



CITY PLAN COMMISSION STAFF REPORT

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

April 2, 2024

Project Name
Vivion and Chouteau Amendment

Docket # 5

Request
CD-CPC-2023-00178
Rezoning to UR

Applicant
Shawn Duke
Snyder & Associates

Owner
Joe Mandacina

Location 2906 NE Vivion Road
Area About 1.5 Acres
Zoning UR
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Commercial, zoned UR
South: Commercial, zoned UR
East: Residential, zoned R-6
West: Commercial, zoned UR

KC Spirit Playbook Alignment
N/A

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends mixed use community for this location.

Major Street Plan

N. Chouteau Trafficway is identified on the City's Major Street Plan as a Boulevard. NE Vivion Road is identified as a thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/11/2023. Scheduling deviations from 2024 Cycle 1.2 have occurred.

- The applicant needed additional time to comply with the public engagement requirements (88-505-12).

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on March 19th, 2024, and an additional meeting on March 25th, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is located at the northeast corner of N. Chouteau Parkway which is a boulevard and NE Vivion Road. The two structures are included within the Antioch Mall Urban Redevelopment Plan. The two structures have been vacant for more than a year and require a major plan amendment in order for a drive-through to be a permitted use.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved development plan to allow for a drive-through facility in District UR (Urban Redevelopment) on about 1.5 acres generally located at NE Vivion Road and N Chouteau Trafficway.

CONTROLLING + RELATED CASES

On March 2, 2006, the Council rezoned the Antioch Shopping Center (**6485-URD-16**) and some of the surrounding area, including the two subject properties within this request (**Ord. No. 060166**).

On September 25, 2008, the Council approved an amendment (**Case No. 6485-URD-17**) to the Antioch Shopping Center UR Plan (**Ord. No. 080861**).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

05 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is proposing a major amendment to the previously approved Antioch Mall redevelopment (Case. No. 6485-URD-17) to allow for drive-through facilities at the northeast corner of N. Chouteau Trafficway and NE Vivion Road. The two lots identified on the plan as “Y” and “Z” are seeking approval through this major amendment application to allow for a drive-through restaurant on each lot. Due to the structures being unoccupied for over a year and located on a boulevard (N. Chouteau Parkway) requires a major amendment. The applicant is not proposing to expand the structures more than 30% which makes them exempt from having to comply with 88-323 (Boulevard and Parkway Standards) of the Zoning and Development Code. The applicant will comply with 88-340 (Drive-Through Standards) of the Code by screening the drive-through uses by providing 3’ of continuous screening and constructing a permanent porte-cochere.

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	-	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (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 proposed use complies with the Briarcliff/Winnwood Area Plan. The proposed drive-through uses comply with 88-340 of the Zoning and Development Code.

B. Zoning and use of nearby property;

The subject properties are adjacent to residential uses and a residential zoning district on the east. Commercial uses are located to the north, west and south of the subject properties.

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

The general character of the area is commercial and the site is located along two major corridors.

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

The site is currently served by all public facilities to allow for the proposed use.

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

The subject properties shall comply with the Boulevard and Parkway Standards if the applicant is to construct a new building or expand the existing building by more than 30%.

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

The subject properties have been vacant for more than one year.

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

The site is currently zoned UR (Urban Redevelopment) and will maintain the existing zoning district. This application is to allow for drive-through uses on the subject properties.

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.

A rezoning is required to allow for a drive-through use on the subject properties which will encourage more commercial activity at this major intersection.

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 applicant will continue to work with Development Management Division staff to ensure that the site plan complies with 88-340 of the Zoning and Development Code.

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

A major amendment to the approved plan is required to allow for the drive-through use.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The site plan is providing for safe, efficient and convenient movement of traffic. The applicant will coordinate with Public Works and the Parks Department to discuss turning movements along N. Chouteau Trafficway.

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

The plan shall comply with the Pedestrian Standards (88-450) of the Zoning and Development Code.

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

The site is currently served by utilities.

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

The applicant is not proposing any changes to the existing structures but is required to provide a porte-cochere for each drive-through.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant will have a solid fence along the eastern perimeter of the site adjacent to the residential uses. All site lighting and landscaping will comply with the Zoning and Development 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.

The applicant is not proposing any additional impervious surfaces.

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.

No trees are being removed from the site.

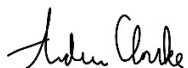
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: March 27, 2024

Case Number: CD-CPC-2023-00178

Project: Vivion and Chouteau Amendment

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. 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.
6. The applicant is exempt from submitting a UR Final Plan for approval from the City Plan Commission for Building Z as long as there is no expansion that would trigger a major amendment to the approved UR preliminary development or demolition of the existing structures. All other properties will require a UR Final Plan.
7. All City Planning and Development and Park Department site plan corrections related to landscaping shall be resolved prior to the issuance of a final certificate of occupancy.

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

8. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
9. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits

ANTIOCH MALL UR REDEVELOPMENT PLAN AMENDMENT

T51N-R32W-S31, KANSAS CITY, CLAY COUNTY, MO

A - PHASE 1 BOUNDARY DESCRIPTION

TRACT I (LOTS 1-12)
ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, AN ADDITION IN AND TO THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, TOGETHER WITH THE WEST 20 FEET OF BLOCK 1, GREEN HAVEN PLAZA NO. 2, LYING SOUTH OF LOT 11, BLOCK 1, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, AN ADDITION IN AND TO THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

B - TRACT II (PARCEL A)
LOT 4, CLAY COUNTY, MISSOURI, PREVIOUSLY DESCRIBED AS FOLLOWS: ALL THAT PART OF BLOCK 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY NORTH, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK FROM A POINT IN SAID EASTERLY LINE WHICH IS 163 FEET NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, MEASURED ALONG THE EASTERLY LINE OF SAID BLOCK 3, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL B)
LOT 3, AND THE SOUTH 20 FEET OF LOT 2, BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION OF CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL C)
ALL OF LOT 2, EXCEPT THE NORTH 50 FEET THEREOF MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT, AND EXCEPT THE SOUTH 20 FEET THEREOF MEASURED PARALLEL TO THE SOUTH LINE OF SAID LOT, BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL D)
LOT 1 AND THE NORTH 50 FEET OF LOT 2, IN BLOCK 3, RESURVEY OF BLOCKS 1 AND 3, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

KCATA TRACT:
ALL OF LOT 2, ANTIOCH GREEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

C - TRACT III (PARCEL A)
PART OF BLOCK 2, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 51, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF CHOUTEAU TRAFFICWAY, AS SHOWN ON THE PLAT OF ANTIOCH, A SUBDIVISION IN CLAY COUNTY, THE NORTHERLY PORTION OF WHICH IS A REPLAT OF PART OF THE PLAT OF GREEN HAVEN WEST, A SUBDIVISION IN CLAY COUNTY, SAID POINT BEING 50.00 FEET SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, FROM THE INTERSECTION OF SAID CHOUTEAU RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF KANSAS AVENUE, WHICH IS PLATTED AS VALLEY VIEW DRIVE, AND AS SHOWN ON SAID PLAT OF GREEN HAVEN WEST, THENCE SOUTH 66 DEGREES 44 MINUTES 02 SECONDS EAST 165.42 FEET ALONG THE SOUTHERLY LINE OF THE BIG SHOAL GREENWAY, TRACT NUMBER 106, AS CONVEYED BY ANTIOCH SHOPPING CENTER, INC., TO THE SOUTHWEST CORNER OF LOT 79, GREEN HAVEN, A SUBDIVISION IN CLAY COUNTY, SAID CORNER BEING ON THE COMMON SUBDIVISION BOUNDARY LINE BETWEEN THE PLAT OF GREEN HAVEN AND THE PLAT OF ANTIOCH, SAID COMMON LINE ALSO BEING THE PLATTED CENTERLINE OF A RAVINE, SAID CORNER FURTHER BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 54TH STREET, THENCE SOUTHERLY ALONG SAID COMMON LINE AND CENTERLINE TO THE NORTHWEST CORNER OF LOT 115, GREEN HAVEN, SAID CORNER BEING ON SOUTH 02 DEGREES 51 MINUTES 43 SECONDS EAST 190.83 FEET FROM THE NORTHWEST CORNER OF SAID LOT 115, BY DIRECT MEASUREMENT, THENCE NORTH 76 DEGREES 47 MINUTES 55 SECONDS WEST 108.67 FEET ALONG A PROLONGATION OF THE SOUTH LINE OF LOTS 111, 112, 113, 114 AND 115, GREEN HAVEN, TO A POINT ON A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF CHOUTEAU TRAFFICWAY, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 04 DEGREES 25 MINUTES 15 SECONDS EAST, A DELTA OF 21 DEGREES 27 MINUTES 13 SECONDS, AND A RADIUS OF 741.16 FEET, AN ARC DISTANCE OF 277.52 FEET TO THE POINT OF BEGINNING, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

PARCEL B:
THE SOUTH 500 FEET OF BLOCK 2, ANTIOCH, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

TRACT IV (PARCEL A)
LOT 38 EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

(PARCEL B)
LOT 40, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL C)
LOT 41, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL D)
LOT 42, EXCEPT THE EAST 130 FEET, AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LOT LINES THEREOF, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(PARCEL E)
LOT 43, GREEN HAVEN, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, EXCEPT BEGINNING AT THE NORTHEAST CORNER OF LOT 43, THENCE 145 FEET WESTERLY ALONG THE BOUNDARIES OF LOTS 111 AND 112, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF LOT 43 TO THE SOUTH LINE OF SAID LOT, THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID LOT 43, TO THE EAST LINE OF SAID LOT, THENCE NORTH ALONG THE EASTERN LINE OF THE LOT TO THE POINT OF BEGINNING.

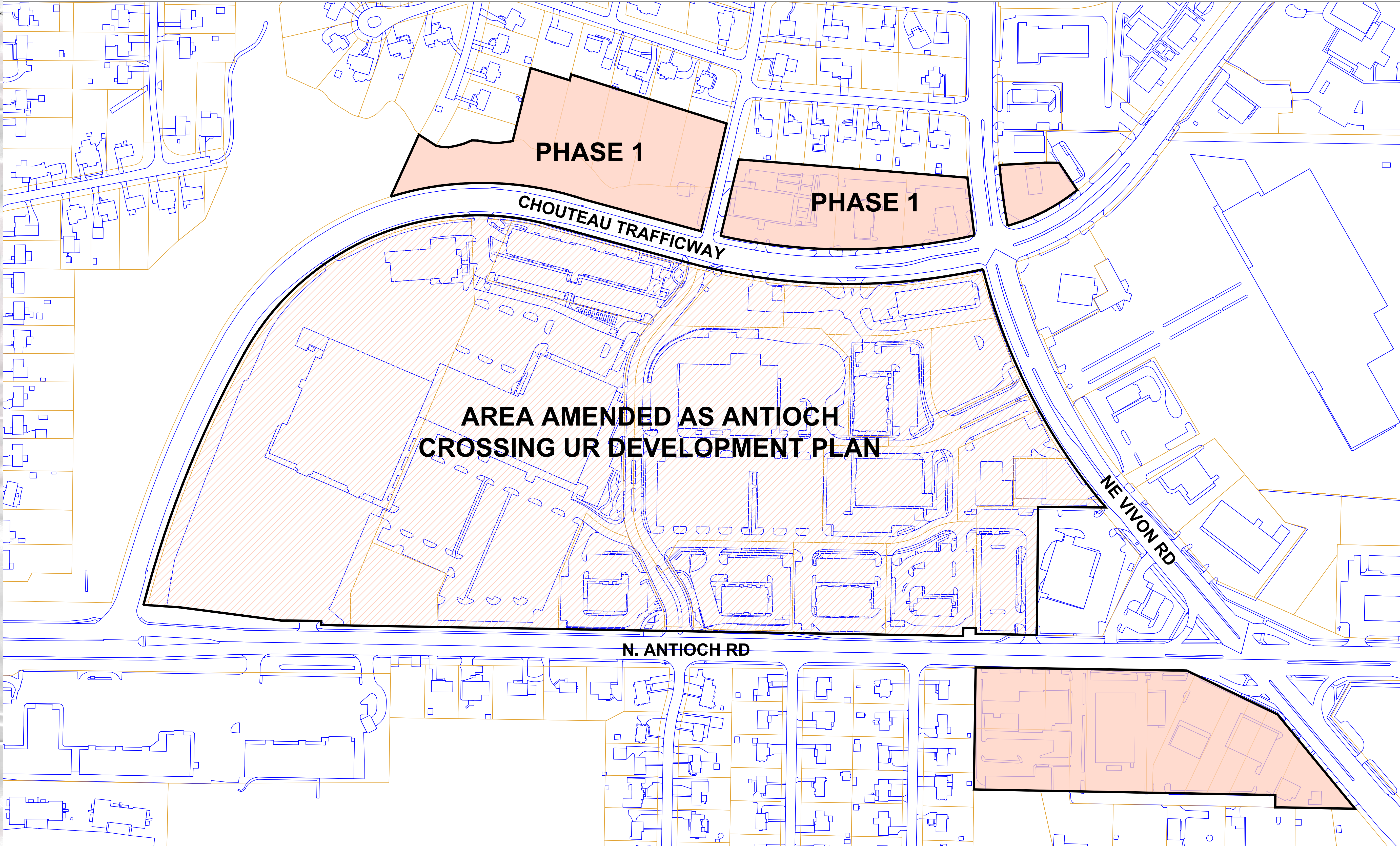
D - FUTURE DEVELOPMENT
FROM A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERN PROLONGATION OF THE WESTERN BOUNDARY OF LOT 8, ANTIOCH HILLS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF NORTHEAST VIVON ROAD, THENCE NORTH ALONG THE PROLONGATION OF THE WESTERN BOUNDARY OF SAID LOT 8, TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE EAST TO THE SOUTHWEST CORNER OF LOT 7, ANTIOCH HILLS, THENCE NORTH, ALONG THE WESTERN BOUNDARY OF LOTS 7, 6, 5, 4, 3, 2, AND 1, ANTIOCH HILLS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH TO SOUTHEASTERN CORNER OF LOT 17, ANTIOCH HILLS, THENCE NORTH, ALONG THE SOUTHERLY LINE OF LOT 17 TO THE NORTHEAST CORNER OF SAID LOT 17, SAID POINT BEING ON THE NORTHERN BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 51, RANGE 33, THENCE EAST, ALONG SAID NORTHERN BOUNDARY, SAID POINT ALSO BEING ON THE SOUTHERN BOUNDARY OF LOT 4, BLOCK 1, BEVERLY LANE, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE EAST ALONG THE SOUTHERN BOUNDARY OF LOTS 4, 3, 2, AND 1, BLOCK 1, BEVERLY MANOR TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BEVERLY MANOR, THENCE EAST ALONG THE PROLONGATION OF THE SOUTHERN BOUNDARY OF SAID LOT 1 TO A POINT ON EASTERN RIGHT-OF-WAY LINE OF NORTH ANTIOCH ROAD, THENCE SOUTH ALONG SAID EASTERN RIGHT-OF-WAY TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF NE VIVON ROAD, THEN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE OF NE VIVON ROAD TO THE POINT OF BEGINNING.

E - FUTURE DEVELOPMENT
ALL THAT PART OF LOTS 40 AND 42, BEULMAR ACRES, AN ADDITION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THAT PART OF VACATED KANSAS AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 90 FEET WEST OF THE NORTHEAST CORNER OF LOT 42, SAID CORNER BEING ON THE SOUTHERLY LINE OF VIVON ROAD, AS NOW ESTABLISHED, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 122 FEET, THENCE WEST AT THE RIGHT ANGLES FROM SAID EAST LINE, 80 FEET, THENCE NORTHWESTERLY 117.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 42, MEASURED ALONG THE NORTHERLY LINE THEREOF, THENCE EASTERLY ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID VIVON ROAD, 90 FEET TO THE POINT OF BEGINNING. (2919 NE VIVON ROAD)

ALL THAT PART OF LOT 42, BEULMAR ACRES, AN ADDITION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42, SAID CORNER BEING A POINT ON THE SOUTHERLY LINE OF VIVON ROAD, AS NOW ESTABLISHED, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 122 FEET, THENCE WEST AT THE RIGHT ANGLES FROM THE LAST DESCRIBED COURSE, 32 FEET, THENCE SOUTHWESTERLY ALONG A LINE WHICH DEFLECTS TO THE RIGHT 56 DEGREES 50 MINUTES 36 SECONDS FROM THE LAST DESCRIBED COURSE, 84.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF CHOUTEAU TRAFFICWAY, AS NOW ESTABLISHED, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 580 FEET, 137.26 FEET, THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, BEING TANGENT TO THE LAST CURVE, 65.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 42, THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 43 AND 42, 213.01 FEET TO THE POINT OF BEGINNING. (5171 NE CHOUTEAU TRAFFICWAY)

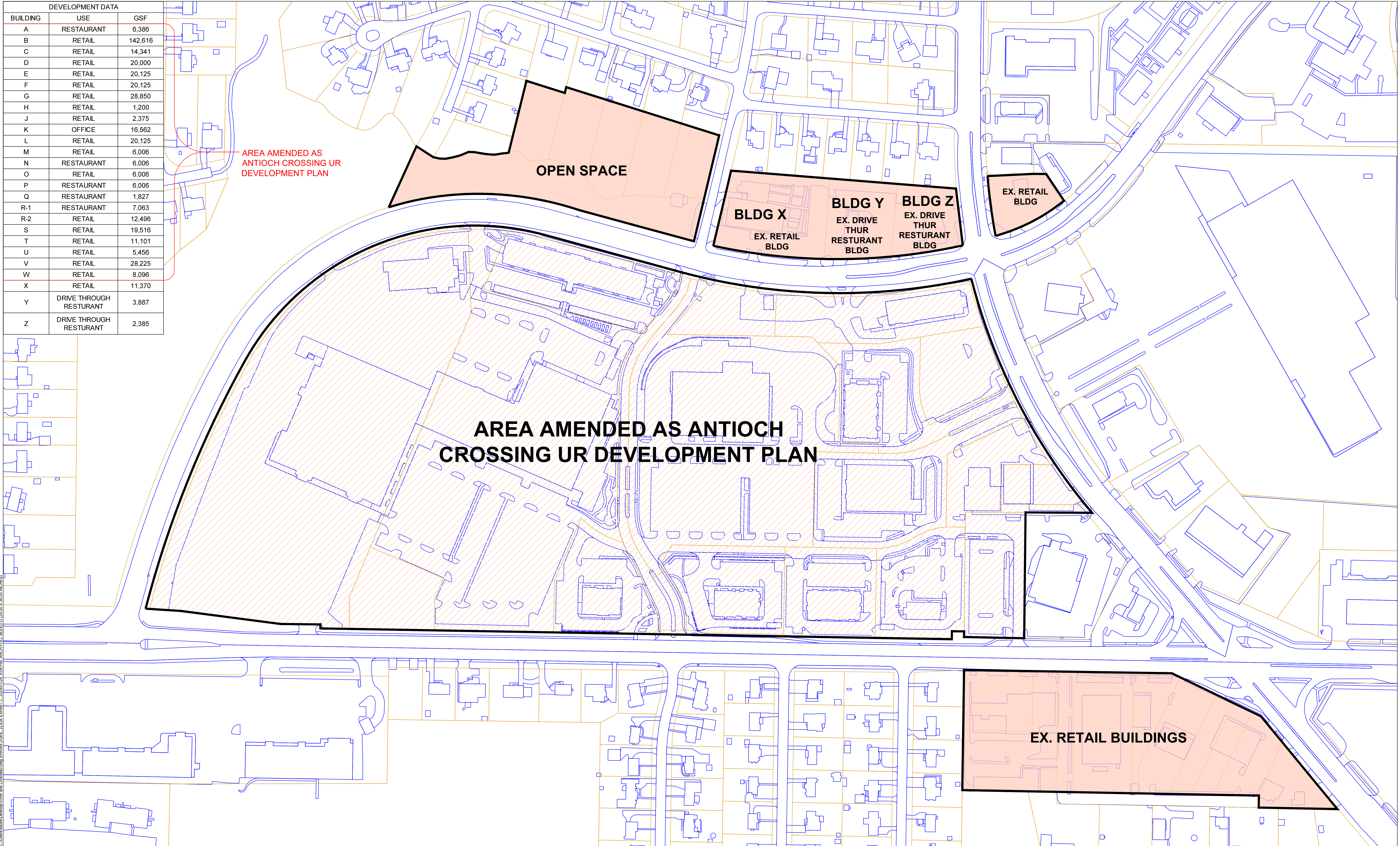
F - FUTURE DEVELOPMENT
THE PROPERTY COMMONLY REFERRED TO AS 2619 NE VIVON ROAD, WHICH IS THE EAST 100 FEET OF THE WEST 120 FEET OF GREEN HAVEN PLAZA, BLOCK 1, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, WHICH WAS NOT REPLATED ANTIOCH, AND INCLUDING TO THE CENTERLINE OF ALL ABUTTING STREETS.

G - FUTURE DEVELOPMENT
THE PROPERTY COMMONLY REFERRED TO AS 2602 NE VIVON ROAD, COMMENCING AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 51, RANGE 32, IN CLAY COUNTY, MISSOURI, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 31, 25 FEET, MORE OR LESS, TO THE EAST LINE OF AN ANTIOCH ROAD, THENCE SOUTHERLY ALONG THE EAST LINE OF ANTIOCH ROAD 305.6 FEET, MORE OR LESS, TO A POINT 150 FEET NORTHERLY FROM THE POINT OF INTERSECTION OF THE EAST LINE OF ANTIOCH ROAD AND THE NORTHWESTERLY TERMINUS OF THE DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE, BEING 129.25 FEET, MORE OR LESS, IN LENGTH AND RUNNING IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION ALONG A STRAIGHT LINE AND CONNECTING THE EASTERLY LINE OF ANTIOCH ROAD WITH THE NORTHERLY LINE OF HIGHWAY 69, WHICH POINT IS THE POINT OF BEGINNING, CONTINUING THENCE SOUTHERLY ALONG THE EAST LINE OF ANTIOCH ROAD 150 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY LINE OF ANTIOCH ROAD WITH SAID DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE, THENCE SOUTHEASTERLY ALONG SAID DIAGONAL STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY LINE 129.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF HIGHWAY NO. 69, THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF HIGHWAY NO. 69, 150 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 150 FEET ON ANTIOCH ROAD AND A FRONTAGE OF 150 FEET ON HIGHWAY NO. 69.



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DEVELOPMENT DATA		
BUILDING	USE	GSF
A	RESTAURANT	6,386
B	RETAIL	142,616
C	RETAIL	14,341
D	RETAIL	20,000
E	RETAIL	20,125
F	RETAIL	20,125
G	RETAIL	28,850
H	RETAIL	1,200
J	RETAIL	2,375
K	OFFICE	16,562
L	RETAIL	20,125
M	RETAIL	6,006
N	RESTAURANT	6,006
O	RETAIL	6,006
P	RESTAURANT	6,006
Q	RESTAURANT	1,827
R-1	RESTAURANT	7,063
R-2	RETAIL	12,496
S	RETAIL	19,516
T	RETAIL	11,101
U	RETAIL	5,456
V	RETAIL	28,225
W	RETAIL	8,096
X	RETAIL	11,370
Y	DRIVE THROUGH RESTURANT	3,887
Z	DRIVE THROUGH RESTURANT	2,385



C:\Users\shawn.djace\OneDrive\Documents\Projects\Antioch Mall UR Redevelopment Plan Amendment\Site Plan\Antioch Mall UR Redevelopment Plan Amendment - Site Plan.dwg, 2/26/2024, 2:08:10 PM, ARCHITECTURAL BLEED (A3.00 X 36.00 INCHES)

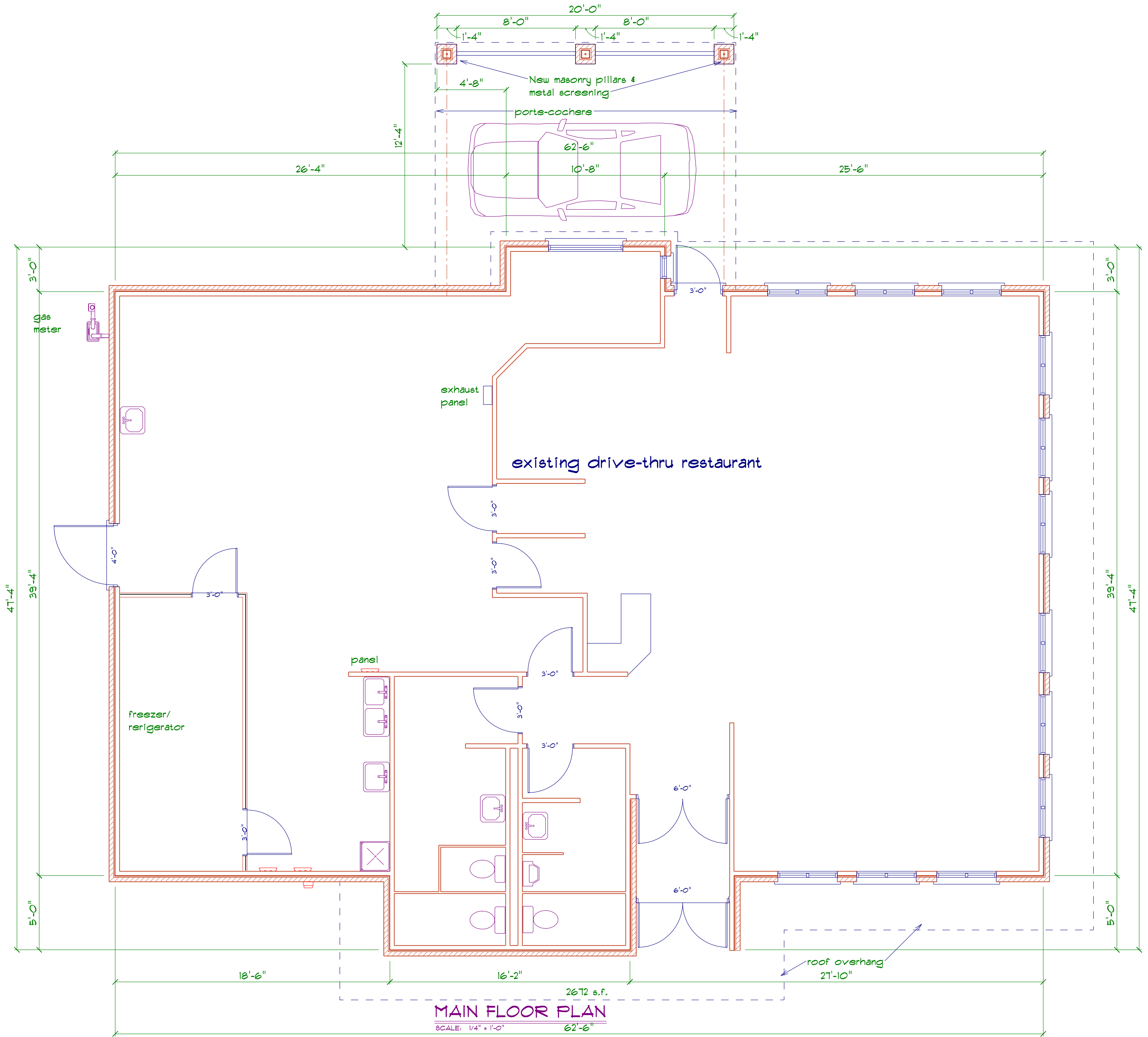


PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
SHRUBS & ORNAMENTAL GRASSES						
11	+	Taxus x media 'Densiformis'	DENSIFORMIS YEW	18" Ht.	3'h x 4'w	#5 CONT.
3	△	Juniperus virginiana 'Taylor'	TAYLOR JUNIPER	24" Ht.	12'h x 3'w	#5 CONT.
42	●	Sporobolus heterolepis	PRAIRIE DROPSEED	8" Ht.	2'-4" Ht.	#1 CONT.
11	●	Pennisetum alopecuroides 'Hameln'	DWARF HAMELN GRASS	8" Ht.	2'-3" Ht.	#1 CONT.
7	○	Andropogon gerardii	BIG BLUESTEM	8" Ht.	4'-8" Ht.	#1 CONT.
38	●	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	8" Ht.	3'-5" Ht.	#1 CONT.

ANTIOCH MALL UR REDEVELOPMENT PLAN AMENDMENT - LANDSCAPE SCREENING PLAN

C:\Users\shawn.djace\OneDrive\Documents\Antioch Mall UR Redevelopment Plan Amendment - Landscape Screening Plan.dwg, 2/26/2024, 8:11 PM, ARCH/FULL BLEED (A3.00 X 36.00 INCHES)

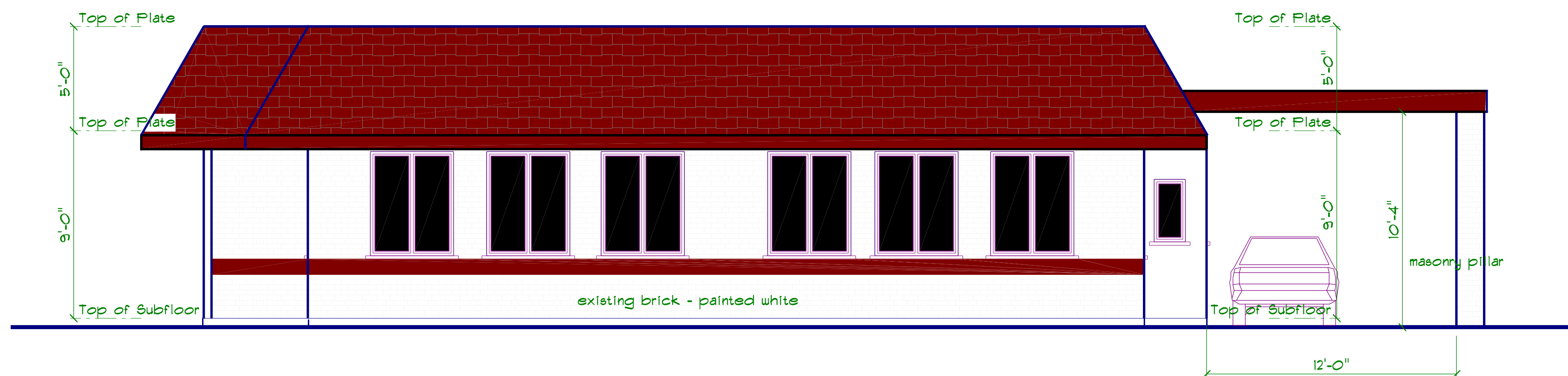


MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2672 s.f.
 62'-6"

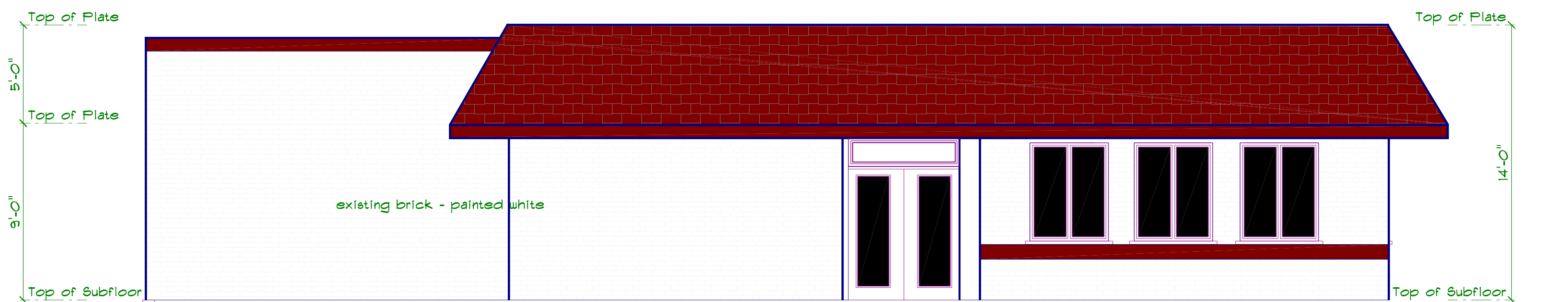
<p>GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 90 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"</p>	
<p>ArchiTecture 816.628.5013 DennisArchiTecture.com</p>	
<p>New Porte-Cochere for New Poncho's</p>	
<p>Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068</p>	
<p>Sheet</p>	<p>1</p>
<p>Monday, January 22, 2024</p>	
<p>Job. NO.</p>	



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 80 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

**New Porte-Cochere
for New Poncho's**

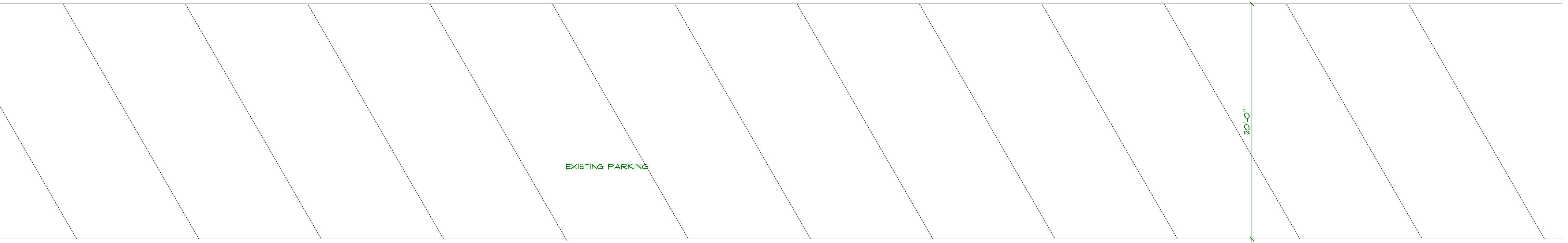
Dennis E. Tuck,
Architect
12318 Hoffritt
Liberty, MO 64068

Archituckture
816.622.5013 DennisArchTuckture.com

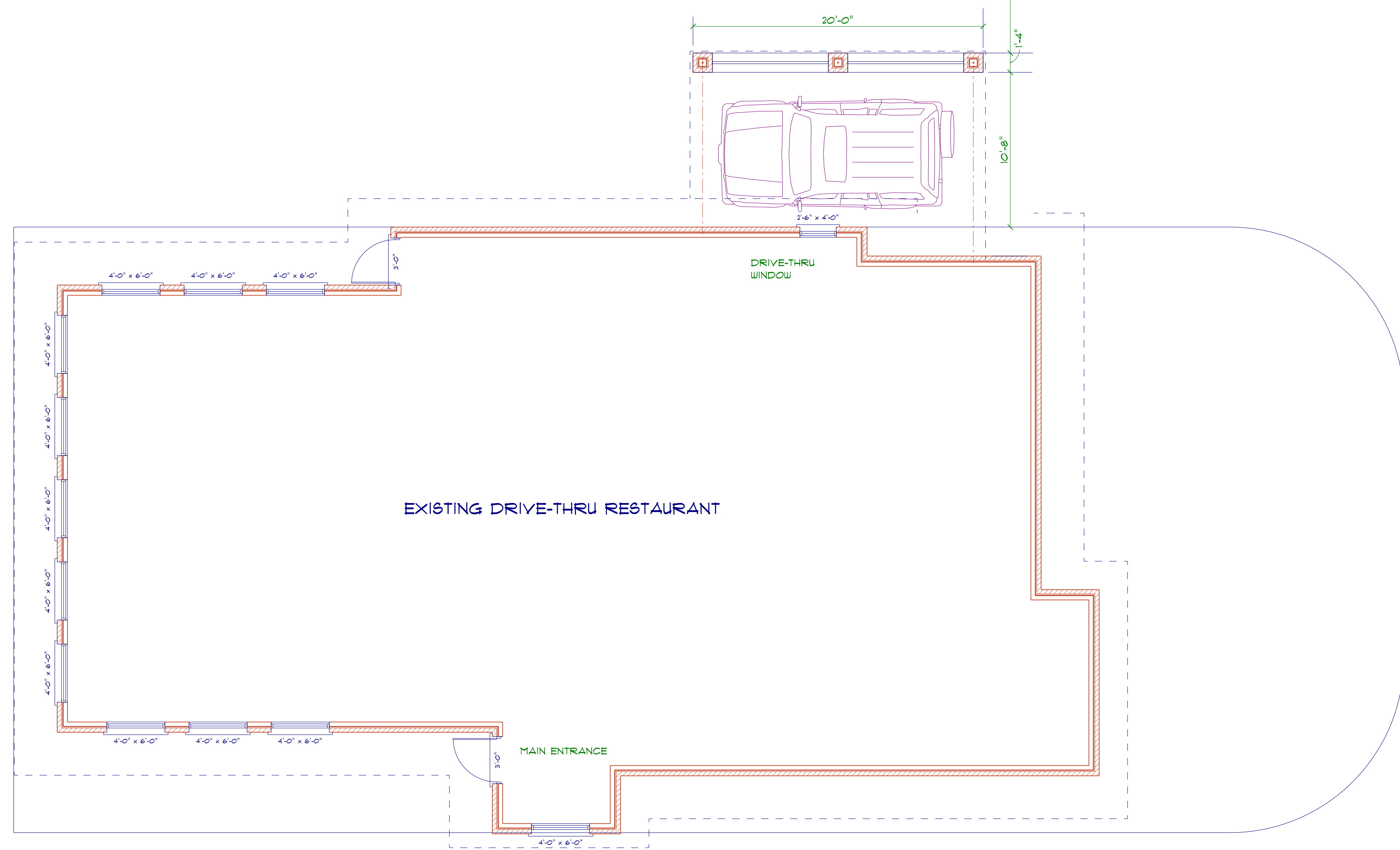
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2

Friday, January 26, 2024

Job. NO.



EXISTING PARKING



EXISTING DRIVE-THRU RESTAURANT

DRIVE-THRU WINDOW

MAIN ENTRANCE

GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

NEW PORTE-COCHERE
FOR EXISTING
DRIVE THRU

Dennis E. Tuck,
Architect
12319 Moffitt
Liberty, MD 21068

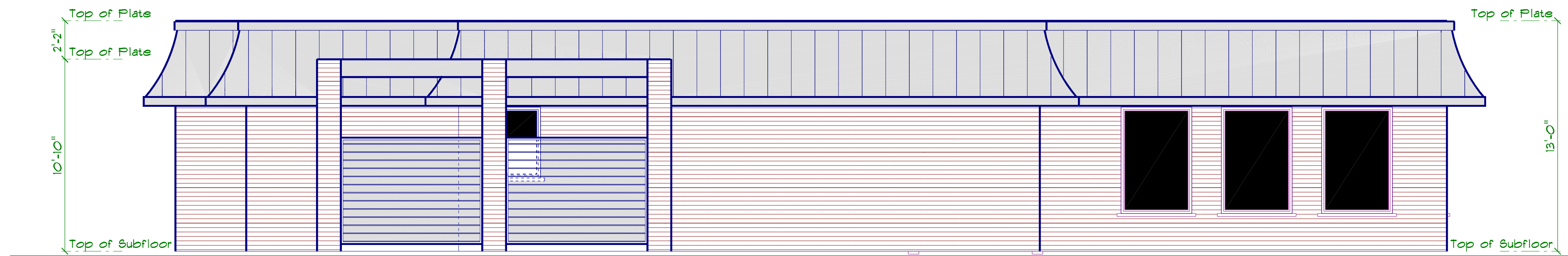
Archituckture
916-622-5013

Sheet
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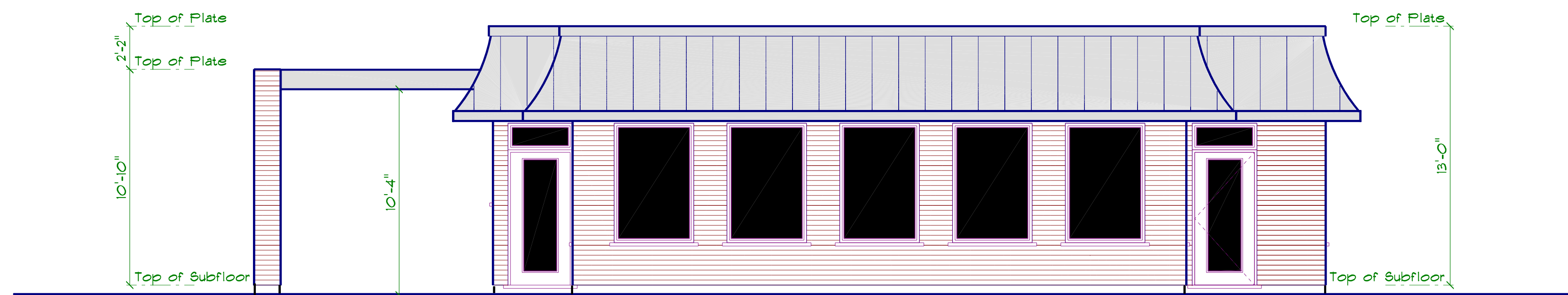
Friday, January 26, 2018

Job. NO.
19.043

C:\SoftPlan\Projects\Jemagchinese\



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

GROUND SNOW LOAD - 20Y/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

**NEW PORTE-COCHERE
FOR EXISTING
DRIVE THRU**

Dennis E. Tuck,
Architect
12319 Moffitt
Liberty, MO 64068

Archituckture
816.622.5013

Sheet
1

Friday, January 26, 2018

Job. NO.
19.043

Meeting Sign-In Sheet

Project Name and Address

Antioch Mall UR Redevelopment Plan Amendment CD-CPC-2023-00178

2906 NE Vivion Rd and 5219 NE Chouteau Trfy

March 19, 2024 6:30pm - Northland Neighborhood Office 5340 Chouteau Trfy

Name	Address	Phone	Email
Richard Saylor	3031 NE 54 th	816 560 1173	Richard.Saylor@gmail.com
Michelle Gm	5234 N Bellekaten	816-797-8715	neonnechiz.com
Pam Payne	5203 N. Walwood Ave	816-419-8028	19sting51@gmail.com
Trevor Storges	5311 N Walwood	417 576 2250	TrevorBStorges@gmail.com
Andrew Wilkos	5400 N Indrang Ave	585 747 9384	andrewwilkos02@gmail.com
John Cushing	5211 N. Walwood	816-223-5815	jtoush1@gmail.com
TRACY Rember	5235 N Bellefontaine	816-400-2890	georg7bill@aol.com
Galen Mussen	5408 NE. CIR DR.	913-486-0267	grasmussen@kcpr.com
Marti Lamas	5321 N. Walwood Ave	913-777-1380	Marti.Lamas219@gmail.com
Christy Proetman	5204 N. Agnes Ave KC, MO 64119	816-645-0941	cmroetman@gmail.com
Keely Norris	5218 N. Walwood KC MO 64119	816.405.7145	keely.norris@lathropgm.com



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

March 25, 2024 5:30pm - Microsoft Teams

Name	Address	Phone	Email
Sandra Turner			sandrat714@gmail.com



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):