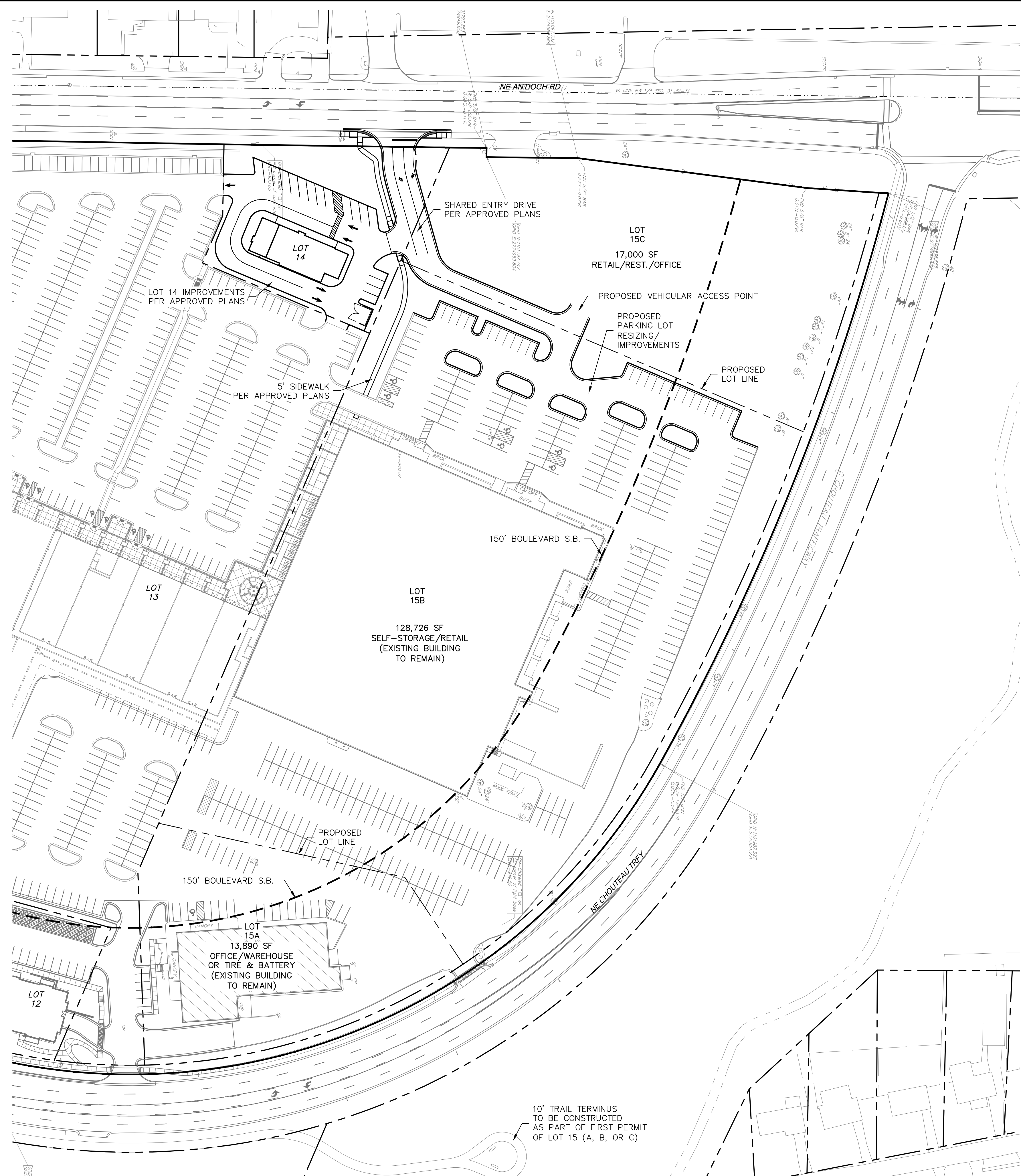
Olsson - Civil Engineering
 Missouri Certificate of Authority #001932
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH

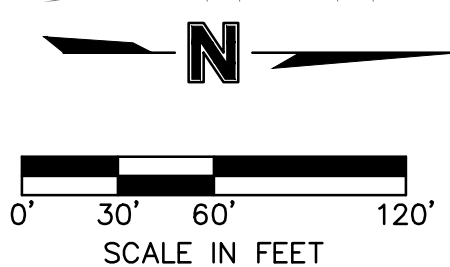
TITLE SHEET
 ANTIOCH CROSSING
 UR DEVELOPMENT PLAN AMENDMENT
 KANSAS CITY, MO
 2021

drawn by: CJH
 checked by: JFE
 approved by: JFE
 QA/QC by: NDH
 project no.: 021-01817
 drawing no.: C_TTL01_02101817
 date: 2021.05.21

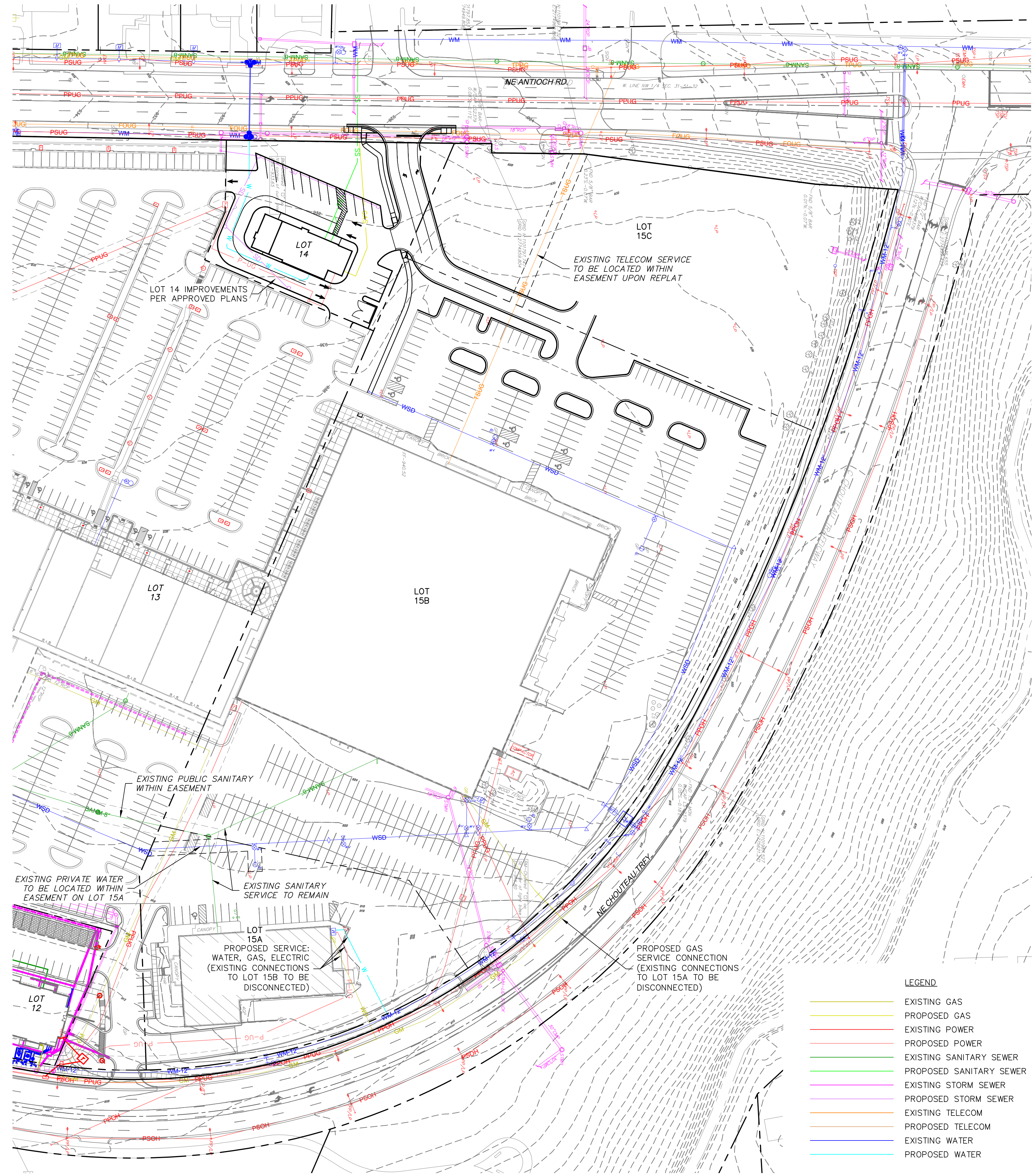
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- NOTES:
1. IMPROVEMENTS TO LOT 14 ARE FOR REFERENCE ONLY. SEE MOST CURRENT PERMIT PLANS FOR FINAL LAYOUT.
 2. NO CHANGES IN PARKING AREAS ARE PROPOSED WITH LOTS 15A & 15B, EXCEPT FOR REDUCTION OF LOT 15B WESTERN PARKING AREA WHERE LOT 15C IS PROPOSED. SEE PLAN.
 3. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.

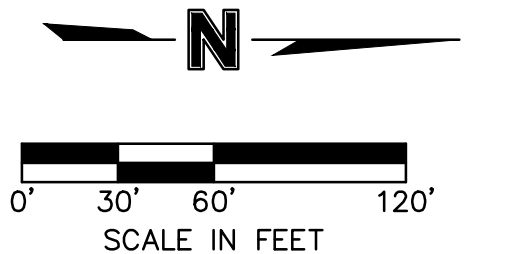


<p>olsson Olsson - Civil Engineering Missouri Certificate of Authority #001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olsosn.com</p>		BY	CJH
		REVISIONS DESCRIPTION	REVISED PER DRC COMMENTS
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH
SITE PLAN - NORTH AREA		2021	
ANTIOCH CROSSING UR DEVELOPMENT PLAN AMENDMENT		KANSAS CITY, MO	
drawn by: CJH		checked by: JFE	
approved by: JFE		QA/QC by: NDH	
project no.: 021-01817		drawing no.: C_SIT02_02101817	
date: 2021.05.21		SHEET C2.1	



- NOTES:
 1. IMPROVEMENTS TO LOT 14 ARE FOR REFERENCE ONLY. SEE MOST CURRENT PERMIT PLANS FOR FINAL UTILITY LAYOUT.
 2. NO CHANGES IN GRADING OR STORM SEWER ARE PROPOSED WITH LOTS 15A & 15B.
 3. UTILITY SERVICE AND GRADING CHANGES TO LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN.
 4. EXISTING UTILITY SERVICE LINES BETWEEN BUILDINGS ON LOTS 15A & 15B SHALL BE DISCONNECTED AND EACH BUILDING SHALL HAVE SEPARATE SERVICES.

- LEGEND
- EXISTING GAS
 - PROPOSED GAS
 - EXISTING POWER
 - PROPOSED POWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING TELECOM
 - PROPOSED TELECOM
 - EXISTING WATER
 - PROPOSED WATER



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.07.28	REVISED PER DRC COMMENTS	CJH

PRELIMINARY GRADING & UTILITIES

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2021

drawn by: CJH
 checked by: JFE
 approved by: JFE
 QA/QC by: NDH
 project no.: 021-01817
 drawing no.: C-UTL01-02101817
 date: 2021.05.21

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REVISIONS

DWG: F:\2021\01501-02000\021-01817\40-Design\AutoCAD\Preliminary\Plans\Xref\CS_PLSOP_02101817.dwg
 DATE: Jul 28, 2021 11:04am XREFS: C_XBASE_02101817 C_PBASE_02101817 C_PENDY_02101817 C_PUTIL_02101817 C_PTBLK_02101817
 USER: chelminquist

LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING COVERAGE (SF)	TOTAL # OF PARKING SPACES	(1) VEHICULAR USE FRONTING PUBLIC STREET R/W (LF.)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
LOT 15A	13,890	25	354	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER (EXISTING) *	99	875 1,204	5 5	25 25	3 0**
LOT 15B	64,363	328	685	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER (EXISTING) *	182	11,480 4,937***	66 26***	328 126***	13 0**

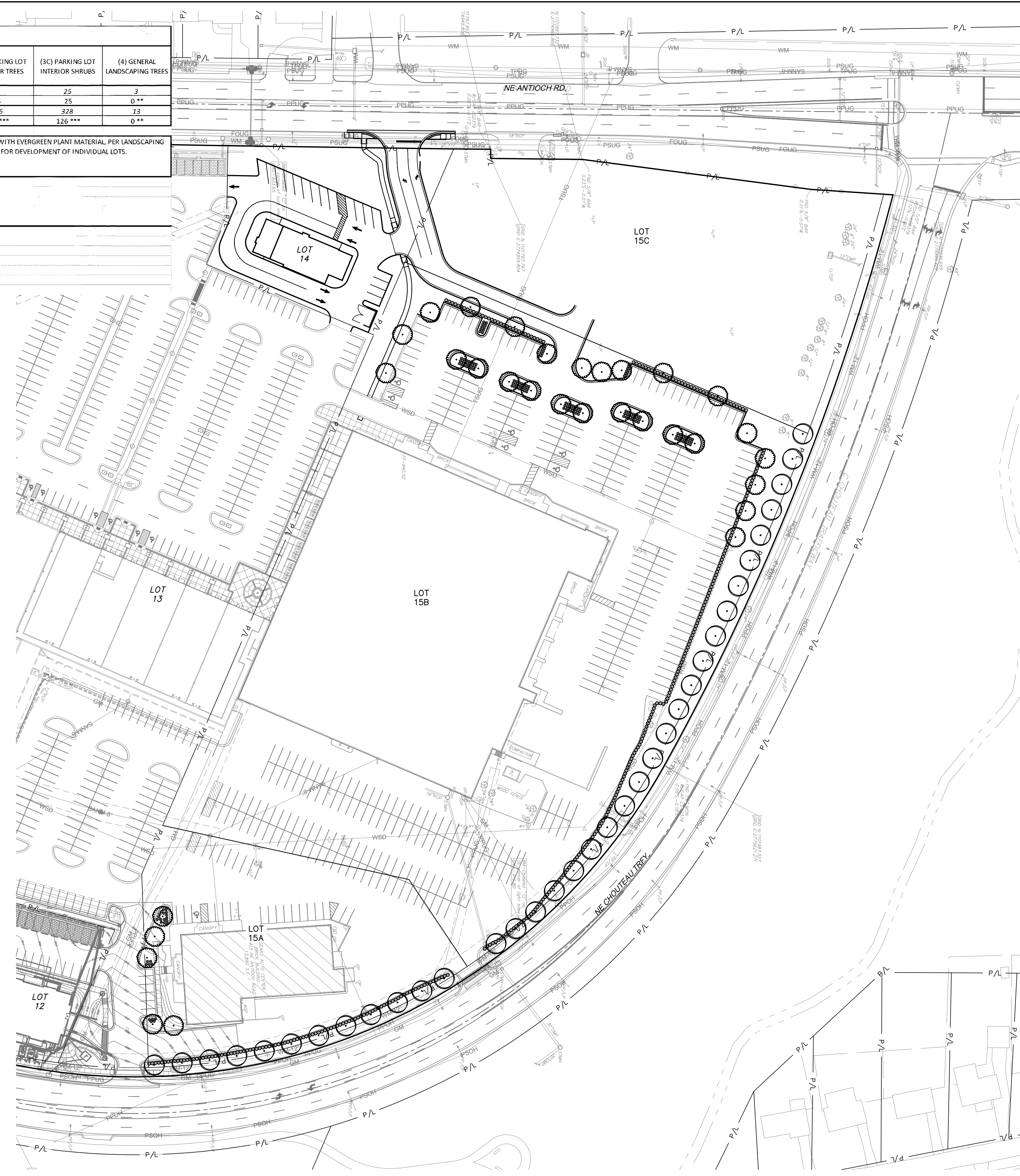
(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES				
	LF	REQUIRED	EXISTING	PROVIDED
LOT 15A	354	12	0	12
LOT 15B	685	23	0	23

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL PER LANDSCAPING CODE SECTION 88-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

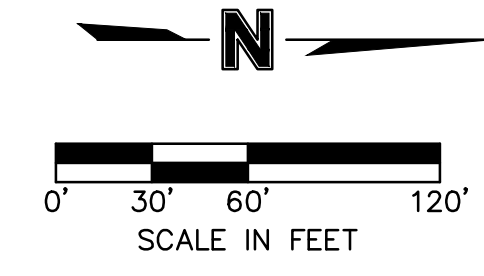
* NO CHANGES ARE PROPOSED TO PARKING LOTS ADJACENT TO R/W. PERIMETER LANDSCAPING AREA DIMENSIONS SHALL REMAIN AS EXISTING; IN SOME AREAS, EXISTING WIDTH MAY BE LESS THAN 10'.
 ** NO GENERAL LANDSCAPING TREES ARE PROPOSED, AS NO CHANGES TO BUILDING COVERAGE IS PROPOSED.
 *** LOT 15B INTERIOR PARKING LOT REQUIREMENTS SHALL BE SATISFIED FOR THE WESTERN PORTION OF THE PARKING LOT (126 SPACES) WHERE IMPROVEMENTS ARE PROPOSED.

LANDSCAPE REQUIREMENTS DESCRIPTIONS
 (1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
 (2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
 (3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE
 (3B) 1 TREE PER 5 PARKING SPACES
 (3C) 1 SHRUB PER PARKING SPACE
 (4) 1 TREE PER 5,000 SF OF BUILDING
 (5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

- LANDSCAPE LEGEND**
- STREET FRONTAGE TREE
1 TREE PER 30'
 - PARKING LOT TREE
1 TREE PER 5 PARKING SPACES
 - SCREENING SHRUB
CONTINUOUS EVERGREEN SCREEN @ 3' HT.
 - PARKING LOT SHRUB
1 SHRUB PER PARKING STALL



NOTES:
 1. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.
 2. FINAL LANDSCAPE PLAN WITH SPECIES AND PLANTING DETAIL INFORMATION SHALL BE PROVIDED AT THE TIME OF UR FINAL PLAN, INCLUDING STREET TREE PLAN (IF NECESSARY).



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1	2021.07.28	REVISED PER DRC COMMENTS	CJH

PRELIMINARY LANDSCAPE PLAN

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

drawn by: CJH
 checked by: JFE
 approved by: JFE
 QA/QC by: NDH
 project no.: 021-01817
 drawing no.: C_PLSOP_02101817
 date: 2021.05.21

2021

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