



CITY PLAN COMMISSION STAFF REPORT

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

October 4, 2022

Project Name
Freight House Village

Docket #4

Request
CD-CPC-2022-00143
Rezoning
Development Plan

Applicant
Matthew Baumann
Hoefler Welker
11460 Tomahawk Creek Parkway
Suite 400
Leawood, KS 66211

Owner
Tracks 215 LLC
Vince Bryant & Erik Wullschlger
2100 Central Street Suite 41
Kansas City, MO 64108

Location 2001 Walnut Street
Area About 1.4 acres
Zoning DX-15
Council District 4th
County Jackson County
School District Kansas City, Missouri
 110

Surrounding Land Uses
North: Commercial, zoned DX-15
South: Parking, zoned DX-15
East: Residential, zoned DX-15
West: Office, zoned DX-15

Major Street Plan
This portion of Walnut Street is not identified on the City's Major Street Plan.

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 07/29/2022. The project is on schedule.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Crossroads Community Association was notified of this public hearing.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on August 15, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

CityDogs luxury boarding, grooming, and entertainment with accessory parking lot is the current tenant on the lot. The existing structure is a one story brick building with windows located along the southeastern corner.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a re-zoning to District UR and approval of a preliminary development under the previously approved Freight House District PIEA Plan to allow a residential building with attached parking garage and amenities.

CONTROLLING + RELATED CASES

CPC-2019-00183 Freight House District PIEA

City Council approved Ordinance No. 190944 on 12/12/2019. Designating the area bound by Central, Grand, 20th, 22nd and KCT Railroad as blighted and insanitary, and in need of redevelopment and rehabilitation and approved a redevelopment plan for the same.

PROFESSIONAL STAFF RECOMMENDATION

Docket # CD-CPC-2022-00143
Approval with Conditions

PLAN REVIEW

The previously approved tax incentive plan (Ordinance No. 190994) requires rezoning to District UR, therefore the applicant is requesting to rezone the property to the proposed zoning.

The applicant is proposing a seven (7) story residential building with approximately 246 residential units, integrated parking garage, and amenities. The ground level of the development includes a leasing office, gym, commercial space along East 20th street, and walk up units along Walnut Street. The applicant is rezoning the property to UR, therefore the underlying DX-15 zoning requirements are not taken into consideration. Staff believes the proposed height for the commercial use on the property remains in character with the surrounding neighborhood.

The construction materials for the proposed building are of a high-quality mix of cast stone sill, wood soffit, red masonry veneer and metal paneling with stucco accents wrapping around the structure around level 3.

The parking garage can be accessed from Walnut Street and East 21st street. The Applicant is proposing a loading area for the garbage truck along East 21st street that is included within the building footprint but that does not serve as a second entrance to the garage. There are sidewalks proposed on three sides of the building providing adequate access to adjoining uses. The proposed landscaping meets code requirements and utilizes a diversity of plant material

PLAN ANALYSIS

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

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Rezoning Analysis

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 Greater Downtown Area Plan recommends downtown mixed use for the subject property. The Greater Downtown Area Plan recommends providing a diverse range of housing options to increase the downtown population and promote higher density residential developments adjacent to established transit routes. The proposed project is fairly consistent with DX-15. The DX zoning was intended to accommodate office, commercial, and residential development (at a lower intensity than the DC district) and promotes a mix of land uses vertically, the development proposes high density residential uses.

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

The zoning districts that are immediately adjacent to this property are DX-15 (Downtown Mixed-Use). There are multiple hotels and residential lofts in the area vicinity. Mixed-uses are allowed within the district, the proposed commercial space can potentially be used as an office, restaurant, or sales space.

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

The property is currently developed with a commercial use and is surrounded by hotels, motels, parking lots, and commercial uses. There are apartments located north northwest of the subject property. There are no trees on the property.

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

Public infrastructure and services are within proximity to serve the proposed development. The applicant will meet all City standards related to extending any infrastructure to the proposed site.

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

The existing zoning is DX-15 (Downtown Mixed Use). The existing zoning allows for the proposed development, however the redevelopment plan under which they are seeking incentives requires rezoning to District UR.

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

The proposed rezoning would not detrimentally affect nearby properties, the proposed development provides additional housing, reduces the amount of surface parking (due to having an interior parking garage), encourages pedestrian activity by providing well lit and landscaped sidewalks connecting the project to surrounding uses.

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 rezoning would prevent the applicant from obtaining and using incentives under the current PIEA Plan.

Development Plans, Project Plan, or Site Plan (88-516-05)

To be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed plan complies with the standards of the Zoning and Development Code and all other applicable city ordinances and policies subject to the recommended conditions.

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

The proposed use is allowed in the existing zoning district; however the use of tax incentives require the applicant to rezone the property to District UR.

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 applicant has stated that the sight distance at the ingress/egress of the parking garage is not affected by parking or landscaping. However, the applicant will need to provide a site plan showing sight distances at the garage ingress/egress at the time of submittal for the UR Final Plan submittal for staff to ensure pedestrian and circulation safety.

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 provides safe, efficient, and convenient non-motorized travel opportunities. The Applicant provided crosswalks, raised pedestrian tables, and pedestrian connections. The Applicant provided adequate bicycle parking for the project.

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

The plan provides adequate utilities based on City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The location, orientation, and architectural features are compatible with adjacent properties.

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 applicant provided the required landscaping and has included diverse high-quality materials. The applicant has also included additional landscaping on the pool deck and interior courtyard. A photometric plan in compliance with the code was included in the applicant submittal.

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 parking design and drive area provide adequate design and appropriate amounts of parking for the project. Most of the lot is covered by the structure, the Applicant has provided multiple forms of landscaping throughout the project to meet the code requirements.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The subject property has no trees.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: September 29, 2022

Case Number: CD-CPC-2022-00143

Project: Freight House Village

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816)513-8822 / Larisa.Chambi@kcmo.org with questions.

1. 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.
2. 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.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. Landscaping
5. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

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

7. 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, by making application under said code for submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbance area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
9. 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.
10. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage to a tie-in point with the existing sidewalks and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
11. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
12. 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.
13. 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.

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

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

14. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. 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)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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)
17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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

18. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
19. 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. If dedicating private open space, said space shall be platted into a private open space tract. This requirement shall be satisfied prior to final plat or certificate of occupancy, whichever occurs first.

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

20. 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
21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
22. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
23. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.

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

24. The developer must submit Fire Hydrant 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>) (Fire Hydrants at 300' max. spacing)

FREIGHT HOUSE VILLAGE

WALNUT STREET & E. 20TH STREET
KANSAS CITY, MO 64108



UR REZONING & PRELIMINARY DEVELOPMENT PLAN

SEPTEMBER 19, 2022



HW PROJECT NO: 129041

OWNER

LUX LIVING
1 N TAYLOR AVE
ST. LOUIS, MO 63108
P: 314.590.3994

ARCHITECT

HOEFER WELKER
11460 TOMAHAWK CREEK PKWY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

MEP ENGINEER

HOEFER WELKER
11460 TOMAHAWK CREEK PKWY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

STRUCTURAL ENGINEER

BOB D. CAMPBELL & COMPANY
4338 BELLEVUE AVE
KANSAS CITY, MISSOURI 64111
P: 816.531.4144

CIVIL ENGINEER

POEHLMAN & PROST INC.
9280 DELMAN INDUSTRIAL RD.
ST. LOUIS, MISSOURI 63132
P: 314.997.5777

LANDSCAPE ARCHITECT

HPLA STUDIO
8321 E. EVANS RD., SUITE 101
SCOTTSDALE, AZ 85260
P: 972.701.9636

SHEET INDEX

Sheet Name	Sheet Number
COVER SHEET	CS1
COVER SHEET (CIVIL)	C1.00
SITE PLAN	C2.00
PRELIMINARY PLAT	C3.00
UTILITY PLAN	C4.00
PRELIMINARY LANDSCAPE PLAN	L1.00
PRELIMINARY LANDSCAPE PLAN	L1.01
STREETSCAPE PLAN	L1.02
ARCHITECTURAL SITE PLAN	AS1.11
MAIN LEVEL & PARKING LEVEL FLOOR PLANS	A1.01
FLOOR PLANS (LEVELS 2-4)	A1.02
FLOOR PLANS (LEVELS 5-7)	A1.03
EXTERIOR ELEVATIONS	A2.11
PRELIMINARY RENDERS	A2.15
PHOTOMETRIC PLAN	E0.01

DENSITY CALCULATIONS:

TOTAL SITE: 46,167 SQ. FT. = 1.06 ACRES
 EXISTING IMPERVIOUS AREA: 42,748 SQ. FT. = 0.98 ACRES
 EXISTING PERVIOUS AREA: 3,419 SQ. FT. = 0.08 ACRES
 EXISTING GREEN SPACE: 7.41%
 PROPOSED IMPERVIOUS AREA: 42,885 SQ. FT. = 0.98 ACRES
 PROPOSED PERVIOUS AREA: 3,282 SQ. FT. = 0.08 ACRES
 PROPOSED GREEN SPACE: 7.11%

DIFFERENTIAL Q CALCULATIONS

TOTAL SITE: 48,167 SQ. FT. = 1.06 ACRES
 EXISTING
 $Q = (0.08 \text{ ACRES})(1.70) + (0.65 \text{ ACRES})(3.54) + (0.33 \text{ ACRES})(4.20) = 3.83 \text{ C.F.S.}$
 PROPOSED
 $Q = (0.08 \text{ ACRES})(1.70) + (0.02 \text{ ACRES})(3.54) + (0.97 \text{ ACRES})(4.20) = 4.25 \text{ C.F.S.}$
 DIFFERENTIAL Q = 4.25 C.F.S. - 3.83 C.F.S. = 0.42 C.F.S.

FLOOD ZONE NOTE:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 2909500254G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE:

SURVEY INFORMATION PROVIDED BY OLSSON LAND SURVEYING, DATED MAY 23, 2022. PROJECT NO. 022-02524

PARKING & LOADING SPACE CALCULATIONS

ACCESSIBLE SPACES REQUIRED:

201 TO 300 PARKING SPACES
 ACCESSIBLE PARKING SPACES 6 SPACES
 VAN-ACCESSIBLE PARKING SPACES 1 SPACES
 ACCESSIBLE PARKING SPACES REQUIRED 7 SPACES

PARKING SPACES PROVIDED:

STANDARD SURFACE PARKING SPACES PROVIDED 64 SPACES
 STANDARD GARAGE PARKING SPACES PROVIDED 199 SPACES
 ACCESSIBLE PARKING SPACES PROVIDED 7 SPACES
 TOTAL PARKING SPACES PROVIDED 270 SPACES

LOADING SPACES REQUIRED:

NO LOADING SPACE IS REQUIRED

UTILITY INFORMATION

AT&T
 500 EAST 8TH STREET, ROOM 628
 KANSAS CITY, MISSOURI 64106
 CONTACT: CARRIE CILKE
 (816) 703-2300
 cc3527@att.com

CENTURY LINK/LPEC
 435 MAIN STREET
 GARDNER, KANSAS 66030
 CONTACT: BLAINE HALVORSON
 (913) 856-6566
 blaine.halvorson@centurylink.com

CHARTER COMMUNICATIONS (TIME WARNER CABLE)
 8221 WEST 119TH STREET
 OVERLAND PARK, KANSAS 66213
 CONTACT: ALAN L. SHAW
 (816) 643-1906
 alan.shaw@charter.com

EGERGY
 1200 MAINSTREET
 KANSAS CITY, MISSOURI 64105
 CONTACT: (888) 471-5275

GOOGLE FIBER
 908 BROADWAY BOULEVARD
 KANSAS CITY, MISSOURI 64105
 CONTACT: ANDREA SAKLA, ASSOCIATE DEPLOYMENT MANAGER
 (415) 736-9962
 andreasakla@google.com

KANSAS CITY PARKS AND RECREATION DEPARTMENT
 PLANNING SERVICES DIVISION
 4600 EAST 63RD STREET
 KANSAS CITY, MISSOURI 64130
 CONTACT: RICHARD ALLEN
 (816) 513-7713
 richard.allen@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT
 STREET AND TRAFFIC DIVISION
 5310 MUNICIPAL DRIVE
 KANSAS CITY, MISSOURI 64120
 CONTACT: WEI SUN
 (816) 513-9869
 wei.sun@kcmo.org

KANSAS CITY PUBLIC WORKS DEPARTMENT
 STREETLIGHT SERVICES
 5310 MUNICIPAL DRIVE
 KANSAS CITY, MISSOURI 64120
 CONTACT: SARA HURST
 (816) 513-9882
 sara.hurst@kcmo.org
 MAHMOUD HADJIAN
 mahmoud.hadjian@kcmo.org

KANSAS CITY WATER SERVICES DEPARTMENT

KANSAS CITY, MISSOURI 64120
 CONTACT:

KANSAS CITY FIRE DEPARTMENT
 635 WOODLAND, SUITE 2103
 KANSAS CITY, MISSOURI 64120
 CONTACT: JOHN HASTINGS
 (816) 513-4643
 john.hastings@kcmo.org

KANSAS CITY POWER & LIGHT COMPANY
 8325 NORTH PLATTE PURCHASE DRIVE
 KANSAS CITY, MISSOURI 64118
 CONTACT: RONALD McCALL
 (816) 420-4803
 ronald.mccall@kcp.com

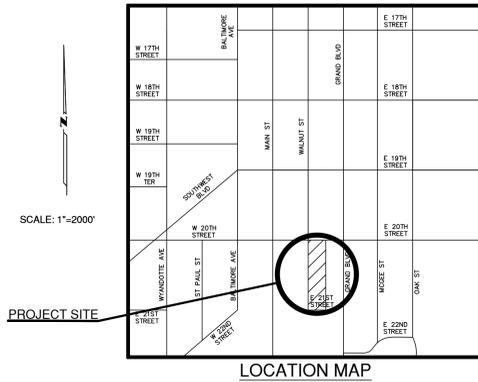
SPIRE ENERGY ENGINEERING
 7500 EAST 35TH TERRACE
 KANSAS CITY, MISSOURI 64129
 CONTACT: MELISSA WURTZ
 (816) 398-5506
 melissa.wurtz@spireenergy.com

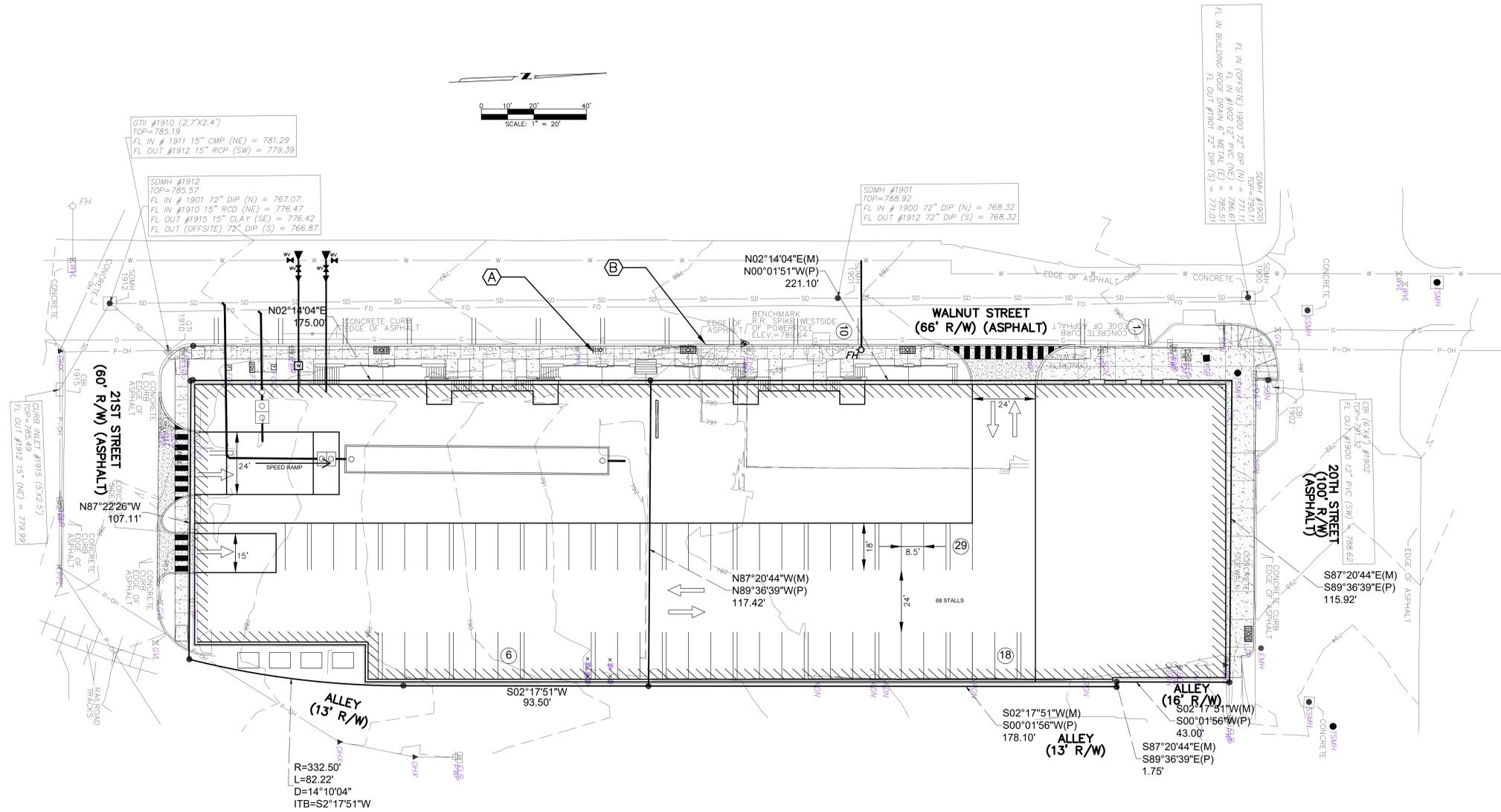
SPRINT
 800 NORTHWEST TECHNOLOGY DRIVE
 LEE'S SUMMIT, MISSOURI 64086
 CONTACT: JASON CANTRELL
 (913) 488-8489
 jason.cantrell@sprint.com

VEOLIA ENERGY NORTH AMERICA
 115 GRAND BOULEVARD
 KANSAS CITY, MISSOURI 64106
 CONTACT: RICHARD BEHRENS
 (913) 240-7052
 richard.behrens@vicinityenergy.us

PRELIMINARY DEVELOPMENT PLAN FREIGHT HOUSE VILLAGE

A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT,
 AND LOTS 65 TO 71 OF UNION STATION ADDITION
 NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST
 CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI





GTH #1910 (2.7'x2.4')
TOP=785.19
FL IN # 1911 15° CMP (NE) = 781.29
FL OUT #1912 15° RCP (SW) = 779.39

SDMH #1912
TOP=785.57
FL IN # 1901 72° DIP (N) = 767.07
FL IN #1910 15° RCD (NE) = 776.47
FL OUT #1915 15° CLAY (SE) = 776.42
FL OUT (OFFSITE) 72° DIP (S) = 766.87

SDMH #1901
TOP=788.92
FL IN # 1900 72° DIP (N) = 768.32
FL OUT #1912 72° DIP (S) = 768.32

FL IN BUILDING
FL OUT #1901 72° DIP (S) = 771.01
FL IN (OFFSITE) 1900 72° DIP (N) = 768.32
FL IN #1910 15° RCD (NE) = 776.47
FL IN #1915 15° CLAY (SE) = 776.42
FL OUT (OFFSITE) 72° DIP (S) = 766.87
SDMH #1906
TOP=785.57

21ST STREET
(60' R/W) (ASPHALT)
N87°22'26"W
107.11'

WALNUT STREET
(66' R/W) (ASPHALT)

20TH STREET
(100' R/W) (ASPHALT)
S87°20'44"E(M)
S89°36'39"E(P)
115.92'

ALLEY
(13' R/W)
R=332.50'
L=82.22'
D=14°10'04"
ITB=S2°17'51"W

ALLEY
(13' R/W)
S02°17'51"W(M)
S00°01'56"W(P)
178.10'

ALLEY
(16' R/W)
S02°17'51"W(M)
S00°01'56"W(P)
43.00'

PAVING LEGEND

- 3" TYPE "C" ASPHALTIC CONCRETE SURFACE COURSE OVER 9" TYPE "1" AGGREGATE BASE COURSE. (HEAVY DUTY)
- 4" THICK NON-REINFORCED P.C. CONCRETE PAVEMENT (SIDEWALK AND PATIO).

CONSTRUCTION NOTES:

- NEW CONCRETE CURB (TYPICAL).
- NEW 4" THICK PCC SIDEWALK.

SURVEYED BY:
Olsson Associates
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

NOTE: SURVEY INFORMATION PROVIDED BY OLSSON, INC.
PROJECT NUMBER 022-02524, DATED MAY 23, 2022

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING/SURVEYING AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING/SURVEYING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE AND DATE HERE UNDER. ANY REVISIONS TO THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS DATED AFTER THIS DATE, UNLESS RE-AUTHENTICATED.

BEFORE YOU DRILL - CALL 811
 DIG 1-800-4-A-DRILL (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.

UTILITY LOCATION NOTE
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

PREPARED FOR:
 CWD EQUITY II
 P.O. BOX 24178
 ST. LOUIS, MISSOURI 63146

CERTIFICATE OF AUTHORITY
 CIVIL ENGINEERING # 000922
 LAND SURVEYING # 000189

P.O. Box 1518
 46 C Worthington Access Drive
 Maryland Heights, Missouri 63043
 (314) 997-5777 Phone
 (314) 997-0407 Fax
 E-Mail: bpoehlman@poehlman-prosi.com

PRELIMINARY DEVELOPMENT PLAN
 A TRACT OF LAND BEING LOT 2 OF MYLAN PLAT,
 AND LOTS 65 TO 71 OF UNION STATION ADDITION
 NORTHWEST 1/4, SECTION 8, TOWNSHIP 50 NORTH, RANGE 33 WEST
 CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

FREIGHT HOUSE VILLAGE

NO.	DESCRIPTION	DATE
1	KCMC Revisions	09-07-2022

RAYMOND PAUL MERTZ, PE
 NUMBER E-24258
 MISSOURI PROFESSIONAL ENGINEER

9/7/2022
 DATE: 08-04-2022
 PROJECT NUMBER: 222-027

SITE PLAN
C2 OF 4

DESIGNED BY: D.E. & M.R.
 DRAWN BY: D.E. & M.O.
 LAOR: DANIEL R. ERLANDSON
 PLOT DATE: 09/12/2022

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE:
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE:
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE:

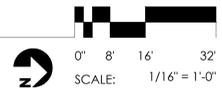
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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PRELIMINARY LANDSCAPE PLAN

SITE PLAN



PLANT PALETTE - SITE

TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Gleditsia triacanthos</i> 'Shademaster' SHADEMASTER HONEYLOCUST	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Acer x freemanii</i> 'Jeffersred' AUTUMN BLAZE RED MAPLE	07	36" BOX	3" CAL. MIN.	12'-15' HT. STANDARD
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	03	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	04	24" BOX	N/A	12'-15' HT. MULTI-STEM

SHRUBS

NAME	QTY.	SIZE	HEIGHT
<i>Cornus stolonifera</i> 'Arrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.
<i>Calamagrostis x acutiflora</i> 'Karl Foerster' KARL FOERSTER GRASS	00	5 GAL	18" HT.
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.
<i>Spiraea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.
<i>Buxus</i> 'Green Velvet' GREEN VELVET BOXWOOD	00	5 GAL	18" HT.

GROUNDCOVERS

NAME	QTY.	SIZE
<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	00	5 GAL
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL

LANDSCAPE MATERIALS

	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TRD FINISH: LIGHT BROOM SCORE SIZE: 5' x 5' SAW-CUT (REFER TO DETAIL xx/19.xx)
	LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas

88-425-LANDSCAPE REQUIREMENTS	Description of what is required	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 tree every 30' street frontage	21	21		
88-425-04 General	1 tree per 5,000 sf of principal building	9	21		
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets					
Buffer Width	10'		N/A		
Trees	1 tree per 30 lf of landscape		N/A		
Shrubs/Wall/Berm	Interior of the perimeter landscape buffer		N/A		
88-425-05 Perimeter Vehicular Use Area Adjacent to Residential Zones					
Buffer Width			N/A		
Shrubs/Berm/Fence/Wall			N/A		
88-425-06 Interior Vehicular Use Area					
Interior Area			N/A		
Trees			N/A		
Shrubs			N/A		
88-425-07 Parking Garage Screening	N/A				
88-425-08 Mechanical/Utility Equipment Screening	N/A				
88-425-09 Outdoor Use Screening	N/A				

FREIGHT HOUSE VILLAGE
 2001 WALNUT STREET & E. 20TH STREET
 KANSAS CITY, MO 64108
 PROJECT #H22-128

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
 5339 ALPHA ROAD SUITE 300
 DALLAS, TX 75240
 T: (972) 701-9636
 F: (972) 701-9639
 W: www.hplastudio.com

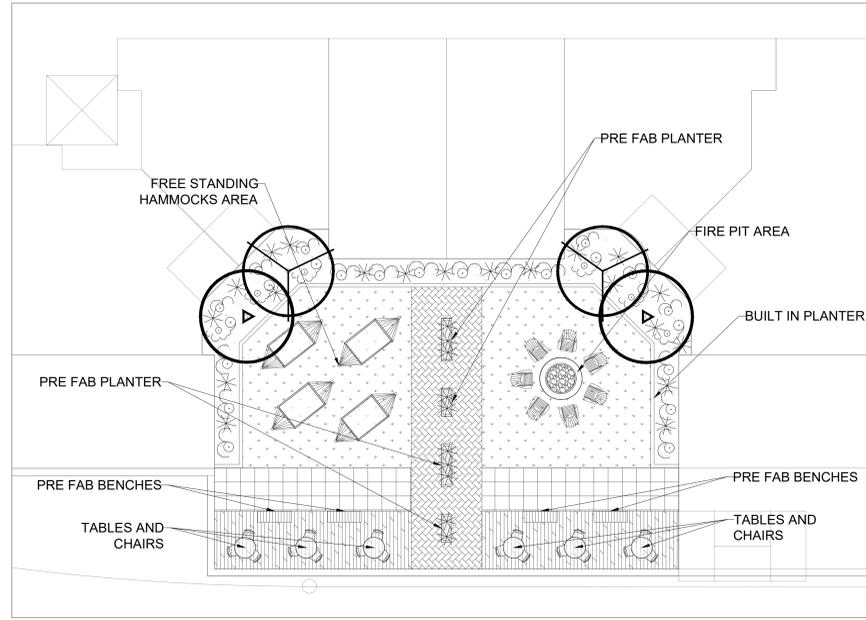
VICTOR ALSTON
 E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

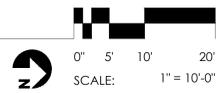
SHEET NUMBER
L1.00

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION



PRELIMINARY LANDSCAPE PLAN
INTERIOR COURTYARD

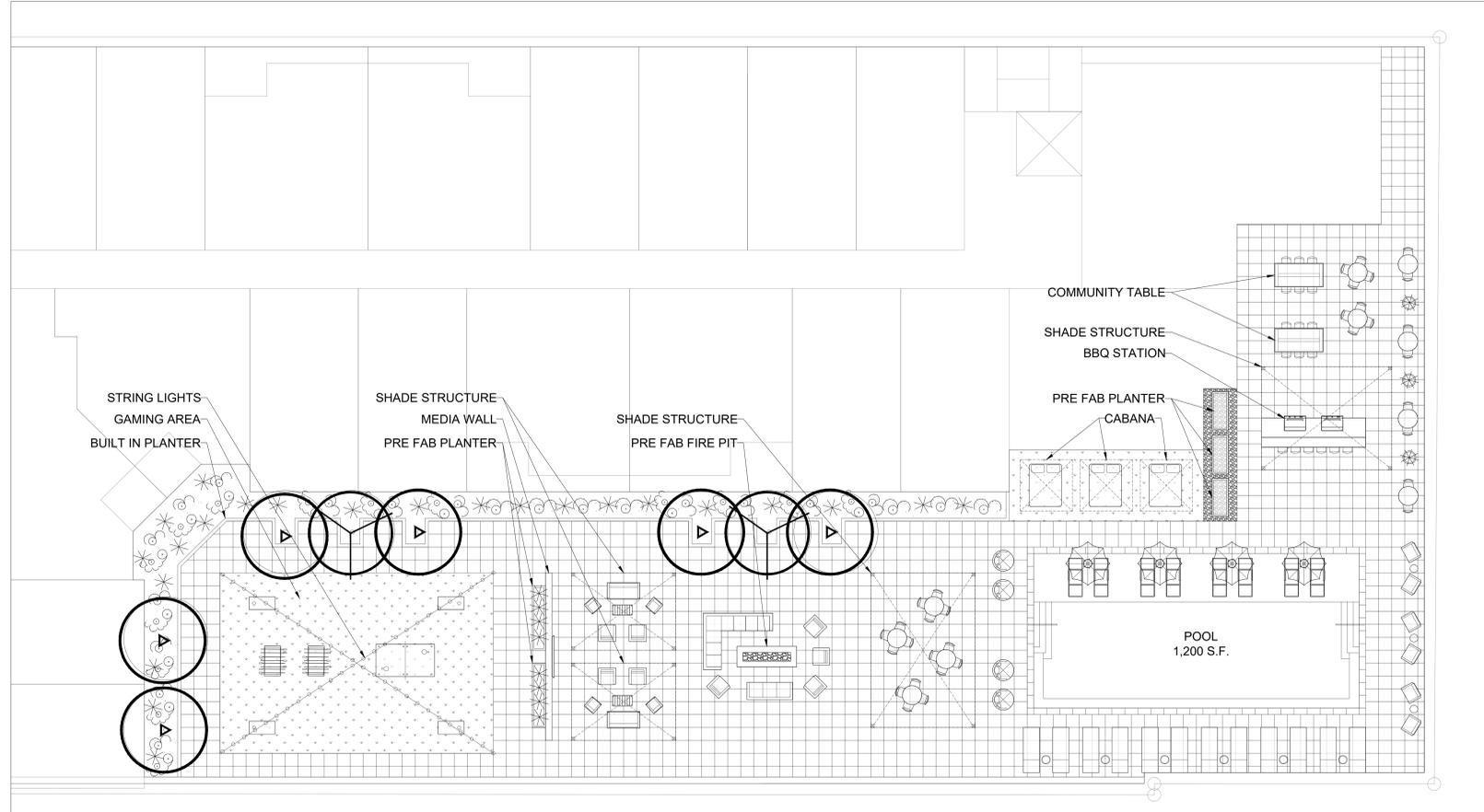


PLANT PALETTE - INTERIOR COURTYARD

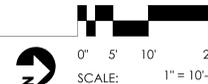
TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	02	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS				
NAME	QTY.	SIZE	HEIGHT	
<i>Clethra alnifolia</i> 'Vanilla Spice' VANILLA SPICE SWEET SPIRE	00	5 GAL	24" HT.	
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.	
<i>Hydrangea paniculata</i> 'Bobo' PANICLE HYDRANGEA	00	5 GAL	24" HT.	
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.	
<i>Clethra alnifolia</i> 'Summer Sweet' SUMMER SWEET CLETHRA	00	5 GAL	24" HT.	
<i>Cornus stolonifera</i> 'Farrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
<i>Spirea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
<i>Hakonechloa macra</i> 'Aureola' GOLDEN JAPANESE FOREST GRASS	00	5 GAL	18" HT.	
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
GROUNDCOVERS / VINES				
NAME	QTY.	SIZE		
<i>Euonymus fortunei</i> 'Variegata' VARIEGATED WINTERCREEPER	00	1 GAL		
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL		
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL		

LANDSCAPE MATERIALS	
	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TBD FINISH: LIGHT BROOM SCORE SIZE: 2" x 2" SAW-CUT (REFER TO DETAIL xx/L9,xx)
	STAMPED COLORED CONCRETE (BY: DAVIS) COLOR: TBD PATTERN: HERRINGBONE
	COMPOSITE WOOD DECKING (BY: TREX.COM) SIZE: 12' x 5.5' x 1" COLOR: ROPE SWING (REFER TO DETAIL XX/L9,XX)
	ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) TYPE: DIAMOND PRO FESCUE COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9,XX)
	LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas



PRELIMINARY LANDSCAPE PLAN
POOL DECK



PLANT PALETTE - POOL DECK

TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cornus florida</i> 'Cherokee Chief' CHEROKEE CHIEF DOGWOOD	06	24" BOX	2" CAL. MIN.	10' HT. MULTI-STEM
<i>Betula nigra</i> 'Little King' DWARF RIVER BIRCH	02	24" BOX	N/A	12'-15' HT. MULTI-STEM
SHRUBS				
NAME	QTY.	SIZE	HEIGHT	
<i>Pennisetum alopecuroides</i> 'Ginger Love' GINGER LOVE FOUNTAIN GRASS	00	5 GAL	24" HT.	
<i>Hydrangea paniculata</i> 'Bobo' PANICLE HYDRANGEA	00	5 GAL	24" HT.	
<i>Itea virginica</i> 'Henry's Garnet' HENRY'S GARNET ITEA	00	5 GAL	24" HT.	
<i>Clethra alnifolia</i> 'Summer Sweet' SUMMER SWEET CLETHRA	00	5 GAL	24" HT.	
<i>Cornus stolonifera</i> 'Farrow' ARCTIC FIRE DOGWOOD	00	5 GAL	24" HT.	
<i>Spirea x bumalda</i> 'Anthony Waterer' ANTHONY WATERER SPIREA	00	5 GAL	30" HT.	
<i>Hakonechloa macra</i> 'Aureola' GOLDEN JAPANESE FOREST GRASS	00	5 GAL	18" HT.	
<i>Hesperaloe parviflora</i> RED YUCCA	00	5 GAL	30" HT.	
<i>Euonymus alatus</i> DWARF BURNING BUSH	00	5 GAL	18" HT.	
GROUNDCOVERS / VINES				
NAME	QTY.	SIZE		
<i>Euonymus fortunei</i> 'Variegata' VARIEGATED WINTERCREEPER	00	1 GAL		
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	00	3 GAL		
<i>Hedera helix</i> 'Variegata' VARIEGATED ENGLISH IVY	00	3 GAL		

LANDSCAPE MATERIALS	
	INTEGRAL COLORED CONCRETE (BY: DAVIS) COLOR: TBD FINISH: LIGHT BROOM SCORE SIZE: 2" x 2" SAW-CUT (REFER TO DETAIL xx/L9,xx)
	1/4" SCREENED PEA GRAVEL 2'-3" DEPTH (BY: LOCAL SUPPLIER) (REFER TO DETAIL XX/L9,XX)
	ARTIFICIAL TURF (BY SYNTHETICGRASSWAREHOUSE) TYPE: DIAMOND PRO FESCUE COLOR: OLIVE GREEN (REFER TO DETAIL XX/L9,XX)
	LANDSCAPE AREA

Shredded hardwood mulch- 3" in all non turf areas

DESIGNED BY: D.E. & M.R.
DRAWN BY: D.E. & M.O.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 09/12/2022

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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FREIGHT HOUSE VILLAGE
2001 WALNUT STREET & E. 20TH STREET
KANSAS CITY, MO 64108
PROJECT # H22-128

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hpla studio
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VICTOR ALSTON
E: vic@revivalstl.com

SHEET TITLE
PRELIMINARY
LANDSCAPE PLAN

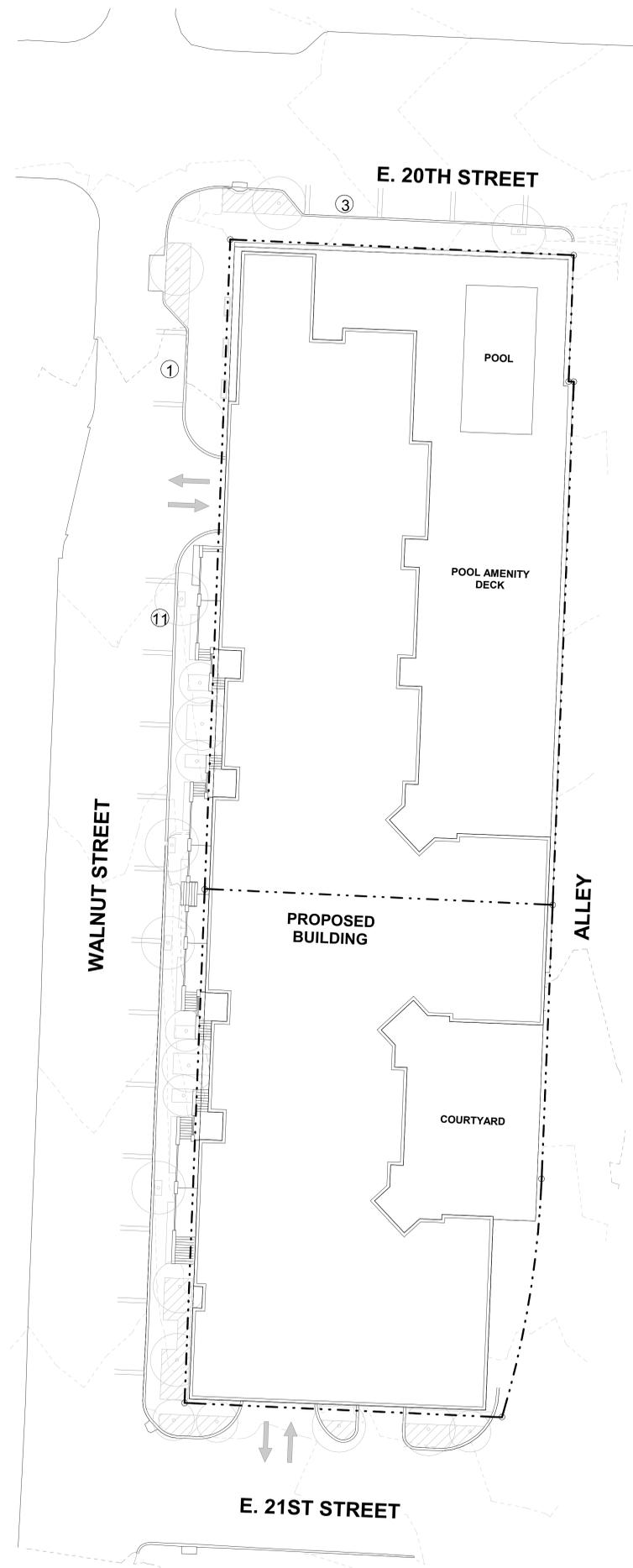
SHEET NUMBER
L1.01

SCALE: AS INDICATED

PRELIMINARY DEVELOPMENT PLAN - 2022-SEPTEMBER-12 - NOT FOR CONSTRUCTION



Item	Description
Development Summary Table	
Zoning	
Existing =	DX-15
Proposed =	UR
Total Land Area	
Existing =	1.04 AC
Proposed =	1.04 AC
Right-of-way Land Area	
Existing =	AC
Proposed =	AC
Net Land Area	
Existing =	45,505 SF
Existing =	1.04 AC
Proposed =	45,505 SF
Proposed =	1.04 AC
Proposed Building Use	
Multi-family Residential	
Structure Height & Number of Floors	
Height above grade	88 FT
Number of Stories	7 Floors
Gross Floor Area & Units	
Lower Level 2 Parking	43,826 SF Units
Lower Level 1 Parking	38,974 SF Units
First Floor (8,328 sf Commercial)	43,778 SF 12 Units
Second Floor	35,187 SF 35 Units
Third Floor	29,248 SF 38 Units
Fourth Floor	29,217 SF 41 Units
Fifth Floor	29,217 SF 41 Units
Sixth Floor	29,217 SF 41 Units
Seventh Floor	29,377 SF 38 Units
Total Building Area =	308,041
Total Area above grade =	225,241 SF
DU Project Total =	246 Units
Building Coverage & Floor Ratio	
Building Coverage =	85.65%
FAR =	4.95
Gross & Net Density	
Gross Density	235.49 Units/Acre
Net Density	235.49 Units/Acre
Vehicle Parking	
Ratio (Residential) =	1 per DU
D/U Required Spaces =	246
D/U Planned Spaces =	246
Ratio (Commercial) =	10 per 1,000
COMM. Required Spaces =	28
COMM. Planned Spaces =	28
CUM. Total Required =	274
CUM. Total Provided =	274
Bicycle Parking	
Short term Ratio =	10% of Offstreet Parking Spaces
Required Spaces =	24.6
Provided Spaces =	27
Long term Ratio =	Per Sec. 88-420-09-C
Required Spaces =	66
Provided Spaces =	66
Construction Timeline	
Begin =	TBD
Construction =	Months
Completion =	TBD



A1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"

UR REZONING &
 PRELIMINARY
 DEVELOPMENT PLAN

FREIGHT HOUSE VILLAGE
 WALNUT STREET & E. 20TH STREET
 KANSAS CITY, MO 64108

REVISION DATES:

NO.	DATE	DESCRIPTION

INTERIM REVIEW ONLY
 (Document Incomplete)
 Not to be used for regulatory
 approval, permit, or
 construction.
 Architect Of Record:
 Hoefer Welker

PROFESSIONAL SEAL

AS1.11
 ISSUE DATE: SEPTEMBER 19, 2022
 HOEFER WELKER #: 129041

ARCHITECTURAL SITE PLAN

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING
& DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Join Zoom Meeting

One tap

mobile: US: [+16468769923](tel:+16468769923),[95680666173](tel:+13126266799)#,[...](tel:+13126266799)*388993#

Meeting <https://polsinelli.zoom.us/j/95680666173?pwd=MIYvOU1pZ0JzRWcwcUZSVFFxd3Vs>

URL: [QT09](#)

Meeting

ID: 956 8066 6173

Join by Telephone

Dial: US: +1 646 876 9923 or +1 312 626 6799

Meeting 956 8066 6173

ID:

Passcode: 388993

:

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Mark Ching	2015 Grand #522		
Zack Brown	2015 Grand #622		
Brody Weber	2030 Grand		
Vince Bryant			
Bobby Lightfoot	2107 Grand #1106		
Kevin Orban	2107 Grand		
Lillian Horvitz	2030 Grand Unit 1		
Steven Wright	2004 Grand 4th Floor		
Michael Graffam	2030 Grand		

LuxLiving, LLC/Freight House Village
Follow-up Neighborhood Meeting
August 16, 2022

Attendees:

1. Anthony Casella – 2030 Grand #6
2. Patricia Valle Muhilly – 2107 Blvd, #802
3. Suzie Aron
4. Peter & Allison Hendrixson – 2030 Grand #2
5. Graham & Dara Hess
6. Bjorn Birkestrand – 2030 Grand #5
7. Debbie Aron-Williamson – Aron Real Estate LLC
8. Daniel Lock – Hospitality America
9. Rich McLeod