

ANTIOCH MALL UR REDEVELOPMENT PLAN AMENDMENT

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



City Plan Commission
Approved Subject to Conditions
of Case No. CP-CPC-2023-00178 On 04-02-2024

Diane Binkckley
Diane Binkckley, AICP
Secretary of the City Plan Commission

A - PHASE 1 BOUNDARY DESCRIPTION

TRACT I (LOTS 1-12)
ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, AN ADDITION IN AND TO THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, TOGETHER WITH THE WEST 20 FEET OF BLOCK 1, GREEN HAVEN PLAZA NO. 2 LYING SOUTH OF LOT 11, BLOCK 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, AN ADDITION IN AND TO THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

B - TRACT II (PARCEL A)
LOT 4, CLAY COUNTY, MISSOURI, PREVIOUSLY DESCRIBED AS FOLLOWS: ALL THAT PART OF BLOCK 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY, NORTH, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK FROM A POINT IN SAID EASTERLY LINE WHICH IS 163 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, MEASURED ALONG THE EASTERLY LINE OF SAID BLOCK 3, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL B)
LOT 3, AND THE SOUTH 20 FEET OF LOT 2, BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION OF CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL C)
ALL OF LOT 2, EXCEPT THE NORTH 50 FEET THEREOF MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT, AND EXCEPT THE SOUTH 20 FEET THEREOF MEASURED PARALLEL TO THE SOUTH LINE OF SAID LOT, BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL D)
LOT 1 AND THE NORTH 50 FEET OF LOT 2, IN BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

KCATA TRACT:
ALL OF LOT 2, ANTIOCH GREEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

C - TRACT III (PARCEL A)
PART OF BLOCK 2, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 51, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF CHOUTEAU TRAFFICWAY, AS SHOWN ON THE PLAT OF ANTIOCH, A SUBDIVISION IN CLAY COUNTY, THE NORTHERLY PORTION OF WHICH IS A REPEAT OF PART OF THE PLAT OF GREEN HAVEN WEST, A SUBDIVISION IN CLAY COUNTY, SAID POINT BEING 50.00 FEET SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, FROM THE INTERSECTION OF SAID CHOUTEAU TRAFFICWAY AND THE WEST RIGHT-OF-WAY LINE OF KANSAS AVENUE, WHICH IS PLATTED AS VALLEY VIEW DRIVE, AND AS SHOWN ON SAID PLAT OF GREEN HAVEN WEST, THENCE SOUTH 66 DEGREES 44 MINUTES 02 SECONDS EAST 165.42 FEET ALONG THE SOUTHERLY LINE OF THE BIG SHOAL GREENWAY, TRACT NUMBER 106, AS CONVEYED BY ANTIOCH SHOPPING CENTER, INC., TO THE SOUTHWEST CORNER OF LOT 79, GREEN HAVEN, A SUBDIVISION IN CLAY COUNTY, SAID CORNER BEING ON THE COMMON SUBDIVISION BOUNDARY LINE BETWEEN THE PLAT OF GREEN HAVEN AND THE PLAT OF ANTIOCH, SAID COMMON LINE ALSO BEING THE PLATTED CENTERLINE OF A RAVINE, SAID CORNER FURTHER BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 54TH STREET, THENCE SOUTHERLY ALONG SAID COMMON LINE AND CENTERLINE TO THE NORTHWEST CORNER OF LOT 115, GREEN HAVEN, SAID CORNER BEING ON SOUTH 02 DEGREES 51 MINUTES 43 SECONDS EAST 190.83 FEET FROM THE NORTHWEST CORNER OF SAID LOTS 115, BY DIRECT MEASUREMENT, THENCE NORTH 76 DEGREES 47 MINUTES 55 SECONDS WEST 108.67 FEET ALONG A PROLONGATION OF THE SOUTH LINE OF LOTS 111, 112, 113, 114 AND 115, GREEN HAVEN, TO A POINT ON A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF CHOUTEAU TRAFFICWAY, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 04 DEGREES 25 MINUTES 15 SECONDS EAST, A DELTA OF 21 DEGREES 27 MINUTES 13 SECONDS, AND A RADIUS OF 741.16 FEET, AN ARC DISTANCE OF 277.52 FEET TO THE POINT OF BEGINNING, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL B)
THE SOUTH 500 FEET OF BLOCK 2, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

TRACT IV (PARCEL A)
LOT 38 EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL B)
LOT 40, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL C)
LOT 41, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL D)
LOT 42, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL E)
LOT 43, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT BEGINNING AT THE NORTHEAST CORNER OF LOT 43, THENCE 145 FEET WESTERLY ALONG THE BOUNDARIES OF LOTS 111 AND 112, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF LOT 43 TO THE SOUTH LINE OF SAID LOT, THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID LOT 43, TO THE EAST LINE OF SAID LOT, THENCE NORTH ALONG THE EASTERN LINE OF THE LOT TO THE POINT OF BEGINNING.

D - FUTURE DEVELOPMENT

FROM A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERN PROLONGATION OF THE WESTERN BOUNDARY OF LOT 8, ANTIOCH HILLS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF NORTHEAST VIVON ROAD, THENCE NORTH ALONG THE PROLONGATION OF THE WESTERN BOUNDARY OF SAID LOT 8, TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE EAST TO THE SOUTHWEST CORNER OF LOT 7, ANTIOCH HILLS, THENCE NORTH ALONG THE WESTERN BOUNDARY OF LOTS 7, 6, 5, 4, 3, 2, AND 1, ANTIOCH HILLS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH TO SOUTHEASTERN CORNER OF LOT 17, ANTIOCH HILLS, THENCE NORTH ALONG THE SOUTHERLY LINE OF LOT 17 TO THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT BEING ON THE NORTHERN BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 51, RANGE 33, THENCE EAST, ALONG SAID NORTHERN BOUNDARY, SAID POINT ALSO BEING ON THE SOUTHERN BOUNDARY OF LOT 4, BLOCK 1, BEVERLY MANOR, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE EAST ALONG THE SOUTHERN BOUNDARY OF LOTS 4, 3, 2, AND 1, BLOCK 1, BEVERLY MANOR, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BEVERLY MANOR, THENCE EAST ALONG THE PROLONGATION OF THE SOUTHERN BOUNDARY OF SAID LOT 1 TO A POINT ON EASTERN RIGHT-OF-WAY LINE OF NORTH ANTIOCH ROAD, THENCE SOUTH ALONG SAID EASTERN RIGHT-OF-WAY TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF NE VIVON ROAD, THEN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF NE VIVON ROAD TO THE POINT OF BEGINNING.

E - FUTURE DEVELOPMENT

ALL THAT PART OF LOTS 40 AND 42, BELMAR ACRES, AN ADDITION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THAT PART OF VACATED KANSAS AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 90 FEET WEST OF THE NORTHEAST CORNER OF LOT 42, SAID CORNER BEING ON THE SOUTHERLY LINE OF VIVON ROAD, AS NOW ESTABLISHED, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 122 FEET, THENCE WEST AT RIGHT ANGLES FROM SAID EAST LINE, 80 FEET, THENCE NORTHWESTERLY 117.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 42, MEASURED ALONG THE NORTHERLY LINE THEREOF, THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID VIVON ROAD, 90 FEET TO THE POINT OF BEGINNING. (2919 NE VIVON ROAD)

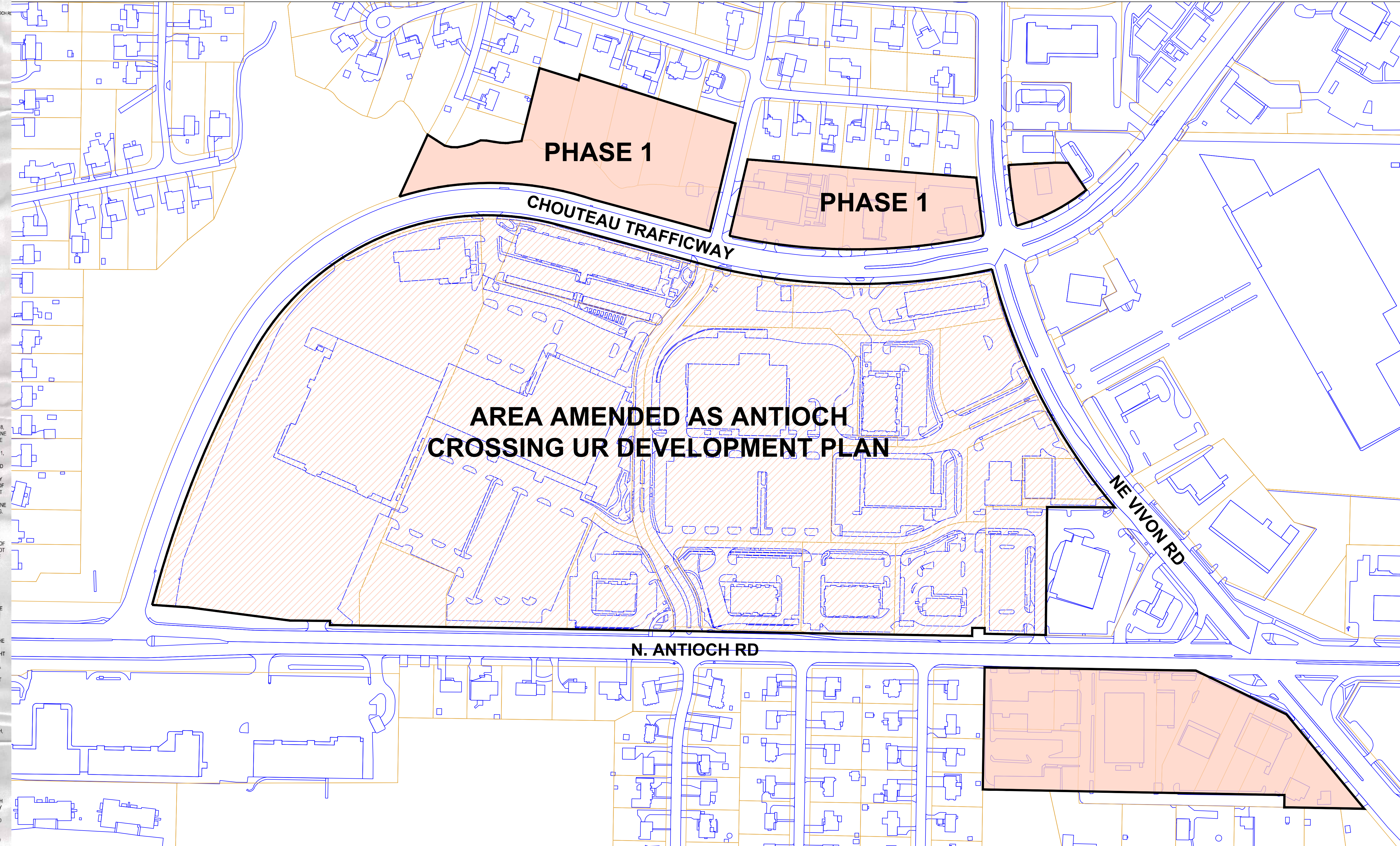
ALL THAT PART OF LOT 42, BELMAR ACRES, AN ADDITION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42, SAID CORNER BEING A POINT ON THE SOUTHERLY LINE OF VIVON ROAD, AS NOW ESTABLISHED, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 122 FEET, THENCE WEST AT RIGHT ANGLES FROM THE LAST DESCRIBED COURSE, 32 FEET, THENCE SOUTHWESTERLY ALONG A LINE WHICH DEFLECTS TO THE RIGHT 56 DEGREES 50 MINUTES 36 SECONDS FROM THE LAST DESCRIBED COURSE, 84.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF CHOUTEAU TRAFFICWAY, AS NOW ESTABLISHED, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 580 FEET, 137.26 FEET, THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, BEING TANGENT TO THE LAST CURVE, 65.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 42, THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 43 AND 42, 213.01 FEET TO THE POINT OF BEGINNING. (5171 NE CHOUTEAU TRAFFICWAY)

F - FUTURE DEVELOPMENT

THE PROPERTY COMMONLY REFERRED TO AS 2619 NE VIVON ROAD, WHICH IS THE EAST 100 FEET OF THE WEST 120 FEET OF GREEN HAVEN PLAZA, BLOCK 1, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, WHICH WAS NOT REPLATED ANTIOCH, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

G - FUTURE DEVELOPMENT

THE PROPERTY COMMONLY REFERRED TO AS 2602 NE VIVON ROAD, COMMENCING AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER (SW4) OF SECTION 31, TOWNSHIP 51, RANGE 32, IN CLAY COUNTY, MISSOURI, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 31, A DISTANCE OF 25 FEET, MORE OR LESS, TO THE EAST LINE OF AN ANTIOCH ROAD, THENCE SOUTHERLY ALONG THE EAST LINE OF ANTIOCH ROAD 305.6 FEET, MORE OR LESS, TO A POINT 150 FEET NORTHERLY FROM THE POINT OF INTERSECTION OF THE EAST LINE OF ANTIOCH ROAD AND THE NORTHWESTERLY TERMINUS OF THE DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE, BEING 129.25 FEET, MORE OR LESS, IN LENGTH AND RUNNING IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION ALONG A STRAIGHT LINE AND CONNECTING THE EASTERLY LINE OF ANTIOCH ROAD WITH THE NORTHERLY LINE OF HIGHWAY 69, WHICH POINT IS THE POINT OF BEGINNING, CONTINUING THENCE SOUTHERLY ALONG THE EAST LINE OF ANTIOCH ROAD 150 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY LINE OF ANTIOCH ROAD WITH SAID DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE, THENCE SOUTHEASTERLY ALONG SAID DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE 129.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF HIGHWAY NO. 69, THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF HIGHWAY NO. 69, 150 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 150 FEET ON ANTIOCH ROAD AND A FRONTAGE OF 150 FEET ON HIGHWAY NO. 69.

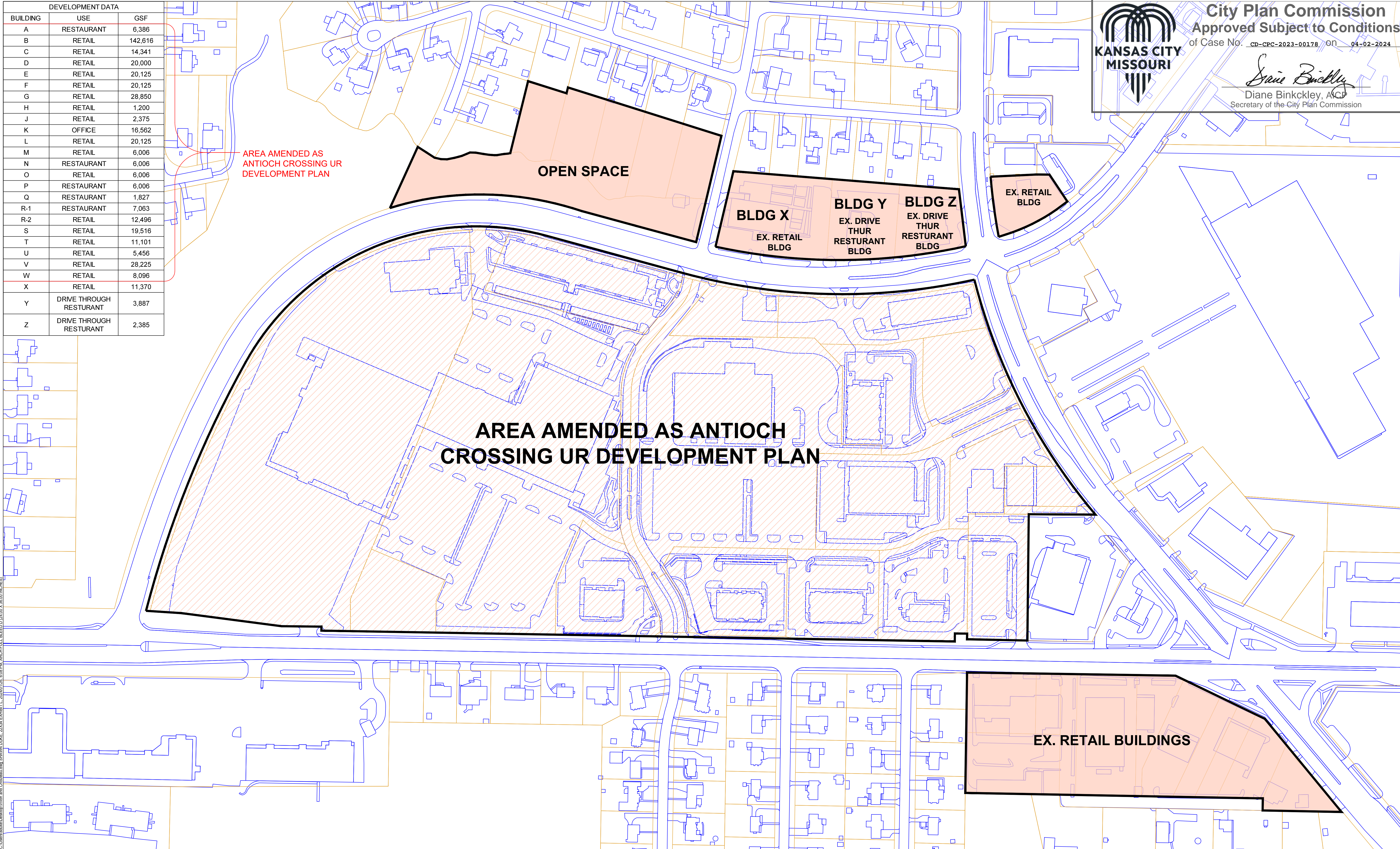


DEVELOPMENT DATA		
BUILDING	USE	GSF
A	RESTAURANT	6,386
B	RETAIL	142,616
C	RETAIL	14,341
D	RETAIL	20,000
E	RETAIL	20,125
F	RETAIL	20,125
G	RETAIL	28,850
H	RETAIL	1,200
J	RETAIL	2,375
K	OFFICE	16,562
L	RETAIL	20,125
M	RETAIL	6,006
N	RESTAURANT	6,006
O	RETAIL	6,006
P	RESTAURANT	6,006
Q	RESTAURANT	1,827
R-1	RESTAURANT	7,063
R-2	RETAIL	12,496
S	RETAIL	19,516
T	RETAIL	11,101
U	RETAIL	5,456
V	RETAIL	28,225
W	RETAIL	8,096
X	RETAIL	11,370
Y	DRIVE THROUGH RESTURANT	3,887
Z	DRIVE THROUGH RESTURANT	2,385

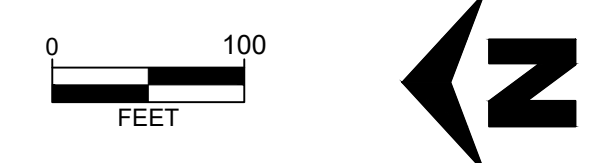


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 of Case No. CD-CPC-2023-00178 / ON 04-02-2024

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 Secretary of the City Plan Commission



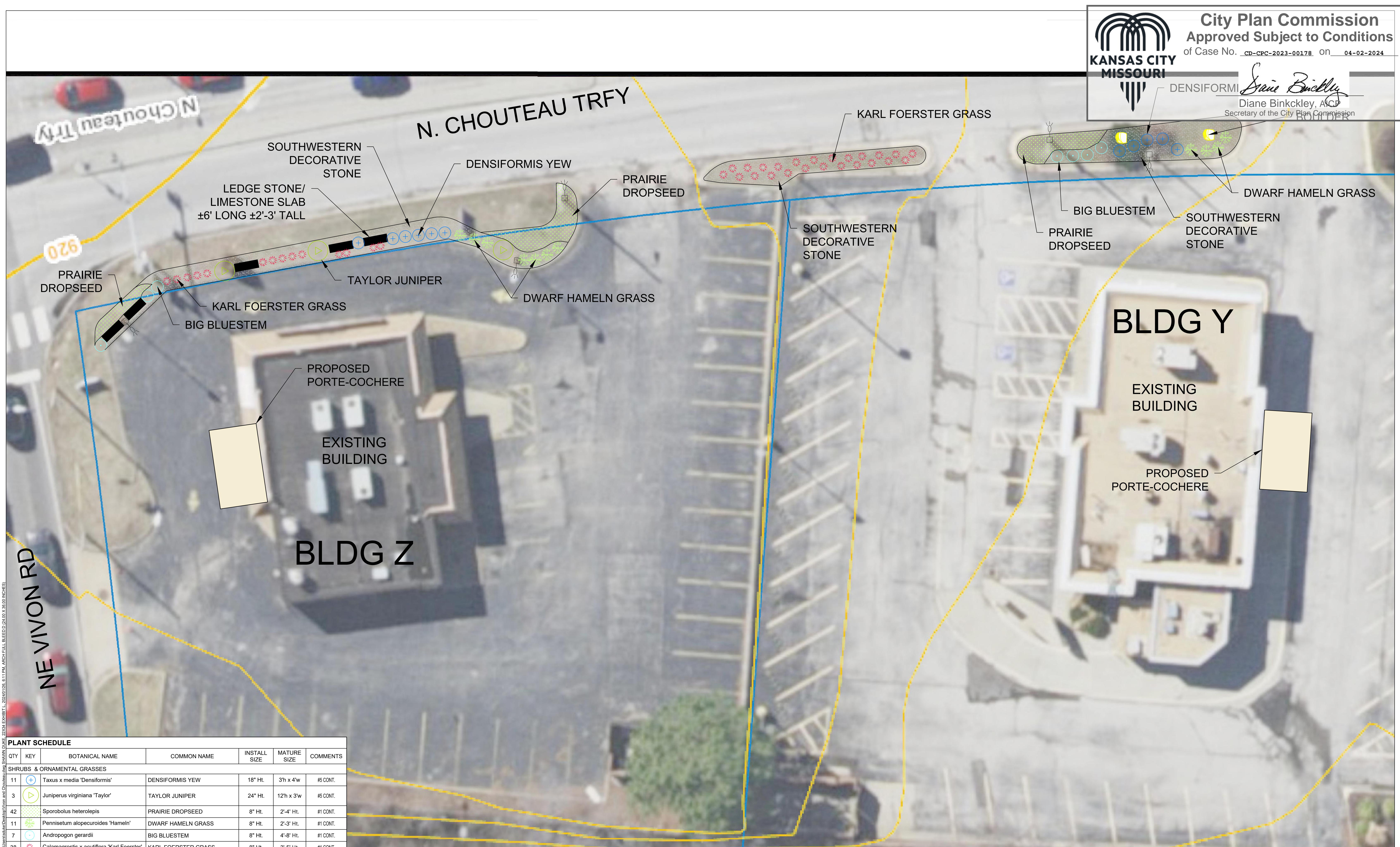
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ANTIOCH MALL UR REDEVELOPMENT PLAN AMENDMENT - SITE PLAN



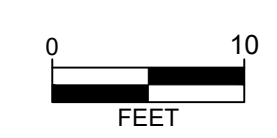
Sara Briddle
 Diane Binkckley, AICP
 Secretary of the City Plan Commission



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
SHRUBS & ORNAMENTAL GRASSES						
11	+	Taxus x media 'Densifomis'	DENSIFORMIS YEW	18" Ht.	3'h x 4'w	#5 CONT.
3	△	Juniperus virginiana 'Taylor'	TAYLOR JUNIPER	24" Ht.	12'h x 3'w	#5 CONT.
42	*	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	2'-4" Ht.	#1 CONT.
11	*	Pennisetum alopecuroides 'Hameln'	DWARF HAMELN GRASS	8" Ht.	2'-3" Ht.	#1 CONT.
7	*	Andropogon gerardii	BIG BLUESTEM	8" Ht.	4'-8" Ht.	#1 CONT.
38	*	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	8" Ht.	3'-5" Ht.	#1 CONT.

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ANTIOCH MALL UR REDEVELOPMENT PLAN AMENDMENT - LANDSCAPE SCREENING PLAN



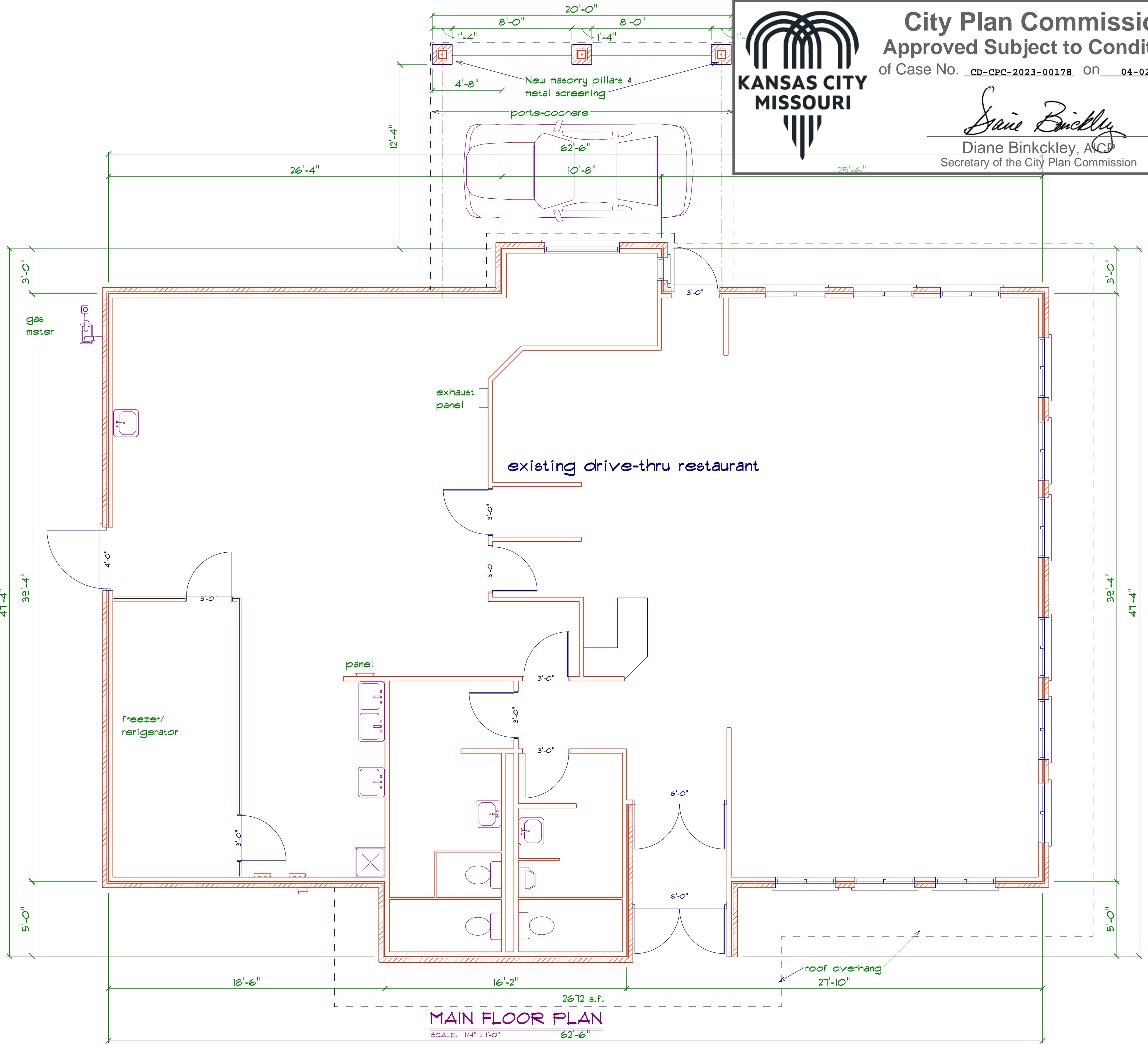
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Secretary of the City Plan Commission

GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"



New Porte-Cochere for New Poncho's

Dennis E. Tuck,
Architect
12319 Moffitt
Liberty, MO 64068

Archituckture

816.628.5013 DennisArchituckture.com

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Monday, January 22, 2024

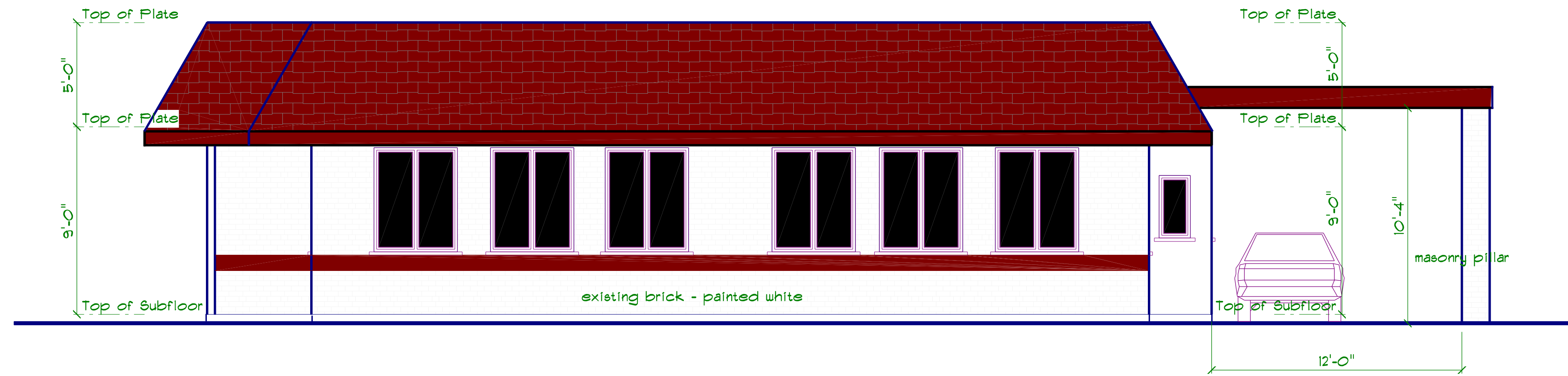
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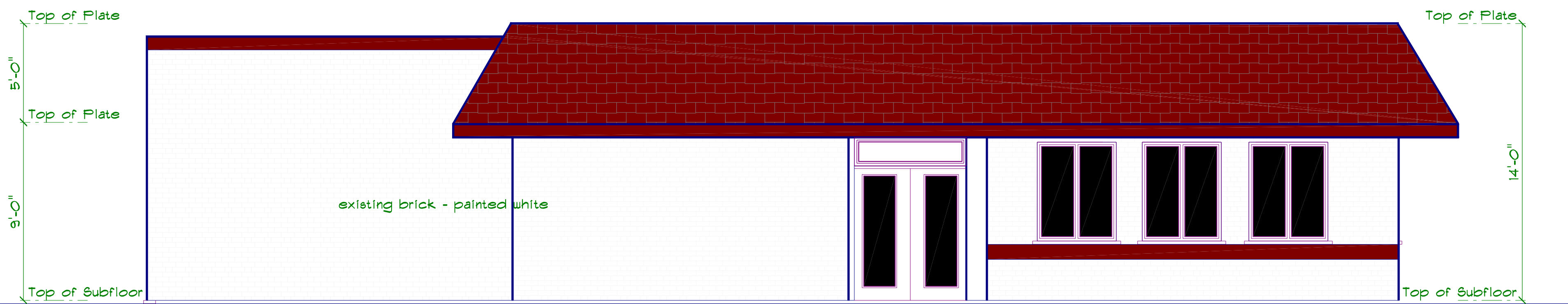
Diane Binkckley
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SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

GROUND SNOW LOAD - 20#/S.F.
 WIND SPEED - 80 M.P.H.
 SEISMIC DESIGN CATEGORY - A
 FROST LINE DEPTH - 36"

**New Porte-Cochere
 for New Poncho's**

Dennis E. Tuck,
 Architect
 12318 Hoffritt
 Liberty, MO 64068

ArchiTucture
 816.622.5013 DennisArchTucture.com

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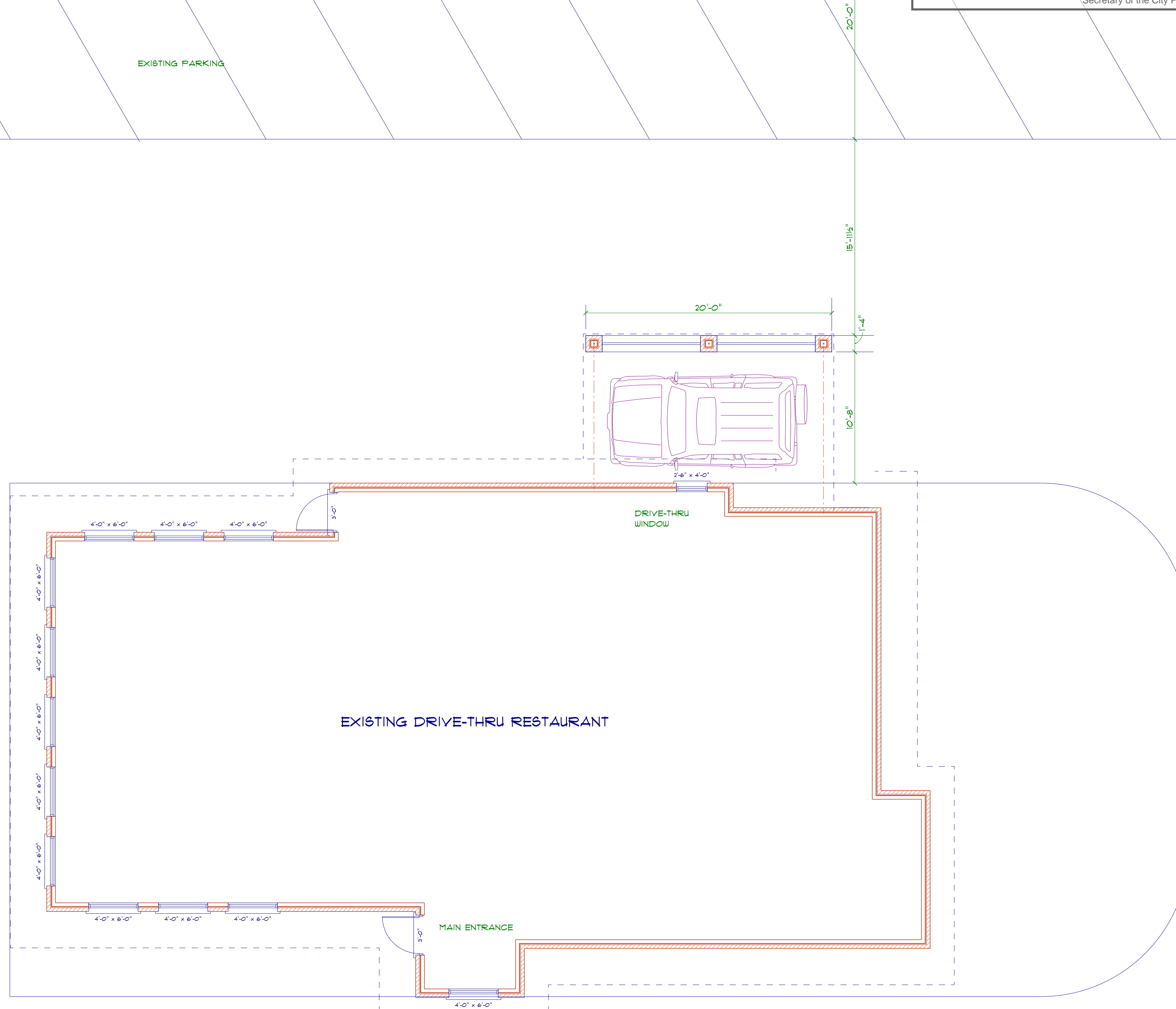
Friday, January 26, 2024

Job. NO.



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EXISTING PARKING



GROUND SNOW LOAD - 20#/S.F.
 WIND SPEED - 90 M.P.H.
 SEISMIC DESIGN CATEGORY - A
 FROST LINE DEPTH - 36"

**NEW PORTE-COCHERE
 FOR EXISTING
 DRIVE THRU**

Dennis E. Tuck,
 Architect
 12319 Moffitt
 Liberty, MO 64068

Archituckture
 816-622-5013

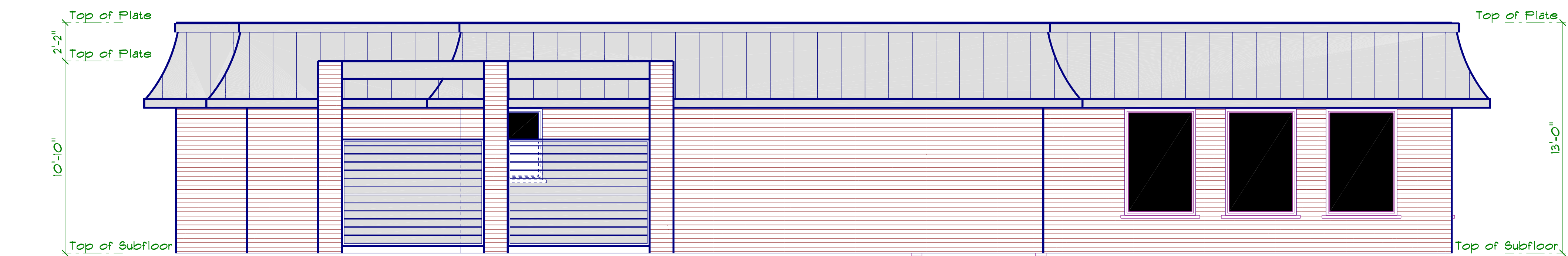
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Friday, January 26, 2024

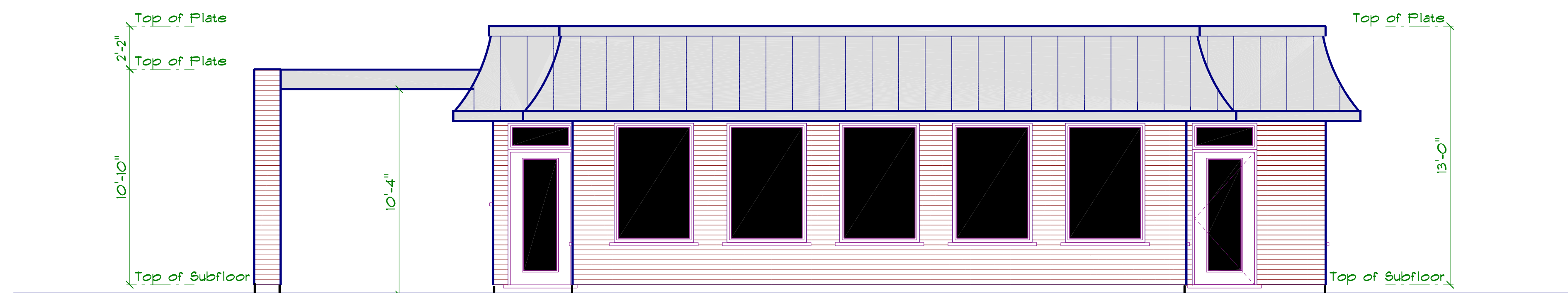
Job. NO.
 19.043



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NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

GROUND SNOW LOAD - 20#/S.F.
 WIND SPEED - 90 M.P.H.
 SEISMIC DESIGN CATEGORY - A
 FROST LINE DEPTH - 36"

**NEW PORTE-COCHERE
 FOR EXISTING
 DRIVE THRU**

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Friday, January 26, 2024

Job. NO.
 19.043