

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00081, -00080, -00082

Bungalows at Maple Woods

August 20, 2025

Docket # 4.1, 4.2, 4.3

Request

Area Plan Amendment
Rezoning
Development Plan (Residential)

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner

Terry Oleary - Kansas City Developers
Pearson Trust

Site Information

Location	8490 & 8600 N Prospect Ave
Area	About 14.3 Acres
Zoning	R-0.5 and R-80
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Undeveloped, zoned R-80
South: 152 HWY, institutional, zoned R-80,
B2-2
East: Residential, zoned R-1.5
West: 152 HWY, undeveloped, zoned R-80

KC Spirit Playbook Alignment

CD-CPC-2025-00082 - Medium alignment,
see Criteria A on page 5 of this staff
report.

Land Use Plan

The Gashland/Nashua Area Plan
recommends Residential Low Density for
this location. The proposed plan has a
medium alignment with this designation.
See Criteria A on page 4 for more
information.

Major Street Plan

North Prospect is not identified on the
City's Major Street Plan.

Approval Process



Overview

The applicant seeks to construct build-to-rent cottage-style, residential development, requiring an amendment to the Gashland/Nashua Area Plan, rezoning from districts R-0.5 and R-80 to R-1.5 and approval of development plan.

Existing Conditions

The property is currently undeveloped and contains some tree canopy. The site has some grade change, with the high points mostly in the center of the site and the northeast corner.

Neighborhood(s)

This site is located within the Bridgepoint Neighborhood Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on July 17, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

None

Project Timeline

The application was filed on June 12, 2025. Scheduling deviations have occurred due to the cancellation of the August 6, 2025 CPC meeting.

Professional Staff Recommendation

Docket # 4.1	Approval
Docket # 4.2	Approval
Docket # 4.3	Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed development includes 153 residential for-rent units. Proposed buildings will be cottage-style, single story buildings with one or two bedrooms, in addition to some two-unit, attached buildings. An amenity area with pool and clubhouse/office will be located near the main entrance in the northern portion of the site. During the Development Review Committee review process, Public Works staff agreed to give the applicant a portion of the excess right-of-way along N Prospect Avenue. The applicant will vacate the portion of right-of-way as shown on the development plan prior to obtaining any building permits, which is why some of the proposed buildings appear to be over the current property line. No vacation of right-of-way has been applied for as of the publication of this staff report.

There are two proposed access points off N Prospect Avenue. All internal drives will be private with 314 parking spaces provided throughout the site. Approximately 102 of the parking spaces will be garage spaces scattered around the site. Sidewalk along N Prospect Avenue will be provided as well as internal pedestrian connections between buildings.

Landscaping will be provided around the site as well as street trees along N Prospect Avenue. Low grow grass and wildflower seed mix will be planted in the stormwater detention areas. Proposed species include Maple, Catalpa, Crabapple, Oak, Dogwood, and others.

Architectural style is consistent across the different residential buildings and amenity building. Proposed materials include brick veneer, board and batten, and horizontal siding.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes, subject to conditions	There is a condition of approval for the applicant to vacate a portion of public right-of-way along N Prospect Ave to allow the full 153 units proposed (condition no. 6).
Parkland Dedication (88-408)	No	There is a condition for plans to be revised to meet Parkland Dedication requirements prior to request for ordinance.
Tree Preservation & Protection (88-424)	Yes	No mitigation required based on amount of required landscape planting.
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	
Outdoor Lighting (88-430)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The Area Plan amendment for this project will change the future land use recommendation from Residential Low Density to Residential High Density, which aligns with the proposed rezoning to R-1.5.

Long Range Planning reviewed and determined "The proposed rezoning and area plan amendment from Residential low density to Residential high density is appropriate in this location. Additionally, the Gashland/Nashua area plan calls for higher density attached housing in the area." -Alexis Berra

B. Zoning and use of nearby property.

The property to the east is zoned R-1.5 and has multi-unit residential buildings on it. The site is separated to the west and south by 152 HWY; however, the property directly south along NE Barry Road was recently rezoned to B2-2 with an approved plan for a multi-unit residential mixed-use building.

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

The physical character of the subject site is partially vegetated and generally slopes to the south. The surrounding area is mostly suburban.

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

Public water and sewer are in close proximity to serve the subject site. The east side of N Prospect Avenue is improved with curb, gutter, and sidewalk. Existing facilities will be adequate to serve the site, subject to conditions from Water Services and Public Works.

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

The site is currently split-zoned with R-80 on the majority of the site and R-0.5 on the southern portion of the site. The area zoned R-80 has limited development opportunity for more than a single, detached house. The area zoned R-0.5 is relatively small and although a tall, dense residential building could be built here, that type of development doesn't match the character of the area.

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

There was one detached home on the northern side of the subject site, which was demolished in 2020. The rest of the site has been undeveloped since at least 2006.

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

The rezoning is not expected to detrimentally affect nearby properties as there is a lot of new development in the area and increased density will support other nearby development.

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.

There is no expected gain to public health, welfare, or safety in the event this rezoning is denied.

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

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

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

There are outstanding corrections and conditions on the proposed plan to meet parkland dedication requirements and provide a traffic study to confirm any public right-of-way improvements needed.

Long Range Planning reviewed and determined "This project supports a few goals outlined in the KC Spirit Playbook and the Gashland/Nashua Area Plan.... To better align with the 'Strong and Accessible Neighborhoods' and 'Healthy Environment' goals of the KC Spirit Playbook, the applicant is encouraged to enhance the tree canopy across the site and consider replacing some of the excess parking with usable green space." – Alexis Berra

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

Residential uses are permitted in the proposed R-1.5 zoning district, as well as the detached and attached building types.

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.

Vehicular ingress and egress is adequate with the two proposed access points on N Prospect Avenue. Staff raised the question about the excess of parking, as it is double what is required. The applicant defended the amount as there is no other street parking in the area.

Public Works staff is requesting a traffic study (condition no. 23) based on the number of units proposed, which the applicant is objecting to. This matter will likely be discussed further during the public hearing.

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

There are internal pedestrian connections, as well as a proposed sidewalk along N Prospect Avenue. Public Works staff is asking that additional pedestrian connections be made from the site out to the proposed sidewalk on N Prospect Avenue to provide a direct connection to the site. As the plans are designed, pedestrians would need to use a roundabout path to get to the vehicular drive were sidewalks are provided to the public right-of-way.

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

Public water and sewer are in close proximity to serve the subject site, subject to conditions from Water Services and Public Works.

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.

Architectural design is appropriate for the area and provides quality materials. The building incorporate materials and design similar to a for-sale house in nearby neighborhoods. Materials include brick veneer, board and batten, and horizontal siding.

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.

Landscaping onsite meets the minimum requirements in the Code. There is limited area for landscaping due to the land being maximized for horizontal units and the excess parking provided.

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.

There could be reduced paved area if the parking was decreased, which was discussed between the applicant and Long Range Planning staff. The total amount of impervious surface was not provided, but appears typical for a single-story, for-rent residential development.

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.

A tree preservation and mitigation plan was reviewed by staff and the calculations provided indicate that 4.71 acres of tree canopy will be removed and no mitigation is required based on the amount of landscaping already required.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the Area Plan amendment and rezoning and APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Corrections Report

Report Date: August 14, 2025

Case Number: CD-CPC-2025-00082

Project: Bungalows at Maple Woods

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. Resolve corrections from Parks and PW Mobility. (8/08/2025)

Correction(s) by Mobility of the Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.

2. Add a sidewalk connection from ROW to the development along the southern driveway/access road. Connect the paths between units to the sidewalk along N Prospect Ave. (8/04/2025)

Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

3. Please update the Parkland Dedication table on sheet 02. All two and three bedroom buildings are classified as detached residential with a person/unit ratio of 3.7. The one bedroom units are classified as semi-attached residential with a person/unit ratio of 3. This would update the total acreage required to 3.05 (8/04/2025)



Plan Conditions

Report Date: August 14, 2025

Case Number: CD-CPC-2025-00082

Project: Bungalows at Maple Woods

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The developer shall vacate the portion of right-of-way indicated on the plan and agreed to with Public Works prior to building permit.
7. The developer shall receive approval of a special exception from the Board of Zoning Adjustment to allow a gate and/or fence/wall to exceed 4ft within a street-abutting yard, or comply with the maximum height allowed in Ch. 27 prior to building permit.
8. The applicant shall resolve outstanding corrections from Parks and Public Works - Mobility prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

9. That prior to the issuance of the Certificate of Occupancy, the applicant must record a Final Plat in accordance with the Zoning and Development Code.

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

10. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
11. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
12. • Shall provide fire lane signage on fire access drives.
13. • Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1)
14. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

15. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
16. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
17. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
18. • 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)
19. If fences are constructed between apartments there shall be entry gates for fire department ground access.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

20. The developer shall be 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
21. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of Final Plat.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

22. 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.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

23. Please submit a Traffic impact study for the proposed development.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

24. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
25. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
27. That the west half of N Prospect Ave shall be improved to Residential Collector Street standard as required by Chapter 88, to current standards, including pavement widening, 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 prior to issuance of a Building Permit, whichever occurs first.
28. 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.

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

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
 - South of River contact - Patrick Lewis (816) 513-0423
 - North of River contact - David Gilyard (816) 513-4772

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

30. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

31. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

32. Submit public water main extension (WME) plans for review and approval meeting KC Water Rules and Regulations for water main extensions for new public fire hydrants along the projects frontage with N Prospect Ave. at 300' maximum spacings. The WME plans shall be approved and under contract (permit) prior to final plat recording and prior to building permit issuance.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

33. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

34. 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.

35. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

36. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

37. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

38. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

39. The developer must submit covenants, conditions and restrictions to KC Water 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.

40. 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.

41. Developer will be required to obtain Floodplain Development Permit prior to any work in the Floodplain.

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PREPARED AND SUBMITTED BY:
ENGINEER:
LAMP RYNEARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

RESIDENTIAL (R-2.5)
BRIAN J. ROURKE
2300 NE BARRY RD

MO HIGHWAY RIGHT-OF-WAY

UNDEVELOPED (B3-2)
HIGHWAY 152 INVESTORS LLC
2801 NE BARRY RD

NE QTR. 12-51-33

UNDEVELOPED (R-80)

PEARSON TRUST
8601 MAPLEWOODS PKWY

MATCHLINE FOR AREA 1, SEE SHEET 03
MATCHLINE FOR AREA 2, SEE SHEET 04

SAVANNAH WEST APARTMENTS (R-6)

SAVANNAH WEST

ACV SW INVESTORS
ACV SW EDEN LLC, ETAL
8901 N CHESTNUT AVE

BARREWOODS APARTMENTS (R-1.5)

BARR-E-WOODS APARTMENTS

BARREWOODS APARTMENTS LLC
2900 NE BARRY RD

NORTH PROSPECT AVENUE

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- NO RIGHT OF ACCESS
- PROPOSED RIGHT-OF-WAY
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- GAS
- WATER
- FIBER OPTIC
- ELECTRIC
- CABLE
- FENCE
- DRIP LINE (TREES)

PROPOSED BUILDING

PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE SIDEWALK

PROPOSED BICYCLE PARKING

PARKING STALL COUNT

PROSPECT AVE. RIGHT-OF-WAY TO BE VACATED, SEE COVER SHEET FOR PROPOSED LEGAL DESCRIPTION.

LEGEND - BUILDING TYPE

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- GARAGE

SITE DATA	Existing	Proposed	Deviation Requested?	Approval
Zoning	R-80, R-0.5	R-1.5		
Gross Land Area				
in square feet	623,244	623,244		
in acres	14.31	14.31		
Right-of-way Dedication/Vacation				
in square feet		65,948		
in acres		1.51		
Net Land Area				
in square feet	623,244	689,192		
in acres	14.31	15.82		
Building Area (sq. ft.)	0	181,353		
Floor Area Ratio	0	0.26		
Residential Use Info				
Total Dwelling Units	0	153		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	101		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	26		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	0		
Total Lots	0	1		
Residential	0	1		
Public/Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

88-408 - PARKLAND DEDICATION					
88-408-A. CALCULATION OF LAND DEDICATION REQUIREMENTS					
BUILDING TYPE	UNITS	PERSON/UNIT	PERSONS	AC/PERSON	ACRE
MULTIFAMILY UNITS	153	2	306	0.006	1.84
TOTAL PARKLAND DEDICATION REQUIREMENT					
PRIVATE OPEN SPACE TRACT A W/ AMENITIES					
PARKLAND DEDICATION PAYMENT IN LIEU OF DEDICATION					
PAYMENT AMOUNT AT \$20,065.67 PER ACRE= \$21,871.58					

BUILDING DATA	BUILDING FOOTPRINT AREA SF	NUMBER OF BUILDINGS	TOTAL BUILDING AREA SF	NUMBER OF DWELLING UNITS
ONE BEDROOM	1,354.00	26	35,204.00	52
TWO BEDROOM	1,013.00	66	66,858.00	66
THREE BEDROOM	1,370.25	35	47,958.75	35
CLUBHOUSE	2,256.00	1	2,256.00	
6 CAR GARAGE	1,530.33	13	19,894.29	
5 CAR GARAGE W/ ADA	1,530.33	6	9,181.98	
			181,353.02	153
TOTAL BUILDING FOOTPRINT AREA			181,354 SF	
PROJECT TOTAL DWELLING UNITS				153

PARKING DATA 88-420	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED? (See 88-420-16)
	REQUIRED	PROPOSED	REQUIRED*	PROPOSED	
TYPICAL PARKING STALLS (1 STALL PER UNIT)	153	204	31	31	NO
ADA PARKING STALLS INCLUDING GARAGES	6	8			NO
GARAGE PARKING STALLS	0	102			NO
TOTAL	153	314	31	31	

*REQUIRED LONG TERM BICYCLE PARKING SPACES ARE AVAILABLE IN EACH UNIT, AS ALL UNITS HAVE EXTERIOR GROUND FLOOR ACCESS. (1 LONG TERM BICYCLE PARKING SPACE PER 3 UNITS, 51 TOTAL LONG TERM BICYCLE SPACES REQUIRED)

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 - PARKLAND DEDICATION	DEVELOPER WILL PROVIDE A COMBINATION OF PRIVATE OPEN SPACE AND PAYMENT IN LIEU.
88-415 - STREAM BUFFERS	NOT APPLICABLE
88-430 - OUTDOOR LIGHTING	PHOTOMETRIC LIGHTING PLAN SUBMITTED
88-435 - OUTDOOR DISPLAY, STORAGE AND WORK AREAS	NOT APPLICABLE
88-445 - SIGNS	PER CITY CODES
88-450 - PEDESTRIAN STANDARDS	PUBLIC SIDEWALKS PROPOSED (SEE SHEET 02) ON-SITE PEDESTRIAN CIRCULATION REQUIREMENTS MET. (SEE SHEET 02)

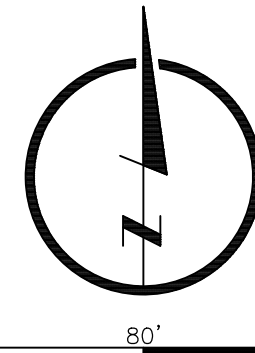
GENERAL SITE NOTES

- ALL PARKING STALLS ARE 8.5' WIDE AND 18' LONG. PARKING STALLS IN GARAGES ARE 9' WIDE AND 20' LONG.
- ALL ACCESSIBLE PARKING SHALL MEET AND BE SIGNED PER KCMO STANDARDS.
- ALL DRIVE AISLE WIDTHS ARE 27' WIDE BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING SETBACKS ARE 25' FROM PROPERTY LINE.
- BUILDING SEPARATION IS 10' MINIMUM.
- SIDEWALK BETWEEN UNITS ARE 5' WIDE. SIDEWALK TO UNIT DOORWAYS ARE 4' WIDE.
- SIDEWALK ADJACENT TO PARKING STALLS ARE 6' WIDE AND SIDEWALK ADJACENT TO GARAGES ARE 5' WIDE UNLESS OTHERWISE NOTED.
- PRIVATE OPEN SPACE TO MEET PARKLAND DEDICATION REQUIREMENTS CONSIST OF SITE AMENITIES, INCLUDING THE CLUBHOUSE AND POOL.
- BICYCLE PARKING TO BE PROVIDED WITH 2 - 10'x6' PADS WITH 10 SPACES EACH FOR AND 1 - 12'x6' PAD FOR A TOTAL OF 31 SPACES.
- TRACT A CONTAINS CLUBHOUSE AND POOL AMENITIES. TRACT B CONTAINS DOG PARK AND PRIVATE STORMWATER MANAGEMENT FACILITIES. TRACT C CONTAINS PRIVATE STORMWATER MANAGEMENT FACILITIES.

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DEVELOPMENT PLAN SUBMITTAL

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MO PE - 2008019568

OVERALL SITE PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS
KANSAS CITY, CLAY COUNTY, MISSOURI



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REVISIONS
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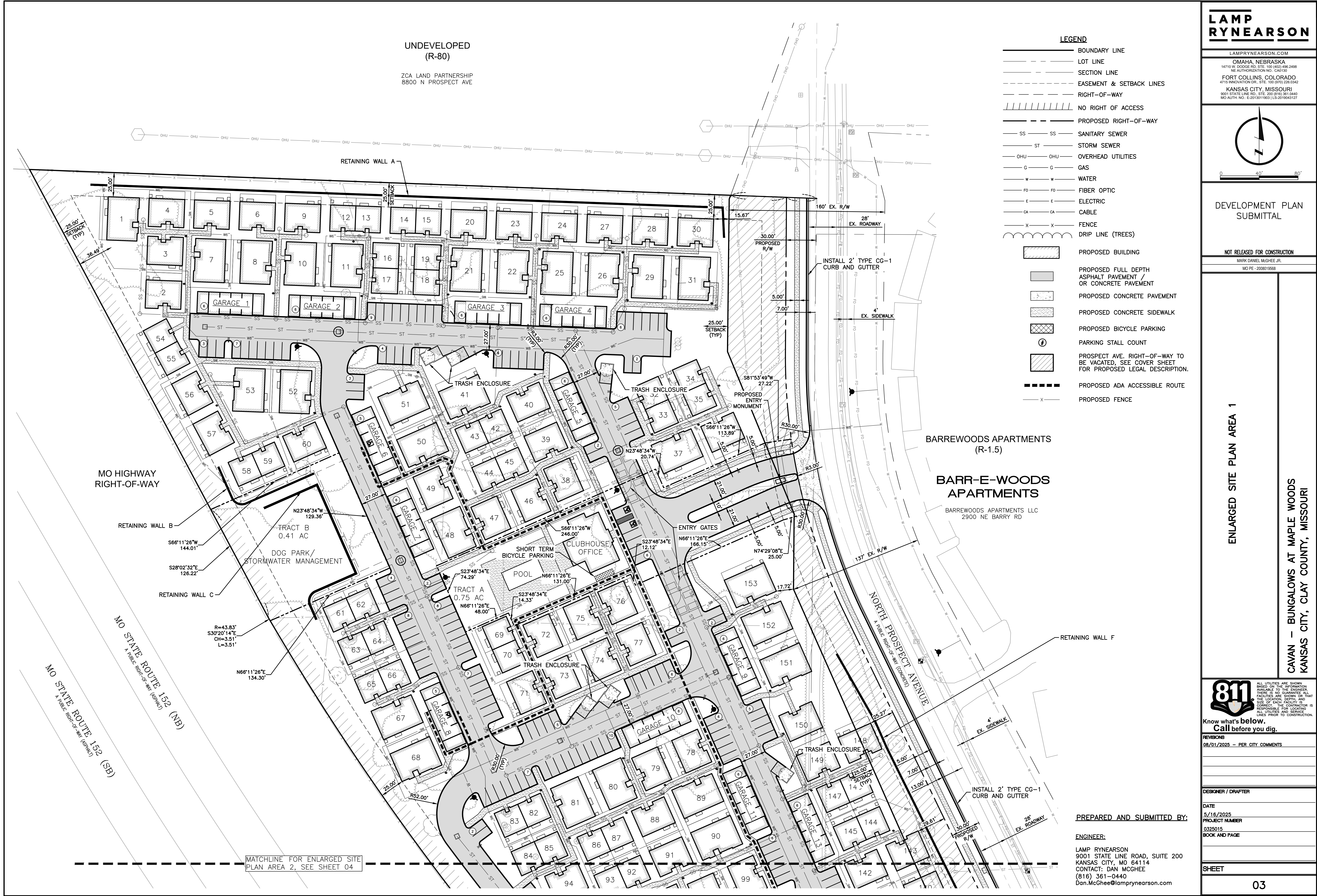
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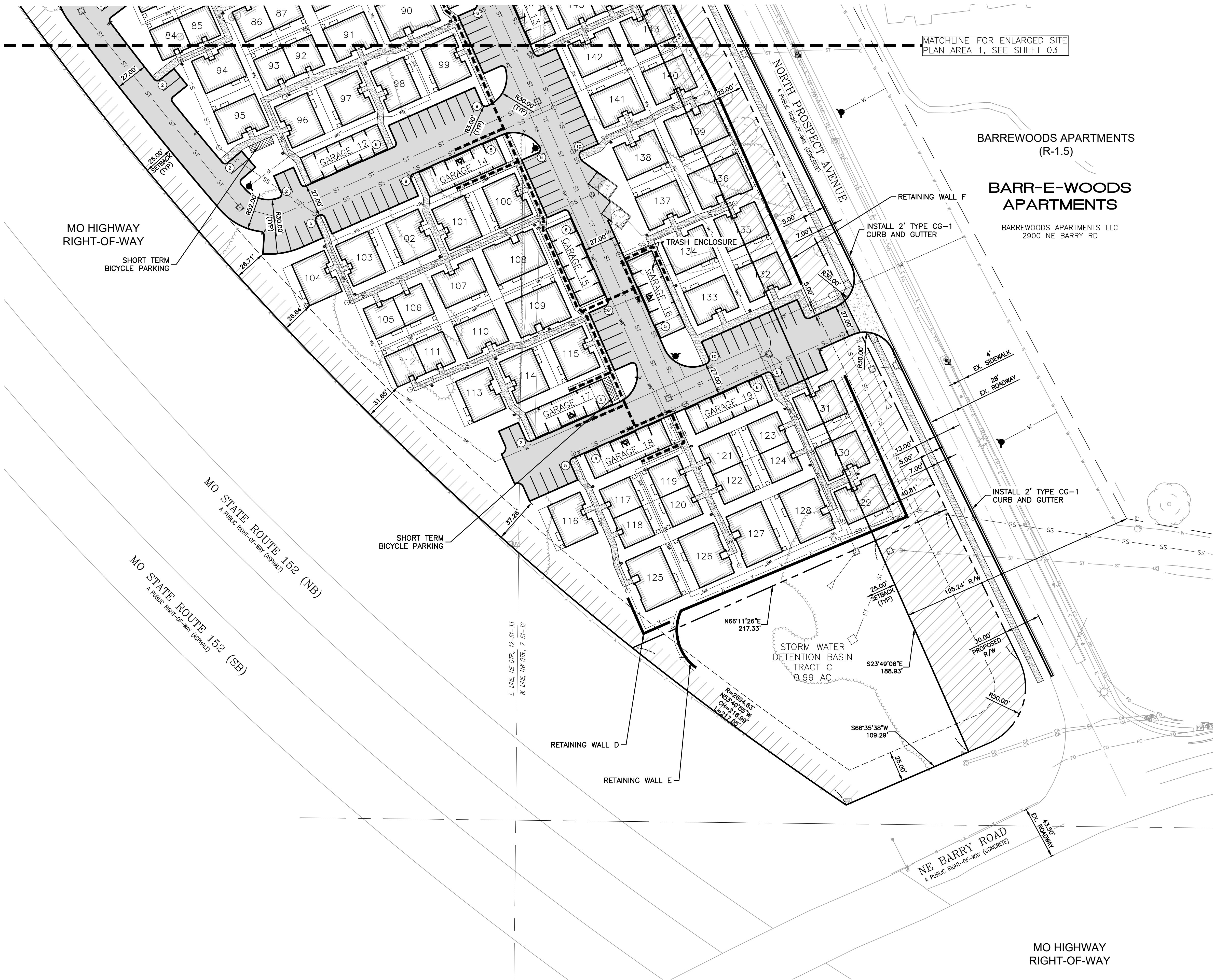
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02

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LEGEND

---	BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
---	EASEMENT & SETBACK LINES
---	RIGHT-OF-WAY
	NO RIGHT OF ACCESS
---	PROPOSED RIGHT-OF-WAY
SS	SANITARY SEWER
ST	STORM SEWER
OHU	OVERHEAD UTILITIES
G	GAS
W	WATER
FO	FIBER OPTIC
E	ELECTRIC
CA	CABLE
X	FENCE
~~~~~	DRIP LINE (TREES)
[Hatched Box]	PROPOSED BUILDING
[Solid Grey Box]	PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
[Dotted Box]	PROPOSED CONCRETE PAVEMENT
[Cross-hatched Box]	PROPOSED CONCRETE SIDEWALK
[Diagonal-hatched Box]	PROPOSED BICYCLE PARKING
[Circle with 'P']	PARKING STALL COUNT
[Hatched Box]	PROSPECT AVE. RIGHT-OF-WAY TO BE VACATED, SEE COVER SHEET FOR PROPOSED LEGAL DESCRIPTION.
---	PROPOSED ADA ACCESSIBLE ROUTE
X	PROPOSED FENCE

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ENLARGED SITE PLAN AREA 2

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

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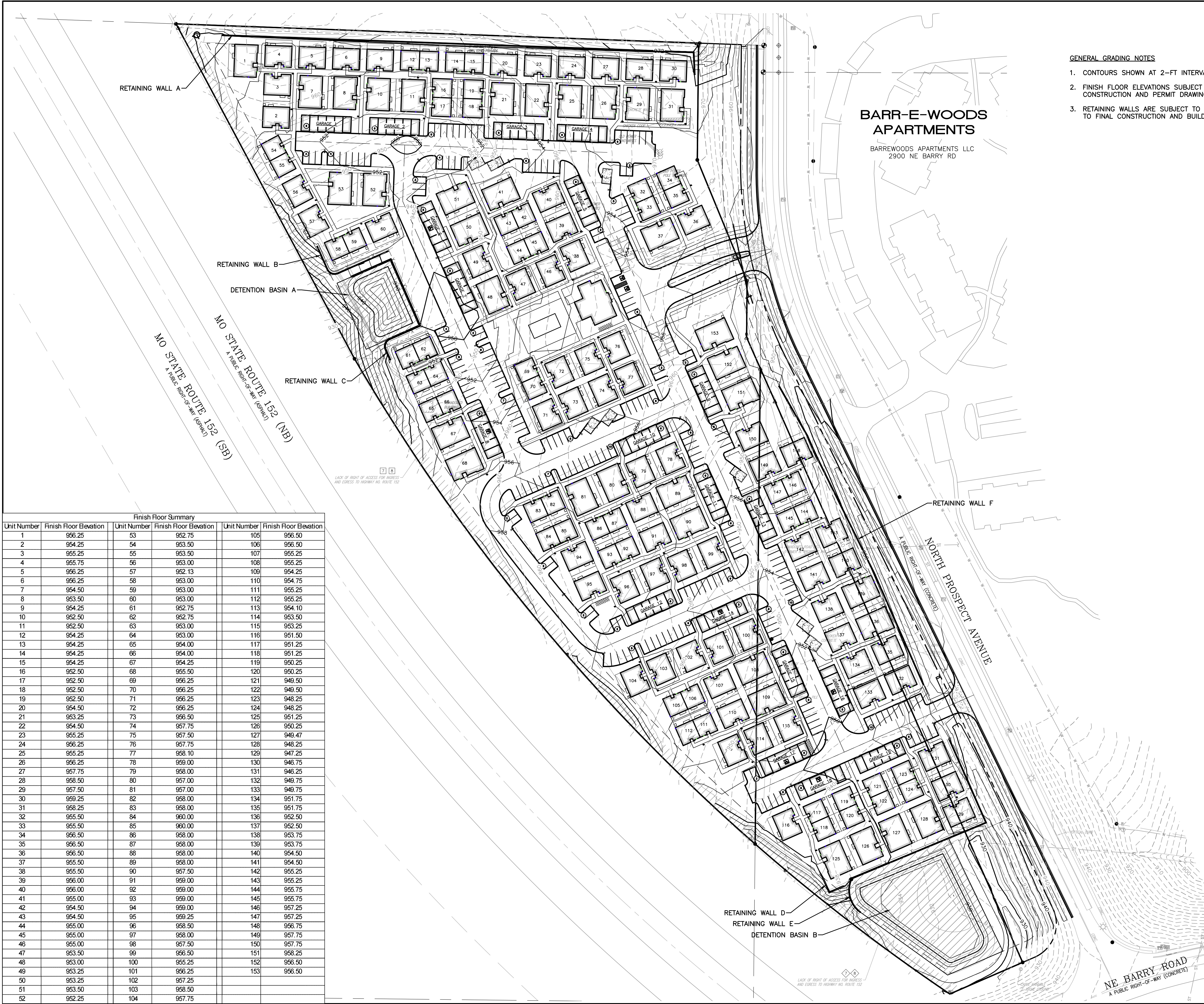
04

PREPARED AND SUBMITTED BY:

ENGINEER:

LAMP RYNEARSON  
9001 STATE LINE ROAD, SUITE 200  
KANSAS CITY, MO 64114  
CONTACT: DAN MCGHEE  
(816) 361-0440  
Dan.McGhee@lamprynearson.com

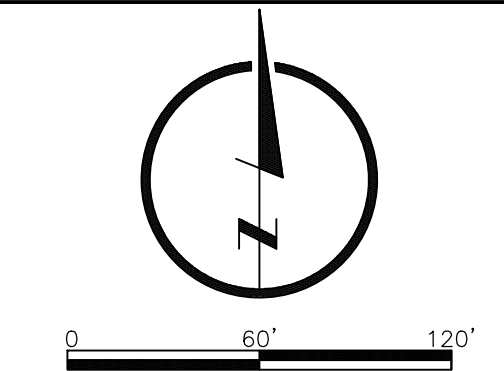




- GENERAL GRADING NOTES
1. CONTOURS SHOWN AT 2-FT INTERVALS.
  2. FINISH FLOOR ELEVATIONS SUBJECT TO FINAL CONSTRUCTION AND PERMIT DRAWINGS.
  3. RETAINING WALLS ARE SUBJECT TO FINAL CONSTRUCTION TO FINAL CONSTRUCTION AND BUILDING PERMIT DRAWINGS.

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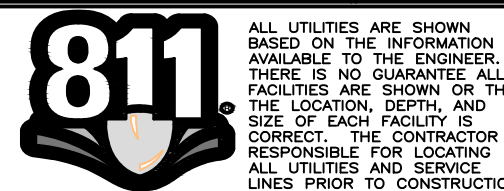


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OVERALL GRADING PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



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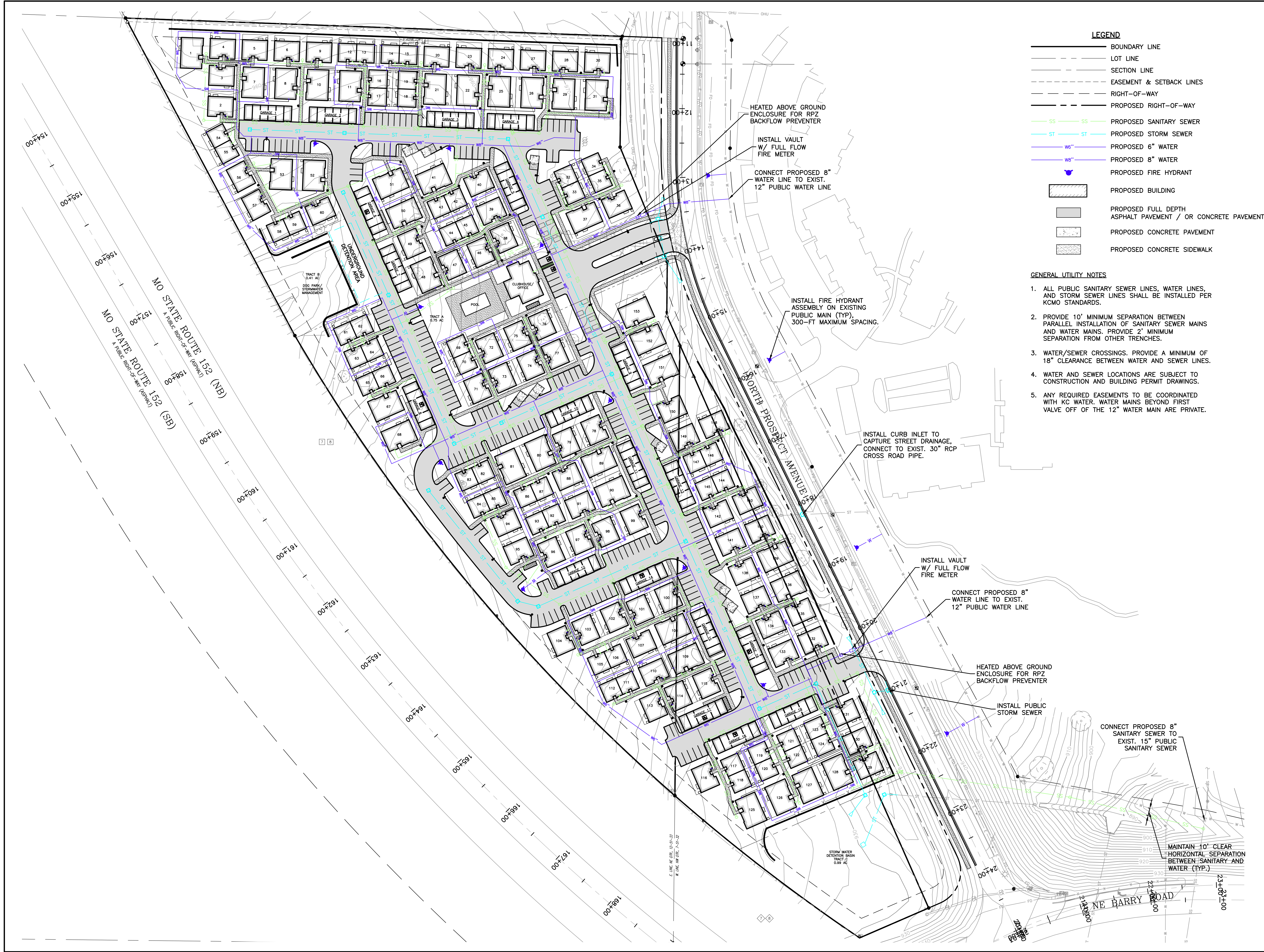
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05

Finish Floor Summary					
Unit Number	Finish Floor Elevation	Unit Number	Finish Floor Elevation	Unit Number	Finish Floor Elevation
1	956.25	53	952.75	105	956.50
2	954.25	54	953.50	106	956.50
3	955.25	55	953.00	107	955.25
4	955.75	56	953.00	108	955.25
5	956.25	57	952.13	109	954.25
6	956.25	58	953.00	110	954.75
7	954.50	59	953.00	111	955.25
8	953.50	60	953.00	112	955.25
9	954.25	61	952.75	113	954.10
10	952.50	62	952.75	114	953.50
11	952.50	63	953.00	115	953.25
12	954.25	64	953.00	116	951.50
13	954.25	65	954.00	117	951.25
14	954.25	66	954.00	118	951.25
15	954.25	67	954.25	119	950.25
16	952.50	68	955.50	120	950.25
17	952.50	69	956.25	121	949.50
18	952.50	70	956.25	122	949.50
19	952.50	71	956.25	123	948.25
20	954.50	72	956.25	124	948.25
21	953.25	73	956.50	125	951.25
22	954.50	74	957.75	126	950.25
23	955.25	75	957.50	127	949.47
24	956.25	76	957.75	128	948.25
25	955.25	77	958.10	129	947.25
26	956.25	78	959.00	130	946.75
27	957.75	79	958.00	131	946.25
28	958.50	80	957.00	132	949.75
29	957.50	81	957.00	133	949.75
30	958.25	82	958.00	134	951.75
31	958.25	83	958.00	135	951.75
32	955.50	84	960.00	136	952.50
33	955.50	85	960.00	137	952.50
34	956.50	86	958.00	138	953.75
35	956.50	87	958.00	139	953.75
36	956.50	88	958.00	140	954.50
37	955.50	89	958.00	141	954.50
38	955.50	90	957.50	142	955.25
39	956.00	91	959.00	143	955.25
40	956.00	92	959.00	144	955.75
41	955.00	93	959.00	145	955.75
42	954.50	94	959.00	146	957.25
43	954.50	95	959.25	147	957.25
44	955.00	96	958.50	148	956.75
45	955.00	97	958.00	149	957.75
46	955.00	98	957.50	150	957.75
47	953.50	99	956.50	151	958.25
48	953.00	100	955.25	152	956.50
49	953.25	101	956.25	153	956.50
50	953.25	102	957.25		
51	953.50	103	958.50		
52	952.25	104	957.75		



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LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED 6" WATER
- PROPOSED 8" WATER
- PROPOSED FIRE HYDRANT
- PROPOSED BUILDING
- PROPOSED FULL DEPTH ASPHALT PAVEMENT / OR CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

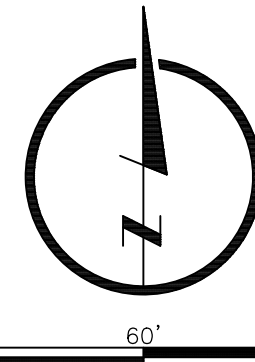
GENERAL UTILITY NOTES

- ALL PUBLIC SANITARY SEWER LINES, WATER LINES, AND STORM SEWER LINES SHALL BE INSTALLED PER KCMO STANDARDS.
- PROVIDE 10' MINIMUM SEPARATION BETWEEN PARALLEL INSTALLATION OF SANITARY SEWER MAINS AND WATER MAINS. PROVIDE 2' MINIMUM SEPARATION FROM OTHER TRENCHES.
- WATER/SEWER CROSSINGS. PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN WATER AND SEWER LINES.
- WATER AND SEWER LOCATIONS ARE SUBJECT TO CONSTRUCTION AND BUILDING PERMIT DRAWINGS.
- ANY REQUIRED EASEMENTS TO BE COORDINATED WITH KC WATER. WATER MAINS BEYOND FIRST VALVE OFF OF THE 12" WATER MAIN ARE PRIVATE.

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UTILITY PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE DESIGNER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

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**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT & SETBACK LINES
- RIGHT-OF-WAY
- WATERS EDGE
- EXISTING TREE LINE
- PROPOSED BUILDING
- TREE REMOVAL ON-SITE  
CONTINUOUS CANOPY OVER 1 ACRE
- TREE REMOVAL ON-SITE  
CONTINUOUS CANOPY UNDER 1 ACRE

TREE REMOVAL & PRESERVATION DATA TABLE	
Total Tree Acres on Property *	4.71
Total Acres to be Removed	4.71
Total Acres to be Preserved	0
Total Acres within Stream Buffer	0

* Continuous canopy cover over 1 acre

DETAILED PLANT SCHEDULE			
Tree Type	Tree Size (IN)	Quantity	Total Caliper (IN)
Shade Tree	2	30	60.00
Ornamental Tree	2	11	22.00
Parking Tree	2	41	82.00
Street Tree	2	49	98.00
Green Parking Area Tree	2	5	10.00
Total		136	272.00

88-424 TREE PRESERVATION AND PROTECTION		
Step	Process	Calculation Units
1a	Total acreage of continuous canopy cover to be removed	4.71 Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers	0 Acres
1c	Step 1a - Step 1b	4.71 Acres
2a	Undisturbed acres of canopy cover in stream buffers	0 Acres
2b	Step 1c - Step 2a	4.71 Acres
If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3		
3	Multiply the acreage calculated in Step 2b by 0.35	1.65
4	Multiply the acreage in Step 3 by 150 caliper inches	247.50 Inches
5	Total caliper inches of trees provided for landscape plan per 88-425	272.00 Inches
6	Total caliper inches required to mitigation: Step 4- Step 5	-24.50 Inches
7	If paying a fee in-lieu: multiply Step 6 by \$185	0.00 Dollars

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080°160°

0 80' 160'

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MO PE - 2008019568

TREE PRESERVATION AND MITIGATION PLAN

CAVAN - BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

811

ALL UTILITIES ARE SHOWN  
BASED ON THE INFORMATION  
AVAILABLE TO THE DESIGNER.  
THERE IS NO GUARANTEE ALL  
UTILITIES ARE SHOWN OR THAT  
THE LOCATION, DEPTH, AND  
SIZE OF EACH FACILITY IS  
CORRECT. THE CONTRACTOR IS  
RESPONSIBLE FOR LOCATING  
ALL UTILITIES FOR SERVICE  
LINES PRIOR TO CONSTRUCTION.

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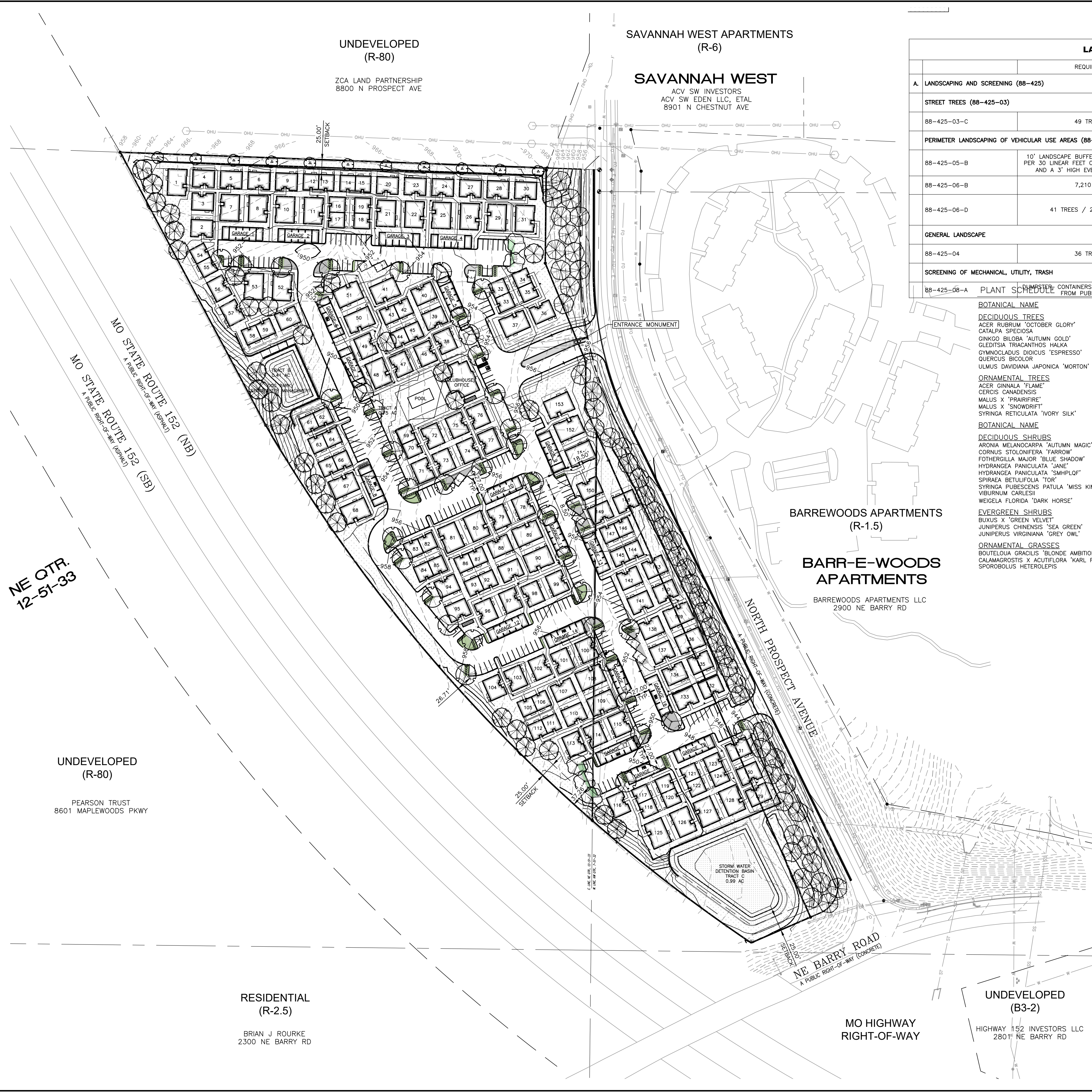
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08





LANDSCAPE CODE REVIEW - R-1.5 ZONING			
	REQUIRED	PROVIDED	NOTES & CALCULATIONS
A. LANDSCAPING AND SCREENING (88-425)			
STREET TREES (88-425-03)			
88-425-03-C	49 TREES	49 TREES PROVIDED	1 TREE PER 30 LF OF STREET FRONTAGE 1,531 LF / 30 = 51
PERIMETER LANDSCAPING OF VEHICULAR USE AREAS (88-425-05)			
88-425-05-B	10' LANDSCAPE BUFFER STRIP, ONE TREE PER 30 LINEAR FEET OF LANDSCAPE STRIP, AND A 3' HIGH EVERGREEN SCREEN	10' LANDSCAPE BUFFER STRIP WITH 3 TREES AND EVERGREEN SCREEN PROVIDED	
88-425-06-B	7,210 SF	7,663 PROVIDED	206 SURFACE PARKING STALLS * 35 = 7,210 SF OF INTERIOR LANDSCAPING
88-425-06-D	41 TREES / 205 SHRUBS	41 TREES 219 SHRUBS PROVIDED	206 PARKING STALLS / 5 = 41 TREES & ONE SHRUB PER PARKING SPACE REQUIRED
GENERAL LANDSCAPE			
88-425-04	36 TREES	36 TREES PROVIDED	1 TREE PER 5,000 SF OF BUILDING COVERAGE 181,353 SF / 5,000 = 36
SCREENING OF MECHANICAL, UTILITY, TRASH			
88-425-08-A	PLANT SCHEDULE	DUMPSTER CONTAINERS, UTILITIES SCREENED FROM PUBLIC VIEW	DUMPSTERS TO BE CONTAINED WITHIN WALLS

BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH	NOTES
DECIDUOUS TREES						
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	B & B	40-50'	30-40'	
CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL	B & B	40-50'	50-60'	
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL	B & B	50-60'	40-50'	
GLEDITSIA TRIACANTHOS 'HALKA'	HONEY LOCUST	2" CAL	B & B	40-50'	40-50'	
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	B & B	40-60'	30-50'	
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B & B	50-60'	50-60'	
ULMUS DAVIDIANA 'JAPONICA 'MORTON'	ACCOLADE® ELM	2" CAL	B & B	50-60'	30-40'	
ORNAMENTAL TREES						
ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL	B & B	20'	15'	MULTI-STEM
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	B & B	25-30'	20-30'	
MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL	B & B	15-20'	15-20'	
MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL	B & B	15-20'	15-20'	
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B	20-25'	15-20'	
BOTANICAL NAME						
DECIDUOUS SHRUBS						
ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL	3-5' HT	3-5' W		
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	6' + HT	3-5' W		
FOTHERGILLA MAJOR 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	3 GAL	3-5' HT	3-5' W		
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	3 GAL	3-5' HT	3-5' W		
HYDRANGEA PANICULATA 'SMHPLOF'	LITTLE QUICK FIRE® PANICLE HYDRANGEA	3 GAL	3-5' HT	3-5' W		
SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	5 GAL	1-3' HT	1-3' W		
SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	5-15' HT	6' + W		
VIBURNUM CARLESII	KOREANSPICE VIBURNUM	5 GAL	3-5' HT	3-5' W		
WEIGELA FLORIDA 'DARK HORSE'	DARK HORSE WEIGELA	5 GAL	3-5' HT	3-5' W		
EVERGREEN SHRUBS						
BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	3-5' HT	3-5' W		
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	6' + HT	6' + W		
JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	3-5' HT	6' + W		
ORNAMENTAL GRASSES						
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3-5' HT	3-5' W		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	1-2' HT	3-5' W		
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	1 GAL	3-5' HT	3-5' W		

SITE AREA CALCULATIONS				
SYMBOL	CODE	DETAIL	DESCRIPTION	QTY
	Z-1		INTERIOR LANDSCAPE AREA	7,663 SF
	Z-4		GREEN PERIMETER PARKING	839 SF

LANDSCAPE SCHEDULE			
SYMBOL	CODE	DETAIL	DESCRIPTION
	L-1		LANDSCAPE MULCH
	L-2		LANDSCAPE ROCK MULCH
	L-3		TURF SOD
	L-4		LOW GROW GRASS & WILDFLOWER SEED MIX

PLANT SCHEDULE		
	2" CAL. SHADE TREE	30
	2" CAL. ORNAMENTAL TREE	11
	2" CAL. PARKING TREE	41
	2" CAL. STREET TREE	51
	2" CAL. GREEN PARKING AREA TREES	5
	3 GAL. BROADLEAF PARKING SHRUB	219

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DEVELOPMENT PLAN  
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LANDSCAPE PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI

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09



PROJECT NAME: 2519800 Bungalows at Maple Woods  
AUTOCAD FILE LOCATION: \\NAME:  
LAST CORRECTION BY: DATE: TIME:  
PLOTED BY: DATE: TIME:  
PPatro Friday, August 1, 2025 10:28:14 AM  
Prasanto Patro Friday, August 1, 2025 10:28:16 AM

35 0 35 60 90 150  
feet  
Scale: 1" = 60'-0"



PHOTOMETRICS - SITE PLAN  
SCALE: 1"=60'

LIGHT FIXTURE SCHEDULE							
TYPE		DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
OB1		36" TALL ROUND BOLLARD, TYPE WIDE, LIGHTLY DIFFUSED LENS, WITH INTEGRAL PHOTOCELL, BLACK FINISH.	GROUND CONCRETE BASE	LED 2,327 LUMENS 4000K 80 CRI	UNV	VISIONAIRE PRB OR APPROVED EQUAL	22
OP1		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE, TYPE 3 DISTRIBUTION WITH HOUSESIDE SHIELD, 1400mA DRIVE CURRENT, UL LISTED FOR WET LOCATION, PROVIDE WITH 18" SQUARE STEEL POLE, MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED), INTEGRAL 10% 0-10V DIMMING DRIVER, BLACK FINISH.	CONCRETE BASE 18'-0" POLE	LED 21,311 LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	184
OP2		SINGLE HEAD ARCHITECTURAL LED EXTERIOR PARKING LOT FIXTURE, TYPE 3 DISTRIBUTION WITH HOUSESIDE SHIELD, 1400mA DRIVE CURRENT, UL LISTED FOR WET LOCATION, PROVIDE WITH 18" SQUARE STEEL POLE, MOUNT HEAD TO SIDE OF POLE (TENON MOUNTING PROHIBITED), INTEGRAL 10% 0-10V DIMMING DRIVER, BLACK FINISH.	CONCRETE BASE 18'-0" POLE	LED 15,501 LUMENS 4000K 80 CRI	UNV	LITHONIA DSX1 OR APPROVED EQUAL	184
W1		DECORATIVE RENTAL UNIT WALL MOUNTED SCONCE, WEATHERPROOF, BLACK FINISH.	SURFACE	LED 1,500 LUMENS 4000K 80 CRI	UNV	PROGRESS LIGHTING P560301 OR APPROVED EQUAL	18

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVE/MIN	MAX/MIN
PARKING	3.0	8.4	0.3	9.9	28.0
PROPERTY LINE	0.11	2.1	0.0	N/A	N/A
NOTES: 1. ILLUMINANCE VALUES ARE IN FC. 2. MAINTENANCE FACTOR OF 0.9 WAS USED AS FIXTURES ARE LED.					

LAMP  
RYNEARSON

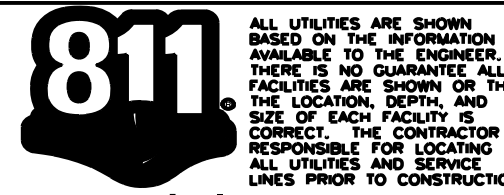
LAMP RYNEARSON.COM  
OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 486-2498  
NE AUTHORIZATION NO.: CA0130  
FORT COLLINS, COLORADO  
4716 INNOVATION DR. STE. 100 (970) 228-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO. E-2013011903 | LS-2019043127

SUBMITTAL

NOT RELEASED FOR CONSTRUCTION

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI  
PHOTOMETRIC LIGHTING PLAN

CAVAN – BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



REVISIONS

DESIGNER / DRAFTER

SBI

DATE

AUGUST 01, 2025

PROJECT NUMBER

2519800

BOOK AND PAGE

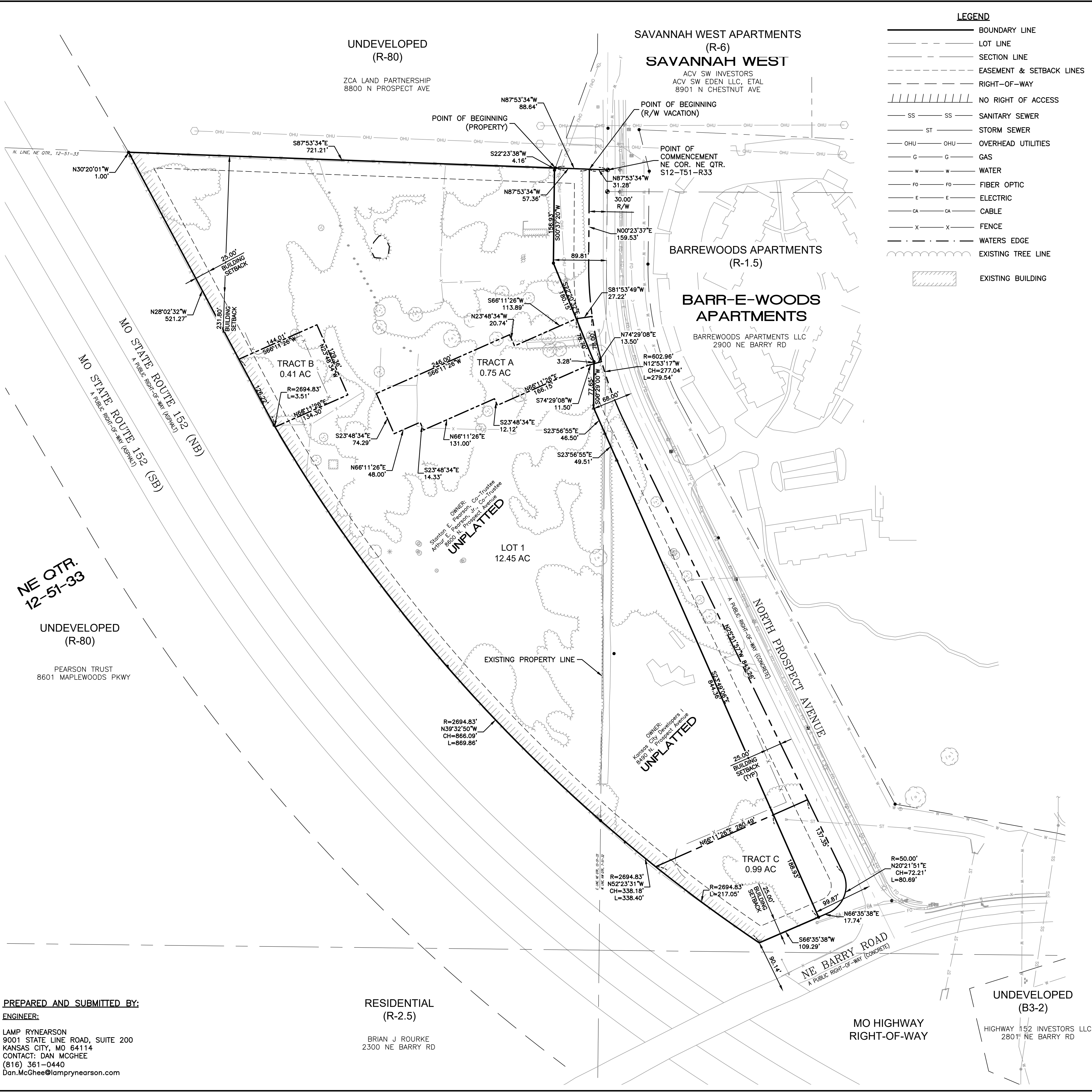
MISSOURI AUTHORIZATION NUMBER

E-2013011903 | LS-2019043127

SHEET ME2.0P

smith & boucher  
engineers  
25618 west 103rd St. olathe, ks 66061  
phone 913.345.2127 fax 913.345.0617





LAMP  
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 498-2498  
NE AUTHORIZATION NO.: CAD130

FORT COLLINS, COLORADO  
4718 INNOVATION DR. STE. 100 (970) 226-0342

KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 / L-2013043127

DEVELOPMENT PLAN  
SUBMITTAL

NOT RELEASED FOR CONSTRUCTION  
MARK DANIEL MCGHEE, JR.  
MO PE - 2008019568

PRELIMINARY PLAT

Know what's below.  
Call before you dig.

REVISIONS  
08/01/2025 - PER CITY COMMENTS

DESIGNER / DRAFTER

DATE  
5/16/2025  
PROJECT NUMBER  
0325015  
BOOK AND PAGE

SHEET  
11

LEGEND

BOUNDARY LINE

LOT LINE

SECTION LINE

EASEMENT & SETBACK LINES

RIGHT-OF-WAY

NO RIGHT OF ACCESS

SANITARY SEWER

STORM SEWER

OVERHEAD UTILITIES

GAS

WATER

FIBER OPTIC

ELECTRIC

CABLE

FENCE

WATERS EDGE

EXISTING TREE LINE

EXISTING BUILDING

PROJECT LOCATION

SECTION MAP  
S12-T51N-R33W

SECTION MAP  
S7-T51N-R32W

VICINITY MAP  
SCALE: 1" = 2000'

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING: MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 88.64 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+56.88, 90.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80, 68.0 FEET RIGHT); 5) SOUTH 23°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 23°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA.15+71.3, 69.7 FEET LEFT); 7) SOUTH 23°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 100 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+00.3, 84.8 FEET LEFT); THENCE SOUTH 66°35'38" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, A DISTANCE OF 109.29 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 152, AS NOW ESTABLISHED (MISSOURI STATE ROUTE 152 STA. 171+30, 180.0 FEET LEFT); THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE 152, THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY, ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 2,694.83 FEET (RECORD: 2,684.46 FEET), A CHORD BEARING OF NORTH 52°23'31" WEST, A CHORD DISTANCE OF 338.18 FEET, AND AN ARC DISTANCE OF 338.40 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 7 AND 12; 2) NORTHWESTERLY, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 2,694.83 FEET (RECORD: 2,684.46 FEET), A CHORD BEARING OF NORTH 39°32'50" WEST, A CHORD DISTANCE OF 869.86 FEET, AND AN ARC DISTANCE OF 869.86 FEET (MISSOURI STATE ROUTE 152 STA. 158+40.56, 180.0 FEET LEFT); 3) NORTH 28°02'32" WEST A DISTANCE OF 521.27 FEET; 4) NORTH 30°20'01" WEST A DISTANCE OF 1.00 FOOT TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 87°53'34" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 721.21 FEET TO THE POINT OF BEGINNING.  
CONTAINING 623,244 SQUARE FEET OR 14.31 ACRES, MORE OR LESS.

PROPOSED LEGAL DESCRIPTION

PROSPECT AVENUE R/W VACATION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING: GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 57.36 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDER OF DEEDS IN BOOK 1294 AT PAGE 645 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+56.88, 90.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80, 68.0 FEET RIGHT); 5) SOUTH 23°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 23°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA.15+71.3, 69.7 FEET LEFT); 7) SOUTH 23°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, A DISTANCE OF 17.74 FEET; THENCE NORTHEASTERLY AND NORTHERLY, DEPARTING THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET, AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET, AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 0°23'37" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

PRELIMINARY PLAT NOTES

1. UTILITY EASEMENTS TO BE FINALIZED AFTER COORDINATION WITH KC WATER, EVERGY, AND OTHER UTILITIES.

2. TRACT A CONTAINS CLUBHOUSE AND POOL AMENITIES. TRACT B CONTAINS DOG PARK AND PRIVATE STORMWATER MANAGEMENT FACILITIES. TRACT C CONTAINS PRIVATE STORMWATER MANAGEMENT.

PREPARED AND SUBMITTED BY:  
ENGINEER:

LAMP RYNEARSON  
9001 STATE LINE ROAD, SUITE 200  
KANSAS CITY, MO 64114  
CONTACT: DAN MCGHEE  
(816) 361-0440  
Dan.McGhee@lamprynearson.com

RESIDENTIAL  
(R-2.5)

BRIAN J. ROURKE  
2300 NE BARRY RD

UNDEVELOPED  
(R-80)

PEARSON TRUST  
8601 MAPLEWOODS PKWY

UNDEVELOPED  
(B3-2)

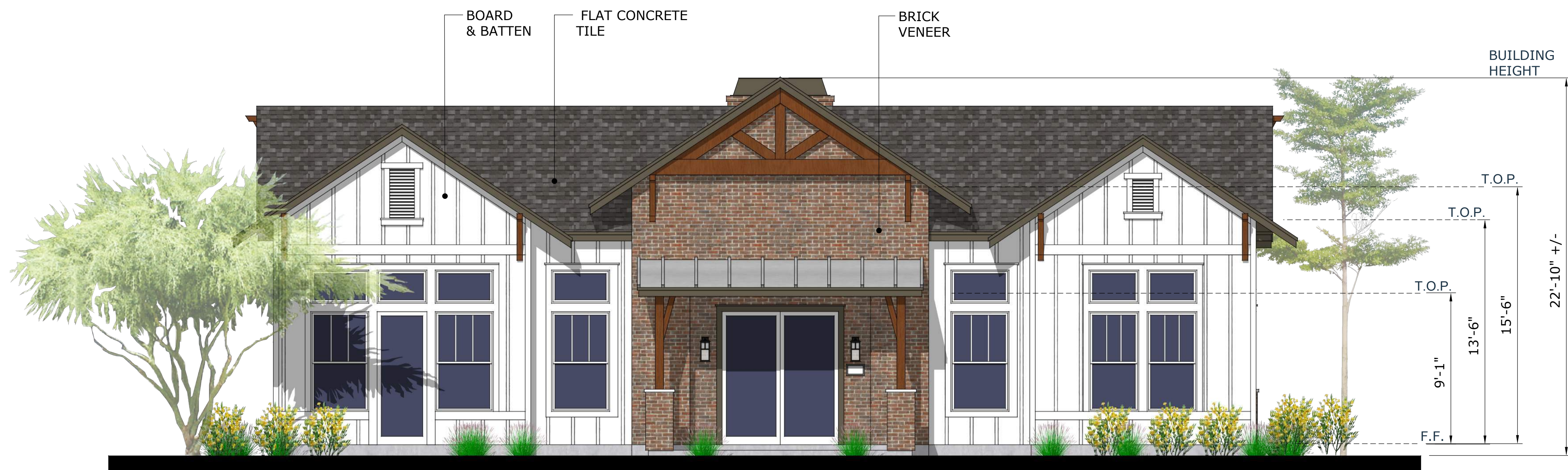
HIGHWAY 152 INVESTORS LLC  
2801 NE BARRY RD

L:\Engineering\0325015 Draw Corporate KCM\DRAWING\DEVELOPMENT PLAN DRAWING\0325015 - PRELIM PLAT.dwg, 6/7/2025 1:28:53 PM, BRANCE, NEAL, LAMP RYNEARSON





REAR



FRONT

## SMALL AMENITY BUILDING

### Cottage

Scale: 1/4" = 1'-0"

CAVAN COMPANIES

Scottsdale, Arizona

Bungalows at Maple Woods

Kansas City, Clay County, Missouri

A1.1







LEFT



RIGHT

# SMALL AMENITY BUILDING

## Cottage

Scale: 1/4" = 1'-0"

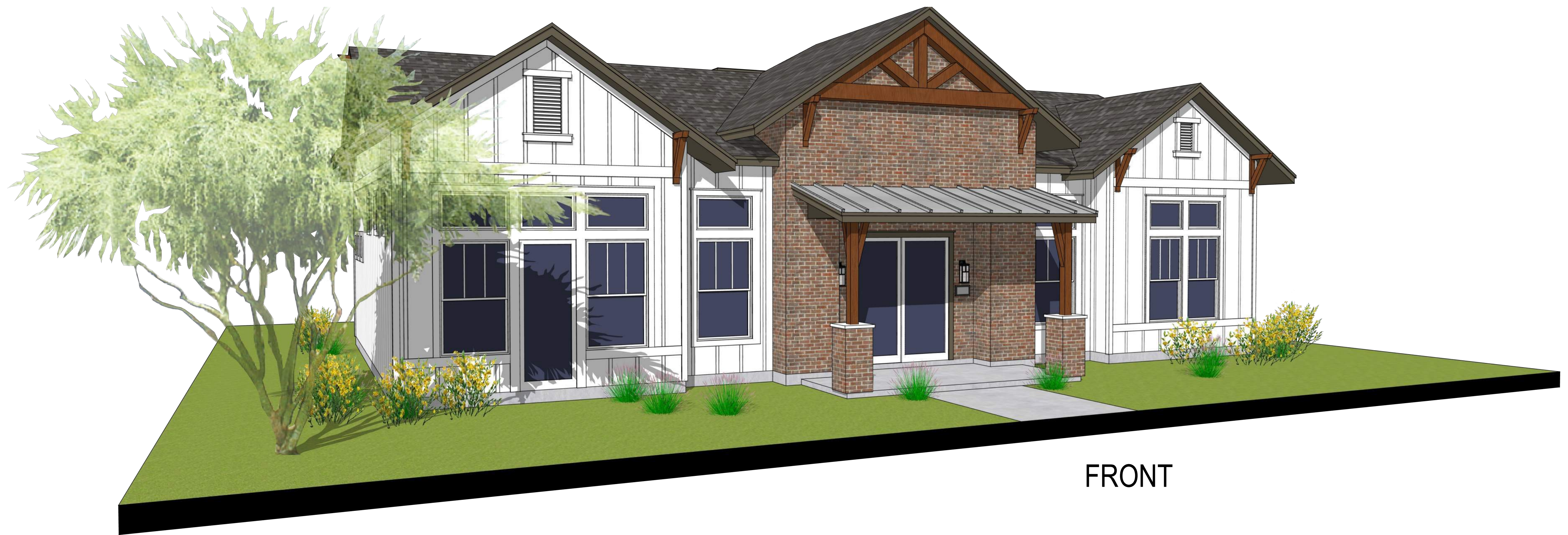
CAVAN COMPANIES

Scottsdale, Arizona

Bungalows at Maple Woods

Kansas City, Clay County, Missouri





FRONT



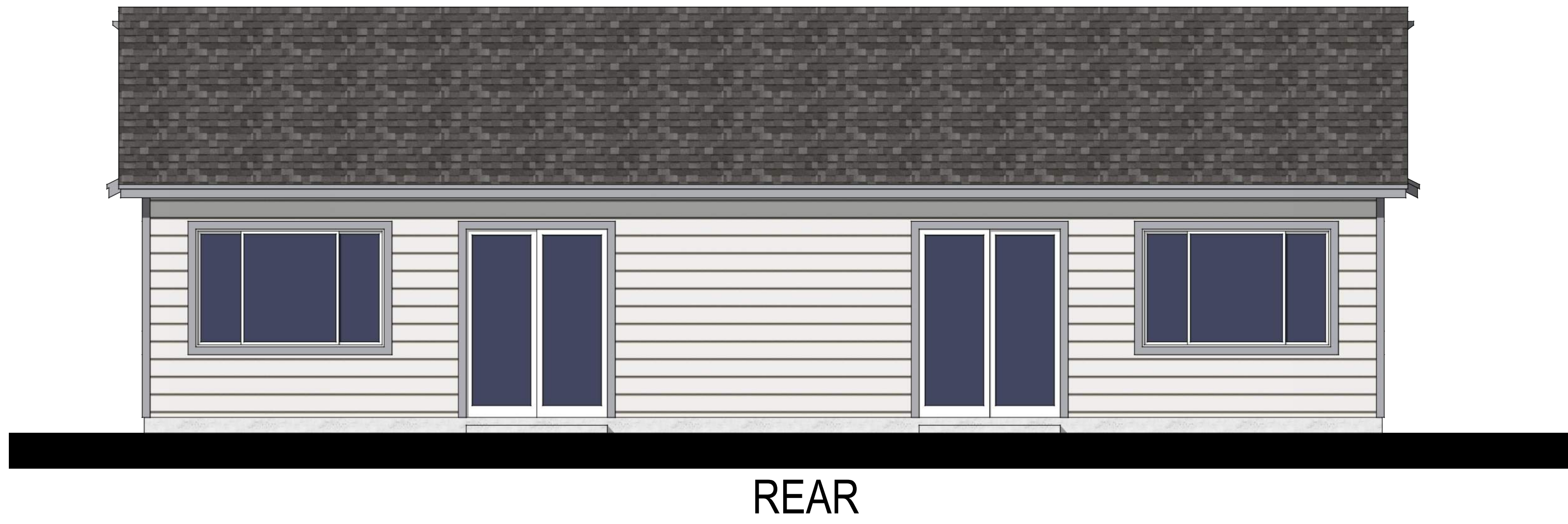
REAR



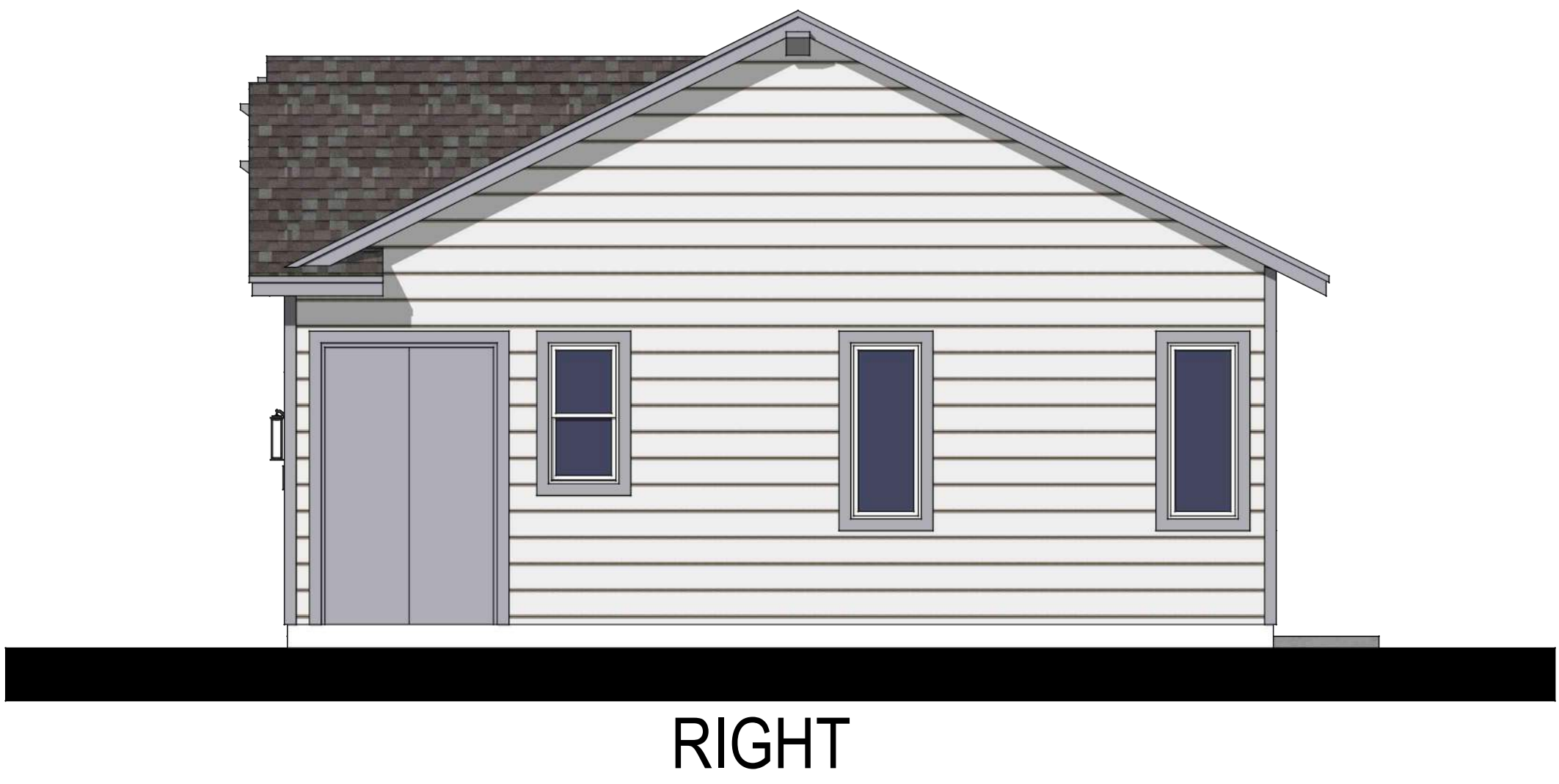
REAR

## PERSPECTIVE VIEWS

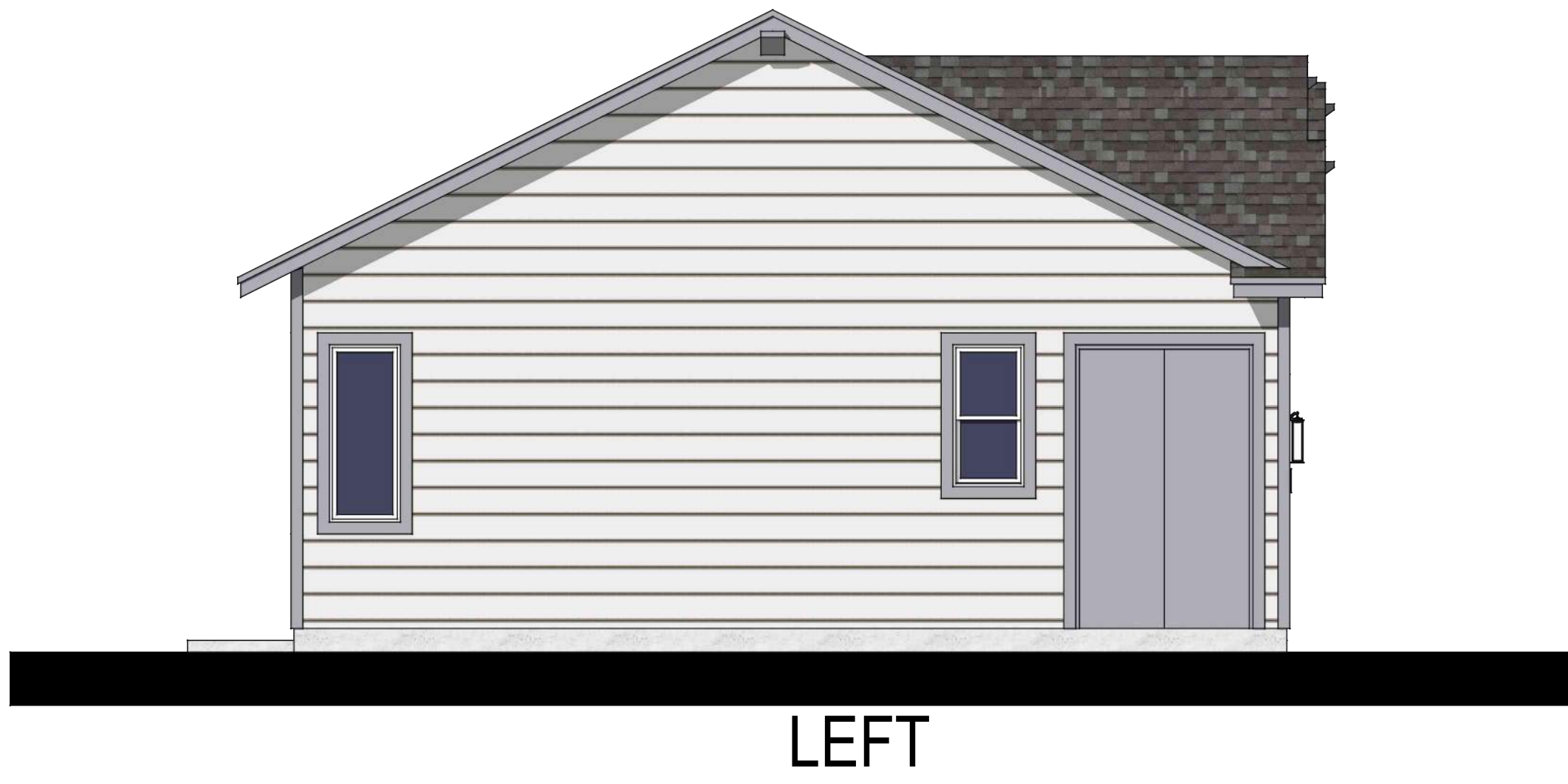




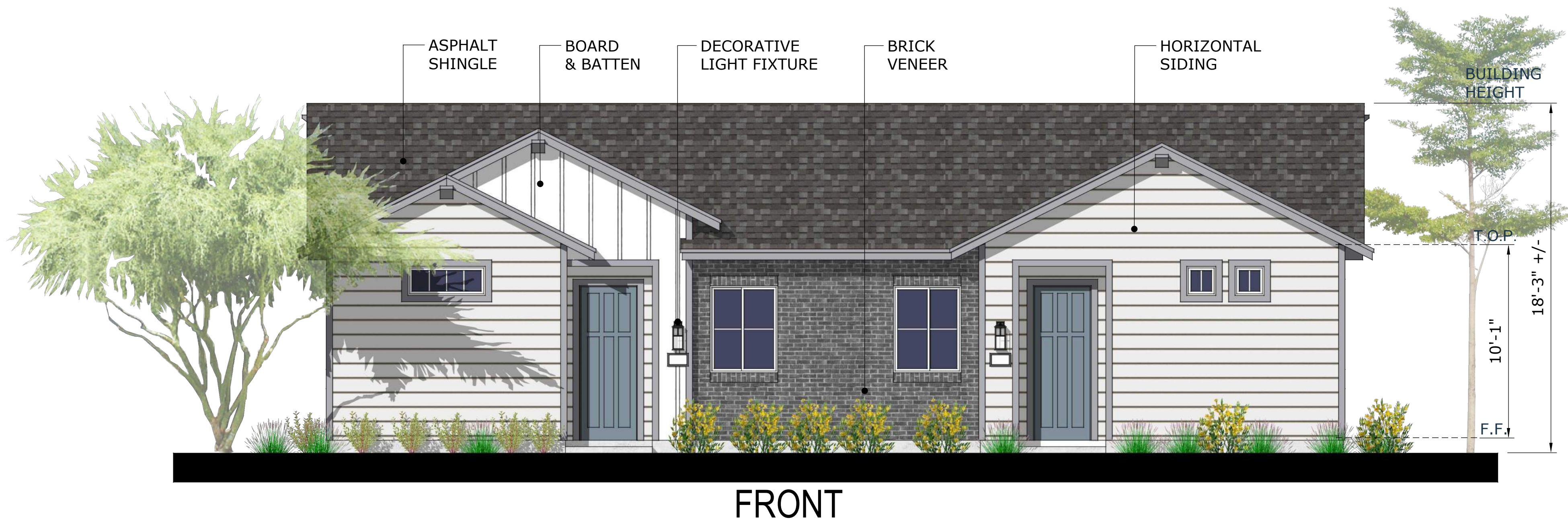
REAR



RIGHT



LEFT



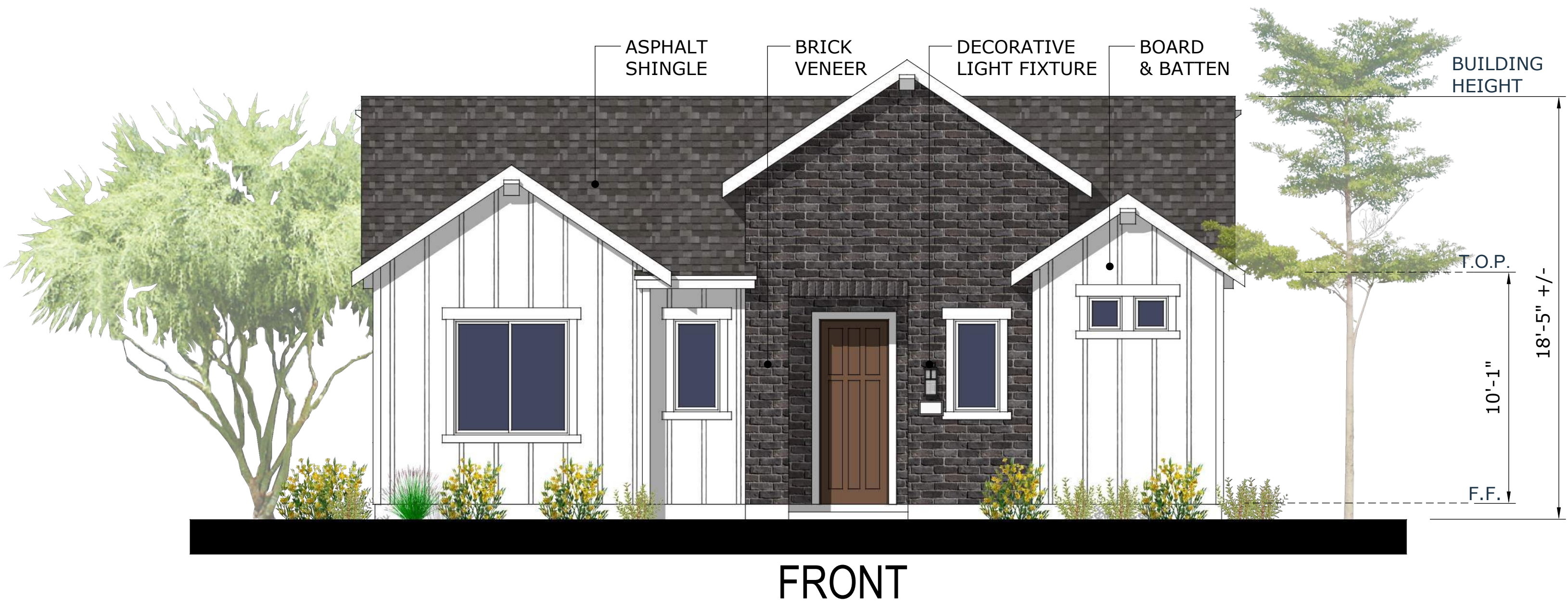
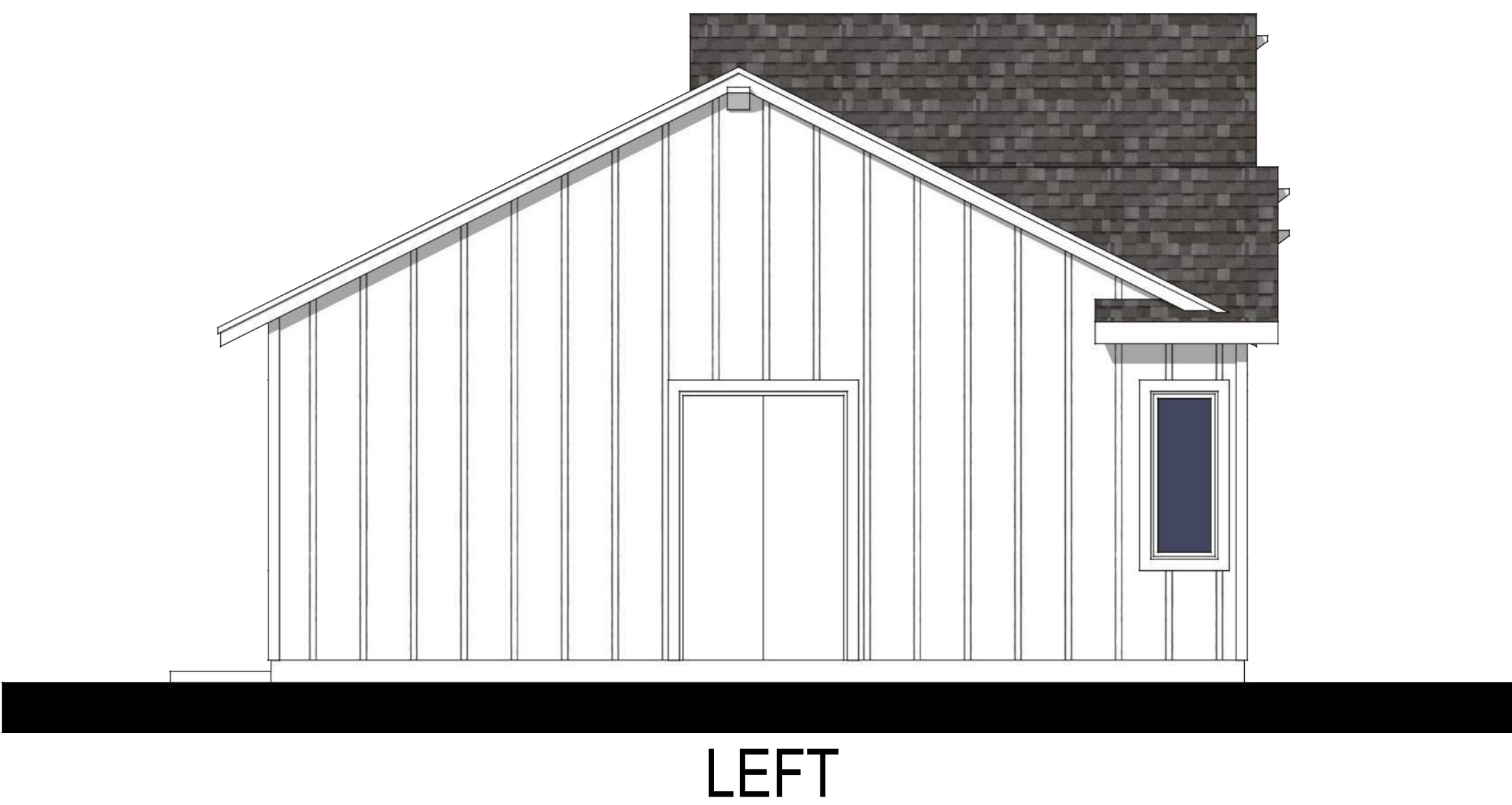
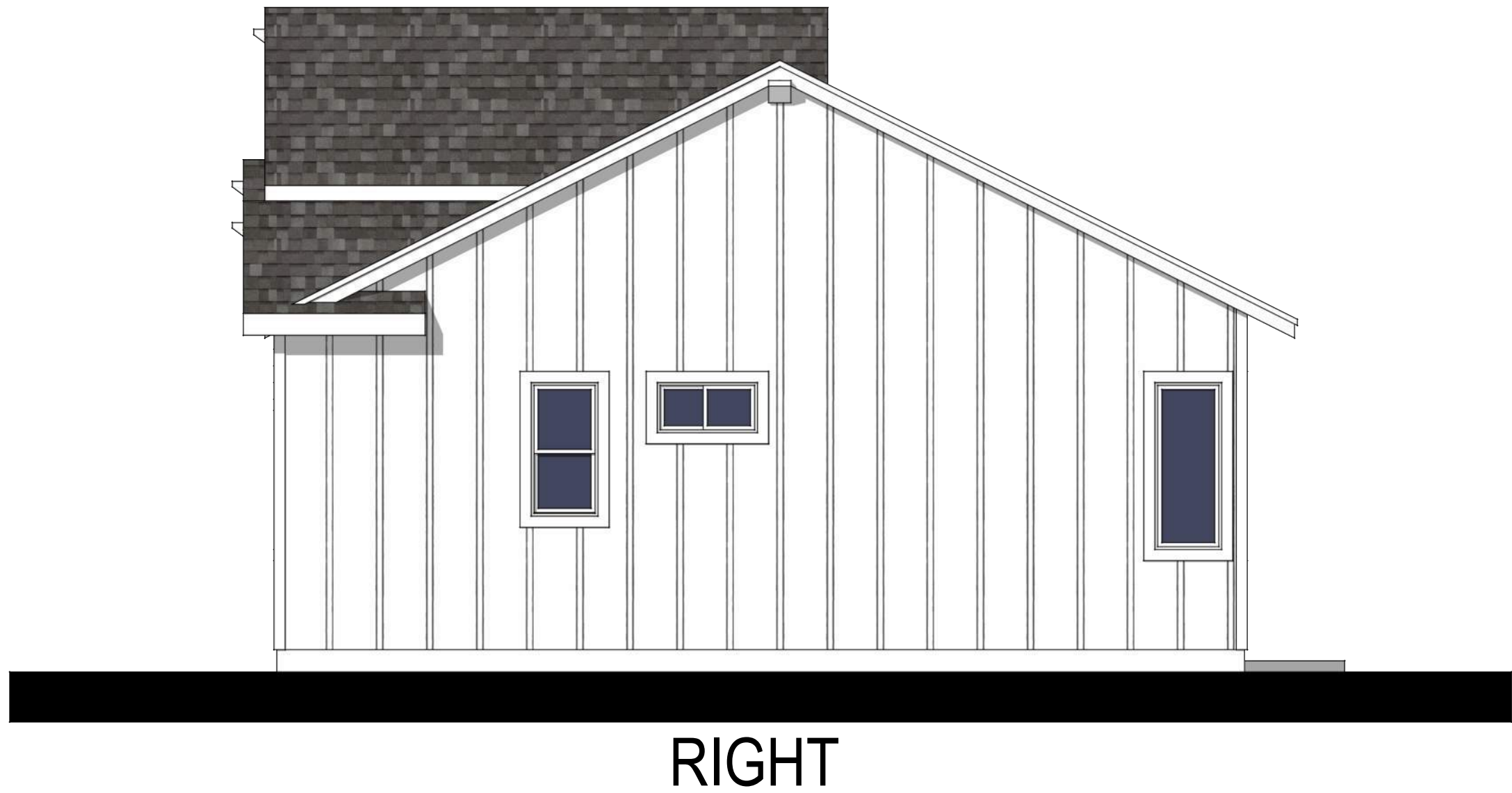
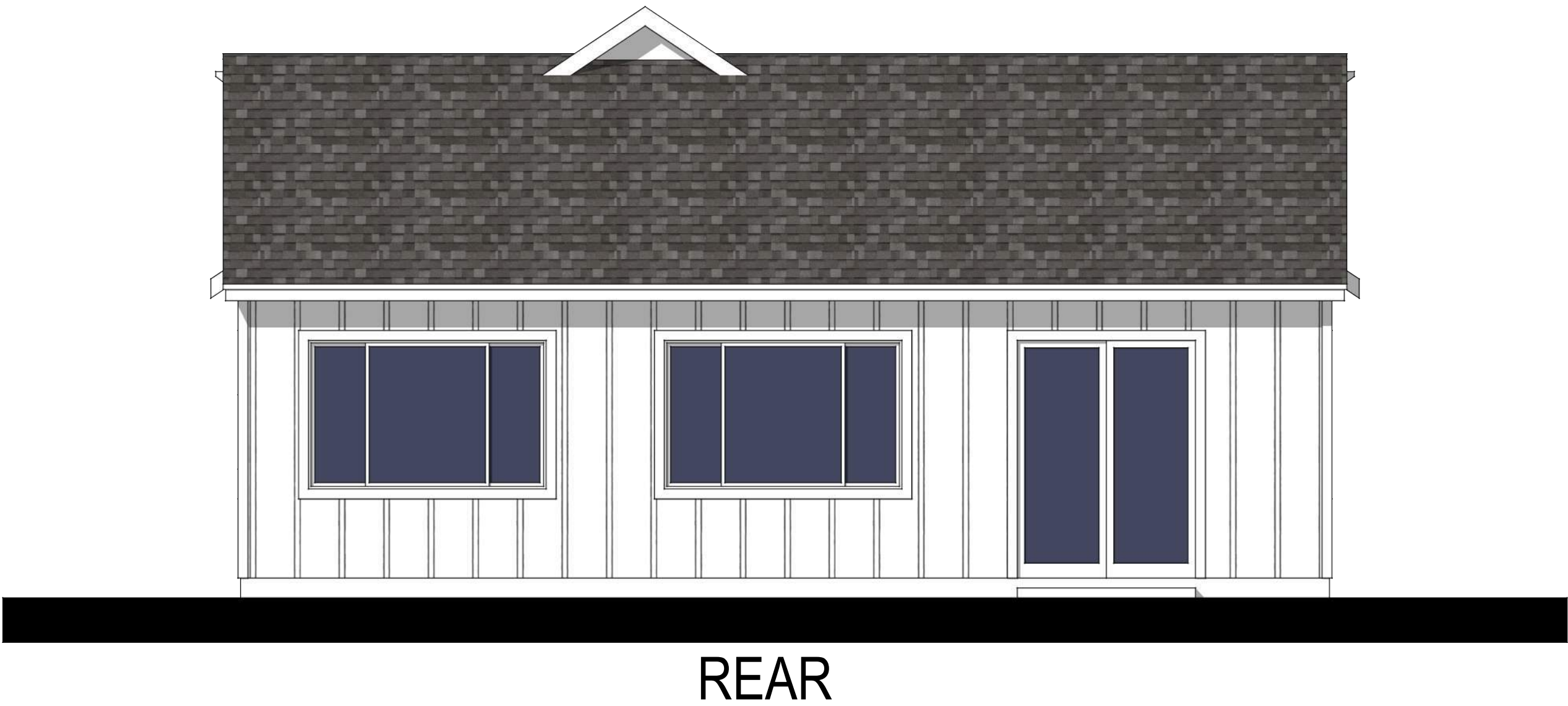
FRONT

**PLAN 1 - DUPLEX**  
**Cottage**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.4**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri





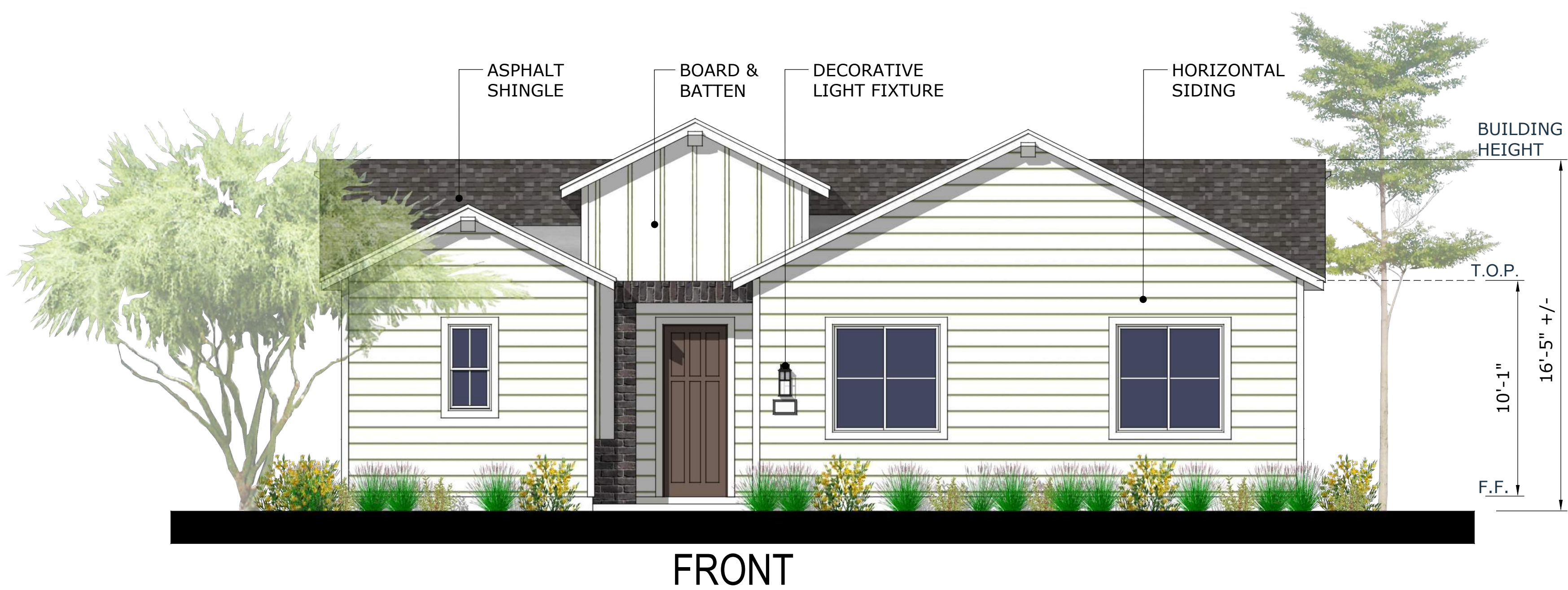
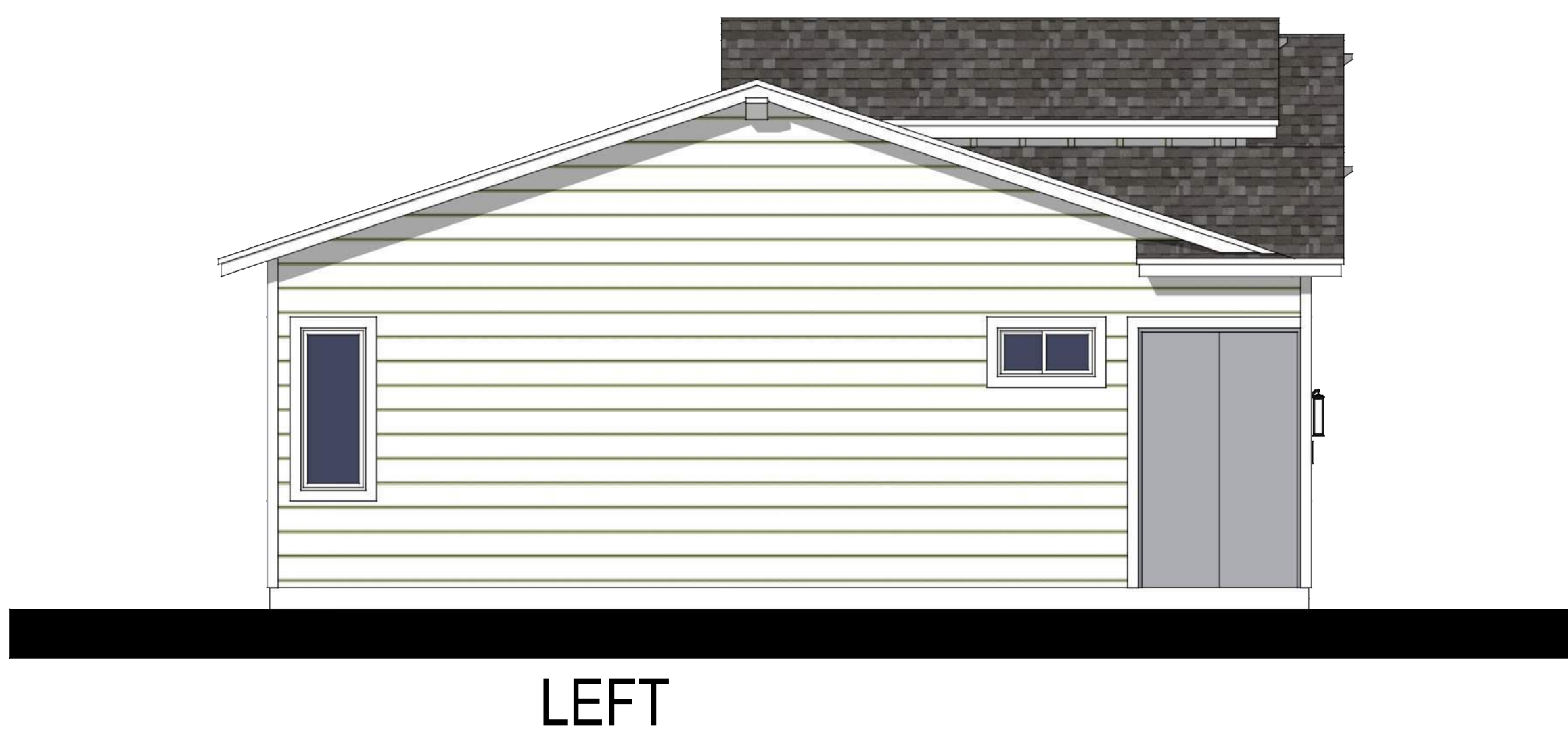
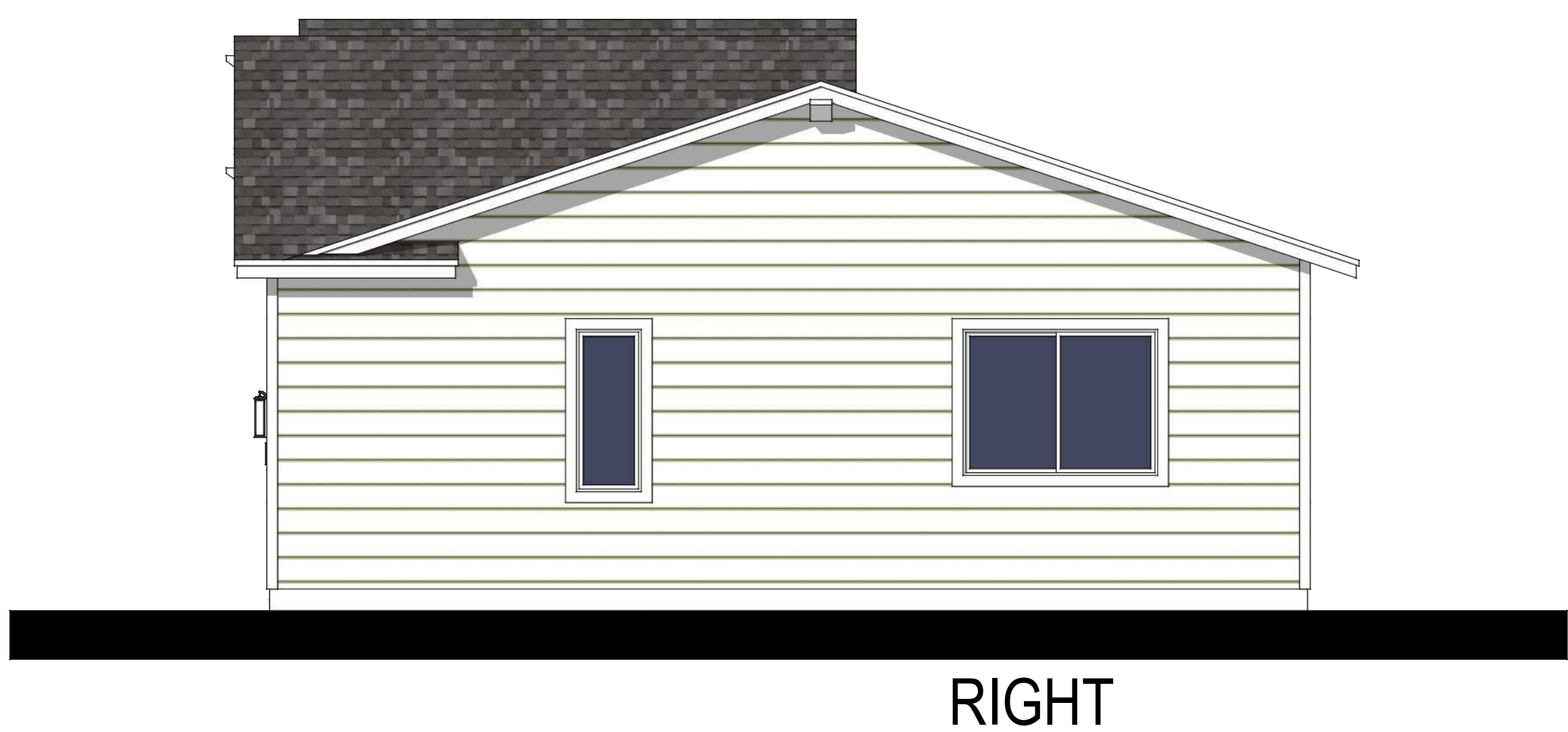
**PLAN 2**  
**Craftsman**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.5**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri





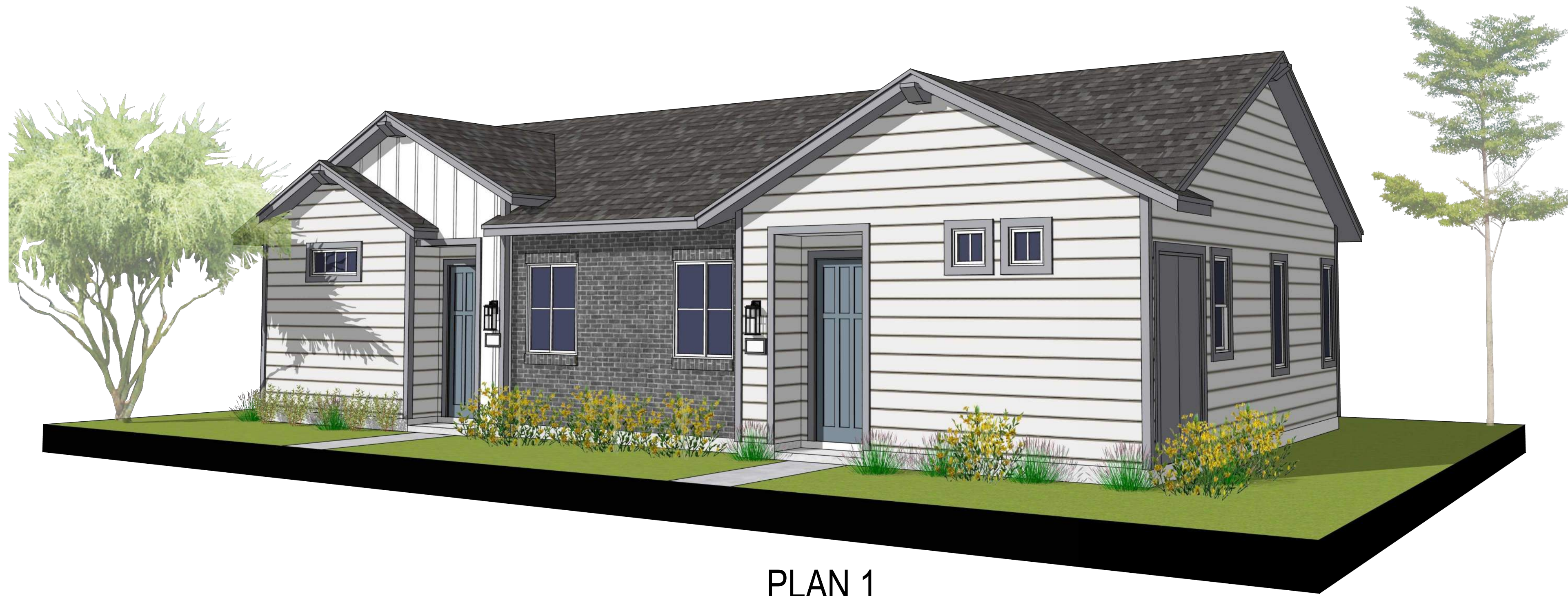


**PLAN 3**  
**Craftsman**  
Scale: 1/4" = 1'-0"

CAVAN COMPANIES  
Scottsdale, Arizona

**A1.6**  
**Bungalows at Maple Woods**  
Kansas City, Clay County, Missouri

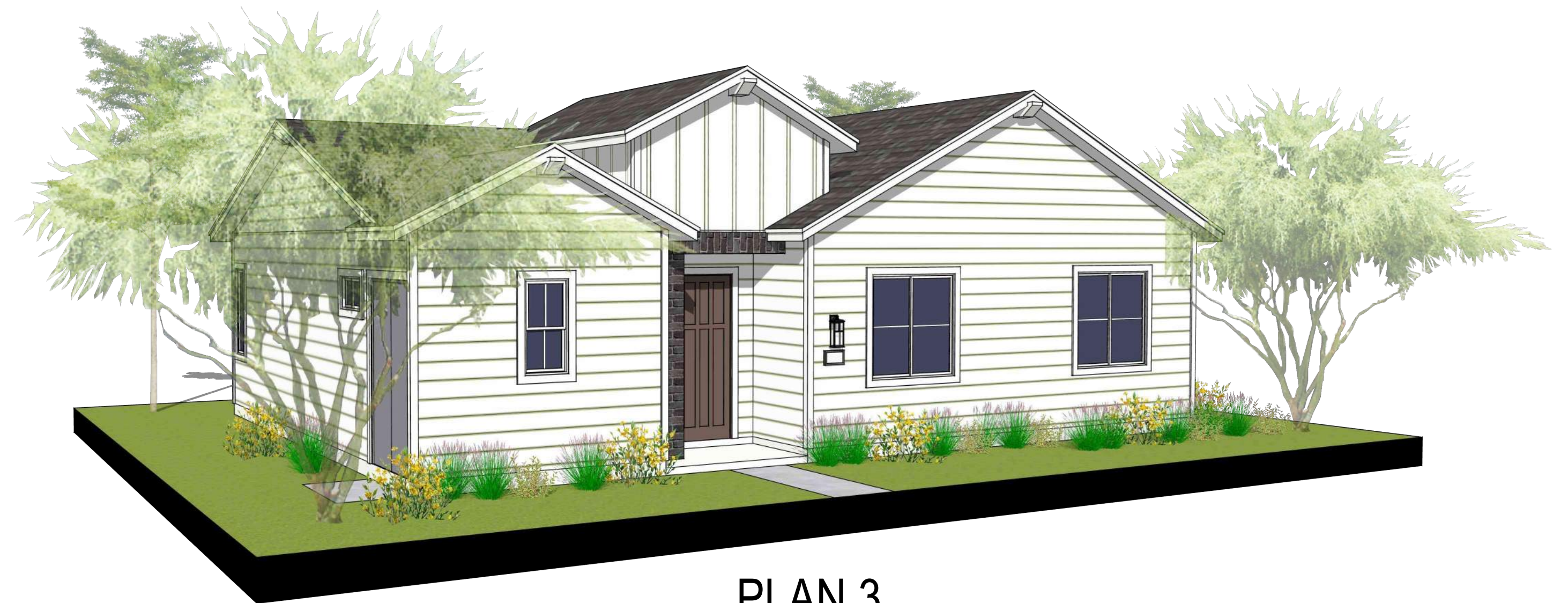




PLAN 1



PLAN 2



PLAN 3

## PERSPECTIVE VIEWS

CAVAN COMPANIES

Scottsdale, Arizona

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

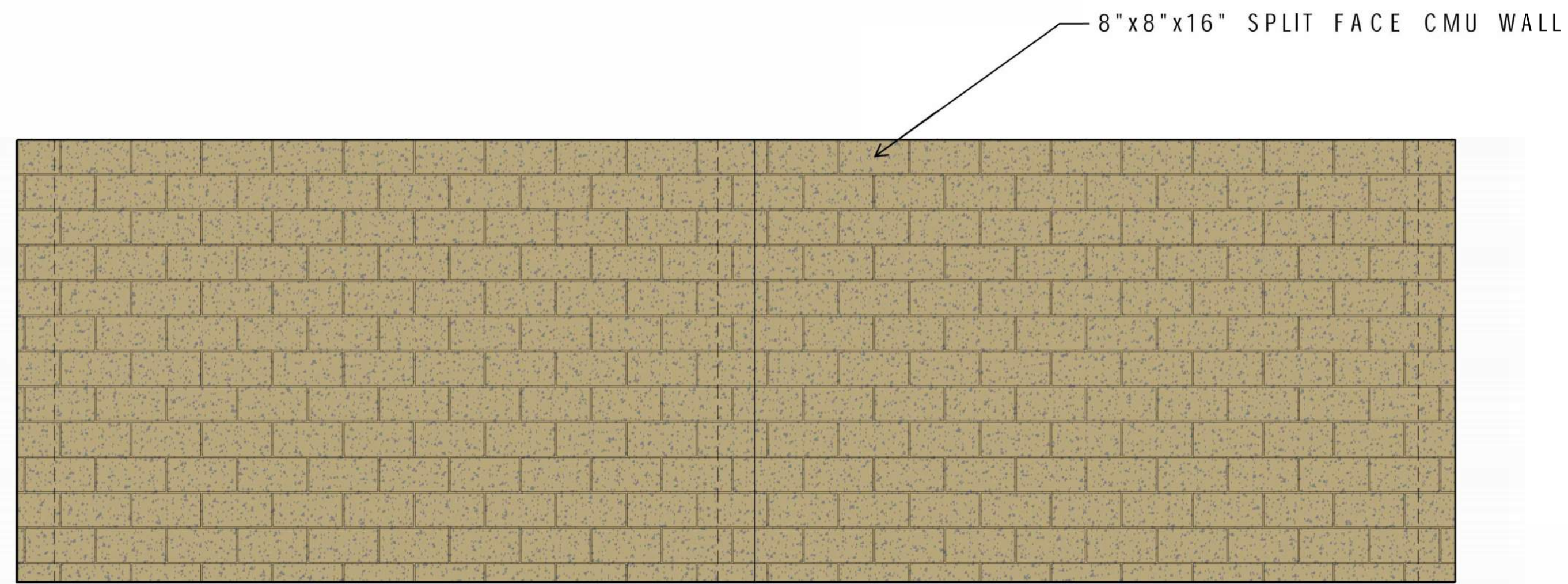
A1.7  
Bungalows at Maple Woods

Kansas City, Clay County, Missouri

August 1, 2025 | 25-xxxx

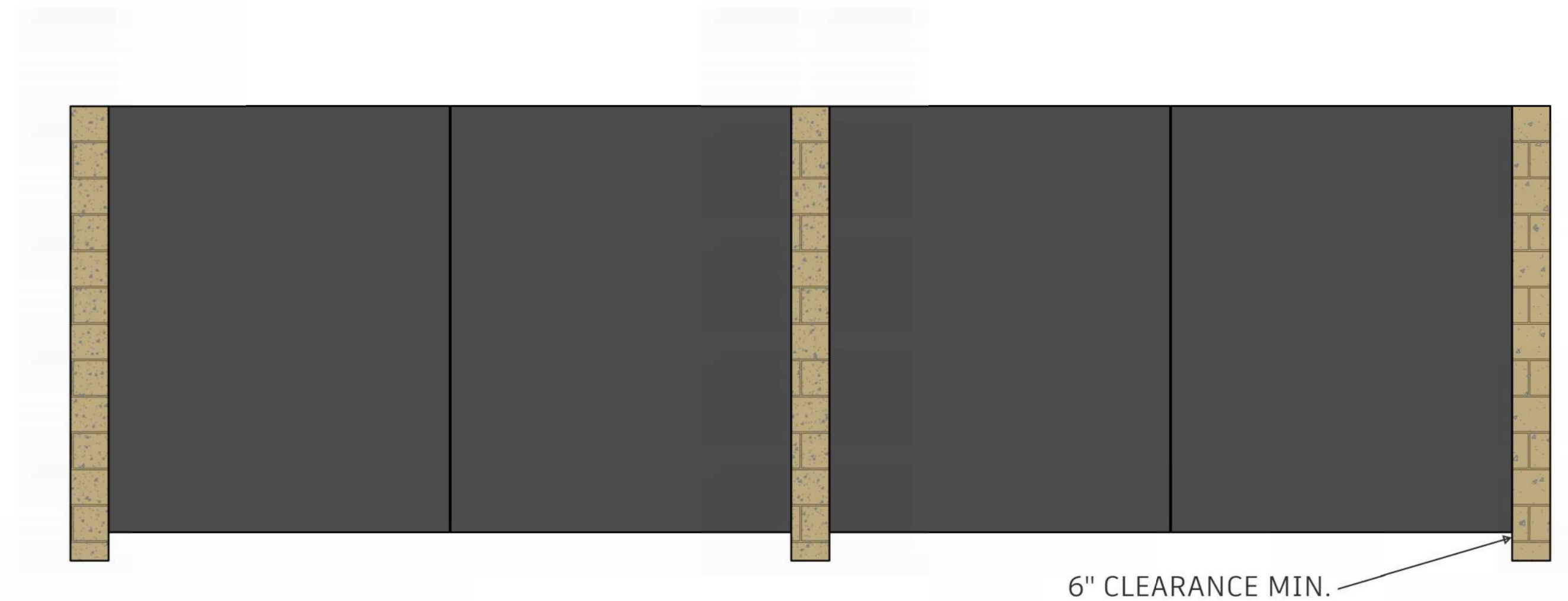






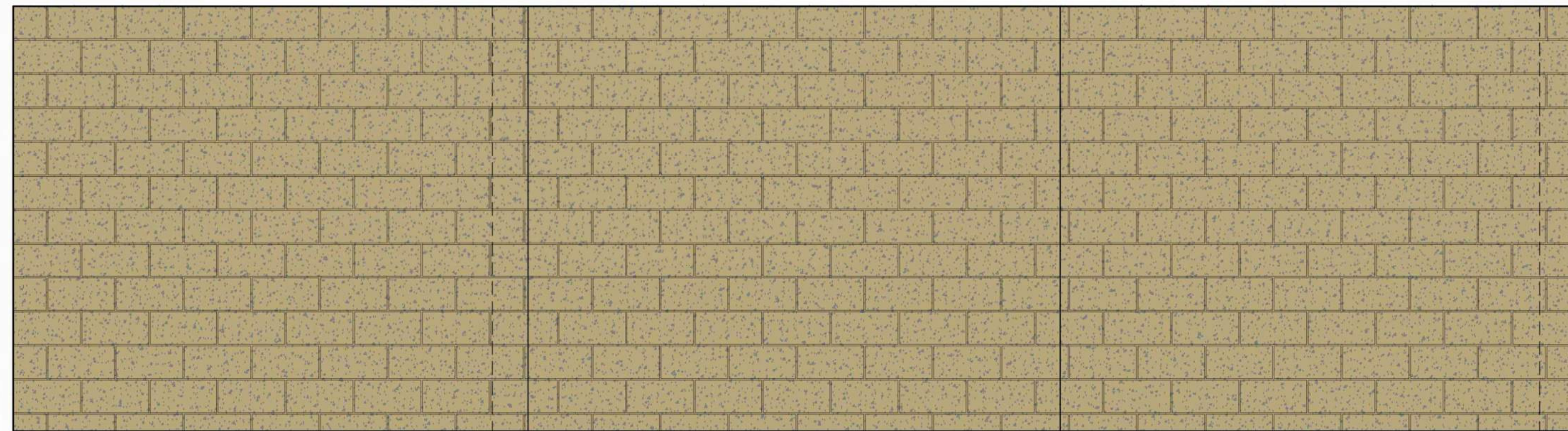
### REAR ELEVATION

SCALE = 1/2" = 1'-0"



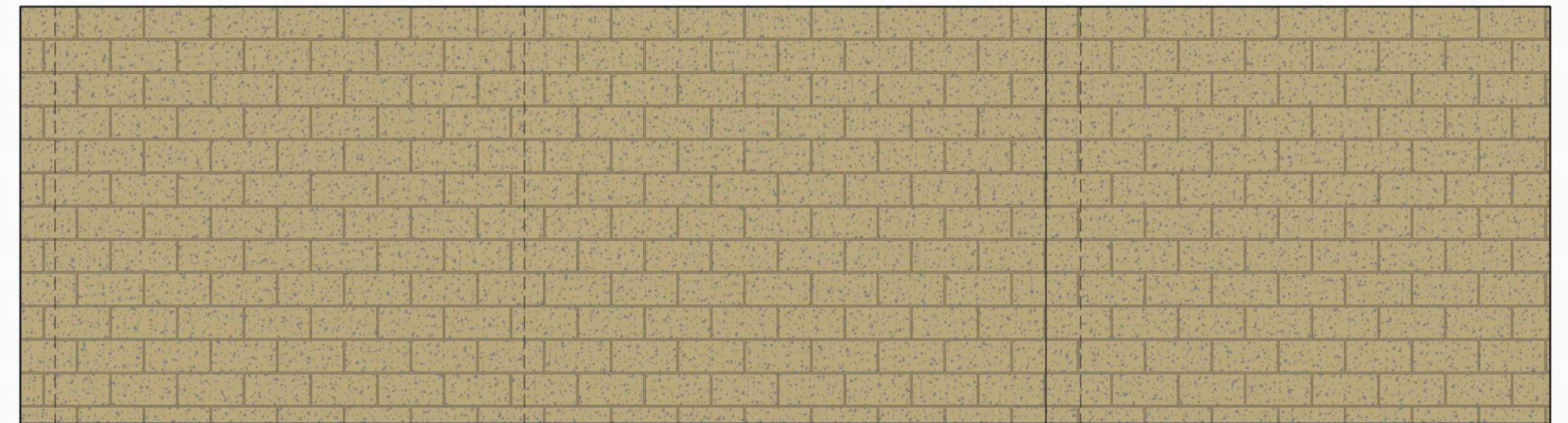
FRONT ELEVATION

SCALE = 1/2" = 1'-0"



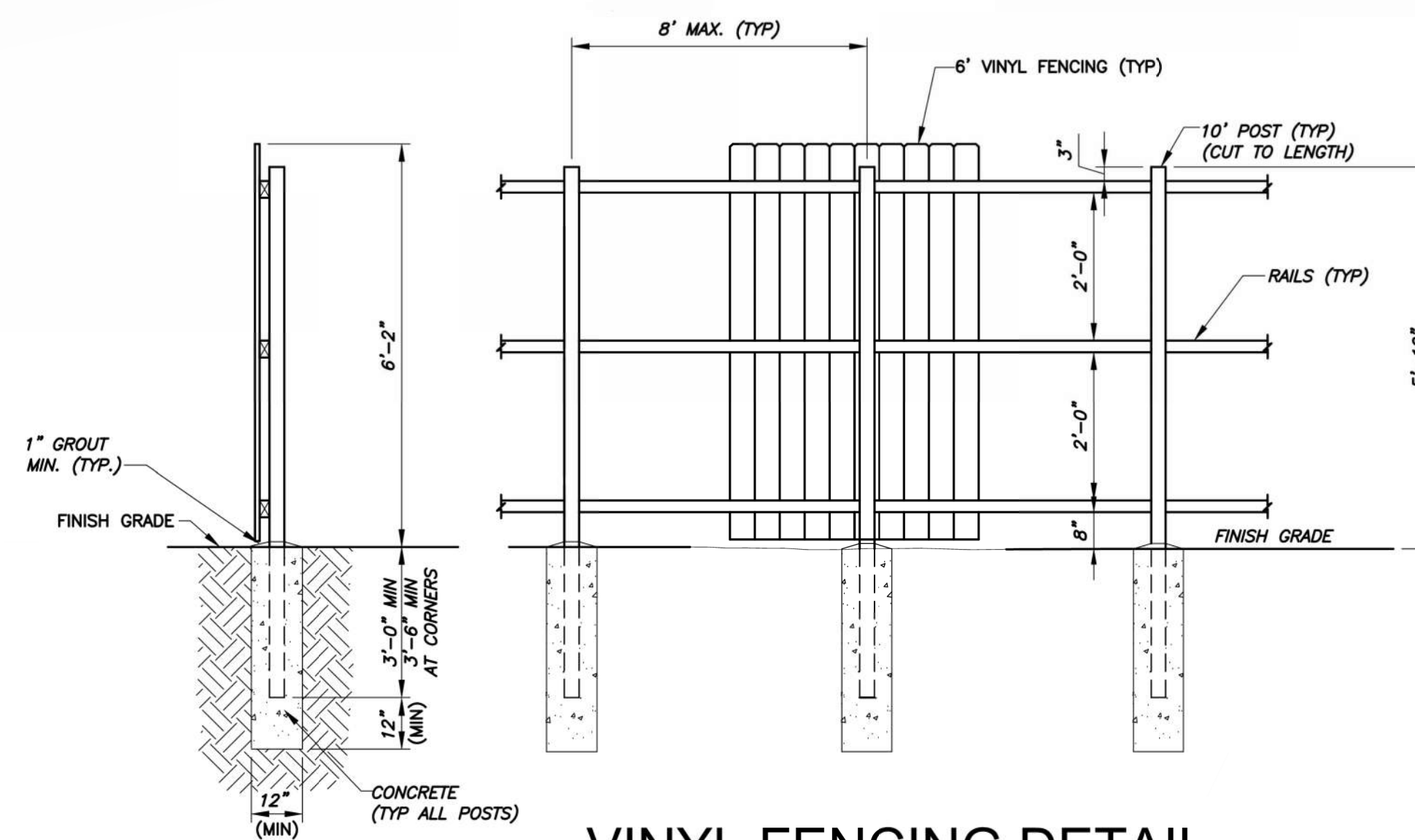
LEFT ELEVATION

SCALE = 1/2" = 1'-0"



### RIGHT ELEVATION

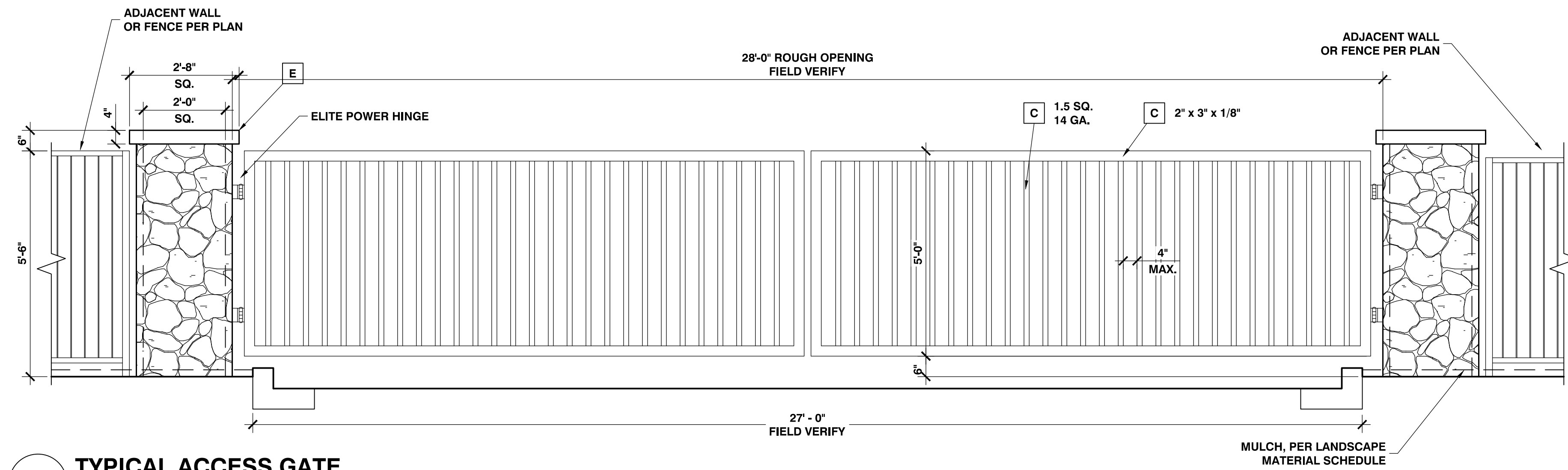
SCALE = 1/2" = 1'-0"



## VINYL FENCING DETAIL

SCALE = N.T.S.



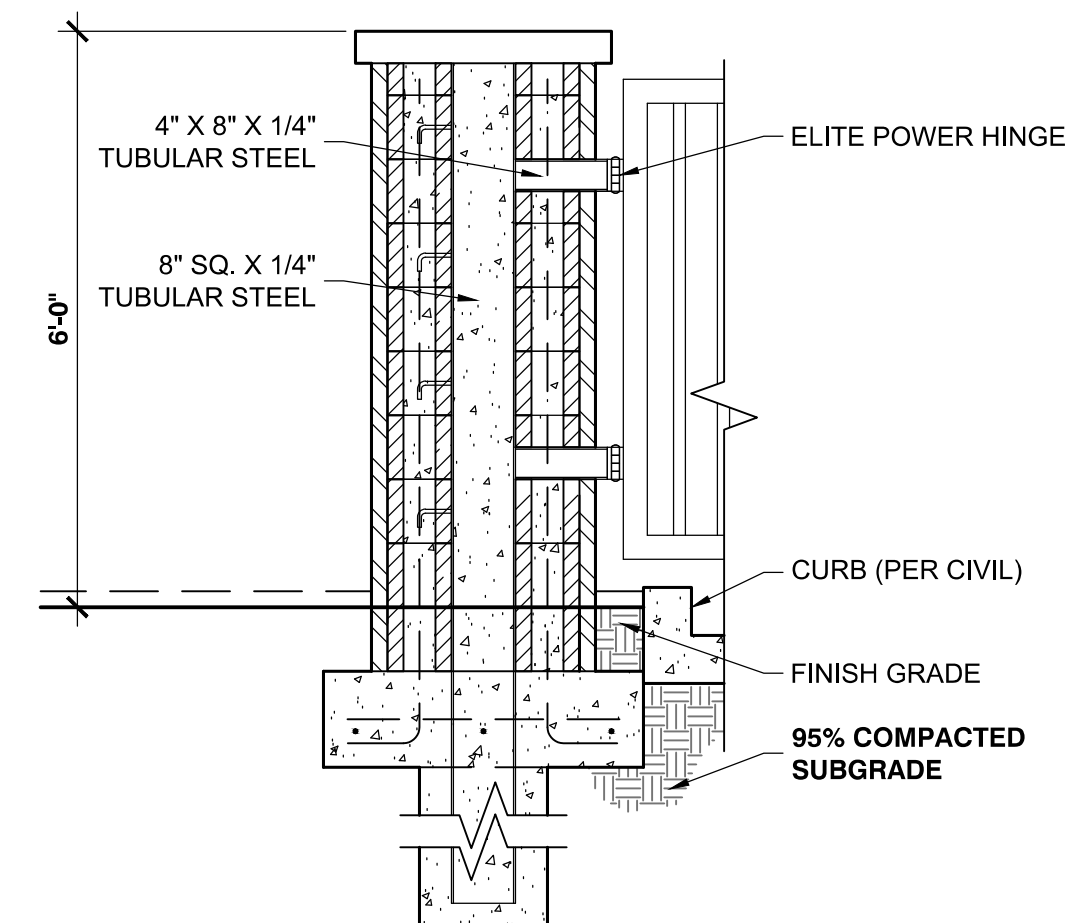


1 TYPICAL ACCESS GATE

SCALE: 1/2" = 1'-0"

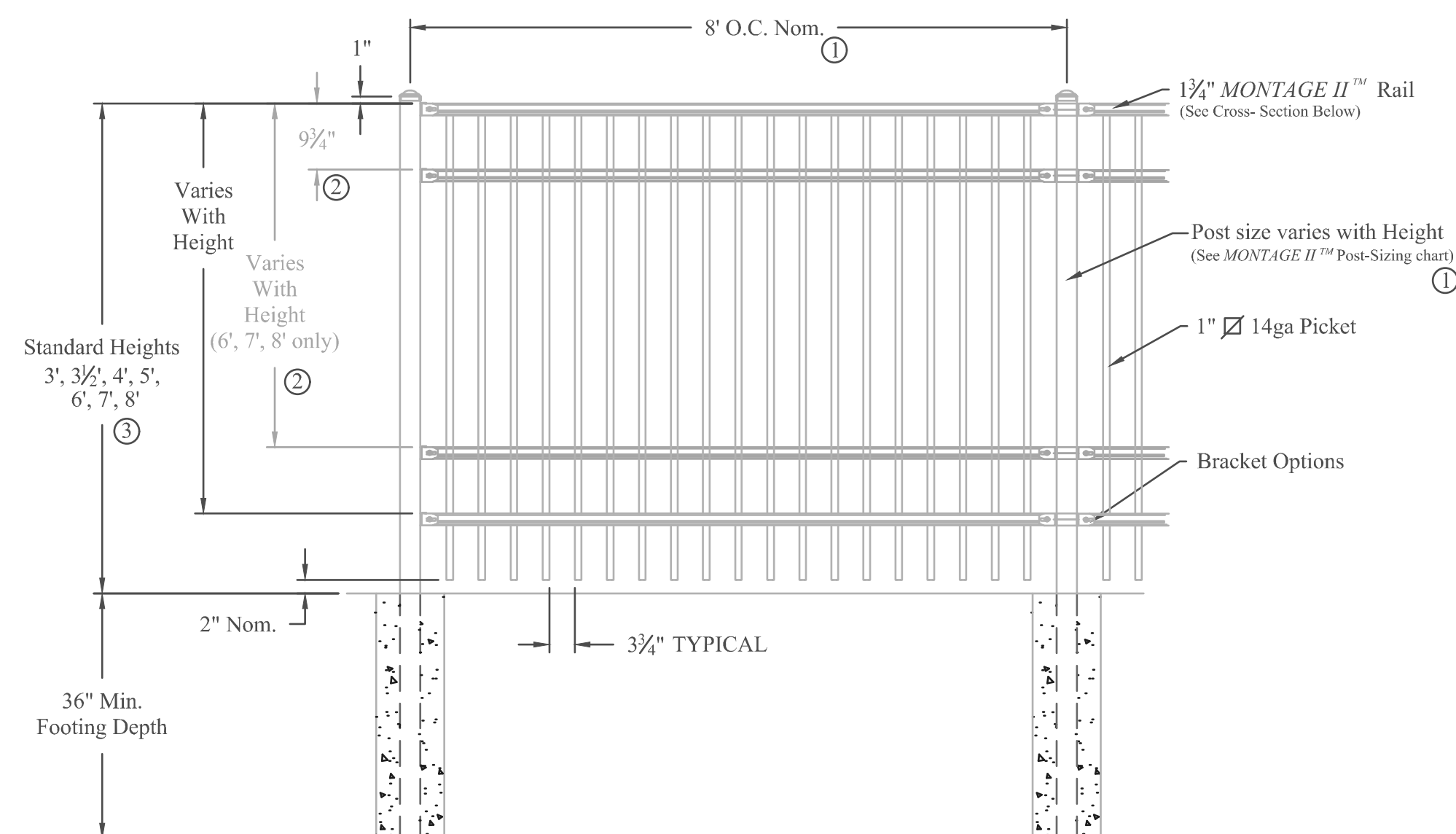
**NOTE:**

- Refer to structural engineer's drawings for size & depth of reinforcement & concrete footings.
- Reference elevation for materials
- Grout solid all cells to receive rebar & below grade



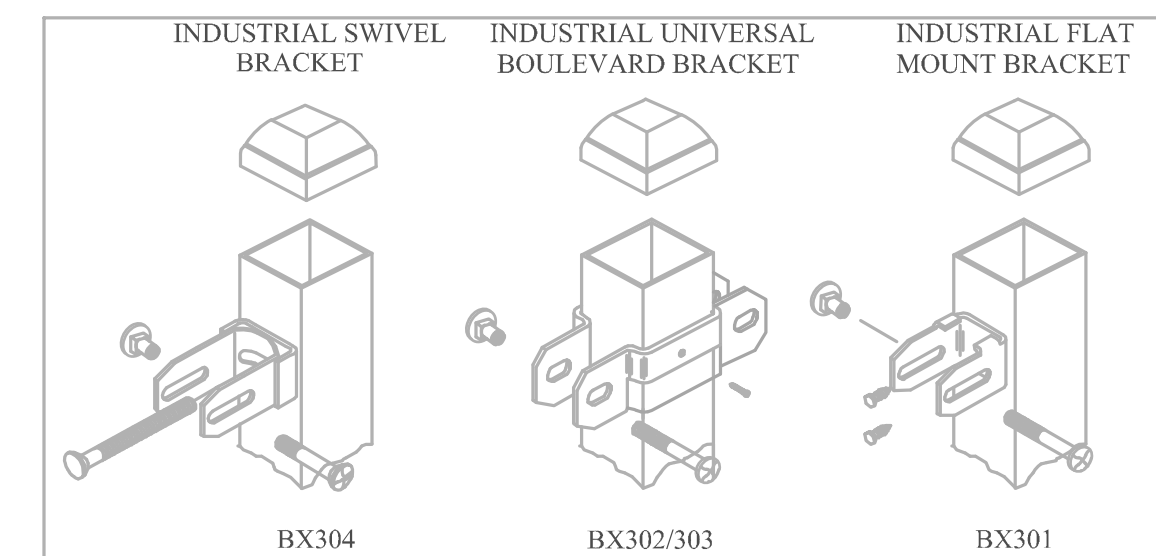
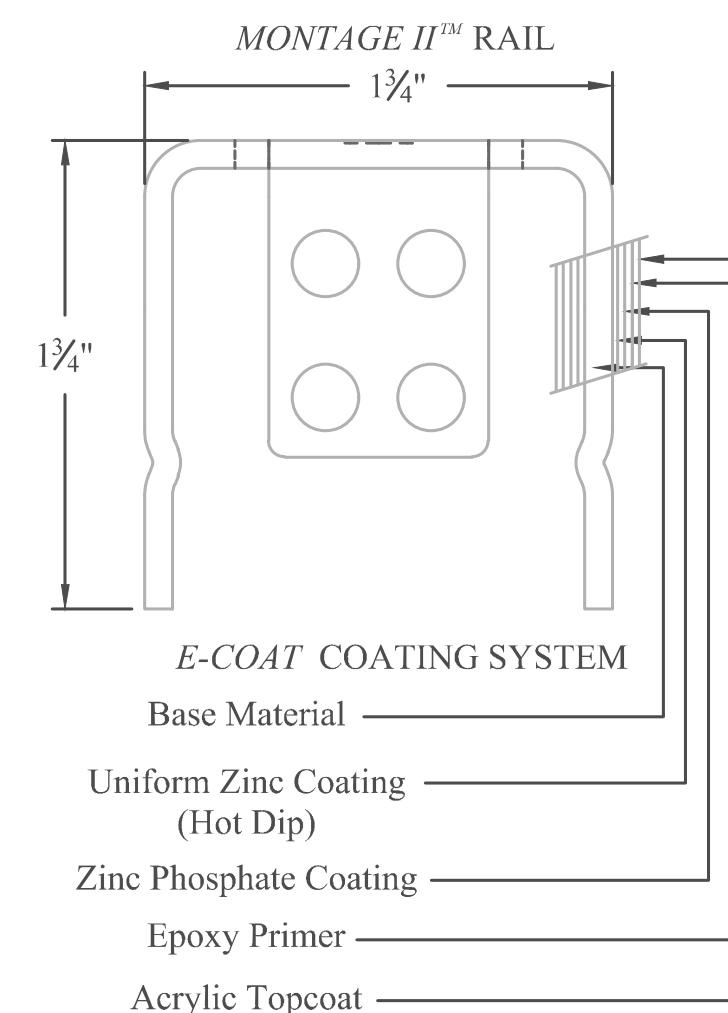
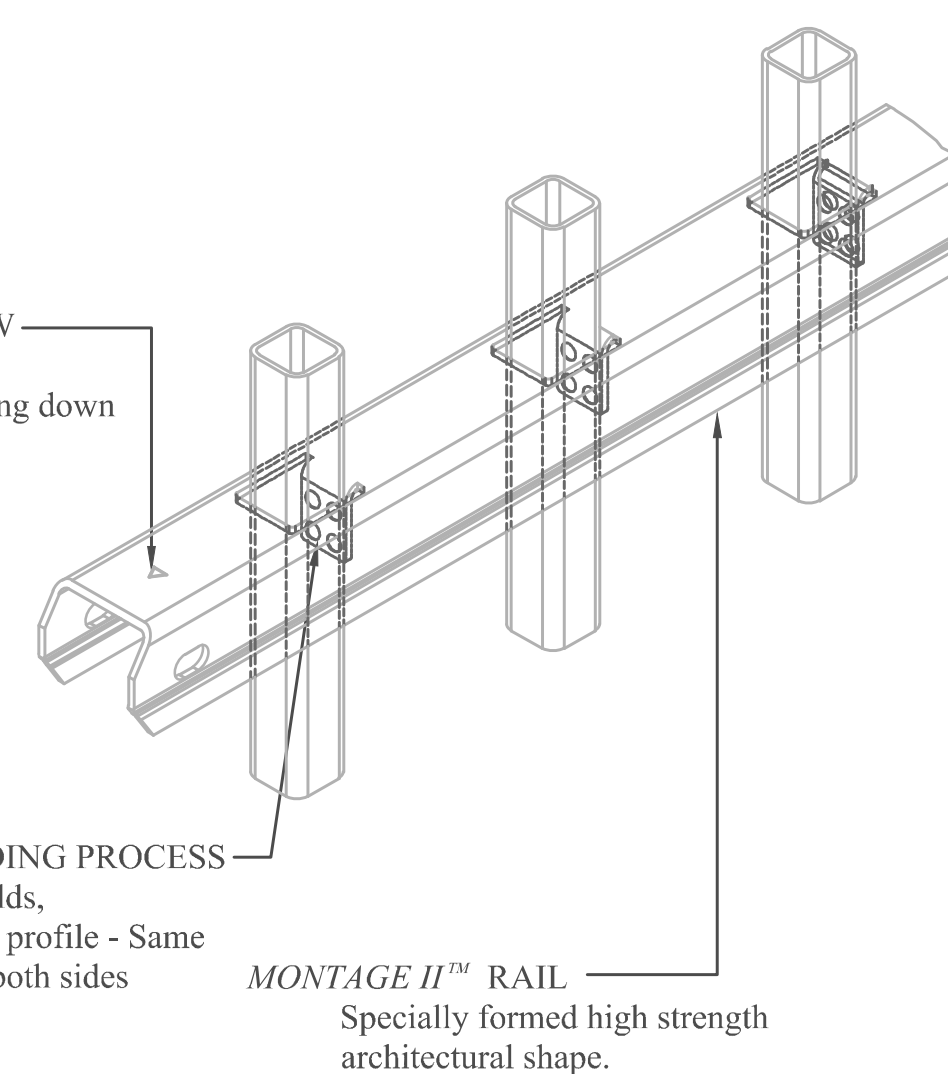
3 VEHICULAR GATE COLUMN SECTION

SCALE: 1/2" = 1'-0"



**RAKING DIRECTIONAL ARROW**  
Welded panel can be raked 30" over 8' with arrow pointing down grade.

**PROFUSIONTM WELDING PROCESS**  
No exposed welds, Good Neighbor profile - Same appearance on both sides





# ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

PATRICIA R. JENSEN  
pjensen@rousepc.com  
816.502.4723

July 1, 2025

## VIA FIRST CLASS U.S. MAIL

Bridgepointe Homes Association  
1419 NE 83rd Street  
Kansas City, Missouri 64118

John Rosenbaum  
1911 NE 82nd Terrace  
Kansas City, Missouri 64118

To Property Owners Within 300 feet of Property Boundaries

### **Re: Cavan – Bungalows at Maple Woods / Public Engagement Meeting**

Dear Mr. Rosenbaum and Property Owners:

We represent Advanced Acquisitions, LLC concerning the property of approximately 14.31 acres generally located at the northwest corner of North Prospect Avenue and N.E. Barry Road ("Property"). We submitted an application for rezoning (from R-80 and R-0.5 to R-1.5), a Development Plan and Amendment to the Area Plan (Case Nos. CD-CPC-2025-00080,00081 and 00082). A copy of the plan is enclosed.

Approval of our application will allow for the approval of a revised development plan of the property changing the use of a portion of the property from a flex building (office / retail) to a fast food drive-through.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and discuss this plan with the developer's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement). If you would like further information on this proposed plan, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call July 17, 2025 at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID:	894 7105 3010
Passcode:	845157
Or dial:	(312) 626-6799
Name:	Patricia R. Jensen
Email:	<a href="mailto:pjensen@rousepc.com">pjensen@rousepc.com</a>
Phone:	816-502-4723



July 1, 2025  
Page 2

Title/Role: Attorney  
Company: Rouse Frets White Goss Gentile Rhodes, P.C.  
Representing: Advanced Acquisitions, LLC

If you are unable to participate in the Zoom conference call on July 17, 2025 and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The Applications will be heard by the City Plan Commission on Wednesday, August 6, 2025.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia R. Jensen".

Patricia R. Jensen

PRJ:kab

cc: City Planning and Development (via e-mail [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org))





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):



## Meeting Sign-In Sheet

## Project Name and Address

---

[illegible]