



CITY PLAN COMMISSION STAFF REPORT

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

May 2, 2023

Project Name
Greenleaf Apartments

Docket # 7.1 & 7.2

Request
CD-CPC-2023-00047
Development Plan - Residential

CD-CPC-2023-00048
Rezoning without Plan

Applicant
Kyle Miller
Crockett Engineering

Owner
Greenleaf Preservation LP

Location 5224 E. 12th Street
Area About 5.9 acres
Zoning Zoning
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses
North: Manufacturing & Commercial, zoned M1-5 & B3-2
South: Commercial & Residential, zoned B3-2, B1-1, R-1.5
East: Residential, zoned R-2.5
West: Manufacturing, zoned M1-5

Major Street Plan
E. 12th Street is identified on the City's Major Street Plan as an established arterial and local link. Hardesty Avenue is identified as a local link.

Land Use Plan
The Truman Plaza Area Plan recommends residential medium density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 3/24/2023. No scheduling deviations from 2023 Cycle I have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/28/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The existing apartments were constructed shortly after World War II. The complex has a total of eleven buildings on 5.9 acres for a total of 193 dwelling units. The site is located at the intersection of two major bus lines and the development sits between an industrial park to the north and residential uses to the south.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from R-1.5 to R-0.75 and a residential development plan on about 5.9 acres, generally located within the area bounded by Van Brunt Boulevard, Winner Road, Hardesty Avenue and E. 12th Street.

CONTROLLING + RELATED CASES

There is no controlling case for the existing residential development. There is a Certificate of Legal Non-Conforming Use (CLNU) from 1988 which allows for the existing density. The applicant has been conditioned to terminate the CLNU following the Council approval of this rezoning and development plan application.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
7.2 APPROVAL WITH CONDITIONS

7.1 APPROVAL

PLAN REVIEW

The applicant is proposing to rezone the existing residential development and construct a 1,300 square foot community building. The rezoning is required as the current zoning restricts the property owner from making major improvements to the existing structures. The applicant will also be constructing a high quality wrought iron fence around the perimeter of the property.

PLAN ANALYSIS

The proposed rezoning and community building comply with the Zoning and Development Code. The applicant is not seeking any waivers or deviations to the Code.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	No additional units are being proposed with this application
Parking and Loading Standards (88-420)	Yes	Yes	Applicant is eligible to provide .5 parking stalls per unit since at least 20% of all units are affordable housing
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
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;

The proposed rezoning complies with all adopted plans and planning policies.

B. Zoning and use of nearby property;

The existing density of the Greenleaf Apartments serves as a buffer between the industrial uses located to the north and the residential uses found south of E. 12th Street.

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

The proposed rezoning complements the existing variety of zoning districts found within the immediate area of this project.

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

All public facilities and services are adequate to serve this development as it has been in existence for more than fifty years.

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

The proposed rezoning is suitable to match the existing density found at the Greenleaf Apartments.

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

This site is currently operating 193 dwelling units.

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

The proposed rezoning will not detrimentally affect nearby properties but will serve as a buffer between the industrial uses located north of Winner Road and residential uses located to the south of E. 12th Street.

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.

The denial of the rezoning would prohibit the property from making major repairs to the existing complex. The denial would also prevent the applicant from rebuilding the structures if more than 50% of a building were to be destroyed or damaged.

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 plan complies with all standards of Zoning and Development Code and all other applicable City ordinances and policies.

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

The proposed use and density is permitted in the R-0.75 zoning district.

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;

The existing circulation is primarily staying the same. The addition of the new fence will create a safer environment for pedestrians as it will now slow down vehicles entering and exiting the site.

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

The existing circulation is primarily staying the same. The addition of the new fence will create a safer environment for pedestrians as it will now slow down vehicles entering and exiting the site.

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

The existing development provides for adequate utilities based on City standards.

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 existing buildings found on the site will remain, the applicant is only proposing to construct a new community building and additional parking.

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.

The proposed plan improves the existing landscaping and the applicant will be constructing a new wrought iron fence along the perimeter of the 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 design of additional impervious surfaces is minimal and meets all City code requirements.

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.

To allow for the new community building the applicant is removing four trees but adding ninety-six new trees as the major amendment requires this site to comply with 88-425.

ATTACHMENTS

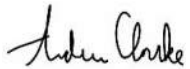
1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for the Rezoning without Plan (CD-CPC-2023-00048).

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report for the Residential Development Plan (CD-CPC-2023-00047).

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: April 25, 2023

Case Number: CD-CPC-2023-00047

Project: Greenleaf Apartments

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
3. All mechanical equipment and dumpsters shall be screened pursuant to 88-425-08.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The applicant shall abandon the existing Certificate of Legal Nonconformance on this property following Council approval of this rezoning and development plan application.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. The developer shall 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.
8. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

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

9. The expectation is the project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. 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)
11. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

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

12. For any proposed new residential units, the developer shall comply with the Parkland Dedication requirements of 88-408.
13. 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 building permit.

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

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

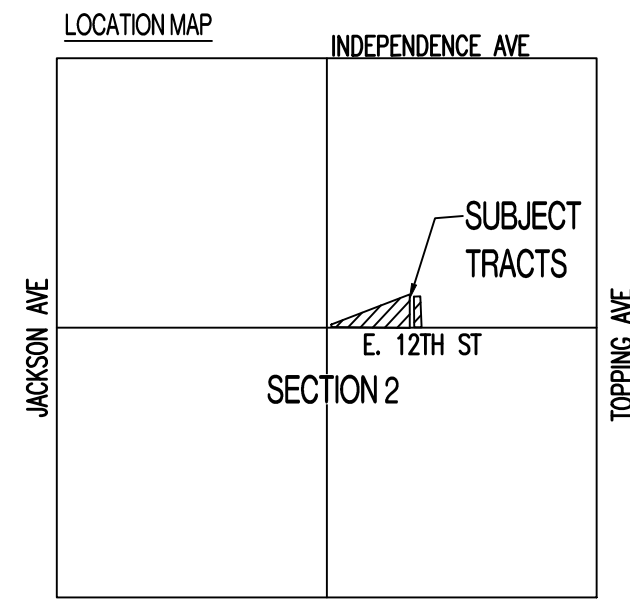
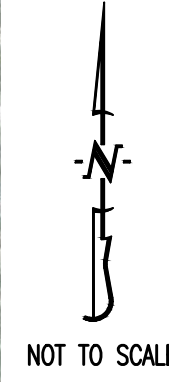
14. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to any certificate of occupancy.

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

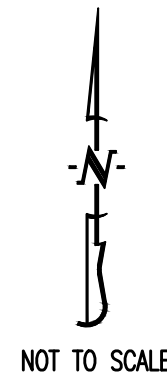
15. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

GREENLEAF APARTMENTS DEVELOPMENT PLAN

VICINITY MAP



SECTION 2, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH MERIDIAN, KANSAS CITY, JACKSON COUNTY, STATE OF MISSOURI



GENERAL NOTES:

ALL STREET & STORM CONSTRUCTION TO BE IN ACCORDANCE WITH "CITY OF KANSAS CITY STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS" (CURRENT EDITION).

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY STANDARD SANITARY SEWER SPECIFICATIONS. (CURRENT EDITION)

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFIED TRAFFIC CONTROL DEVICES.

TRACT I OF THIS DEVELOPMENT CONTAINS APPROXIMATELY 0.72 ACRES. TRACTS II AND III OF THIS DEVELOPMENT CONTAINS APPROXIMATELY 5.12 ACRES.

THIS TRACT IS CURRENTLY ZONED R-1.5 AND IS TO BE REZONED TO R-0.75.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS BEEN PERFORMED BY PARTNERS ESI. REFER TO REPORT #23-397323.1 DATED 2-28-23. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL WORK PRIOR TO ANY CONSTRUCTION. REFER TO GEOTECH REPORT PRIOR TO ANY CONSTRUCTION OR EXCAVATION ACTIVITY.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF KANSAS CITY CODE OF ORDINANCES.

ALL SLOPES ARE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MOONR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL SERVICE LATERALS SHALL BE INSTALLED AT 1.0% (MIN.) GRADE.

ALL STORM SEWER PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL FOR PIPE BEDDING REQUIREMENTS.

CONTRACTOR SHALL NOTIFY ADJOINING PROPERTY OWNERS IN WRITING 30 DAYS PRIOR TO CONSTRUCTION BEGINNING.

TOTAL DISTURBED AREA ON SITE = 0.50 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NOT REQUIRED.

REVISION KEY		☺	☻	☼	☽	☾	☿	♁	♂
REV #	DATE	COMMENTS							
---	03-24-2023	ORIGINAL SUBMITTAL		X	X	X	X	X	X
I	04-17-2023	UPDATE FOR CITY COMMENTS		X	X	X	X	X	

SHEET INDEX:

- C-0: COVER SHEET
- C-1: SITE/UTILITY PLAN
- C-2: GRADING PLAN
- C-3: FENCING PLAN
- C-4: PEDESTRIAN CONNECTIVITY PLAN
- L-1: LANDSCAPING PLAN
- A-1: ARCHITECT ELEVATIONS: DUMPSTER ENCLOSURE, COMMUNITY BUILDING, AND TYP. RES. BUILDING IMPROVEMENT

LEGEND OF SYMBOLS:

=====	EXISTING CURB	FF=XXXX	FINISHED FLOOR OF STRUCTURE
-----	PROPOSED CURB	XXXX.XX TC	PROPOSED TOP OF CURB ELEVATION
▨▨▨▨▨	RIP RAP	XXXX.XX TP	PROPOSED TOP OF PAVEMENT ELEVATION
□	EXISTING STRUCTURE	XXXX.XX FG	PROPOSED FINISHED GRADE ELEVATION
~	EXISTING TREELINE	XXXX.XX TW	PROPOSED TOP OF WALL
~	PROPOSED TREELINE	XX	LOT NUMBER
○	EDGE OF WATERWAY	X	STORM SEWER STRUCTURE LABEL
-W-	EXISTING WATERLINE	X	SANITARY SEWER STRUCTURE LABEL
-W-	PROPOSED WATERLINE	HP.	HIGH POINT
-G-	EXISTING GAS LINE	LP.	LOW POINT
-G-	PROPOSED GAS LINE	○	EXISTING SIGNS
-UT-	EXISTING UNDERGROUND TELEPHONE	⊗	EXISTING POWER POLE
-UTV-	EXISTING UNDERGROUND CABLE TELEVISION	⊗	EXISTING GAS VALVE
-HVE-	EXISTING HIGH VOLTAGE ELECTRIC	⊗	EXISTING WATER VALVE
OE	EXISTING OVERHEAD ELECTRIC	⊗	EXISTING GAS METER
UE	EXISTING UNDERGROUND ELECTRIC	⊗	EXISTING WATER METER
OETV	EXISTING OVERHEAD ELEC. & TV	⊗	EXISTING FIRE HYDRANT
OETV	EXISTING OVERHEAD ELEC., TV & TELE.	●	MANHOLE
S	EXISTING SANITARY SEWER	→	EXISTING SANITARY SEWER LATERAL
S	PROPOSED SANITARY SEWER	→	PROPOSED SANITARY SEWER LATERAL
XXX	EXISTING MINOR CONTOUR	⊙	PROPOSED TRACER WIRE TEST STATION BOX
XXX	EXISTING MAJOR CONTOUR	AC	EXISTING AIR CONDITIONER
XXX	PROPOSED MINOR CONTOUR	□	EXISTING TELEPHONE PEDESTAL
XXX	PROPOSED MAJOR CONTOUR	□	EXISTING ELECTRICAL TRANSFORMER
TTTTT	100 YEAR FLOOD PLAIN	□	EXISTING ELECTRIC METER
TTTTTTTT	FLOODWAY	⊗	EXISTING LIGHT POLE
		→	EXISTING GUY WIRE

OWNER:

GREENLEAF PRESERVATION LP
3475 PIEDMONT ROAD NE, SUITE 5026
1525, ATLANTA, GA 30305

LEGAL DESCRIPTION

TRACT I:
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF 11TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK 3, WESTMINSTER, A SUBDIVISION OF RECORD, THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET FOR 92.21 FEET, THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF LOTS 6 AND 7 FOR 341.71 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST FOR 92.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR 341.73 FEET TO THE POINT OF BEGINNING.

TRACT II & III:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 49, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF 12TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET WEST AND 35 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION, THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID 12TH STREET, FOR 1,005.48 FEET TO THE RIGHT-OF-WAY LINE OF WINNER ROAD AS FILED AUGUST 24, 1944, ORDINANCE NO. 4215, BOOK B-3746, PAGE 436, DOCUMENT NO. A-772617, THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST FOR 30.00 FEET, THENCE NORTH 69 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 1,011.66 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 23 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 59.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE, THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 392.47 FEET TO THE POINT OF BEGINNING.

DEEDED DESCRIPTION FROM SURVEY, ALSO DESCRIBED AS:

TRACT I:
LOT 6 AND THE NORTH 143 FEET OF LOT 7, BLOCK 3, WESTMINSTER, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II:
ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF 12TH STREET AND HARDESTY AVENUE AS SAID STREETS ARE NOW ESTABLISHED, SAID CORNER BEING 30 FEET WEST AND 35 FEET NORTH OF THE SOUTHEAST CORNER OF 1/4 SECTION AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID 12TH STREET, A DISTANCE OF 819.78 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO WHITE EAGLE OIL CORPORATION BY WARRANTY DEED DATED JANUARY 14, 1931 IN BOOK B-3009 AT PAGE 479, FILED APRIL 3, 1931 AS DOCUMENT NO. A-468645, SAID POINT BEING 466.42 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID 1/4 SECTION, THENCE NORTH ALONG THE EAST LINE OF SAID WHITE EAGLE OIL CORPORATION TRACT AND ITS NORTHERLY PROLONGATION, BEING A LINE PARALLEL WIDE THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 101.06 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF WINNER ROAD, AS ESTABLISHED BY ORDINANCE NO. 4215, EFFECTIVE JUNE 4, 1936, AND DESCRIBED IN BOOK B-3746 AT PAGE 436, FILED AUGUST 24, 1944, AS DOCUMENT NO. A-772617, THENCE NORTHEASTERLY AND EASTERLY ALONG SAID SOUTHEASTERLY LINE OF WINNER ROAD, A DISTANCE OF 885.14 FEET, MORE OR LESS, TO THE WEST LINE OF HARDESTY AVENUE, THENCE SOUTH ALONG SAID WEST LINE OF HARDESTY AVENUE A DISTANCE OF 392.47 FEET TO THE POINT OF BEGINNING.

TRACT III:
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 49, RANGE 33 DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF 12TH STREET AT A POINT 819.78 FEET WEST OF THE WEST LINE OF HARDESTY AVENUE, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 101.06 FEET, MORE OR LESS, TO THE SOUTH LINE OF WINNER ROAD, THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 196.22 FEET, THENCE SOUTH TO THE NORTH LINE OF 12TH STREET, THENCE EAST 194.54 FEET TO THE POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE CITY OF KANSAS CITY FIRM MAP #2909500257G DATED 1/20/2017.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 64109
1-800-344-7483



WATER:

KANSAS CITY WATER
4800 EAST 63RD STREET
KANSAS CITY, MO 64130
816-513-1313

SANITARY SEWER:

CITY OF KANSAS CITY
PUBLIC WORKS-SEWER DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO 64106
816-513-1313

ELECTRIC:

EVERGY, INC
P.O. BOX 4178679
KANSAS CITY, MO 64141
888-471-5275

TELEPHONE:

AT&T, INC.
500 E. 8TH STREET, ROOM 1324
KANSAS CITY, MO 64106
800-403-3302

NATURAL GAS:

MISSOURI GAS ENERGY
7500 E. 35TH STREET
KANSAS CITY, MO 64129
816-472-3491

CABLE TELEVISION:

AT&T, INC.
500 E. 8TH STREET, ROOM 1324
KANSAS CITY, MO 64106
800-403-3302

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

KYLER MILLER
MO LICENSE 2070903

PREPARED BY:
CROCKETT
ENGINEERING & CONSULTANTS, LLC
1000 W. MISSOURI BLVD., SUITE 100
COLUMBIA, MISSOURI 65203
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000031501

OWNER:

GREENLEAF PRESERVATION LP
3475 PIEDMONT ROAD NE, SUITE 5026
ATLANTA, GA 30305

GREENLEAF APARTMENTS
DEVELOPMENT PLAN
KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

COVER SHEET

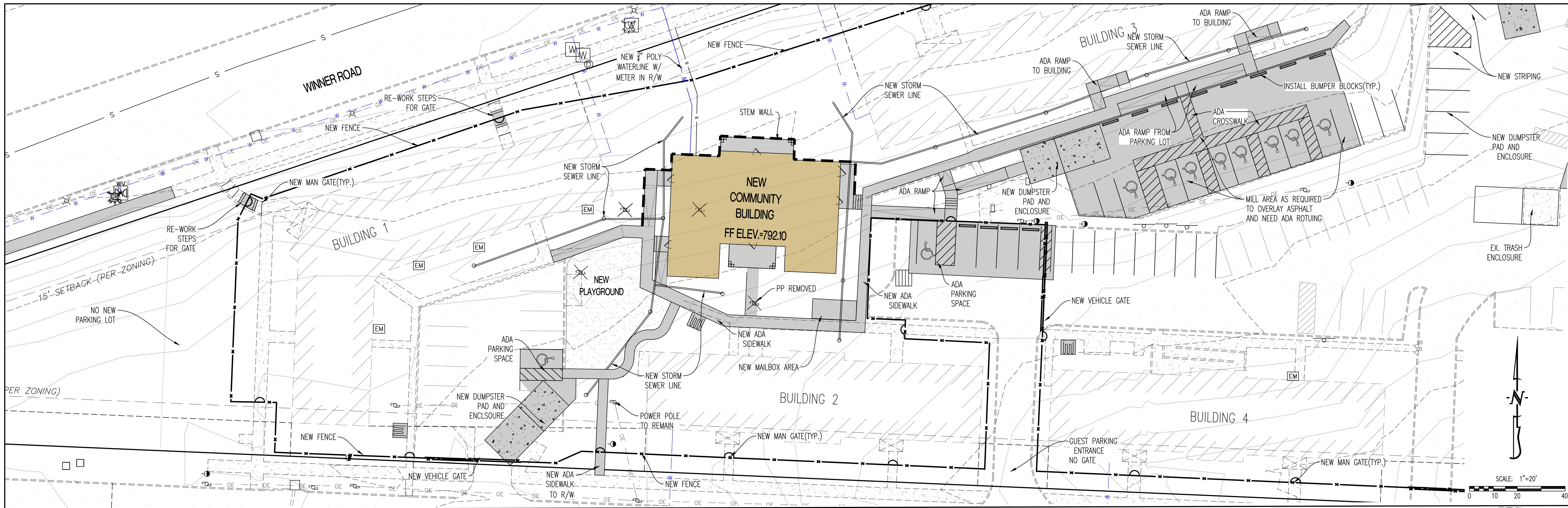
DESIGNED: KRM

DRAWN: KRM

PROJECT NO: 230020

SHEET:

C-0



SITE DATA TABLE:

ZONING REZONING REQUEST	CURRENT - R-1.5 PROPOSED - R-0.75
TOTAL LAND AREA:	TRACT I = 31,514 SQ FT OR 0.723 AC. TRACT II & III = 22,321 SQ FT OR 5.119 AC.
RIGHT OF WAY DEDICATION:	NONE
CURRENT AND PROPOSED USAGE:	MULTI-FAMILY RESIDENTIAL
HEIGHT ABOVE GRADE OF BUILDINGS	MULTI-FAMILY RESIDENTIAL
COMMUNITY BUILDING FLOOR AREA:	2,433 SQ. FT
EX. BLDG FOOTPRINT AREA FOR TRACT I & II:	54,450 SQ. FT
EX. IMPERVIOUS AREA FOR TRACT I & II:	2.75 ACRES
RESIDENTIAL DENSITY	32 UNITS / 0.723 AC. = 44.26UNITS/ACRE 163 UNITS / 5.119 AC. = 31.8 UNITS/ACRE

SITE DATA TABLE:

	R1.5 ZONE CURRENT (FT)	R0.75 ZONE PROPOSED (FT)
REAR SETBACK:	25	25
FRONT SETBACK:	20	20
SIDEYARD SETBACK:	8	8
SIDEYARD SETBACK ABUTTING STREET:	15	15
BUILDING HEIGHT	45	45

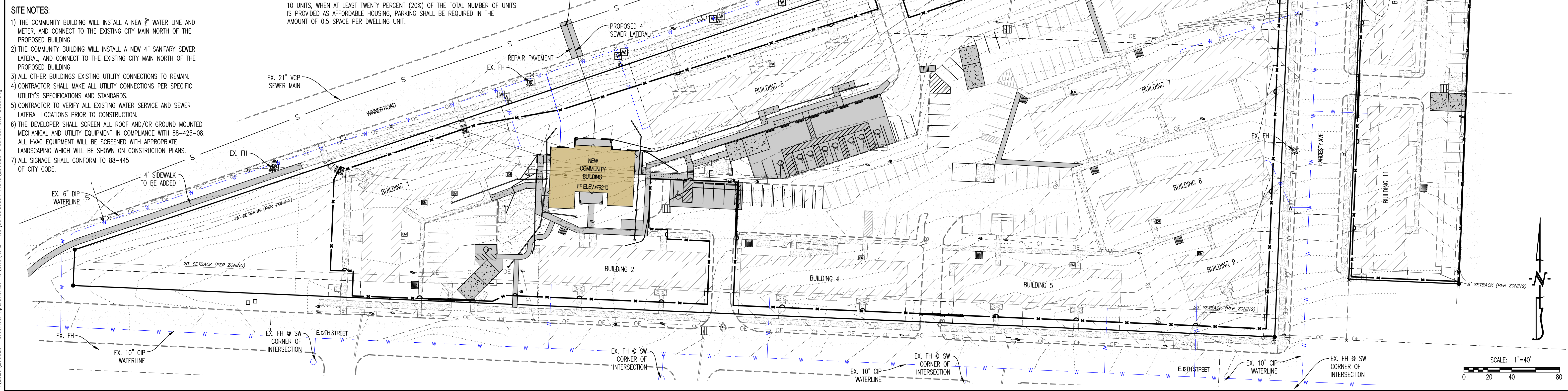
PARKING DATA TABLE:

	VEHICLE SPACES	BIKE SPACES
REQUIRED:	1 SPACES/UNIT	1 SP./3 UNIT OR 65 SPACES
PROPOSED:	0.56 SPACE/UNIT	70 SPACES AT 10 RACKS

BUILDING DATA TABLE:

BLDG.	FRONT	REAR
BLDG. 1	FRONT - 33'2" (3 STORIES) & 24'1" (2 STORIES)	REAR - 24'1"
BLDG. 4	FRONT - 24'1"	REAR - 29'5"
BLDG. 9	FRONT - 22'7"	REAR - 28'2"
BLDG. 2 & 5	FRONT - 24'1"	REAR - 27'1" & 28'6"
BLDG. 3 & 7	FRONT - 24'1"	REAR - 28'8"
BLDG. 6 & 8	FRONT - 24'1"	REAR - 24'1"
BLDG. 10 & 11	FRONT - 24'1"	REAR - 24'1"
COMMUNITY BLDG.	FRONT - 19' 1/2"	REAR - 19' 1/2"

FIRE NOTE:
SECURITY GATES WHICH SPAN ACROSS A FIRE ACCESS ROAD WILL PROVIDE A MEANS FOR EMERGENCY OPERATION. ELECTRIC GATES WILL BE INSTALLED WITH A SIREN SENSOR DEVICE TYPICALLY REFERRED TO AS A "YIELD GATE".



- SITE NOTES:**
- 1) THE COMMUNITY BUILDING WILL INSTALL A NEW 2" WATER LINE AND METER, AND CONNECT TO THE EXISTING CITY MAIN NORTH OF THE PROPOSED BUILDING
 - 2) THE COMMUNITY BUILDING WILL INSTALL A NEW 4" SANITARY SEWER LATERAL, AND CONNECT TO THE EXISTING CITY MAIN NORTH OF THE PROPOSED BUILDING
 - 3) ALL OTHER BUILDINGS EXISTING UTILITY CONNECTIONS TO REMAIN.
 - 4) CONTRACTOR SHALL MAKE ALL UTILITY CONNECTIONS PER SPECIFIC UTILITY'S SPECIFICATIONS AND STANDARDS.
 - 5) CONTRACTOR TO VERIFY ALL EXISTING WATER SERVICE AND SEWER LATERAL LOCATIONS PRIOR TO CONSTRUCTION.
 - 6) THE DEVELOPER SHALL SCREEN ALL ROOF AND/OR GROUND MOUNTED MECHANICAL AND UTILITY EQUIPMENT IN COMPLIANCE WITH 88-425-08. ALL HVAC EQUIPMENT WILL BE SCREENED WITH APPROPRIATE LANDSCAPING WHICH WILL BE SHOWN ON CONSTRUCTION PLANS.
 - 7) ALL SIGNAGE SHALL CONFORM TO 88-445 OF CITY CODE.

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

KYLER MILLER
MO LICENSE 20070903

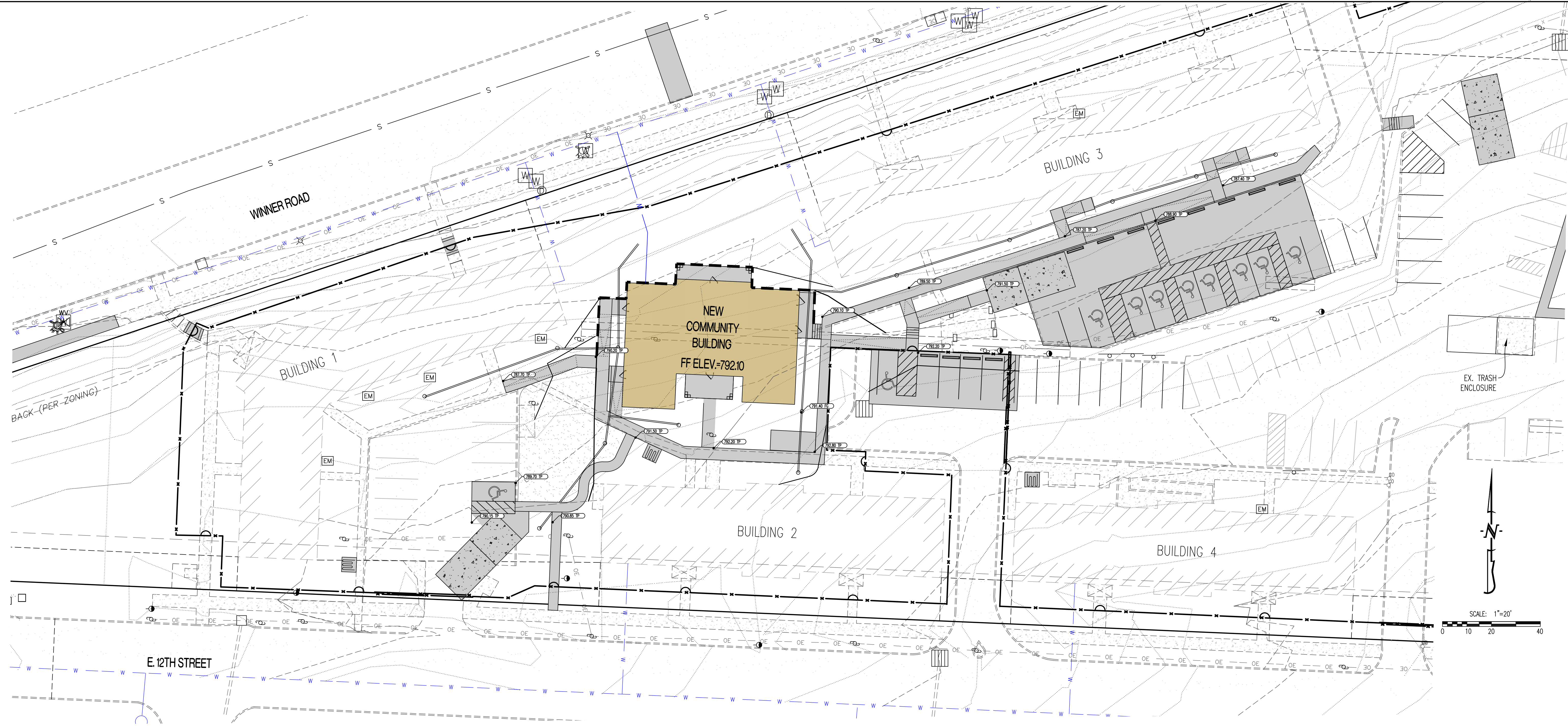
CROCKETT
ENGINEERING CONSULTANTS, LLC
1010 S. GARDNER ST. SUITE 200
COLUMBIA, MISSOURI 65203
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #0000031501

OWNER:
GREENLEAF PRESERVATION LP
3475 PIEDMONT ROAD, SUITE 5026
ATLANTA, GA 30306

GREENLEAF APARTMENTS
DEVELOPMENT PLAN
KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
SITE / UTILITY PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO: 230020
SHEET: C-1



REVISIONS:	
NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

PRELIMINARY
(NOT FOR CONSTRUCTION)

KYLIE MILLER
MO LICENSE-2070903

PREPARED BY:
CROCKETT
ENGINEERING
1000 W. MISSOURI ST. SUITE 200
COLUMBIA, MISSOURI 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000151501

OWNER:
GREENLEAF PRESERVATION LP
3475 PIEDMONT ROAD NE, SUITE 5026
ATLANTA, GA 30306

GREENLEAF APARTMENTS

DEVELOPMENT PLAN

KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
GRADING PLAN

DESIGNED: KRM
DRAWN: KRM
PROJECT NO: 230020
SHEET:
C-2

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GENERAL NOTES:

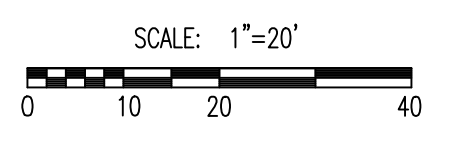
- THIS PROJECT IS CLASSIFIED AS A REDEVELOPMENT/RENOVATION PROJECT FROM THE EXISTING GREENLEAF APARTMENTS.
- THIS PROPERTY IS REQUESTING A REZONING FROM R-1.5 TO R-0.75
- DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT AS NEED IMPERVIOUS AREA IS LESS THAN 5,000 SQ FT.
- ONLY GRADING TO OCCUR AROUND NEW COMMUNITY BUILDING. ALL OTHER WORK IS REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO MEET ADA.
- PARKING LOT TO BE MILLED AND INSTALL A 2" OVERLAY.

NEW PAVEMENT NOTES FOR ADA PATHWAYS:

- SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS AND LANDINGS SHALL NOT EXCEED 1:50.
- SLOPE OF ALL ADA RAMPS NOT TO EXCEED 1:50 CROSS SLOPE OR 1:12 LONGITUDINALLY.
- ALL SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 1:50 CROSS SLOPE AND 1:20 LONGITUDINALLY.
- ALL DOORWAY LANDINGS AND TURNING LOCATIONS ON SIDEWALKS SHALL HAVE A 5'X5' AREA THAT SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS

LEGEND OF SYMBOLS:

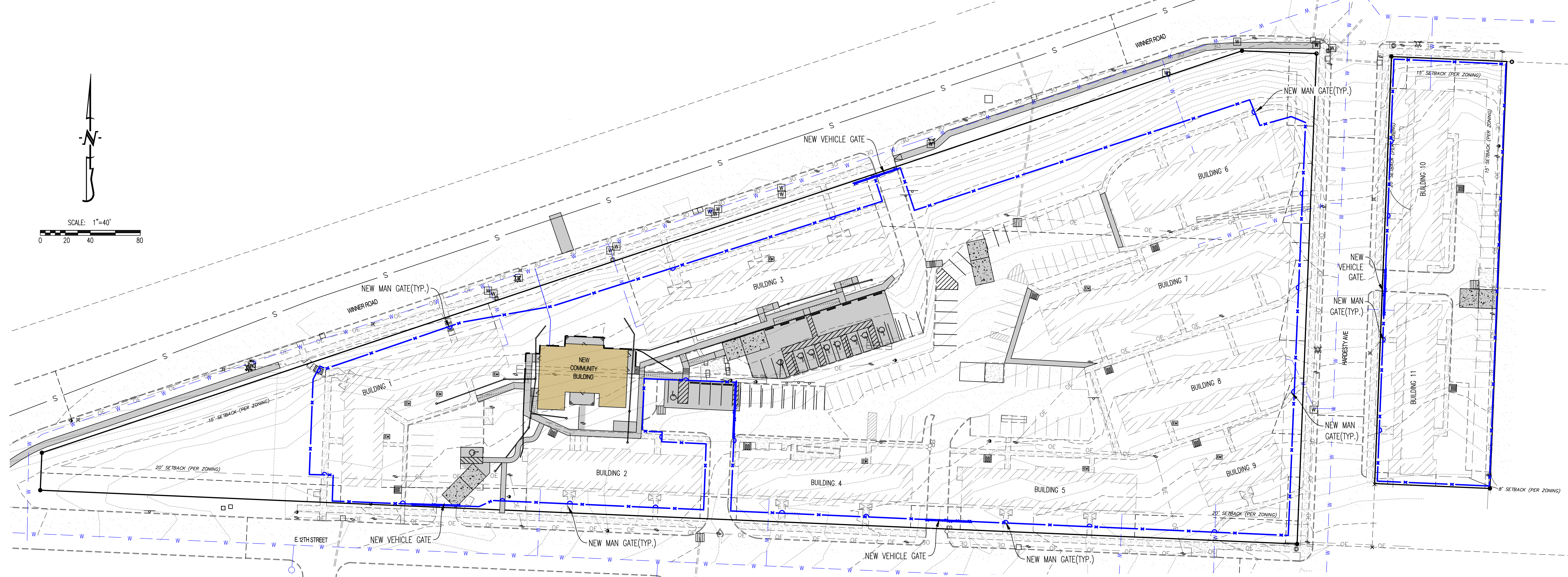
- XXX--- EXISTING MINOR CONTOUR
- - -XXX- - - EXISTING MAJOR CONTOUR
- XXX--- PROPOSED MINOR CONTOUR
- XXX--- PROPOSED MAJOR CONTOUR
- FF=XXXX FINISHED FLOOR OF STRUCTURE
- BF=XXXX FINISHED FLOOR OF BASEMENT
- (XXX.XX TC) PROPOSED TOP OF CURB ELEVATION
TC = (TP+6") UNLESS NOTED OTHERWISE
- (XXX.XX TP) PROPOSED TOP OF PAVEMENT ELEVATION
- (XXX.XX FG) PROPOSED FINISHED GRADE ELEVATION
- (XXX.XX FF) PROPOSED FINISHED FLOOR AT DOOR
- (XXX.XX TW) PROPOSED FINISHED GRADE AT TOP OF WALL
- BUILDING STEM WALL
- PROPOSED STORM SEWER SYSTEM



HEIGHTS 	GATE TYPES
PANELS 	STYLES
BOTTOM OPTION 	MONTAGE GATE SYSTEMS 19
PICKET SPACING 	MONTAGE CLASSIC 7

FENCE NOTES:

- 1) 25 PROPOSED 4' WIDE MAN GATES
- 2) 5 PROPOSED 20' LONG VEHICLE GATES
- 3) PROPOSED 6' TALL, 3 RAIL PANEL CLASSIC MONTAGE AMERISTAR FENCING TO SURROUND THE PROPERTY AND FULLY ENCLOSURE EACH LOT. ANTI-CLIMB, COLOR BLACK.



REVISIONS:	
NO.	DATE
ORIGINAL	03/24/2023
REVISION 1	04/17/2023
THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY	
PRELIMINARY (NOT FOR CONSTRUCTION)	
KYLIE MILLER MO LICENSE 20070800	
PREPARED BY: CROCKETT ENGINEERING & ARCHITECTS 1010 W. MISSOURI AVE., SUITE 800 COLUMBIA, MISSOURI 65203 (513) 447-0292 www.crockettengineering.com Crockett Engineering Consultants, LLC Missouri Certificate of Authority #000031301	
OWNER:	GREENLEAF PRESERVATION LP 3475 PIEDMONT ROAD, SUITE 5025 ATLANTA, GA 30305
<h1>GREENLEAF APARTMENTS</h1> <h2>DEVELOPMENT PLAN</h2> <h3>KANSAS CITY, JACKSON COUNTY, MISSOURI</h3>	
DRAWING INCLUDES:	
FENCING PLAN	
DESIGNED:	KRM
DRAWN:	KRM
PROJECT NO.:	230020
SHEET:	C-3

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(NOT FOR CONSTRUCTION)

KYLER MILLER
MO LICENSE 20070803

PREPARED BY:
CROCKETT
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Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#0000151501

OWNER:
GREENLEAF PRESERVATION LP
3475 PIEDMONT ROAD, SUITE 5026
ATLANTA, GA 30306

GREENLEAF APARTMENTS

DEVELOPMENT PLAN

KANSAS CITY, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:

PEDESTRIAN
CONNECTIVITY PLAN

DESIGNED: KRM

DRAWN: KRM

PROJECT NO: 230020

SHEET:
C-4

--- ACCESSIBLE ROUTE

--- PEDESTRIAN WALKWAY

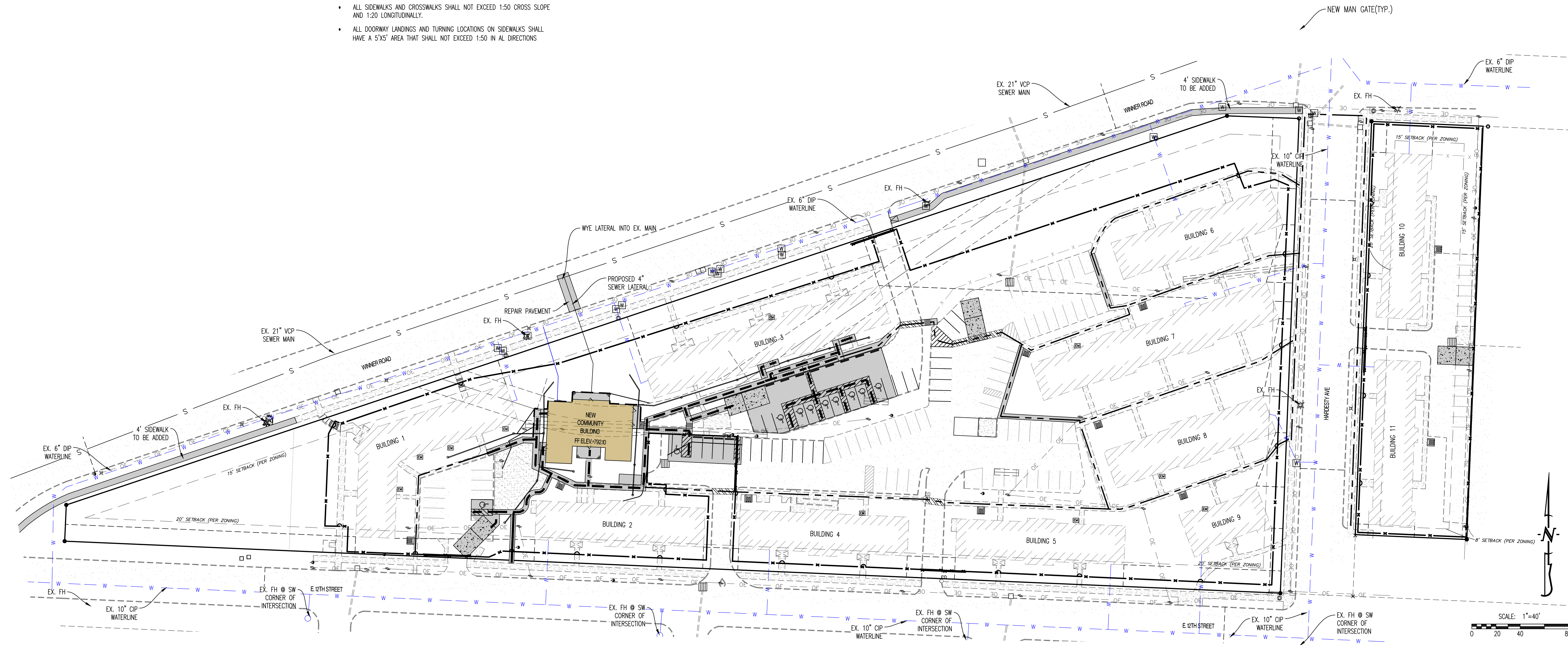
ADA ACCESSIBLE AREA
(GRADE PAVEMENT ACCORDINGLY)

NOTES:

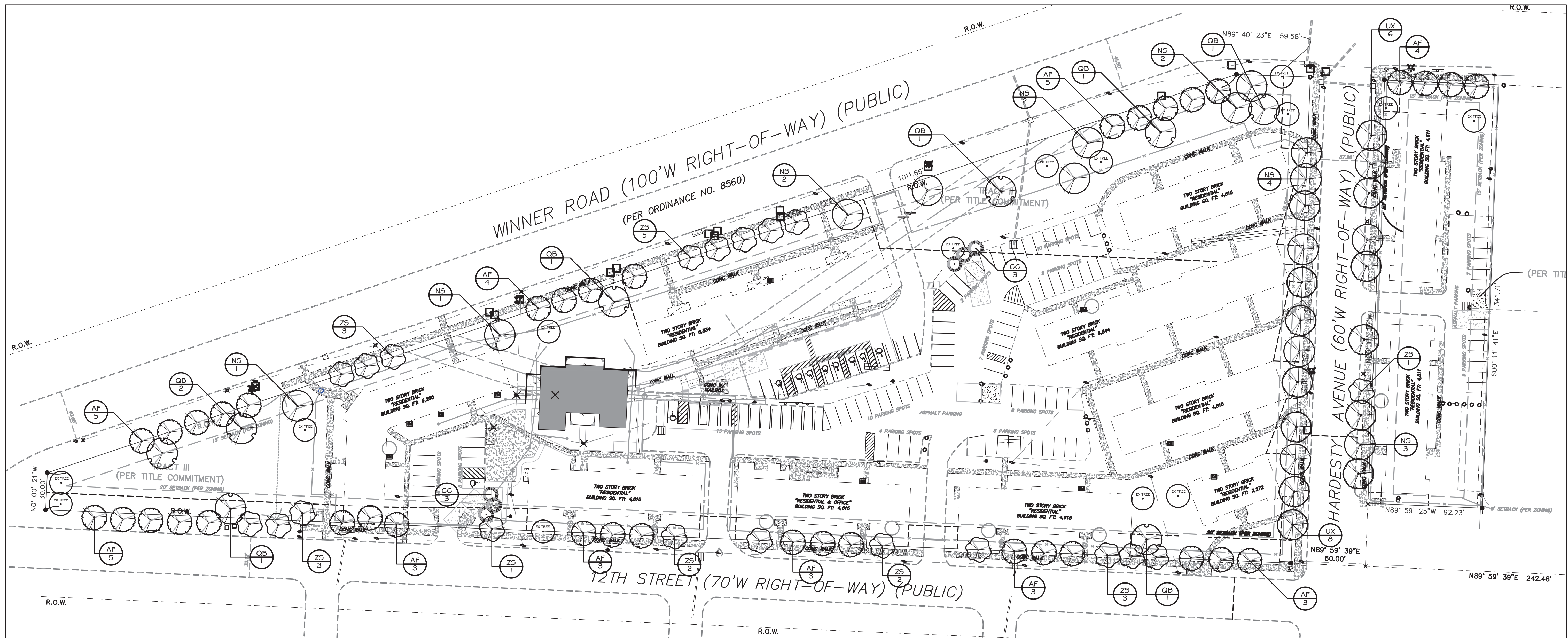
- ALL PAVEMENT WITH THE DASHED LINE TO BE INSTALLED TO MEET ADA COMPLIANCE.
- SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS AND LANDINGS SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 13.
- SLOPE OF ALL ADA RAMPS NOT TO EXCEED 1:50 CROSS SLOPE OR 1:12 LONGITUDINALLY.
- ALL SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 1:50 CROSS SLOPE AND 1:20 LONGITUDINALLY.
- ALL DOORWAY LANDINGS AND TURNING LOCATIONS ON SIDEWALKS SHALL HAVE A 5'x5' AREA THAT SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.

- LINE TYPE SHOWS FULL SIDEWALK PATH FOR RESIDENTS. NEW SIDEWALK AND CROSSWALKS TO BE CONSTRUCTED TO IMPROVE CONNECTIVITY. THE SITE HAS FULL INTERNAL CONNECTIVITY WITH ALL UNITS TO ALL FEATURES OF THE SITE USING A SIDEWALK. LOT ON EAST SIDE OF HARDESTY AVE. WILL UTILIZE EXISTING CROSSWALK AND STOP LIGHT.

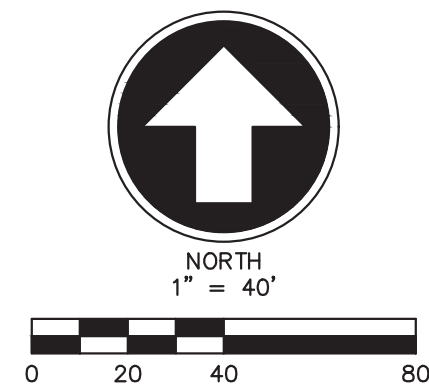
- NEW CROSSWALKS AND SITE SIDEWALKS TO BE ADDED TO HELP WITH PEDESTRIAN CONNECTIVITY.



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1 FDP LANDSCAPE PLAN
1" = 50'



LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the contractors to verify existence and location of all utilities before starting any work.
- No substitutions for variety or cultivars shall be accepted without first obtaining written approval from Owner's Representative.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards (z60.1).
- For trees planted in turf areas, a ring of died brown shredded hardwood mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk with minimum depth of 3" water settled.
- Contractor shall thoroughly water in each plant immediately following installation.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage.
- Contractor shall install sod in all areas, including rights-of-ways, disturbed during construction not otherwise designated as another material. Sodded areas greater than 4:1 slope shall have sod secured in place with sod staples spaced evenly and adequately to hold sod in place. Sod shall be 90% heat tolerant turf-type tall fescue blend (3 minimum varieties) + 10% Bluegrass. Starter fertilizer with moisture management agent shall also be applied to topsoil at time of sodding.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
- No trees shall be planted within 15 feet of a street or parking lot light pole.

KCMO LANDSCAPE CALCULATIONS:

SECTION 88-425-03 STREET TREES (1/30 LF FRONTAGE IN ROW OR EASEMENT):

- WINNER ROAD (N) = 1071.24 LF / 30 = 36 TREES REQ. / 36 TREES PROVIDED
- 11TH STREET (N) = 92.21 LF / 30 = 4 TREES REQ. / 4 TREES PROVIDED
- 12TH STREET (S) = 1005.48 LF / 30 = 34 TREES REQ. / 1 EXISTING + 33 TREES PROVIDED
- HARDESTY AVE (E) = 392.47 LF / 30 = 14 TREES REQ. / 2 EXISTING + 12 TREES PROVIDED
- HARDESTY AVE (W) = 341.73 LF / 30 = 12 TREES REQ. / 1 EXISTING + 11 PROVIDED

SECTION 88-425-08 - SCREENING OF CONTAINERS & MECH/UTILITY EQUIP:

- PROVIDED FOR DUMPSTERS, CONTRACTOR TO ADD FOR MECH/UTILITY EQUIP AS NEEDED

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AF	38	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2" Cal.	B&B / Cont.
	NS	15	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2" Cal.	B&B / Cont.
	QB	8	Quercus bicolor	Swamp White Oak	2" Cal.	B&B / Cont.
	UX	14	Ulmus x 'New Horizon'	New Horizon Elm	2" Cal.	B&B / Cont.
	ZS	20	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	B&B / Cont.
EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GG	6	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	B&B / Cont.

REVISIONS:

NO.	DATE
ORIGINAL	03/24/2023

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PREPARED BY: **GROCKETT**
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www.grockettengineering.com
Crockett Engineering Consultants, LLC
Member: #2006151301

OWNER:
MRK PARTNERS
5230 PACIFIC CONCOURSE DR.,
SUITE 350
LOS ANGELES, CA 90045

LANDSCAPE ARCHITECT:
CHAD D. WEINAND LANDSCAPE
ARCHITECTURE
15173 W. 157TH TERR.
OLATHE, KANSAS 66062
913.484.3738

**GREENLEAF APARTMENTS
DEVELOPMENT PLAN
KANSAS CITY, JACKSON CO., MISSOURI**

DRAWING INCLUDES:
LANDSCAPE PLAN

DESIGNED: CDW
DRAWN: CDW
PROJECT NO.: 230020
SHEET: LP100

Chad D. Weinand, PL, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com
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Missouri Certificate # 014000151001

OWNER:
GREEN LEAF PRESERVATION, LP
2475 PIEDMONT ROAD, NE, SUITE 1525
ATLANTA, GA 30305

ARCHITECT:
Wallace
ARCHITECTS, L.L.C.
COLUMBIA, MO

GREENLEAF APARTMENTS
DEVELOPMENT PLAN
KANSAS CITY, JACKSON CO., MISSOURI

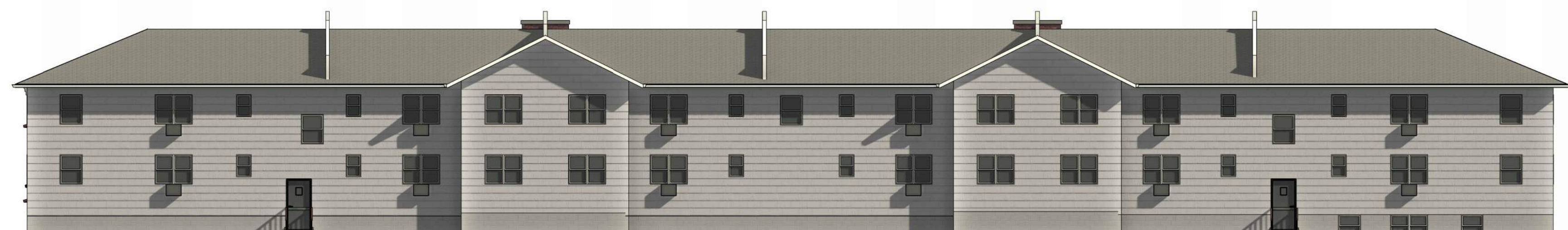
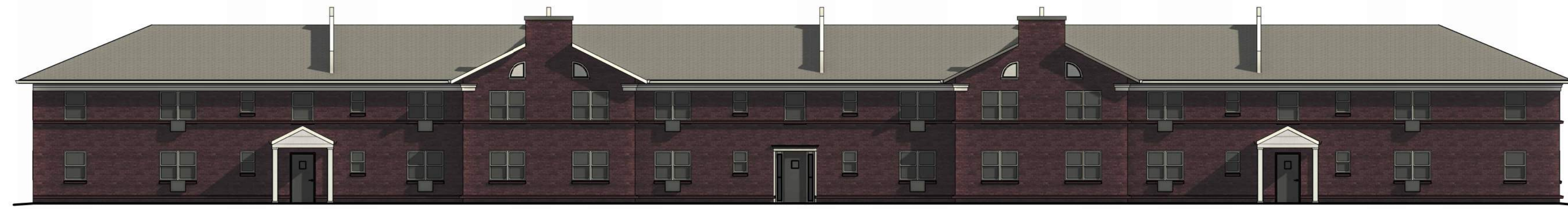
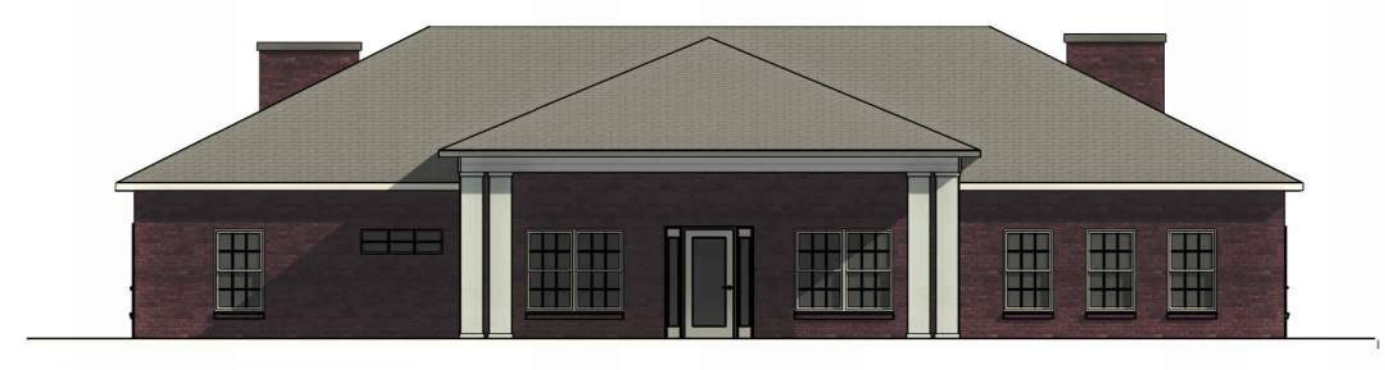
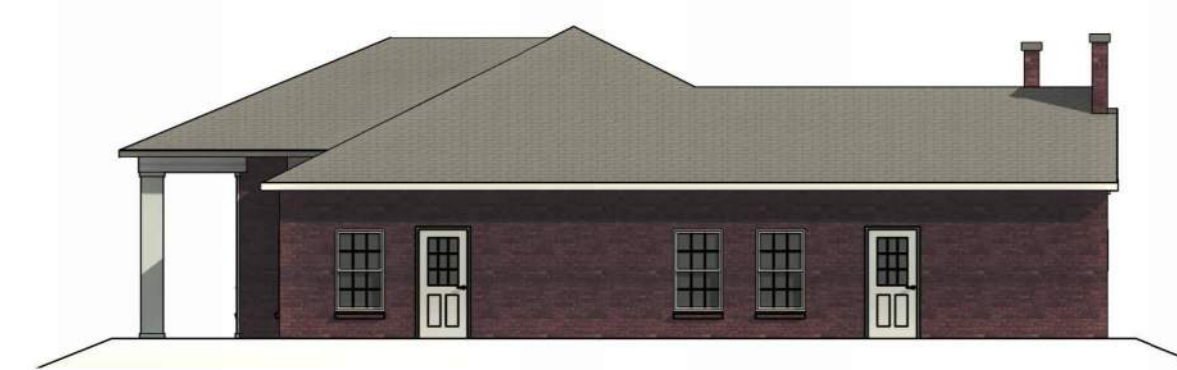
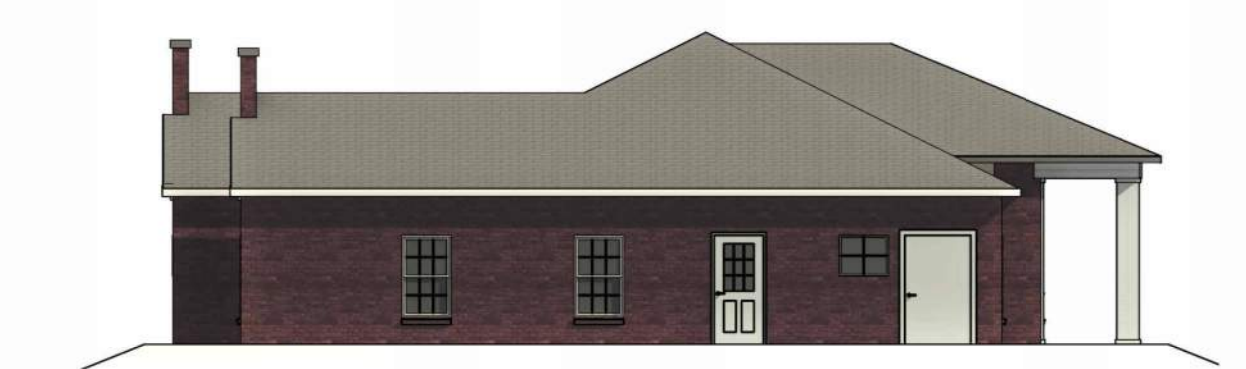
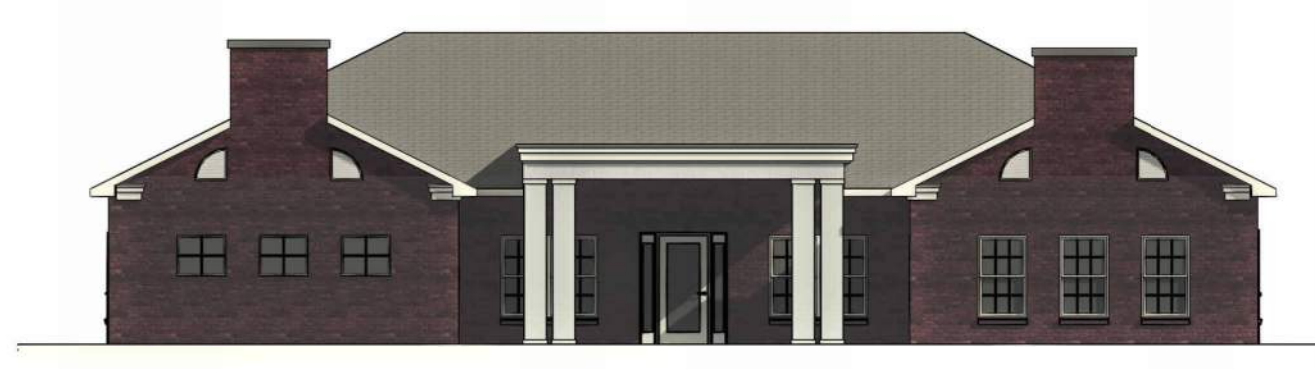
DRAWING INCLUDES:
ARCHITECTURAL
ELEVATION

DESIGNED: CB

DRAWN: CB

PROJECT NO.: 230020

SHEET:
A-1



Meeting Sign-In Sheet

Project Name and Address

GREENLEAF APARTMENTS

5224 E. 12th St., Kansas City, MO 64127

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Pete Campos	5820 E 10 + 16th KC MO		
Kayla Usmond	1770 Diamond Pkwy Kansas city, MO 64114	314-677-0377	Usmond.kayla@quintec.com
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Guzman Amy 9696	9209 N Jarboe	8162986110	Amy9696@Hotmail.com
Grace Cabrera	135 Spruce Ave KC MO	816-868-0693	grace@gracecabreram.com
Manuel Marquez	5818 E. 10 KC MO 64126	816 349-9086	
Pete Campi	KC MO 5820 E 10		

Dale Walker 1237 Hardesty
816-241-4828

Bob Long EDC KC ~ 816-691-2104 ~ rlong@edckc.com

Pete + Rachael Guining 816-582-7322 mickeymousetrap@aol.com



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



PUBLIC HEARING

CITY HALL, KANSAS CITY, MISSOURI

CD-CPC-2023-00047

MAY 2nd, 2023

City Plan Commission

For information call 816-513-8801



EXHIBIT A