CITY PLAN COMISSION REPORT

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

Project Name
The Madison at Twin Creeks
Hearing Date March 1, 2022

Docket #	Request
13	CD-CPC-2022-00004 Development Plan (w/preliminary plat)

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave
Kansas City, MO 64111

Owner
Arep III Bt LLC
C/O Udc Global
250 Miron Dr
Southlake, TX 76092

Location	8700 N Madison Ave
Area	Approximately 7.14 acres
Zoning	B3-2
Council District	2nd
County	Clay
School District	Platte County R-III

Surrounding Land Uses
North – undeveloped, zoned B3-2
South – undeveloped, zoned B3-2/R-80
East – HWY 169 & commercial use, zoned UR
West – commercial use, zoned B3-2

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Community. The request conforms to this recommendation.

Major Street Plan
HWY 169, adjacent to the site, is identified as a Freeway according to the Major Street Plan.

APPROVAL PROCESS

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
No registered neighborhood or civic organizations were found at this location. 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 hosted a public meeting on February 10, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS
The subject site is currently undeveloped. There is a portion of stream that crosses into the western portion of the parcel.

SUMMARY OF REQUEST
CD-CPC-2022-00004 - The Madison at Twin Creeks - A request to approve a development plan and a preliminary plat to create one (1) Lot and two (2) Tract for multi-family residential uses containing 198 units on about 7.14 acres generally located at the southwest corner of NW 88th Street and N Madison Avenue.

KEY POINTS
- Residential Development Plan
- Preliminary Plat

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
13	Approval with conditions

CONTROLLING CASE
No controlling case was found.

RELATED RELEVANT CASES
11462-P-26 - About 90 acres generally located on the west side of US 169 between NW Barry Road and NW 88th Street, to consider the approval of a Council Approved Signage Plan in District B 3-2.

HISTORY

Case No. 11426-CP-10 – Ord. No. 990725, approved June 24, 1999, rezoned 89.56 acres from Districts RA and CP-3 to CP-3 and approved a preliminary plan. Although other parcels (located to the west of N. Madison) within the previously approved plan were developed, the subject site was not.

PLAN REVIEW

The subject site for the proposed development plan "The Madison at Twin Creeks" is located on an undeveloped parcel, at the south. The applicant has proposed to plat the subject site into one (1) lot of about 7.46 acres and four (6) tracts – A, B, C, D, E, F as shown on the proposed preliminary plat. The site currently has a development district monument sign located at the northern property boundary abutting NW 88th Street. Tract A and B will serve as site detention. Tract C, D, and E will serve as community amenities. The site is generally flat with two proposed drives which offer one-way access from NW 88th Street. All proposed internal roads are private and will provide some sidewalk and crosswalks for pedestrian circulation.

The applicant has proposed 5 multi-unit buildings, with a total of 198 units. All proposed buildings will have a maximum building height of 35 feet.

A landscape plan was submitted by the applicant indicating a total of 38 street trees, 59 interior trees and 297 shrubs will be provided. The proposed plan generally complies with the code requirement and staff has recommended improving landscape around the community amenities. The applicant has proposed a residential entrance monument sign abutting NW 88th Street. This signage complies with the code.

An outdoor lighting plan was submitted and complies with the code requirement.

The proposed elevations indicate the elements of the building materials on the façade will be panel board siding, stucco, pitched shingle roof and some stone veneer focusing at the front. The detached garages on site will consist of panel board siding, brick along the foundation and a pitched shingle roof.

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

Standards	*Applicability*	*Meets*	*More Information*
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes	
Pedestrian Standards (88-450)	Yes	Yes	

PLAN ANALYSIS

Plan Review Criteria (88-516-05)

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions from Development Management Division, Land Development Division, Aviation Department, Fire Department, Water Services, and Public Works and complies with the Gashland/Nashua Area Plan.

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

The proposed use is multi-unit apartments with three different floor plans (2 bed, 2 bath/ 1 bed, 1 bath / 2 bed, 2 bath), which is allowed in B3-2.

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.

There is one proposed ingress and egress from the site is located from NW 88th Street. The proposed access and circulation is appropriate for the use of the site and complies with the code.

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 site is primarily accessible by vehicle; there are existing sidewalks along Madison Avenue. The site will have internal pedestrian sidewalks connecting to the existing public sidewalks. The northern boundary is currently abutting NW 88th Street and further to the east the public right-of-way is reserved for a future fly-over crossing MO Hwy 169 connecting to the Metro North.

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

The plans show necessary utility extensions to serve the site, subject to conditions from LDD and Water Services.

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 architectural features are similar to the character of the Northland multi-family residential buildings. The design features compliment the proposed development to the southeast (The Enclave).

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 proposes a variety of trees and shrubs and meets the code requirements for street trees and interior landscaping.

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 proposed development will increase some but necessary impervious surface on the site – along with the development, but the plans shows some amenity areas around the entire site, and around paved areas. Landscaping is provided per code based on the number of units proposed.

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.

Currently no trees exist on this site.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,

Xue Wood, AICP
Staff Planner

Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC
Recommended by Development Review Committee

Report Date: February 23, 2022

Case Number: CD-CPC-2022-00004

Project: The Madison at Twin Creeks

Plan Corrections

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

1. Previously-approved macro drainage study pre-dates KCMO adoption of the 2006 version of APWA 5600, KCMO supplements, and MARC BMP Manual. Must show that proposed development meets all currently-adopted criteria, including BMPs. There are known flooding issues downstream of this development. Note: Drainage studies are not formally reviewed or approved through this review process. (2/14/2022)

Plan Conditions

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

2. 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 (1/26/2022)

3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/26/2022)

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (1/26/2022)

5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (1/26/2022)

6. 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. (1/26/2022)

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

7. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/20/2022)

8. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (1/20/2022)

9. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (1/20/2022)

10. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (1/20/2022)

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

11. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (1/20/2022)

12. 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. (1/20/2022)

13. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase. (1/20/2022)

14. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (1/20/2022)

15. 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. (1/20/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

16. Provide a continuous tree and bush line from the north side of the trash enclosure to the car garage near NW 88th St. (2/17/2022)

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

17. Fire Water FLow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (1/26/2022)

18. Fire Department Connection 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) (1/26/2022)

19. Hydrant 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) (1/26/2022)

20. Fire Department Access 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)

    Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3) (1/26/2022)

21. Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
    A truck turning template on drawing. (1/26/2022)

22. Fire Department Access 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). (1/26/2022)

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

23. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of ($64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project). (1/26/2022)

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

24. 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 (1/26/2022)

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

25. Label the lane widths, radii, and proposed island width for the proposed access on NW 88th St. These values will be compared to Public Works Standard Detail D-3. (1/25/2022)

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

26. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf
    (1/26/2022)

27. 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 (1/26/2022)

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00004

Meeting Date: 2/10/22

Meeting Location: Via Zoom Meeting

Meeting Time (include start and end time): 6:00 p.m. - 6:10 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Madison at Twin Creek

8700 N. Madison Avenue

Name	Address	Phone	Email
Vanessa Macias	Cohen Esry/Andover Park Apts		

PRELIMINARY PLAT
The Madison
Lot 1 and Tracts A - F
Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri

LEGAL DESCRIPTION PER TITLE COMMITMENT

TRACT 1:

ALL THAT PART OF LOT 1, BARRY TOWNE – THIRD PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 1, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 75°13'21" EAST, A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 29°44'50", AN ARC DISTANCE OF 758.01 FEET; THENCE SOUTHERLY, ALONG SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°01'13", AN ARC DISTANCE OF 37.97 FEET; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 1, ON A CURVE TO THE LEFT, HAVING A COMMON TANGENT
WITH THE LAST DESCRIBED COURSE, A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 25°07'29", AN ARC DISTANCE OF 390.27 FEET; THENCE SOUTH 76°51'54" WEST, 69.94 FEET; THENCE NORTH 82°20'09" WEST, 144.85 FEET; THENCE NORTH 83°56'52" WEST 98.15 FEET; THENCE NORTH 85°52'59" WEST, 50.00 FEET; THENCE SOUTH 06°07'13" WEST, 35.08 FEET; THENCE NORTH 83°52'47" WEST, 354.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 05°36'58" WEST, ALONG SAID WESTERLY LINE, 240.97 FEET; THENCE NORTH 11°31'31" WEST, ALONG SAID WESTERLY LINE, 160.84 FEET TO THE POINT OF BEGINNING, BEING TRACT 1B AS SHOWN ON THE
CERTIFICATE OF SURVEY RECORDED JANUARY 30, 2001 IN CABINET E, SLEEVE 171.

TRACT 2:[SEE DETAIL, THIS SHEET]

NON-EXCLUSIVE EASEMENTS FOR INGRESS/EGRESS ACCESS AS FURTHER DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN BTK DEVELOPMENT, L.L.C., MDGSI ASSOCIATES, L.L.C., DAYTON HUDSON CORP, AND SERF COMPANY RECORDED MAY 13, 1998 AS DOCUMENT NO. N90750 IN BOOK 2826, PAGE 457 IN THE RECORDS OF CLAY COUNTY, MISSOURI.

SITE DATA TABLE:

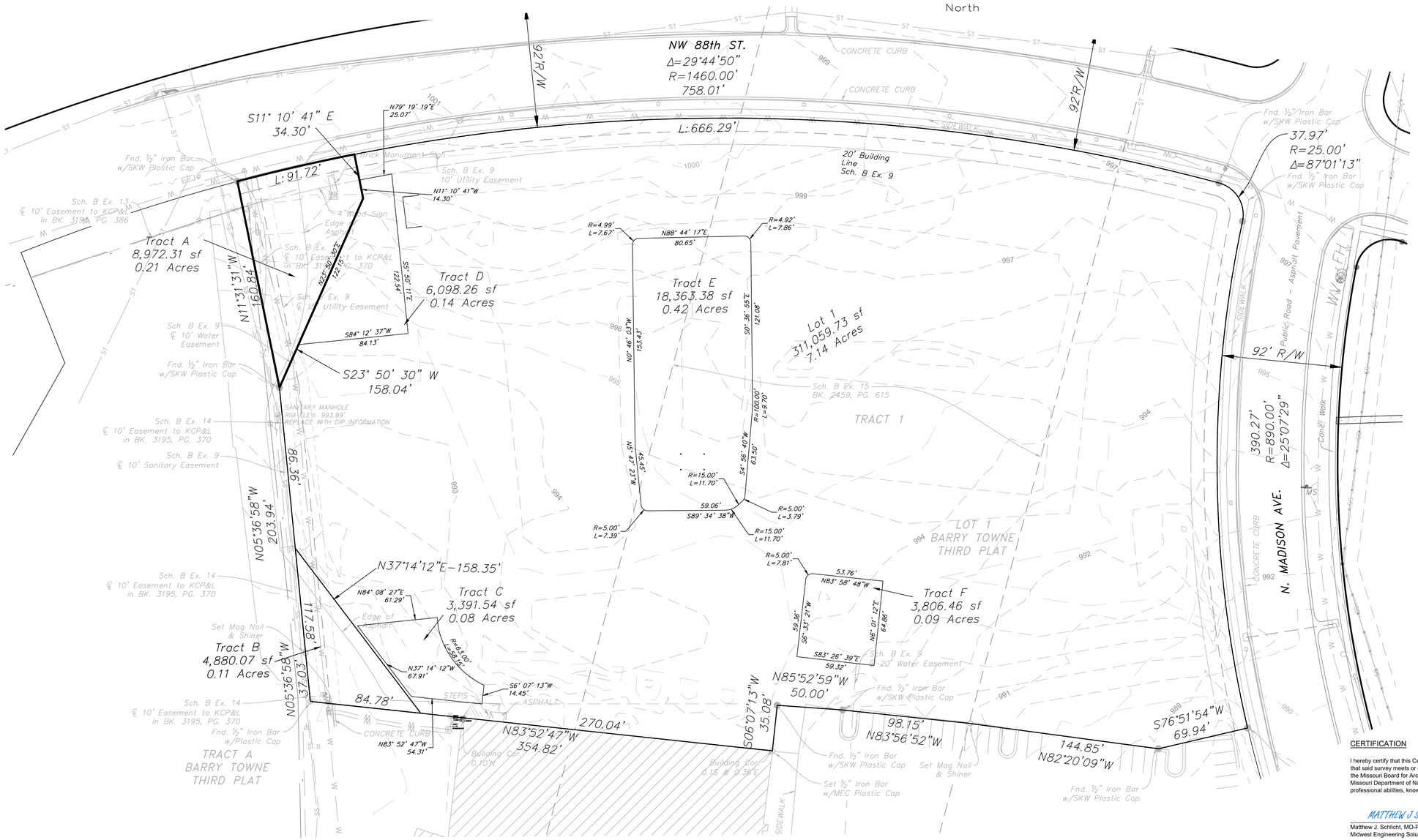
a.	Existing Zoning	B3-2
b.	Proposed Zoning	B3-2
c.	Total Land Area	7.46 acres
d.	No existing road right of way within development	
e.	Net Land Area	7.46 acres
f.	Stream Buffer Plan	Not Required
g.	Traffic Study/Letter	No Study Required
h.	Detention	

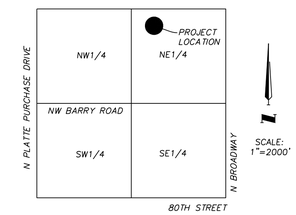
Project is part of Barry Town development which has regional detention provided.
Public Water Main is located along the northerly side of the site
Public Sanitary Main is located along the westerly side of the site

North

0 20' 40' 80'

PRELIMINARY PLAN
SCALE: 1" = 40'





VICINITY MAP
FRAC. SEC. 10-51-33

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

MATTHEW J SCHLICHT Date: 2/10/2022
Matthew J. Schlicht, MO-PLS 2012000102
Midwest Engineering Solutions, LLC., Corp Authority CLS-2005008319-D

REVISIONS

DATE						

The Madison
Lot 1 and Tracts A & B
Section 10, Township 51 N, Range 33 W
Kansas City, Platte County, Missouri

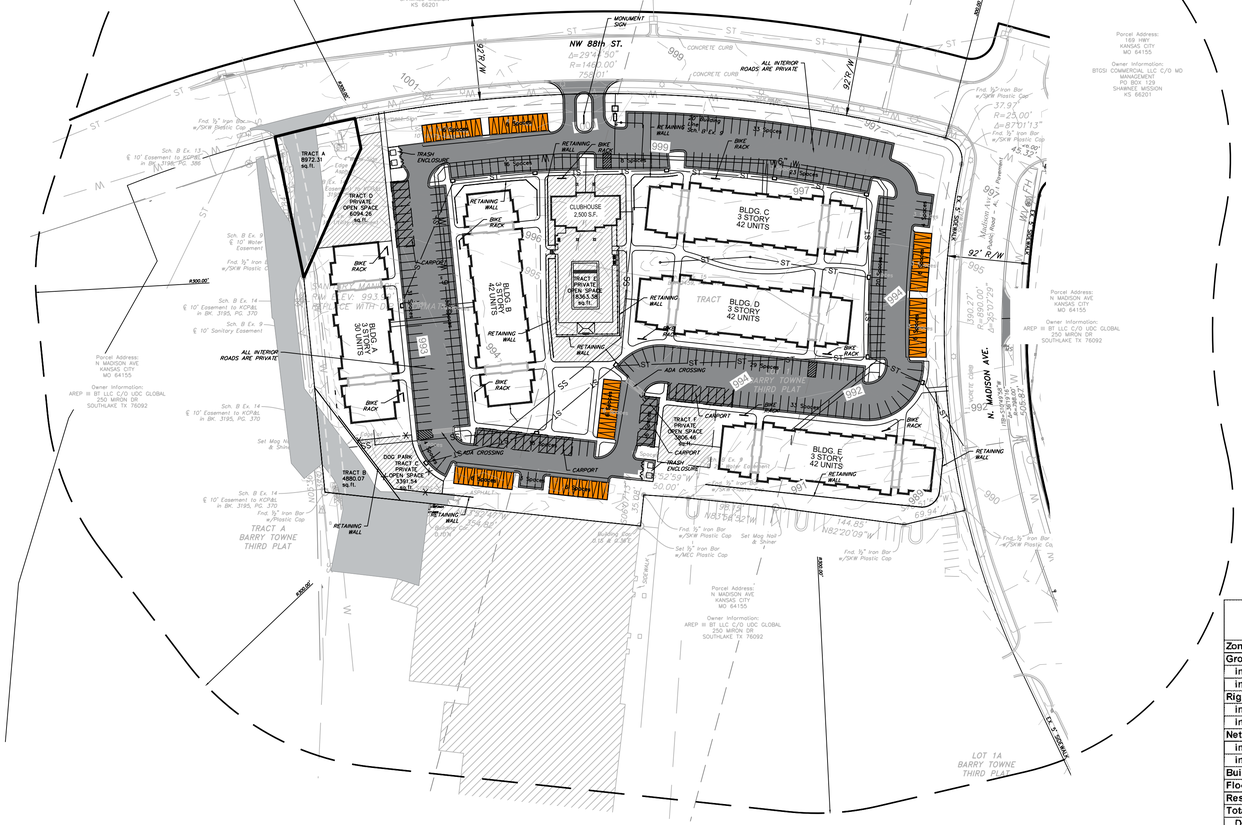
Preliminary Plat

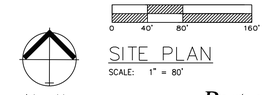
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	10	51 N	33 W	Platte	Madison Apt
	DRAWN BY		SCALE	DATE OF PREPARATION	
	M. Schlicht, PLS, PE		1"=40'	February 10, 2022	

PROFESSIONAL SEAL

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PLS-2012000102
PROFESSIONAL LAND SURVEYOR

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849





SITE PLAN
SCALE: 1" = 80'

DEVELOPMENT PLAN FOR THE MADISON

N MADISON AVE

Part of the NE 1/4, Section 10, Township 51N, Range 33 W
Kansas City, Clay County, Missouri

LEGAL DESCRIPTION PER TITLE COMMITMENT

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SITE DATA TABLE:

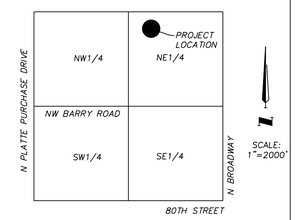
a.	Existing Zoning	B3-2
b.	Proposed Zoning	B3-2
c.	Total Land Area	7.46 acres
d.	No existing road right of way within development	
e.	Net Land Area	7.46 acres
f.	Proposed Use	Residential Units with Surface parking
g.	Building Height	Max Height 35 feet
h.	Building Units	198 Units
		12 – 2 BR 2 Bath+Den 1145 sf
		78 – 1 BR 1 Bath 730 sf
		108 – 2 Bed 2 Bath 995 sf
i.	Density	26.54 Units per Acre (sf per Unit)
j.	Total number of parking spaces	297 Total Parking Spaces / 198 required
		255 Surface Parking Spaces
		42 Garage Spaces
		34 Carport Spaces
k.	Number of Bicycle Parking	1 Bicycle Space Per 3 Units Required
		66 Bicycle Spaces Required / 66 Provided
l.	Phasing	1 Phase
m.	Stream Buffer Plan	None
n.	Traffic Study/Letter	No Study
o.	Open Space	20,410 sq. ft. (Payment in lieu)
p.	Detention	

Project is part of Barry Town development which has regional detention provided.

Project expected to begin May 2022 and be completed Spring 2024

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B3-2	B3-2	No	
Gross Land Area			No	
in square feet	324,915.68	324,915.68	No	
in acres	7.46	7.46	No	
Right-of-way Dedication			No	
in square feet	n/a	n/a	No	
in acres	n/a	n/a	No	
Net Land Area			No	
in square feet	324,915.68	324,915.68	No	
in acres	7.46	7.46	No	
Building Area (sq. ft.)	0.00	3900.00	No	
Floor Area Ratio	0.00	1.2%	No	
Residential Use Info			No	
Total Dwelling Units	0	198	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	
Colonnade	0	0	No	
Multiplex	0	0	No	
Mulit-unit Building	0	5	No	
Total Lots	0	1	No	
Residential	0	1	No	
Public/Civic	0	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

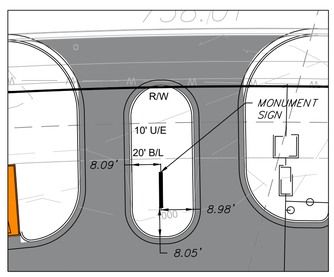
Developer:
Andy Mackey LLC
Office: 816-623-9888
Email: mackeyandy@gmail.com
50 SE 30th Street, Lee's Summit, MO 64082

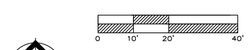


VICINITY MAP
FRAC. SEC. 10–51–33

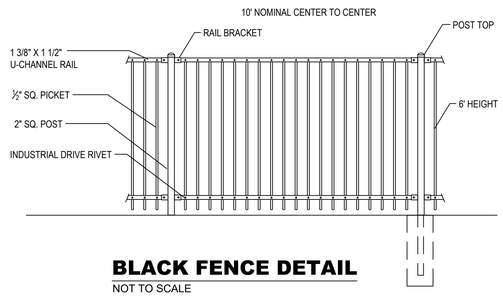
PARKLAND DEDICATION		
TRACT	AREA	USE
C	3391.54	Dog Park
D	6094.26	Shelter
E	18363.38	Pool/Clubhouse
F	3806.46	Activity Use
TOTAL	31655.64	

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
198	2.38	0.73

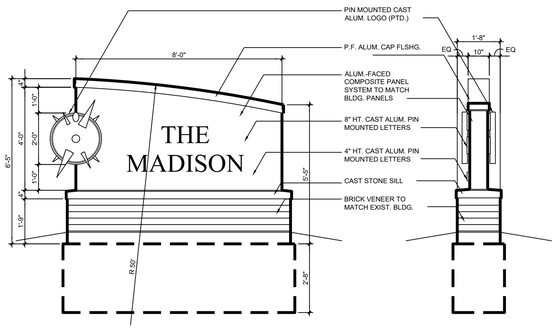




MONUMENT SIGN PLAN
SCALE: 1" = 20'



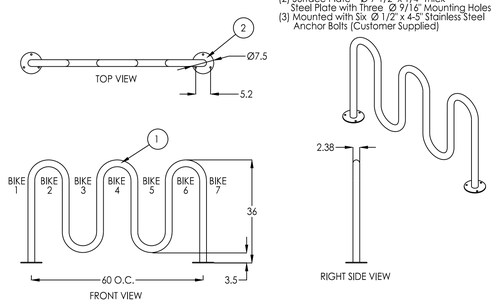
BLACK FENCE DETAIL
NOT TO SCALE



D. FRONT ELEVATION

E. SIDE ELEVATION

MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick
Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



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Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

N Madison Ave
NE ¼ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project: MADISON APARTMENTS, KCMO
Issue Date: January 10, 2022

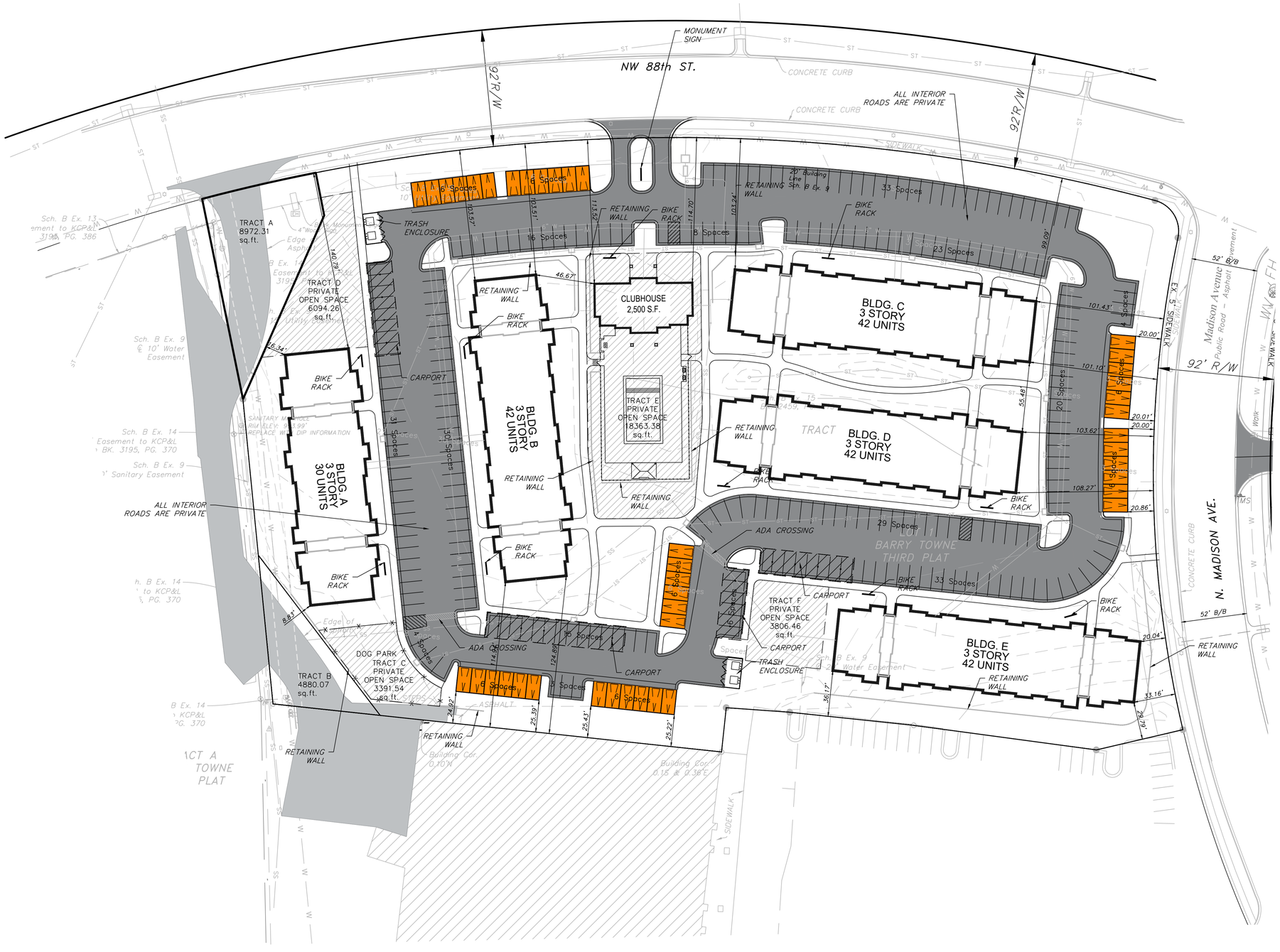
Site Plan
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C.100



North

0 20' 40' 80'

SITE PLAN

SCALE: 1" = 40'

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NE ¼ Section 10, Township 51N, Range 33 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
MADISON
APARTMENTS, KCMO

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Site Plan North
Development Plans for:
The Madison
Kansas City, Clay County, Missouri

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Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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C.101

North

0 25' 50' 100'

GRADING PLAN

SCALE: 1" = 50'

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NE ¼ Section 10, Township 51N, Range 33 W
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Development Plans for:
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NE PE E-14335

REVISIONS

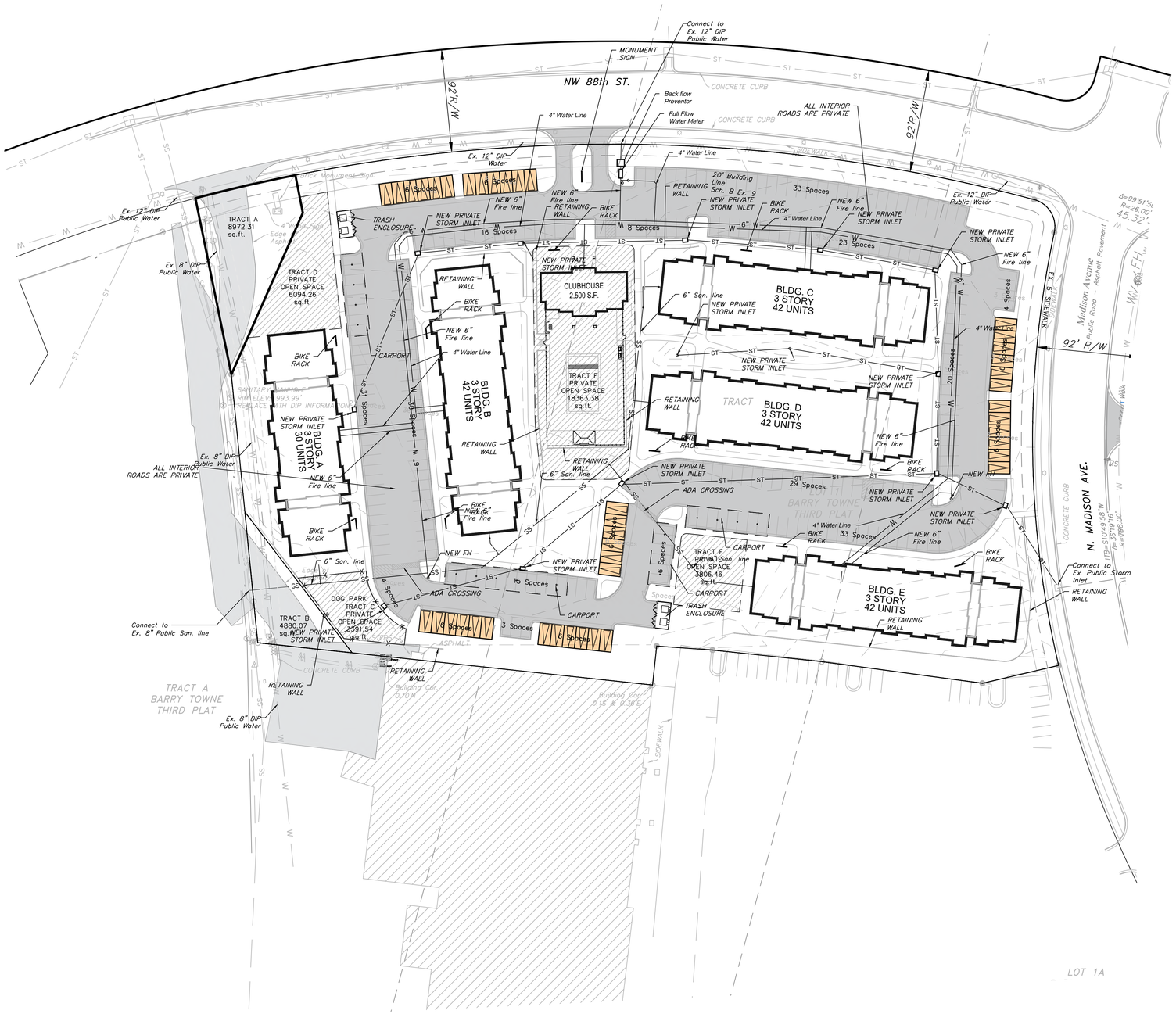
C.200

North

0 25' 50' 100'

UTILITY PLAN

SCALE: 1" = 50'



NOTE:

ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

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Utility Plan
Development Plans for:
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Kansas City, Clay County, Missouri

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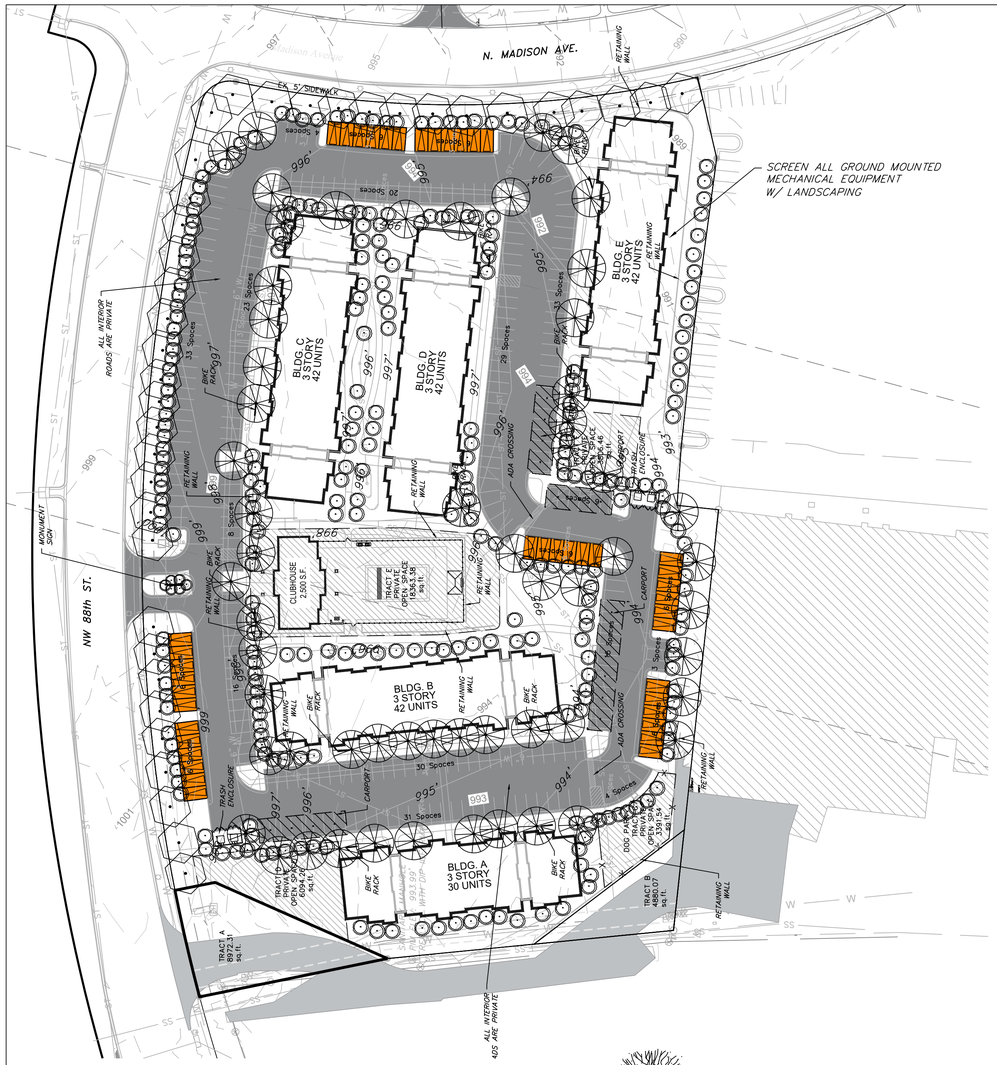
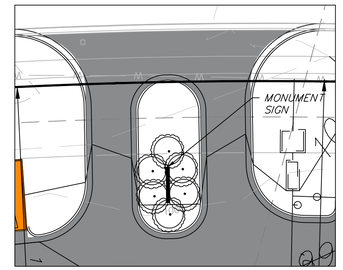
OK PE 25226
NE PE E-14335

REVISIONS

C.300

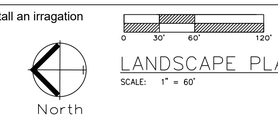




MONUMENT SIGN PLAN

SCALE: 1" = 20'

Landscape Contractor is Responsible to Design and Install an irragation system sufficient to reach all landscape and yard areas



LANDSCAPE PLAN

SCALE: 1" = 60'

Landscape Design Requirements:

88-425-03-C Street Trees

A. At least one street tree is required for each 30 feet of street frontage

N Madison Ave	410 Feet	14 Trees Required	Requirement Met (14 Trees Provided along Street)
NW 88th St	718 Feet	24 Trees Required	Requirement Met (24 Trees Provided along Street)

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots

A. At Least 28 square feet of interior landscape area is required per parking space

297 parking spaces 8,316 sq. ft required (Requirement Met)

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	297 parking spaces	59 Trees Required	59 Trees Provided
2. One Shrub is required per parking space	297 parking spaces	297 Shrubs Required	297 Shrubs Provided

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	38	38	no	
88-425-04 General			no	
88–425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	n/a	n/a	n/a	
Trees	n/a	n/a	n/a	
Shrubs/Wall/Berm	n/a	n/a	n/a	
Adjacent to Residential Zones				
Buffer Width	n/a	n/a	n/a	
Shrubs/Berm/Fence/Wall	n/a	n/a	n/a	
88-425-06 interior vehicular use Area				
Interior Area	8206.00	8206.00	no	
Trees	59	59	no	
Shrubs	295	295	no	
88-245-07 parking Garage Screening	Describe	n/a	n/a	
88-425-08 Mechanical/Utility Equipment Screening	Describe	n/a	n/a	
88-425-09 Outdoor Use Screening	Describe	n/a	n/a	

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z60.1–2004.

2. SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE–EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

3. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SLIGHTLY MOUNDED FOR WATER RUN–OFF.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH–COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI–DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI– DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERIZED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT FLARES ARE EXPOSED. THIS IS THE NATIVE SOIL LINE AT WHICH PLANTING DEPTHS SHOULD BE MEASURED.

5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO BRANCH COLLAR, NOT FLUSH. DO NOT PAINT ANY CUTS WITH WTH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

LAWN AND TURF AREAS

7. ALL LAWN AREAS TO BE SODDED OR SEEDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF–TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

TURF–TYPE TALL FESCUE	90%
KENTUCKY BLUEGRASS	10%

8. ALL SEEDED AREAS ARE TO BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

INSTALLATION

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MO AND LANDSCAPE INDUSTRY STANDARDS.

10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.

11. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.

12. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 3/4" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".

13. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS ROCK. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWITT PRO 5 WEED CONTROL FABRIC IN PLANT BEDS ONLY.

14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.

15. DUG EDGES ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED ADJACENT TO PAVEMENT OR CURB.

16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES.

18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) WILL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEVING, PIPE AND CONTROL. DESIGN DRAWINGS OF IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

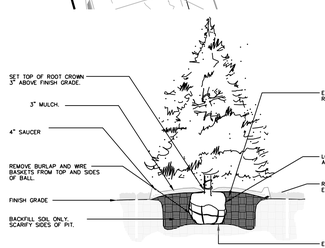
19. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

MAINTENANCE BY OWNER

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.

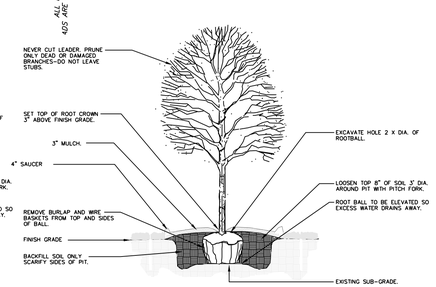
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.

22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABISHED.



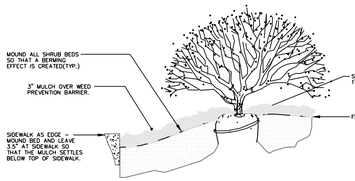
1 EVERGREEN TREE PLANTING

NTS



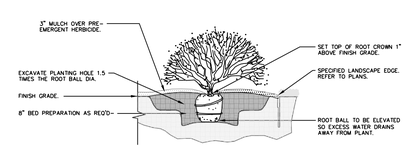
2 DECIDUOUS TREE PLANTING

NTS



3 SIDEWALK EDGE AT PLANT BED

NTS



4 SHRUB PLANTING

NTS

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	38	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	60	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	--	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
	302	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	--	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT

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REVISIONS

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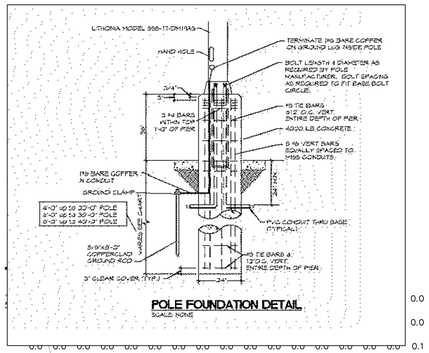


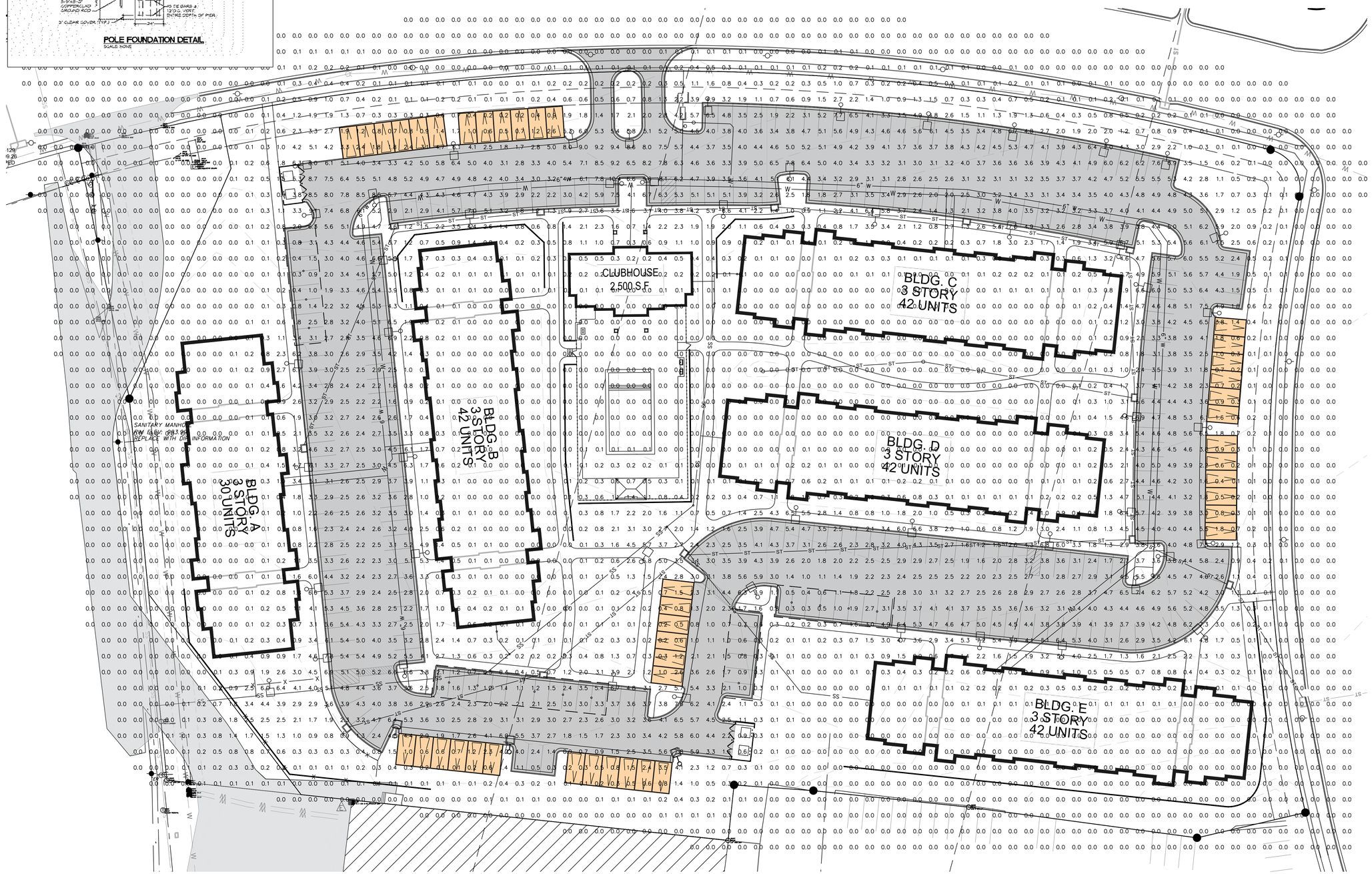
POLE FOUNDATION DETAIL
SCALE: NONE

Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8



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Site Photometric
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REVISIONS

SP.100

ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
3. 'WOOD-LOOK' PANEL
4. BRICK OR STONE VENEER
5. ASPHALT SHINGLE ROOF
6. METAL ROOF
7. BOARD & BATTEN SIDING
8. CEMENTITIOUS STUCCO
9. SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

NOTE : ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
4 CLUBHOUSE - RIGHT ELEVATION

EXTERIOR ELEVATION
3 CLUBHOUSE - REAR ELEVATION

EXTERIOR ELEVATION
2 CLUBHOUSE - LEFT ELEVATION

EXTERIOR ELEVATION
1 CLUBHOUSE - FRONT ELEVATION

NSPJ ARCHITECTS

THE MADISON

MACKEY / MERTZ NW 88TH STREET & N MADISON AVE, KANSAS CITY, MISSOURI

670920 2022.02.14

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ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
3. 'WOOD-LOOK' PANEL
4. BRICK OR STONE VENEER
5. ASPHALT SHINGLE ROOF
6. METAL ROOF
7. BOARD & BATTEN SIDING
8. CEMENTITIOUS STUCCO
9. SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)

NOTE: ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
2 BUILDING TYPE 'A' - LEFT & RIGHT ELEVATIONS

EXTERIOR ELEVATION
1 BUILDING TYPE 'A' - FRONT & REAR ELEVATIONS

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EXTERIOR ELEVATION
6 DETACHED GARAGE - BACK ELEVATION

ELEVATION MATERIAL LEGEND

1. BOARD & BATTEN SIDING
2. LAP SIDING
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4. BRICK OR STONE VENEER
5. ASPHALT SHINGLE ROOF
6. METAL ROOF
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NOTE : ALL MATERIALS LISTED ABOVE INTERCHANGEABLE BASED ON MARKET AVAILABILITY AT TIME OF CONSTRUCTION

EXTERIOR ELEVATION
5 TRASH ENCLOSURE - FRONT ELEVATION

EXTERIOR ELEVATION
3 CARPORT - SIDE ELEVATION

EXTERIOR ELEVATION
2 CARPORT - FRONT ELEVATION

EXTERIOR ELEVATION
4 DETACHED GARAGE - SIDE ELEVATION

EXTERIOR ELEVATION
1 DETACHED GARAGE - FRONT ELEVATION

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