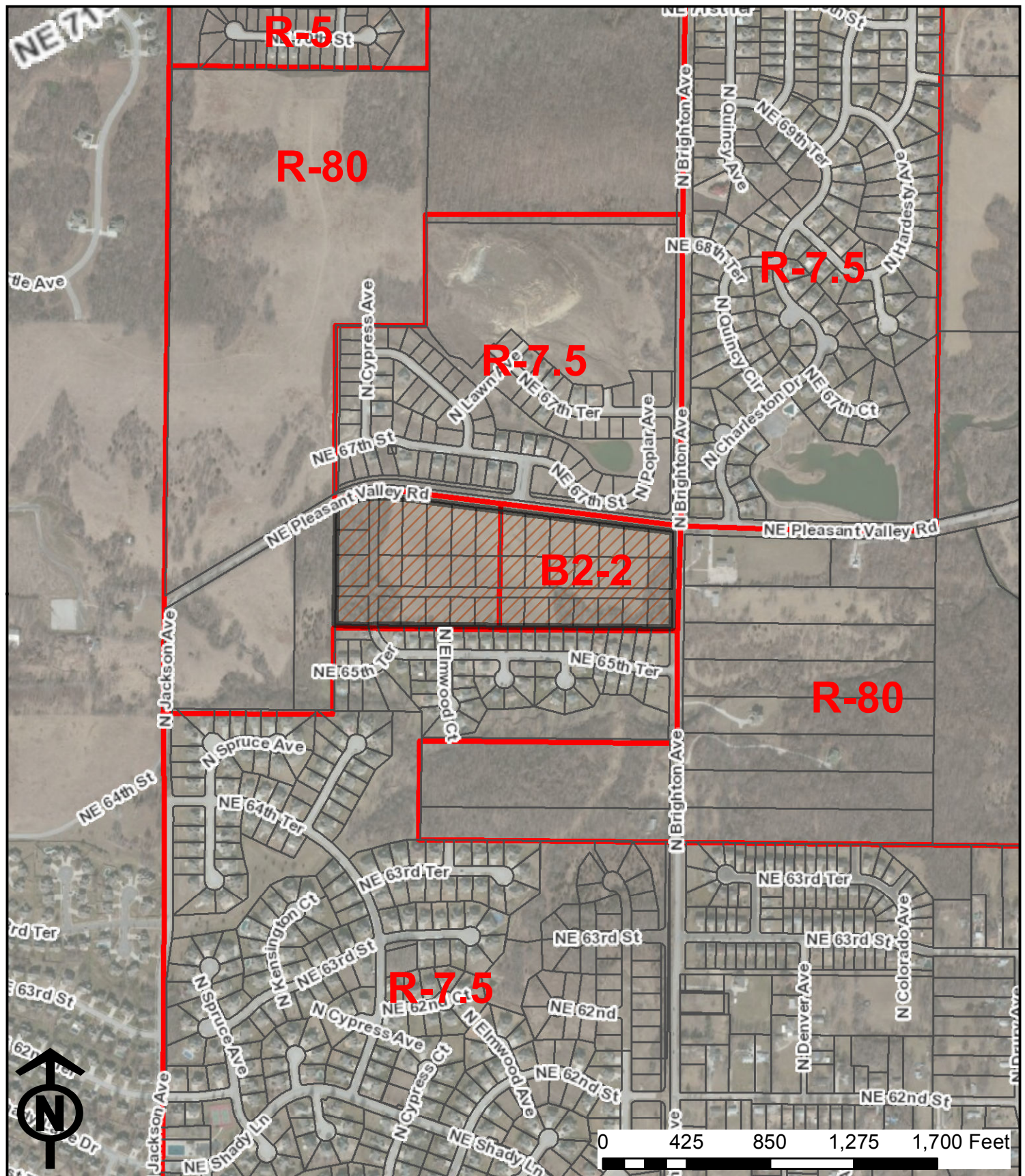
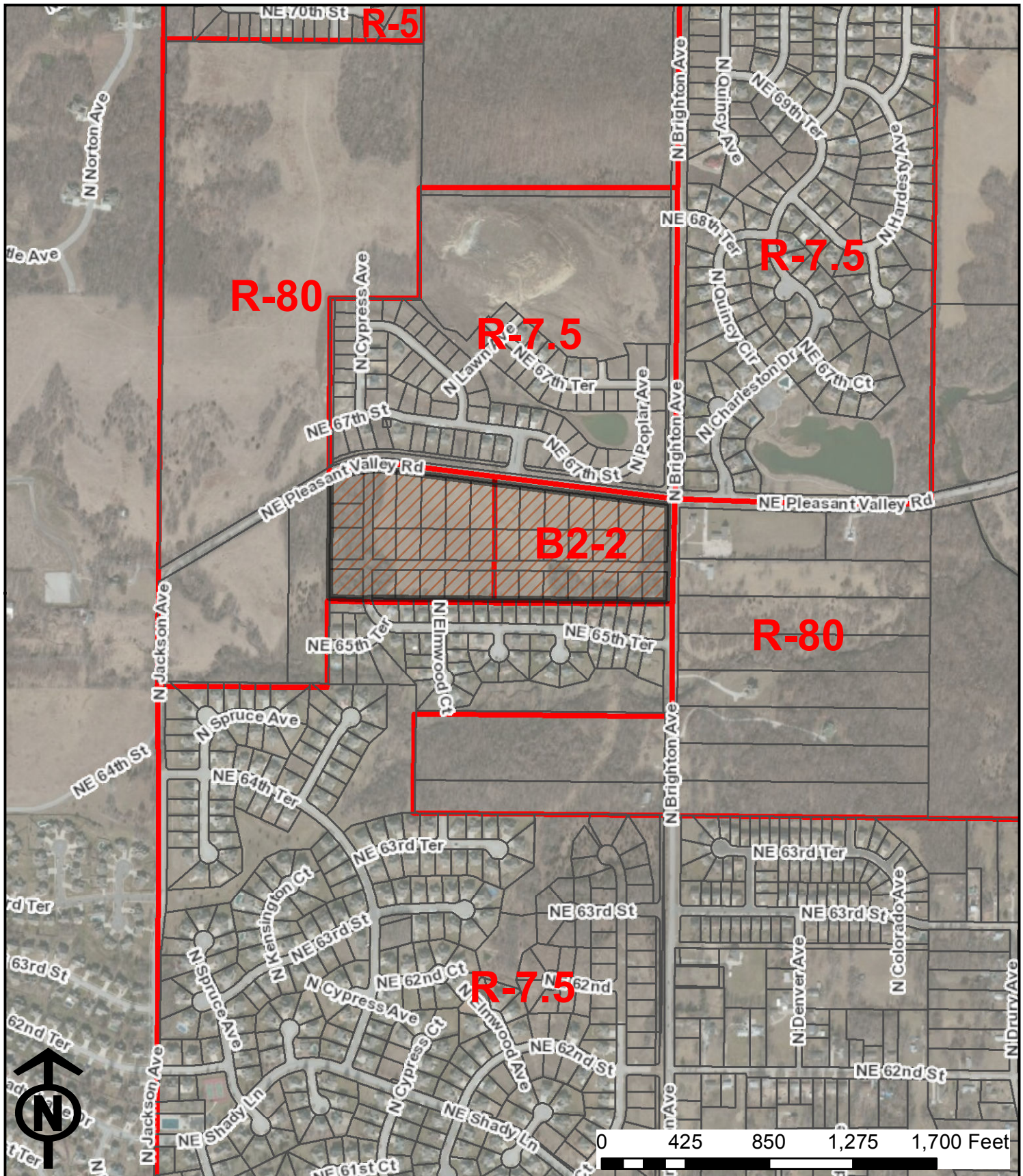


Case No. 673-S-4 - To consider approval of an amendment to the Briarcliff-Winwood Area Plan by changing the recommended land use from Mixed Use Neighborhood and Residential Low-Density to Mixed Use Neighborhood.



Case No. 10053-MPD-8 -- About 23 acres generally located at the southwest corner of N Brighton Ave and NE Pleasant Valley Rd, to consider rezoning from District B2-2 (Neighborhood Business 2) and District R-80 (Residential 80) to District MPD (Master Planned Development), and approval of a preliminary development plan for 86,370 square feet of commercial uses and 210 multi-family residential units.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
Fax 816 513-2838

STAFF REPORT

June 16, 2015

(16 & 17)

RE: a. **Case No. 673-S-4**
b. **Case No. 10053-MPD-8**

OWNER/APPLICANT: Ellen Todd
Curry Investment Company
2700 Kendallwood Pkwy
Gladstone, MO 64119

AGENT: Patricia R. Jensen
White Goss
4510 Belleview Ave, Suite 300
Kansas City, MO 64111

LOCATION: Generally located at the southwest corner of N Brighton Ave and NE Pleasant Valley Rd.

REQUESTS: a. To consider approval of an amendment to the Briarcliff-Winwood Area Plan by changing the recommended land use from Mixed Use Neighborhood and Residential Low-Density to Mixed Use Neighborhood.
b. To consider rezoning from District B2-2 (Neighborhood Business 2) and R-80 (Residential 80) to District MPD (Master Planned Development) and approval of a preliminary development plan for 86,370 sq. ft. of commercial uses and 210 multi-family residential units which also acts as a preliminary plat.

AREA: About 23 acres.

SURROUNDING LAND USE: **East** N Brighton Ave, beyond which is a religious assembly use, zoned R-80 (Residential 80).
West Undeveloped land zoned R-80.
North NE Pleasant Valley Rd, beyond which is Carriage Hills North residential subdivision, zoned R-7.5 (Residential 7.5).
South Valley Brook residential subdivision zoned R-7.5.

MAJOR STREET PLAN: NE Pleasant Valley Rd is classified as a two-lane local link requiring 80 ft of right-of-way. N Brighton Ave is classified as a four-lane thoroughfare requiring 100 ft of right-of-way.

ARTERIAL STREET IMPACT FEE: The subject property is within Benefit District D and is subject to impact fees as required by Chapter 39.
(Informational only)

LAND USE PLAN: The Briarcliff-Winnwood Area Plan recommends Mixed Use Neighborhood for the eastern half of the subject property and

Residential Low-Density for the western half of the property.

PREVIOUS CASES:

Case 10053-P – A rezoning from District RA (Agricultural) to District R-1a (one-family dwellings, medium density) on 20 acres. The City Plan Commission recommended approval on April 7, 1987. No City Council action.

Case SD-0273 – Valley View Acres, a preliminary plat creating 53 single-family residential lots. The City Plan Commission recommended approval on April 7, 1987. No City Council action.

Case 10053-CP-1 – A rezoning from District RA (Agricultural) to District CP-2 (Local Planned Business Center) and approval of a preliminary development plan for an 126,000 sq ft shopping center on 12 acres at the southwest corner of NE Pleasant Valley Rd and N Brighton. Staff recommended denial of this request on July 19, 1988 and the applicant continued the request to a later date, submitting revised plans for an 83,195 sq ft shopping center. The City Plan Commission recommended approval of the revised plans on February 21, 1989. Committee Substitute for Ordinance 64072 passed by the City Council on June 1, 1989.

Case 10053-CP-2 – A rezoning from District RA (Agricultural) to District R-4 (Low apartments) on about 8.5 acres south of NE Pleasant Valley Rd about 1,100 ft west of N Brighton Ave. The City Plan Commission dismissed this case on November 7, 1989.

Case 10053-CUP-3 – A preliminary community unit project plan for 168 multi-family residential units on about 8.5 acres south of NE Pleasant Valley Rd about 1,100 ft west of N Brighton. The City Plan Commission dismissed this case on November 7, 1989.

Case 10053-CP-4 – An amendment to a previously-approved preliminary development plan for an 83,195 sq ft shopping center in District CP-2 on a 12-acre tract located at the southwest corner of NE Pleasant Valley Rd and N Brighton Ave to revise the proposed construction schedule. The City Plan Commission recommended approval on January 15, 1991. Ordinance 910091 passed by the City Council on February 21, 1991. **Approved Preliminary Development Plan.**

Case 10053- CP-5 – An amendment to a previously-approved preliminary development plan in District CP-2 on a 12-acre tract of land at the southwest corner of NE Pleasant Valley Rd and N Brighton to revise the proposed construction schedule. The City Plan Commission recommended approval on August 6, 1996. No City Council action.

Case 10053-P-6 – A plan to amend the previously-approved preliminary development plan to allow a 167,853 sq ft commercial development on 23 acres at the southwest corner of NE Pleasant Valley Rd and N Brighton Ave. Request withdrawn by applicant prior to advertising.

Case 10053-P-7 – A rezoning of about 23 acres located at the southwest corner of NE Pleasant Valley Rd and N Brighton from R-80 and B2-2 to B2-2. Request withdrawn by the applicant prior to advertising.

EXISTING CONDITIONS:

The subject property is a 23-acre site located at the southwest corner of NE Pleasant Valley Rd and N Brighton Ave. Approximately 11 acres of the site nearest Brighton is currently zoned for commercial uses (B2-2), the result of a previous rezoning and plan approval (Case 10053-CP-4). The remaining 12 acres are zoned R-80. The property was platted prior to annexation as a large lot residential subdivision and has a lengthy case history subsequent to annexation, but remains undeveloped. At the time of initial plan approvals in the late 1980's and early 1990's the property was surrounded by undeveloped land. Since that time, several residential subdivisions have developed: Carriage Hills North, to the north beyond Pleasant Valley Rd; Charleston Harbor to the northeast beyond the intersection of Pleasant Valley and Brighton; and Valley Brook immediately to the south. At the present time, the bulk of the subject property is crop agriculture with heavily vegetated areas in the west and southeast portions of the property. The property's topography varies about 80 ft from a high point near the northwest corner of the site along Pleasant Valley Rd to a low point near the southeast corner adjacent to the Valley Brook subdivision.

REZONING AND PLAN REVIEW:

The applicant is proposing approval of a rezoning of the entire 23-acre property to MPD (Master Planned Development) and approval of a preliminary development plan for an 85,870 sq ft commercial development and a 210-unit multi-family residential development. The commercial portion is located on the eastern 11 acres and is similar in land area, building floor area, and layout to the existing approved preliminary development plan (Case 10053-CP-4) approved in 1991. The residential portion is located on the western 12 acres of the property. Though there was no previous plan approval of this portion of the property, there was once proposed a multi-family residential development for this portion of the property (Case 10053-CP-3) which proposed 168 units on 8.5 acres. Staff did not support either the commercial or residential development at the time they were proposed. In the case of the commercial development this was due to the commercial development's intensity exceeding that of a neighborhood shopping center. In the case of the residential portion staff's concern was the density (22 units per acre). Staff recommended denial of the commercial portion; however it was ultimately approved by both City Plan Commission and City Council. Staff recommended continuance of the residential portion to allow the developer to revise plans and reduce density, which was granted, but the developer never proceeded and eventually the residential portion was dismissed by the City Plan Commission.

The plan shows the commercial portion consisting of seven buildings: Buildings 1 and 2 adjacent to Pleasant Valley Rd each being one-story, 5,100 sq ft retail buildings oriented southward toward the parking lot; Building 3 located at the intersection of Pleasant Valley and Brighton as a 5,595 sq ft "retail" building oriented northward toward Pleasant Valley with gas pumps between the building and road; Building 4 located in the southeast corner adjacent to Brighton, but oriented northward and being a one-story 6,000 sq. ft. retail building; and Buildings 5, 6, and 7 which are connected and oriented northward with Buildings 5 and 6 being one-story retail buildings totaling 18,400 sq ft and Building 7 being a one-story, 45,675 sq. ft. anchor tenant. Access to the commercial portion is from a full access point from Pleasant Valley opposite the entrance to Carriage Hills North subdivision and full access to Brighton at the southeast corner of the development. A right-in/right-out access to Pleasant Valley is also proposed between the full access and Brighton. A detention area is located in the south-central portion of the

commercial area adjacent to the south property line at low point on the property. A total of 329 parking spaces are proposed within the commercial portion of the project. The plan shows the service and delivery area for Building 7 being at the southeast corner of the building with a drive around the south and west sides of the building. This drive lies approximately 37 ft north of the south property line and according to the grading plan anywhere from 2 to 10 ft above the south property line. Buildings 5, 6, and 7 which lie most adjacent (between 86 ft and 145 ft) to the Valley Brook subdivision to the south sit as high as 17 ft above the south property line. The landscape plan shows screening in this area consisting of existing vegetation to remain where possible, evergreen shrubs for screening of the drive, with some shrubs and trees along the south side of Building 7 (shown on the landscape plan as Building 14). The landscape plan for the remainder of the site appears to comply with the landscape requirements of 88-425, however the applicant will need to provide more details to confirm this.

A private street is shown connecting the commercial portion to the residential portion of the development which lies to the west. The development consists of three, three-story, 36-unit buildings, and four, three-story 24-unit buildings surrounding a large parking area. In addition, the plan shows seven enclosed garages scattered throughout the parking area. Three of these garage buildings are two-story in height with the second story consist of two residential units, for a total of six units with this arrangement. The large apartment buildings are laid out with three buildings adjacent to Pleasant Valley Rd, two adjacent to the commercial portion of the development and two near the center of the property adjacent to a resident clubhouse and pool. With the exception of one garage with two residential units above, there are no buildings containing residential units within 140 ft of the south property line. The plan shows the extension of a public street from the Valley Brook development to the south connecting to Pleasant Valley Rd through the area west of the proposed residential portion. A private dog park for residents of the apartments is shown between the clubhouse and this street. A detention tract to serve the residential portion of the development is located on the opposite side of this street in the southwest corner of the property. All access to the residential portion will come from the future public street along the west side of the property and the single drive from the commercial portion. The density of the proposed residential development is 20 units per acre (210 units/10.47 acres net site area).

ANALYSIS:

The subject property falls within the Briarcliff-Winnwood Area Plan. The plan recommends Mixed Use Neighborhood for the commercial portion of the property and an area plan amendment is not necessary for this portion of the proposal. However, the plan recommends Residential Low-Density for the proposed residential area which corresponds to a maximum density of 5.7 units per acre. The proposed residential development exceeds that density substantially (20 units per acre), thus an area plan amendment is necessary. The proposed land use designation for this area is also Mixed Use Neighborhood which corresponds to Districts B1 and B2 and accommodates the residential building type (multi-unit building) and proposed density (and densities far greater than proposed).

Staff is not supportive of the area plan amendment, rezoning and plan as it relates to the residential portion of the development. The rezoning and plan call for a building type that is too massive for the character of the area (three stories, 130 ft to 200 ft wide), a density of 20 units per acre (maximum densities for surrounding developed subdivisions are 5.7 units per acre), and the proposed area plan amendment would establish a policy to allow even greater residential densities than what is proposed with this rezoning and plan. Staff may consider supporting an area plan amendment to Residential Medium-High land use designation and a rezoning of the residential portion of the property to R-2.5. This designation and zoning would allow up to 17.4 units per acre which is generally consistent with staff's position when the first request for multi-family was proposed for this site in 1988 (staff recommended a maximum of 18 units per acre).

This designation and zoning would allow single-family, duplex, townhouse and multi-unit house building types (up to 8 units per building) but would not permit multi-unit buildings like those proposed.

Regarding the commercial portion of the development, staff is supportive mainly because the proposal is very similar to previously approved plans for this portion of the site and will support the request subject to conditions which ensure conformance to the requirements of the zoning and development code and mitigate the development's impacts on surrounding properties to the extent possible.

Because both the residential and commercial portions are a part of the same application request and plan, the two cannot be separated. Therefore staff must recommend denial of the request as submitted and proposed.

RECOMMENDATIONS:

- a. **Case No. 673-S-4** – To consider approval of an amendment to the Briarcliff-Winwood Area Plan by changing the recommended land use from Mixed Use Neighborhood and Residential Low-Density to Mixed Use Neighborhood.

City Planning and Development Staff RECOMMENDS DENIAL Case No. 673-S-4.

- b. **Case No. 10053-MPD-8** – To consider rezoning from District B2-2 (Neighborhood Business 2) and R-80 (Residential 80) to District MPD (Master Planned Development) and approval of a preliminary development plan for 86,370 sq. ft. of commercial uses and 210 multi-family residential units.

City Planning and Development Staff RECOMMENDS DENIAL of Case No. 10053-MPD-8

Should the City Plan Commission desire to RECOMMEND APPROVAL, staff recommends the following conditions based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at its April 22, 2015 meeting:

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff, prior to ordinance request showing:
 - a. Note clarifying the right-of-way boundary of NE Pleasant Valley Rd at the northwest corner of the property.
 - b. A note stating that the proposed uses and lot and building standards of District B1 or B2 shall apply to the proposed commercial development.
 - c. Sidewalks connecting public sidewalks along adjacent streets with internal sidewalk networks and to building entrances.
 - d. A note stating that all dumpsters and mechanical equipment will be screened in conformance with 88-425-08.
 - e. That existing vegetation is retained to the extent possible and screening in the form of a fence and evergreen trees be shown at the highest point possible within Tracts D and E in order to provide an effective screen of the proposed development from residential uses to the south.
 - f. That screening in the form of a 3 ft masonry wall accented with heavy landscaping be provided on the north side of the vehicular use areas adjacent to NE Pleasant Valley Rd to provide effective screening of these areas from the residential subdivision on the north

side of NE Pleasant Valley Rd.

- g. That a note be provided stating that all signage shall comply with 88-445 and that the monument signs shown be relocated as necessary in order to comply with the minimum setback requirement of 10 ft.
- h. That the parking areas for both the commercial and residential portions be revised to comply with 88-420-14-E to be visually and functionally segmented into smaller parking areas to reduce visual and stormwater runoff impact and to provide safer and more direct pedestrian access through parking areas.
- i. That direct pedestrian connections be made across the residential parking lot connecting the residential clubhouse to the commercial portion of the development and between the residential buildings and the clubhouse.

The remaining plan correction conditions are recommended by the Land Development Division of City Planning and Development. Please contact Brett Cox at 513-2509 or brett.cox@kcmo.org for more information.

- j. Show extension of N Cypress or add public cul-de-sac at termination of N Cypress and revise layout accordingly.
 - k. Revise proposed NE Pleasant Valley Road in the NW portion of the site, or remove the proposed building from the R/W.
 - l. Show proposed sanitary sewer extension to serve all proposed lots, and provide easements as required.
2. That prior to building permit for any building within the development, the developer obtain approval of a final development plan from the City Plan Commission and that said final plan be in substantial conformance to the approved preliminary development plan and include a detailed site plan, landscape plan, lighting plan, grading plan, and building elevations showing four-sided architecture with the same level of design and material provided on all sides of each building.

The following conditions are recommended by the Land Development Division of City Planning and Development. Please contact Brett Cox at 513-2509 or brett.cox@kcmo.org for more information.

- 3. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
- 4. The developer shall submit a Macro "Overall" storm drainage analysis from a Missouri-licensed civil engineer for the entire development in accordance with adopted standards to the Land Development Division for review and acceptance at the time the first plat is submitted, with a Micro "detailed" storm drainage study, including a BMP level of service analysis, in accordance with current adopted standards to be submitted for each phase at the time of final platting, and the developer secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
- 5. The developer must dedicate additional right of way for N Brighton Ave as required by the adopted Major Street Plan and Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
- 6. The developer must dedicate additional right of way for NE Pleasant Valley Road as required by the adopted Major Street Plan and Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.

7. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
8. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
9. The developer must petition for the vacation of North 66th Street as shown on the development plan as required by City Planning & Development, prior to recording of the final plat.
10. That N Cypress shall be improved to Residential Local standards to connect to NE Pleasant Valley Road, as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or construct a permanent cul-de-sac and dedicate Right-of-Way as needed.
11. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
12. The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
13. The developer shall verify vertical and horizontal sight distance for the drive connection to N Brighton Ave and NE Pleasant Valley Road and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met.
14. 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.
15. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
16. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
18. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

The remaining conditions are recommended by the Fire Department. Please contact John Hastings at 784-9110 or john.hastings@kcmo.org for more information.

19. The project shall meet the fire flow requirements as set forth in Appendix B of the *International Fire Code 2012*. (IFC-2012: § 507.1)
20. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a

building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). *(IFC-2012:§ 507.5.1)*

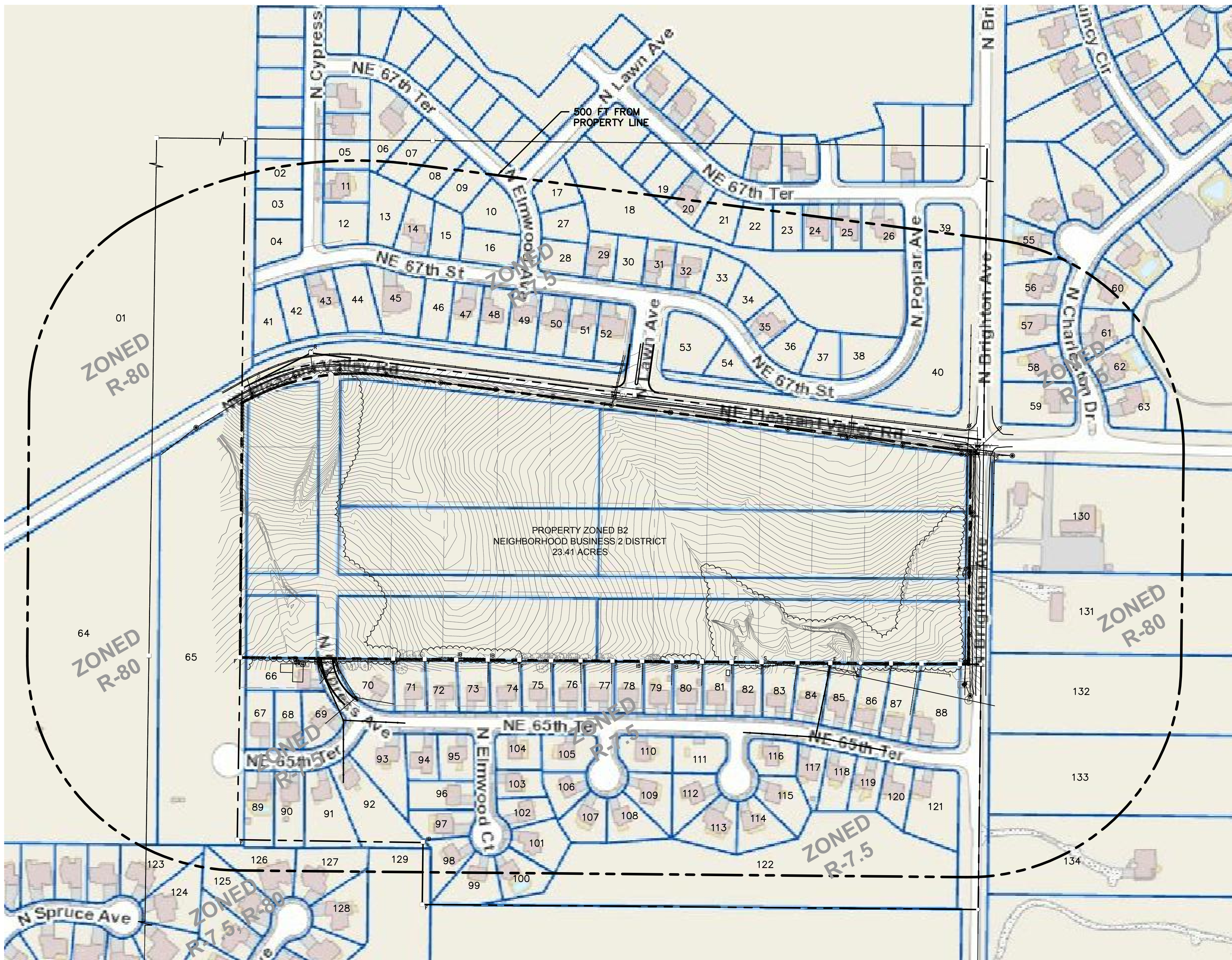
21. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. *(IFC-2012:§ 3312.1; NFPA 241-2009: § 8.7.2)*
22. The meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
23. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). *(IFC-2012: § 507.5.1.1)*
24. Fire Department access roads shall be provided prior to construction/demolition projects begin. *(IFC-2012: § 3310.1; NFPA 241-2009: § 5-4.3)*

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Rexwinkle", written in a cursive style.

Joseph C. Rexwinkle, AICP
Planner

DWG: F:\PROJECTS\014-1456\LDV\Planning\Resolving Plans\141456_PRELIM-GLP.dwg USER: jabbler
DATE: Jun 03, 2015 12:22pm XREFS: 141456_XSURF 141456_PP_BLK OA_CURRY-2_ALTA_(PRELIMINARY)



#	OWNER NAME	PLAT NAME
1	JOHNSON, LENA ETAL JOHNSON CHARLES W. & FRANCIS	
2	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
3	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
4	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
5	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
6	TOMALON, THERESA H. & GRIFFIN, DAN	CARRIAGE HILLS NORTH FIRST PLAT
7	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
8	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
9	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
10	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
11	SCHRAMM, MICHAEL G. & KATHRYN M.	CARRIAGE HILLS NORTH FIRST PLAT
12	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
13	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
14	KAHL, MARK W.	CARRIAGE HILLS NORTH FIRST PLAT
15	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
16	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
17	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
18	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT

19	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
20	BALDWIN, CARMA A.	CARRIAGE HILLS NORTH FIRST PLAT
21	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
22	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
23	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
24	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
25	KRAMER, LANCE	CARRIAGE HILLS NORTH FIRST PLAT
26	MISK, Wafa S.	CARRIAGE HILLS NORTH FIRST PLAT
27	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
28	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
29	JONES, DAVID & ROBIN	CARRIAGE HILLS NORTH FIRST PLAT
30	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
31	JOHNSON, JOHN A. & SARA V.	CARRIAGE HILLS NORTH FIRST PLAT
32	MORTENSEN, ALEX M. & MEGAN J.	CARRIAGE HILLS NORTH FIRST PLAT
33	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
34	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
35	FIELDS, ISAC CLEONIS	CARRIAGE HILLS NORTH FIRST PLAT
36	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
37	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT

38	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
39	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
40	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
41	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
42	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
43	MONACO, LOUIS J. & ROSEMARY LYNN	CARRIAGE HILLS NORTH FIRST PLAT
44	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
45	AHRENS, BOYD L. & LOUISE M.	CARRIAGE HILLS NORTH FIRST PLAT
46	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
47	SMITH, MELISSA A.	CARRIAGE HILLS NORTH FIRST PLAT
48	MCCOY, MARK L. & LISA M.	CARRIAGE HILLS NORTH FIRST PLAT
49	BARRY RIDGE HOMES LLC	CARRIAGE HILLS NORTH FIRST PLAT
50	BARRY RIDGE HOMES LLC	CARRIAGE HILLS NORTH FIRST PLAT
51	NAVARRO, RUTH	CARRIAGE HILLS NORTH FIRST PLAT
52	LE HIEU T. & THUY B. MAI	CARRIAGE HILLS NORTH FIRST PLAT
53	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
54	CLAY COUNTY LLC	CARRIAGE HILLS NORTH FIRST PLAT
55	FERNANDEZ, ERSESTO & JUANA	CARRIAGE HILLS NORTH FIRST PLAT
56	WADE, DUDLEY B.	CHARLESTON HARBOR 1ST PLAT

57	TUCKER, LORI J.	CHARLESTON HARBOR 1ST PLAT
58	DOXSEE, TODD J.	CHARLESTON HARBOR 1ST PLAT
59	ARROYA, RAYMOND J. & ESTHER M.	CHARLESTON HARBOR 1ST PLAT
60	SMITH, HAROLD D. & ALMA A.	CHARLESTON HARBOR 1ST PLAT
61	MORGAN, PHILIP E. & MARY J.	CHARLESTON HARBOR 1ST PLAT
62	KINGSLOVER, AMY	CHARLESTON HARBOR 1ST PLAT
63	DIXON, MARK A. & ALICE J.	CHARLESTON HARBOR 1ST PLAT
64	JOHNSON, JOSEPH E. & FRACIS W.	
65	DUGAN, DANNY W. & RHONDA K.	
66	MALERE, DANIEL S.	VALLEY BROOK
67	O'REAR, JUSTIN L.	VALLEY BROOK
68	PAYNE, JEFFREY R.	VALLEY BROOK
69	DAO, HOANG J.	VALLEY BROOK
70	LOCHMAN, KATHERINE A.	VALLEY BROOK
71	DOYLE, JAMES L.	VALLEY BROOK
72	GOETZ, RONALD L. & DENISE I.	VALLEY BROOK
73	KIRKMAN, TODD A. & CHRISTINA M.	VALLEY BROOK
74	ABDULLA, BRYAR A.	VALLEY BROOK
75	STOYCHEV, GALIN TOSHKOV & ATANASKA TENICHE	VALLEY BROOK
76	VOLZ, DANIEL E. & BARBARA G.	VALLEY BROOK
77	ANDE CO LLC	VALLEY BROOK
78	RODRIGUEZ, HELEN E.	VALLEY BROOK
79	THOMAS, SANDRA K.	VALLEY BROOK

80	ABBOTT, LAURIE L.	VALLEY BROOK
81	POLLARD, MATTHEW D. & KIMBERLY K.	VALLEY BROOK
82	MOORE, JOSHUA	VALLEY BROOK
83	PHAN, SA L.	VALLEY BROOK
84	SAY, DANNY T. & MARCIA	VALLEY BROOK
85	CANNON, ADAM M.	VALLEY BROOK
86	JOURNEE, MICHAEL C. & CHERIE W.	VALLEY BROOK
87	MILITARY WARRIORS SUPPORT FOUNDATION	VALLEY BROOK
88	MONTGOMERY, TRAVIS & SUMMER	VALLEY BROOK
89	DUGAN, DANNY W. & RHONDA K.	VALLEY BROOK
90	MESH, BRENDA J.	VALLEY BROOK
91	MEYERS, WALTER D. & DOLORES	VALLEY BROOK
92	ROTTINGHAUS, ANDREW	VALLEY BROOK
93	SCHMIDT, PETER F.	VALLEY BROOK
94	CRABTREE, ANNA M.	VALLEY BROOK
95	MAST, RYAN H. & DEANNA L.	VALLEY BROOK
96	HENNING, CONNIE J.	VALLEY BROOK
97	CRAWFORD, DUSTIN W. & DENISE N.	VALLEY BROOK
98	GENNUSA, CALOGERO	VALLEY BROOK
99	HAUSMAN, JONATHAN	VALLEY BROOK
100	STINGLEY, BEVERLY J.	VALLEY BROOK
101	MIHLFELD, JOHN STEPHAN	VALLEY BROOK
102	BAYA, ROSEMARY	VALLEY BROOK
103	SCHWARZ, CHARLES K.	VALLEY BROOK
104	PAUL, JEFFREY M.	VALLEY BROOK
105	JONES, RICHARD G. & DEBRA M.	VALLEY BROOK
106	CHADWICK RONALD M. & CANDEE A.	VALLEY BROOK
107	CONNER, ROSALIND	VALLEY BROOK
108	BROWN, KENNITH G. & DIANA L.	VALLEY BROOK
109	STALLARD, RONALD D. & CAROLINE L.	VALLEY BROOK
110	DESOUZA, OLIVIA H.	VALLEY BROOK
111	RASHEED, SALEEM I.	VALLEY BROOK
112	NOURSE, REBECCA A.	VALLEY BROOK

113	CUESSE, NEICKEY L. JR. & TINA M.	VALLEY BROOK
114	HUMM, CARLA	VALLEY BROOK
115	STAHL, LARRY D.	VALLEY BROOK
116	BEAUDET, JOSEPH A.	VALLEY BROOK
117	LOMAN, JAMES C. & MARIAN J.	VALLEY BROOK
118	KLINGENSMITH, HOPE M.	VALLEY BROOK
119	LEMBKE, STEPHEN E. & RITA C.	VALLEY BROOK
120	MCGARVY, PAUL A. & LOUIS EILEEN	VALLEY BROOK
121	WALLACE, JASON	VALLEY BROOK
122	VALLEY BROOK HOMEOWNERS ASSOC.	VALLEY BROOK
123	LYLE, TODD M.	CARRIAGE HILL ESTATES 10TH
124	ABBOTT, FRANCIE	CARRIAGE HILL ESTATES 10TH
125	SMITH, NATHAN R. & KELLEN L.	CARRIAGE HILL ESTATES 10TH
126	RECTOR, H. RICHARD & MARY M.	CARRIAGE HILL ESTATES 10TH
127	CONELLY, STEPHEN M. & JENNIFER L.	CARRIAGE HILL ESTATES 10TH
128	TRAN, HIEU & VICTORIA	CARRIAGE HILL ESTATES 10TH
129	PETERSON DEVELOPMENT CO. INC.	CARRIAGE HILL ESTATES DETENTION PLAT
130	TRI-STATE DISTRICT OF WESLEYAN CHURCH	
131	TRI-STATE DISTRICT OF WESLEYAN CHURCH	
132	MCALLISTER, MICHAEL R. & PATRICIA A.	
133	MCALLISTER, MICHAEL R. & PATRICIA A.	
134	EPPERSON, GALEN G. & DARCI	

MPD DEVELOPMENT PLAN

FOR

BRIGHTON VILLAGE

PART OF SECTION 20, TOWNSHIP 51 NORTH, RANGE 32 WEST
IN KANSAS CITY, CLAY COUNTY, MISSOURI
APN: CL1441900050210001

PROPERTY DESCRIPTION

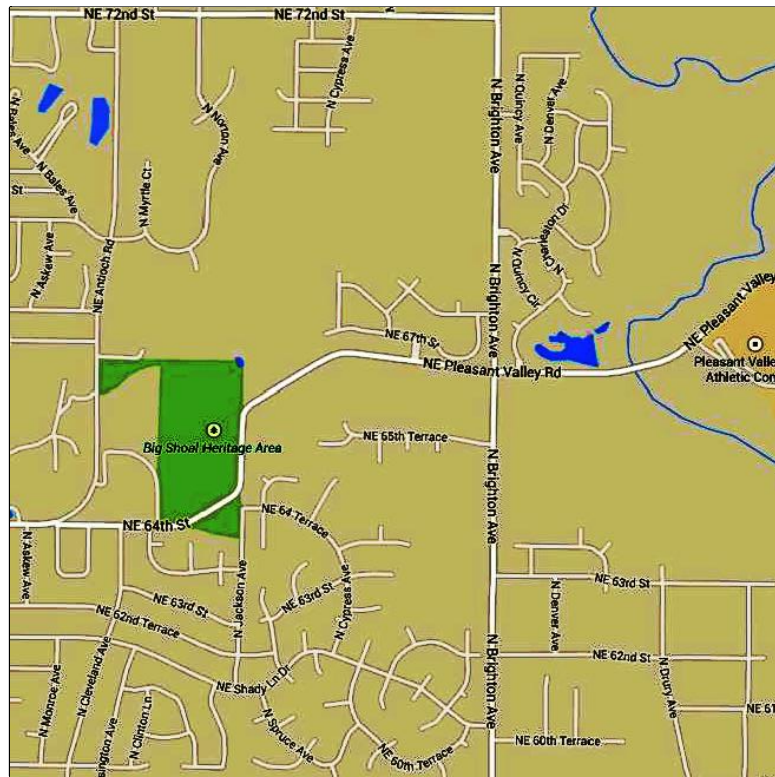
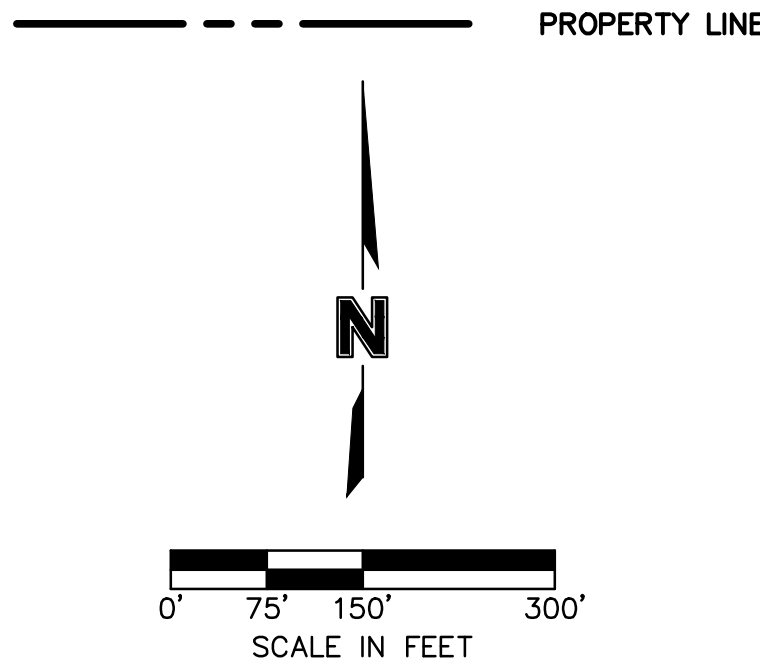
LOTS 4 TO 24 INCLUSIVE, TRACT NO. 1; LOTS 1 TO 12 INCLUSIVE, TRACT NO. 2 AND LOTS 1-4 INCLUSIVE, TRACT NO. 3, VALLEY VIEW ACRES, AN ADDITION TO KANSAS CITY, CLAY COUNTY, MISSOURI. AND

ALL OF LOTS 1, 2, AND 3, TRACT 1, IN VALLEY VIEW ACRES, AS SHOWN ON THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIBED TRACTS OF LAND COMBINED CONTAIN 23.41 ACRES, MORE OR LESS, INCLUSIVE OF VALLEY VIEW ACRES PLATTED ROADWAYS AND EXCLUSIVE OF NE PLEASANT VALLEY ROAD AND N BRIGHTON AVENUE RIGHT-OF-WAYS AND ARE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS.

Sheet List Table	
Sheet Number	Sheet Title
1	EXISTING CONDITIONS PLAN
2	GENERAL LAYOUT
3	GRADING & UTILITY
4	LANDSCAPE
A1	ARCHITECTURAL ELEVATIONS
E100	PHOTOMETRIC PLAN
1 OF 2	ALTA

LEGEND



SEC 20, T 51 N, R 32 W
VICINITY MAP
SCALE: 1"=2000'

DEVELOPMENT TEAM CONTACT INFORMATION

OWNER/DEVELOPER	
ELLEN TODD CURRY INVESTMENT CO.	2700 NE KENDALLWOOD PKWY SUITE 208 GLADSTONE, MO 64119-2081 PH: 816.414.5200 etodd@curryre.com
CIVIL ENGINEER	
DAVID EICKMAN OLSSON ASSOCIATES	1251 NW BRIARCLIFF PARKWAY SUITE 50 KANSAS CITY, MISSOURI 64116 PH: 816.361.1177 FAX: 816.361.1888 deickman@olssonassociates.com

EXISTING CONDITIONS PLAN
MPD DEVELOPMENT PLAN

BRIGHTON VILLAGE
N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE

KANSAS CITY, MO

REV. NO. 1
DATE 06/03/2015
REVISIONS DESCRIPTION
PER CITY COMMENTS

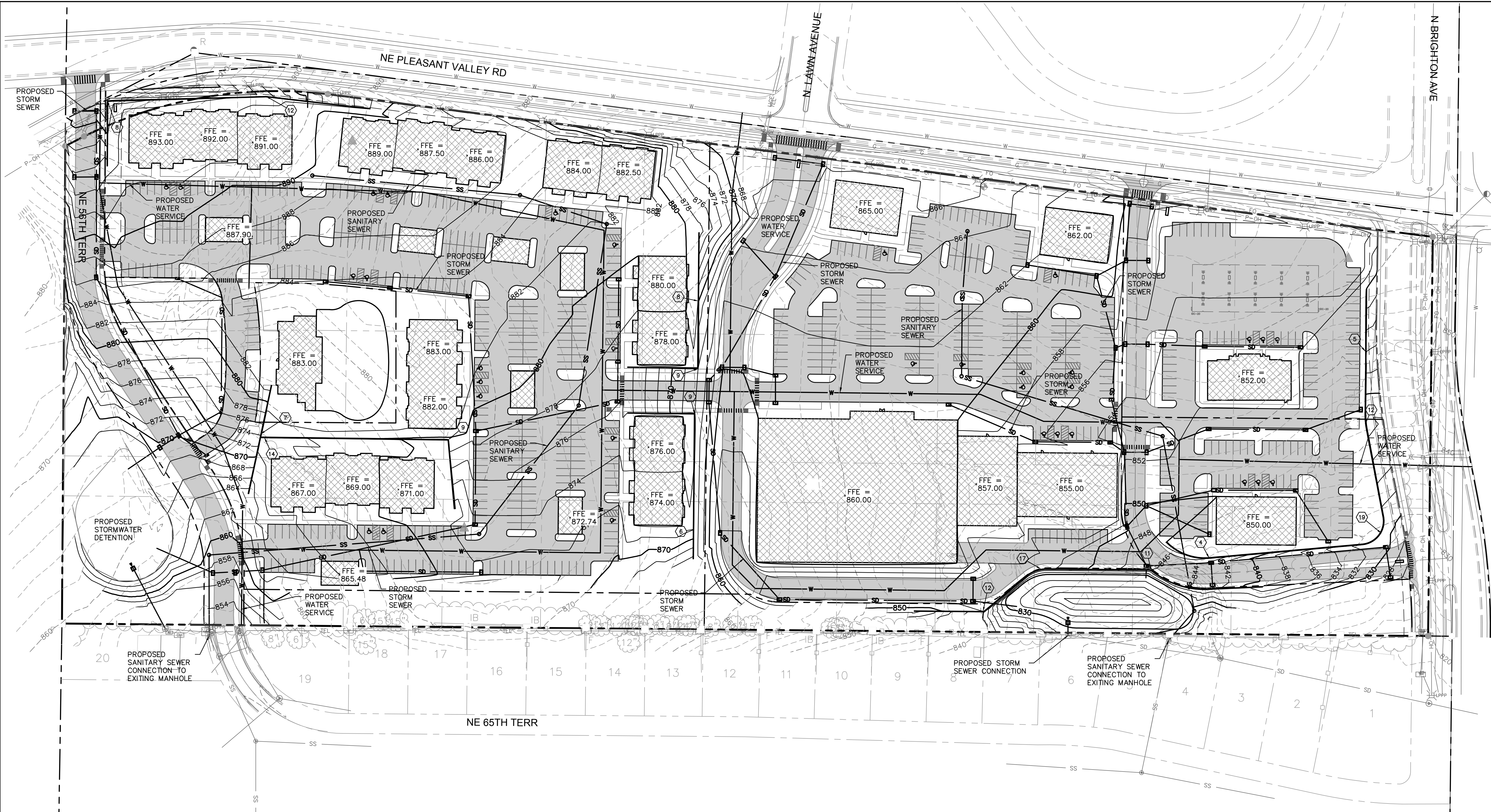
REVISIONS

2015

SHEET
1

drawn by: AH
checked by: BF
approved by: DE
QA/QC by: DE
project no.: 14-1456
drawing no.:
date: 03.20.2015

OLSSON ASSOCIATES
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Professional Engineer # 000000000
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816.361.1177
816.361.1888
www.olssonassociates.com



- KEYNOTES
- HEIGHT OF WALL (ft) AT LOCATION.
WALL SHALL BE MODULAR BLOCK. COLOR TO
MATCH BUILDINGS.
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED WATER
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING OVERHEAD POWER
 - EXISTING FIBER OPTICS
 - EXISTING TELECOMM
 - EXISTING GAS
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER

GRADING & UTILITY
MPD DEVELOPMENT PLAN

BRIGHTON VILLAGE
N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE
KANSAS CITY, MO

2015

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

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SHEET
3

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COMMERCIAL / RETAIL UNITS



RESIDENTIAL APARTMENTS / TOWN HOMES



RESIDENTIAL APARTMENTS / TOWN HOMES

[illegible]ARCHITECTURAL CONCEPT ELEVATIONS
MPD DEVELOPMENT PLAN

BRIGHTON VILLAGE
N BRIGHTON AVENUE & NE PLEASANT VALLEY DRIVE

KANSAS CITY, MO

2015

drawn by: _____ AH
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