



CITY PLAN COMMISSION STAFF REPORT

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

September 6, 2022

Project Name
Redwood at Shoal Creek

Docket #2

Request
CD-CPC-2022-00126
Rezoning to UR/MPD

Applicant
Adam DeGonia
McClure
1700 Swift St, Unit 100, Kansas City, MO
64116

Owner
Parkway Holdings LLC
244 W Mills St, Ste 101, Liberty MO 64068

Location 7700 N Brighton Ave
Area About 18.8 acres
Zoning R-2.5
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses
North: Residential uses, zoned R-2.5
South: Undeveloped, park uses, zoned R-80
East: Undeveloped, agricultural uses, zoned R-80
West: Residential uses, zoned R-2.5

Major Street Plan
North Brighton Ave is identified on the City's Major Street Plan. It is designated as a Thoroughfare.

Land Use Plan
The Shoal Creek Valley Area Plan recommends Residential Medium Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 7/17/2022. No Scheduling deviations from 2022 Cycle Q have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/24/2022. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site is undeveloped and primarily wooded. There is a curb cut off N Brighton, but no drive way that leads to anything. Kings Gate residential neighborhood is to the west of the subject site. Just to the west of the site there is a pedestrian trail maintained by the Kinds Gate Home Owners Association.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of rezoning from District R-2.5 (Residential 2.5) to District MPD (Master Planned Development) and a preliminary development plan, which also acts as a preliminary plat, to allow the construction of 124 residential units for rent on about 17.61 acres generally located at 7700 N Brighton Ave.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #2 Approval with conditions

PLAN REVIEW

The proposed rezoning from R-2.5 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 126 units. The proposed density is 7.2 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 N Brighton 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. Additional pedestrian paths shown on the plans, per staff's request to have more east-west connectivity for pedestrians. There is an existing trail to the west of the subject site, and two connections are proposed from the subject site, so the residents will have access. 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 N Brighton Ave. Some of the edge 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

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	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	Developer will pay money in lieu of parkland dedication
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	Yes	Yes	Permitted and reviewed separately
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 Residential Medium Density. This future land use designation recommends a residential density of up to 8.7 units per acre. This proposed rezoning and development plan does not exceed the density recommendation.

B. Zoning and use of nearby property;

Surrounding zoning districts and uses are primarily residential. Zoning districts include R-2.5, R-80, R-6, and R-5.

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

The physical character of the property is undeveloped and wooded. Surrounding properties areas are somewhat underdeveloped and appear to have been used for agriculture.

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

Existing public infrastructure and utilities are adequate to serve this development, as conditioned by Public Works, Water Services, and Land Development Division.

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

The current R-2.5 zoning does not allow for multi-plex building types, which would limit development to only allow for detached houses, attached houses, and two-unit houses.

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

Aerial maps show this property has never been developed.

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

The proposed MPD zoning with corresponding development plan is not expected to detrimentally affect nearby properties. This development will not connect vehicular traffic to the adjacent neighborhood. The proposed residential use is similar to the surrounding neighborhood as it is also a medium to lower density residential use.

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 proposed development will provide rental housing to the Kansas City area, rather than having no loss or gain impact by remaining an undeveloped parcel.

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 Residential Medium Density.

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

The proposed mixed residential use is not permitted in the current R-2,5 district, but 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 ingress and egress serves the site from N Brighton. All internal sidewalks and roads will be private and maintained by the developer. Circulation around the site is acceptable and efficient.

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. There is also an internal path to provide for more east-west pedestrian connection across the site. Trail connections are provided on the west side of the site to an existing pedestrian trail outside of the subject property boundaries.

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

Adequate utilities serve the site and proposed development.

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 N Brighton Ave, as well as trees and other plantings internally around the site. Low-mow grasses are shown to be planted on the edges of 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 28 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 and density align 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 with conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: August 31, 2022

Case Number: CD-CPC-2022-00126

Project: Redwood Shoal Creek

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 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.
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 Certificate of Occupancy.
3. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 8/_31/22_ via publicengagement@kcmo.org
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. Continue working with staff on the landscaping plan and species provided during the MPD Final Plan process

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

7. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. 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)

Fire hydrant distribution shall follow IFC-2018 Table C102. Hydrants shall be in place before building on structures begin.

9. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
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 designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

11. 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.
12. 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>

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

13. 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

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

14. The developer must submit Fire Hydrant installation plans meeting a 300' maximum spacing along the portion of North Brighton adjacent to the project. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

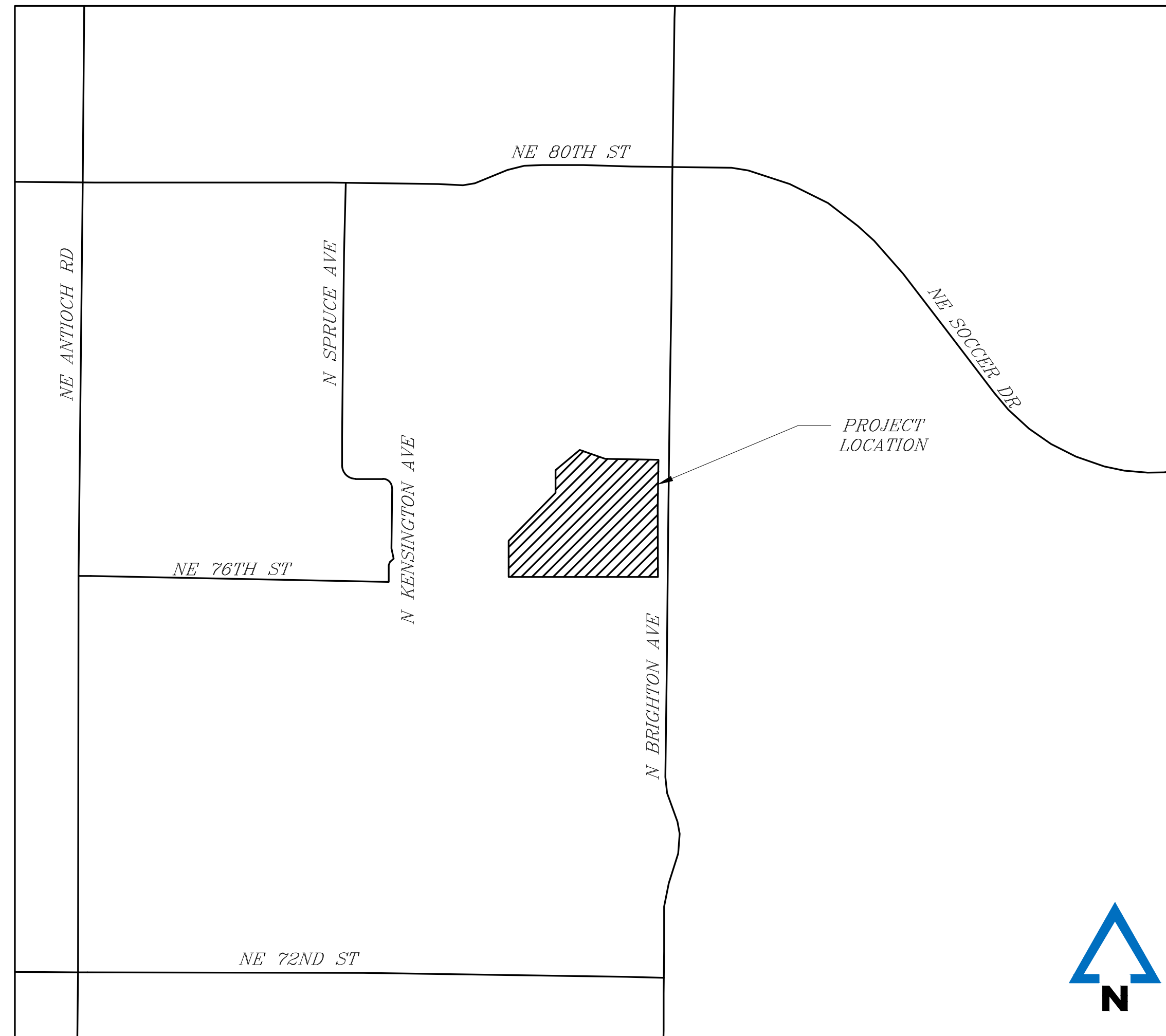
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816)513-2131 / Lucas.Kaspar@kcmo.org with questions.

15. 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.
16. 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.
17. 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.
18. 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.
19. The developer must dedicate additional right of way along the West half of N. Brighton Ave. as required by the adopted Major Street Plan and Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
20. 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.
21. 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.
22. The developer must secure permits to extend 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. The public sanitary sewer must be extended to serve the property. The internal sewers will be private and will require to be covered by a Covenant to Maintain Private Sewers to be reviewed and approved by Water Services Department.
23. 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.

Development Summary Table			
a	Zoning		
	Existing		R-2.5
	Proposed		MPD
b	Total Land Area		
	Existing	17.61 Acres	
c	Right-of-Way		
	Existing	0.00 Acres	
	Proposed	0.00 Acres	
d	Net Land Area		
	Existing	17.61 Acres	
	Proposed	17.61 Acres	
e	Proposed Uses		
	Redwood Shoal Creek		Multi-Family Townhomes
f	Structure Height & Number of Floors		
	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	Meadow/Forest 4
	Height Above Grade	feet	
	Number of floors	1 stories	Meadow/Forest 6
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 4
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 6
	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	Leasing Office 3
	Height Above Grade	feet	
g	Gross Floor Area & Number of Units		
	Building Footprint	3,885 SF	Willow 2
Gross Area Per Building	3,568 SF		
Units per Building	2 EA		
Number of Buildings	5 EA		
Total Gross Area	17,840 SF		
	Total Number of Units	10 Units	
	Building Footprint	7,770 SF	Willow 4
	Gross Area Per Building	7,136 SF	
	Units per Building	4 EA	
	Number of Buildings	1 EA	
	Total Gross Area	7,136 SF	
	Total Number of Units	4 Units	
	Building Footprint	11,655 SF	Willow 6
	Gross Area Per Building	10,704 SF	
	Units per Building	6 EA	
	Number of Buildings	2 EA	
	Total Gross Area	21,408 SF	
	Total Number of Units	12 Units	
	Building Footprint	7,687 SF	Hayden 4
	Gross Area Per Building	6,964 SF	
	Units per Building	4 EA	
	Number of Buildings	3 EA	
	Total Gross Area	20,892 SF	
	Total Number of Units	12 Units	
	Building Footprint	11,531 SF	Hayden 6
	Gross Area Per Building	10,446 SF	
	Units per Building	6 EA	
	Number of Buildings	1 EA	
	Total Gross Area	10,446 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,616 SF	Meadow 4
	Gross Area Per Building	6,988 SF	
	Units per Building	4 EA	
	Number of Buildings	6 EA	
	Total Gross Area	41,928 SF	
	Total Number of Units	24 Units	
	Building Footprint	11,424 SF	Meadow/Forest 6
	Gross Area Per Building	10,482 SF	
	Units per Building	6 EA	
	Number of Buildings	6 EA	
	Total Gross Area	62,892 SF	
	Total Number of Units	36 Units	
	Building Footprint	4,508 SF	Meadow/Forest/Cape 2
	Gross Area Per Building	3,787 SF	
	Units per Building	2 EA	
	Number of Buildings	3 EA	
	Total Gross Area	11,381 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,820 SF	Meadow/Forest/Cape 4
	Gross Area Per Building	7,215 SF	
	Units per Building	4 EA	
	Number of Buildings	1 EA	
	Total Gross Area	7,215 SF	
	Total Number of Units	4 Units	
	Building Footprint	11,507 SF	Meadow/Forest/Cape 6
	Gross Area Per Building	10,643 SF	
	Units per Building	6 EA	
	Number of Buildings	2 EA	
	Total Gross Area	21,286 SF	
	Total Number of Units	12 Units	
	Building Footprint	7,468 SF	Leasing Office 3
	Gross Area Per Building	6,759 SF	
	Units per Building	- EA	
	Number of Buildings	1 EA	
	Total Gross Area	6,759 SF	
	Total Number of Units	- Units	
	Project Total	229,163 SF	
	Project Total	126 Units	
i	Density		
	Net Density (Units/Proposed Net Land Area)	7.2	Units per Acre N Brighton Ave.
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	1303.2	SF per Acre N Brighton Ave.
j	Vehicle Parking		
	Ratio Required	No Off-Street Parking Required	
	Stalls Required	0	Lot/Phase 1
	Stalls Provided	24	
	Total Required	0 Stalls	
	Total Provided	24 Stalls	

REDWOOD KANSAS CITY SHOAL CREEK MO PRELIMINARY MASTER PLANNED DEVELOPMENT

LOCATED IN
SECTION 17 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE
SECTIONS 31, 36, TOWNSHIP 52N, RANGE 33W & 34W



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

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C200	SITE PLAN
C201	PRELIMINARY PLAT
C202	GRADING PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN

LEGAL DESCRIPTION

DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4888 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE THIRD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

CONTAINING 766,942 SQUARE FEET OR 17.61 ACRES, MORE OR LESS

FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

DEVELOPER: REDWOOD LIVING, INC.	
CONTACT NAME:	ALI KAROLCZAK
ADDRESS:	7007 EAST PLEASANT VALLEY RD. INDEPENDENCE, OH 44131
PHONE:	216.536.3647
EMAIL:	AKAROLCZAK@BYREDWOOD.COM
PLANNER & CIVIL ENGINEER MCCLURE ENGINEERING	
CONTACT NAME:	PAUL OSBORNE
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
EMAIL:	OSBORNE@MCCLUREVISION.COM
SURVEYOR MCCLURE ENGINEERING	
CONTACT NAME:	STEVE WHITAKER
ADDRESS:	1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2850
EMAIL:	SWHITAKER@MCCLUREVISION.COM

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

DRAWING REVISIONS

DESCRIPTION DATE

COVER SHEET

DRAWING NO.
C001

P:\210638-020\DRAWINGS\CIVIL\PRELIM\MPD\PLANS\210638-020_COVR.DWG
PLOT DATE: 8/19/2022 10:17 AM
BY: ADEGONIA

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	

PARKLAND DEDICATION (88-408)

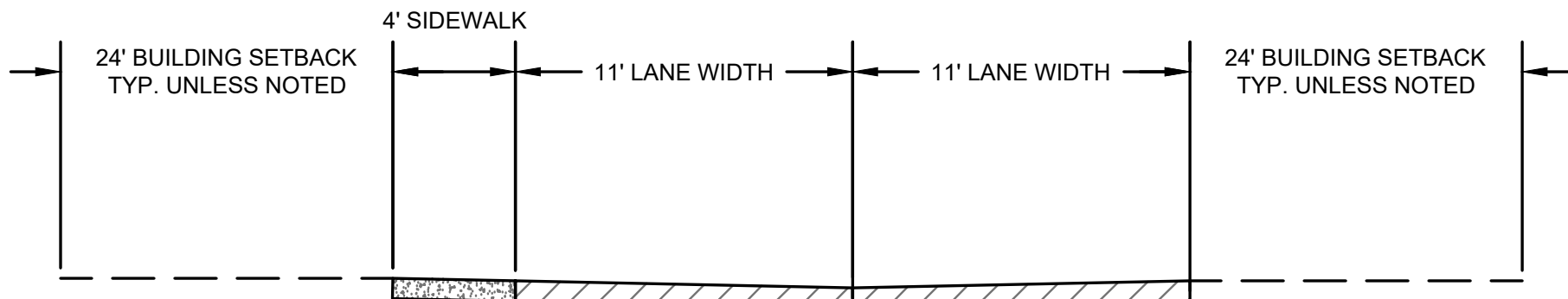
REQUIRED DEDICATION:
 UNITS (DUPLICES) = 16
 16 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.288 AC.
 UNITS (MULTI) = 108
 110 x 2 PEOPLE/UNIT x 0.006 = 1.32 AC.
 TOTAL REQUIRED DEDICATION = 1.608 AC.

PROVIDED DEDICATION:
 OWNER WILL PAY MUNICIPALITY IN LIEU OF PROVIDING DEDICATION

PROJECT TIMELINE

SITE WORK
 ESTIMATED START DATE: FEBRUARY 2023
 ESTIMATED COMPLETION DATE: AUGUST 2024

CONSTRUCTION
 ESTIMATED START DATE: MAY 2024
 ESTIMATED COMPLETION DATE: JANUARY 2026



TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE

KEY NOTES

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 ASPHALT PAVEMENT
- 5 PROPOSED PARKING AREA
- 6 PROPOSED DETENTION BASIN
- 7 PROPOSED DETENTION TRACT
- 8 PROPOSED LOT LINE
- 9 MAIL KIOSK
- 10 PROPOSED WALL
- 11 EXISTING TRAIL
- 12 10' PUBLIC TRAIL EXTENSION ALONG N BRIGHTON AVE.
- 13 STRIPED CROSSWALK

LEGEND

- SIDWALK/ LIGHT DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD



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1700 SWIFT AVE., SUITE 100
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 P 816-756-0444
 F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
 SHOAL CREEK MO
 MASTER PLANNED DEVELOPMENT**

N BRIGHTON AVE. & N LAWN AVE.
 KANSAS CITY, MISSOURI 64154

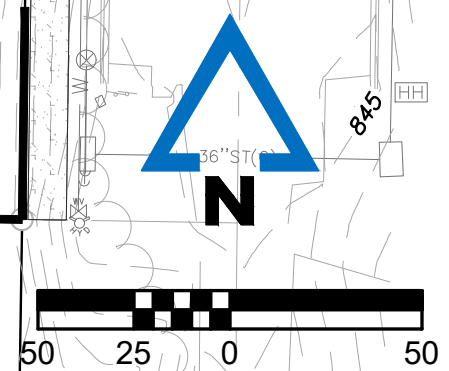
DRAWN: AVD
 CHECKED: PJO
 DATE: 08/19/2022
 JOB #: 210638-020

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

SITE PLAN

DRAWING NO.
C200



P:\210638-020\DRAWINGS\CIVIL\PRELIM\RD PLANS\210638-020 SITE.DWG
 PLOT DATE: 8/19/2022 10:17 AM
 BY: ADEGONIA

REDWOOD KANSAS CITY SHOAL CREEK MO MASTER PLANNED DEVELOPMENT PRELIMINARY PLAT

LOCATED IN
SECTION 17 TOWNSHIP 51N, RANGE 32W
KANSAS CITY, CLAY COUNTY, MISSOURI

Development Summary Table			
a	Existing Zoning	R-2.5	MPD
b	Proposed Zoning		
Total Land Area			
c	Existing	17.61 Acres	
	Proposed	17.61 Acres	
Right-of-Way			
d	Existing	0.00 Acres	
	Proposed	0.00 Acres	
Net Land Area			
e	Existing	17.61 Acres	
	Proposed	17.61 Acres	
Proposed Uses			
f	Redwood Shoal Creek	Multi-Family Townhomes	
Structure Height & Number of Floors			
	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	MeadowForest 4
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest 6
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 4
	Height Above Grade	feet	
	Number of floors	1 stories	Hayden 6
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 2
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 4
	Height Above Grade	feet	
	Number of floors	1 stories	MeadowForest/Cape 6
	Height Above Grade	feet	
	Number of floors	1 stories	Leasing Office 3
	Height Above Grade	feet	
Gross Floor Area & Number of Units			
	Building Footprint	3,885 SF	
	Gross Area Per Building	3,568 SF	
	Units per Building	2 EA	Willow 2
	Number of Buildings	5 EA	
	Total Gross Area	17,840 SF	
	Total Number of Units	10 Units	
	Building Footprint	7,770 SF	
	Gross Area Per Building	7,136 SF	
	Units per Building	4 EA	Willow 4
	Number of Buildings	1 EA	
	Total Gross Area	7,136 SF	
	Total Number of Units	4 Units	
	Building Footprint	11,655 SF	
	Gross Area Per Building	10,704 SF	
	Units per Building	6 EA	Willow 6
	Number of Buildings	2 EA	
	Total Gross Area	21,408 SF	
	Total Number of Units	12 Units	
	Building Footprint	7,687 SF	
	Gross Area Per Building	6,964 SF	
	Units per Building	4 EA	Hayden 4
	Number of Buildings	3 EA	
	Total Gross Area	20,892 SF	
	Total Number of Units	12 Units	
	Building Footprint	11,531 SF	
	Gross Area Per Building	10,446 SF	
	Units per Building	6 EA	Hayden 6
	Number of Buildings	1 EA	
	Total Gross Area	10,446 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,616 SF	
	Gross Area Per Building	6,988 SF	
	Units per Building	4 EA	Meadow 4
	Number of Buildings	6 EA	
	Total Gross Area	41,928 SF	
	Total Number of Units	24 Units	
	Building Footprint	11,424 SF	
	Gross Area Per Building	10,482 SF	
	Units per Building	6 EA	MeadowForest 6
	Number of Buildings	3 EA	
	Total Gross Area	62,892 SF	
	Total Number of Units	36 Units	
	Building Footprint	4,508 SF	
	Gross Area Per Building	3,787 SF	
	Units per Building	2 EA	MeadowForest/Cape 2
	Number of Buildings	3 EA	
	Total Gross Area	11,361 SF	
	Total Number of Units	6 Units	
	Building Footprint	7,820 SF	
	Gross Area Per Building	7,215 SF	
	Units per Building	4 EA	MeadowForest/Cape 4
	Number of Buildings	1 EA	
	Total Gross Area	7,215 SF	
	Total Number of Units	4 Units	
	Building Footprint	11,507 SF	
	Gross Area Per Building	10,643 SF	
	Units per Building	6 EA	MeadowForest/Cape 6
	Number of Buildings	2 EA	
	Total Gross Area	21,286 SF	
	Total Number of Units	12 Units	
	Building Footprint	7,468 SF	
	Gross Area Per Building	6,759 SF	
	Units per Building	1 EA	Leasing Office 3
	Number of Buildings	6 EA	
	Total Gross Area	6,759 SF	
	Total Number of Units	6 Units	
	Project Total	229,163 SF	
	Project Total	126 Units	
Density			
i	Net Density (Units/Proposed Net Land Area)	7.2 Units per Acre	N Brighton Ave.
	Floor Area Ratio (Gross Building Area/Proposed Net Land Area)	13013.2 SF per Acre	N Brighton Ave.
Vehicle Parking			
j	Ratio Required	No Off-Street Parking Required	
	Stalls Required	0	Lot/Phase 1
	Stalls Provided	24	
	Total Required	0 Stalls	
	Total Provided	24 Stalls	

DEVELOPER:
REDWOOD LIVING, INC.
CONTACT NAME: ALI KAROLCZAK
ADDRESS: 7007 EAST PLEASANT VALLEY RD. INDEPENDENCE, OH 44131
PHONE: 216.536.3647
EMAIL: AKAROLCZAK@BYREDWOOD.COM

PLANNER & CIVIL ENGINEER:
MCCLURE ENGINEERING
CONTACT NAME: PAUL OSBORNE
ADDRESS: 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE: 816.756.0444 EXT. 2850
EMAIL: POSBORNE@MCCLUREVISION.COM

SURVEYOR:
MCCLURE ENGINEERING
CONTACT NAME: STEVE WHITAKER
ADDRESS: 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE: 816.756.0444 EXT. 2850
EMAIL: SWHITAKER@MCCLUREVISION.COM

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

LOT/TRACT INFO

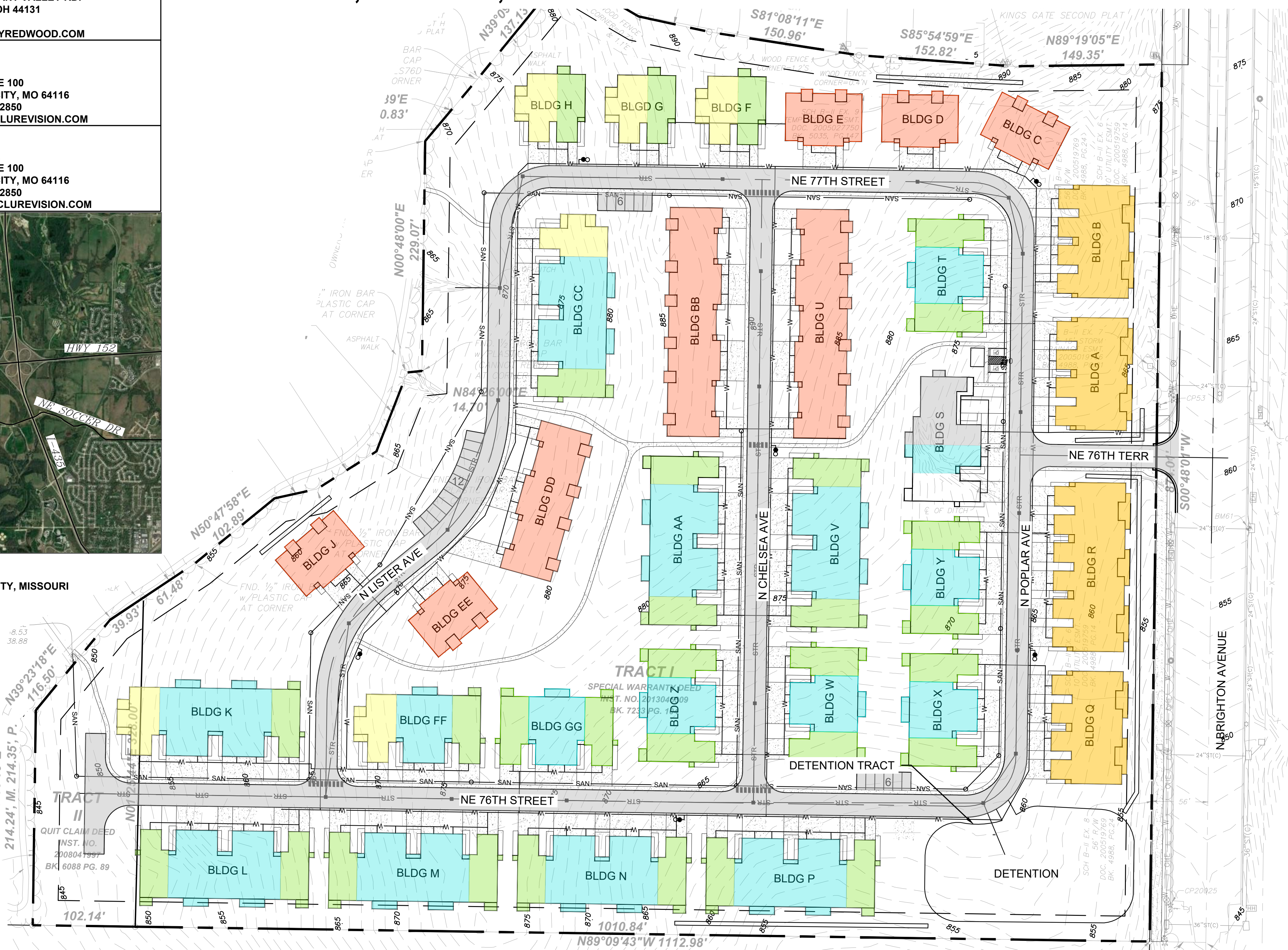
LOT: 17.61 AC

DETENTION TRACT: 0.37 AC.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 32 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 58.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, RECORDED AS DOCUMENT NO. 2005019769 IN BOOK 4988 AT PAGE 24 AND THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1010.84 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 44 SECONDS EAST, A DISTANCE OF 328.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2007002520 IN PLAT BOOK G AT PAGE 98; THENCE NORTH 56 DEGREES 21 MINUTES 13 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE EASTERLY LINE OF SAID TRACT H, A DISTANCE OF 61.48 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.89 FEET; THENCE NORTH 77 DEGREES 42 MINUTES 07 SECONDS EAST, A DISTANCE OF 43.06 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, A DISTANCE OF 69.90 FEET; THENCE NORTH 21 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 84.61 FEET; THENCE NORTH 84 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.70 FEET; THENCE NORTH 0 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 229.07 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 80.83 FEET TO THE SOUTHEAST CORNER OF TRACT D, KINGS GATE SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE RECORDED AS DOCUMENT NO. 2005058236 IN PLAT BOOK G AT PAGE 28; THENCE NORTH 39 DEGREES 09 MINUTES 57 SECONDS EAST, THIS AND SUBSEQUENT COURSES ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 137.13 FEET; THENCE SOUTH 59 DEGREES 16 MINUTES 54 SECONDS EAST, A DISTANCE OF 85.74 FEET; THENCE SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST, A DISTANCE OF 72.34 FEET; THENCE SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.96 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 152.82 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 149.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE; THENCE SOUTH 0 DEGREES 48 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 874.01 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

CONTAINING 766,942 SQUARE FEET OR 17.61 ACRES, MORE OR LESS

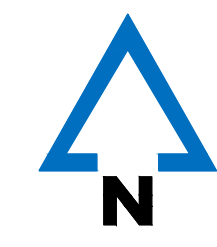


NOTES

ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

	SIDEWALK/ LIGHT DUTY CONC. P.V.M.T.
	CONCRETE PAVEMENT
	PROPERTY BOUNDARY
	WILLOWOOD
	HAYDENWOOD
	MEADOWOOD
	FORESTWOOD
	CAPEWOOD



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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 64154

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

DRAWING REVISIONS
DESCRIPTION DATE

PRELIMINARY PLAT

DRAWING NO.
C201

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EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

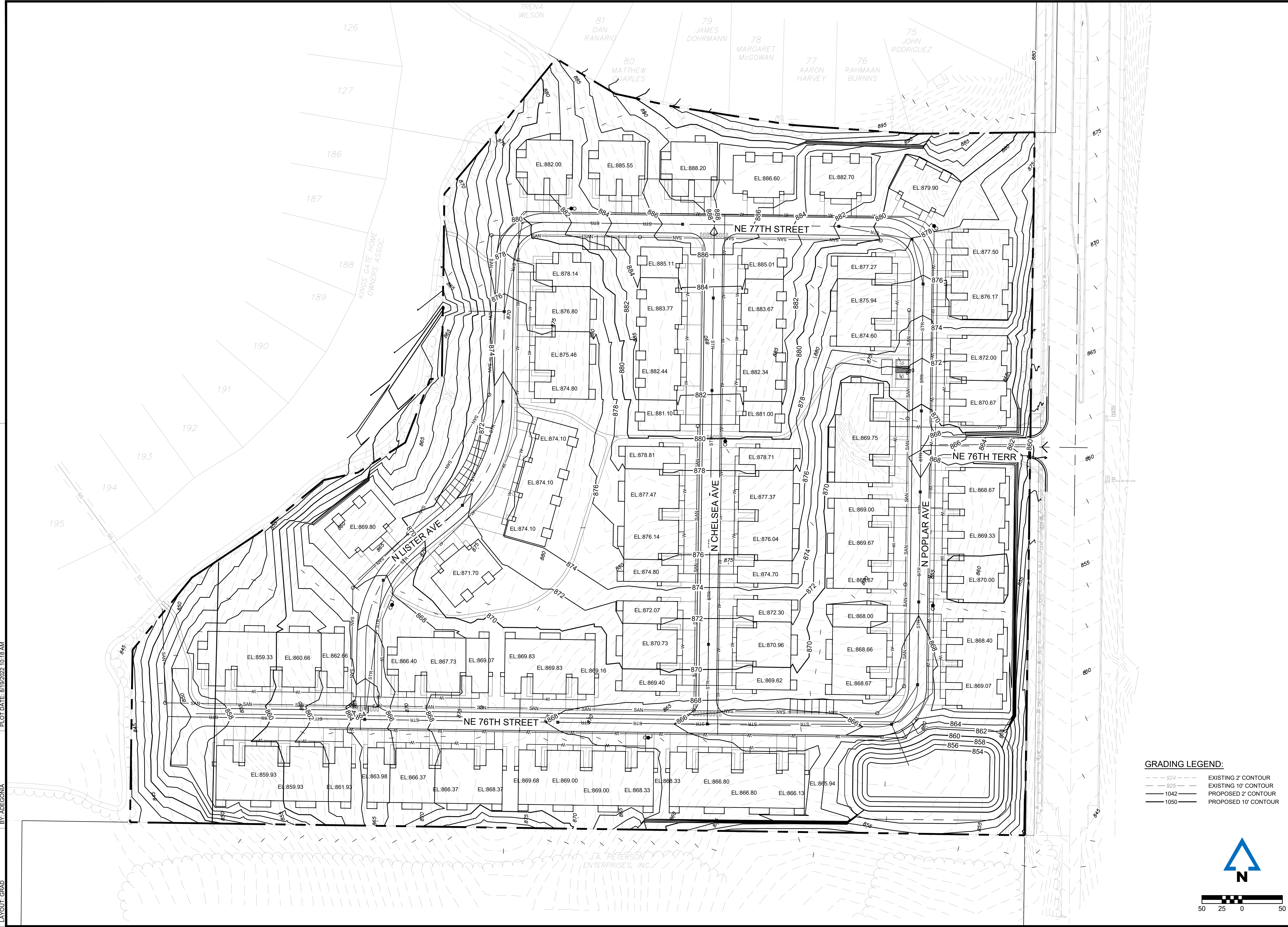
**REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT**
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 641154

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

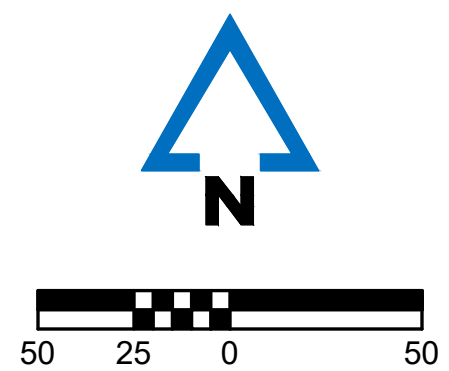
DRAWING REVISIONS
DESCRIPTION DATE

GRADING PLAN

DRAWING NO.
C202



GRADING LEGEND:
 - - - 924 - - - EXISTING 2' CONTOUR
 - - - 925 - - - EXISTING 10' CONTOUR
 - - - 1042 - - - PROPOSED 2' CONTOUR
 - - - 1050 - - - PROPOSED 10' CONTOUR



P:\210638-020\06-DRAWINGS\CIVIL\PRELIM\RD PLANS\210638-020 GRAD.DWG
BY: ADEGONIA
PLOT DATE: 8/19/2022 10:18 AM
LAYOUT: GRAD

J.A. PETERSON
ENTERPRISES, INC.

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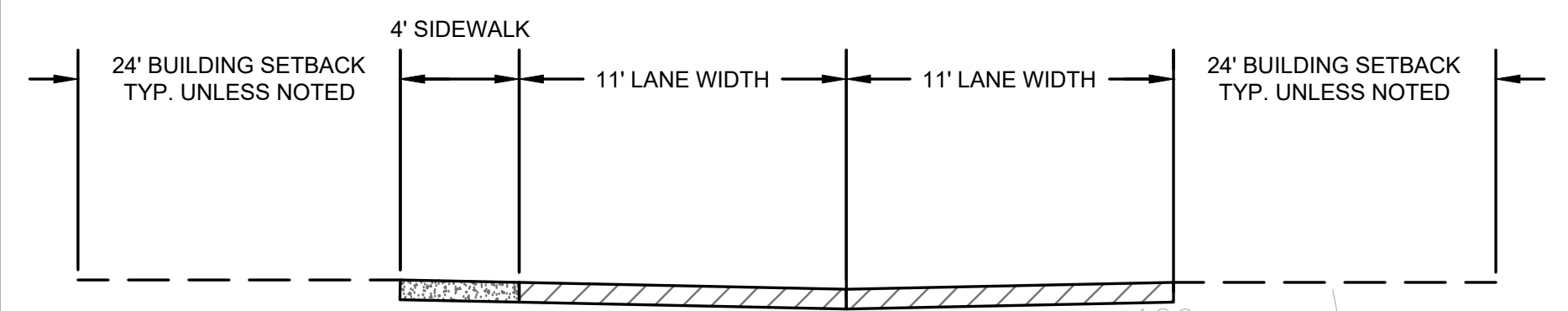
**REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT**
N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 64114

DRAWN: AVD
CHECKED: PJO
DATE: 08/19/2022
JOB #: 210638-020

DRAWING REVISIONS
DESCRIPTION DATE

UTILITY PLAN

DRAWING NO.
C300



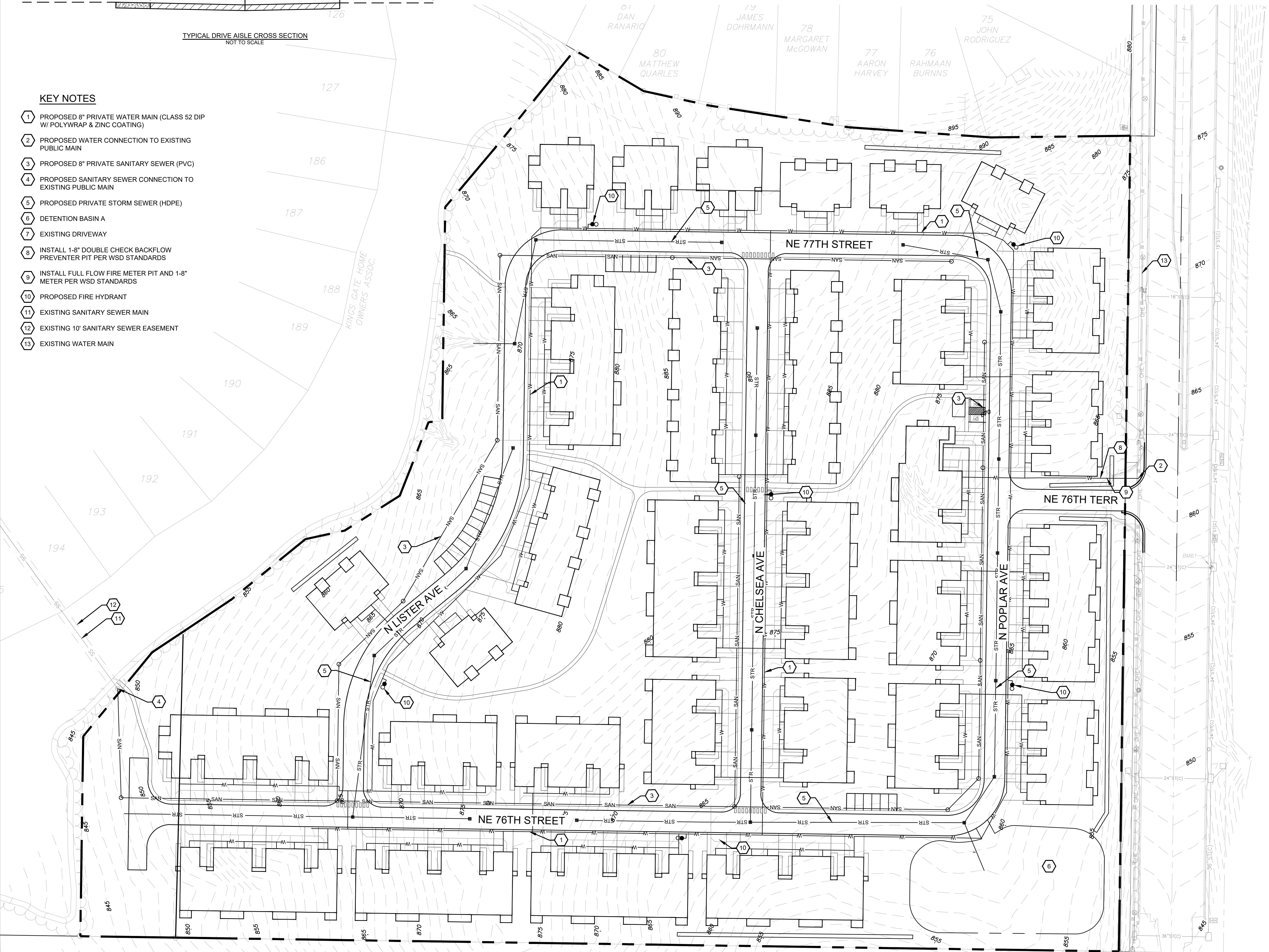
TYPICAL DRIVE AISLE CROSS SECTION
NOT TO SCALE

KEY NOTES

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

UTILITY LEGEND

- XSAN EX. SANITARY SEWER LINE
- XUGT 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



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 PLOT DATE: 8/19/2022 10:18 AM
 BY: ADEGONIA

PLANT LEGEND

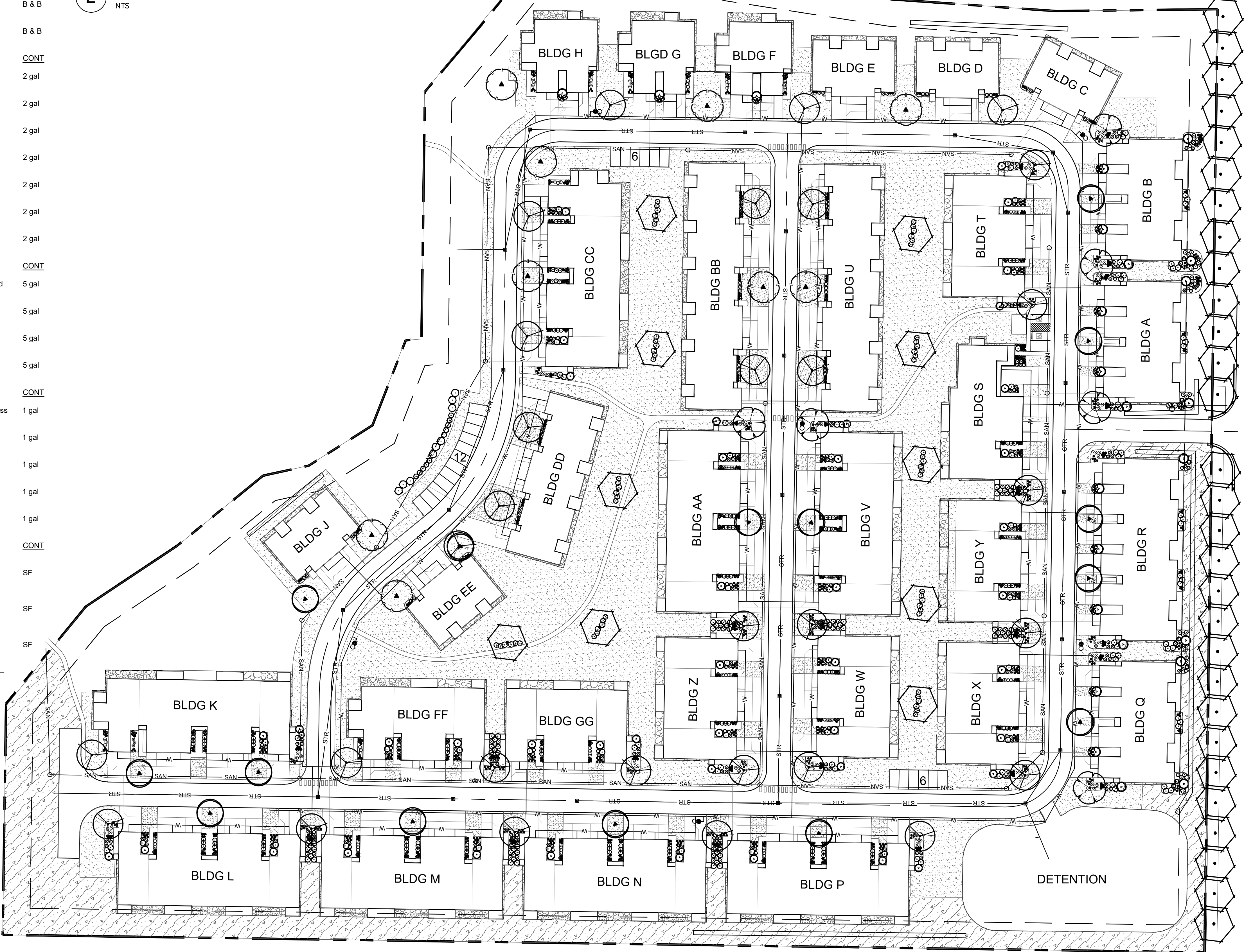
TREES	QTY	BOTANICAL / COMMON NAME	CONT
	30	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	B & B
	15	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B
	9	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B
	6	Gleditsia triacanthos inermis 'Skycole' TM / Skyline Honey Locust	B & B
	39	Quercus alba / White Oak	B & B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT
	24	Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar	B & B
	43	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	95	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	2 gal
	102	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	2 gal
	126	Itea virginica 'Sprich' TM / Little Henry Sweetspire	2 gal
	34	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	2 gal
	14	Rosa x 'Radra' TM / Coral Knock Out Rose	2 gal
	48	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	2 gal
	99	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	2 gal
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	196	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	5 gal
	34	Juniperus chinensis 'Saybrook Gold' / Golden Juniper	5 gal
	9	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal
	46	Taxus x media 'Densifolmis' / Dense Anglo-Japanese Yew	5 gal
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	CONT
	127	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	102	Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	1 gal
	667	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
	136	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal
	168	Hosta x 'Patriot' / Patriot Hosta	1 gal
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	155,959 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF
	53,001 sf	Low Mow Seed / See Seed Table 2	SF
	18,280 sf	Rock Mulch / Kansas Native Rock	SF

1 PLANT LEGEND
NTS

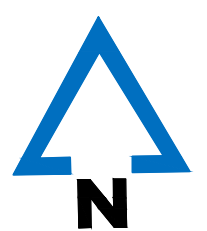
LOW MOW SEED MIX			
% PURE	SEED VARIETY	ORIGIN	GERM
24.91%	QUATRO SHEEPS FESCUE	OR	90%
24.62%	LONGFELLOW II CHEWINGS FESCUE	OR	90%
24.46%	CINDY LOU CREEPING RED FESCUE	OR	85%
24.19%	EUREKA II HARD FESCUE	OR	85%
0.00%	OTHER CROP SEED		
1.80%	INERT MATTER		
0.03%	WEED SEED		

2 LOW MOW SEED MIX
NTS

LANDSCAPE REQUIREMENTS		
	REQUIREMENT	PROPOSED
88-425-03 STREET TREES	ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE	
- N BRIGHTON AVE	874 LF OF FRONTAGE 29.1 TREES REQUIRED	29 TREES PROVIDED
- Drive Aisle A	PRIVATE DRIVE	N/A
- Drive Aisle B	PRIVATE DRIVE	N/A
- Drive Aisle C	PRIVATE DRIVE	N/A



3 LANDSCAPE PLAN
1" = 50'



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P 816-756-0444
F 816-756-1763

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
EXPIRES: DECEMBER 31, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

**REDWOOD KANSAS CITY NORTH
SHOAL CREEK MO
MASTER PLANNED DEVELOPMENT**

N BRIGHTON AVE. & N LAWN AVE.
KANSAS CITY, MISSOURI 64114

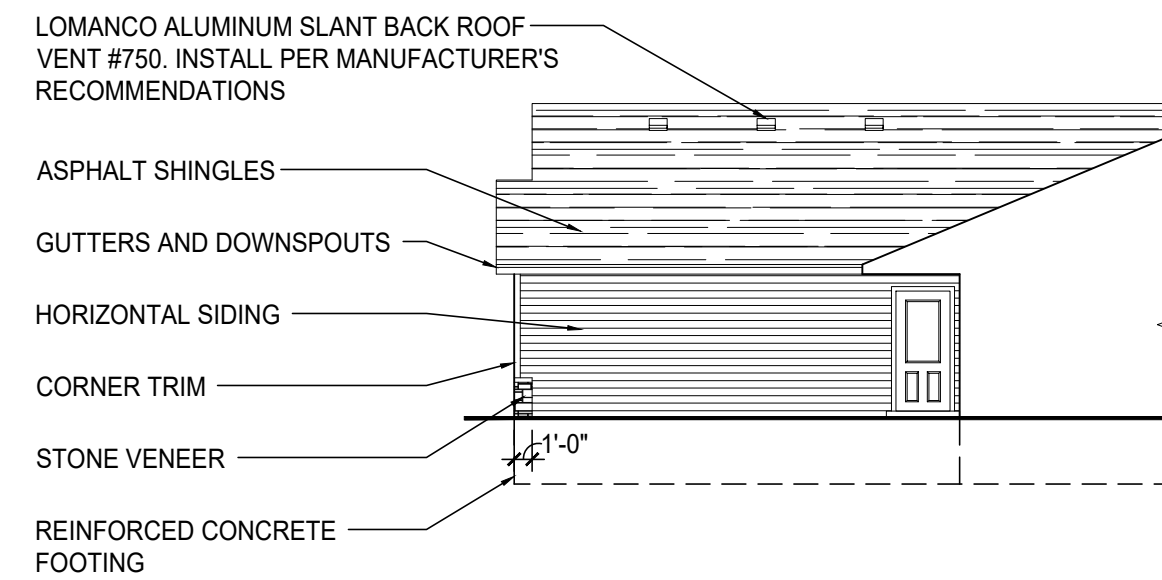
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210638-020		

DRAWING REVISIONS

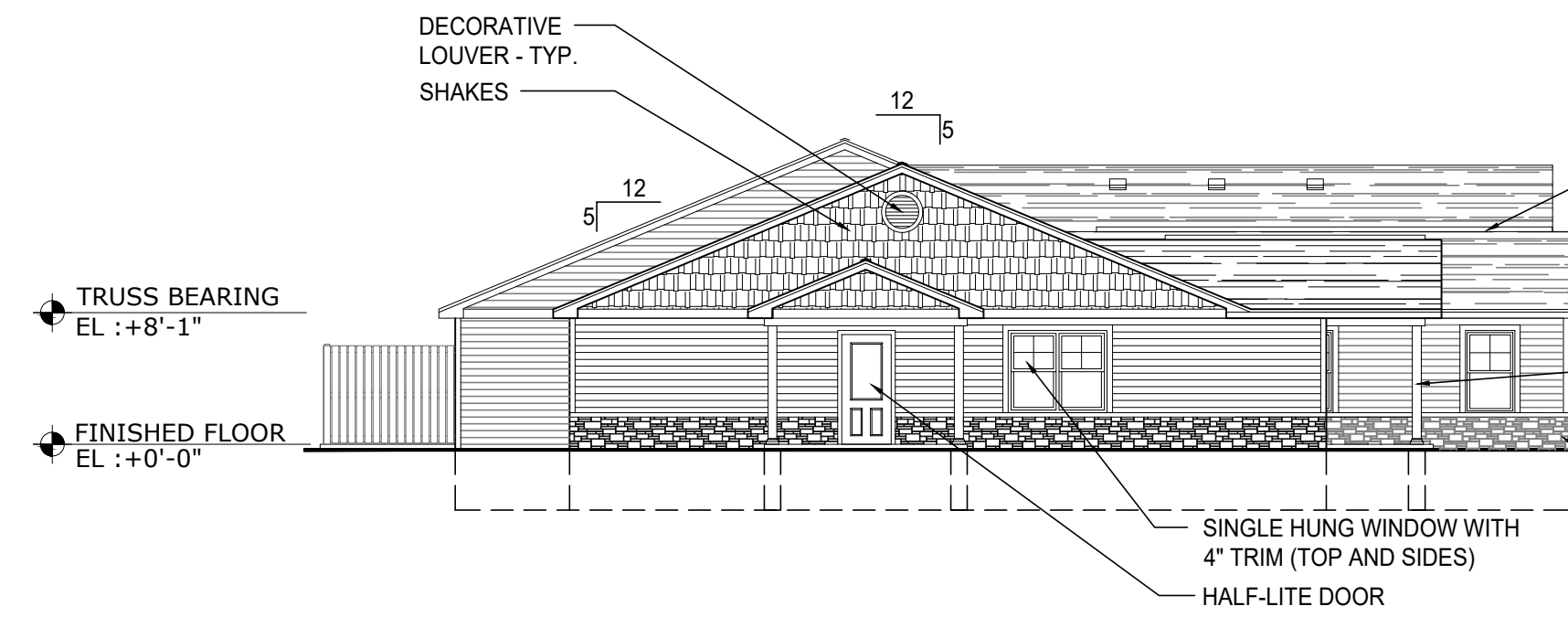
LANDSCAPE PLAN

DRAWING NO.
L100

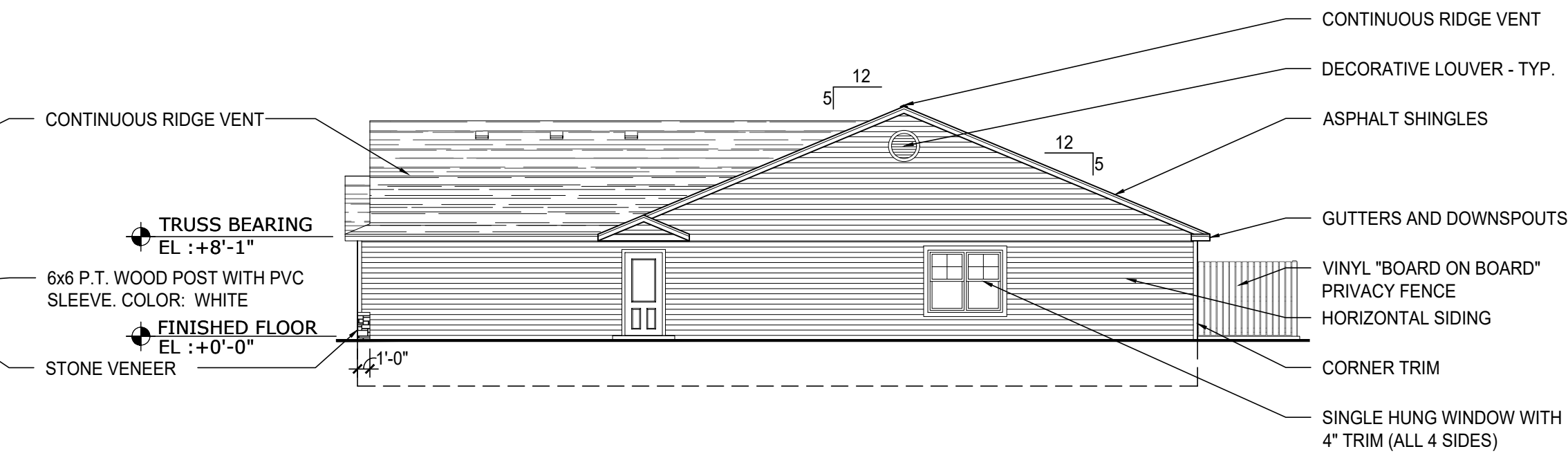
P:\210638-020\DRAWINGS\LANDSCAPE\210638-020 LS - SHOAL CREEK.DWG PLOT DATE: 8/19/2022 10:18 AM LAYOUT: L100 - LANDSCAPE PLAN BY: JR/EA



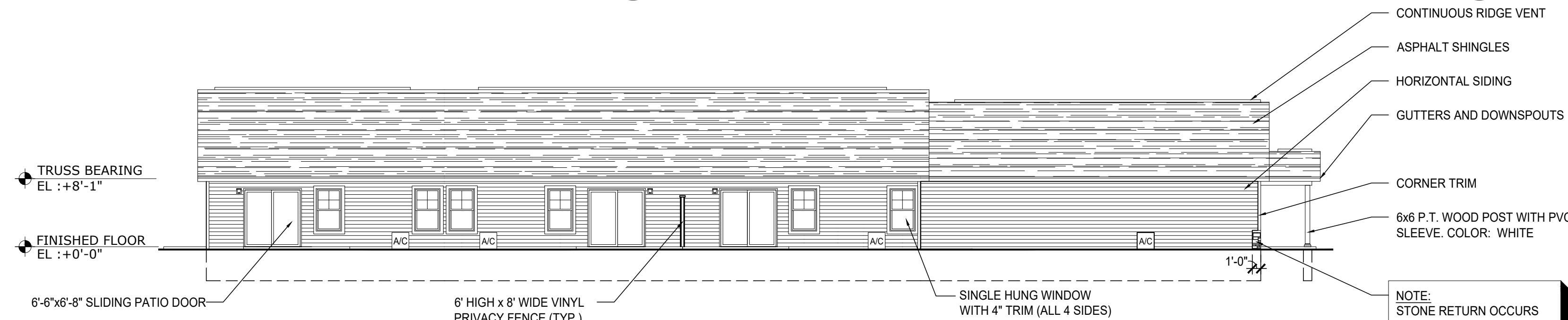
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



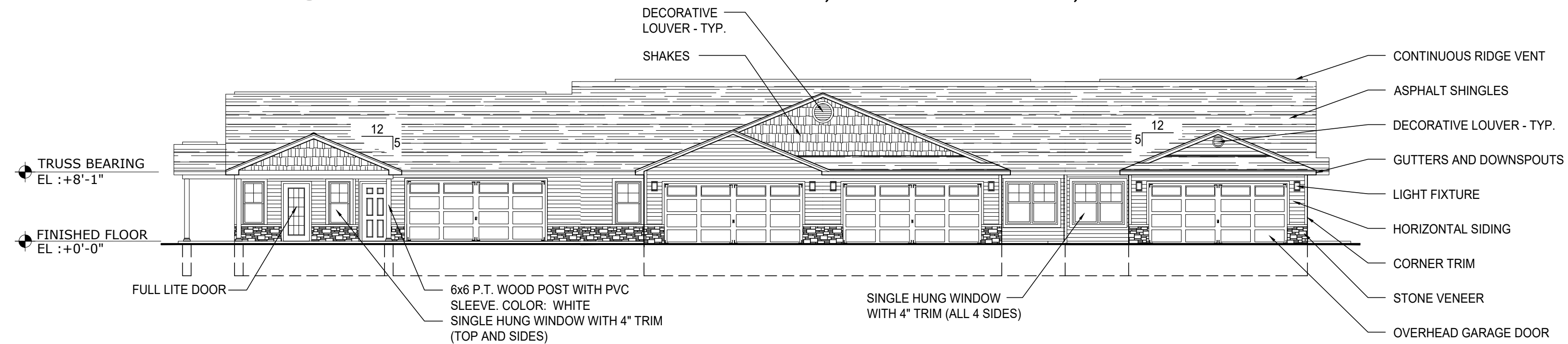
4 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



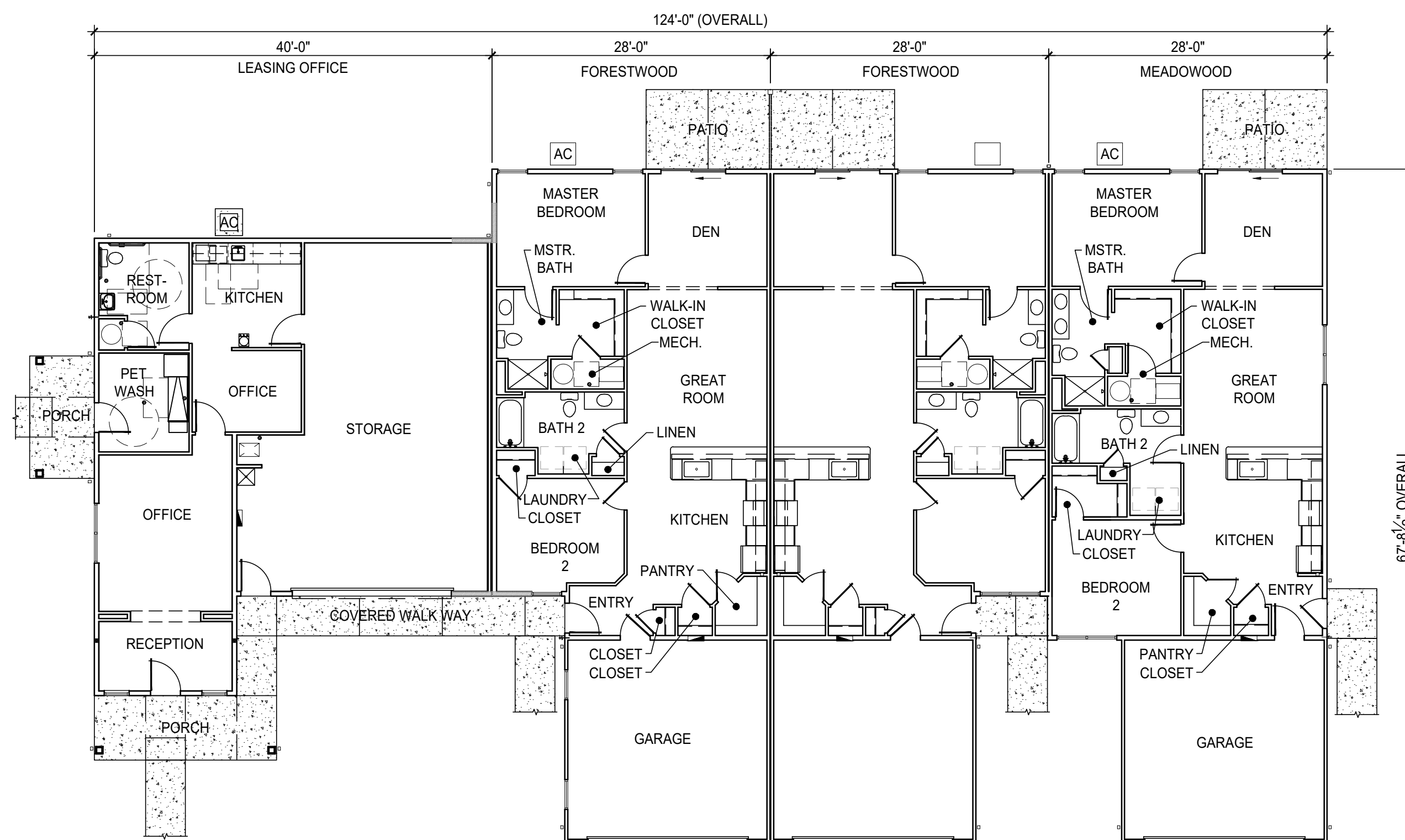
3 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



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



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

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MANN • PARSONS • GRAY
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

PROJECT #: 49521

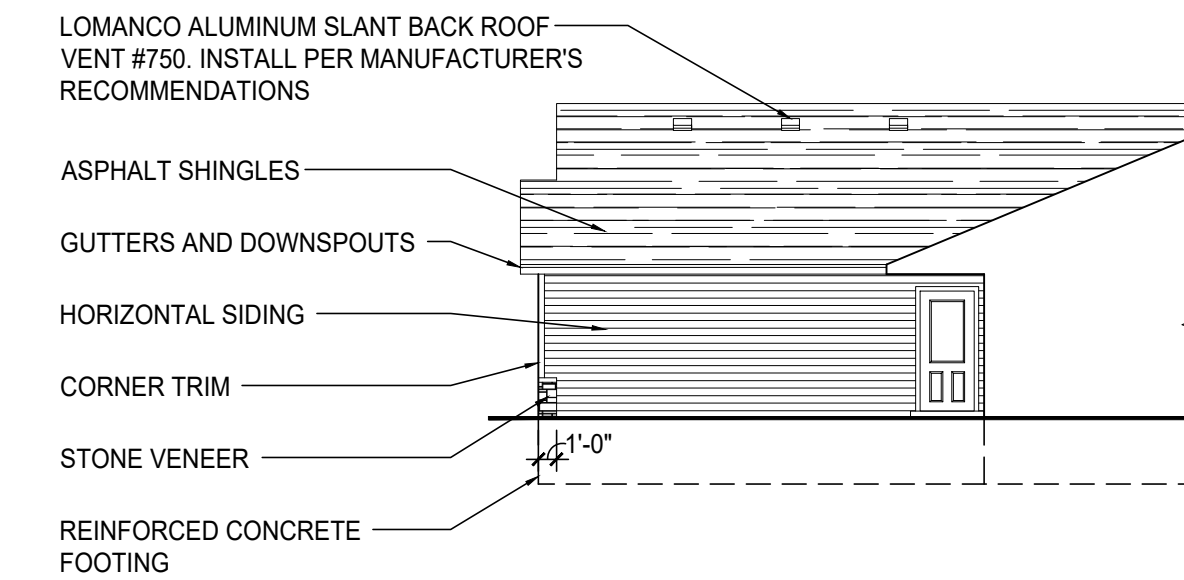
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI

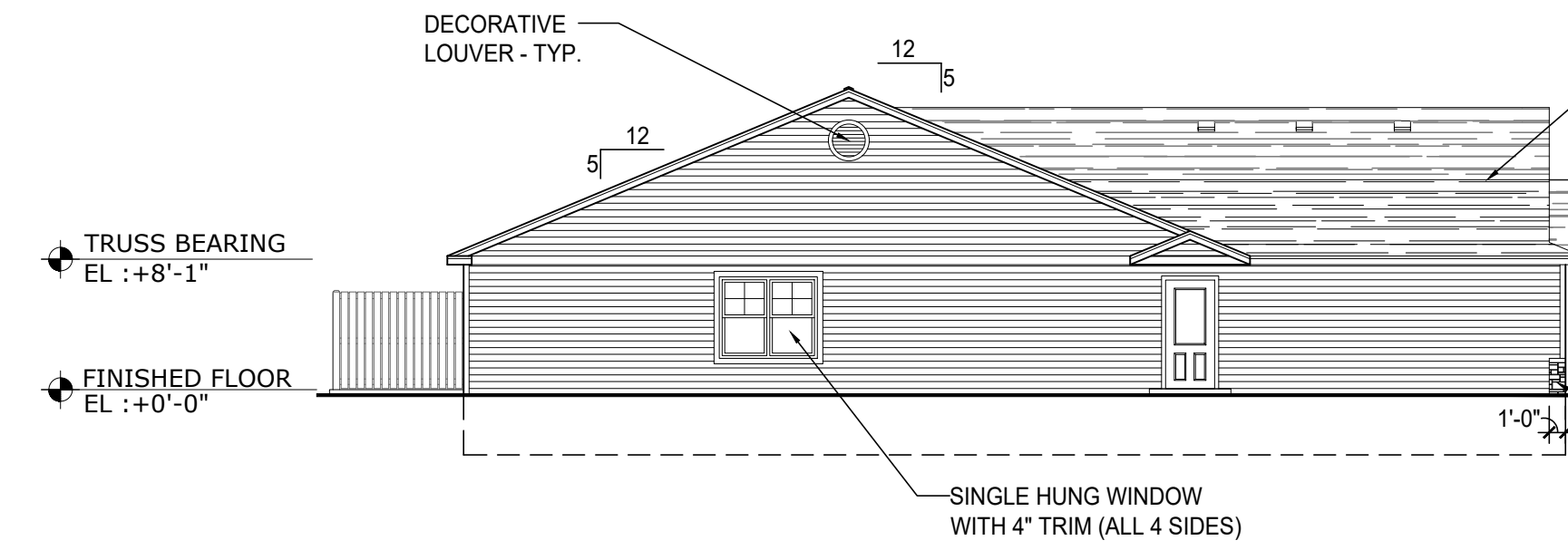


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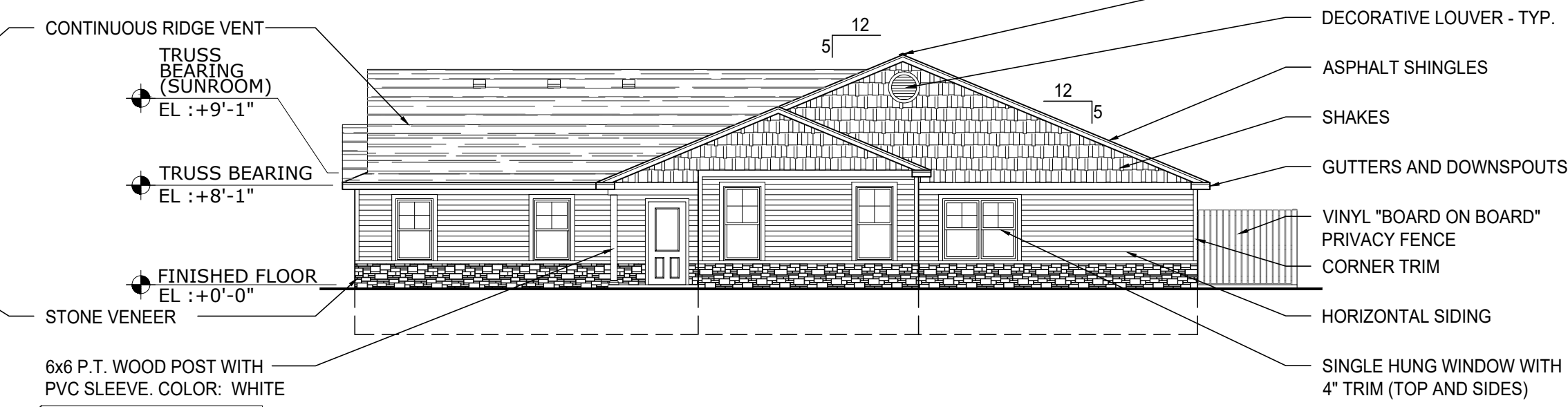
REVISIONS



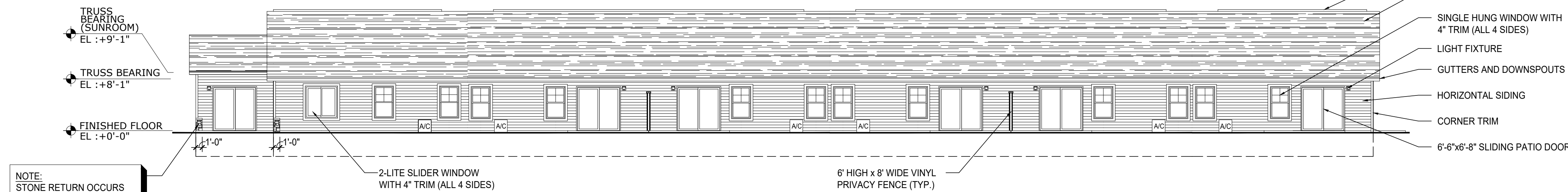
5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 3/32" = 1'-0"



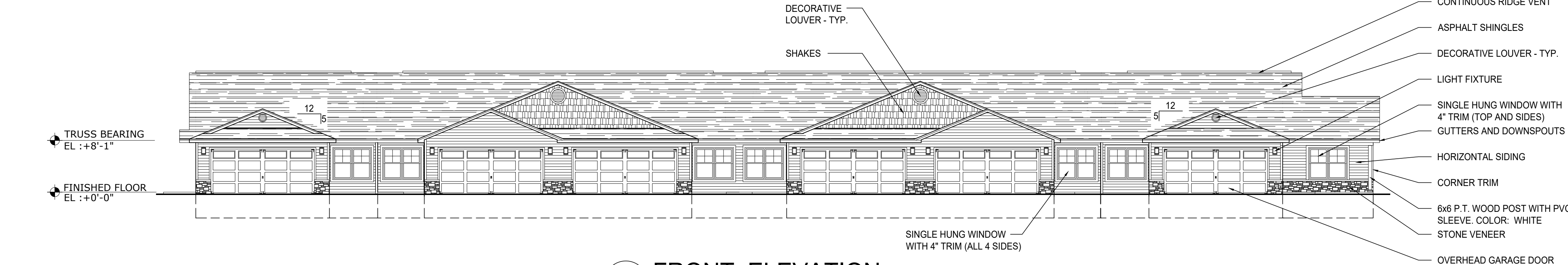
4 STANDARD SIDE ELEVATION MEADOWOOD
SCALE: 3/32" = 1'-0"



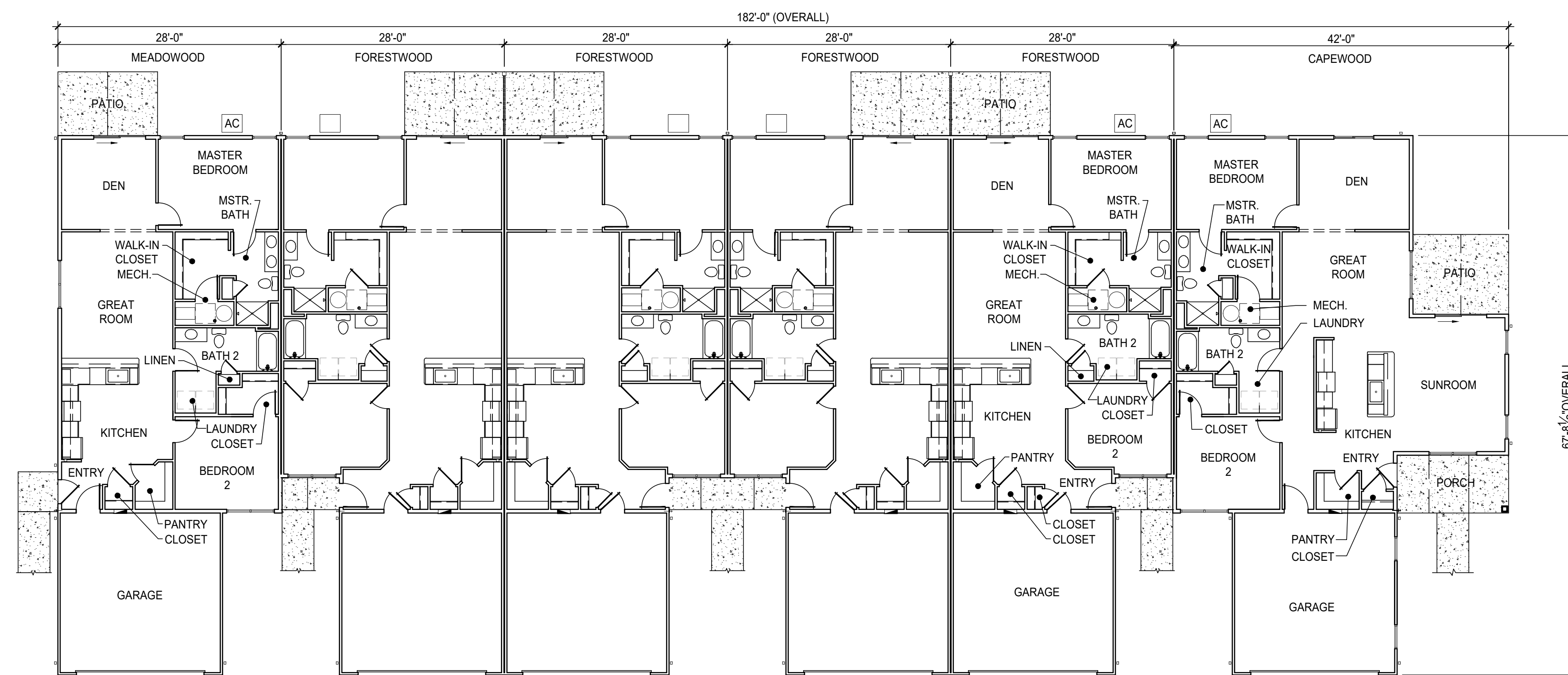
3 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"



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

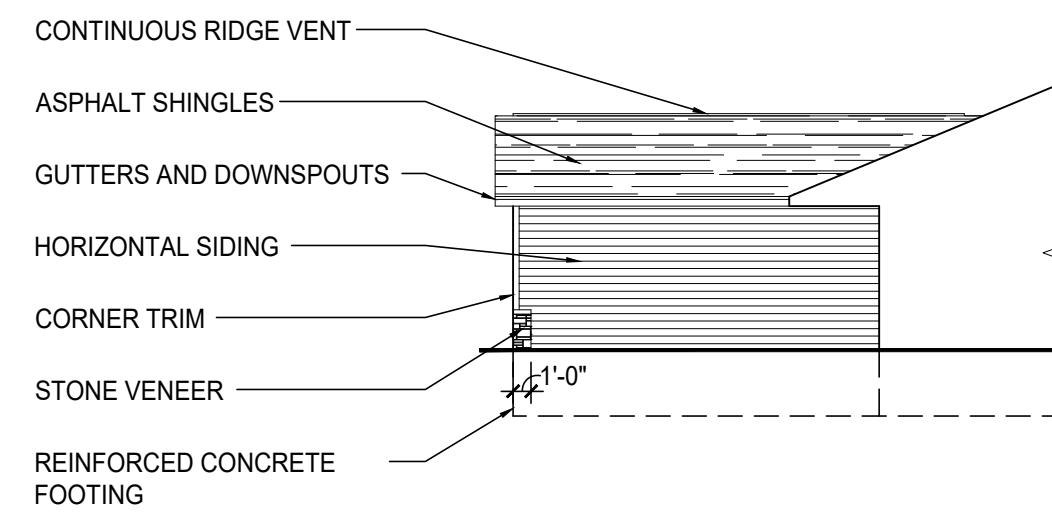
ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
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SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

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

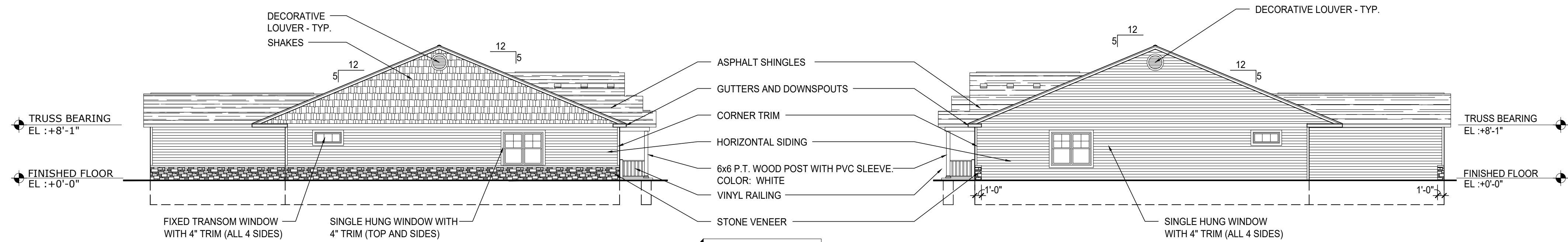
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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 49521 DATE: DECEMBER 13, 2021
REDWOOD KANSAS CITY N. AMBASSADOR DRIVE
NORTH AMBASSADOR DRIVE KANSAS CITY, MISSOURI
Redwood
APARTMENT NEIGHBORHOODS

REVISIONS



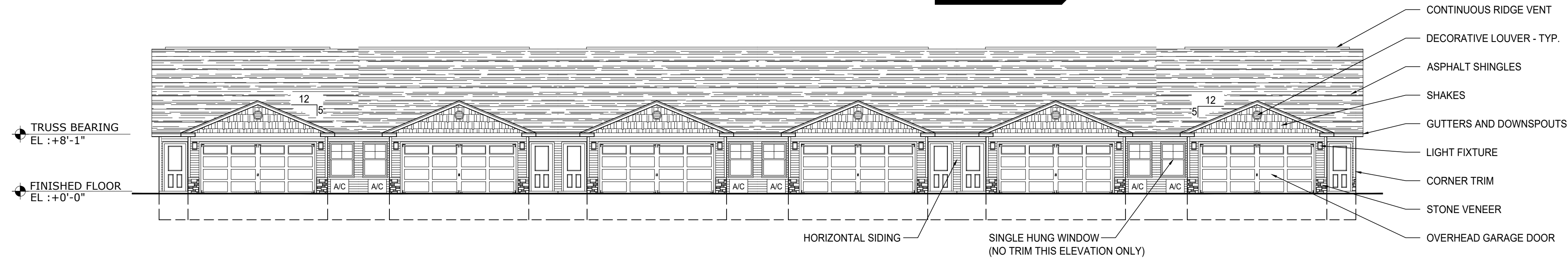
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



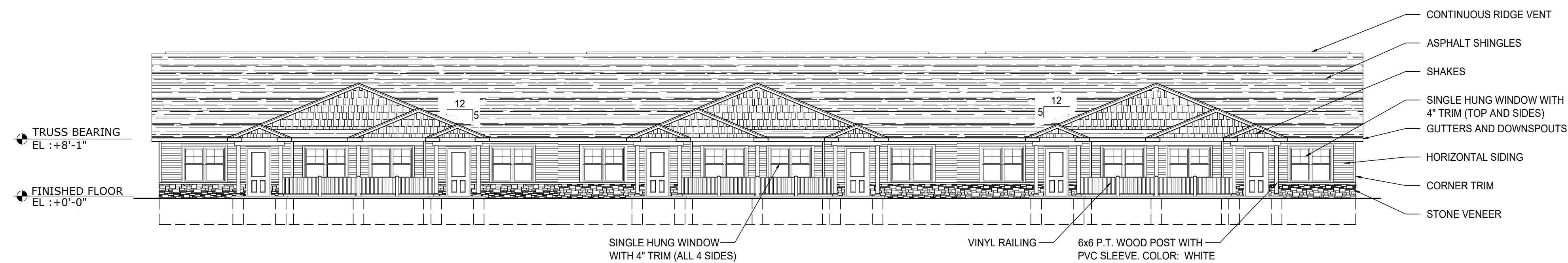
4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

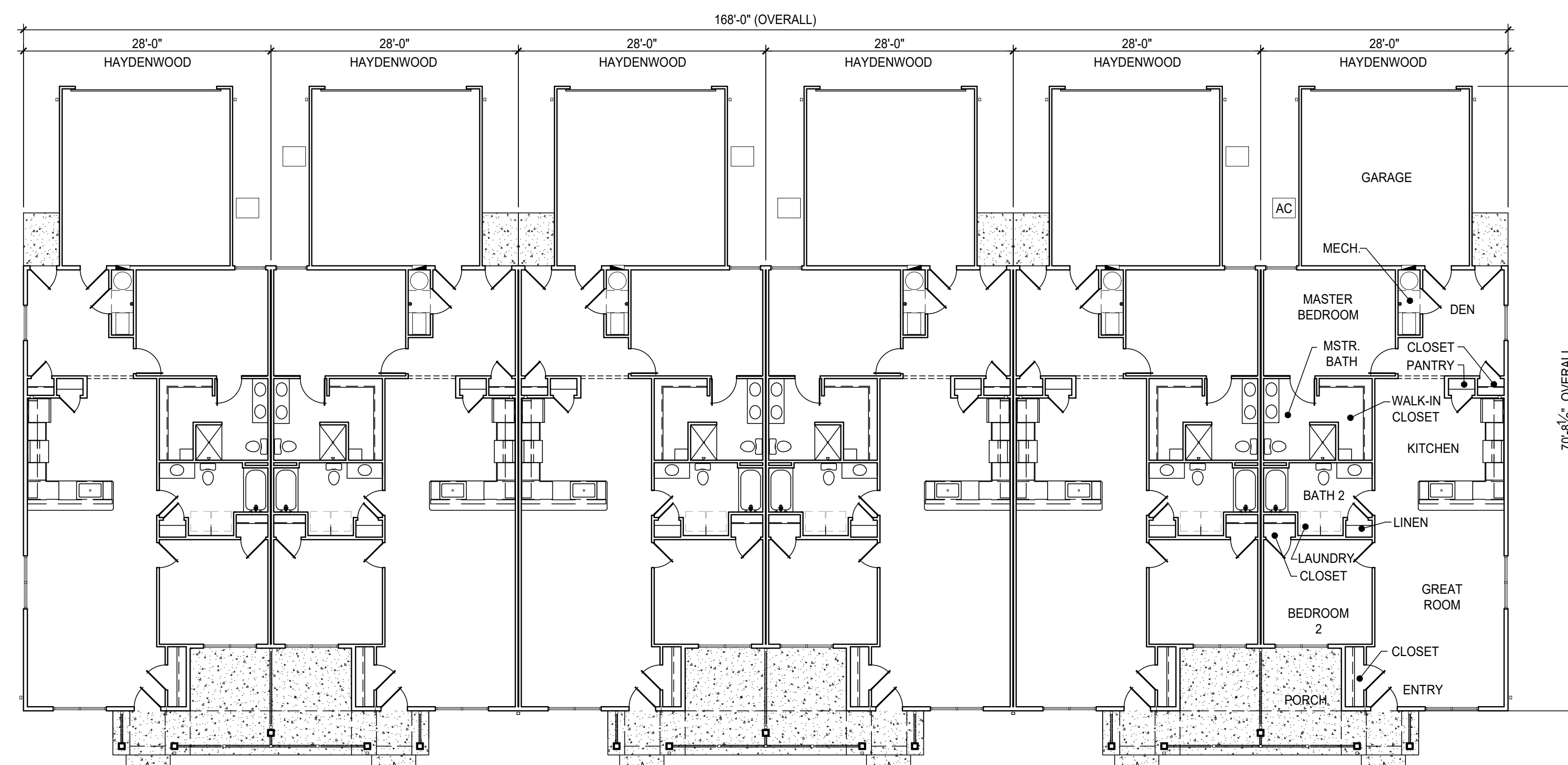
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
HAYDENWOOD



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

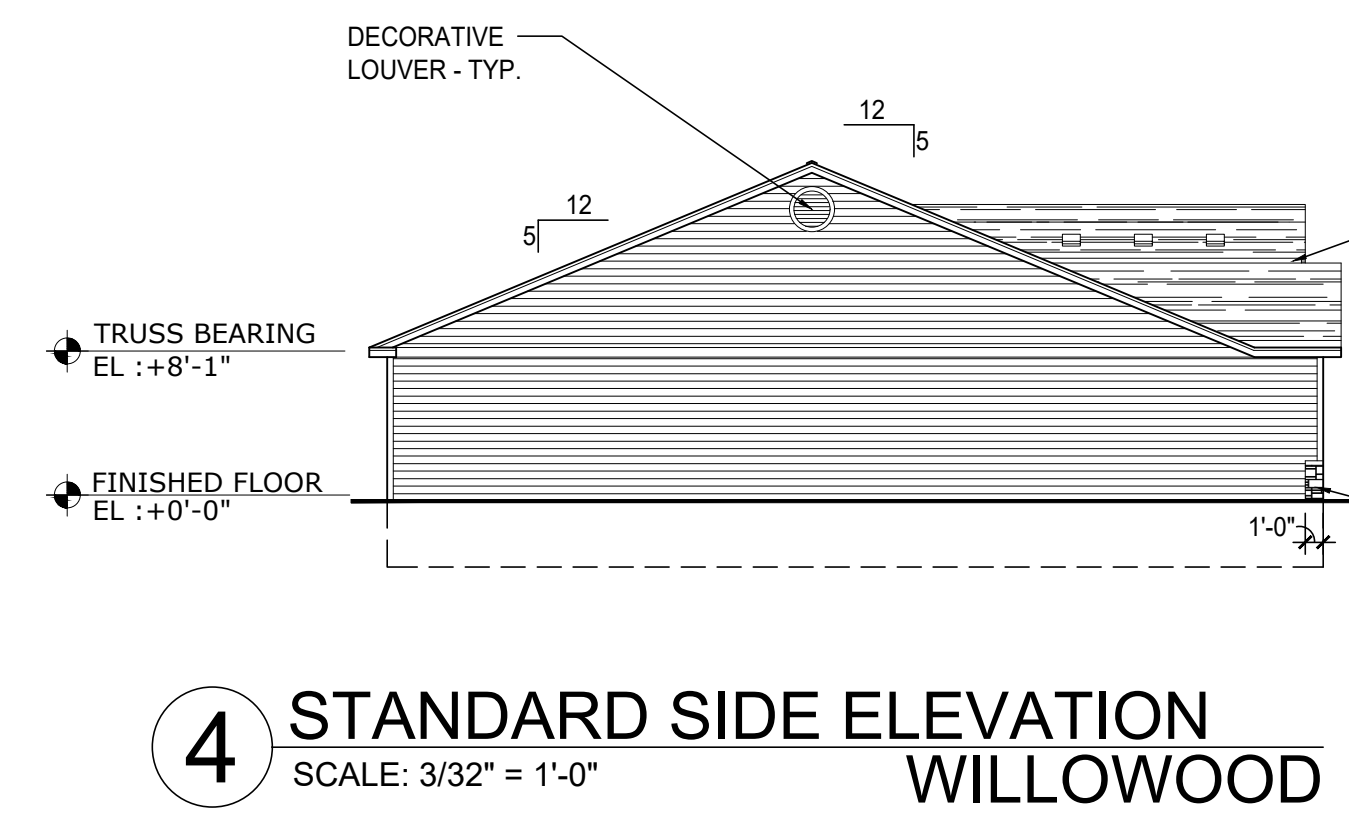
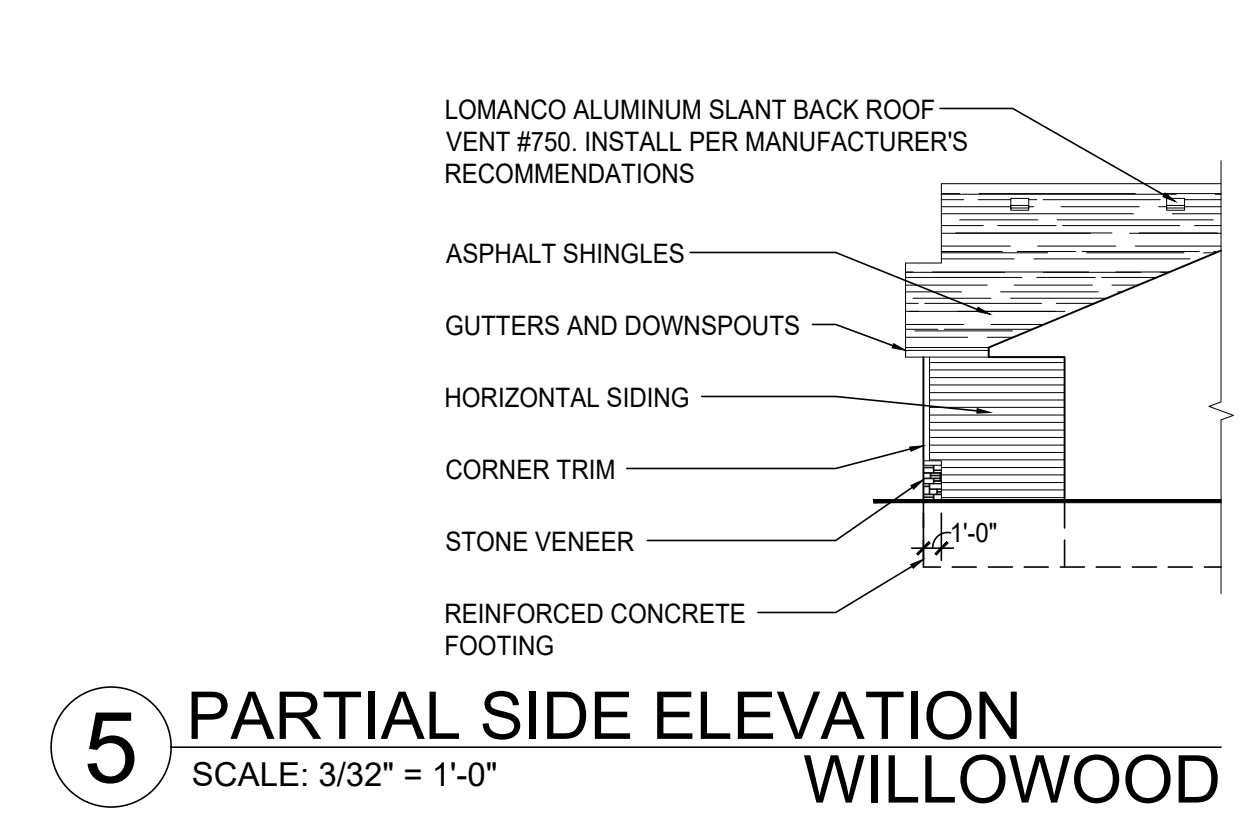
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NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

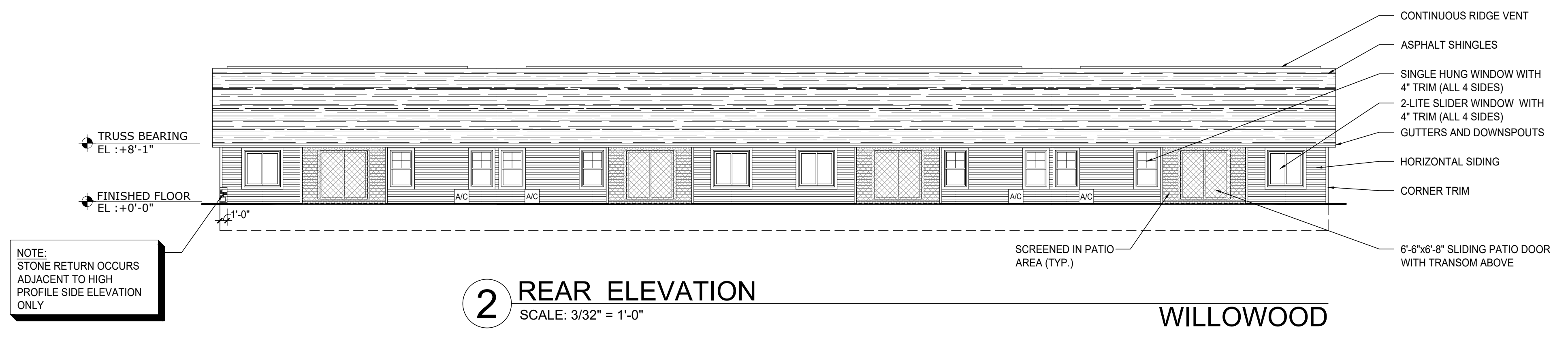
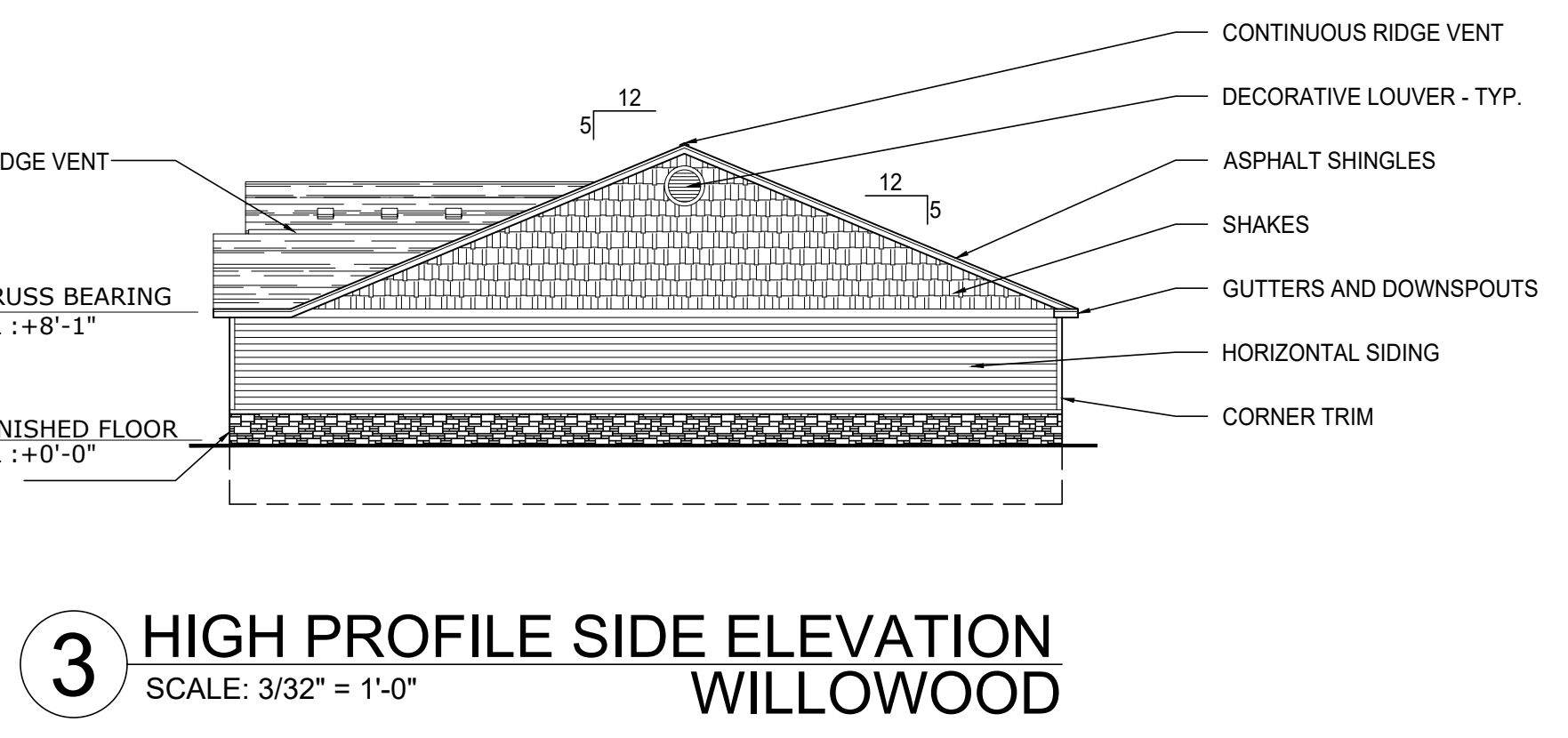
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Redwood
APARTMENT NEIGHBORHOODS

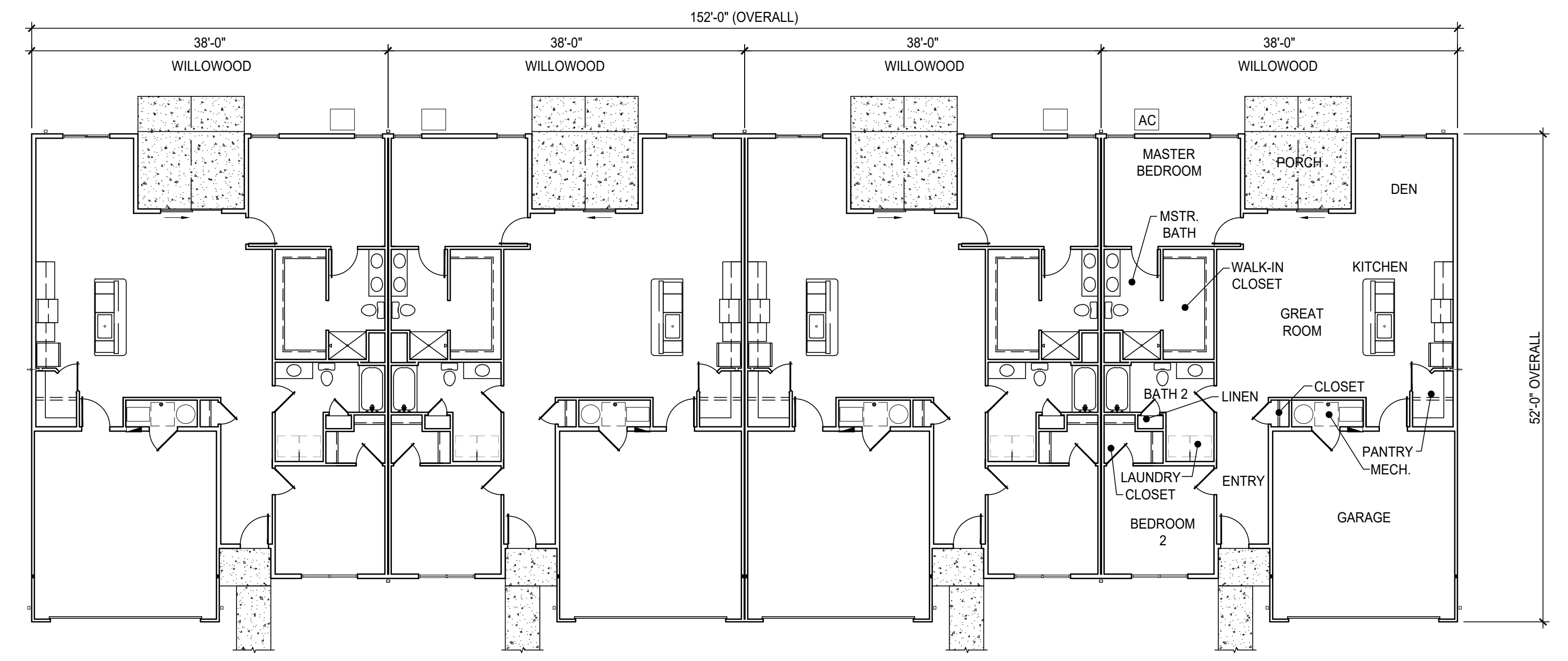
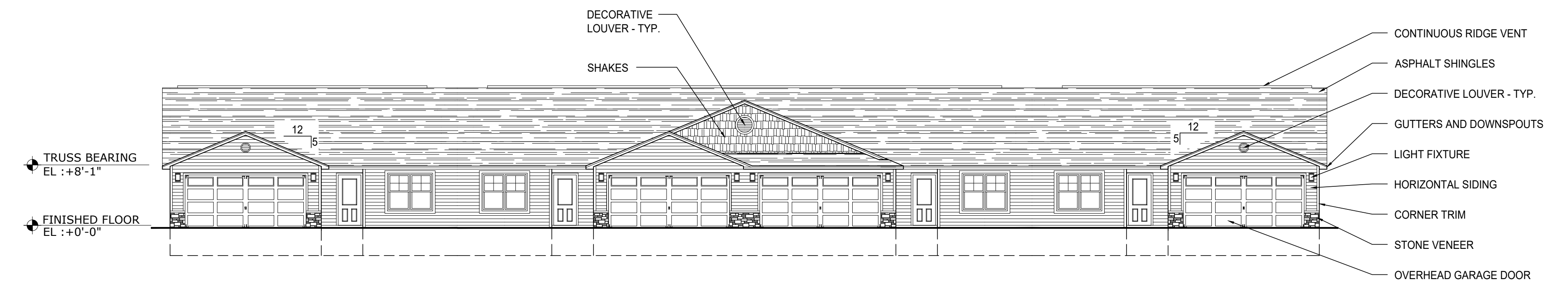
REVISIONS



NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY



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



EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
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BUILDING FLOOR PLAN AND ELEVATIONS

DATE: DECEMBER 13, 2021

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REDWOOD KANSAS CITY N. AMBASSADOR DRIVE

NORTH AMBASSADOR DRIVE
KANSAS CITY, MISSOURI



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FRONT PERSPECTIVE

CAPEWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
MEADOWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE
HAYDENWOOD



DATE: SEPTEMBER, 2021



FRONT PERSPECTIVE

WILLOWOOD



DATE: SEPTEMBER, 2021



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00126

Meeting Date: 8/24/2022

Meeting Location: Northland Neighborhoods, Inc.
5340 NE Chouteau Trafficway, Kansas City, MO 64119

Meeting Time (include start and end time):

6:00pm - 7:00pm

Additional Comments (optional):

Three adjacent neighbors attended the meeting, interested in learning more about our product and company. There were no major concerns about the project.