



CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

Project Name
Mayfair Development

Docket #7

Request
CD-CPC-2024-00108
Development Plan

Applicant
Bethany Dyche
HJM Architects

Owner
Brittany Deatherage
Brook Chateau Land LLC

Location 12940 Wornall Rd
Area About 14 Acres
Zoning O-1
Council District 6th
County Jackson
School District Grandview 130

Surrounding Land Uses

North: Recreational uses, zoned R-7.5
South: Institutional, residential uses, zoned R-7.5, R-80, R-5
East: Institutional, residential uses, zoned R-0.5,
West: Residential uses, zoned R-7.5

KC Spirit Playbook Alignment
LRP determination: Not Completed

Land Use Plan
The Martin City/Richard-Gebaur Area Plan recommends Hospital and Open Space/Buffer Future Land Use for this location. See criteria A for details.

Major Street Plan
Wornall Road and W Blue Ridge Boulevard are identified on the City's Major Street Plan as a Local Link.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 7/29/2024. No scheduling deviations from 2024 Cycle 9.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Center Planning and Development Council.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/27/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There are several existing buildings on the subject site that appear to have been vacant since about 2020.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a residential mixed-use development plan in district O-1 on about 7 acres generally located at 12940 Wornall Road.

CONTROLLING + RELATED CASES

CD-CPC-2021-00068 – Ordinance 210552 - Approving a rezoning without plan from R-7.5 (Residential 7.5) to O (Office) to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. *Approved 7/27/2021*

CD-SUP-2021-00022 - A request to approve a Special Use Permit to allow the change of use of an existing building from residential to a hospital along with renovation and expansion work on about 14.178 acres generally located at the northwest corner of W. Blue Ridge Boulevard and Wornall Road. *Expired 7/13/2024*

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

PLAN REVIEW

There are multiple existing buildings on the property and three existing parcels. The three parcels will be combined by deed and recorded with Jackson County prior to the final certificate of occupancy being issued. The site has previously been used as an assisted living and skilled nursing facility. The applicant is proposing to convert the existing structures into 133 residential units in multi-unit (apartment style) buildings with 594 square feet of commercial tenant space. A development plan is required because more than 50 residential units are proposed.

The existing parking lot will remain unchanged and contains 138 spaces.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|----------------------|--------------|--|
| Lot and Building Standards (88-120) | Yes | Yes | |
| Accessory or Use- Specific Standards (88-305 – 385) | No | N/A | |
| Boulevard and Parkway Standards (88-323) | No | N/A | |
| Parkland Dedication (88-408) | Yes | No | Must identify compliance with requirement prior to ordinance request |
| Parking and Loading Standards (88-420) | Yes | No | Must address long-term bicycle parking on plans prior to ordinance request |
| Tree Preservation and Protection (88-424) | Yes | Yes | Subject to conditions |
| Landscape and Screening Standards (88-425) | Yes | No | Updated landscape data must be provided on plan to confirm compliance of existing landscaping prior to ordinance request |
| Outdoor Lighting Standards (88-430) | Yes | Yes | |
| Sign Standards (88-445) | Yes | Yes | Subject to conditions |
| Pedestrian Standards (88-450) | Yes | No | Must show pedestrian connection on plans to future sidewalk on Wornall Road prior to ordinance request |

SPECIFIC REVIEW CRITERIA**Development Plans, 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;

The proposed plan will require revisions prior to ordinance request as it is not meeting parkland dedication requirements, bicycle parking, pedestrian connection, and landscaping requirements in the Zoning and Development Code. Other than the sections stated, the plan generally complies with City policies and ordinances. Although the future land in the Area Plan indicates hospital, there should have been an Area Plan amendment done when the property was zoned from R-7.5 to O-1. Because there is no rezoning request with this application, there is not Area Plan amendment required at this time.

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

Mixed use buildings with residential and small-scale commercial uses are permitted in the O-1 zoning district. The commercial tenant is not yet determined.

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;

No changes to vehicular circulation are proposed to the existing access and parking lot layout. There is one point of ingress/egress from Wornall Road on the eastern side of the site.

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

The applicant is required to provide short- and long-term bicycle parking. The plans list 14 short-term spaces in the data table; however, the applicant is still required to provide 44 long-term spaces prior to ordinance request. Additionally, the applicant is required to provide a pedestrian connection to the right of way even though there is not yet an existing sidewalk along Wornall Road or W Blue Ridge Boulevard.

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

The site is currently served by adequate utilities, subject to conditions from Water Services.

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.

All buildings onsite are existing and the exterior is not expected to be substantially changed.

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.

There is some existing landscaping onsite; however, there is a correction that the applicant provide all landscape data to show whether or not the requirements in 88-425 are being met, prior to ordinance request. Based on the plans and street view images, the parking lot is not currently screened in accordance with the Code.

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.

All existing impervious surface will remain and is not planned to be expanded.

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 plans do not indicate any trees to be removed, and the stream buffer to the southwest of the existing structures will not be disturbed.

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,



Genevieve Kohn, AICP
Lead Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To Applicant

Recommended By Staff

Report Date: August 29, 2024

Case Number: CD-CPC-2024-00108

Project: Mayfair Development

Plan Corrections

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

1. Provide landscape plan prepared by a landscape architect in compliance with Section 88-425-12 of the Zoning and Development Code. Existing, required, and proposed landscape quantities must be provided in the table and landscaping should be clearly identified on the plan drawing. UPDATRE 8/21/24: Metrics not included in the table. (8/19/2024)
2. Per the pedestrian standards in section 88-450-03-B: The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. UPDATE 8/22/24: Provide a pedestrian connection to connect into the future sidewalk to be built on Wornall Rd and clear show the stub-out on the plan drawing. (8/19/2024)
3. Short term and long term bicycle parking spaces provided. See the standards in section 88-420-09. UPDATE 8/21/24: Number of short and long term bike parking spaces must be shown in the Parking data table. 44 long term spaces are required. See 88-420-09-C. identify on the plans where the 14 short-term spaces will be provided. (8/19/2024)

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

4. Table 5 on sheet A1 states to see Addendum 1 for the Parkland Dedication requirements, but the Addendum is not attached. Please revise. 8/22/24 Update - An addendum has still not been provided. Please Revise. (8/19/2024)
5. Our records indicate that Parkland Dedication was not required for the previous use. Please either provide information showing that the Parkland requirement was satisfied with the previous development, or update the plans to include a Parkland Dedication table showing how you intend to satisfy the requirements per 88-408. 8/22/24 Update - The prior uses on the site were not subject to the Parkland Dedication requirements. As the use is changing to a typical residential development, the Parkland Dedication requirements are required for the residential units being created. (8/19/2024)

Plan Conditions

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

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (8/05/2024)
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (8/06/2024)
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (8/06/2024)
9. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (8/06/2024)
10. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 8/27/24 via publicengagement@kcmo.org (8/06/2024)
11. 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. (8/06/2024)
12. The developer shall combine Tracts 1-4 (500 W Blue Ridge Blvd, 450 Blue Ridge Blvd, and 12940 Wornall Rd) by General Warranty Deed and record with the county prior to certificate of occupancy. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording. (8/22/2024)
13. Resolve all corrections prior to request for ordinance. (8/22/2024)

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

14. 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) Fire Water Flow (7/31/2024)
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 Hydrant (7/31/2024)
16. 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) Fire Department Connection (7/31/2024)
17. Fire Protection Systems shall be modified to fit the new plan. Fire Protection Systems (7/31/2024)
18. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
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)
 - 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)
Shall provide fire lane signage on fire access drives.
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
Fire Department Access (7/31/2024)
19. 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 (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5) Fire Department Access (7/31/2024)

Condition(s) by Parks & Recreation. Contact Kevin Lapointe at (816) 513-7776 / Kevin.Lapointe@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Kevin Lapointe at (816) 513-7776 / Kevin.Lapointe@kcmo.org with questions.

20. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (8/06/2024)

21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (8/06/2024)

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

22. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy. (8/06/2024)

23. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (8/06/2024)

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

24. 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. (8/06/2024)

25. 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. (8/06/2024)

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

26. 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 - Todd Hawes 816-513-0296 (7/31/2024)

27. 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>
(7/31/2024)

28. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract. (7/31/2024)

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

29. All onsite water mains and fire hydrants shall be private. (8/05/2024)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

30. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site. (7/31/2024)

31. The developer shall work with KC Water to provide an Indemnification Agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits. (7/31/2024)

32. The developer shall provide a signed and sealed letter from a Missouri Professional Engineer to request an exception to the City's Stream Buffer Ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance. (7/31/2024)



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. MPS0001856 - SCHEDULE A:

The land referred to herein is described as follows:

Tract I:

Tracts 1, 2, and 3, Blue Hills Retirement Centre, a subdivision in Kansas City, Jackson County, Missouri.

Tract II:

Tracts 4 and 5, Blue Hills Retirement Centre, a subdivision in Kansas City, Jackson County, Missouri.

Tract III:

Non-exclusive easements as established in the Declaration of Construction and Operation of Reciprocal Easement Affecting Land Known as Blue Hills Centre fully set forth in the instrument recorded May 31, 1979 as Document K408211 in Book K931 at Page 1207.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. MPS0001856 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

6. Building setback lines, easements, covenants and restrictions, but deleting any unlawful restrictions including, but not limited to, racial restrictions, which are shown on the recorded plat of Blue Hills Retirement Centre filed April 16, 1986 under Document No. K709805 in Plat Book K36 at Page 72. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

7. Easement granted to Kansas City Power and Light Company as set forth in instrument filed August 3, 1959, under Document No. B315786 in Book B5228 at Page 640. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

8. Terms and provisions of Declaration of Easement as set forth in instrument filed December 23, 1963 under Document No. B468206 in B5658 at Page 606. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

9. Standard Sewer easement granted to Kansas City, a municipal corporation as set forth in instrument filed May 14, 1968, under Document No. K18072 in Book K41 at Page 1527. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

10. Terms and provisions of Declaration of Construction and Operation of Reciprocal Easement Affecting Land Known as Blue Hills Centre as set forth in instrument filed May 31, 1979 under Document No. K408211 in Book K931 at Page 1207. (AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

11. Easement granted to Kansas City Power and Light Company as set forth in instrument filed November 1, 1979, under Document No. K426874 in Book K968 at Page 1086, over. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

12. Terms and provisions of Declaration of Private Open Space as set forth in instrument filed April 16, 1986 under Document No. K709806 in Book K1528 at Page 1180. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Missouri, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Centre as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows:

BEGINNING at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'36" W, 72.93' from 1/2" iron rebar marking the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of section 17; THENCE along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the POINT OF BEGINNING.

Containing 614,467 square feet (14,106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

The intent of this description is to consolidate tracts 1 thru 5 of the Blue Hills Retirement Centre vested in Brook Chateau Land, LLC (Instrument No. 2017E0039174).

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Wornall Road, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 12942 Wornall Road.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Old Republic National Title Insurance Company Title Commitment No. MPS0001856 with an effective date of August 11, 2023.
9. Rectified orthophotography was not used to draft this survey.

BASIS OF BEARING:

The basis for all bearings shown hereon is the north right-of-way line of Blue Ridge Blvd., being North 85°45'12" West, per map of Blue Hills Retirement Centre, Book K-36, Page 72 of Jackson County Records.

SURVEYOR'S OBSERVATIONS:

- ▲ Adjoiner's brick patio appears to lie a maximum distance of 8.1 feet over property line.
- ▲ Subject's building appears to lie a maximum distance of 9.6 feet into 10' Easement (Title Exception No. 9).
- ▲ Subject's building appears to cross over 15' Sewer Easement (Title Exception No. 7).

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Jackson, State of Missouri, Community Panel No. 29095C0388G, Revised Date January 20, 2017.

ZONING:

As of September 8, 2023, we have not yet received the current zoning information for the subject property.

PARKING:

133 Parking Spaces
6 Handicapped Spaces
139 Total Parking Spaces

TOTAL LAND AREA:

614,467 Square Feet
14,106 Acres

CERTIFICATION:

To: Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(c), 7(a), 7(b)(1), 7(c), 8, 9, 13, 15, 16, and 17 of Table A thereof. The field work was completed on August 28, 2023.

Date of Plat or Map: July 17, 2024.

I further certify that this survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

Timothy Leigh Fish
Timothy Leigh Fish, PLS
Missouri Land Surveyor No. 2018005041

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

IRON DOOR DEVELOPMENT

4741 Central
Kansas City, MO 64112

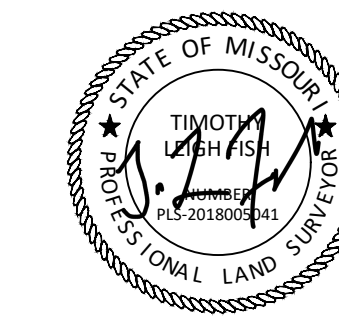
12942 Wornall Road
Township of Kaw
County of Jackson
State of Missouri
Zip Code 64145

| LAND DATA | AREA |
|--|-----------------|
| Total Land Area | 301,808 Sq. Ft. |
| Land Area for Proposed and Existing Right of Way | 0 Sq. Ft. |
| Net Land Area | 301,808 Sq. Ft. |
| PLAT DATA | COUNT |
| Number of Lots | 1 |
| Number of Tracts | 1 |

| REVISION HISTORY | | |
|------------------|-------|----------|
| BY: | DATE: | COMMENT: |
| | | |
| | | |
| | | |
| | | |

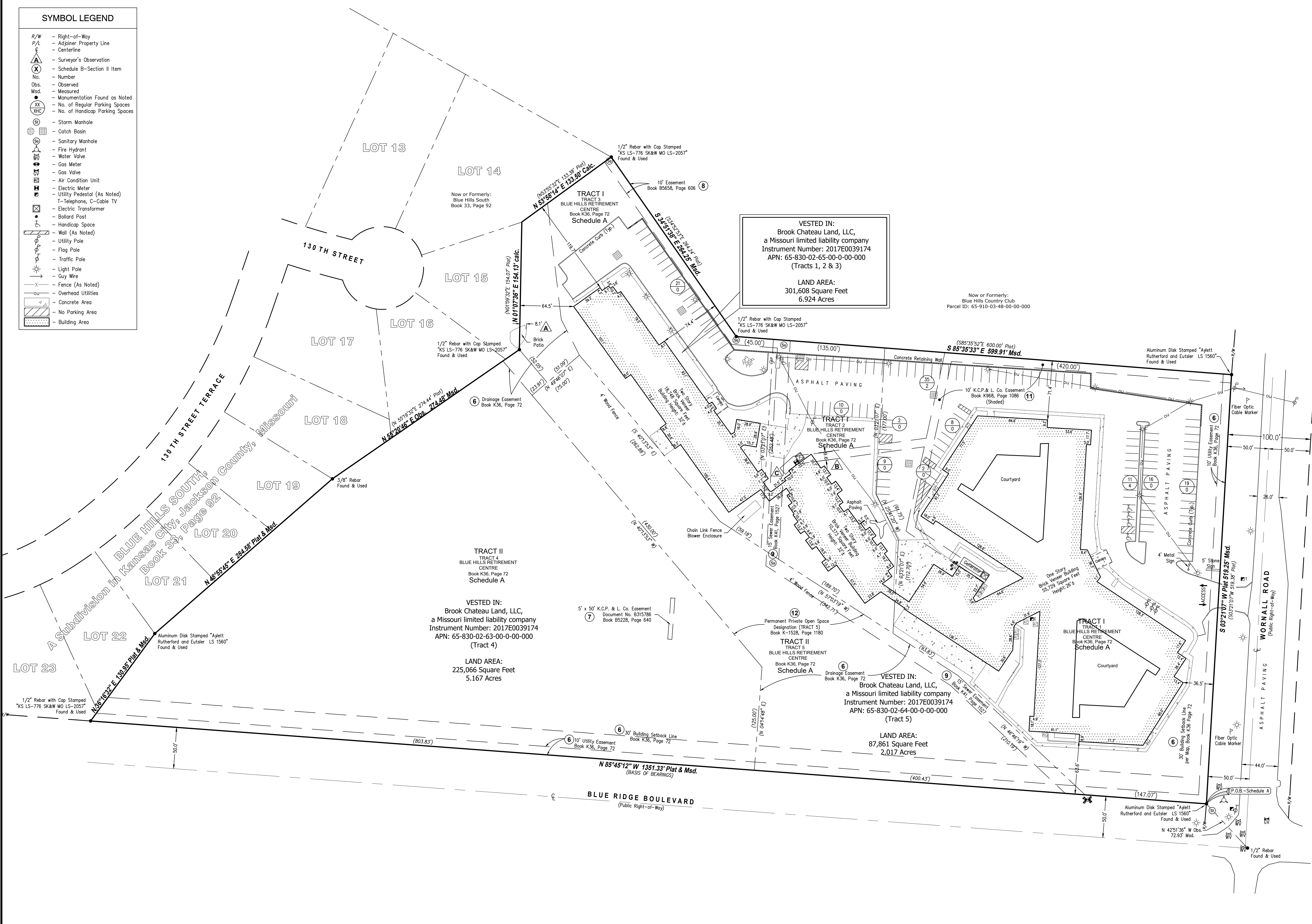
Sheet No. **1** of **2**

MSI Project No. 59163
Prior MSI Project No. 57244
PC: ERF
PM: CLA Drafter: MG



Surveyor's Seal
Date Signed: 07-26-2024

| SYMBOL LEGEND | |
|---------------|--------------------------------|
| R/W | Right-of-Way |
| P/L | Adjoining Property Line |
| ⊕ | Centerline |
| ⊕ | Surveyor's Observation |
| (X) | Schedule B-Section II Item |
| No. | Number |
| Obs. | Observed |
| Msd. | Measured |
| ⊕ | Monumentation Found as Noted |
| ⊕ | No. of Regular Parking Spaces |
| ⊕ | No. of Handicap Parking Spaces |
| ⊕ | Storm Manhole |
| ⊕ | Catch Basin |
| ⊕ | Sanitary Manhole |
| ⊕ | Fire Hydrant |
| ⊕ | Water Valve |
| ⊕ | Gas Meter |
| ⊕ | Gas Valve |
| ⊕ | Air Condition Unit |
| ⊕ | Electric Meter |
| ⊕ | Utility Pedestal (As Noted) |
| ⊕ | Telephone, C-Cable TV |
| ⊕ | Electric Transformer |
| ⊕ | Bollard Post |
| ⊕ | Handicap Space |
| ⊕ | Wall (As Noted) |
| ⊕ | Utility Pole |
| ⊕ | Flag Pole |
| ⊕ | Traffic Pole |
| ⊕ | Light Pole |
| ⊕ | Guy Wire |
| ⊕ | Fence (As Noted) |
| ⊕ | Overhead Utilities |
| ⊕ | Concrete Area |
| ⊕ | No Parking Area |
| ⊕ | Building Area |



VESTED IN:
 Brook Chateau Land, LLC,
 a Missouri limited liability company
 Instrument Number: 2017E0039174
 APN: 65-830-02-65-00-0-00-000
 (Tracts 1, 2 & 3)
 LAND AREA:
 301,608 Square Feet
 6.924 Acres

VESTED IN:
 Brook Chateau Land, LLC,
 a Missouri limited liability company
 Instrument Number: 2017E0039174
 APN: 65-830-02-63-00-0-00-000
 (Tract 4)
 LAND AREA:
 225,066 Square Feet
 5.167 Acres

VESTED IN:
 Brook Chateau Land, LLC,
 a Missouri limited liability company
 Instrument Number: 2017E0039174
 APN: 65-830-02-64-00-0-00-000
 (Tract 5)
 LAND AREA:
 87,861 Square Feet
 2.017 Acres

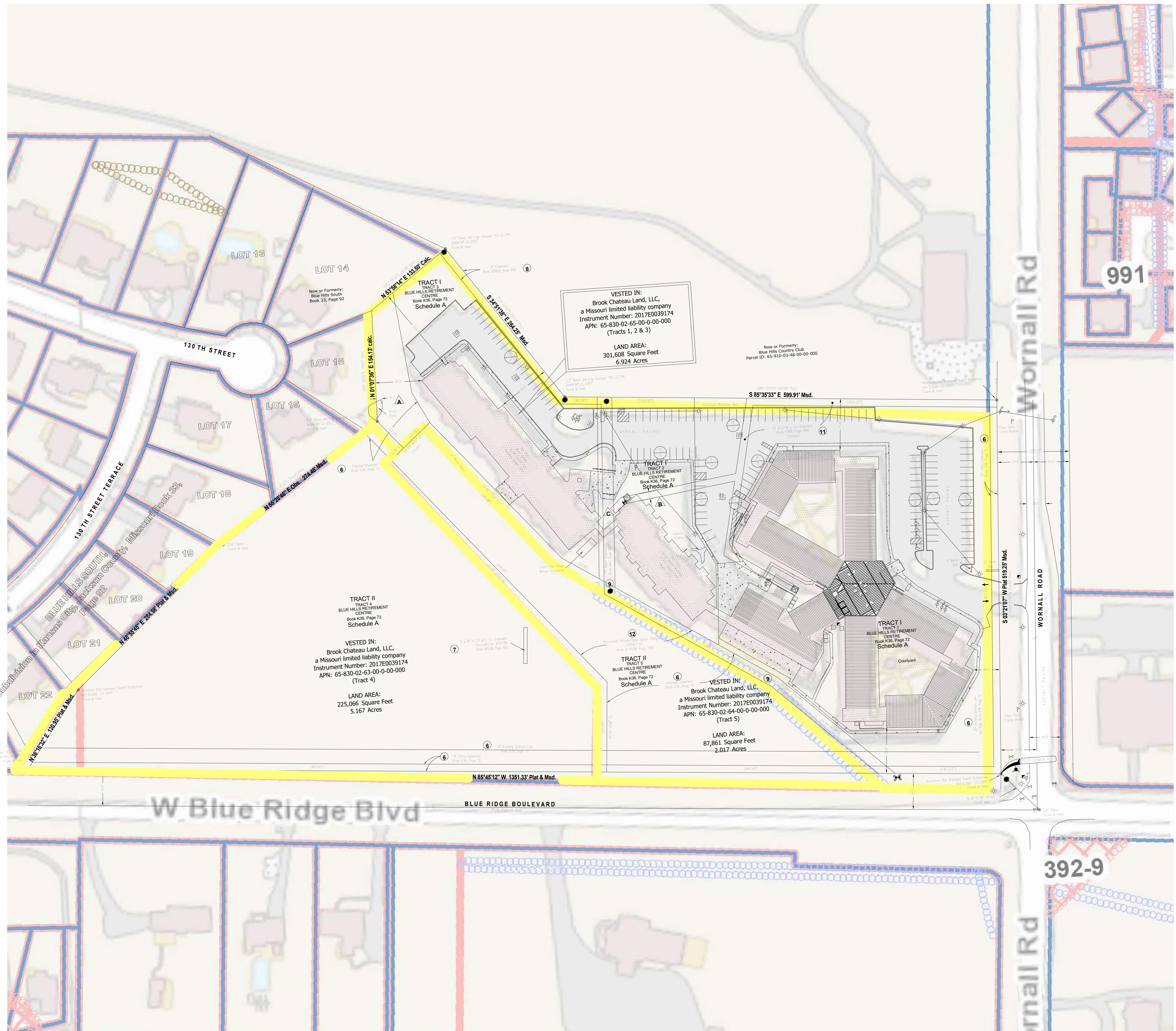
Now or Formerly:
 Blue Hills Country Club
 Parcel ID: 65-910-03-48-00-00-000

1/2" Rebar with Cap Stamped
 "KS LS-776 SK&W MO LS-2057"
 Found & Used

Aluminum Disk Stamped "Aylett
 Rutherford and Eutslar LS 1560"
 Found & Used

Aluminum Disk Stamped "Aylett
 Rutherford and Eutslar LS 1560"
 Found & Used

1/2" Rebar
 Found & Used



MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

| REVISIONS NUMBER | DATE | DESCRIPTION |
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DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXISTING CONDITION PLAN

A1.1

CURRENT LEGAL DESCRIPTION: CONSOLIDATED LOT DESCRIPTION AS-MEASURED:

A tract of land situate in the Township of Kaw, Sections 17 & 18, Township 47 North, Range 33 West, Jackson County, Mississippi, known as being Tracts 1, 2, 3, 4, and 5 of the Blue Hills Retirement Center as shown on Document No. K709805 in Plat Book 36, Page 72, and being further bounded and described as follows: BEGINNING at an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560" at the intersection of Aylett Rutherford and Eustler LS 1560" at the intersection of at the intersection of the North right-of-way of Blue Ridge Boulevard (a public right-of-way) and the West right-of-way of Wornall Road (a public right-of-way), said point being located N 42°51'35" W, 72.93' from 1/2" iron rebar marking the Southwest Corner of the Southwest 1/4 of section 17; THENCE along the North right-of-way of Blue Ridge Boulevard, N 85°45'12" W, for a distance of 1351.33' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE leaving said right-of-way along the KS LS-776 SK&W MO LS-2057; THENCE leaving said right-of-way along the - THENCE leaving said right-of-way along the Blue Hills South Subdivision (Book 33, Page 92) N 36°16'32" E, for a distance of 130.95' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE N 48°55'44" E, for a distance Aylett Rutherford and Eustler LS 1560; THENCE N 48°55'44" E, for a distance ; THENCE N 48°55'44" E, for a distance of 284.58' to a 3/8" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar; THENCE N 55°20'46" E, for a distance of 274.48' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 01°07'39" E, for a distance of 154.13' to a point; THENCE N 53°58'14" E, for a distance of 133.50' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of ; THENCE along the land conveyed to Blue Hills Country Club, S 34°51'38" E, for a distance of 264.25' to a 1/2" iron rebar stamped "KS LS-776 SK&W MO LS-2057"; THENCE S 85°35'33" E, for a distance of 599.91' to an Aluminum disk stamped "Aylett Rutherford and Eustler LS 1560"; THENCE Aylett Rutherford and Eustler LS 1560"; THENCE ; THENCE along the West right-of-way of Wornall Road S 03°21'07" W, for a distance of 519.25' to the POINT OF BEGINNING.

Containing 614,467 square feet (14.106 acres) of land, more or less, as surveyed by Timothy Leigh Fish, LS No. 2018005041 in August of 2023, for and on behalf of Millman Surveying, Inc. d.b.a. CBRE Land Surveying.

The intent of this description is to consolidate tracts 1 thru 5 of the Blue Hills Retirement Center vested in Brook Chateau Land, LLC (Instrument No. 2017E0039174).

MAYFAIR 100-200-300-400-500

12940 WORNALL RD. KANSAS CITY, MO. 64145 IRONDOOR DEVELOPMENT

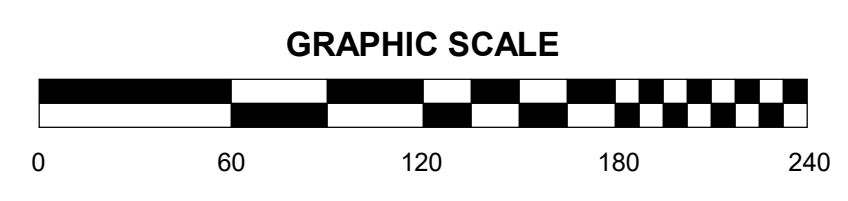
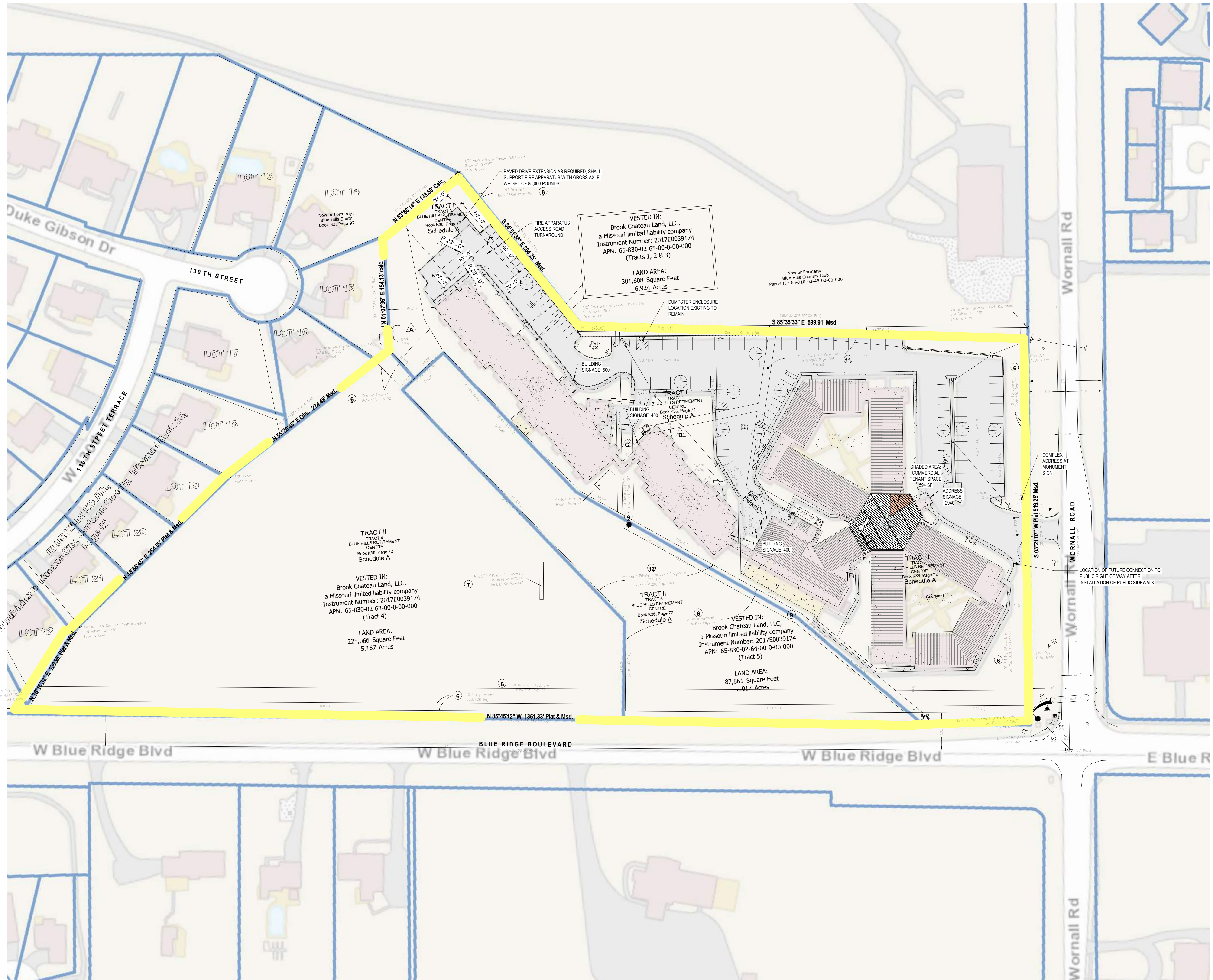
TABLE 1. SITE DATA. Table with columns: SITE DATA, EXISTING, PROPOSED, DEVIATION REQUESTED, APPROVED. Rows include ZONING, GROSS LAND AREA, RIGHT-OF-WAY DEDICATION, NET LAND AREA, BUILDING AREA (SQ. FT.), FLOOR AREA RATIO, Residential Use Info, and TOTAL TRACTS.

Table 2. Building Data. Table with columns: Building Data, Required, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abutting street), and Height.

Table 4. Parking. Table with columns: Proposed Use(s), Required, Proposed, Required, Bike Spaces Proposed. Rows include R2, B (694 SF, 1 PER 1,000 SF), and Total.

Table 5. Other Development Standards. Table with columns: 88-425 - OTHER DEVELOPMENT STANDARDS, Method of Compliance. Rows include 88-408 Parkland Dedication, 88-415 Stream Buffers, 88-430 Outdoor Lighting, 88-435 Outdoor Display, Storage and Work Areas, 88-445 Signs, and 88-450 Pedestrian Standards.

NOTE: STANDARD OPERATION: LIGHTING IS PROVIDED AT ENTRANCES AND ON EXTERIOR AS REQUIRED BY CODE FOR EXITS AND IS EXISTING TO REMAIN. THE BUILDING IS RESIDENTIAL AND WILL BE OPERATIONAL 24/7. RESIDENTS WILL BE EXPECTED TO FOLLOW NOISE CONTROL REQUIREMENTS ENFORCED BY THE CITY. KEY FOBS WILL BE USED TO ACCESS THE BUILDINGS.



REVISIONS table with columns: NUMBER, DATE, DESCRIPTION.

DEVELOPMENT PLAN table with columns: DATE, PROJECT NO., DEVELOPMENT SITE PLAN.



| KCMO LANDSCAPE & SCREENING STANDARDS | | | | |
|---|------------------------------------|-----------------------|------------------------|----------|
| 88-425 - LANDSCAPE REQUIREMENTS | Required | Existing | Alternative Requested? | Approved |
| 88-425-03 Street Trees Street frontage | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| 88-425-04-D General trees | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| 88-425-05 Perimeter Vehicular Use Areas | | | | |
| 88-425-05-B Adjacent to Streets | | | | |
| For every 100 feet 6 trees and 35 shrubs | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| Trees - 6 trees per 100 feet 210 LF / 100 feet = 7.10 x 4 = 42 trees | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| Shrubs - 35 shrubs per 100 feet 210 LF / 100 feet = 7.10 x 35 = 248 shrubs | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| 88-425-06 Interior Vehicular Use Area | | | | |
| Interior Area Future Office Parking Spaces (240 x 35 SF per space - 9,100 SF) | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| 88-425-04-E Interior Vehicular Use Area | | | | |
| Future Office Parking Spaces Trees (240 pkg spaces / 8 pkg spaces per tree = 52 trees) Shrubs (240 pkg spaces x 1 shrub per pkg = 240 shrubs) | EXISTING TO REMAIN | EXISTING TO REMAIN | | |
| 88-425-08 Mechanical/Utility Equipment Screening | ALL EQUIPMENT INTERNAL TO PROPERTY | | | |
| 88-425-09 Outdoor Use Screening | N/A | N/A | | |

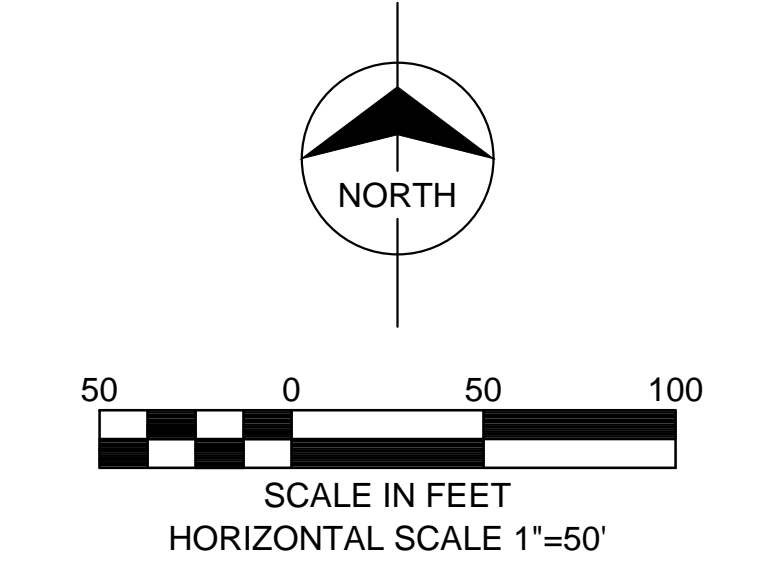
Describe: There will be landscape screening where there are mechanical units and utility equipment once the final design and locations are shown.

- THIS PLAN WAS PREPARED BY A LICENSED LANDSCAPE ARCHITECT STEVEN L. BAUER, PLA, IN COMPLIANCE WITH SECTION 88-425-12 OF THE ZONING AND DEVELOPMENT CODE. EXISTING LANDSCAPING HAS BEEN CLEARLY IDENTIFIED ON THE PLAN DRAWING.
- ALL EXISTING TREE CANOPY TO REMAIN.
- MAXIMUM HEIGHT OF PLANTINGS IN CLOSE PROXIMITY TO LIGHTING ELEMENTS HAVE BEEN IDENTIFIED. THE MATURE HEIGHT OF THESE PLANTINGS SHALL NOT IMPACT OR LESSEN THE FOOT-CANDLES SHOWN ON THE APPROVED PHOTOMETRIC PLAN.
- THE DEVELOPER WILL SUBMIT AN AFFIDAVIT, COMPLETED BY AN ISA CERTIFIED ARBORIST, AN SAF CERTIFIED FORESTER, A PROFESSIONAL ENGINEER, OR A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT ALL TREES PRESERVED AND ALL PLANTED TO MEET MITIGATION REQUIRED OF THE APPROVED PLAN, WHICHEVER IS APPLICABLE, HAS BEEN INSTALLED OR PRESERVED IN ACCORDANCE WITH THE PLAN AND IS HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER WILL 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 WILL TAKE PLACE AFTER FINAL INSPECTION OF THE LANDSCAPE.
- PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH LOT WITHIN THE PLOT 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR TREE PRESERVATION IN AN EASEMENT OR PLATTED TRACT, MITIGATION PLANTING, OR PAYMENT OF CASH-IN-LIEU OF PRESERVATION OR MITIGATION PLANTING, OR ANY COMBINATION THEREOF IN ACCORDANCE WITH 88-424. SHOULD THE DEVELOPER CHOOSE TO PAY CASH-IN-LIEU OF PRESERVATION OR MITIGATION OF ALL OR A PORTION OF THE SPECIFIED IN 88-424, THIS REQUIREMENT SHALL BE SATISFIED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR PRIOR TO THE RECORDING OF THE FINAL PLAT, WHICHEVER OCCURS FIRST.

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT |
|----------------------|-----------|--|----------|
| TREES | | | |
| | 5 | Celtis x 'Magnifica' / Magnifica Common Hackberry | Existing |
| | 1 | Cercis canadensis / Eastern Redbud Multi-trunk | Existing |
| | 1 | Liriodendron tulipifera / Tulip Poplar | Existing |
| | 3 | Malus angustifolia / Crabapple | Existing |
| | 3 | Pyrus calleryana 'Bradford' / Bradford Callery Pear | Existing |
| | 4 | Quercus palustris / Pin Oak | Existing |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE |
| SHRUBS | | | |
| | 1 | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry | Existing |
| | 13 | Buxus x 'Green Gem' / Green Gem Boxwood | Existing |
| | 2 | Buxus x 'Green Mountain' / Green Mountain Boxwood | Existing |
| | 3 | Calamagrostis x acutiflora / Feather Reed Grass | Existing |
| | 2 | Chaenomeles cathayensis / Japanese Flowering Quince | Existing |
| | 5 | Euonymus alatus / Burning Bush | Existing |
| | 6 | Euonymus radicans argenteo 'Variegata' / Variegated Bigleaf Winter Creeper | Existing |
| | 6 | Hibiscus syriacus / Rose of Sharon | Existing |
| | 7 | Rosa acicularis / Prickly Rose | Existing |
| | 23 | Taxus baccata / English Yew | Existing |
| SYMBOL | QTY | BOTANICAL / COMMON NAME | CONT |
| GROUND COVERS | | | |
| | 91,062 sf | Turf Sod Bolero Plus / Fescue blend | flat |

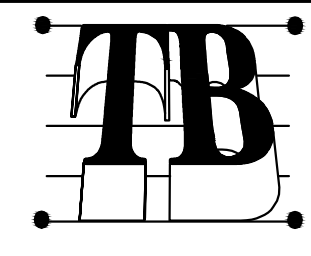
1 LANDSCAPE DEVELOPMENT PLAN
1" = 50'



K:\NewJob2\72-1580\DESIGN\LANDSCAPE\LS-L-101.dwg Aug 16, 2024 - 3:44pm

| DATE | REVISIONS AND RECORD OF ISSUE | NO. | BY | CHK | APP |
|------|-------------------------------|-----|----|-----|-----|
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| T & B Project No. 72-1580 | File Name: LS-L-101.DWG |
| DESIGNED BY: KJW DRAWN BY: KJW CHECKED BY: SLB | DATE OF ORIGINAL ISSUE: August 16, 2024 |
| THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY OF ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS. | |



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

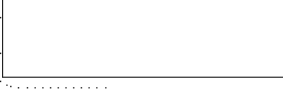

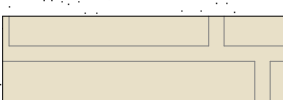


12942 WORNALL ROAD
IRON DOOR DEVELOPMENT
LANDSCAPE PLAN

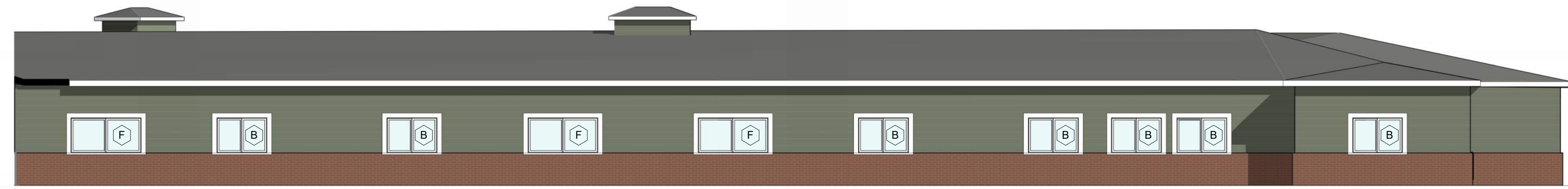
Hagos E. Andebrhar
Engineer
License No.:
PE-2004011822
DWG NO.:
L001



UNIT PATIO LIGHT

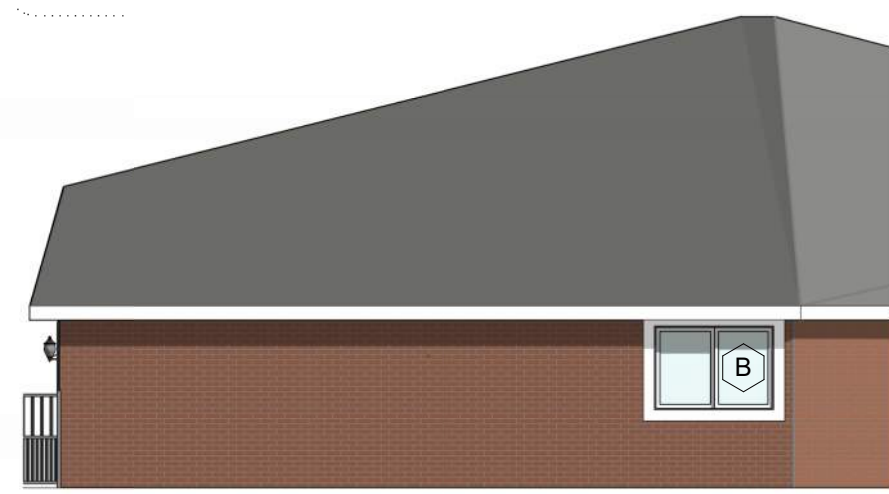
SOUTHWEST ELEVATION 6
1/8" = 1'-0"

- WHITE PRE-FINISHED HARDI TRIM 
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED 
- EXISTING STONE TO REMAIN 
- GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE 
- EXISTING BRICK TO REMAIN 

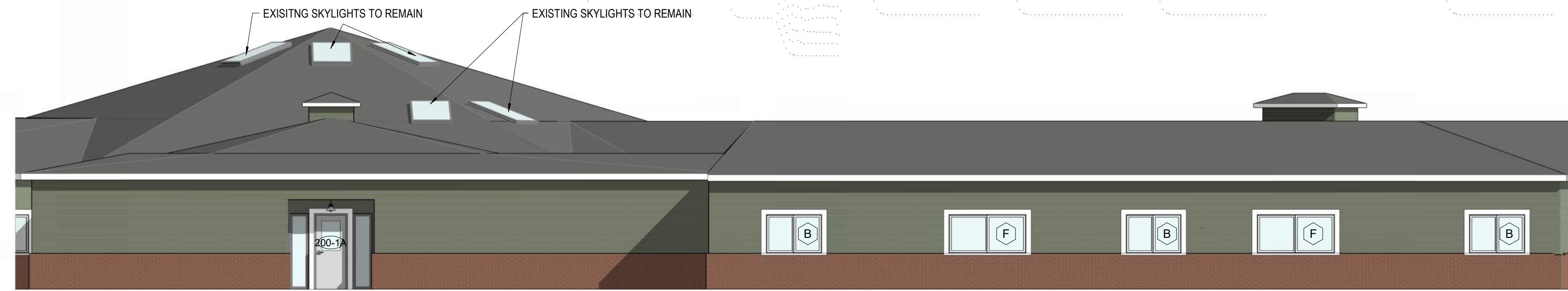


MATERIALS KEY 11
1/2" = 1'-0"

WEST ELEVATION 5
1/8" = 1'-0"



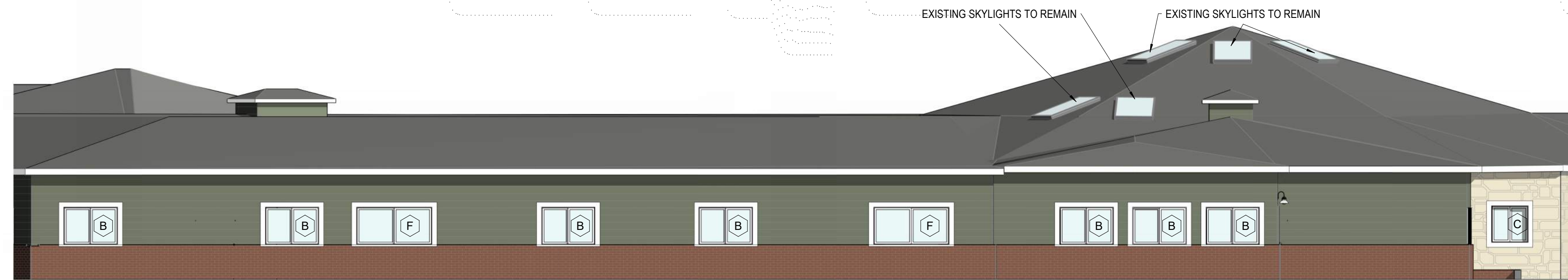
SOUTHEAST ELEVATION CONTINUED 10
1/8" = 1'-0"



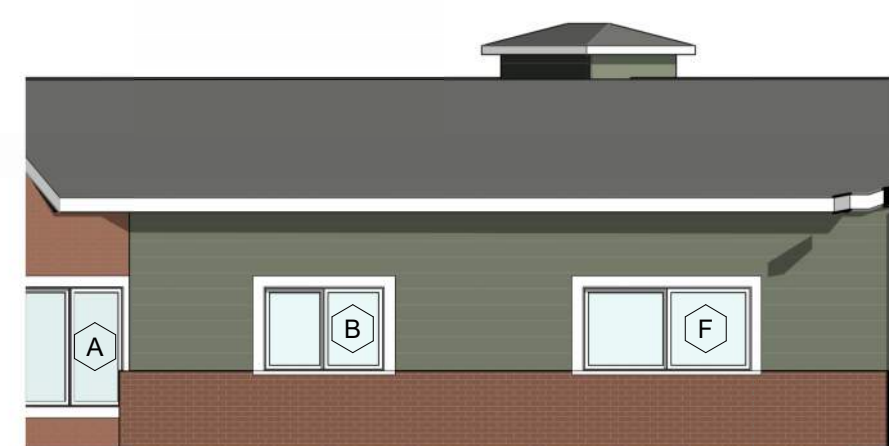
SOUTH ELEVATION 4
1/8" = 1'-0"



EAST ELEVATION CONTINUED 9
1/8" = 1'-0"



SOUTHEAST ELEVATION 3
1/8" = 1'-0"



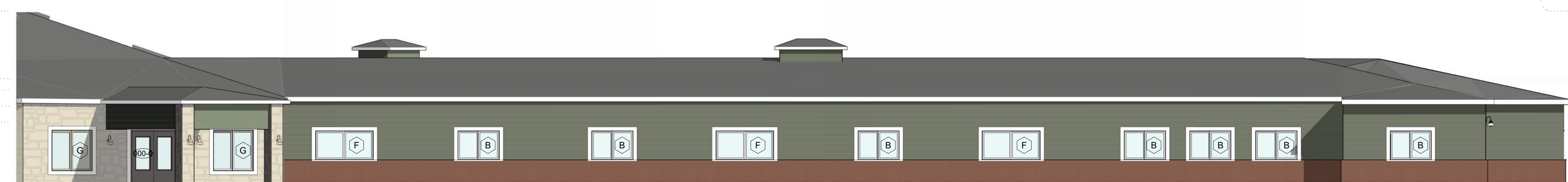
SOUTHEAST ELEVATION CONTINUED 8
1/8" = 1'-0"



EAST ELEVATION CONTINUED 2
1/8" = 1'-0"



EAST ELEVATION CONTINUED 7
1/8" = 1'-0"



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

MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

| REVISIONS | NUMBER | DATE | DESCRIPTION |
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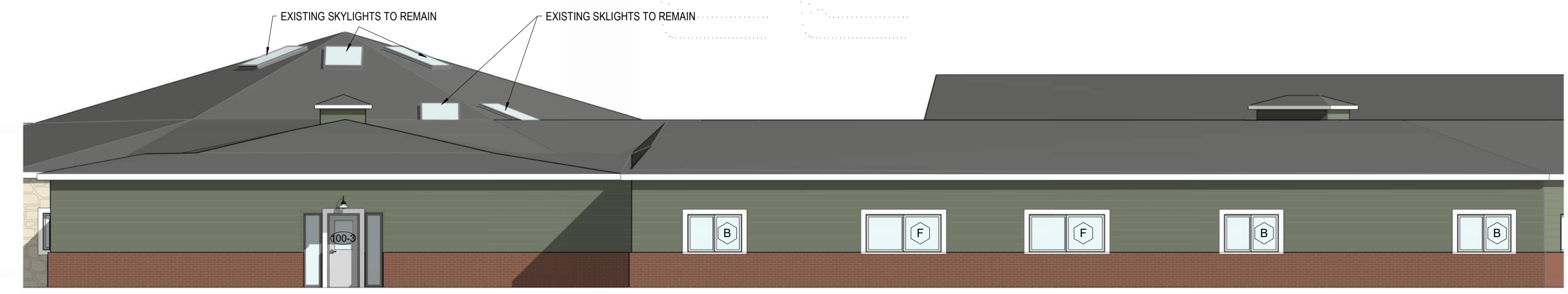
DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.0



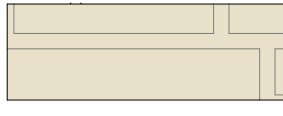

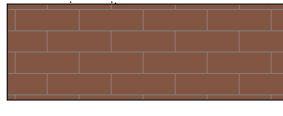


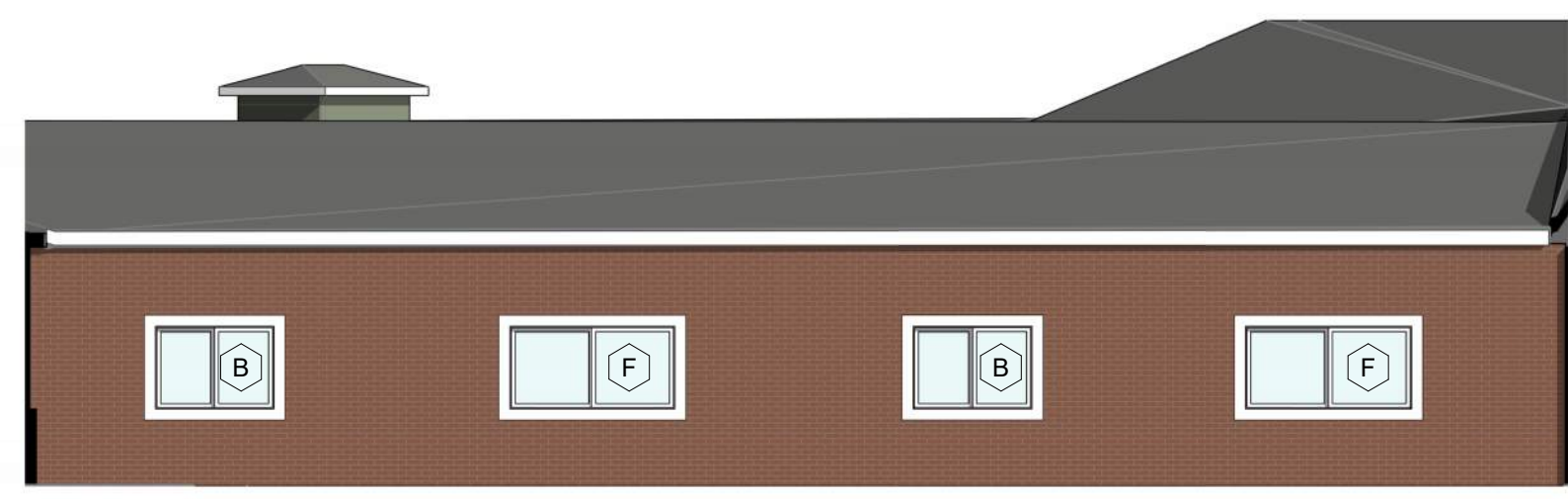
NORTH ELEVATION 4
1/8" = 1'-0"



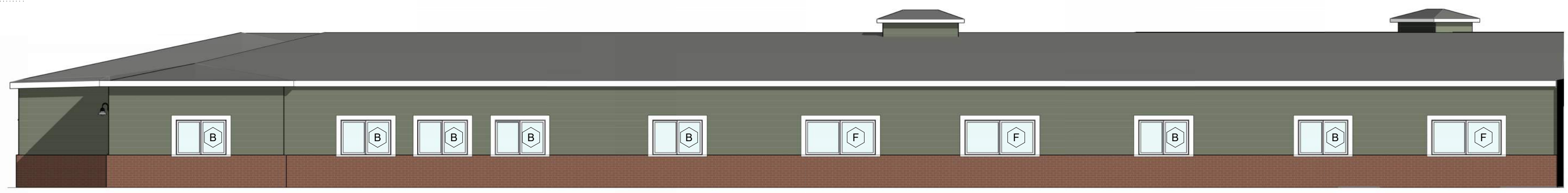
NORTHWEST ELEVATION 3
1/8" = 1'-0"

MATERIALS KEY 7
1/2" = 1'-0"

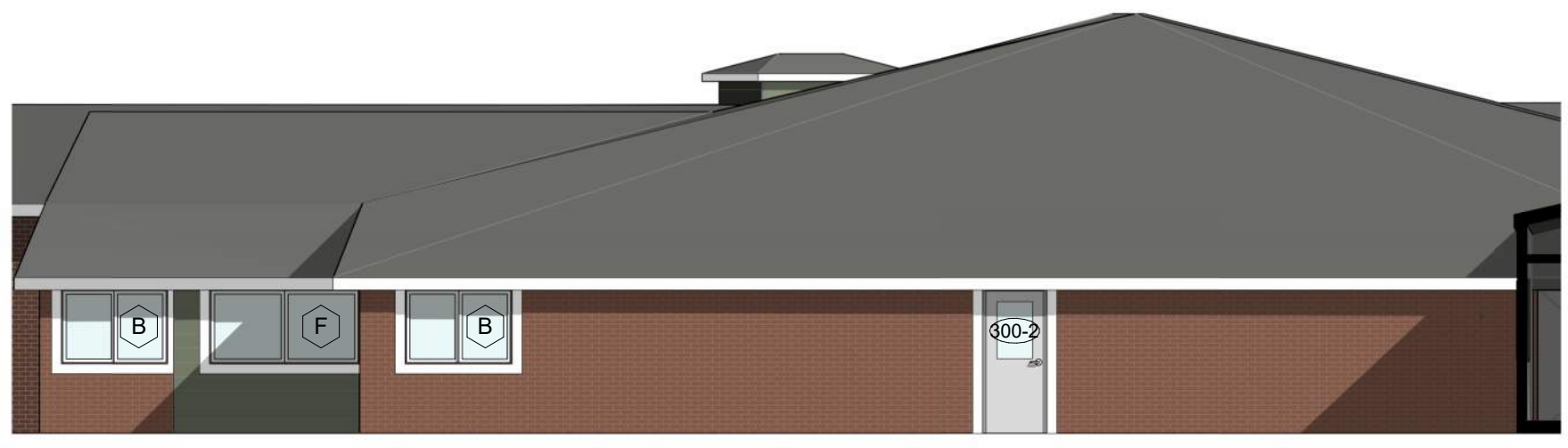
| | |
|---|---|
| WHITE PRE-FINISHED HARDI TRIM |  |
| EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED |  |
| EXISTING STONE TO REMAIN |  |
| GREEN SIDING TO MATCH OTHER BUILDINGS ON-SITE |  |
| EXISTING BRICK TO REMAIN |  |



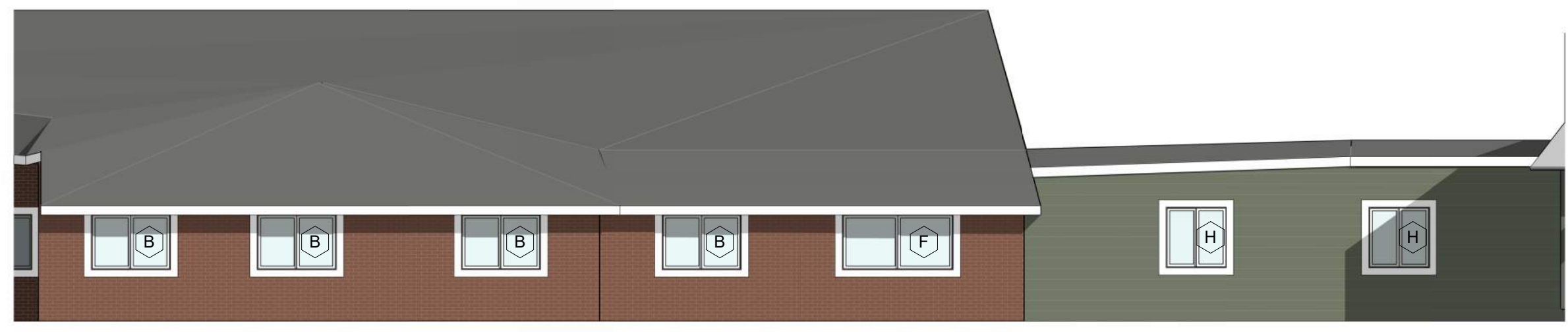
NORTHWEST ELEVATION CONTINUED 6
1/8" = 1'-0"



SOUTHWEST ELEVATION CONTINUED 2
1/8" = 1'-0"



NORTHWEST ELEVATION CONTINUED 5
1/8" = 1'-0"



NORTHEAST ELEVATION 1
1/8" = 1'-0"

| REVISIONS | NUMBER | DATE | DESCRIPTION |
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DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS



BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED






BUILDING 500 SOUTHWEST ELEVATION



BUILDING 500 EAST ELEVATION CONTINUED

BUILDING 500 EAST ELEVATION

BUILDING 500 NORTHWEST ELEVATION

- EXISTING WOOD TO REMAIN 
- WHITE PRE-FINISHED HARDI TRIM 
- EXISTING ROOF TO REMAIN, PATCH AND REPAIR AS NEEDED 
- EXISTING GREEN SIDING TO REMAIN 
- EXISTING BRICK TO REMAIN 

MATERIALS KEY



BUILDING 400 SOUTHEAST ELEVATION



BUILDING 400 NORTHWEST ELEVATION



BUILDING 400 SOUTHWEST ELEVATION



BUILDING 400 NORTHEAST ELEVATION

MAYFAIR 100-200-300-400-500

12940 WORNALL RD.
KANSAS CITY, MO. 64145
IRONDOOR DEVELOPMENT

REVISIONS
NUMBER DATE DESCRIPTION

DEVELOPMENT PLAN

DATE: 8/19/2024

PROJECT NO: 2410.1

EXTERIOR ELEVATIONS

A2.2

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,

Meeting Sign-In Sheet

Project Name and Address

Mayfair (100, 200, 300, 400, 500) Remodel

12940 Wornall Road

| Name | Address | Phone | Email |
|---------------------------|--------------------------------|-------|-------|
| Joe Nastasi | 11829 Main St KC, MO | | |
| Kurt Ricky | 11 W 128th St KC, MO | | |
| Mary West | 101 West 112th St KC, MO | | |
| Clareen Lampe | 645 W 134th Place KC, MO | | |
| Jerry Eye | 77 West Burning Tree KC, MO | | |
| Carol Winterowd | | | |
| Turner & Wanda Shipman | 68 E 106th Terrace KC, MO | | |
| Brian Hochstein | 407 W 130th Terrace KC, MO | | |
| Joe Huber | 904 W 120th St KC, MO | | |
| Cindy | 121 Woodbridge Lane KC, MO | | |
| Don Bradley | | | |



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # **CD-CPC-2024-00108**

Meeting Date: **August 27th, 2024**

Meeting Location: **Virtual on Zoom: <https://shorturl.at/4HpEI>**

Meeting Time (include start and end time): **Start time: 7:00PM CST
End time: 7:35PM CST**

Additional Comments (optional):