



CITY PLAN COMMISSION STAFF REPORT

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

October 4, 2022

Project Name
Redwood at Gracemor

Docket #12

Request
CD-CPC-2022-00137
Rezoning to UR/MPD

Applicant
Adam DeGonia
McClure
1700 Swift St, North Kansas City, MO 64116

Owner
Harry C Edwards Trust
1901 Crescent Dr, Manhattan, KS 66503

Location 7510 NE 48th St
Area About 25.6 acres
Zoning B3-2, B4-5, R-0.5
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses
North: Residential uses, zoned R-80
South: Worlds of Fun, zoned B4-5/US, M1-5
East: Residential uses, zoned R-7.5
West: I-435, residential uses, zoned R-80, R-6

Major Street Plan
I-435 is identified on the City's Major Street Plan as a Freeway. This section of NE 48th St is not on the Major Street Plan, but there is a Capital Improvement Plan in conjunction with the planned development for Hunt Midwest to the east of the subject site.

Land Use Plan
The Briarcliff/Winnwood Area Plan recommends Mixed use Neighborhood for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 7/29/2022. Scheduling deviations from 2022 Cycle R have occurred.

- The applicant needed more time to complete their public engagement based on the date of the meeting agreed upon with the neighborhood association.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Gracemor-Randolph Community Council is associate the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 9/15/2022. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site is at the southwest corner of the Gracemor-Randolph neighborhood. The site is split into three zoning districts: B4-5, B3-2, and R-0.5. The majority of the site is wooded and largely undeveloped. There are three existing stub streets from the adjacent neighborhood leading to the subject site. Additionally, there is a notch in the property on the southern edge due to a small cemetery that is not included in the subject property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48th St and I-435.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #12 Approval Subject to Conditions

PLAN REVIEW

The proposed rezoning from B4-5, B3-2, and R-0.5 to district MPD (Master Planned Development) allows for mixed housing types. Redwood's proposed, rental, residential development consists of single-story multi-plex and duplex buildings containing a total of 179 units. The proposed density is seven units per acre. Each building will contain garage space for residents. Redwood offers a variety of different multi-plex building types, which are identified as Willowood, Haydenwood, Meadowood, Forestwood, and Capewood.

One curb cut access off of NE 48th St is proposed for ingress and egress to the site. All internal roads will be private with private utilities. Per Redwood's model for pedestrian accessibility, all internal sidewalks will be at-grade with the road. There will be an additional gated emergency access connecting to the existing N Richmond Ave stub street to the north. Pedestrian connection will be provided to the adjacent neighborhood via the NE 50th stub street, which staff has requested the applicant vacate. Each unit will have individual garage space, and additional off-street parking spaces are provided for visitors.

A variety of landscaping is proposed for each building area around the site. Street trees will be planted along NE 48th St. The landscape plan also shows trees to be planted on the east and west edges of the site to replace vegetation that will be removed. Some areas of the site will have low-mow grasses, including around the stormwater detention area. Some species listed on the plans include Maple, Oak, Honey Locust, Arborvitae, Dogwood, Spirea, juniper, and Feather Reed Grass.

The plans show multiple renderings and elevations of the proposed architecture. Proposed building materials include vinyl horizontal siding, stone veneer, and asphalt shingles.

PLAN ANALYSIS

Lot and Building (88-280), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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:

A. Conformance with adopted plans and planning policies;

Rezoning to MPD to allow for mixed housing aligns with the Area Plan's recommendation of Mixed use Neighborhood. This future land use designation recommends "Encouraging residential development in mixed-use areas providing increased housing choice..."

B. Zoning and use of nearby property;

C. Surrounding zoning districts and uses are primarily residential. Zoning districts include R-80, R-6, and R-5. Worlds of Fun is located to the south within multiple zoning districts: B4-5/US, M1-5/US.

D. Physical character of the area in which the subject property is located;

The physical character of the area includes older trees, smaller residences, and no sidewalks. This is an older neighborhood. The subject site itself is wooded and has some sloping topography.

E. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Existing public utilities in the area are adequate to serve the proposed development, unless otherwise conditioned by Water Services and Land Development Division.

F. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current property is split into multiple zoning districts that all allow different uses. In order to use the site as currently zoned, it may need to be replatted and still go through entitlement processes. Rezoning the site to MPD will provide a cohesive zoning and plan that will provide a similar use and character to the surrounding neighborhood.

G. Length of time the subject property has remained vacant as zoned;

The subject property has never been developed.

H. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties, as it is a similar use and scale to the surrounding area.

I. 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.

The potential gain of this rezoning is providing housing in Kansas City. As the site has a variety of zoning districts which allow for a variety of uses, the property owner will probably not incur a hardship if the rezoning is denied.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plans reviewed by City staff meet all applicable standards of the Zoning and Development Code, or are otherwise conditioned to do so. The use and plan are also in conformance with the Area Plan recommendation of Mixed Use Neighborhood.

B. The proposed use must be allowed in the district in which it is located;

The proposed mixed residential use is permitted with the proposed MPD rezoning.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

One vehicular ingress and egress serves the site from NE 48th St. The access at N Richmond Ave will be gated and serve as emergency access only. All internal sidewalks and roads will be private and maintained by the developer. Circulation around the site is acceptable and efficient. Staff discussed the possibility of vacating NE San Rafael Dr for additional pedestrian connection, as providing vehicular access via these stub streets would be redundant for the overall neighborhood street layout. Due to a driveway recently built off NE San Rafael St, staff is supportive of the applicant seeking a waiver to Section 88-405-10-B.2 requiring they connect to the adjacent neighborhood.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

Sidewalks are provided on one side of the internal private roads. Additional pedestrian connection to the adjacent neighborhood will be provided via NE 50th St, to be vacated.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Existing public utilities in the area are adequate to serve the proposed development, unless otherwise conditioned by Water Services and Land Development Division.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The architectural features are similar to the character of the nearby residential buildings. Similar materials include stone veneer, vinyl siding and trim, and asphalt shingles.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

There is a line of street trees to buffer from the site from NE 48th St, as well as trees and other plantings internally around the site and on the east and west edges. Low-mow grasses are shown to be planted within the subject site.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plans do not indicate how much of the site will be impervious surface. As the site is currently undeveloped, overall, impervious surface will increase with the proposed development. Total building coverage is approximately 27 percent of the site.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The majority of vegetation on-site will be removed with the potential exception of some vegetation along the edge of the property to remain. Necessary grading and construction determines the vegetation that needs to be removed.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. The preliminary development plan's consistency with any adopted land use plans for the area;**
As mentioned earlier in this report, the proposed residential use aligns with the recommendations in the Area Plan.
- B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and**
The proposed preliminary development plan shows mixed residential building types including multi-plex and duplex. Providing these two building types makes the development eligible for the MPD zoning per 88-280-01-A.4.
- C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**
Prior to permitting for this project, an MPD Final Plan is required for each phase of the preliminary plan. The proposed development only has one phase; therefore, one MPD Final Plan will be reviewed by staff and submitted for approval by the City Plan Commission.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: September 29, 2022

Case Number: CD-CPC-2022-00137

Project: Redwood at Gracemor

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

1. The developer shall secure approval of an MPD Final Plan for each phase, if constructed separately, from the City Plan Commission prior to building permit.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. 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.
5. The developer shall seek a waiver, to be listed on the preliminary plat sheet to section 88-405-10-B.2 - Connections to Abutting Properties.
6. The developer shall add a pedestrian connection to the existing neighborhood via the proposed vacated stub street at the northeast corner of the site, to be shown on the MPD Final Plan
7. Plant species shall be reviewed further during the MPD Final Plan process.
8. The developer shall adhere to any additional conditions from MoDOT.

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

9. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

10. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. • If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)

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

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

14. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
15. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Water Services Department. Contact Courtney Hawkins at / courtney.hawkins@kcmo.org with questions.

16. Stormwater management facilities, such as detention basins, BMPs, engineered surface water conveyance paths outside of right-of-way, etc., which serve multiple lots or tracts, shall be privately maintained, located on separate tract(s), and covered by maintenance covenant(s) to be administered through the platting process.
17. Manage stormwater runoff quality with BMPs—do not increase pollutant discharges that could potentially violate City's MS4 Permit. Follow MARC BMP Manual.
18. Verify no increases above pre-project levels of peak rate and volume of runoff leaving the site at any point (in storm drainage study).

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

19. 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 - Todd Hawes – 816-513-0296
20. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
22. The Developer will need additional full flow fire meter connection to the public water main

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

23. 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.
24. 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.
25. That the North half of NE 48th Street shall be improved as required by Chapter 88, to current City 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.
26. 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.
27. 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.

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

28. 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.
29. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
30. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
31. 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.
32. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
33. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
34. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
35. 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.
36. 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.
37. 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.
38. The developer shall provide easements for the private sewers and a Covenant to Maintain Private Sewers document acceptable to Water Services Department prior to recording the plat.

REDWOOD KANSAS CITY GRACEMOR MO PRELIMINARY MASTER PLANNED DEVELOPMENT

LOCATED IN
SECTION 34 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI

McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763
Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2022

SHEET LIST	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C301	UTILITY PLAN
L101	LANDSCAPE PLAN

LEGAL DESCRIPTION

TRACT I: All of the South half of the Southwest Quarter of the Southwest Quarter of Section Thirty-four (34) in Township Fifty-one (51) of Range Thirty-two (32), EXCEPT one half acre, more or less, for cemetery purposes as described in that deed dated July 3, 1905, and filed for record in Missouri under Document No. C-6727, dated October 7, 1906, filed for record December 5, 1966, in Book 915 at Page 589, for I-435 AND EXCEPT the South 40 feet thereof, Kansas City, Clay County, Missouri, AND FURTHER EXCEPTING the following described tract, to-wit: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 34, Township 51, Range 32 in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the aforesaid Quarter Quarter Section; thence North 89 degrees 24 minutes 13 seconds East along the South line of said Quarter Quarter Section, 858 feet; thence North 0 degrees 00 minutes East, 40.0 feet for a true point of beginning; thence continuing North 0 degrees 00 minutes East, 92.0 feet; thence South 89 degrees 24 minutes 13 seconds West, 15.0 feet; thence South 0 degrees 00 minutes West, 92.0 feet; thence North 89 degrees 24 minutes 13 seconds East, 15.0 feet to the point of beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

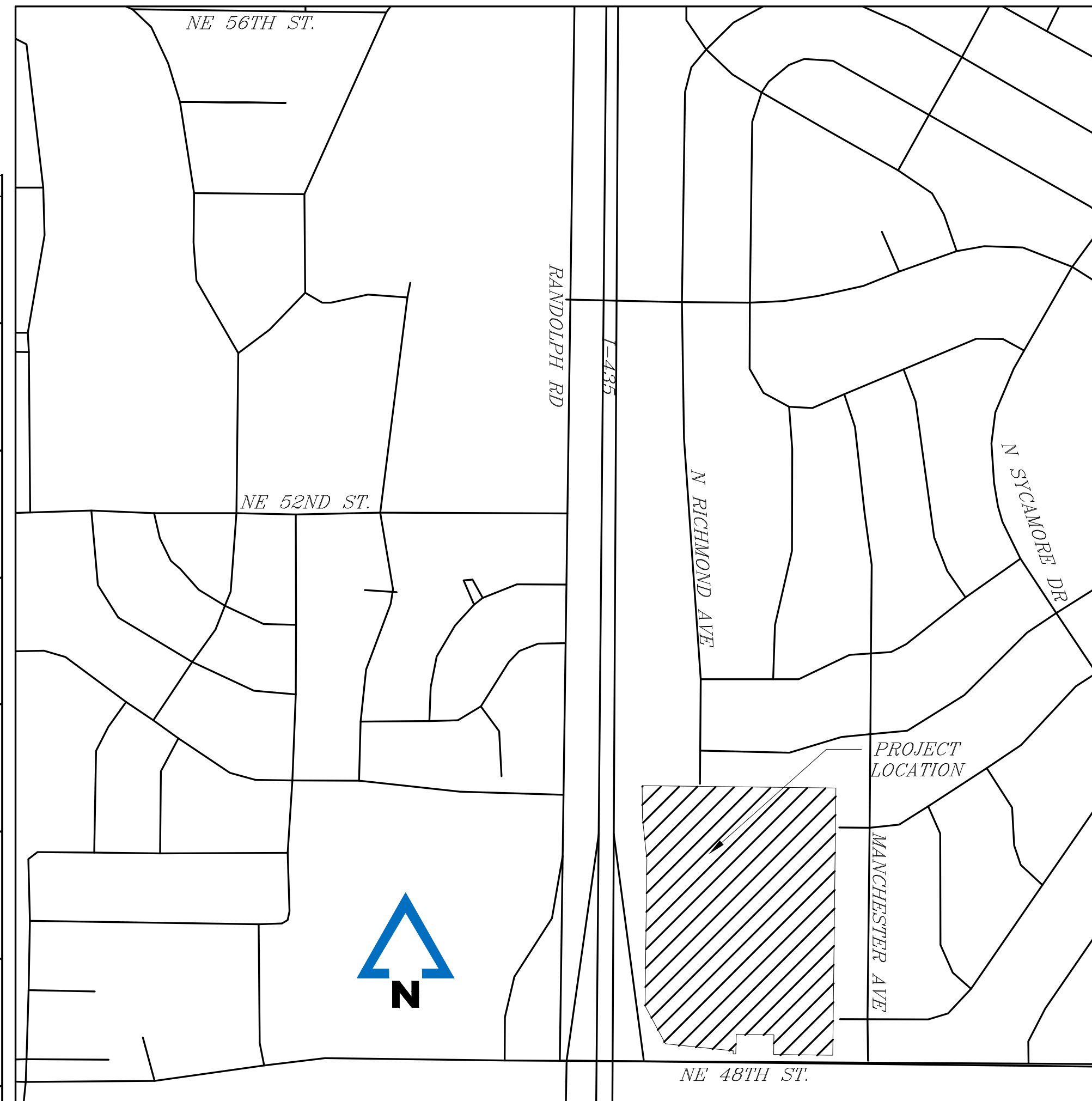
TRACT II: The North Half of the Southwest Quarter of the Southwest Quarter, Section 34, Township 51, Range 32, Kansas City, Clay County, Missouri, EXCEPT that part thereof in I-435.

TRACT III: Lots 10, 13, 14, 17, 18, 21 and 22, EXCEPT that part taken for Interstate Route 435 as set forth in instrument recorded as Document No. C-6727 filed December 5, 1966, RANDOLPH RIDGE, a subdivision in Kansas City, Clay County, Missouri, together with vacated 48th Street Terrace and vacated 49th Street.

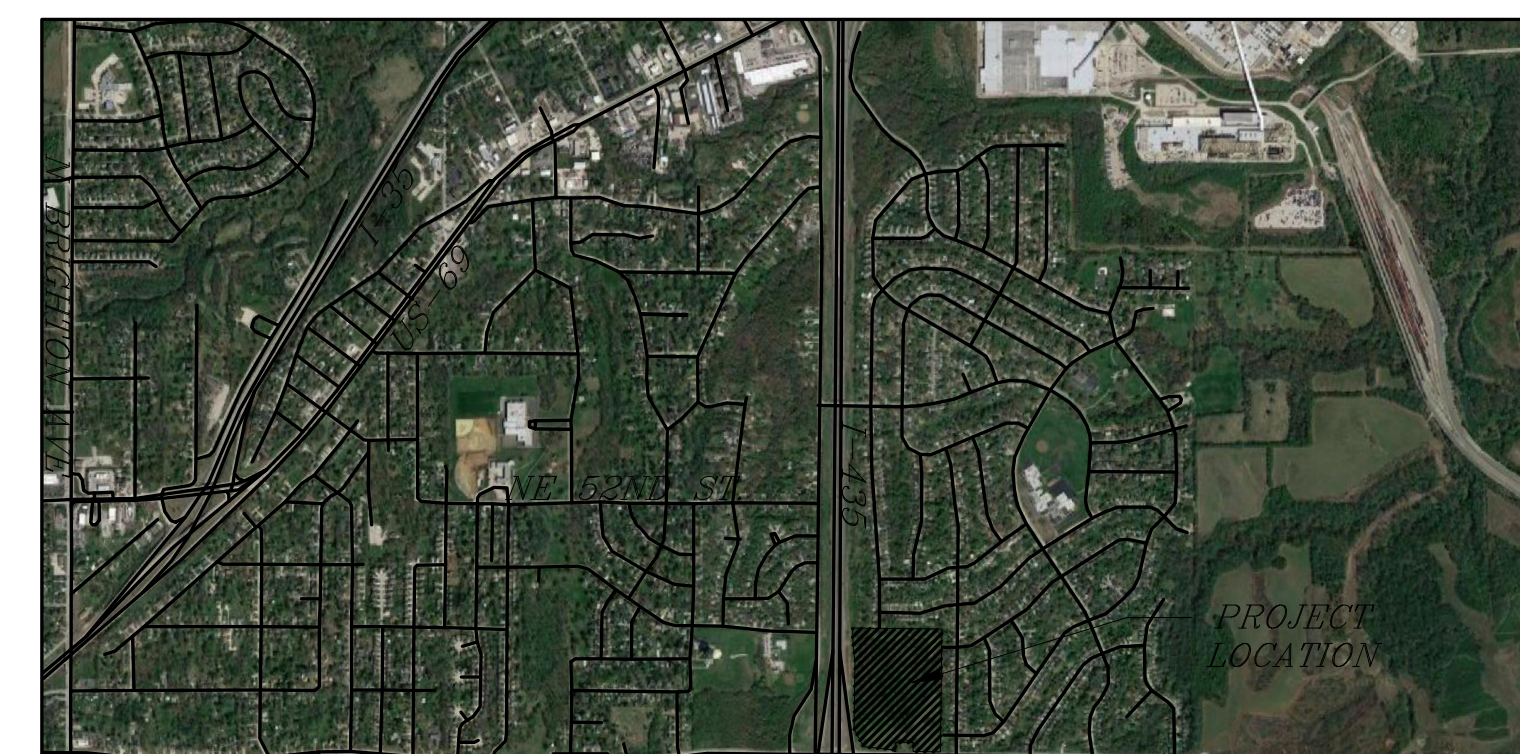
TRACT IV: Lot 9, EXCEPT that part taken for Interstate Route 435, as set forth in instrument recorded as Document No. C-6727 filed December 5, 1966, RANDOLPH RIDGE, a subdivision in Kansas City, Clay County, Missouri, together with vacated 48th Street Terrace and vacated 49th Street.

FLOODPLAIN NOTE

WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0161G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND IS PART OF KANSAS CITY AREA AND IS NOT INCLUDED IN THE FEMA FLOODPLAIN PROGRAM."



VICINITY MAP
NOT TO SCALE
SECTION 34, TOWNSHIP 51N, RANGE 32W



LOCATION MAP
NOT TO SCALE
KANSAS CITY, CLAY COUNTY, MISSOURI

Development Summary Table			
a	Zoning		
	Existing	B3-2, B4-5, R-0.5	
	Proposed	MPD	
b	Total Land Area		
	Existing	25.61 Acres	
c	Right-of-Way		
	Existing	0.00 Acres	
	Proposed	0.00 Acres	
d	Net Land Area		
	Existing	25.61 Acres	
	Proposed	25.61 Acres	
e	Proposed Uses		
		Multi-Family Townhomes	
f	Structure Height & Number of Floors		
	Number of floors	1 stories	Meadowood 4
	Height Above Grade	feet	
	Number of floors	1 stories	Meadowood 6
	Height Above Grade	feet	
	Number of floors	1 stories	Meadowood 8
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 2
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 4
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest/Cape 6
Height Above Grade	feet		
Number of floors	1 stories	Willow 2	
Height Above Grade	feet		
Number of floors	1 stories	Willow 4	
Height Above Grade	feet		
Number of floors	1 stories	Willow 6	
Height Above Grade	feet		
Number of floors	1 stories	Hayden 8	
Height Above Grade	feet		

Gross Floor Area & Number of Units				
g	Building Footprint	6,923 SF	Meadowood 4	
	Gross Area Per Building	6,923 SF		
	Units per Building	4 EA		
	Number of Buildings	1 EA		
	Total Gross Area	6,923 SF		
	Total Number of Units	4 Units		
	Building Footprint	10,352 SF		Meadowood 6
	Gross Area Per Building	10,352 SF		
	Units per Building	6 EA		
	Number of Buildings	12 EA		
	Total Gross Area	124,224 SF		
	Total Number of Units	72 Units		
Building Footprint	13,780 SF	Meadowood 8		
Gross Area Per Building	13,780 SF			
Units per Building	8 EA			
Number of Buildings	4 EA			
Total Gross Area	55,120 SF			
Total Number of Units	32 Units			
Building Footprint	3,751 SF		Meadow/Forest/Cape 2	
Gross Area Per Building	3,751 SF			
Units per Building	2 EA			
Number of Buildings	4 EA			
Total Gross Area	15,004 SF			
Total Number of Units	8 Units			
Building Footprint	7,216 SF	Meadow/Forest/Cape 4		
Gross Area Per Building	7,216 SF			
Units per Building	4 EA			
Number of Buildings	4 EA			
Total Gross Area	28,864 SF			
Total Number of Units	16 Units			
Building Footprint	10,644 SF		Meadow/Forest/Cape 6	
Gross Area Per Building	10,644 SF			
Units per Building	6 EA			
Number of Buildings	1 EA			
Total Gross Area	10,644 SF			
Total Number of Units	6 Units			
Building Footprint	3,885 SF	Willow 2		
Gross Area Per Building	3,885 SF			
Units per Building	2 EA			
Number of Buildings	6 EA			
Total Gross Area	23,310 SF			
Total Number of Units	12 Units			
Building Footprint	7,770 SF		Willow 4	
Gross Area Per Building	7,770 SF			
Units per Building	4 EA			
Number of Buildings	3 EA			
Total Gross Area	23,310 SF			
Total Number of Units	12 Units			
Building Footprint	11,655 SF	Willow 6		
Gross Area Per Building	11,655 SF			
Units per Building	6 EA			
Number of Buildings	1 EA			
Total Gross Area	11,655 SF			
Total Number of Units	6 Units			
Building Footprint	13,953 SF		Hayden 8	
Gross Area Per Building	13,953 SF			
Units per Building	8 EA			
Number of Buildings	1 EA			
Total Gross Area	13,953 SF			
Total Number of Units	8 Units			
Building Footprint	9,312 SF	Leasing Office 3		
Gross Area Per Building	9,312 SF			
Units per Building	3 EA			
Number of Buildings	1 EA			
Total Gross Area	9,312 SF			
Total Number of Units	3 Units			
Project Total	308,366 SF			
Project Total	179 Units			
Density				
Net Density (Units/Proposed Net Land Area)	7.0		Units per Acre	
Vehicle Parking				
Ratio Required	1.5 stall per Unit			
Stalls Required	191		Phase 1	
Stalls Provided	274			
Stalls Required	78		Phase 2	
Stalls Provided	108			
Total Required	269 Stalls			
Total Provided	382 Stalls			
Deviation Requests				
1. Building Setbacks, As Shown				
2. Parking stalls 1.5 per dwelling				
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	12040.8	SF per Acre		

MPD STATEMENT OF INTENT
Redwood Kansas City Gracemor MO
Between Interstate 435 and Manchester Ave
north of NE 48th Street

This MPD Plan provides for the preparation and approval of a unified development of approximately 25.6 acres between Interstate 435 and Manchester Ave, north of NE 48th Street. The proposed MPD Plan provides for the development of 25.6 acres for residential use, consisting of 179 multi-family and duplex units. A leasing office will be included in the development.

By using MPD zoning, this allows the development of the 25.6 acres with one plan and one zoning district resulting in a more cohesive development. This MPD Plan provides greater community benefits by providing assurances of the uses, buildings, sizes, heights and pedestrian features that will be permitted and constructed within this planned area.

REVISIONS		
PROJECT INFO	210638-040	
ENGINEER	DRAWN BY	CHECKED BY
	AVD/ELM	BK

REDWOOD KANSAS CITY
GRACEMOR
MASTER PLANNED DEVELOPMENT
7510 NE 48TH STREET
COVER SHEET

DRAWING NO.
C100

P:\210638-040\06-DRAWINGS\CIVIL\MPD SHEETS\210638-040 COVER.DWG

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO
 210638-040

ENGINEER: AVD DRAWN BY: AVDIEM CHECKED BY: BK

REDWOOD KANSAS CITY
 GRACEMOR
 MASTER PLANNED DEVELOPMENT
 7510 NE 48TH STREET
 SITE PLAN

P:210638-040-06-DRAWINGS\CIVIL\MPD_SHEETS\210638-040_SITE.DWG

DRAWING NO.
C101

LEGEND

- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- PROPOSED FRONT BUILDING SETBACK
- PROPOSED REAR BUILDING SETBACK
- PROPOSED PHASE LINE
- PROPOSED STREET CENTERLINE
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 EXISTING RIGHT-OF-WAY
- 3 EXISTING UTILITY EASEMENT
- 4 CONCRETE PAVEMENT (TYPICAL)
- 5 CONCRETE SIDEWALK (TYP)
- 6 PROPOSED PARKING AREA
- 7 PROPOSED DETENTION BASIN A
- 8 PROPOSED DETENTION BASIN B
- 9 PROPOSED DETENTION TRACT
- 10 PROPOSED LOT LINE
- 11 PROPOSED MAIL KIOSK
- 12 CONSTRUCTION PHASE LINE
- 13 PROPOSED DRIVE CONNECTION FOR EMERGENCY ACCESS ONLY
- 14 PROPOSED RETAINING WALL
- 15 EXISTING RIGHT-OF-WAY TO BE VACATED
- 16 PROPOSED STORM WATER EASEMENT

PARKLAND DEDICATION (88-408)

REQUIRED DEDICATION:
 UNITS (DUPLICES) = 20
 20 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.36 AC.

UNITS (MULTI) = 159
 159 UNITS x 2 PEOPLE/UNIT x 0.006 = 1.908 AC.

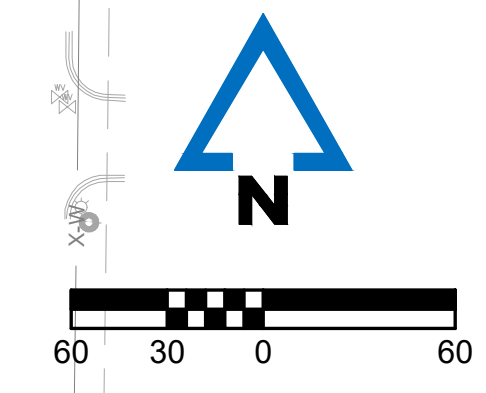
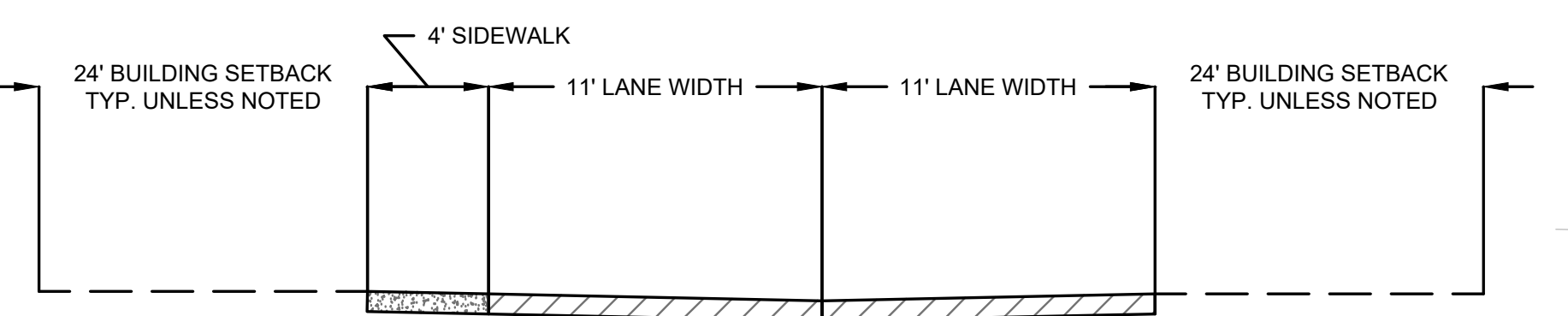
TOTAL REQUIRED DEDICATION = 2.268 AC.

Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	25'	25'	No	
Front Setback	25'	25'	No	
Side Setback	25'	25'	No	
Side Setback (abutting street)	25'	N/A	No	
Height	None	N/A	No	

PROJECT TIMELINE

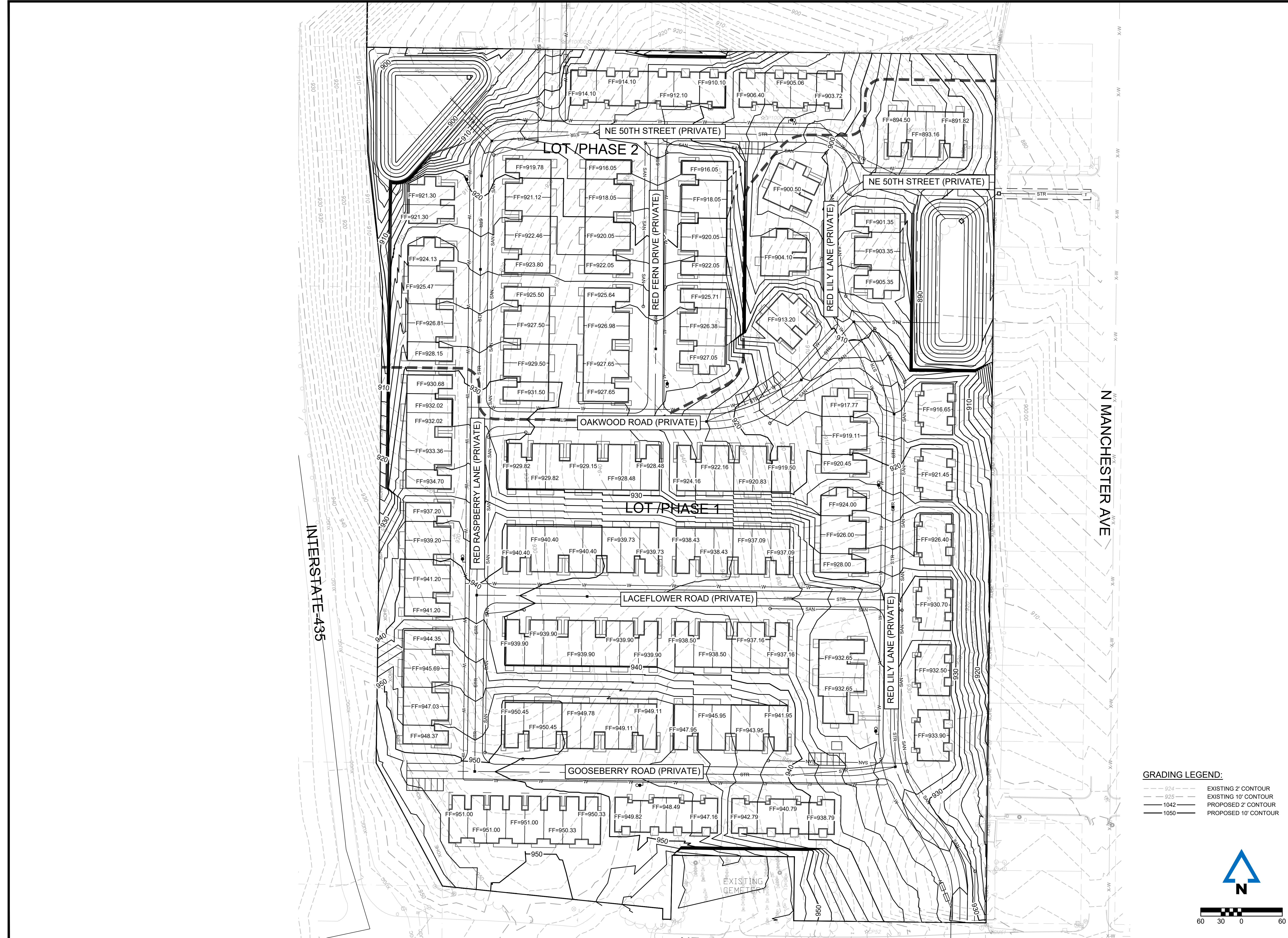
SITE WORK
 ESTIMATED START DATE: MARCH 2023
 ESTIMATED COMPLETION DATE: SEPTEMBER 2024

CONSTRUCTION
 ESTIMATED START DATE: JUNE 2024
 ESTIMATED COMPLETION DATE: FEBRUARY 2026



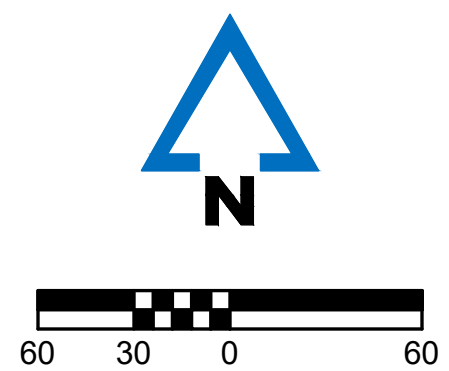
N MANCHESTER AVE

INTERSTATE 435



GRADING LEGEND:

	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR



McCLURE™
 1700 Swift Ave., Suite 100
 North Kansas City, Missouri 64116
 P 816-756-0444
 F 816-756-1763

Ankeny, IA | Carroll, IA | Clive, IA
 Cedar Rapids, IA | Fort Dodge, IA
 North Liberty, IA | Sioux City, IA

Macon, MO | Columbia, MO
 North Kansas City, MO
 Lenexa, KS

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

<hr/>		
REVISIONS		
<hr/>		
PROJECT INFO		
210638-040		
ENGINEER	DRAWN BY	CHECKED BY
	AVD/ELM	BK

REDWOOD KANSAS CITY
 GRACEMOR
 MASTER PLANNED DEVELOPMENT
 7510 NE 48TH STREET
 GRADING PLAN

DRAWING NO.
C202

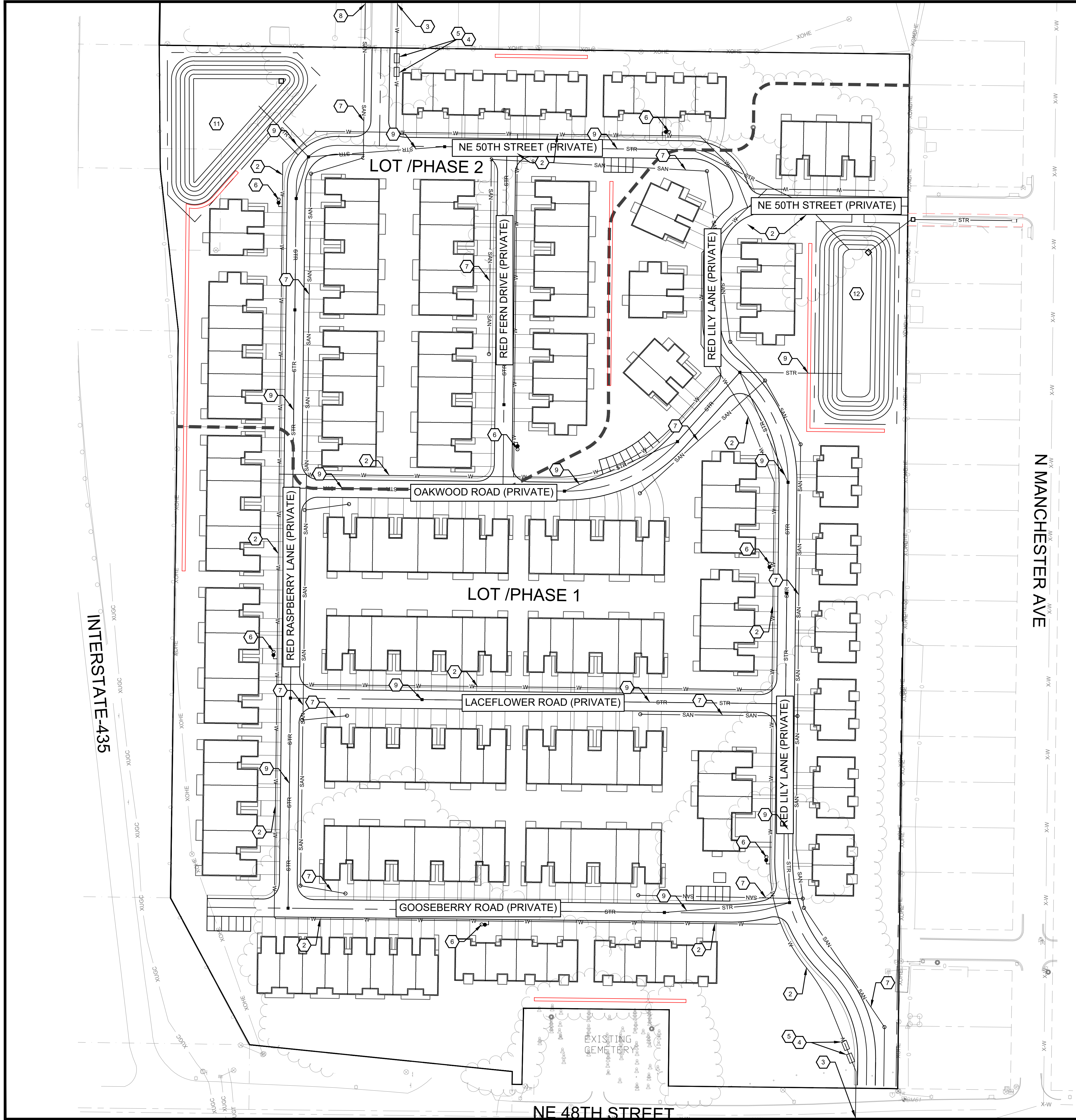
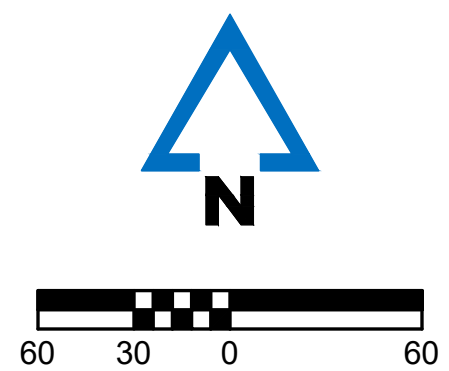
P:210638-040/06-DRAWINGS\CIVIL\MPD SHEETS\210638-040 GRAD.DWG

KEY NOTES

- 1 10' UTILITY EASEMENT
- 2 PROPOSED 8" PRIVATE WATER MAIN (CLASS 52 DIP W/ POLYWRAP & ZINC COATING)
- 3 PROPOSED WATER CONNECTION TO EXISTING PUBLIC NETWORK
- 4 INSTALL 1-8" DOUBLE CHECK BACKFLOW PREVENTER PIT PER WSD STANDARDS
- 5 INSTALL FULL FLOW FIRE METER PIT AND 1-8" METER PER WSD STANDARDS
- 6 PROPOSED PRIVATE FIRE HYDRANT
- 7 PROPOSED 8" PRIVATE SANITARY SEWER (PVC)
- 8 PROPOSED SANITARY SEWER CONNECTION TO EXISTING NETWORK
- 9 PROPOSED PRIVATE STORM SEWER (HDPE)
- 10 PROPOSED 15' STORM DRAINAGE EASEMENT
- 11 DETENTION BASIN A
- 12 DETENTION BASIN B

UTILITY LEGEND

- | | |
|----------|-----------------------------------|
| — XSAN — | EX. SANITARY SEWER LINE |
| — XUQT — | EX. UNDERGROUND TELEPHONE LINE |
| — XSTM — | EX. STORM SEWER LINE |
| — XUGE — | EX. UNDERGROUND ELECTRIC LINE |
| — XW — | EX. WATER LINE |
| — XOHE — | EX. OVERHEAD ELECTRIC |
| + | EX. SIGN |
| + | EX. FIBER OPTIC HAND HOLE |
| + | EX. WATER METER |
| + | EX. ELECTRIC HAND HOLE |
| + | EX. COMMUNICATIONS HAND HOLE |
| + | EX. COMMUNICATIONS MANHOLE |
| + | EX. TELEPHONE PEDESTAL |
| + | EX. WATER VALVE |
| + | EX. STORM MANHOLE |
| + | EX. LIGHT POLE |
| + | EX. SANITARY MANHOLE |
| + | EX. FIRE HYDRANT |
| + | NEW WATER VALVE |
| + | NEW STORM SEWER INTAKE |
| STR | NEW STORM SEWER LINE |
| FO | NEW FIBER OPTIC LINE |
| W | NEW WATER LINE |
| FW | NEW FIRE SERVICE LINE |
| SAN | NEW SANITARY SEWER LINE |
| --- | PROPERTY LINE OF SUBJECT PROPERTY |
| G | NEW GAS LINE |
| C | NEW CABLE LINE |
| E | NEW ELECTRIC LINE |



INTERSTATE-435

N MANCHESTER AVE

NE 48TH STREET

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

REVISIONS		

PROJECT INFO
 210638-040


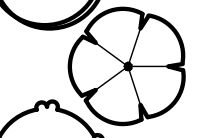


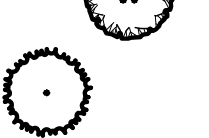
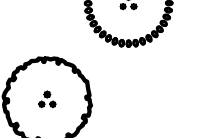


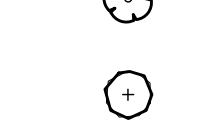
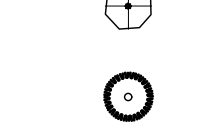
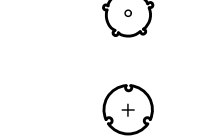
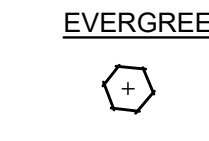
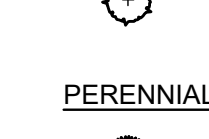
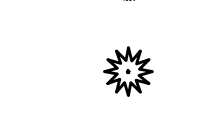
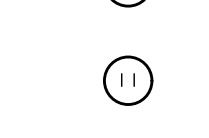

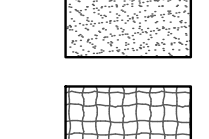
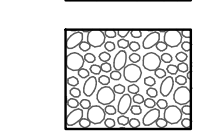


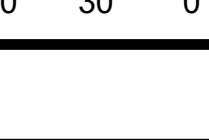
ENGINEER DRAWN BY CHECKED BY
 AVDIEM BK

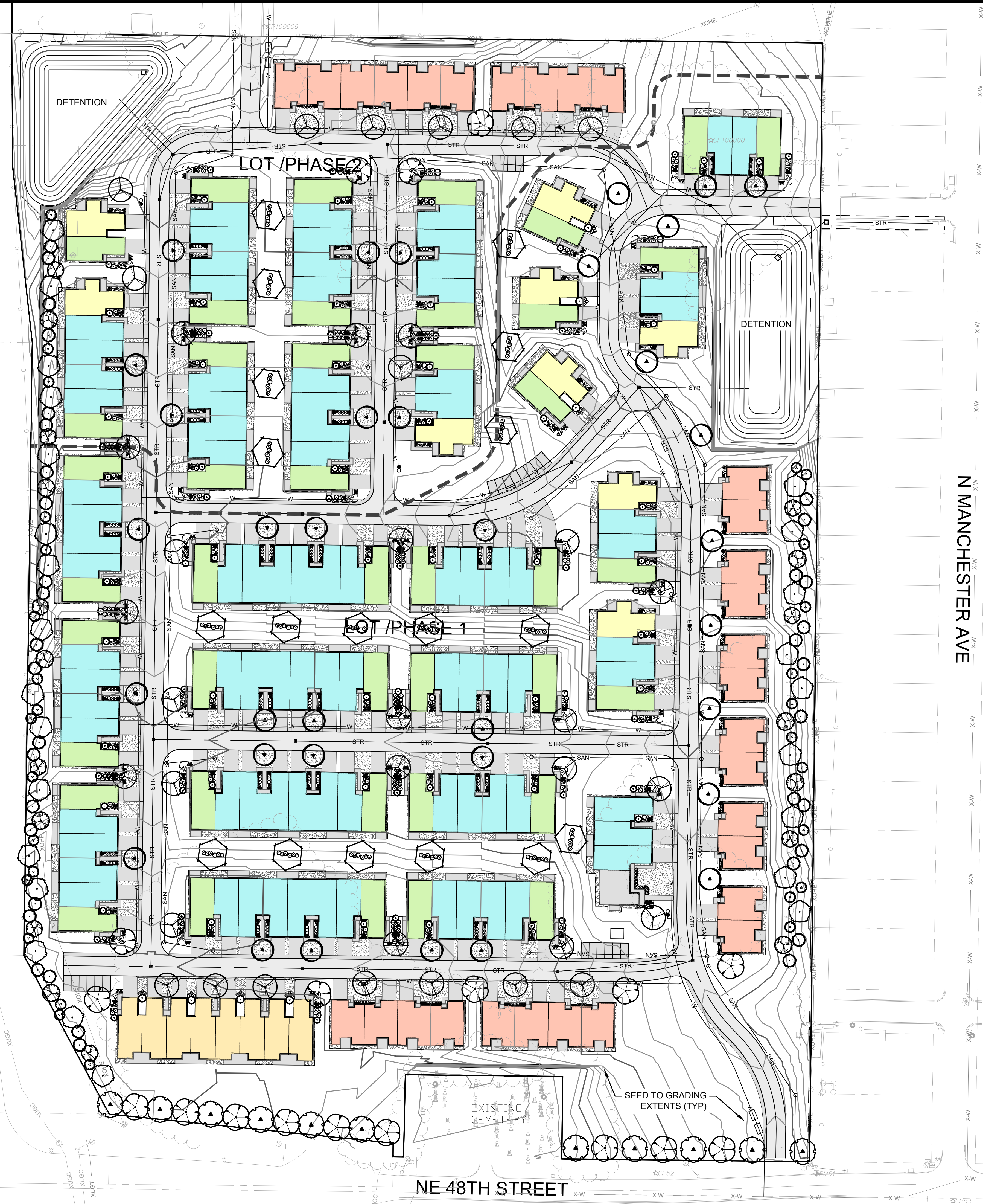
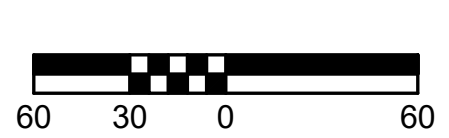
REDWOOD KANSAS CITY
 GRACEMOR
 MASTER PLANNED DEVELOPMENT
 7510 NE 48TH STREET
 LANDSCAPE PLAN

P:210638-040/06-DRAWINGSLANDSCAPE/210638-040.LS.DWG

LANDSCAPE REQUIREMENTS		
PER SECTION 88-415 OF THE CITY OF KANSAS CITY, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:		
MINIMUM PLANT UNIT REQUIREMENTS		
STREET TREE (88-425-03)	REQUIREMENT	PROVIDED
48TH STREET	1 TREE PER 30 LF (609 LF)	20.3 TREES REQUIRED - 20 TREES PROVIDED
INTERIOR PARKING AREAS (88-425-06)		
INTERIOR LANDSCAPING	REQUIREMENT	PROVIDED
	1 TREE PER 5 STALLS (24 STALLS) 1 SHRUB PER STALL	4.8 TREES REQUIRED - 19 TREES PROVIDED 24 SHRUBS REQUIRED - 42 SHRUBS PROVIDED

PLANT SCHEDULE

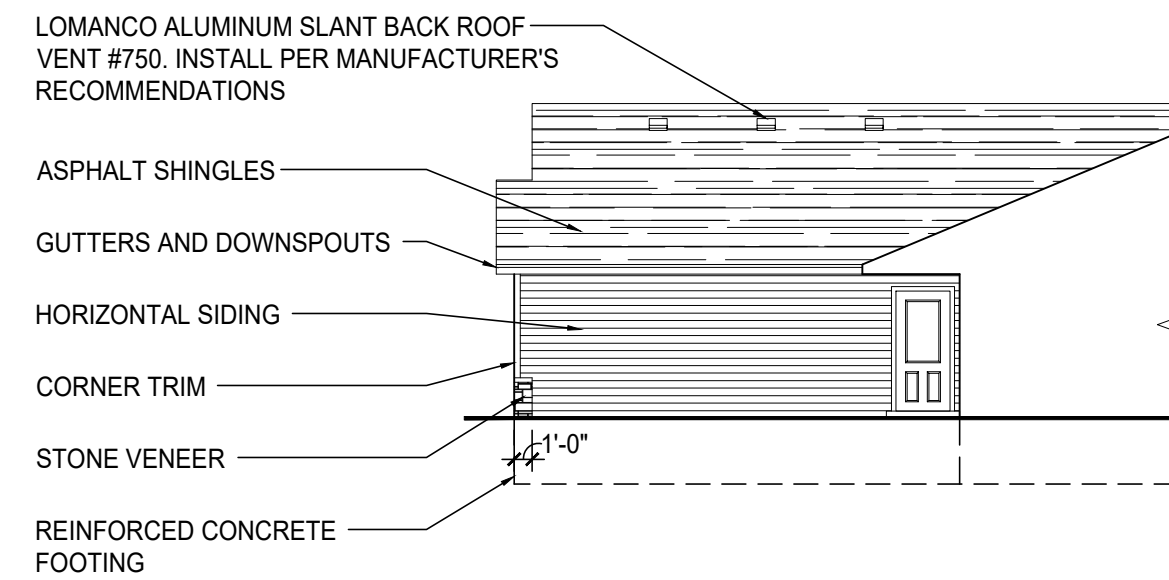
TREES	QTY	BOTANICAL / COMMON NAME
	36	Acer rubrum 'Red Sunset' / Red Sunset Red Maple
	35	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam
	18	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust
	25	Nyssa sylvatica / Black Gum KANSAS NATIVE - STREET TREE
	18	Quercus alba / White Oak
	11	Ulmus americana 'Princeton' / Princeton American Elm
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	29	Ilex opaca 'Delia Bradley' / Delia Bradley American Holly
	36	Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar KS/MO Native
	7	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar
	86	Thuja occidentalis 'Nigra' / Black Arborvitae
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	9	Malus x 'Prairifire' / Prairifire Crabapple
	9	Malus x 'Snowdrift' / Snowdrift Crabapple
SHRUBS	QTY	BOTANICAL / COMMON NAME
	130	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood
	129	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
	111	Itea virginica 'Sprich' TM / Little Henry Sweetspire
	3	Rosa x 'Radral' TM / Coral Knock Out Rose
	52	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea
	163	Syringa meyeri 'Palibin' / Dwarf Korean Lilac
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME
	276	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
	45	Juniperus chinensis 'Saybrook Gold' / Golden Juniper
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME
	204	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass
	130	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
	703	Hemerocallis x 'Happy Returns' / Happy Returns Daylily
	272	Hemerocallis x 'Pardon Me' / Pardon Me Daylily
	162	Hosta x 'Patriot' / Patriot Hosta
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	48,109 sf	Fescue Sod / Heal-Tolerant Fescue Sod
	988,748 sf	Low Mow Seed
	30,574 sf	Rock Mulch / Kansas Native Rock



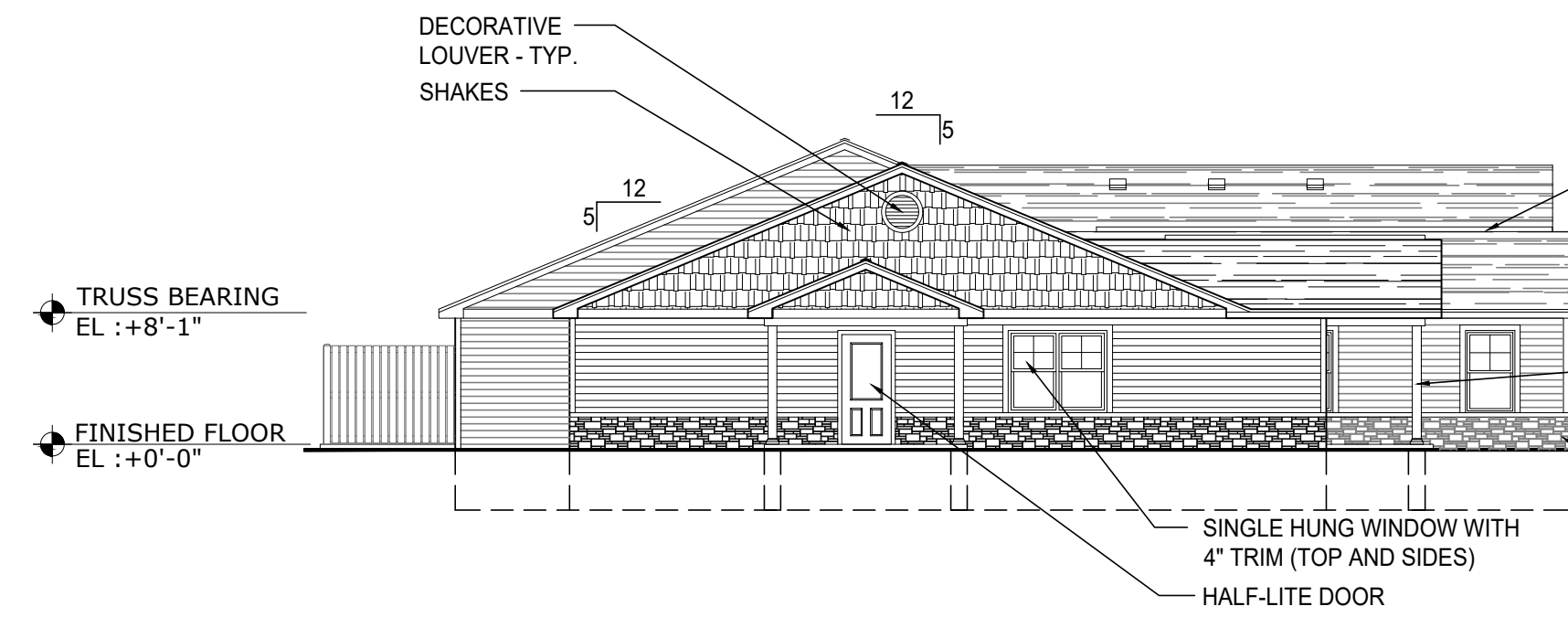
INTERSTATE-435

N MANCHESTER AVE

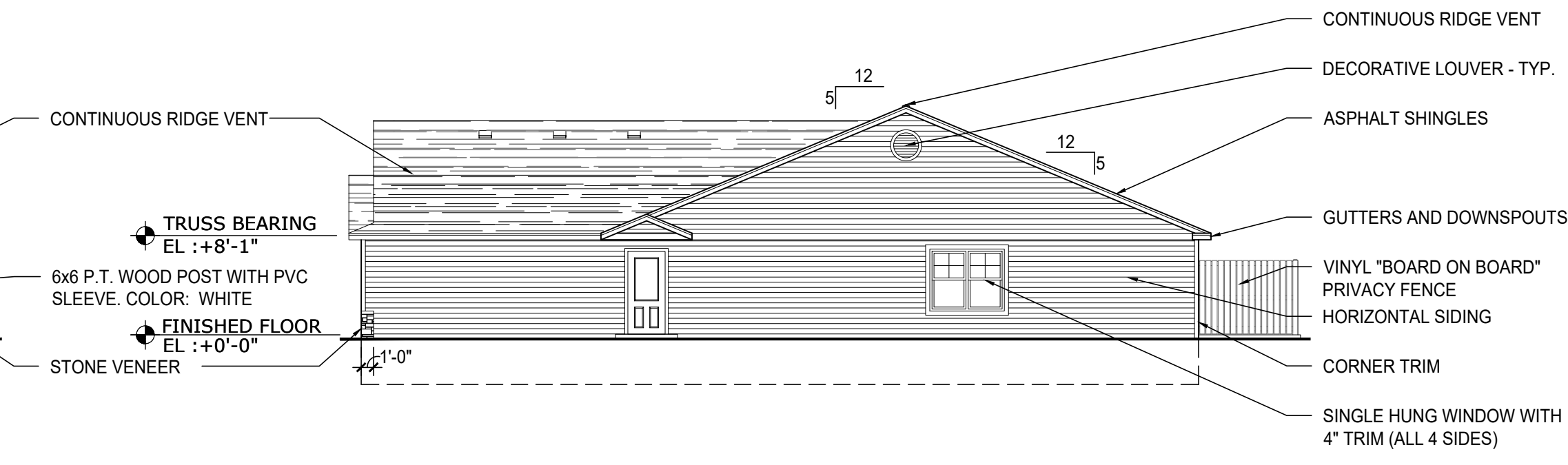
NE 48TH STREET



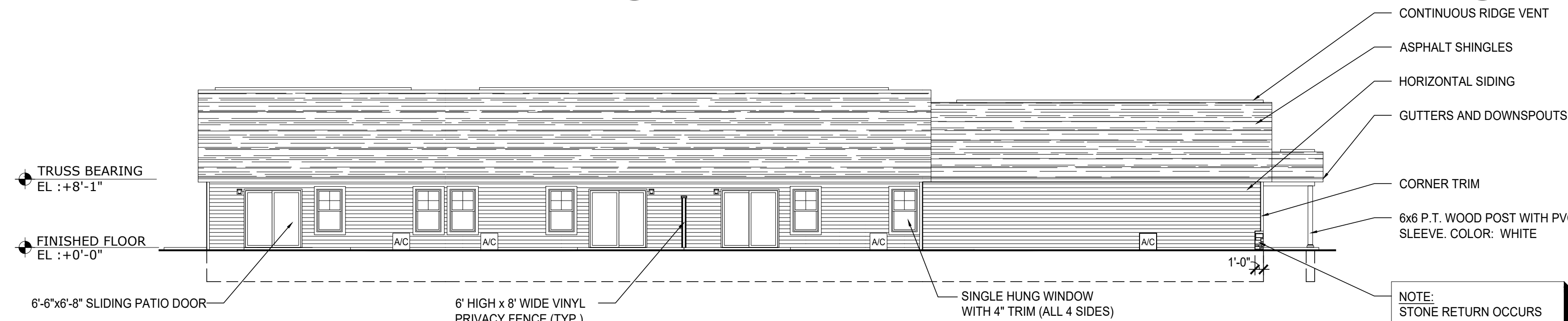
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"

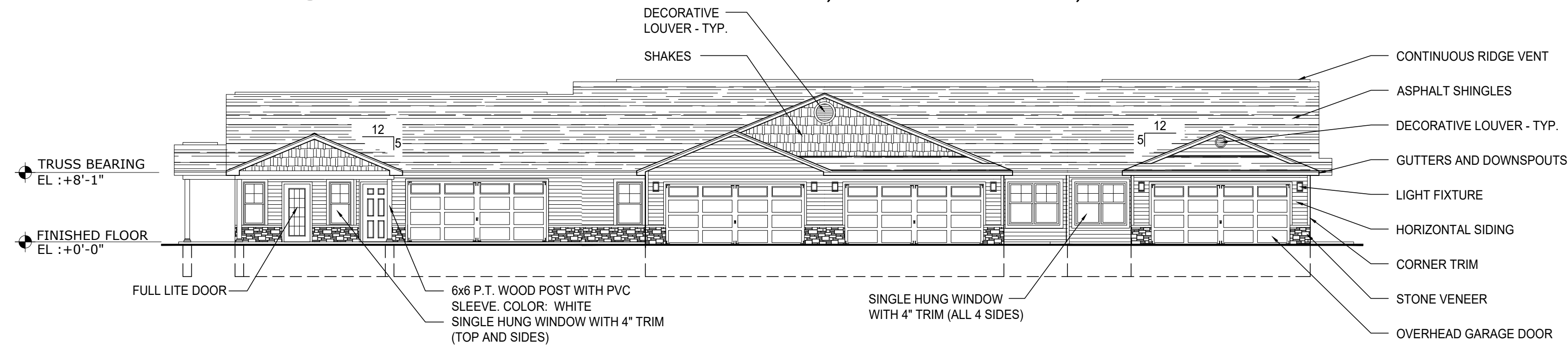


3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"

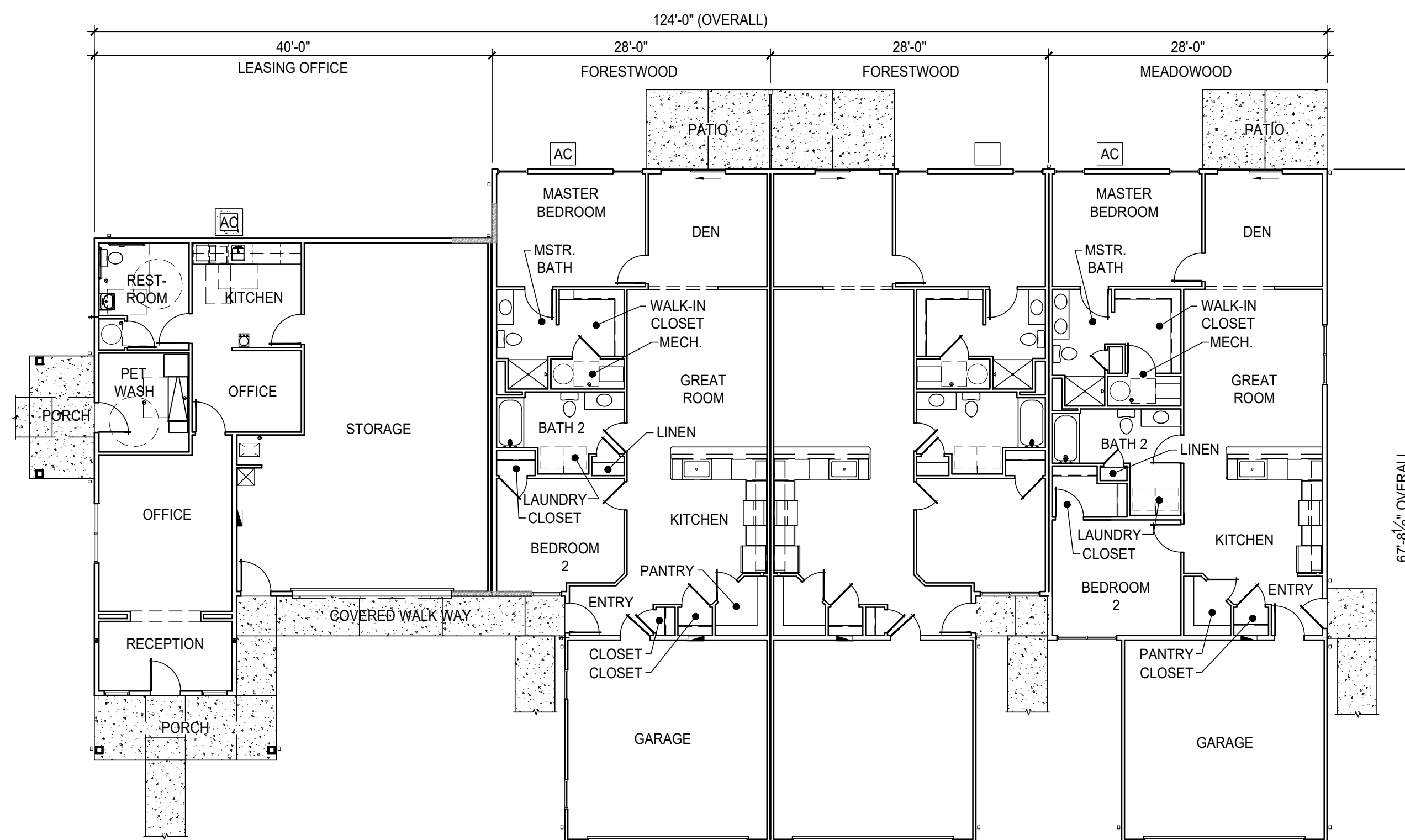


2 REAR ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

NOTE: STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY



1 FRONT ELEVATION LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN LEASING OFFICE, FORESTWOOD, MEADOWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

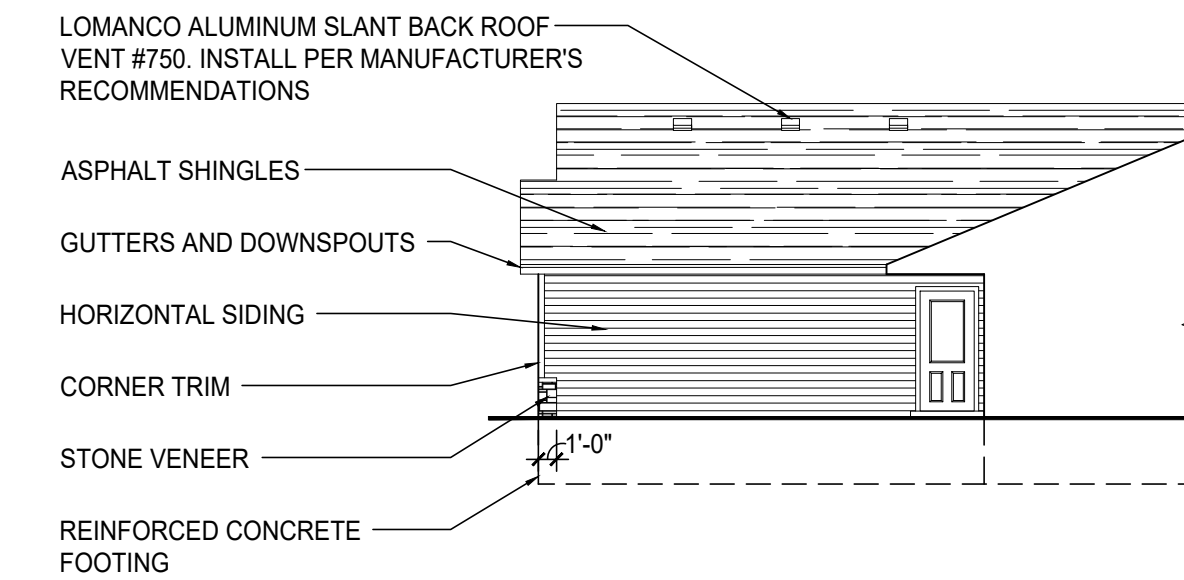
REVISIONS

phone 330.666.5770 fax 330.666.8812
3660 Embassy Parkway Fairlawn, OH 44333
MPG ARCHITECTS mann - parsons - gray mpg-architects.com

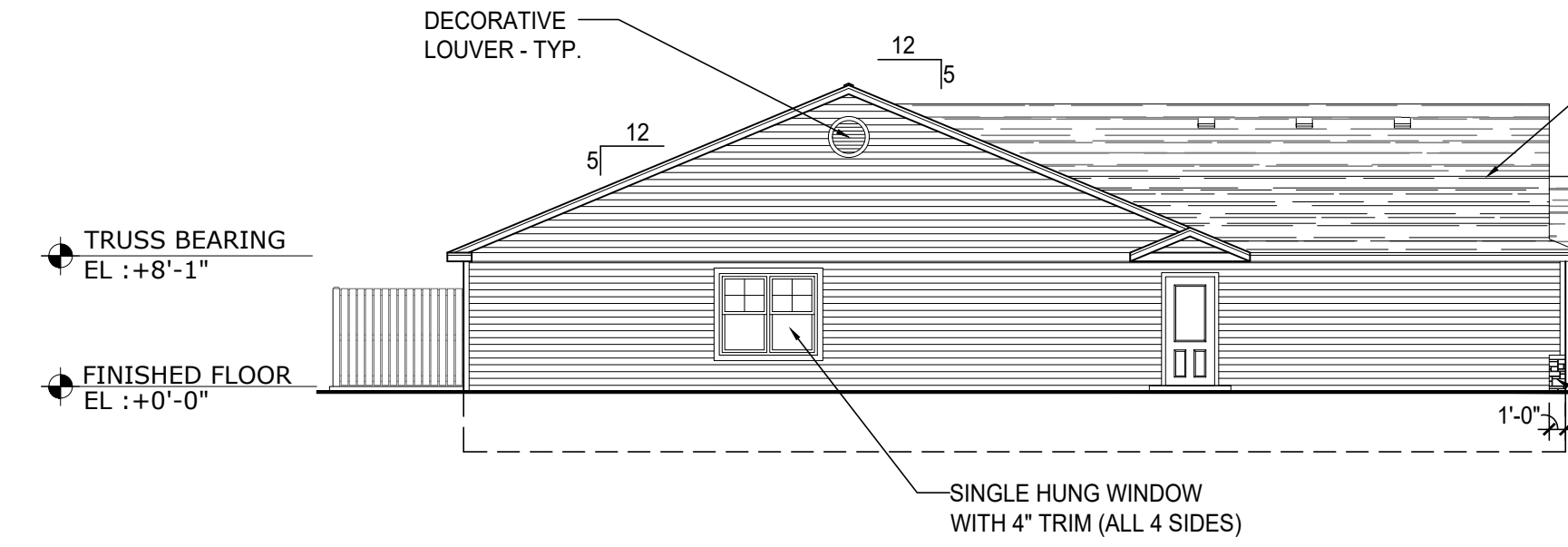
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521 DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE KANSAS CITY, MISSOURI
Redwood APARTMENT NEIGHBORHOODS

A1.1

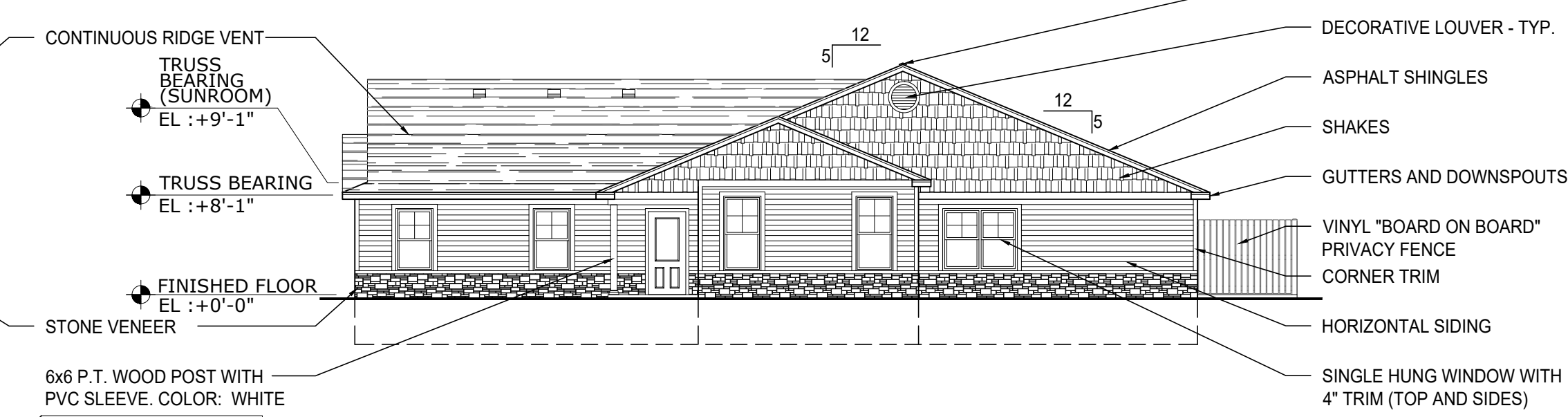
REVISIONS



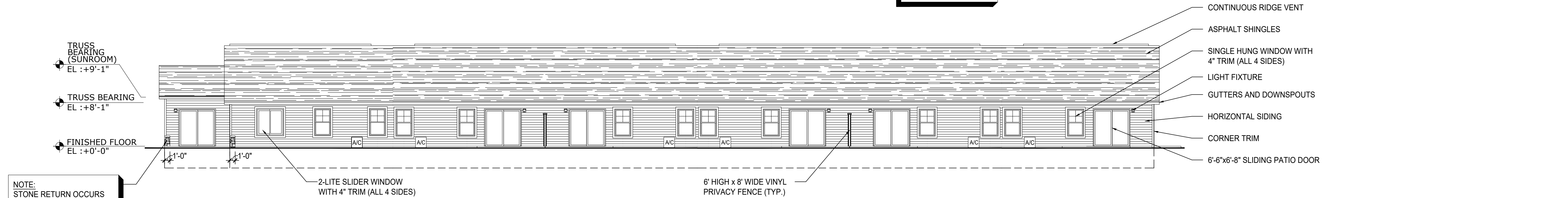
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



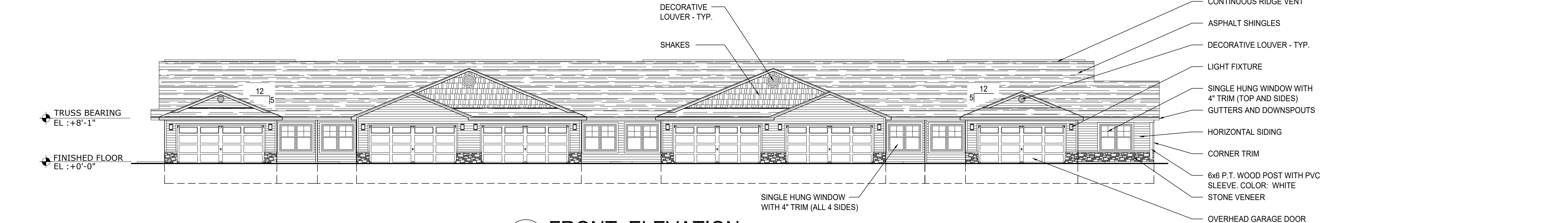
4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



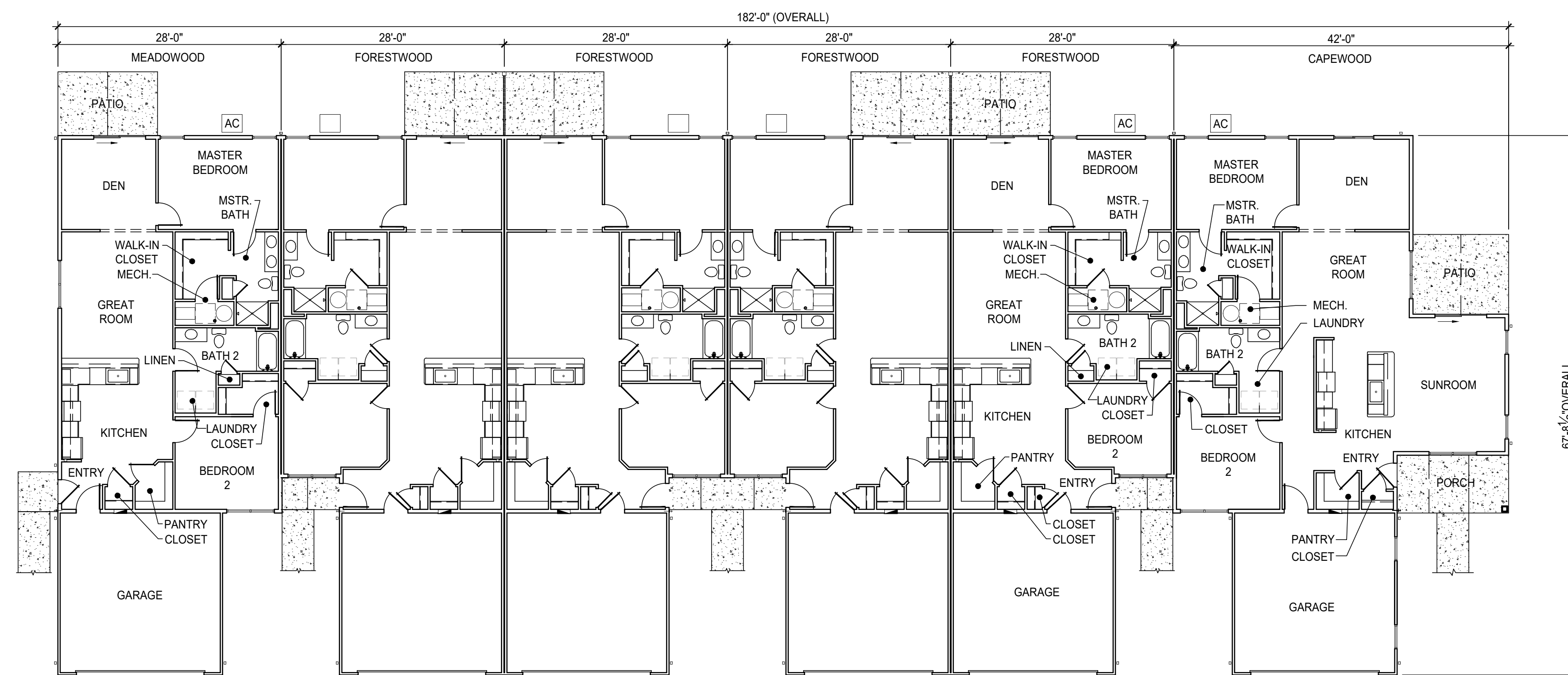
3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
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GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
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SHAKES	VINYL	VARIES
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6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

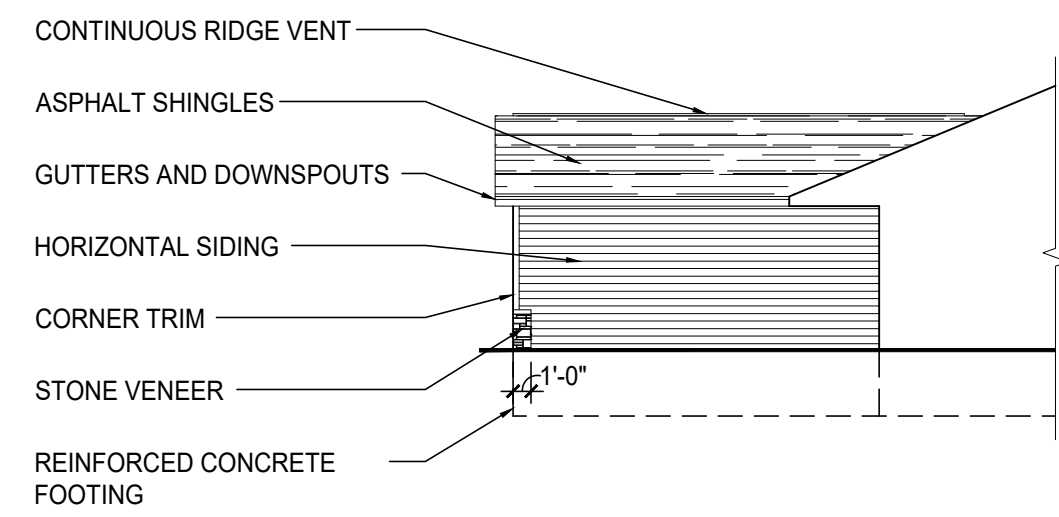
NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

phone 330.666.5770 fax 330.666.8812
3660 Embassy Parkway Fairlawn, OH 44333
MPG ARCHITECTS mann - parsons - gray mpg-architects.com

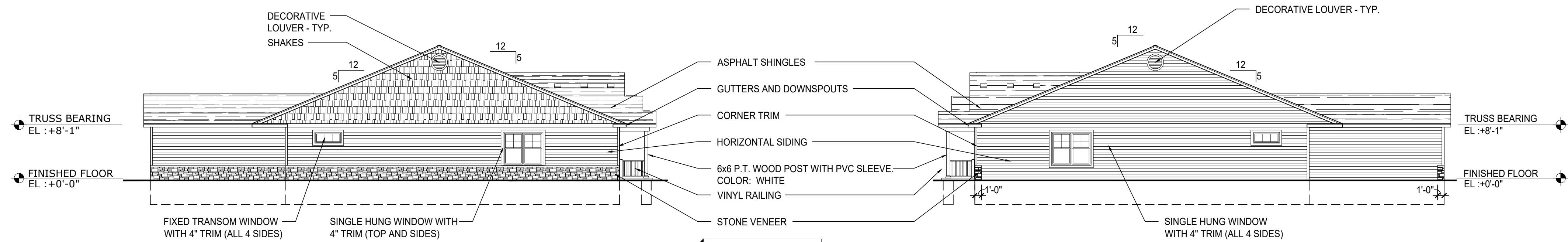
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521 DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE KANSAS CITY, MISSOURI
Redwood APARTMENT NEIGHBORHOODS

REVISIONS

5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

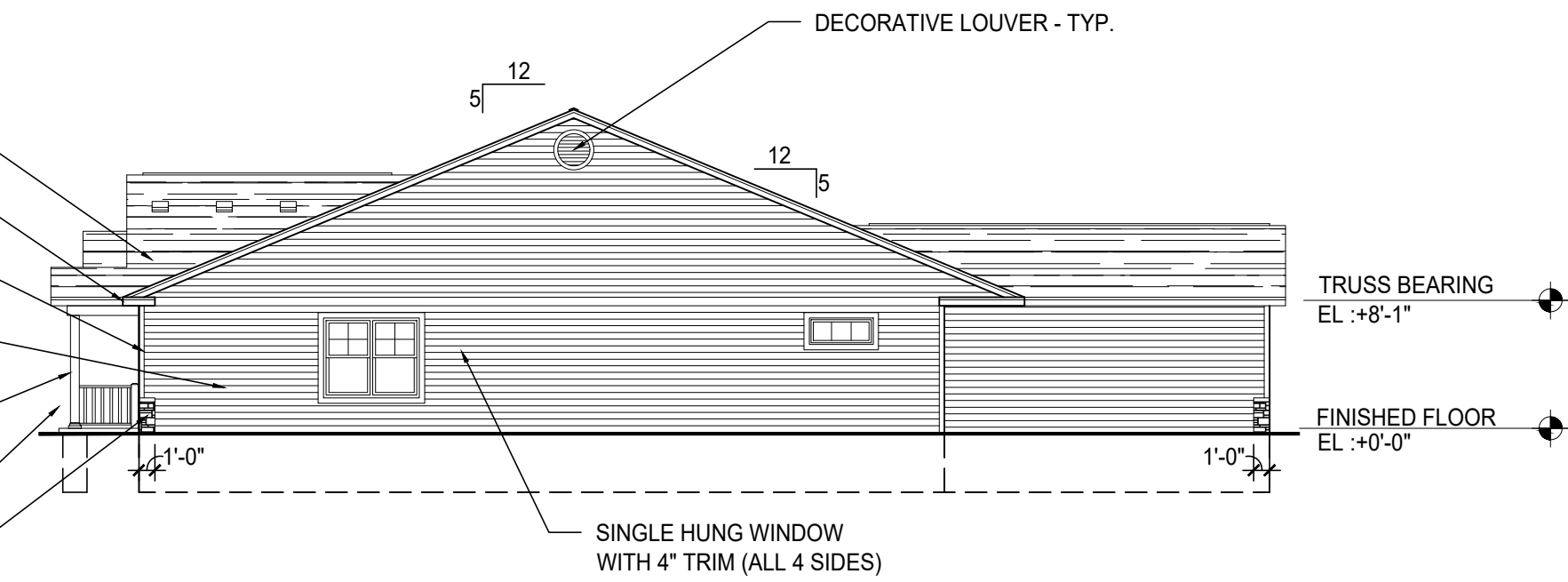


4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

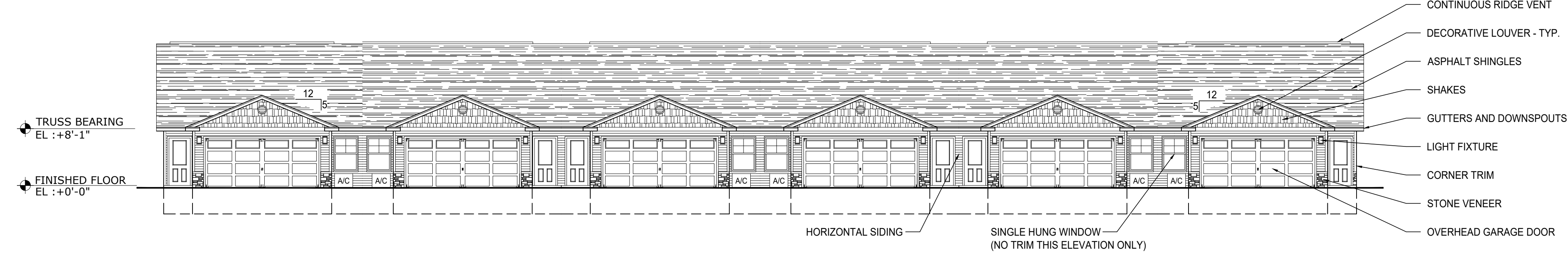


NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

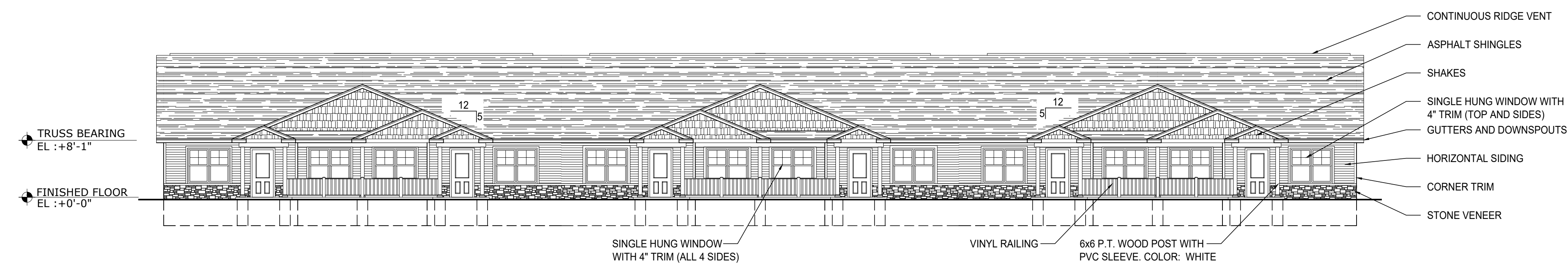
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



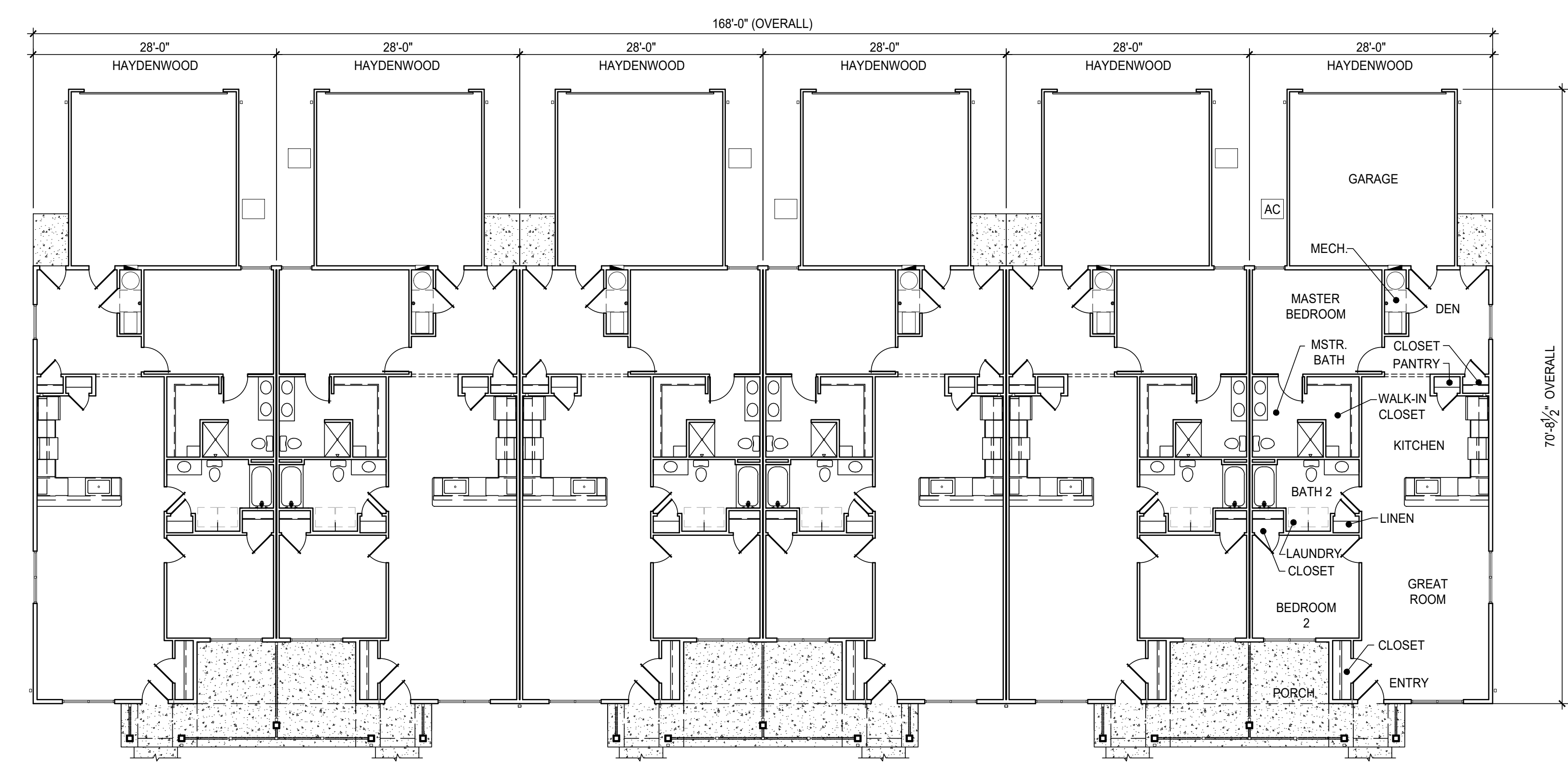
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"
HAYDENWOOD



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS

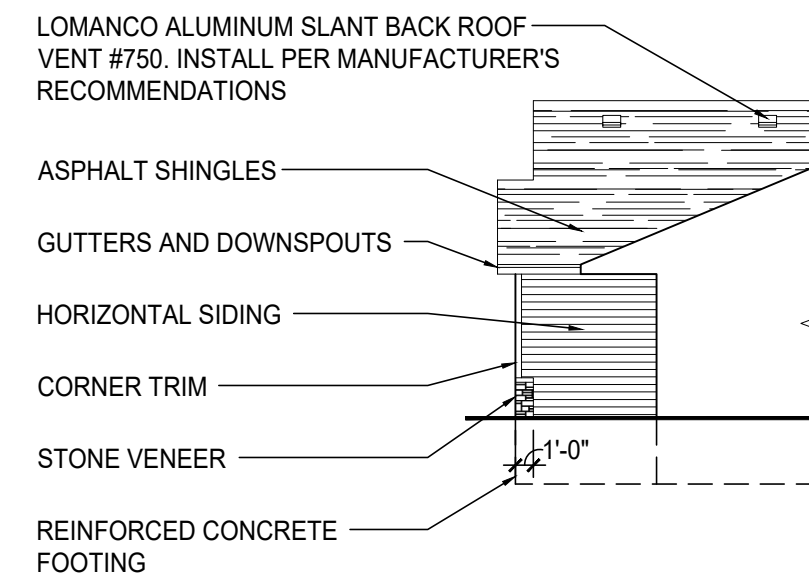
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521
DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

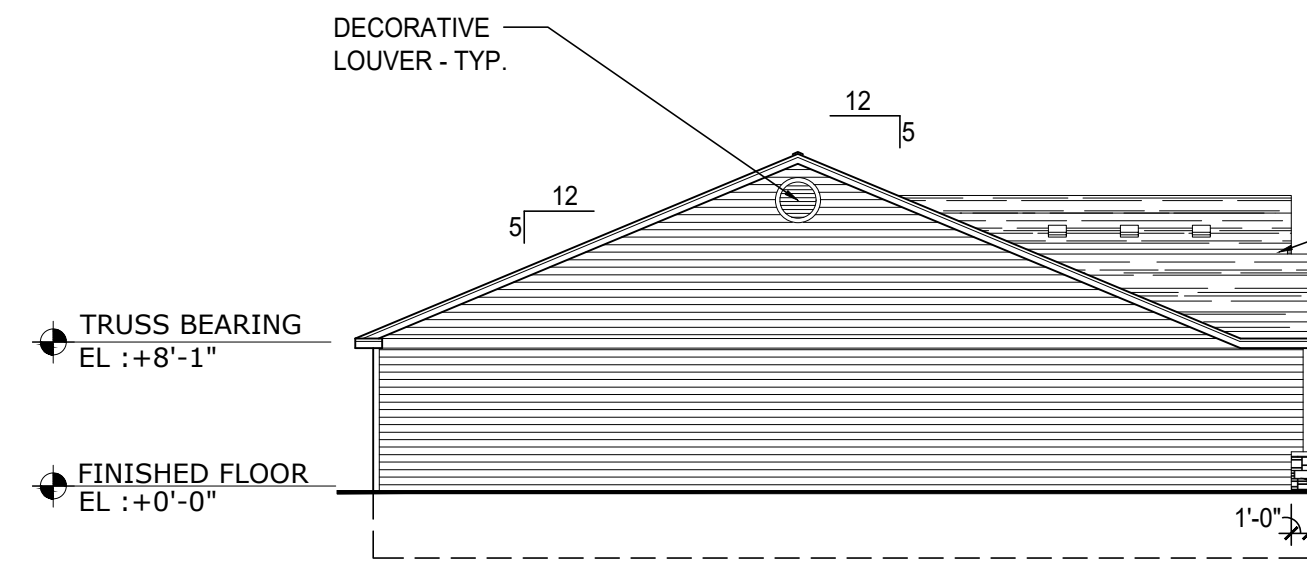
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MPG ARCHITECTS
MANN • PARSONS • GRAY
mpg-architects.com

REVISIONS

5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

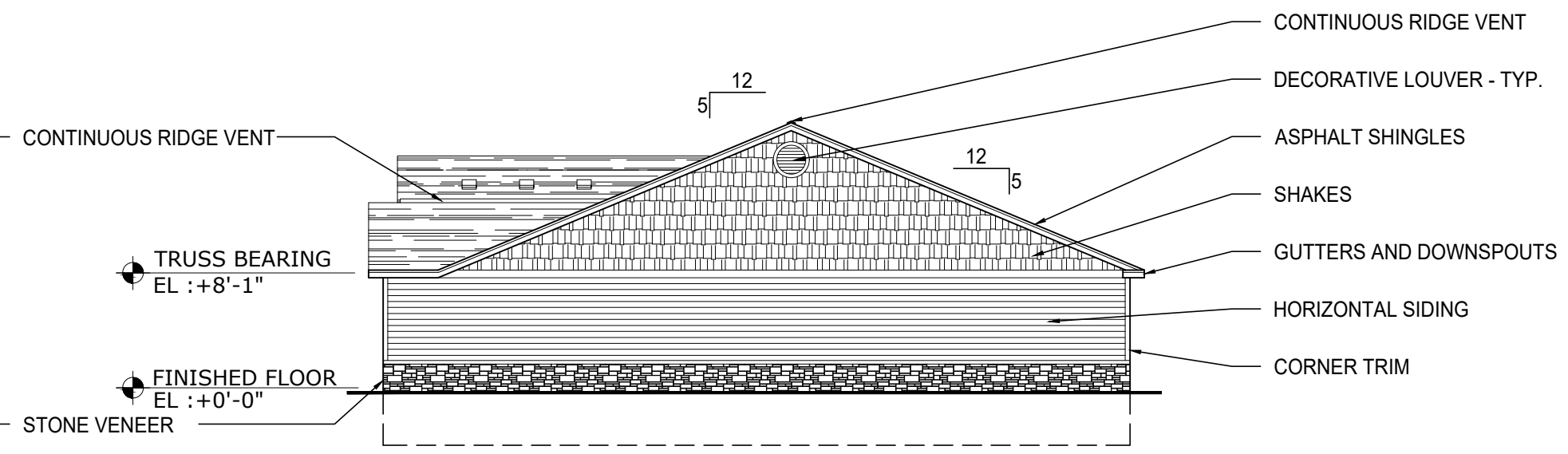


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



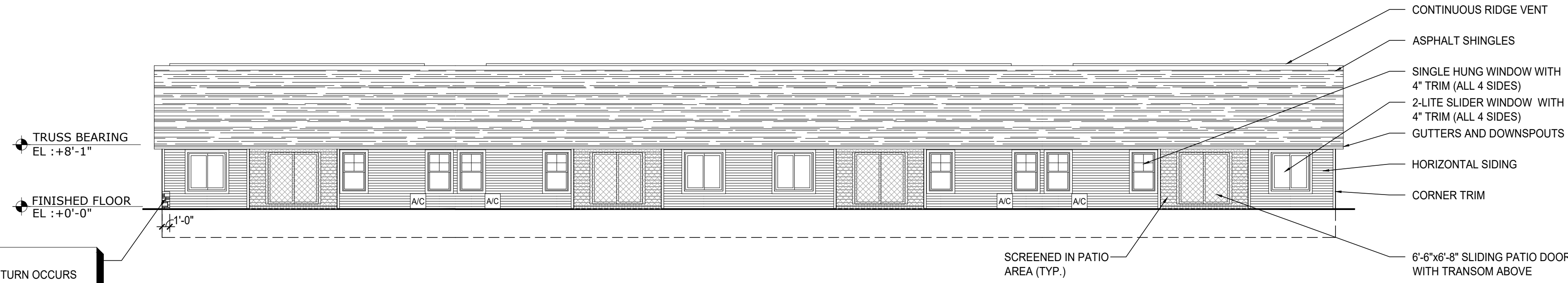
NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

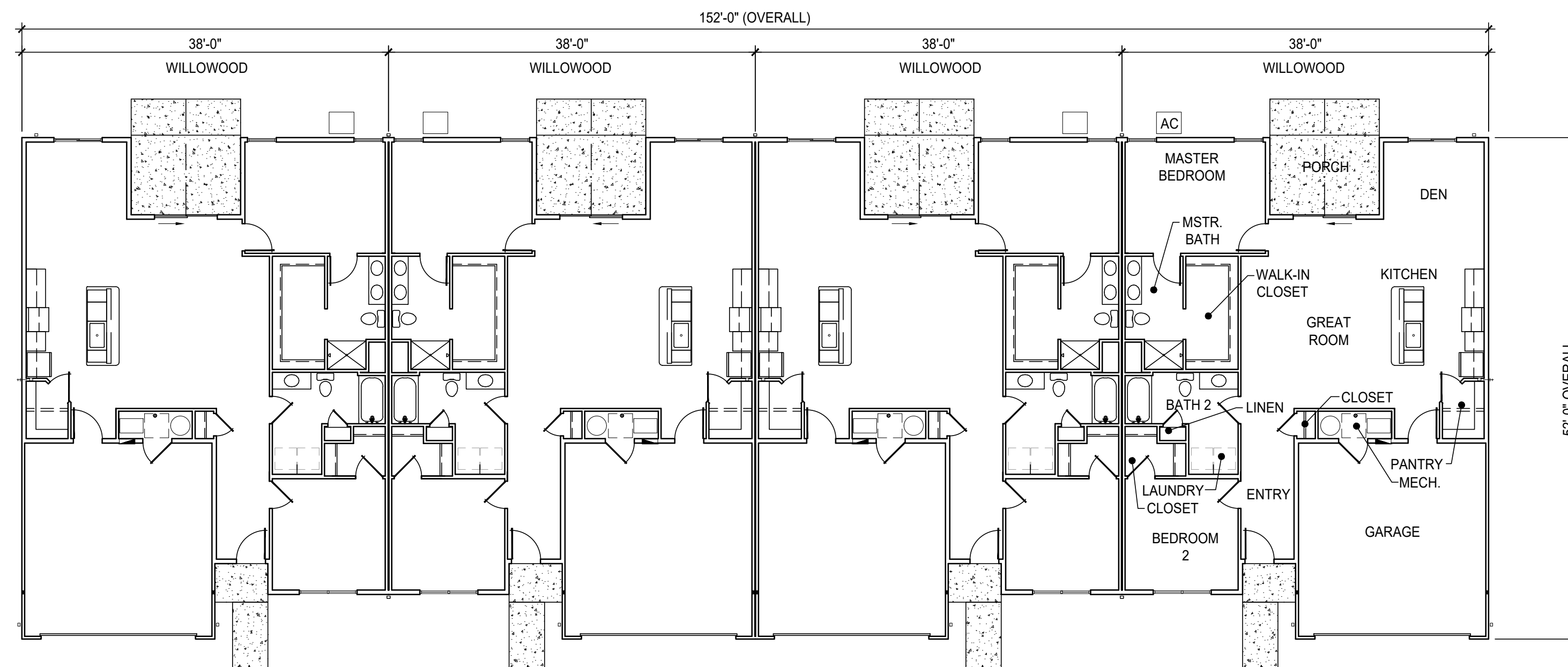
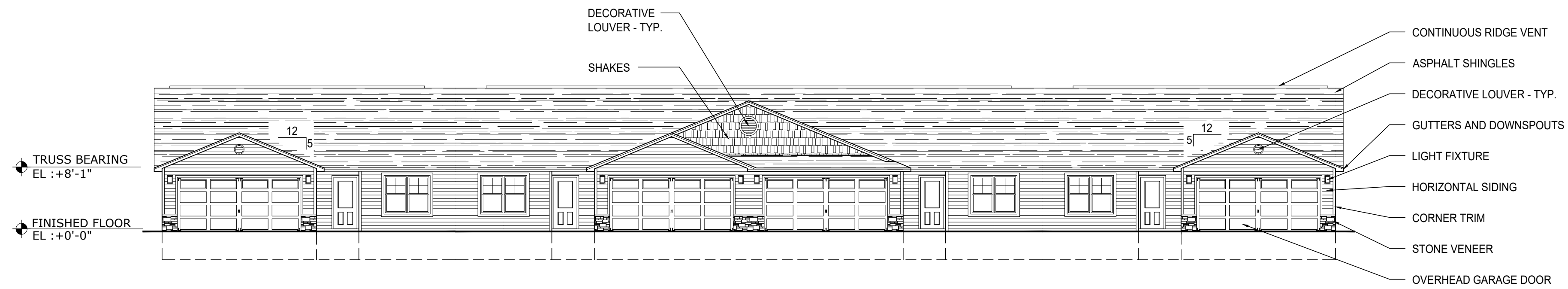


NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
MANN - PARSONS - GRAY
ARCHITECTS
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS
DATE: DECEMBER 13, 2021
PROJECT #: 49521
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

WILLOWOOD



DATE: SEPTEMBER, 2021

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

Permit
Preliminary plat
Development plan
Rezoning from District B4-5, R-0.5, B3-2 to District

Project Description:

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name:

Email:

Phone:

Title/Role:

Company/Employer:

Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

Redwood Gracemor

Northeast 48th Street, Kansas City, MO 64119

Name	Address	Phone	Email
WIMMER	8132 SAN RAFAEL	816-321-2357	
✓ Emma Niccoli	5306 N. Palmer	913-963-6323	peachrose92@hotmail
✓ Deb Hermann	7728 NE 51 st St.	816-454-2000	deb-hermann@msn.org
✓ Bud McDeen	7940 N.E. SAN RAFAEL DR.	816-805-6278	dan328324@gmail.com
✓ Christopher Daise	7601 NE 51 st St	816-286-3845	cdizzle89191@gmail.com
Paul Osborne	1700 SW 1 st St. NKC MO	816-756-0444	
MERRY ANN LUNA TULLIS	4818 N KC, MO 64119	816-739-5109	mlundy@yahoo.com
Ian Pearce	7726 NE 51 st St.	913-667-2515	ian.pearce@park.edu
Tom HERMANN	7728 NE 51 st TER	816 679 5293	THERMANN@CRN.ORG
GREG. LEWY	4818 N. TULLIS	816 718 8931	L@REGLE@MSN.COM



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00137

Meeting Date: 9/15/2022

Meeting Location: Northland Neighborhoods, INC.

5340 NE Chouteau Trafficway, Kansas City, MO 64119

Meeting Time (include start and end time):

6:00pm - 7:15pm

Additional Comments (optional):

There was no substantial opposition to the project. Neighbors are primarily concerned about traffic. They would also like to see sidewalk connection points to the current surrounding road stubs.