



CITY PLAN COMMISSION STAFF REPORT

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

October 5, 2021

Project Name

Martin City Apartments

Docket #8 Request

CD-CPC-2021-00125 - Rezoning with plan

Applicant

Lamin Nyang
Taliaferro & Browne

Owner

Eric Motley
Miller Commerce

| | |
|------------------|-------------------|
| Location | 13501 Holmes Road |
| Area | About 13 acres |
| Zoning | B3-2 |
| Council District | 6 th |
| County | Jackson |
| School District | Grandview 130 |

Surrounding Land Uses

North: zoned R-1.5/ B1-1, Jack Stack, church and future apartments.

South: zoned B3-2, commercial.

East: zoned R-80, Blue River (vacant).

West: zoned M1-5, vacant commercial building.

Major Street Plan

Holmes Road is classified as a 4-lane Activity Street by the City's Major Street Plan at this location. The Bike KC plan shows future bike facility on Holmes Road. East 135th Street is classified as a 2-lane Activity Street.

Land Use Plan

The Martin City Area Plan, adopted by Resolution No. 200184 on March 5, 2020, recommends Mixed Use Neighborhood and Open Space/ Buffer land uses on this parcel. The proposed zoning is consistent with the future land recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on September 13, 2021, a summary of which is attached.

EXISTING CONDITIONS

The project site is part of a 19 acre parcel generally located at the southeast corner of E. 135th Street and Holmes Road. This was the original location of the Nigros driving range and golf academy. It currently houses the Martin City Paintball Village. The subject parcel has about 930 feet of frontage on the east side of Holmes Road and only about 200 feet of frontage on the south side of E. 135th Street. There is an existing building and a canopy at the northwest corner of the parcel.

The project site is bordered on the north by a Jack Stack restaurant, the Anointed House of Glory Church and future Forest Ridge Villas apartment to the north. To the south is a commercial development that abuts an existing regulated stream. To the east is a vacant commercial parcel (formerly Sutherlands). The Jackson County park grounds and the Blue River as part of the "Big Blue Greenway" are directly west of the site.

NEARBY DEVELOPMENTS

To the north of the site is Jack Stack, Margaritas, FishTech and a church. To the west on E. 135th Street is Martin City Breweries, Jess and Jim's steak house and Suburban Lawn and Garden.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District B3-2 (Community Business) to District UR (Urban Redevelopment), to allow for 180 unit multi-family residential development within four (4) buildings.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Recommendation
Approval Subject to the Corrections and Conditions.

This UR plan will serve as a preliminary plat creating one lot and two tracts. The two tracts are for amenities which includes; a dog park, pickle ball court, pool, club house, fitness and a media center. The plan also shows storage unit for the residents at the northwest corner of the site. The preliminary plat is proposing 20' building setbacks. This proposed UR rezoning is part of an overall development contemplated for this area with possible future commercial along Holmes Road. The applicant has filed an application for a minor subdivision lot split to separate the project parcel from the remainder of the parcel.

Access to the development is proposed via two driveways on E. 135th Street. The main access is on Holmes Road that provides a loop through the site. The internal streets are proposed to be private. There is a regulated stream that runs along the south of the parcel (east-west) adjacent to the Blue River. The applicant has submitted a preliminary stream buffer plan. The plan shows two private stormwater detention facilities.

Requested Deviations

The plan does not stipulate or request any deviation.

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

| Standards | Applicability | Meets | More Information |
|---|----------------------|--------------|---------------------------|
| <i>Boulevard and Parkway Standards (88-323)</i> | NO | N/A | |
| <i>Parkland Dedication (88-408)</i> | YES | | SEE PLAN ANALYSIS |
| <i>Parking and Loading Standards (88-420)</i> | YES | YES | SEE PLAN ANALYSIS |
| <i>Landscape and Screening Standards (88-425)</i> | YES | | WILL REVIEW AT FINAL PLAN |
| <i>Outdoor Lighting Standards (88-430)</i> | YES | | WILL REVIEW AT FINAL PLAN |
| <i>Sign Standards (88-445)</i> | YES | | WILL REVIEW AT FINAL PLAN |
| <i>Pedestrian Standards (88-450)</i> | NO | | SEE PLAN ANALYSIS |

PLAN ANALYSIS

The project parcel is a combination of 27 underlying parcels which will have to be consolidated into one lot to allow for this development to occur. This can be accomplished via a preliminary and final plat. Staff recommends that the plat should show all building setbacks along the public right of way.

The plan does not show any tract to count towards parkland dedication, but calls out Unit 4 as an amenity. For any proposed amenity to count towards parkland dedication it must be contained in a tract. The revised plan shall show all the necessary amenities that qualify for parkland credit. The development plan shall also serve as a preliminary plat that proposes one lot and tracts for private open space.

Tax Incentive Plan

The proposed development is located within the Martin City Urban Renewal Area plan boundary. The LCRA has determined that the proposed project is in compliance with the current Urban Renewal Plan and has approved tax abatement and a sales tax exemption on construction materials. The EDC recommends that this project can proceed with this UR rezoning without showing any development along Holmes Road. They anticipate the developer coming forward with a new project for this portion of the site in the future.

The Capital Project Division of PWD is currently working on the design for the improvement to Holmes Road from E. Blue Ridge Boulevard to E. 137th Street. Staff recommends that the applicant work with the PWD to make sure that the proposed improvements along E. 135th Street matches the city's plan and profile.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 180 residential dwelling units are proposed. Pursuant to this section a total of 2.16 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$108 \text{ multi-family lots} \times 2 \times 0.006 = 2.16 \text{ acres}$$

$$2.16 \text{ acres} \times \$48,801.37 = \$105,410.96$$

That the developer can either dedicate 2.16 acres of parkland or contribute \$105,410.96 in lieu of parkland dedication for the 108 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

Parking and Loading Standards (88-420)

The standards of this section apply because this is a UR Development plan. The plan shows 218 parking spaces (35 garages) which exceeds the number of spaces required by the Zoning and Development Code. Staff recommends that the parking table be revised to show correct number of and location of garages, covered parking and ADA parking spaces.

Pedestrian Standards (88-450)

The standards of this section apply because this is a UR Development plan. Staff recommends that the submitted plans be to show walkability and pedestrian circulation within the development connecting to the public streets (Holmes Road and E. 135th Street). This is an activity street that connects to the Martin City downtown area. The internal sidewalks can be differentiated with different texture, material or paint to discourage vehicular parking.

UR Plan Review Criteria

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Martin City Area Plan recommendations.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning districts and the proposed UR district.

88-516-05-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 plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan provided for private and public sidewalks. Staff recommends a sidewalk network with additional delineation within the parking area and around the buildings to connect to public streets.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department review and approval.

88-516-05-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 4-story apartments are proposed to be primarily stone, bricks, EIFS, horizontal and vertical lapping.

88-516-05-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 plan is compliant based on the preliminary landscaping submitted.

88-516-05-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 plan is compliant.

88-516-05-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.

There are no trees on the site.

88-515-08. Rezoning Review Criteria

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

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

The Martin City Area Plan, adopted by the City Council Resolution No. 200184 on March 5, 2020, recommends Mixed Use Neighborhood and Open Space/ Buffer land uses on this parcel. The proposed zoning is consistent with the future land recommendation.

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

The surrounding parcels are zoned commercial except for the Big Blue Greenway to the west.

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

The physical character of the area is predominantly commercial development with Margaritas, Jack Stack and Martin City Event Center along Holmes Road.

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

The subject property is adequately served by public facilities. The developer will have to extend private streets, sewer and water to serve this development.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently zoned B3-2 which would have allowed the proposed development. The UR zoning is necessary because the developer is seeking incentives from the LCRA.

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

The property was recently the Martin City Paintball Center.

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

The proposed UR zoning will allow for much needed housing in this area, and provide access to the Blue River trail and parkland.

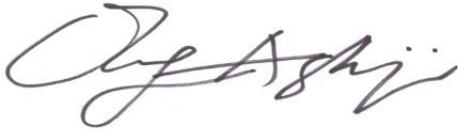
88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the request would not result in any gain to the public health, safety or welfare.

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Olofu O. Agbaji
Planner

ATTACHMENTS:

1. Conditions and Correction Report
2. PE Summary
3. UR Development Plan



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: October 01, 2021
Case Number: CD-CPC-2021-00125
Project: Martin City Apartments

Plan Corrections

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

1. A signage plan that meets the requirement of Chapter 88-445 in its entirety. (8/03/2021)
2. That the plans be revised to match the current layout of Holmes Road and E. 135th Street under design by the PWD. Work with staff to receive said plan from the current project manager. (8/03/2021)
3. Submit two separate legal descriptions in word document format.
 1. UR rezoning boundary.
 2. Preliminary plat boundary. (9/27/2021)
4. Dimension parking lot setback along E. 135th Street. (9/27/2021)
5. Revise parking table to show correct number of and location of garages, covered parking and ADA parking spaces. Revise Plans and Resubmit (10/01/2021)
6. Revise plan to show walkability and pedestrian circulation within the development connecting to the public streets (Holmes Road and E. 135th Street). The internal sidewalks can be differentiated with different texture, material or paint to discourage vehicular parking. Revise Plans and Resubmit (10/01/2021)

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

7. Preliminary stream buffer plan was not submitted in accordance with the requirements of Section 88-415. Ensure the plan takes into account the flood plain as well as the mature riparian vegetation. UPDATED 9/15/21 - revised plans do include the required information as shown in Section 88-415. No information provided on stream buffer zones or proposed impacts. (7/28/2021)
8. Preliminary plat does not clearly show the lot and tract boundaries for the site. The preliminary plat also does not clearly designate the public versus private improvements on the site. (7/28/2021)
9. Proposed development plan does not match the proposed improvements along 135th Street to be constructed by the Public Works Department. Coordinate directly with the Project Manager in Public Works, Chad Thompson, and revise the plans to accurately reflect the proposed configuration, especially regarding the cul-de-sac. (7/28/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

10. Provide stream buffer plans per 88-415 requirements.
2021-09-20 Update: There is missing information. Include all items listed in 88-415-07-D.2. (8/03/2021)

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

11. Extend 8" water main in 135th Street from Holmes Road to the end of the proposed cul-de-sac and provide properly spaced fire hydrants and related appurtenances.
Show connection to Holmes Road in single lot. (9/13/2021)

Plan Conditions

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

12. That the developer submit a design guideline for the proposed development. The design guidelines shall call out how this plan incorporates the Martin City Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. (8/03/2021)
13. 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. (8/03/2021)
14. 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 ___/___/___ via publicengagement@kcmo.org (8/03/2021)
15. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (8/03/2021)
16. That the developer must file for a minor subdivision lot split to create the project parcel prior to ordinance request. Said minor subdivision plat shall be approved and recorded prior to issuance of building permit. (10/01/2021)

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

17. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (9/15/2021)
18. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (9/15/2021)
19. 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. (9/15/2021)
20. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (9/15/2021)
21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (9/15/2021)

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

22. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (7/29/2021)
23. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/29/2021)
24. • 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 241-2013 § 8.7.2) (7/29/2021)
25. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (7/29/2021)
26. 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) (7/29/2021)

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

27. • Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) (7/29/2021)
28. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) (7/29/2021)
29. • The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (7/29/2021)
30. • Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) (7/29/2021)
31. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (7/29/2021)

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

32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department’s Forestry Division prior to beginning work in the public right-of-way (8/02/2021)
33. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Per the note referencing payment in lieu of dedication, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. At 180 units, the parkland fee shall be \$105,410.95. (8/02/2021)

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

34. The developer shall construct a southbound left turn lane at the intersection of Holmes Road and Drive 3 (located approximately 390' south of the Holmes Road/E 135th Street intersection) with a minimum 50' of storage plus taper. This shall be constructed before any certificate of occupancy for the development. (9/13/2021)
35. The developer shall construct a northbound right turn lane at the intersection of Holmes Road and Drive 3 (located approximately 390' south of the Holmes Road/E 135th Street intersection) with a minimum 100' of storage plus taper. This shall be constructed before any certificate of occupancy for the development. (9/13/2021)

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

36. 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 Dan Richardson – 816-513-4883 (7/30/2021)
37. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(7/30/2021)

Condition(s) by Water Services Department. Contact Kirk Rome at 816-513-0368 / kirk.rome@kcmo.org with questions.

38. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

The engineer shall setup a coordination meeting with WSD staff to discuss water mains and service lines. (7/28/2021)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00125

Meeting Date: September 13, 2021 @ 5:30pm

Meeting Location: Video Call/ Phone Call

Meeting Time (include start and end time): 5:30pm-7pm

Additional Comments (optional):

- Excited for something to happen on this piece of property
- Anointed House of Glory: This will be great for my church.
- Upscale is what we would like to see.

PRIVATE OPEN SPACE: THIS PLAT HAS 0.430 ACRES OF PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 0.430 ACRES PURSUANT TO SECTION 88-405-17, CODE OF GENERAL ORDINANCES AS AMENDED. A TOTAL OF 2,160 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT FOR 180 UNITS. OF THE 0.430 ACRES OF PRIVATE OPEN SPACE, 0.269 ACRES ARE RESERVED IN TRACT E, 0.161 ACRES ARE RESERVED IN TRACT D.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$84,426.37 IN LIEU OF THE REMAINING REQUIRED PARKLAND DEDICATING FOR 180 UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A REMAINING TOTAL OF 1.73 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

- SHEET LIST:**
- C001 COVER SHEET
 - C002 EXISTING CONDITION
 - C003 PROPOSED SITE PLAN
 - C004 PRELIMINARY PLAT
 - C005 PROPOSED GRADING PLAN
 - C006 PROPOSED UTILITY PLAN
 - C007 STREAM BUFFER PLAN
 - L100 LANDSCAPE PLAN AND DETAILS
 - SE101 SITE LIGHTING PHOTOMETRIC PLAN
 - A1.00 ARCHITECTURAL SITE PLAN
 - A4.00 TYPICAL BUILDING EXTERIOR ELEVATIONS
 - A4.01 ACCESSORY BUILDINGS EXTERIOR ELEVATIONS

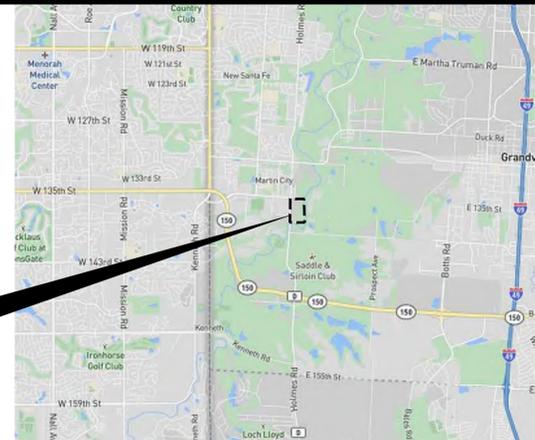
MARTIN CITY APARTMENTS

UR DISTRICT REZONING PLAN AND, PRELIMINARY PLAT

A RESIDENTIAL SUBDIVISION SECTION 20, TOWNSHIP 47 NORTH, RANGE 33 WEST

OF THE FIFTH PRINCIPAL MERIDIAN

IN KANSAS CITY, JACKSON COUNTY, MISSOURI

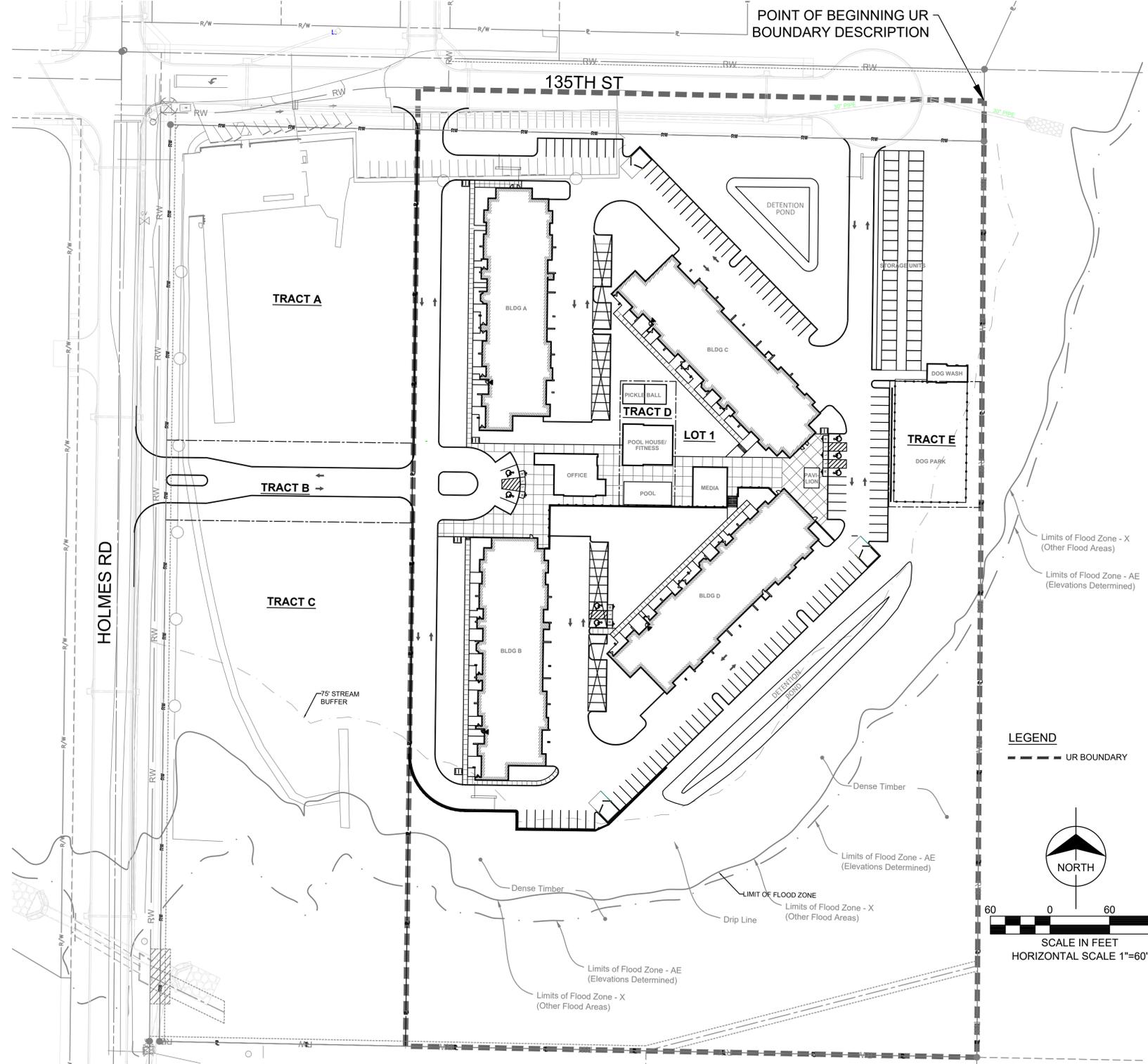


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STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

TB

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810



SIGNAGE SHALL COMPLY WITH CHAPTER 88-445

PROPERTY DESCRIPTION:

SECTION 20 TOWNSHIP 47N RANGE 33W NOT TO SCALE

THE NORTH 30 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THE EAST 450 FEET OF SAID NORTH 30 ACRES AND ALSO EXCEPT THAT PART IN HOLMES ROAD (ALSO KNOWN AS HOLMES STREET ROAD AND ALSO KNOWN AS MISSOURI HIGHWAY ROUTE 150) AND ALSO EXCEPT THAT PART IN 135TH STREET (ALSO KNOWN AS MISSOURI HIGHWAY ROUTE 150) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 47, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE N85°47'47"W (DEED: N85°44'08"W), ALONG THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, 450.00 FEET TO THE NORTHWEST CORNER OF THE EAST 450 FEET OF THE NORTH 30 ACRES THEREOF, SAID POINT BEING THE POINT OF BEGINNING; THENCE S03°28'51"W (DEED: S03°29'24"W), ALONG A WEST LINE OF THE EAST 450 FEET OF SAID NORTH 30 ACRES, 989.53 FEET (DEED: 989.99 FEET) TO THE SOUTHWEST CORNER THEREOF; THENCE N85°51'31"W (DEED: N85°51'20"W), ALONG THE SOUTH LINE OF SAID NORTH 30 ACRES, 833.12 FEET (DEED: 833.22 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF HOLMES ROAD AS DESCRIBED BY DOCUMENT NO. 2002-K-0085052; THENCE N03°43'39"E (DEED: N03°43'50"E), ALONG SAID EASTERLY RIGHT-OF-WAY LINE (40 FEET FROM THE CENTERLINE THEREOF), 930.39 FEET (DEED: 931.68 FEET) TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF KANSAS CITY FOR RIGHT-OF-WAY BY DOCUMENT NO. 1990-K-0948420; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND THE FOLLOWING COURSES: S85°47'47"E (DEED: S85°44'08"E), 30.60 FEET (DEED: 30.55 FEET) TO A POINT OF CURVE; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 355.00 FEET THROUGH A CENTRAL ANGLE OF 012°11'16", AN ARC DISTANCE OF 75.51 FEET TO A POINT OF TANGENT; THENCE N82°00'57"E, (DEED: N82°04'36"E), 72.71 FEET TO A POINT OF CURVE; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET THROUGH A CENTRAL ANGLE OF 012°11'16", AN ARC DISTANCE OF 62.75 FEET TO A POINT OF TANGENT; THENCE S85°47'47"E (DEED: S85°44'08"E), 50.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N04°12'13"E (DEED: N04°15'52"E), 30.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S85°47'47"E (DEED: S85°44'08"E), ALONG THE NORTH LINE OF SAID EAST HALF, 539.17 FEET (DEED: 539.38 FEET) TO THE POINT OF BEGINNING, CONTAINING 18.590 ACRES, MORE OR LESS.

MARTIN CITY AREA PLAN DESIGN GUIDELINES:

SEE SHEET A1.00, A4.00 AND A4.01

TABLE 1 - SITE DATA

| Site Data | Existing | Proposed | Deviation Requested | Approved |
|-------------------------|----------|----------|---------------------|----------|
| Zoning | B-3.2 | UR | No | |
| Gross Land Area | | | | |
| in square feet | 809,780 | 0 | No | |
| in acres | 18.59 | 0 | No | |
| Right-of-way Dedication | | | | |
| in square feet | 0 | 56,062 | No | |
| in acres | 0.00 | 1.287 | No | |
| Right-of-way Vacation | | | | |
| in square feet | 0 | 0 | No | |
| in acres | 0.00 | 0.00 | No | |
| Net Land Area | | | | |
| in square feet | 0 | 75,3719 | No | |
| in acres | 0 | 17.303 | No | |
| Building Area (sq. ft.) | 0 | 0 | No | |
| Floor Area Ratio | 0 | 0 | No | |
| Residential Use Info | | | | |
| Total Dwelling Units | 0 | 0 | No | |
| Detached House | 0 | 0 | No | |
| Zero Lot Line House | 0 | 0 | No | |
| Cottage House | 0 | 0 | No | |
| Semi-attached House | 0 | 0 | No | |
| Townhouse | 0 | 0 | No | |
| Two-unit House | 0 | 0 | No | |
| Multi-unit House | 0 | 0 | No | |
| Columnade | 0 | 0 | No | |
| Multiplex | 0 | 0 | No | |
| Multi-unit Building | 0 | 180 | No | |

TABLE 2 - BUILDING DATA

| Building Data | Existing | Proposed BLDG | | | | Deviation Requested | Approved |
|--------------------------------|----------|---------------|-------|-------|-------|---------------------|----------|
| | | A | B | C | D | | |
| Rear Setback | 0 ft | 20 ft | 20 ft | 20 ft | 20 ft | No | |
| Front Setback | 0 ft | 20 ft | 20 ft | 20 ft | 20 ft | No | |
| Side Setback | 0 ft | 20 ft | 20 ft | 20 ft | 20 ft | No | |
| Side Setback (abutting street) | 0 ft | 20 ft | 20 ft | 20 ft | 20 ft | No | |
| Height | - | ** | ** | ** | ** | No | |

TABLE 3 - SEE LANDSCAPE PLAN

TABLE 4 - PARKING

| Building Data | Vehicle Spaces | | Bike Spaces | | Alternatives Proposed (See 88-420-16-H) |
|-----------------------------|----------------|------------|-------------|-----------|---|
| | Required | Proposed | Required | Proposed | |
| Proposed Use(s) | | | | | |
| Residential/Community Space | 180 | 218 | | | NONE |
| Short Term Bicycle | | | 23 | 23 | |
| Long Term Bicycle | | | 55 | 55 | |
| Total | 180 | 218 | 78 | 78 | |

NOTE:
- 40 COVERED PARKING SPACES
- 68 GARAGE PARKING SPACES

TABLE 5 - OTHER DEVELOPMENT STANDARDS

| 88-425 OTHER DEVELOPMENT STANDARDS | Developer to provide payment in-lieu. |
|---|---------------------------------------|
| 88-408 Parkland Dedication | Developer to provide payment in-lieu. |
| 88-415 Stream Buffers | To Provide Mitigation |
| 88-430 Outdoor Lighting | See Outdoor Lighting Plan |
| 88-435 Outdoor Display, Storage, and Work Areas | Not Applicable |
| 88-445 Signs | Signage comply with 88-445. |
| 88-450 Pedestrian Standards | On site meets 88-450 criteria. |

DEVELOPMENT SUMMARY TABLE

| Building No./ID | Occupancy | Uses | Building Height* | Elevation | No. Floors | Floor No. | Area (sf) | Total Area (sf) All floors, All Bldgs | Total Units/Flr | Total Units per Bldg | Total Units | Parking Spaces Required | Parking Spaces Provided on Site |
|-----------------------|-----------------|-------------|------------------|-----------|------------|-----------|-----------|---------------------------------------|-----------------|----------------------|-------------|-------------------------|--|
| Clubhouse | B - Business | Support | 19'-1" | 863.17 | 1 | 1 | 2450 | 2,450 | n/a | n/a | n/a | 1 | 218 (includes ground level garage parking) |
| Buildings A, B, C & D | R-2 Residential | Residential | 53'-6" | 935.75 | 4 | 1 | 15,315 | 228,720 | 7 | 45 | 180 | 180 | |
| | | | | 925.75 | | 2 | 15,465 | | 14 | | | | |
| | | | | 934.50 | | 3 | 13,200 | | 12 | | | | |
| | | | | 925.75 | | 4 | 13,200 | | 12 | | | | |
| Fitness / Poolhouse | B - Business | Support | 14'-1" | 863.17 | 1 | 1 | 1,575 | 1,575 | n/a | n/a | n/a | 0 | |
| Dog Wash | B - Business | Support | 14'-1" | 859.92 | 1 | 1 | 740 | 740 | n/a | n/a | n/a | 0 | |
| Totals | | | | | | | | 233,485 | | 45 | 180 | 181 | |

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- Building Coverage = 61,604 SF

DENSITY

- GROSS DENSITY: 9.68 UNITS / AC (BASED ON TOTAL LAND AREA)
- NET DENSITY: 10.40 UNITS / AC (NET LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: FALL 2021
CONSTRUCTION END: FALL 2022
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

DEVELOPERS:

MILLER COMMERCE
431 S. JEFFERSON AVE. #105
SPRINGFIELD, MISSOURI 65806
PHONE: (417) 986-3310
CONTACT: MATT BLEVINS
EMAIL: BlevinsM@MillerCommerce.com

a new development for BUF STUDIOS

Martin City Partners LLC - Phase I

7387 W 162nd Street Site 200
Stilwell, Kansas 66085

date 06/18/21
drawn by TE
checked by KM
revisions

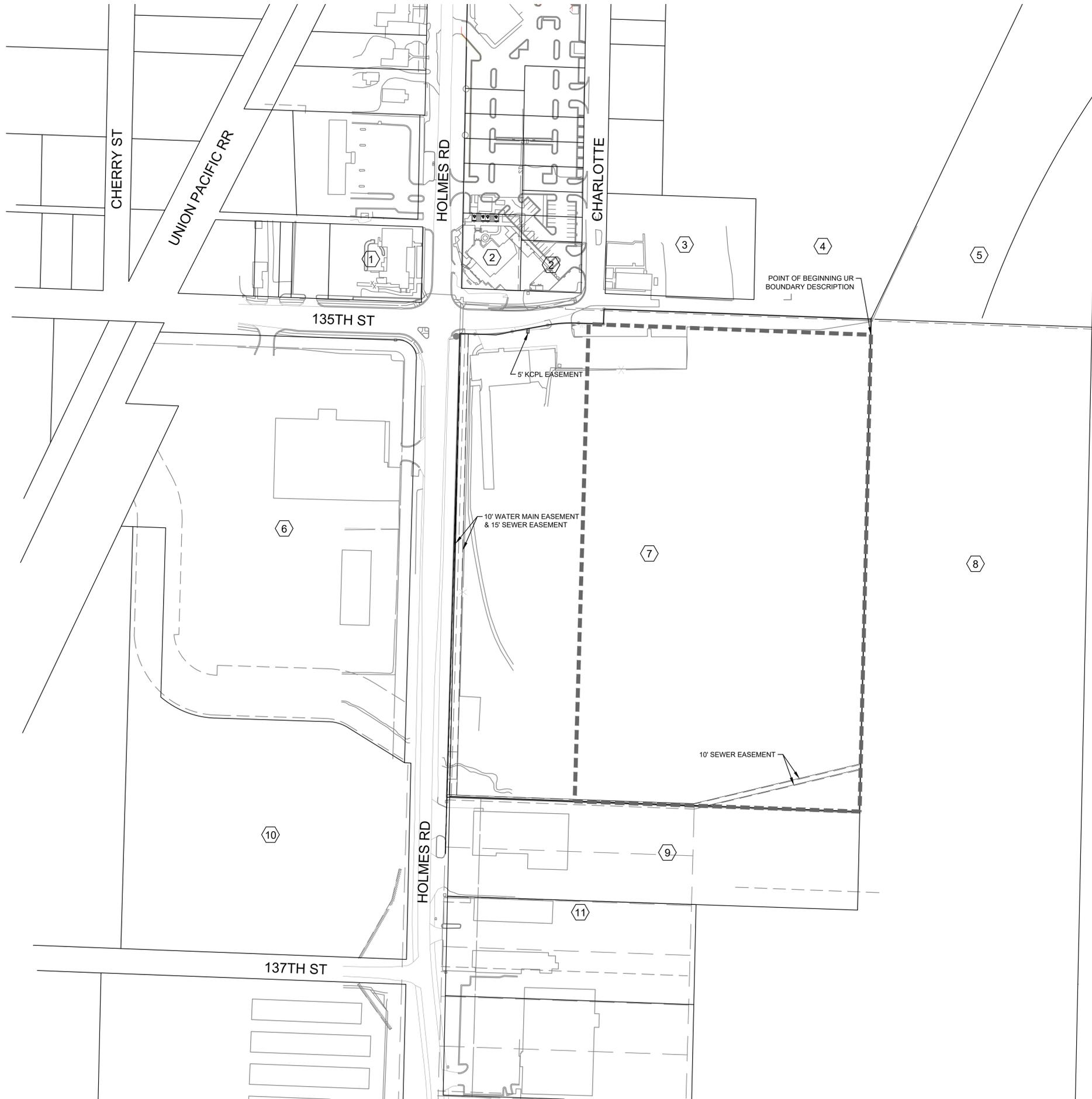
sheet number

C001 COVER SHEET

drawing type
ur rezoning plan

project number
77-1610

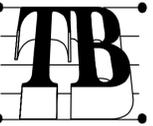
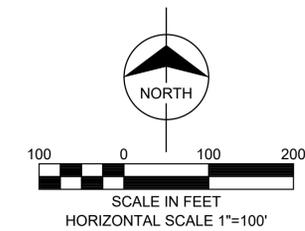
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| OWNERSHIP INFORMATION | | |
|-----------------------|------------------------------|---|
| PARCEL NO. | OWNER | ADDRESS |
| ① | ADAMS-MOORE ACQUISITIONS LLC | 410 E 135TH ST, KANSAS CITY, MO 64145 |
| ② | J-DOR REAL ESTATE LLC | 9000 W 137TH ST, OVERLAND PARK, KS 66221 |
| ③ | NEAL DARWIN R & MARTHA D | 6612 E 129TH ST, GRANDVIEW, MO 640308 |
| ④ | PIVOTAL PROPERTIES LLC | PO BOX 480225, KANSAS CITY, MO 64148 |
| ⑤ | JACKSON COUNTY MISSOURI | 415 E 12TH ST, KANSAS CITY, MO 64106 |
| ⑥ | SUTHERLAND LUMBER CO-KC | 4000 MAIN ST, KANSAS CITY, MO 64111 |
| ⑦ | MARTIN CITY PARTNERS LLC | 7387 W 162ND ST STE 200, STILWELL, KS 66085 |
| ⑧ | JACKSON COUNTY MISSOURI | 415 E 12TH ST, KANSAS CITY, MO 64106 |
| ⑨ | RENOS REAL ESTATE LLC | 637 NE RUSHBROOK PL, LEE'S SUMMIT, MO 64064 |
| ⑩ | CORNERSTONES OF CARE | 300 E 36TH ST, KANSAS CITY, MO 64111 |
| ⑪ | GKJ INVESTMENTS LLC | 13340 HOLMES RD, KANSAS CITY, MO 64145 |

LEGEND

----- UR BOUNDARY



a new development for BUF STUDIOS
Martin City Partners LLC - Phase I
7387 W 162nd Street Ste 200
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sheet number

C002 EXISTING
CONDITIONS

drawing type
ur rezoning plan

project number
77-1610

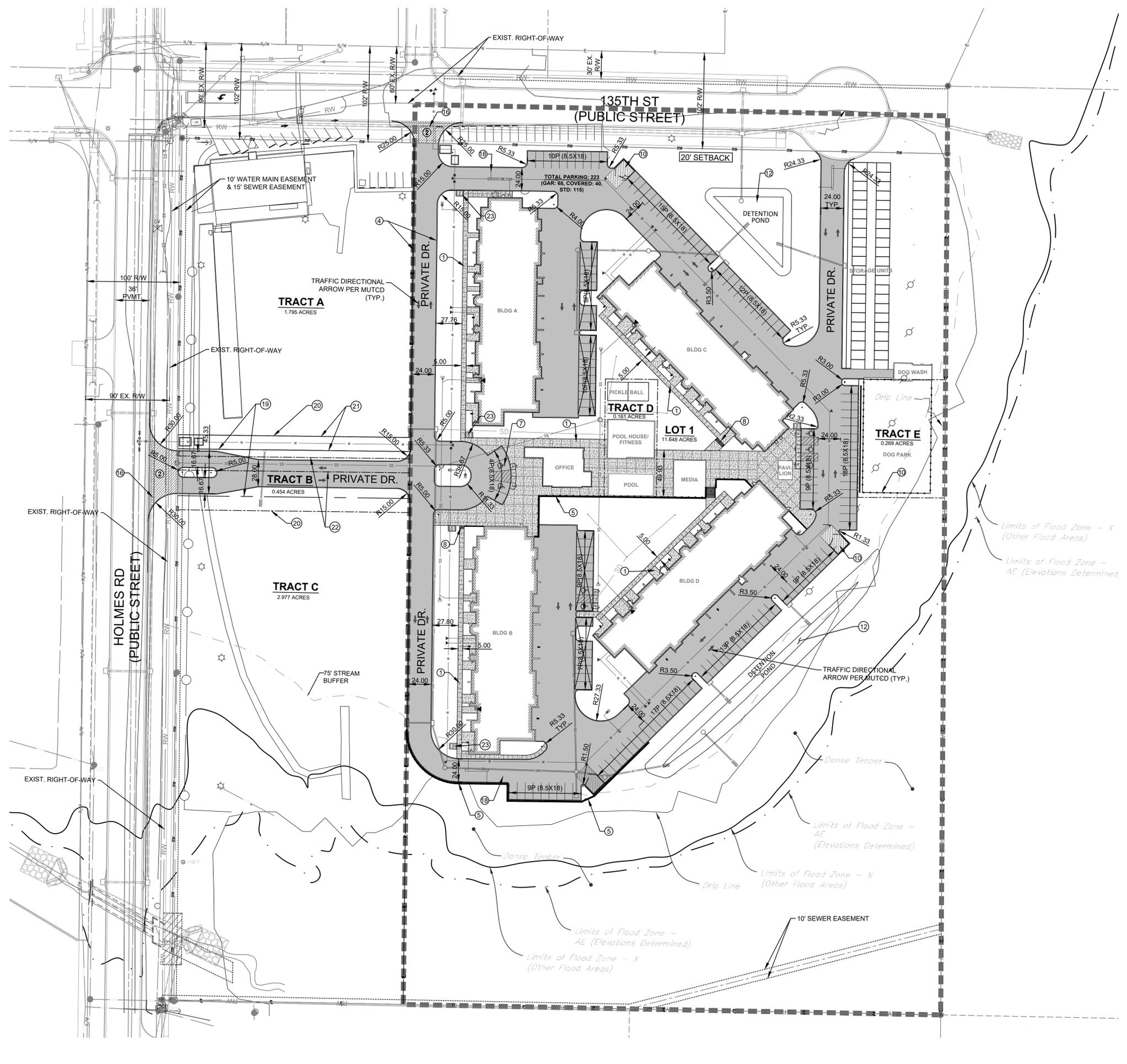
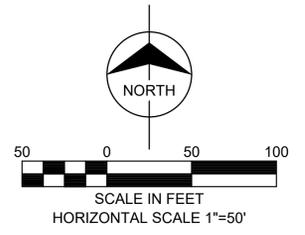
a new development for BUF STUDIOS
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7387 W 162nd Street Site 200
Stilwell, Kansas 66085

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KM
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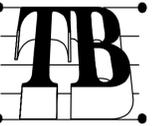
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C003 PROPOSED SITE PLAN
drawing type
ur rezoning plan
project number
77-1610

SITE LEGEND:

- ■ ■ ■ ■ UR BOUNDARY
- ① NEW KCMO TYPE SW-1 PCC SIDEWALK (TYP.)
- ② CONCRETE PAVEMENT
- ③ ASPHALT PAVEMENT
- ④ KCMO TYPE C-1 CURB
- ④ PROPOSED KCMO TYPE C-1 CURB
- ⑤ PROPOSED MSE RETAINING WALL AND HANDRAIL
- ⑥ 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. (MATCH SIDEWALK WIDTH, TYP.)
- ⑦ PROPOSED ADA PARKING AND SIGNAGE.
- ⑧ PROPOSED STAIRS W/ HANDRAILS
- ⑨ PROPOSED BIKE RACK LOCATION
- ⑩ PROPOSED 6' AMERISTAR ORNAMENTAL FENCE OR EQUAL
- ⑪ PROPOSED TRASH ENCLOSURE LOCATION.
- ⑫ PROPOSED STORM DETENTION.
- ⑬ EXISTING RAMP AND STAIRS TO REMAIN.
- ⑭ GARDEN BED (TYP.) SEE LANDSCAPE PLAN.
- ⑮ PERGOLA. SEE LANDSCAPE PLAN.
- ⑯ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY. 8" CONCRETE PAVEMENT ON AGGREGATE BASE YELP GATE
- ⑰ BIKE PARKING - SHORT TERM 6 SPACES TYPICAL
- ⑱ ACCESS EASEMENT
- ⑲ TEMPORARY CONSTRUCTION EASEMENT
- ⑳ WATER LINE EASEMENT
- ㉑ SANITARY SEWER EASEMENT
- ㉒ BIKE PARKING - SHORT TERM 6 SPACES TYPICAL
- RW — DENOTES RIGHT-OF-WAY
- PL — DENOTES PROPERTY LINE

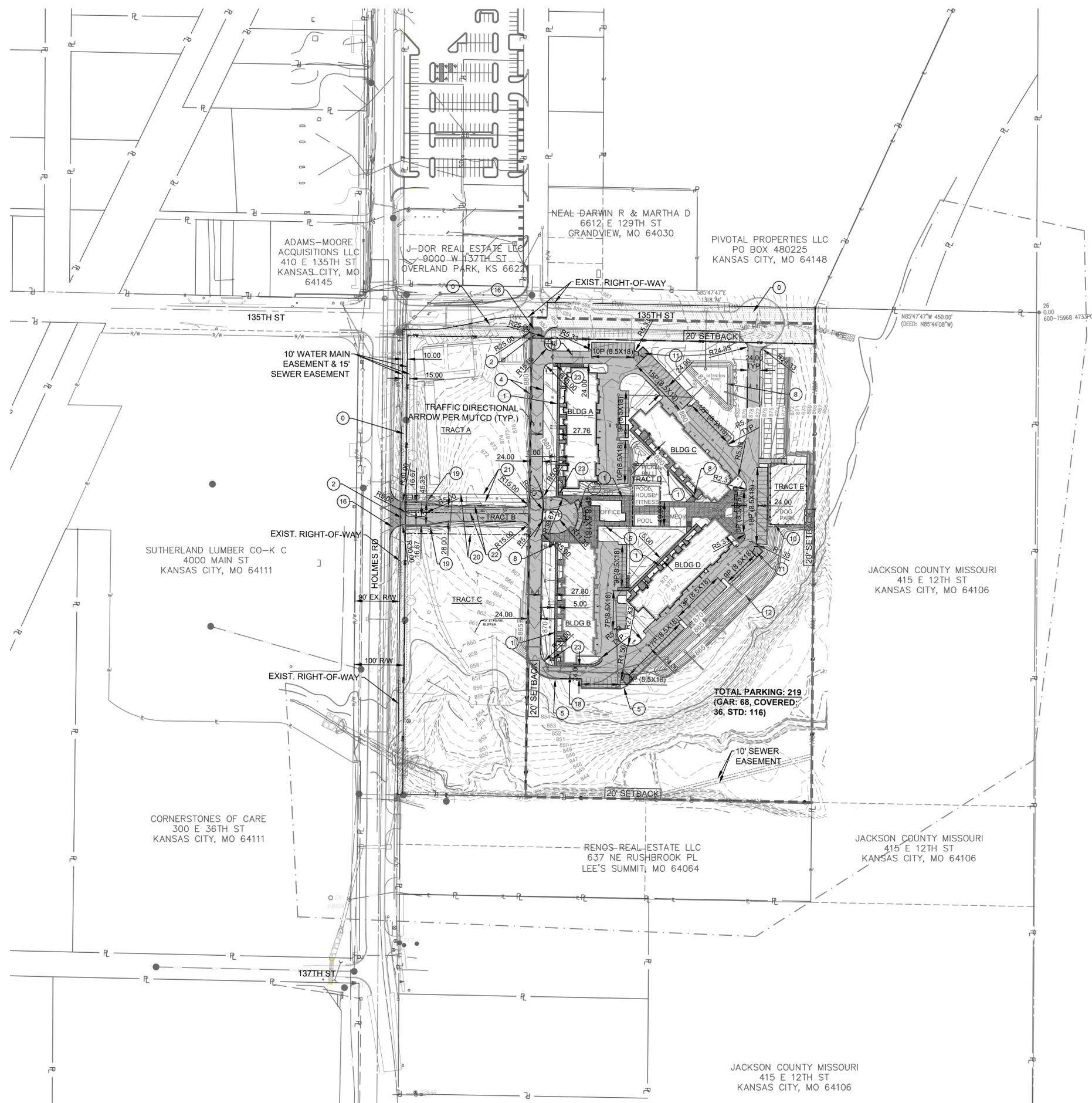
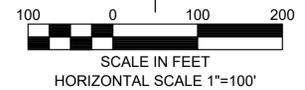


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SITE LEGEND:

- UR BOUNDARY
- PROPOSED LOT 1 BOUNDARY
- PROPOSED RIGHT-OF-WAY DEDICATION
- NEW KCMO TYPE SW-1 PCC SIDEWALK (TYP.)
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- KCMO TYPE C-1 CURB
- PROPOSED KCMO TYPE C-1 CURB
- PROPOSED MSE RETAINING WALL AND HANDRAIL
- 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. (MATCH SIDEWALK WIDTH, TYP.)
- PROPOSED ADA PARKING AND SIGNAGE.
- PROPOSED STAIRS W/ HANDRAILS
- PROPOSED BIKE RACK LOCATION
- PROPOSED 6" AMERISTAR ORNAMENTAL FENCE OR EQUAL
- PROPOSED TRASH ENCLOSURE LOCATION.
- PROPOSED STORM DETENTION.
- EXISTING RAMP AND STAIRS TO REMAIN.
- GARDEN BED (TYP.) SEE LANDSCAPE PLAN.
- PERGOLA. SEE LANDSCAPE PLAN.
- KCMO STD. D-2 TYPE VI COMM. DRIVEWAY, 8" CONCRETE PAVEMENT ON AGGREGATE BASE
- YELP GATE
- ACCESS EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- WATER LINE EASEMENT
- SANITARY SEWER EASEMENT
- BIKE PARKING - SHORT TERM 6 SPACES, TYPICAL
- RW DENOTES RIGHT-OF-WAY
- RL DENOTES PROPERTY LINE



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Martin City Partners LLC - Phase I

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Stilwell, Kansas 66085

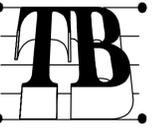
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project number 77-1610

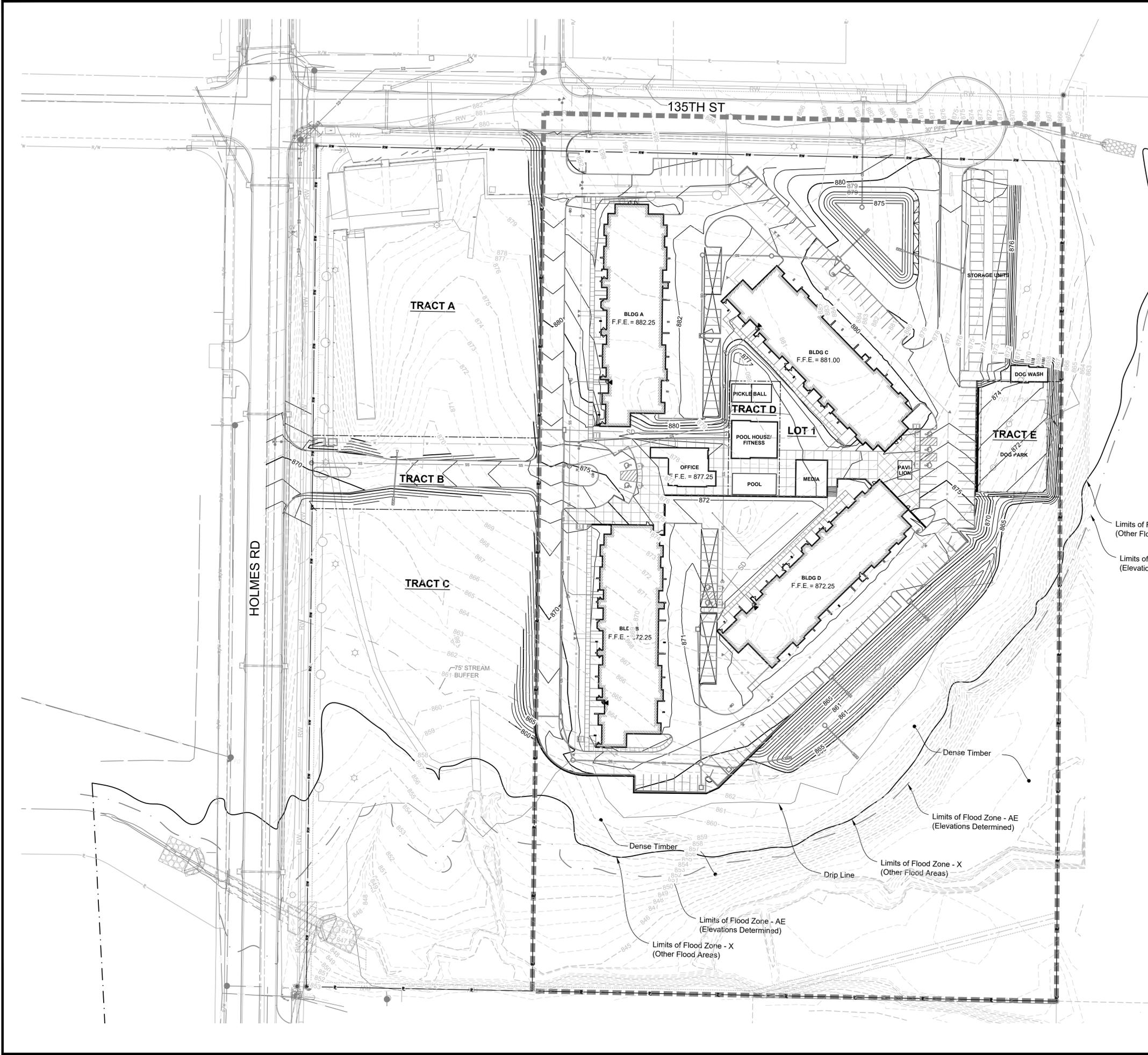


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C005 PROPOSED
GRADING PLAN
drawing type
ur rezoning plan
project number
77-1610



- LEGEND:**
- UR BOUNDARY
 - 900 PROPOSED MAJOR CONTOUR (5-FT)
 - PROPOSED MINOR CONTOUR (1-FT)
 - 893 EXISTING CONTOUR (1-FT)

Limits of F
(Other Flo

Limits of
(Elevatio

Dense Timber

Limits of Flood Zone - AE
(Elevations Determined)

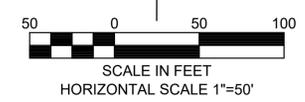
Limits of Flood Zone - X
(Other Flood Areas)

Drip Line

Dense Timber

Limits of Flood Zone - AE
(Elevations Determined)

Limits of Flood Zone - X
(Other Flood Areas)



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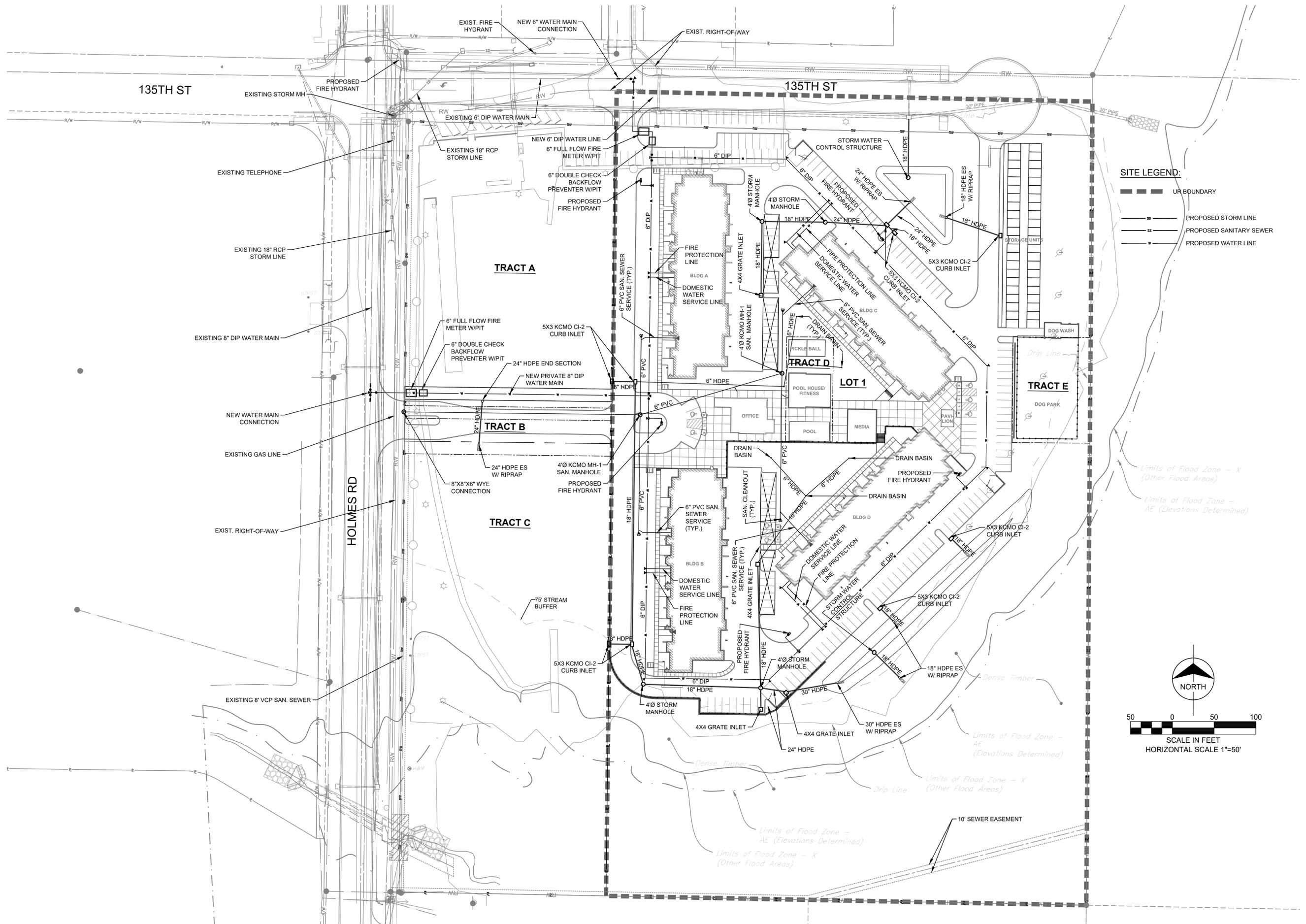
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UTILITY PLAN

drawing type
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project number
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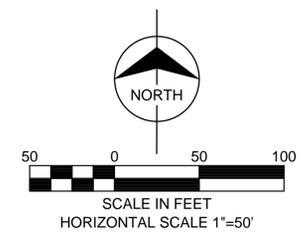
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| KCMO STREAM BUFFERS | |
|------------------------------------|-------------|
| 85-415-01 STREAM BUFFERS | |
| Disturbed Areas Effecting Existing | |
| Area A' | Total Areas |
| Area B' | 3.456 |
| Area C' | 3.200 |
| Total Areas | 12.531 |
| | 14.98% |

- LEGEND:**
- UR BOUNDARY
 - 900 PROPOSED MAJOR CONTOUR (5-FT)
 - PROPOSED MINOR CONTOUR (1-FT)
 - 893--- EXISTING CONTOUR (1-FT)
 - CENTERLINE OF CREEK
 - ~ DRIP LINE
 - - - 75' BUFFER LINE
 - █ FLOOD PLAIN AREA



b.uf
STUDIO

702 SE 5TH ST. SUITE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

TB

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

a new development for BUF STUDIOS

Martin City Partners LLC - Phase I

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Stilwell, Kansas 66085

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STREAM BUFFER PLAN

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77-1610

KCMO LANDSCAPE & SCREENING STANDARDS

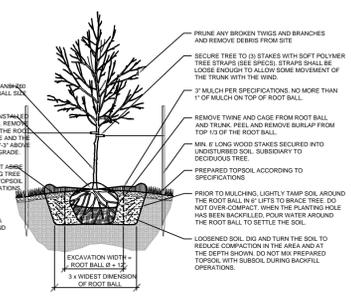
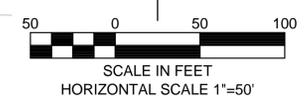
| 88-425 - LANDSCAPE REQUIREMENTS | Required | Proposed | Alternative Requested? | Approved |
|---|----------|----------|------------------------|----------|
| 88-425-03 Street Trees | 19 | 19 | | |
| 88-425-04 General | 47 | 47 | | |
| 88-425-05 Perimeter Vehicular Use Area | | | | |
| Adjacent to Streets | | | | |
| Buffer Width | 10' | 10' | | |
| Trees | | | | |
| Shrubs / Berms / Wall - (86 LF / 4' = 21.5) | 22 | 22 | | |
| Adjacent to Residential Zones | | | | |
| Buffer Width | n/a | n/a | | |
| Shrubs / Berms / Fence / wall | n/a | n/a | | |
| 88-425-06 Interior Vehicular Use Area | | | | |
| Interior Area - (223 pkg spaces x 35 SF per space =) | 7,806 SF | 7,806 SF | | |
| Trees - (223 pkg spaces / 5 pkg spaces per tree = 44.6 trees) | 45 | 49** | | |
| Shrubs - (223 pkg spaces x 1 shrub per pkg = 223 shrubs) | 223 | 260** | | |
| 88-425-08 Parking Garage Screening | | | | |
| 88-425-08 Mechanical/Utility Equipment Screening | n/a | n/a | | |
| 88-425-09 Outdoor Use Screening | n/a | | | |

** Additional quantity of trees and shrubs provided in parking lot islands to meet Area Plan landscape design guidelines.

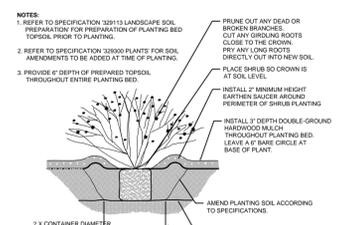
CONCEPT PLANT SCHEDULE

- GENERAL SITE TREES (88-425-04)** 47
 - Cercis canadensis
 - Cercis canadensis var. texensis / Oklahoma Redbud
 - Malus x 'Royal Raindrops' / Royal Raindrops Crab Apple
 - Picea abies / Norway Spruce
 - Quercus bicolor / Swamp White Oak
 - Quercus shumardii / Shumard Red Oak
- STREET TREES (88-425-03)** 19
 - Acer rubrum 'October Glory' / October Glory Red Maple
 - Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
 - Quercus rubra / Red Oak
 - Zelkova serrata 'Green Vase' / Sawleaf Zelkova
- PARKING LOT TREES (88-425-06)** 49
 - Acer rubrum 'Armstrong' / Armstrong Red Maple
 - Cercis canadensis var. texensis / Oklahoma Redbud
 - Nyssa sylvatica 'Wildfire' / Black Gum
 - Quercus bicolor / Swamp White Oak
- PARKING LOT SHRUBS (88-425-06)** 238
 - Buxus microphylla var. koreana 'Winter Green' / Winter Green Boxwood
 - Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
 - Rosa x 'Radtkopink' / Pink Double Knock Out Rose
 - Viburnum carlesii / Korean Spice Viburnum

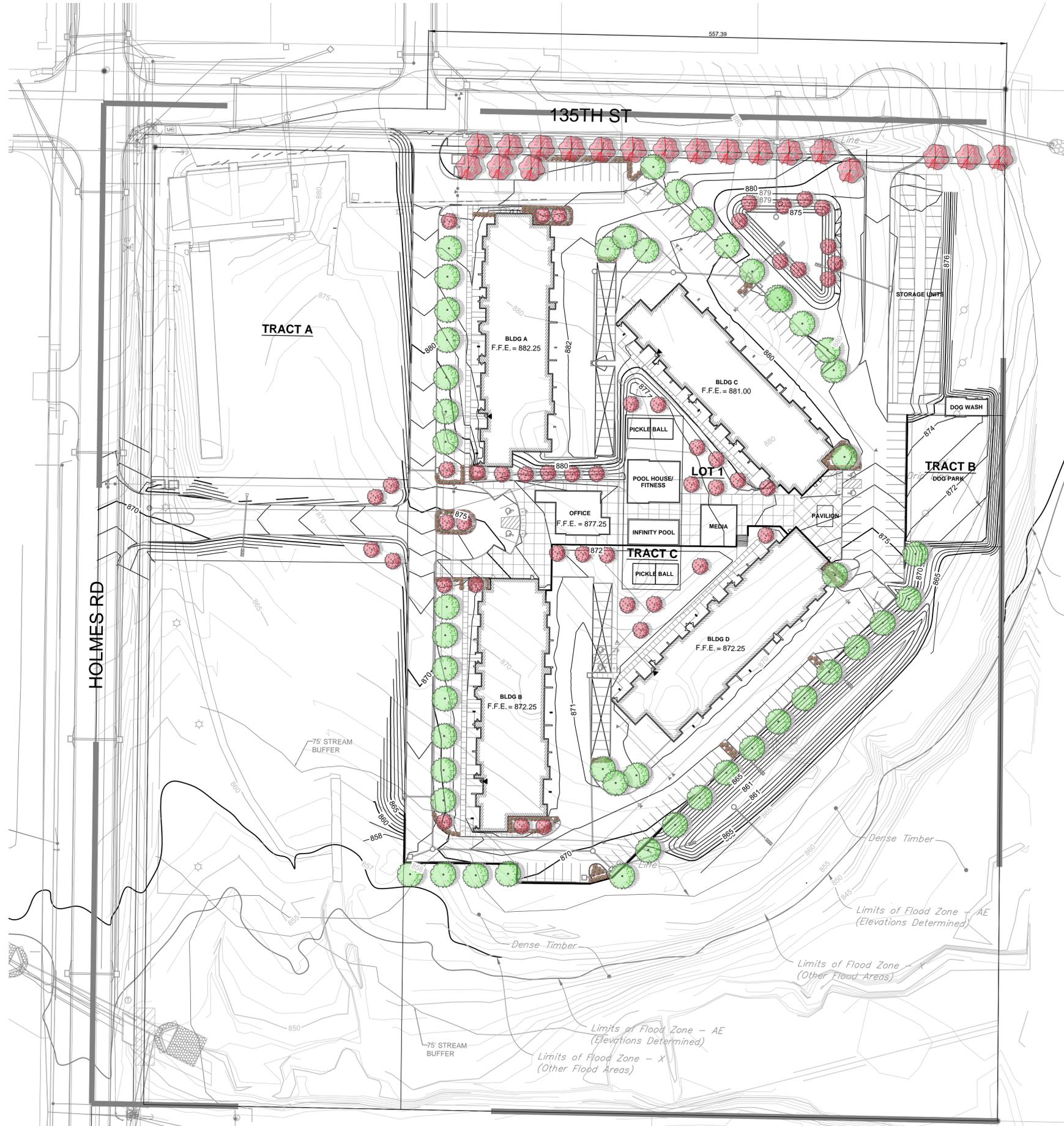
- LEGEND:**
- UR BOUNDARY
 - 900 PROPOSED MAJOR CONTOUR (5-FT)
 - PROPOSED MINOR CONTOUR (1-FT)
 - 893 EXISTING CONTOUR (1-FT)



DECIDUOUS TREE 02



SHRUB PLANTING 03



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Allen K. Davis, Engineer
 Missouri PE 2004017155
 SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

PROJECT:
MARTIN CITY APARTMENTS
 KANSAS CITY, MISSOURI



Engineering | Energy | Innovation
 2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
 P: 417.877.1700 F: 417.324.7735 www.cjd-eng.com
 Missouri State Certificate of Authority #200502690366

REVISIONS:
 PROJECT NO:
 DATE:
 July 1, 2021
 SHEET NUMBER

SE101

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Streetworks

DESCRIPTION
 The EPIC Collection delivers custom luminaire flexibility with high quality, yet available expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

| | |
|-------------|------|
| Catalog # | Type |
| Project | P1 |
| Comments | Date |
| Prepared by | |

SPECIFICATION FEATURES

Construction
 TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire.) MIDDLE: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
 Choice of twelve patented, high-efficiency AcoLED Optic technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AcoLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Finish
 Housing is finished in five-stage super TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
 Five-year warranty.

CEM/MEM EPIC MEDIUM LED
 1 - 4 LightBARs
 Solid State LED
 DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
 UL Listed
 IP66 LightTight
 LAMP: LAMP Compliant
 20 Vibration Tested
 800 Foot

ENERGY DATA
 Electronic LED Drive
 >0.9 Power Factor
 <0.5% Total Harmonic Distortion
 120-277V 50/60Hz, 347V/384V, 480V/576V
 40°C Minimum Temperature
 40°C Ambient Temperature Rating

EPA
 Effective Projected Area: (Sq. Ft.) 0.4

SHIPPING DATA
 Approximate Net Weight:
 40 lbs. (20 lbs/pk)

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 February 18, 2021 11:20 AM

COOPER
 Lighting Solutions

| | | | |
|-------------|-----------|------|---------|
| Project | Catalog # | Type | PL1/PL2 |
| Prepared by | Notes | Date | |

McGraw-Edison
GLEON Galleon
 Area / Site Luminaire

Typical Applications
 Outdoor - Parking Lots - Walkways - Roadways - Building Areas

Product Certifications
 ETL, DLC, IP66, 30 Year, 100% Dimmable, 100% Recycled, 100% Mercury Free, 100% Lead Free, 100% RoHS Compliant

Product Features
 Sustainable Technology, Recycled, Mercury Free, Light Adjustable

Connected Systems
 WaveLinx, Enlighted

Quick Facts
 • Lumen packages range from 4,200 - 80,800 (34W - 640W)
 • Efficacy up to 156 lumens per watt

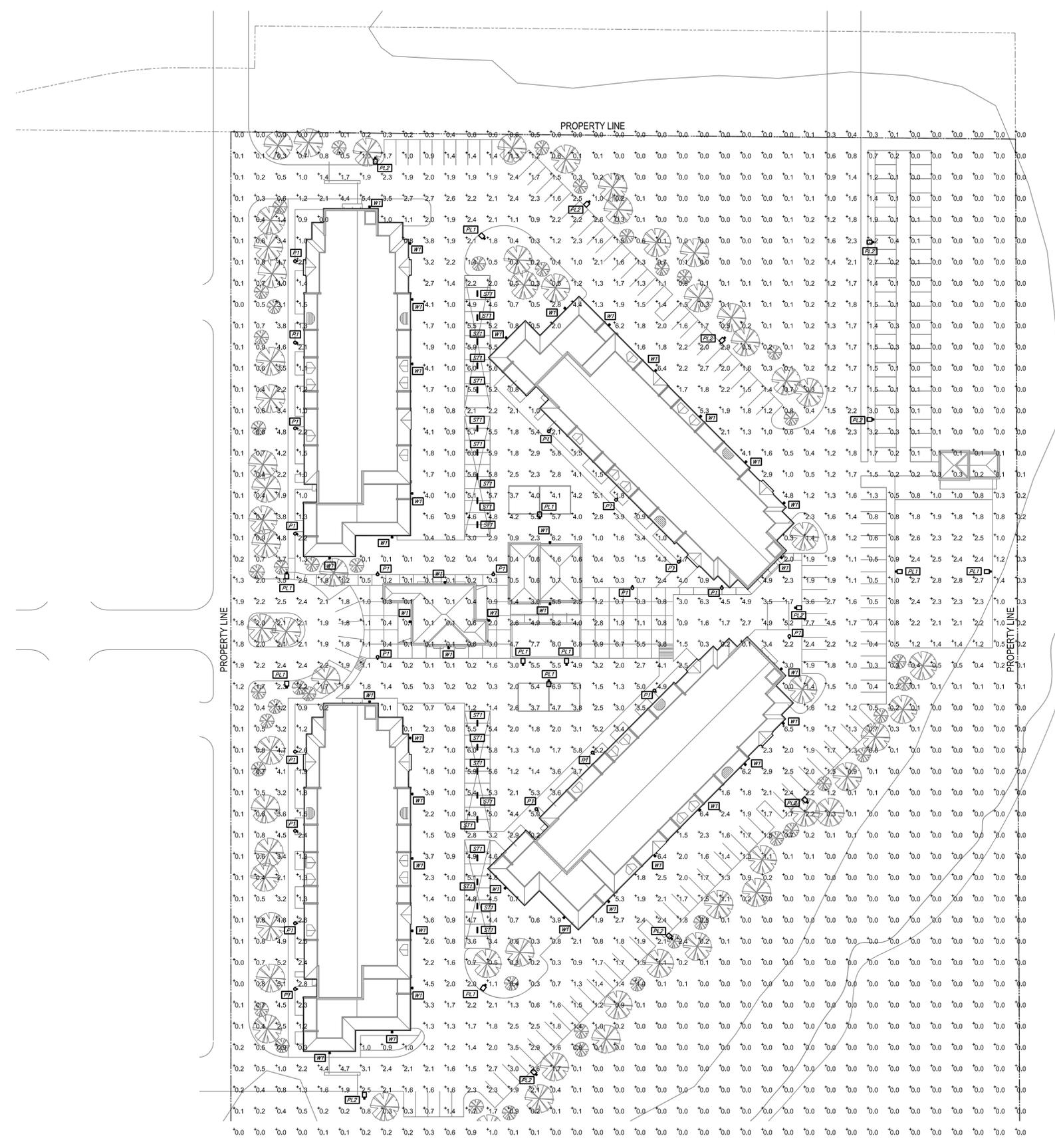
Dimensional Details

| Number of Light Sources | 2" Width | 1" Standard Arm Length | 1" Extended Arm Length | 1" Quick Mount Arm Length | 1" Quick Mount Extended Arm Length |
|-------------------------|----------|------------------------|------------------------|---------------------------|------------------------------------|
| 1-4 | 15-1/2" | 7" | 10" | 10-5/8" | 16-9/16" |
| 5-6 | 21-5/8" | 7" | 10" | 10-5/8" | 16-9/16" |
| 7-8 | 27-5/8" | 7" | 13" | 10-5/8" | - |
| 9-10 | 33-3/4" | 7" | 16" | - | - |

NOTE: For 100% lumen requirements and additional beam sizes, see Mounting Detail section.

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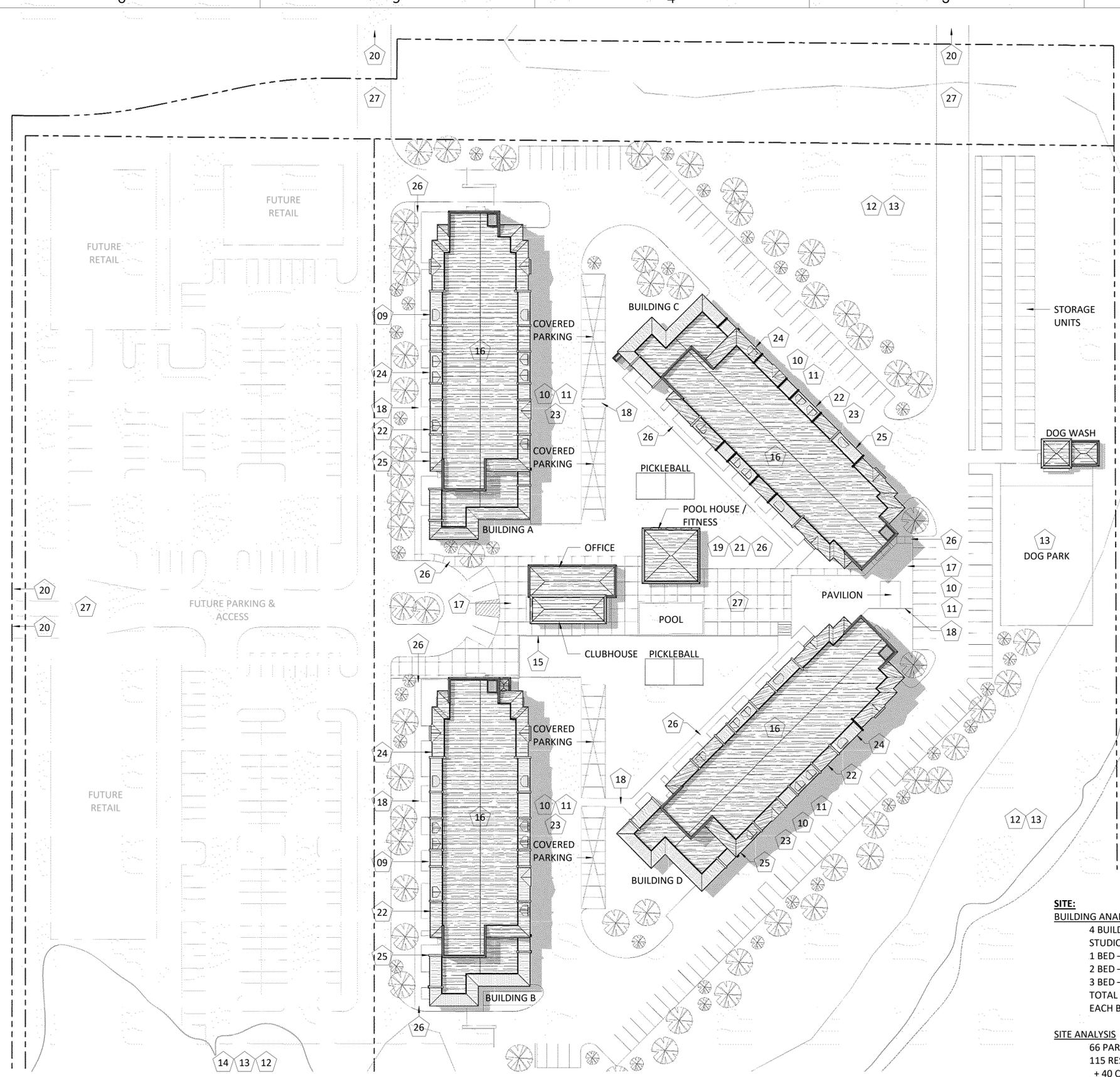
COOPER
 Lighting Solutions



1 SITE LIGHTING PHOTOMETRIC PLAN
 1" = 40'-0"
 NORTH

8/18/2021 9:58:19 AM

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| MARTIN CITY DESIGN GUIDELINES | |
|-------------------------------|---|
| NO. | DESCRIPTION |
| 09 | BUILDINGS SHOULD DEFINE A MAJORITY OF THE STREET EDGE. SURFACE PARKING LOTS, LARGE COURTYARDS, PLAZAS, AND OPEN SPACE AREAS ARE ENCOURAGED BEHIND OR ALONGSIDE BUILDINGS. |
| 10 | PARKING LOT LOCATION - DESIGN NEW DEVELOPMENT SO THAT PARKING IS NOT LOCATED BETWEEN THE STREET AND THE BUILDING FRONTAGE, IN ORDER TO MAINTAIN AN ACTIVE STREET WALL, SENSE OF ENCLOSURE, AND QUALITY PEDESTRIAN ENVIRONMENT. |
| 11 | MULTIPLE SMALL PARKING LOTS ARE MORE DESIRABLE THAN SINGLE LARGE LOTS. LARGER SURFACE LOTS SHOULD BE SUBDIVIDED WITH LANDSCAPED ISLANDS INCLUDING SHADE TREES. |
| 12 | PRESERVE THE ENVIRONMENTAL QUALITIES OF THE SITE TO PROTECT SENSITIVE NATURAL AREAS, LANDSCAPE CHARACTER, AND DRAINAGE PATTERNS. |
| 13 | NATURAL AREAS SHOULD BE ACCESSIBLE TO NEIGHBORHOODS, NODES, CORRIDORS OR DISTRICTS, AND CONNECTED TO GREENWAYS WHERE POSSIBLE. |
| 14 | MANAGE STORM WATER RUNOFF AS PART OF THE OVERALL OPEN SPACE SYSTEM. |
| 15 | RETAINING WALLS SHOULD BE ARCHITECTURALLY INCORPORATED INTO THE DESIGN OF THE BUILDING. RETAINING WALLS SHOULD BE DESIGNED TO REDUCE THEIR APPARENT SCALE. MATERIALS LIKE BRICK OR STONE SHOULD BE USED, OR ARCHITECTURAL TREATMENTS THAT CREATE AN APPROPRIATE SCALE AND RHYTHM. |
| 16 | EQUIPMENT OR OTHER ITEMS PLACED ON ROOFS SHOULD BE SCREENED FROM VIEW FROM ADJACENT TALLER BUILDINGS. |
| 17 | SUPPORT A QUALITY PEDESTRIAN ENVIRONMENT BY FOCUSING ACTIVE USES AND AMENITIES AT STREET LEVEL, ORIENTING BUILDINGS TOWARD THE STREET, AND ENCOURAGING TRANSPARENCY, VARIETY, VISIBILITY, AND INTERACTIVITY FOR GROUND LEVEL USES FRONTING THE SIDEWALK. |
| 18 | BUILDINGS SHOULD HAVE PEDESTRIAN ENTRANCES ACCESSIBLE DIRECTLY FROM THE ADJACENT STREET. |
| 19 | A DENSE AND DIVERSE MIX OF BUILDINGS SHOULD BE SITUATED ON COMPACT PEDESTRIAN SCALE BLOCKS WITH HIGH LOT COVERAGE, AND TYPICALLY AT A HIGHER SCALE AND INTENSITY THAN OTHER AREAS OF THE CITY. |
| 20 | TRANSITIONS TO A NODE FROM OTHER AREA TYPES SHOULD BE RELATIVELY SEAMLESS WHILE MAINTAINING A SENSE OF PLACE AND ARRIVAL TO THE NODE. |
| 21 | NODES SHOULD COMPLEMENT ADJACENT DEVELOPMENT. BUILDING ARCHITECTURE, ORIENTATION AND SCALE SHOULD BE HARMONIOUS WITH ADJACENT RESIDENTIAL AREAS. |
| 22 | BUILDING PLACEMENT SHOULD REINFORCE THE STREET EDGE. |
| 23 | SURFACE PARKING LOTS SHOULD BE LOCATED BEHIND OR ALONGSIDE BUILDINGS. |
| 24 | ANY NEW STRUCTURE SHOULD BE BUILT WITH THE FACADE COVERING AT LEAST 70% OF THE PRIMARY STREET FRONTAGE. |
| 25 | BUILDINGS SHOULD BE DESIGNED TO PROVIDE "HUMAN SCALE" AND HIGH LEVEL OF TRANSPARENCY AT THE GROUND LEVEL. ALL BUILDINGS SHALL MAINTAIN A CONTINUOUS, TRANSPARENT, HIGHLY PERMEABLE, AND ACTIVE STREET WALL. |
| 26 | SIDEWALKS SHOULD ACCOMMODATE LANDSCAPING, PEDESTRIAN LIGHTING, OUTDOOR SEATING, AND OTHER ELEMENTS/ACTIVITIES THAT ENCOURAGE PEDESTRIAN ACTIVITY. |
| 27 | NODES SHOULD INCLUDE STREETSCAPE IMPROVEMENTS, GATEWAYS, AND PUBLIC SPACES/ PLAZAS INTEGRATED WITH DEVELOPMENT TO CREATE A COHESIVE AND SPECIAL CHARACTER. |

SITE:
BUILDING ANALYSIS
 4 BUILDINGS
 STUDIOS - 28
 1 BED - 84
 2 BED - 40
 3 BED - 28
 TOTAL UNITS 180
 EACH BUILDING HAS 1,000 SQFT OF CONDITIONED RENTABLE STORAGE SPACE

SITE ANALYSIS
 66 PARKING REQUIRED
 115 RESIDENT + 2 TEMPORARY + 2 HC PARKING AT THE OFFICE PROVIDED
 + 40 COVERED PARKING PROVIDED
 + 64 GARAGE PARKING PROVIDED
 = **223 TOTAL PARKING SPACES PROVIDED**
 2,450 SQFT CLUBHOUSE
 1,575 SQFT FITNESS / POOL HOUSE
 740 SQFT DOG WASH & MAINTENANCE BUILDING
 8,500 FENCED DOG PARK
 ½ MILE WALKING / JOGGING TRAIL
 44 -10'x15' STORAGE UNITS
 (2) PICKLEBALL COURTS

1 ARCHITECTURAL SITE PLAN - OPTION 1
 A1.00 1" = 40'-0"



702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL: 479.321.0478

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STRUCTURAL CONSULTANT

MARTIN CITY MULTI-FAMILY

KANSAS CITY, MO

NOT FOR CONSTRUCTION

08/18/2021
 Architect Name: RYAN MICHAEL FAUST
 Architect Number: 2011002762
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| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |

Drawing Size: 24 x 36 Project #: 21009
 Drawn By: JME Checked By: JT

Title:
 ARCHITECTURAL SITE PLAN

Sheet Number:
A1.00

Date: 08/18/2021

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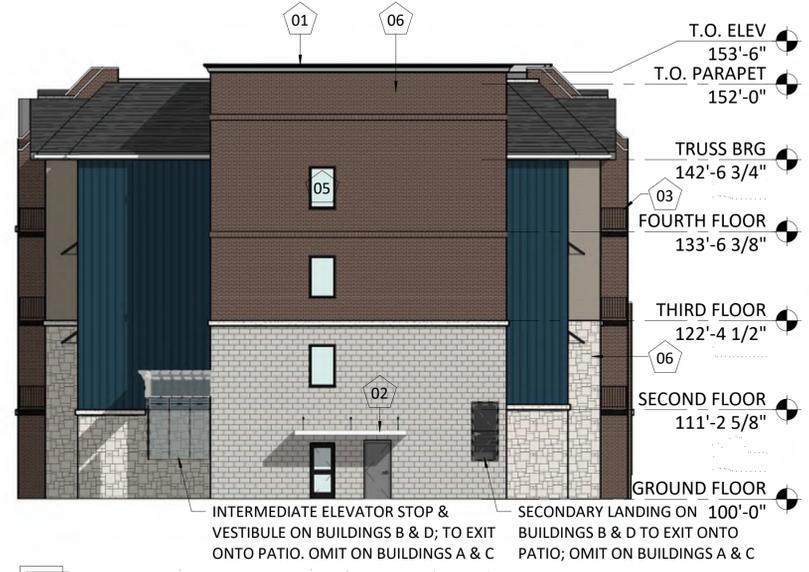
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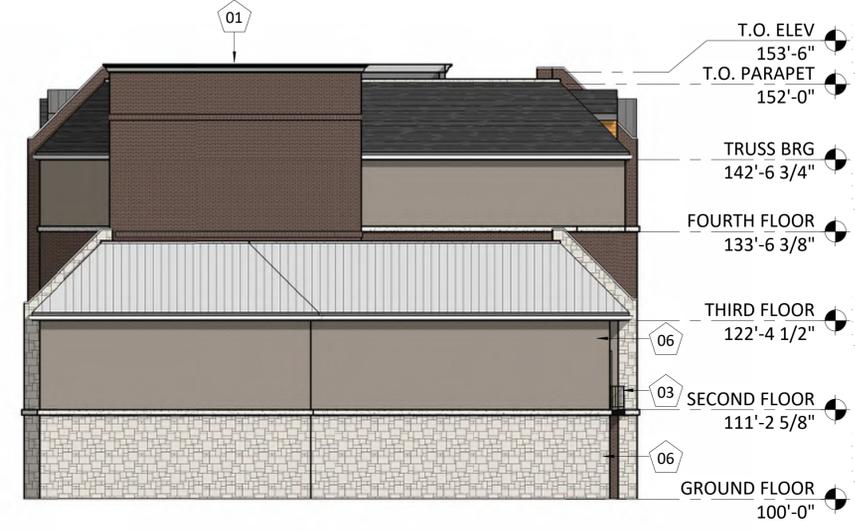
C

B

A



3 BUILDING B - NORTH ELEVATION
A4.00 3/32" = 1'-0"



4 BUILDING B - SOUTH ELEVATION
A4.00 3/32" = 1'-0"



2 BUILDING B - EAST ELEVATION
A4.00 3/32" = 1'-0"



1 BUILDING B - WEST ELEVATION
A4.00 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

- EIFS WITH BLOCK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS WITH RUNNING BOND BRICK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS WITH STACK BOND BRICK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- EIFS PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- HORIZONTAL SIDING PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- VERTICAL SIDING PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
- STONE PER SPECS. COLOR/PATTERN SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER

PROPOSED MATERIAL PALETTE



MARTIN CITY DESIGN GUIDELINES

| NO. | DESCRIPTION |
|-----|---|
| 01 | SIGNIFICANT DEPARTURES IN HEIGHT AND MASS CAN BE VISUALLY DISRUPTIVE. BUILDING PROPORTIONS SHOULD STRIVE FOR A COHESIVE RHYTHM. |
| 02 | USE THE HIGHEST LEVEL OF ARCHITECTURAL DETAIL AND INCORPORATE HUMAN SCALE ELEMENTS NEAR STREETS AND ENTRIES, AND AROUND THE GROUND FLOOR. |
| 03 | INCORPORATE BUILDING ENTRY DETAILS LIKE PORCHES AND RECESSES, OCCUPIED SPACES LIKE BAY WINDOWS AND BALCONIES |
| 04 | VARY BUILDING FORM WITH RECESSED OR PROJECTING BAYS AND CHANGES IN MATERIALS, DETAILS, SURFACE RELIEF, COLOR, AND TEXTURE. |
| 05 | WINDOWS AND OTHER OPENINGS SHOULD RELIEVE BLANK WALLS WHERE POSSIBLE, ADDING VISUAL INTEREST, IMPROVING PEDESTRIANS' SENSE OF SECURITY, AND INTRODUCING A HUMAN SCALE TO STREET-LEVEL BUILDING FRONTAGES. |
| 06 | ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER OF THE EXISTING BUILT ENVIRONMENT. |
| 07 | WINDOWS AT THE STREET LEVEL OF ALL BUILDINGS SHOULD BE TRANSPARENT. |
| 08 | WINDOWS AND DOORS ON STREET-FRONTING FACADES SHALL BE VERTICALLY PROPORTIONED THAT ARE SIMILAR IN SIZE AND SHAPE TO ADJACENT BUILDINGS. |



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| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |

Drawing Size: 24 x 36 Project #: 21009

Drawn By: JME Checked By: JT

Title: TYPICAL BUILDING - EXTERIOR ELEVATIONS

Sheet Number: A4.00

Date: 08/18/2021

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EXTERIOR ELEVATION LEGEND

- EIFS WITH BLOCK PATTERN PER SPECS. COLOR SHOWN FOR REVIEW; FINAL COLOR TBD BY OWNER
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| NO. | DESCRIPTION |
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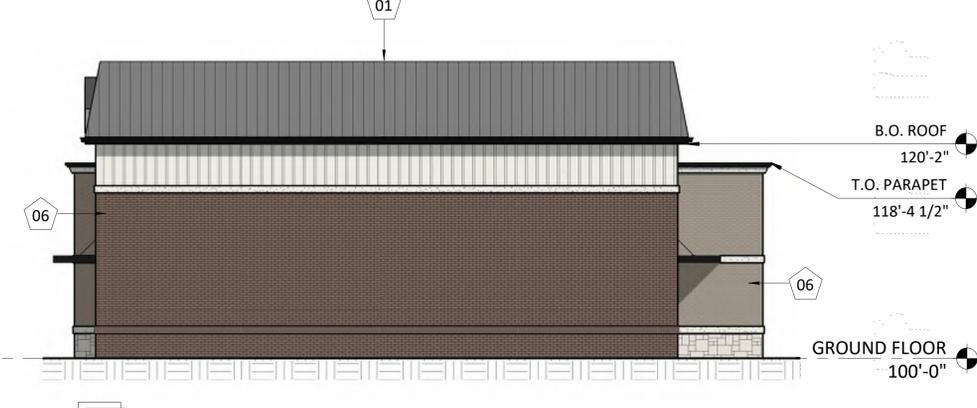
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Drawn By: JME Checked By: JT
Title:
ACCESSORY BUILDINGS - EXTERIOR ELEVATIONS

Sheet Number: A4.01

Date: 08/18/2021



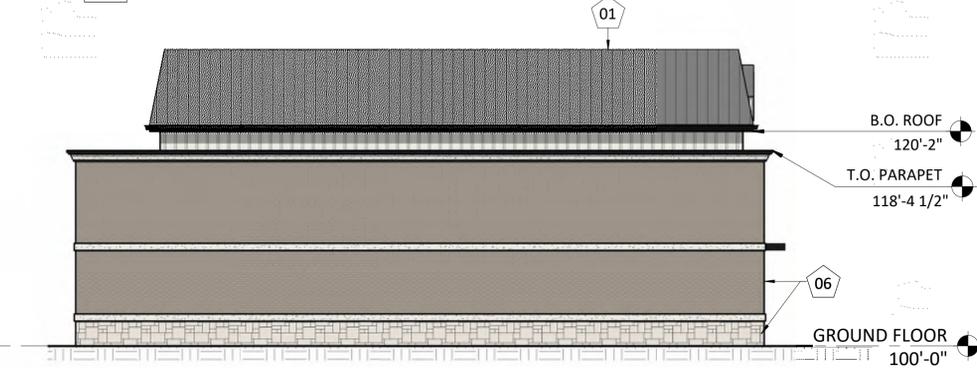
4 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



1 CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



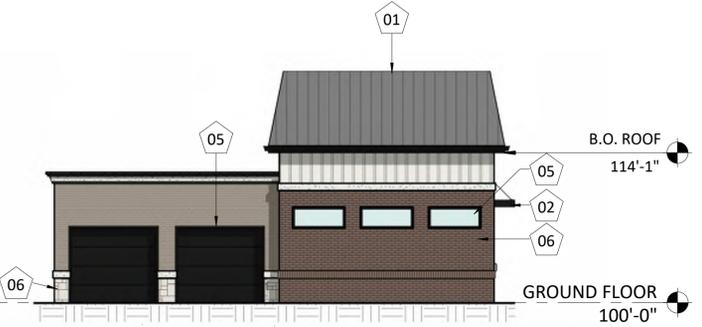
8 FITNESS / POOL HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



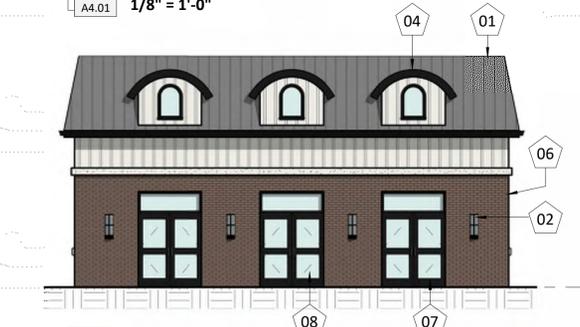
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1/8" = 1'-0"



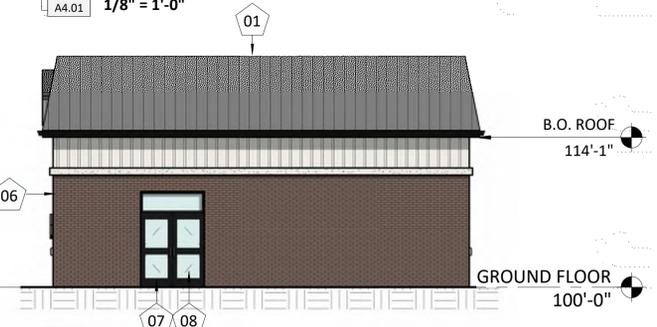
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1/8" = 1'-0"



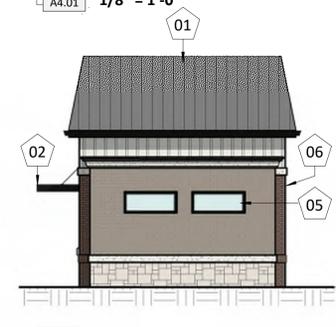
14 DOG WASH - NORTH ELEVATION
1/8" = 1'-0"



6 FITNESS / POOL HOUSE - NORTH ELEVATION
1/8" = 1'-0"



5 FITNESS / POOL HOUSE - WEST ELEVATION
1/8" = 1'-0"



15 DOG WASH - EAST ELEVATION
1/8" = 1'-0"



16 DOG WASH - SOUTH ELEVATION
1/8" = 1'-0"