



KC Outlook

4504 & 4522-4536 Troost Ave. Kansas City, MO 64110

Developer: KC-Outlook Troost, LLC
Development Consultant: Sterrett Urban, LLC

Case No. CD-CPC-2019-00055

City Plan Commission
Recommends Approval without Conditions
of Case No. _____ on **09-21-2021**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

City Council
Approved Subject to Conditions
by Passing Ordinance _____
on _____

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the City Plan Commission

5050 Main Street #617
Kansas City, Missouri 64112
(816) 822-8000
jrcott@scottassociateskc.com

NOT FOR CONSTRUCTION
consultant

SITE DATA	PHASE ONE		Deviation Requested?	Approved
	Existing	Proposed		
a Zoning	B3-2	UR	No	
b Gross Land Area				
In square feet	26,632	26,632	No	
In acres	0.61	0.61	No	
c Right-of-way Dedication				
In square feet	0	0	No	
In acres	0	0	No	
d Net Land Area				
In square feet	26,632	26,632	No	
In acres	0.61	0.61	No	
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No	
f Height above grade of buildings and structures	Unknown	50 feet	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 st 9,345 2 nd 11,528 3 rd 11,528 4 th 11,528	No	
Total gross building area (sq. ft.)	Unknown	43,929	No	
g Residential Use Info				
Multi-unit Building	N/A	15	No	
Total DU/floor	N/A	45	No	
Total Dwelling Units (DU)	Unknown	43.3%	No	
Building coverage	Unknown	1.65	No	
Floor Area Ratio	N/A	73.8 du/ac	No	
Residential gross density	N/A	73.8 du/ac	No	
Residential Net Density	N/A		No	
Total Lots				
Residential	0	1	No	
Public/Civic	0	0	No	
Commercial	4	0	No	
Industrial	0	0	No	
Other	0	0	No	

SITE DATA	PHASE TWO		Deviation Requested?	Approved
	Existing	Proposed		
a Zoning	B3-2	UR	No	
b Gross Land Area				
In square feet	20,520	20,520	No	
In acres	0.47	0.47	No	
c Right-of-way Dedication				
In square feet	0	0	No	
In acres	0	0	No	
d Net Land Area				
In square feet	20,520	20,520	No	
In acres	0.47	0.47	No	
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No	
f Height above grade of buildings and structures	Unknown	50 feet	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 st 9,456 2 nd 9,456 3 rd 9,456 4 th 9,456	No	
Total gross building area (sq. ft.)	Unknown	37,824	No	
g Residential Use Info				
Multi-unit Building	N/A	12	No	
Total DU/floor	N/A	36	No	
Total Dwelling Units (DU)	Unknown	46.3%	No	
Building coverage	Unknown	1.84	No	
Floor Area Ratio	N/A	76.6 du/ac	No	
Residential gross density	N/A	76.6 du/ac	No	
Residential Net Density	N/A		No	
Total Lots				
Residential	0	1	No	
Public/Civic	0	0	No	
Commercial	1	0	No	
Industrial	0	0	No	
Other	0	0	No	

SITE DATA	TOTAL		Deviation Requested?	Approved
	Existing	Proposed		
a Zoning	B3-2	UR	No	
b Gross Land Area				
In square feet	47,151	47,151 sf	No	
In acres	1.08	1.08 ac	No	
c Right-of-way Dedication				
In square feet	0	0 sf	No	
In acres	0	0 ac	No	
d Net Land Area				
In square feet	47,151	47,151 sf	No	
In acres	1.08	1.08 ac	No	
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No	
f Height above grade of buildings and structures	Unknown	50 feet	No	
g Gross floor area per floor (sq. ft.)	Unknown	1 st 18,801 sf 2 nd 20,984 sf 3 rd 20,984 sf 4 th 20,984 sf	No	
Total gross building area (sq. ft.)	Unknown	81,753 sf	No	
g Residential Use Info				
Multi-unit Building	N/A	27	No	
Total DU/floor	N/A	81	No	
Total Dwelling Units (DU)	Unknown	44.5%	No	
Building coverage	Unknown	1.73	No	
Floor Area Ratio	N/A	75.0 du/ac	No	
Residential gross density	N/A	75.0 du/ac	No	
Residential Net Density	N/A		No	
Total Lots				
Residential	0	2	No	
Public/Civic	0	0	No	
Commercial	5	0	No	
Industrial	0	0	No	
Other	0	0	No	

BUILDING DATA	PHASE ONE		Deviation Requested?	Approved
	Existing	Proposed		
Rear Setback	28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	NA	NA	No	
Height	Unknown	50	No	

BUILDING DATA	PHASE TWO		Deviation Requested?	Approved
	Existing	Proposed		
Rear Setback	4	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

BUILDING DATA	TOTAL		Deviation Requested?	Approved
	Existing	Proposed		
Rear Setback	4-28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

PLAT OF KC OUTLOOK
A SUBDIVISION IN THE
N.E. 1/4 OF SEC. 29-49-33
KANSAS CITY, JACKSON COUNTY, MO

LEGAL DESCRIPTION
THIS IS A RESURVEY AND SUBDIVISION OF LOTS 1 THROUGH 3 AND LOTS 6 THROUGH 9, BLOCK 1, LYING SOUTH OF EAST 45TH STREET AS NOW ESTABLISHED, ALL BEING PART OF LANDSDOWNE, A SUBDIVISION IN THE CITY OF KANSAS CITY, IN THE SOUTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 29, TOWNSHIP 49, RANGE 33, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS:

LOT 1
Beginning at the monument located at the SW corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.03 feet to the SE corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence N 02° 38' 42" E a distance of 37.49 feet to the POINT OF BEGINNING; thence N 02° 38' 42" E a distance of 200.00 feet; thence S 87° 43' 30" E a distance of 133.22 feet to a point on the West right of way line of East 45TH Street as now established; thence S 02° 41' 24" W along said right of way line a distance of 200.00 feet; thence N 87° 43' 30" W a distance of 133.06 feet to the POINT OF BEGINNING.

LOT 2
Beginning at the monument located at the SW corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.33 feet to the SE corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri and the POINT OF BEGINNING; thence N 02° 41' 24" E a distance of 113.87 feet to a point on the South right of way line of East 45TH Street as now established; thence S 87° 43' 30" E along said right of way a distance of 133.42 feet to its intersection with the West right of way line of Troost Avenue as now established; thence S 02° 41' 24" W along said right of way line a distance of 153.87 feet; thence N 87° 43' 30" W a distance of 133.30 feet; thence N 02° 38' 42" E a distance of 40.00 feet to the POINT OF BEGINNING.

NOTES:

- All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code. All UR Final Plans shall meet the overall intent of the Troost Corridor Overlay (TCO) regulations. All buildings fronting Troost Avenue shall comply with the following TCO Regulations:
 - Architectural Materials
 - Façade Articulation and Composition
 - Transparency (commercial and mixed-use buildings only)
 - Signage
- This UR plan allows this development in lieu of an SUP pursuant to Section 88-517-09-D which states that "if a use that would have required special use approval is approved on a development plan, no separate special use review will be required."
- Signage for the development shall satisfy the requirements of Section 88-445, Signs, in its entirety, and the TCO.
- No new easements are anticipated for this development.
- All existing buildings to be demolished.
- The developer elects to pay the City of Kansas City the current rate for 81 multi-family units pursuant to Section 88-408 in lieu of private open space dedication.

WAIVERS/DEVIATIONS

- A waiver of the TCO Regulations related to building frontage on Troost Avenue is requested. Buildings in PHASE ONE and PHASE TWO are classified as Flex Buildings in the TCO Regulations. Additional Design Requirements for Building Types within the TCO Regulations limit Troost frontage to a maximum of 150 feet. The building in PHASE ONE has Troost frontage of approximately 192 feet; PHASE TWO has Troost frontage of approximately 150 feet. Building setbacks and material changes have been incorporated in the Troost elevation of PHASE ONE to give the appearance of multiple buildings/frontages.
- A reduction of parking requirements is requested per Section 88-420-04-J, Rapid Transit Stops, and Section 88-420-04-M, Affordable Housing. A reduction of parking requirements is requested for PHASE TWO per Section 88-420-04-J, Rapid Transit Stops, despite PHASE TWO located approximately seven feet beyond the 1,000 foot radius from a rapid transit stop as required. As a result, the ground floor of both PHASE ONE and PHASE TWO will have use and space limitations so as not to require off-street parking. In addition, at least twenty percent (20%) of the dwelling units in PHASE ONE and in PHASE TWO will be provided as affordable housing. Parking for PHASE ONE and PHASE TWO multifamily uses will be reduced to no less than one-half space per dwelling unit. Calculations of parking requirements and the proposed parking per the aforementioned reductions is included in the tables below for PHASE ONE, PHASE TWO and the TOTAL DEVELOPMENT.

PARKING

PHASE ONE	88-420 - PARKING		Bike Spaces				Alternatives Proposed? (See 88-420)	Parking Vehicle Spaces Reductions Allowed/Requested					
	Required	Proposed	Required		Proposed			Per 88-420-04-J		Per 88-420-04-M		TOTAL	
			Short-Term	Long-Term	Short-Term	Long-Term		Allowed	Requested	Allowed	Requested		
Proposed Uses													
1. Multifamily	45 (1.0/du)	30 (0.67/du)		15		15	Yes			22	15	22	15
2. Office	4 (1.0/1,000sf)	0		1		1	Yes	4	4			4	4
3. Restaurant	20(10.0/1,000sf)	0		1		1	Yes	20	20			20	20
4. Retail	10 (2.5/1,000sf)	0		1		1	Yes	10	10			10	10
Total	79	30	3	18	3	18	Yes	34	34			56	49

PHASE TWO	88-420 - PARKING		Bike Spaces				Alternatives Proposed? (See 88-420)	Parking Vehicle Spaces Reductions Allowed/Requested					
	Required	Proposed	Required		Proposed			Per 88-420-04-J		Per 88-420-04-M		TOTAL	
			Short-Term	Long-Term	Short-Term	Long-Term		Allowed	Requested	Allowed	Requested		
Proposed Uses													
1. Multifamily	36 (1.0/du)	25 (0.67/du)		12		12	Yes			18	11	18	11
2. Office	4 (1.0/1,000sf)	0		1		1	Yes	4	4			4	4
3. Restaurant	20(10.0/1,000sf)	0		1		1	Yes	20	20			20	20
4. Retail	10 (2.5/1,000sf)	0		1		1	Yes	10	10			10	10
Total	70	25	3	15	3	15	Yes	34	34			52	45

TOTAL DEVELOPMENT	88-420 - PARKING		Bike Spaces				Alternatives Proposed? (See 88-420)	Parking Vehicle Spaces Reductions Allowed/Requested					
	Required	Proposed	Required		Proposed			Per 88-420-04-J		Per 88-420-04-M		TOTAL	
			Short-Term	Long-Term	Short-Term	Long-Term		Allowed	Requested	Allowed	Requested		
Proposed Uses													
1. Multifamily	81 (1.0/du)	55 (0.67/du)		15		15	Yes			40	26	40	26
2. Office	8 (1.0/1,000sf)	0		1		1	Yes	8	8			8	8
3. Restaurant	40(10.0/1,000sf)	0		1		1	Yes	40	40			40	40
4. Retail	20 (2.5/1,000sf)	0		1		1	Yes	20	20			20	20
Total	149	55	6	33	6	33	Yes	68	68			108	94

88-420 - ALTERNATIVE COMPLIANCE PARKING	PHASE ONE / PHASE TWO / TOTAL	Approved
88-420-04-J. RAPID TRANSIT STOPS	PHASE ONE is located approximately 703 feet north of the rapid transit stop located near the northwest corner of Cleaver II Boulevard and Troost Avenue. PHASE TWO is located approximately 1,007 feet north of the rapid transit stop located near the northwest corner of Cleaver II Boulevard and Troost Avenue. Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop, as follows, and have been applied to PHASE ONE and PHASE TWO: 1. Office and manufacturing uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area. 2. The following uses are not required to provide off-street parking for the first 4,000 square feet of gross floor area: artist work or sales space, food and beverage retail sales, personal improvement service, and retail sales. Uses may not exceed otherwise applicable minimum off-street parking requirements by more than 3 spaces or 33%, whichever is greater, unless such "extra" spaces are provided in a parking garage. 3. Restaurants are not required to provide off-street parking for the first 2,000 square feet of gross floor area per building. 4. The above exemptions may be used in combination with any other exemption, reduction, or special area standards. At least twenty percent (20%) of the total number of dwelling units in PHASE ONE and in PHASE TWO shall be affordable. For a multi-family residential building with more than 10 units, when at least twenty percent (20%) of the total number of units is provided as affordable housing, parking shall be required in the amount of 0.5 space per dwelling unit. However, if required parking is less than 0.5 space per dwelling unit due to other provisions of section 88-420-04, the lesser dwelling unit is applicable.	
88-420-04-M. AFFORDABLE HOUSING		

Index of Drawings

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3-b Building Elevations (Concept) - North	2 4 6 8 12
3-c Building Elevations (Concept) - ALL	9 12
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Revision Dates

1. 3/5/2019	10. 3/25/2022
2. 2/21/2020	11. 5/20/2022
3. 8/14/2020	12. 11/21/2022
4. 11/17/2020	
5. 1/20/2021	
6. 1/29/2021	
7. 2/3/2021	
8. 7/22/2021	
9. 9/7/2021	

Date: 11/21/2022
Sheet Name: COVER SHEET

KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer: KC-Outlook Troost, LLC
Development Consultant: Sterrett Urban, LLC

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Revisions

△ 3/

Table with 4 columns: SITE DATA, PHASE ONE, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, Net Land Area, Proposed use or uses of each building and structure, Height above grade of buildings and structures, Residential Use Info, Building coverage, Residential gross density, Total Lots, and Public/Civic/Industrial/Other.

Table with 4 columns: SITE DATA, PHASE TWO, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, Net Land Area, Proposed use or uses of each building and structure, Height above grade of buildings and structures, Residential Use Info, Building coverage, Residential gross density, Total Lots, and Public/Civic/Industrial/Other.

Table with 4 columns: SITE DATA, TOTAL, Proposed, Deviation Requested?, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, Net Land Area, Proposed use or uses of each building and structure, Height above grade of buildings and structures, Residential Use Info, Building coverage, Residential gross density, Total Lots, and Public/Civic/Industrial/Other.

Table with 4 columns: BUILDING DATA, PHASE ONE, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abut. street), and Height.

Table with 4 columns: BUILDING DATA, PHASE TWO, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abut. street), and Height.

Table with 4 columns: BUILDING DATA, TOTAL, Proposed, Deviation Requested?, Approved. Rows include Rear Setback, Front Setback, Side Setback, Side Setback (abut. street), and Height.

Table with 2 columns: STANDARDS, PHASE ONE / PHASE TWO / TOTAL. Rows include 88-435 OTHER DEVELOPMENT STANDARDS, 88-408 Parkland Dedication, 88-415 Stream Buffers, 88-430 Outdoor Lighting, 88-445 Signs, 88-450 Pedestrian Standards, and Troost Corridor Overlay (TCO).

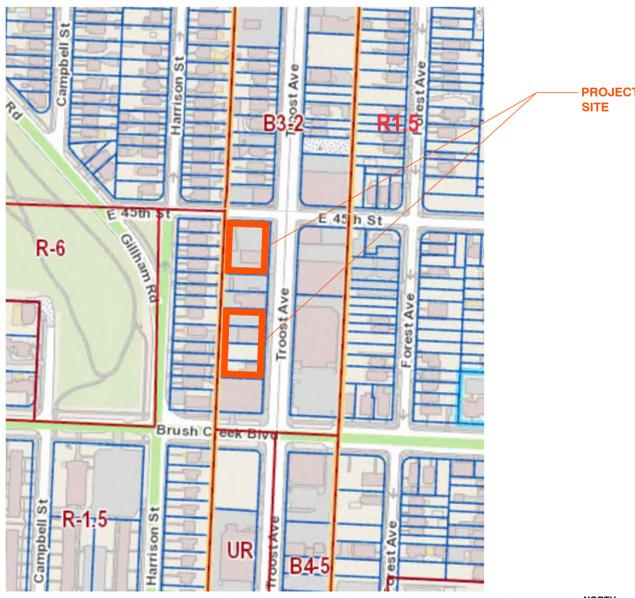
NOTES: 1. All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code... 2. This UR plan allows this development in lieu of an SUP pursuant to Section 88-517-09-D... 3. Signage for the development shall satisfy the requirements of Section 88-445... 4. No new easements are anticipated for this development... 5. All existing buildings to be demolished... 6. The developer elects to pay the City of Kansas City the current rate for 81 multi-family units... 7. A waiver of the TCO Regulations related to building frontage on Troost Avenue is requested... 8. A reduction of parking requirements is requested per Section 88-420-04-M...

PARKING table with columns: PHASE ONE, PHASE TWO, TOTAL. Sub-headers: 88-420 - PARKING, Vehicle Spaces, Bike Spaces, Alternatives Proposed?, Parking Vehicle Spaces Reductions Allowed/Requested, Per 88-420-04-J, Per 88-420-04-M, TOTAL. Rows include Proposed Uses (Multi-family, Office, Restaurant, Retail) and Total counts.

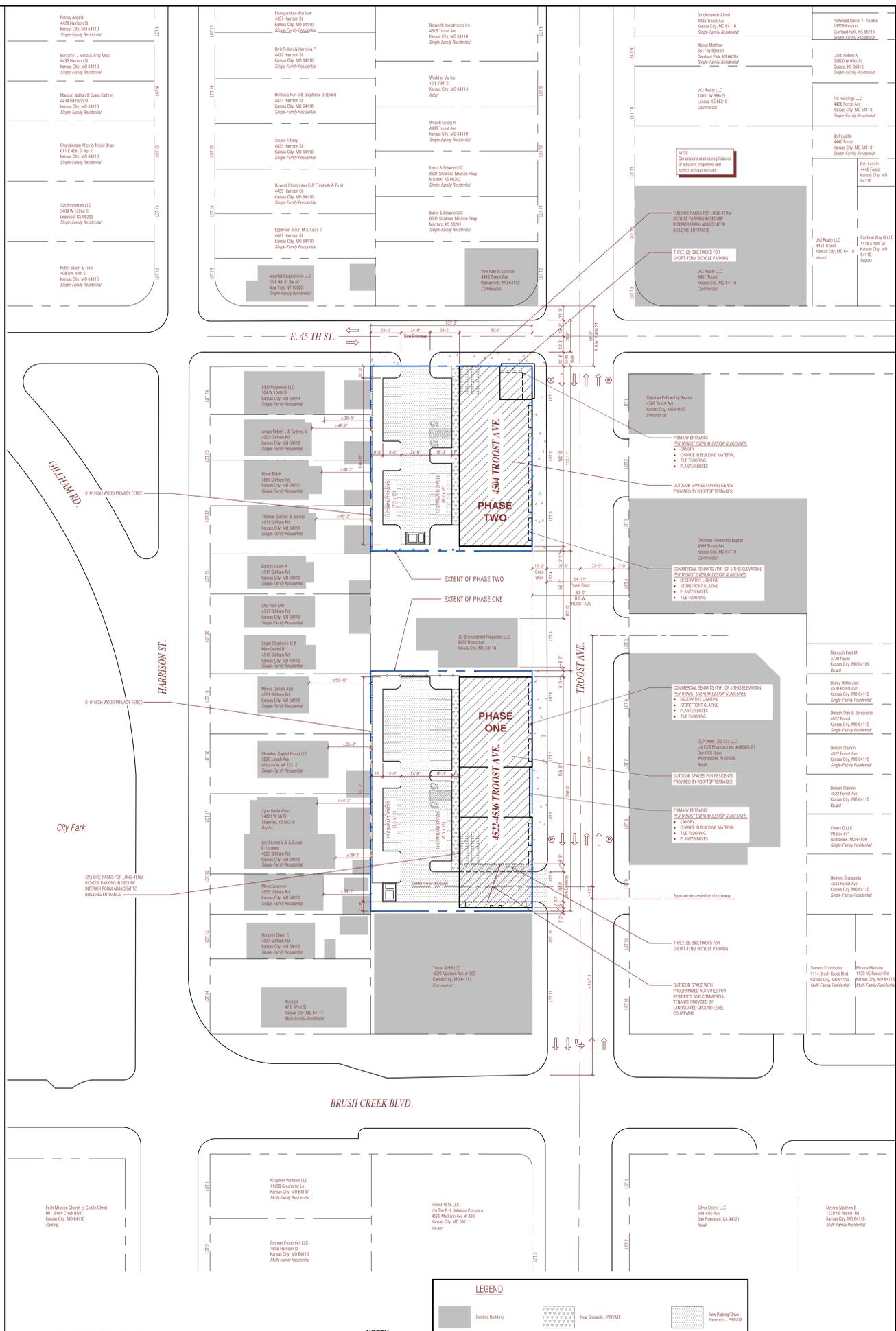
TOTAL DEVELOPMENT table with columns: 88-420 - PARKING, Vehicle Spaces, Bike Spaces, Alternatives Proposed?, Parking Vehicle Spaces Reductions Allowed/Requested, Per 88-420-04-J, Per 88-420-04-M, TOTAL. Rows include Proposed Uses and Total counts.

Table with 2 columns: 88-420 - ALTERNATIVE COMPLIANCE PARKING, 88-420-04-J, RAPID TRANSIT STOPS, Approved. Rows include PHASE ONE is located approximately 793 feet north of the rapid transit stop... PHASE TWO is located approximately 1,007 feet north of the rapid transit stop... Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop... 1. Office and manufacturing uses are not required to provide off-street parking spaces... 2. The following uses are not required to provide off-street parking for the first 4,000 square feet of gross floor area... 3. Restaurants are not required to provide off-street parking for the first 2,000 square feet of gross floor area per building... 4. The above exemptions may be used in combination with any other exemption, indication, or special area standards... 88-420-04-M, AFFORDABLE HOUSING

PLAT OF KC OUTLOOK A SUBDIVISION IN THE N.E. 1/4 OF SEC. 29-49-33 KANSAS CITY, JACKSON COUNTY, MO. LEGAL DESCRIPTION THIS IS A RESURVEY AND SUBDIVISION OF LOTS 1 THROUGH 3 AND LOTS 6 THROUGH 9, BLOCK 1, LYING SOUTH OF EAST 45TH STREET AS NOW ESTABLISHED... LOT 1 Beginning at the monument located at the SW corner of Lot 15, BLOCK 1, LANSOWDNE, a subdivision in Kansas City, Jackson County, Missouri... LOT 2 Beginning at the monument located at the SW corner of Lot 23, BLOCK 1, LANSOWDNE, a subdivision in Kansas City, Jackson County, Missouri...



2 LOCATION MAP AND EXISTING ZONING SCALE: 1"=200'-0"



1 SITE PLAN SCALE: 1"=40'-0"

LEGEND table with columns: Existing Building, New Building, New Setback - PRIVATE, New Public Sidewalk and Curb, Existing Streets that to be removed, New Parking/Drive, Commercial - Private.

Scott Associates logo and contact information: 6050 Main Street #617, Kansas City, Missouri 64112, (816) 822-8000, jscott@scottassociateskc.com. Large vertical text: KC Outlook 4504 & 4522-4536 Troost Ave Kansas City, MO 64110. Developer: KC-Outlet Troost, LLC. Development Consultant: Stetter Urban, LLC. Date: 11/21/2022. Sheet Name: SITE PLAN.

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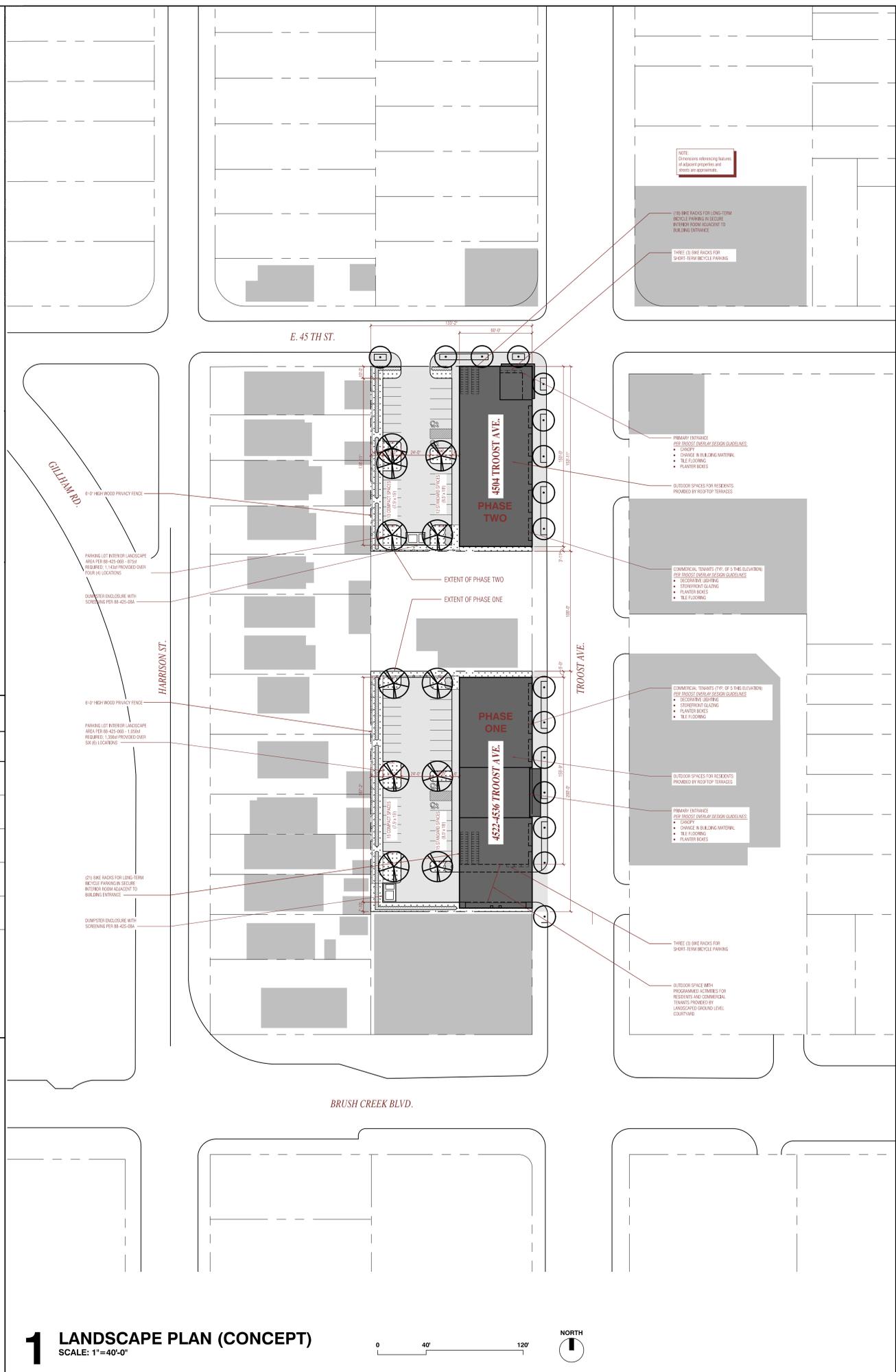
KCMO Landscape Ordinance

Planting Type	Size Req'd	Qty Req'd	Qty Provided	Calculation	Proposed Design Intent Species
Street Trees	2.5" caliper	12	16	1 tree per 30 linear feet of street frontage	Shantung Maple (Acer truncatum)
Interior Landscaping of Vehicular Areas (Phase 1) - Trees	2.5" caliper	6	6	1 tree per 5 spaces	Ostrya virginiana (Eastern Hop Hornbeam)
Interior Landscaping of Vehicular Areas (Phase 2) - Trees	2.5" caliper	5	5	1 tree per 5 spaces	Ivory Silk Japanese Tree Lilac (Syringa reticulata Ivory Silk)
General Landscape	5 gal.	N/A	12	N/A	Oakleaf Hydrangea (Hydrangea quercifolia)
General Landscape	N/A	N/A		N/A	Japanese Forest Grass (Hakonechloa macra 'Aureola')

Planting Legend

Trees	Shrubs and Grasses
Shantung Maple (Acer truncatum)	Oakleaf Hydrangea (Hydrangea quercifolia)
Ostrya virginiana (Eastern Hop Hornbeam)	Japanese Forest Grass (Hakonechloa macra 'Aureola')
Ivory Silk Japanese Tree Lilac (Syringa reticulata Ivory Silk)	Turf Grass

2 LANDSCAPE PLAN NOTES



1 LANDSCAPE PLAN (CONCEPT)
SCALE: 1"=40'-0"



KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer: KC-Outlook Troost, LLC
Development Consultant: Sterrett Urban, LLC

All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

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Revisions	Date
	3/5/2019
	2/21/2020
	7/22/2021
	11/17/2020
	3/25/2022
	5/20/2022

Date: 5/20/2022
Sheet Name
LANDSCAPE PLAN (CONCEPT)

2

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South Building

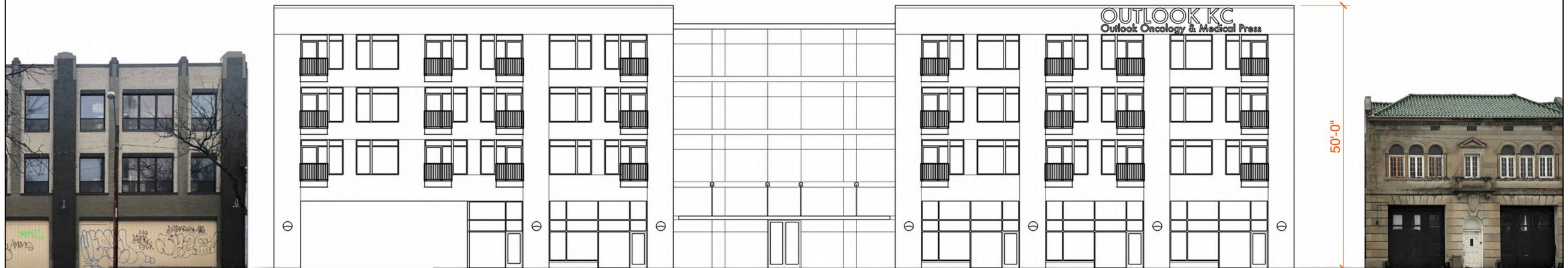
Troost Ave. Elevation

Brick 1

Brick 2

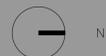
Primary entrance
per Troost Overlay Design Guidelines

- Canopy
- Recessed wall
- Change in building material
- Tile flooring
- Planter boxes



Troost Ave. Elevation

0 4' 8' 16' 32'



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Development Consultant: Sterrett Urban, LLC

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Revisions

1	3/5/2019	
2	2/21/2020	7/22/2021
3	11/17/2020	
4	1/28/2021	11/21/2022

Date: 11/21/2022

Sheet Name
ELEVATIONS

11/22/2022 9:14:59 AM

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North Building
Troost Ave. Elevation

- Brick 1
- Brick 2
- Commercial tenant entrances**
per Troost Overlay Design Guidelines
 - Decorative lighting
 - Storefront glazing
 - Planter boxes
 - Tile flooring
- Primary entrance**
per Troost Overlay Design Guidelines
 - Canopy
 - Recessed wall
 - Change in building material
 - Tile flooring
 - Planter boxes



Troost Ave. Elevation



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Revisions

2	2/21/2020	8	7/22/2021
4	11/17/2020		
10	1/29/2021	12	11/21/2022

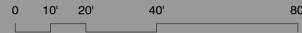
Date: 11/21/2022

Sheet Name
ELEVATIONS

11/22/2022 9:55:16 AM



North Elevation



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West Elevation



KC Outlook
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Revisions

9 9/7/2021 (West Elevation)

12 11/21/2022

Date: 11/21/2022

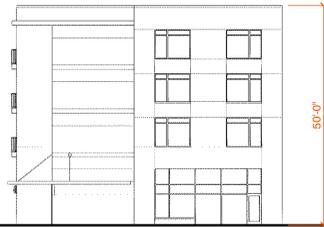
Sheet Name
ELEVATIONS



Troost Ave. Elevation



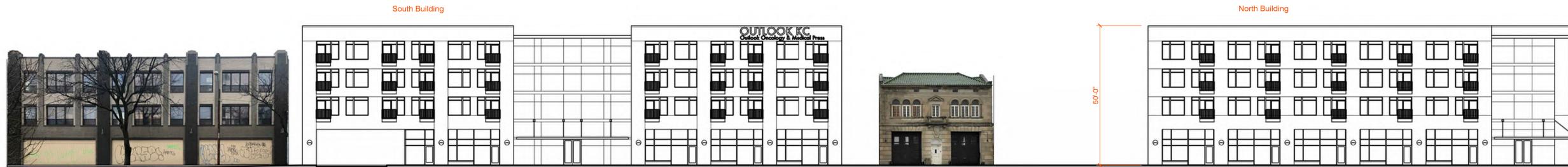
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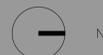
North Elevation



West Elevation



Troost Ave. Elevation



NOT FOR CONSTRUCTION
consultant

KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer: KC-Outlook Troost, LLC
Development Consultant: Sterrett Urban, LLC

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11/21/2022

Date: 11/21/2022

Sheet Name
ELEVATIONS

SITE DATA	PHASE ONE			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	26,632	26,632	No	
in acres	0.61	0.61	No	
c Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
d Net Land Area				
in square feet	26,632	26,632	No	
in acres	0.61	0.61	No	

SITE DATA	PHASE TWO			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	20,520	20,520	No	
in acres	0.47	0.47	No	
c Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
d Net Land Area				
in square feet	20,520	20,520	No	
in acres	0.47	0.47	No	

SITE DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved
a Zoning	B3-2	UR	No	
b Gross Land Area				
in square feet	47,151	47,151 sf	No	
in acres	1.08	1.08 ac	No	
c Right-of-way Dedication				
in square feet	0	0 sf	No	
in acres	0	0 ac	No	
d Net Land Area				
in square feet	47,151	47,151 sf	No	
in acres	1.08	1.08 ac	No	

PLAT OF KC OUTLOOK

A SUBDIVISION IN THE N.E. 1/4 OF SEC. 29-49-33 KANSAS CITY, JACKSON COUNTY, MO

LEGAL DESCRIPTION

THIS IS A RESURVEY AND SUBDIVISION OF LOTS 1 THROUGH 3 AND LOTS 6 THROUGH 9, BLOCK 1, LYING SOUTH OF EAST 45TH STREET AS NOW ESTABLISHED, ALL BEING PART OF LANDSDOWNE, A SUBDIVISION IN THE CITY OF KANSAS CITY, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 49S, RANGE 33, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS:

LOT 1

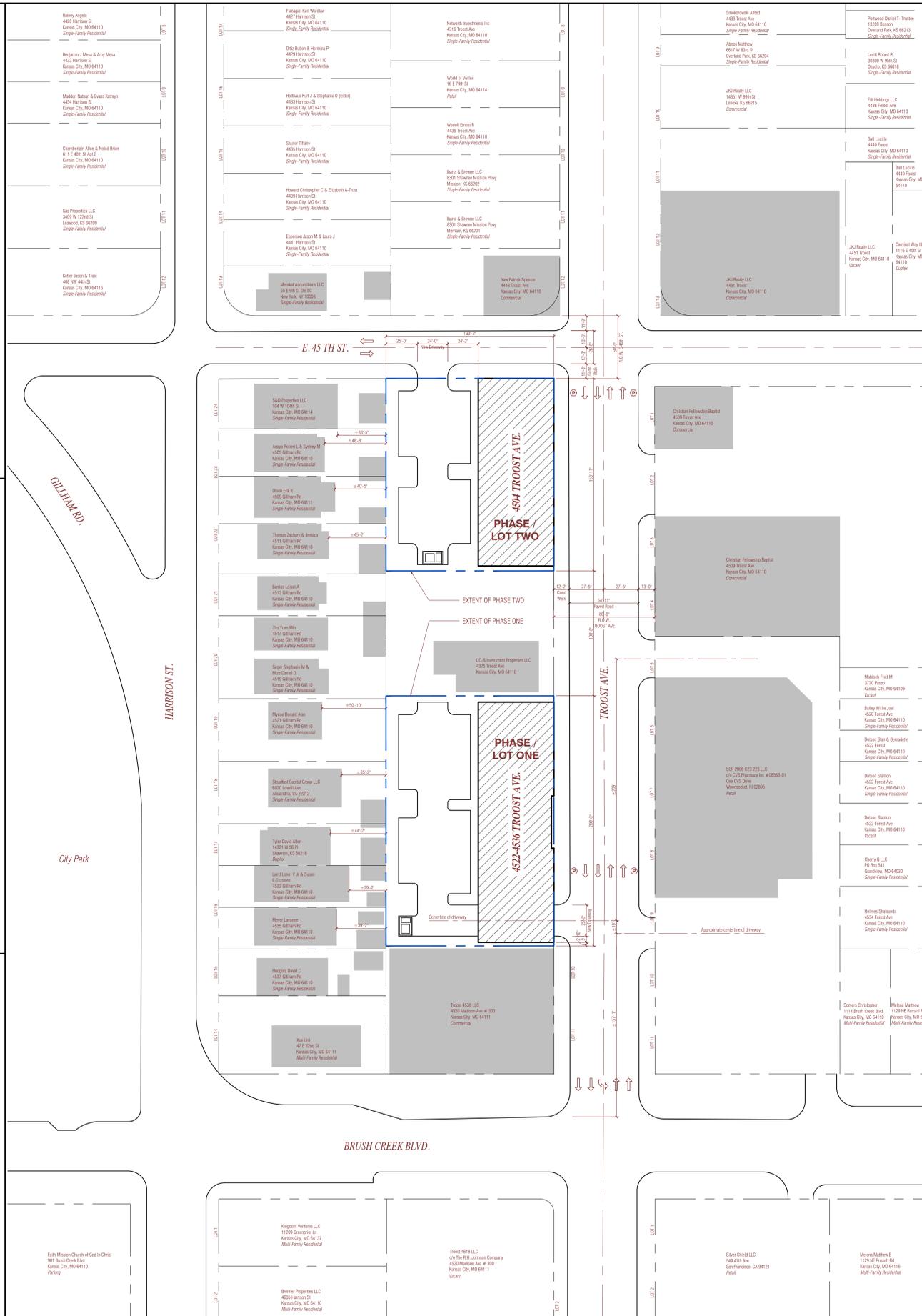
Beginning at the monument located at the SW corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.03 feet to the SE corner of Lot 15, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence N 02° 38' 42" E a distance of 37.49 feet to the POINT OF BEGINNING; thence N 02° 38' 42" E a distance of 200.00 feet; thence S 87° 43' 30" E a distance of 133.22 feet to a point on the West right of way line of Troost Avenue as now established; thence S 02° 41' 24" W along said right of way line a distance of 200.00 feet; thence N 87° 43' 30" W a distance of 133.06 feet to the POINT OF BEGINNING.

LOT 2

Beginning at the monument located at the SW corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri; thence S 87° 43' 30" E a distance of 133.33 feet to the SE corner of Lot 23, BLOCK 1, LANDSDOWNE, a subdivision in Kansas City, Jackson County, Missouri and the POINT OF BEGINNING; thence N 02° 41' 24" E a distance of 133.87 feet to a point on the South right of way line of E 45th Street as now established; thence S 87° 43' 30" E along said right of way a distance of 133.42 feet to its intersection with the West right of way line of Troost Avenue as now established; thence S 02° 41' 24" W along said right of way line a distance of 153.87 feet; thence N 87° 43' 30" W a distance of 133.30 feet; thence N 02° 38' 42" E a distance of 40.00 feet to the POINT OF BEGINNING.



2 LOCATION MAP AND EXISTING ZONING SCALE: 1"=200'-0"



1 PRELIMINARY PLAT SCALE: 1"=40'-0"



NOT FOR CONSTRUCTION Consultant

KC Outlook 4504 & 4522-4536 Troost Ave Kansas City, MO 64110 Developer: KC-Outlook Troost, LLC Development Consultant: Sterrett Urban, LLC

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Revisions

10	3/25/2022
11	5/20/2022
12	11/18/2022

Date: 11/21/2022

Sheet Name PRELIMINARY PLAT

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consultant

SITE DATA	PHASE ONE			
	Existing	Proposed	Deviation Requested?	Approved
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No No No No	No No No No
f Height above grade of buildings and structures	Unknown	50 feet	No	No
Number of floors of each building	1	4	No	No
g Gross floor area per floor (sq. ft.)	Unknown	1 st 9,345 2 nd 11,528 3 rd 11,528 4 th 43,929	No No No No	No No No No
Total gross building area (sq. ft.)	Unknown	43,929	No	No
Residential Use Info				
Multi-unit Building	N/A	15	No	No
Total DU/floor	N/A			
Total Dwelling Units (DU)	N/A	45	No	No

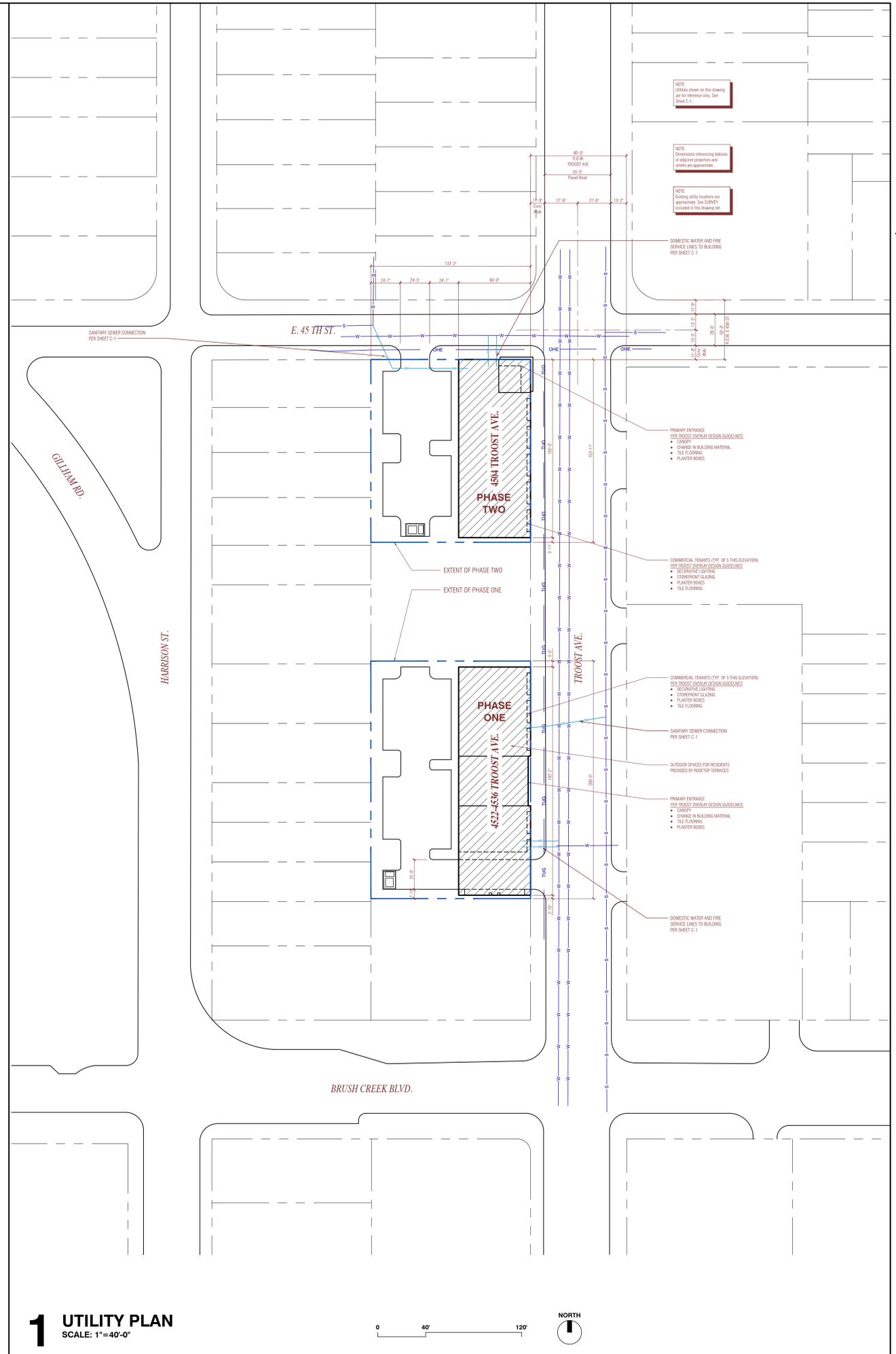
BUILDING DATA	PHASE ONE			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	NA	NA	No	
Height	Unknown	50	No	

BUILDING DATA	PHASE TWO			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	4	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

BUILDING DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved
Rear Setback	4-28	30	No	
Front Setback	0	0	No	
Side Setback	0	0	No	
Side Setback (abut. street)	9	0	No	
Height	Unknown	50	No	

SITE DATA	PHASE TWO			
	Existing	Proposed	Deviation Requested?	Approved
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No No No No	No No No No
f Height above grade of buildings and structures	Unknown	50 feet	No	No
Number of floors of each building	1	4	No	No
g Gross floor area per floor (sq. ft.)	Unknown	1 st 9,456 2 nd 9,456 3 rd 9,456 4 th 9,456	No No No No	No No No No
Total gross building area (sq. ft.)	Unknown	37,824	No	No
Residential Use Info				
Multi-unit Building	N/A	12	No	No
Total DU/floor	N/A	36	No	No
Total Dwelling Units (DU)	N/A			

SITE DATA	TOTAL			
	Existing	Proposed	Deviation Requested?	Approved
e Proposed use or uses of each building and structure	Commercial Vacant	Office (1 st flr) Restaurant(1 st flr) Retail Sales (1 st flr) Multifamily (2 nd -4 th flr)	No No No No	No No No No
f Height above grade of buildings and structures	Unknown	50 feet	No	No
Number of floors of each building	1	4	No	No
g Gross floor area per floor (sq. ft.)	Unknown	1 st 18,801 sf 2 nd 20,984 sf 3 rd 20,984 sf 4 th 20,984 sf	No No No No	No No No No
Total gross building area (sq. ft.)	Unknown	81,753 sf	No	No
Residential Use Info				
Multi-unit Building	N/A	27	No	No
Total DU/floor	N/A	81	No	No
Total Dwelling Units (DU)	N/A			



NOTE: Utilities shown on this drawing are for reference only. See Sheet C-1.

NOTE: Dimensions referencing features of adjacent properties and sheets are approximate.

NOTE: Existing utility locations are approximate. See SURVEY included in this drawing set.

DOMESTIC WATER AND FIRE SERVICE LINES TO BUILDING PER SHEET C-1

PRIMARY ENTRANCE PER PROJECT OVERLAY DESIGN GUIDELINES

COMMERCIAL TENANTS (TYP. OF 3 THIS ELEVATION) PER PROJECT OVERLAY DESIGN GUIDELINES

COMMERCIAL TENANTS (TYP. OF 3 THIS ELEVATION) PER PROJECT OVERLAY DESIGN GUIDELINES

PRIMARY ENTRANCE PER PROJECT OVERLAY DESIGN GUIDELINES

DOMESTIC WATER AND FIRE SERVICE LINES TO BUILDING PER SHEET C-1

1 UTILITY PLAN
SCALE: 1"=40'-0"



KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer: KC-Outlook Troost, LLC
Development Consultant: Sterrett Urban, LLC

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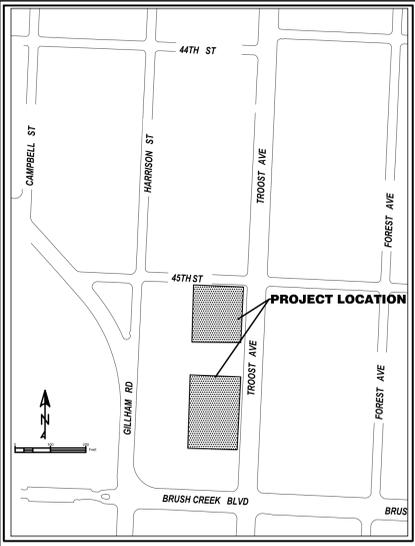
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- 10 3/25/2022
- 12 11/21/2022

Date: 11/21/2022
Sheet Name
UTILITY PLAN

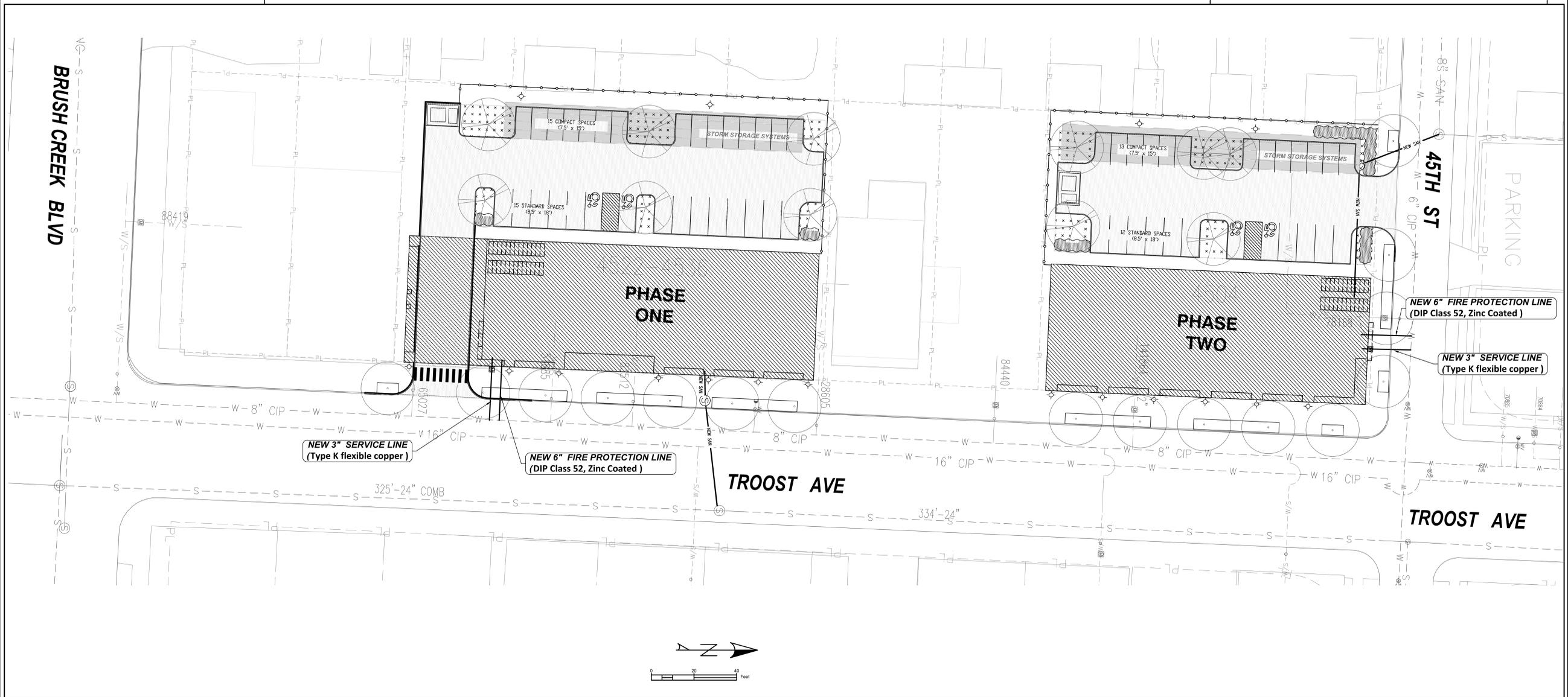
NOT FOR CONSTRUCTION

Consultant
OPI
 CONSULTING ENGINEERS, INC.
 CIVIL & STRUCTURAL ENGINEERS
 1220 EAST 93RD STREET STE. 200
 KANSAS CITY, MO 64110
 Phone: (816) 822-7292 Fax: (816) 897-0426
 www.opiconsultingengr.com



LEGEND

	New Building
	New Pavement
	New CG-1 Curb
	Water Service Connection
	Sanitary Service Connection
	Sanitary Sewer Manhole
	Storm Storage Systems
	Pedestrian Crossing Per MUTCD



KC Outlook
 4504 & 4522-4536 Troost Ave
 Kansas City, MO 64110
 Developer - The KC Outlook Company
 Development Consultant - Sterrett Urban

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Date: 1/20/2021
 Sheet Name

SITE PLAN

NOT FOR CONSTRUCTION

Consultant



CUSTOM ENGINEERING
MECHANICAL & ELECTRICAL ENGINEERING
12760 EAST 40 HIGHWAY
INDEPENDENCE, MISSOURI 64055
(816) 355-1473
WWW.CUSTOMENGR.COM
MISSOURI CERTIFICATE OF AUTHORITY #000229

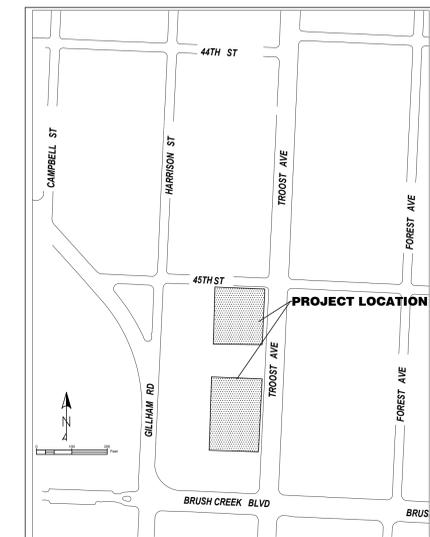


LEGEND

-  New Building
-  New Pavement
-  New CG-1 Curb
-  New Light Fixture and Pole
(See Lighting Schedule)

LIGHTING SCHEDULE												
MARK	MANUFACTURER*	MODEL NO.*	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
PL	CREE LIGHTING	OSQ-A-xx-3ME-T-40K-Ux-xxxxx CONFIGURED FROM OSQ-A-xx-3ME-U-40K-UL-xxxxx	3ME* TYPE III MEDIUM	120 / 277	1.83 / 0.81	215	26,583	40K	70	MDA SA 1400 - (2) sections of (8) LEDs in (2) rows of (4), (16) total.	POLE MOUNTED	CONFIGURED FROM OSQ Series Area Luminaire, Type III Medium, U Input Power Designator, 4000K
* OR EQUAL												

KC-OUTLOOKS PARKING LOT 4505		
Average	0.8	fc
Maximum	1.7	fc
Minimum	0.2	fc
Max/Min	8.5:1	fc
Average/Min	4.0:1	fc
KC-OUTLOOKS PARKING LOT 4522-4536		
Average	1.5	fc
Maximum	7.2	fc
Minimum	0.4	fc
Max/Min	18.0:1	fc
Average/Min	3.8:1	fc
KC-OUTLOOKS PROPERTY LINE 4505		
Average	0.1	fc
Maximum	0.5	fc
Minimum	0	fc
Max/Min	N/A	fc
Average/Min	N/A	fc
KC-OUTLOOKS PROPERTY LINE 4522-4536		
Average	0.5	fc
Maximum	2.5	fc
Minimum	0.0	fc
Max/Min	N/A	fc
Average/Min	N/A	fc
IES RECOMMENDATION		
	0.8	fc



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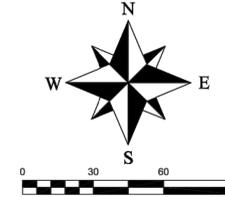
Date: 2/3/2021

Sheet Name
PHOTOMETRIC SITE PLAN

KC Outlook
4504 & 4522-4536 Troost Ave
Kansas City, MO 64110
Developer - The KC Outlook Company
Development Consultant - Sterrett Urban

Certificate of Survey

4504, 4522, & 4536 Troost Avenue
Kansas City, Jackson County, Missouri



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-2005008319-D)
- ⊙ Found Survey Monument (As Noted)
- Ⓛ Exception Document Location
- Existing Fence Line - Wood
- x-x-x-x- Existing Fence Line - Chain Link
- Existing Water Line
- Existing Sanitary Sewer Main
- Existing Storm Sewer
- Existing Gas Line
- Existing Underground Telephone
- Existing Overhead Electric

PROPERTY DESCRIPTION

A tract of land being Lots 1 - 3, Block 1, and Lot 6, Block 1, and Lot 7, Block 1, and Lot 8, Block 1, and Lot 9, Block 1, Lansdowne, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri.

SURVEYOR'S GENERAL NOTES:

- 1) This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Final Plat Lansdowne.
- 2) This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- 3) No Title report was furnished.
- 4) Bearings shown hereon are based upon bearings from GPS Observation.
- 5) This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- 6) Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

Date: _____
Matthew J. Schlicht, MO PLS 201200102
Midwest Engineering Solutions, LLC. LS-2005008319-D

REVISIONS

DATE	DESCRIPTION

4504, 4522, & 4536 Troost Avenue
Lots 1-3, 6, & 9, Block 1, Lansdowne
Kansas City, Jackson County, Missouri

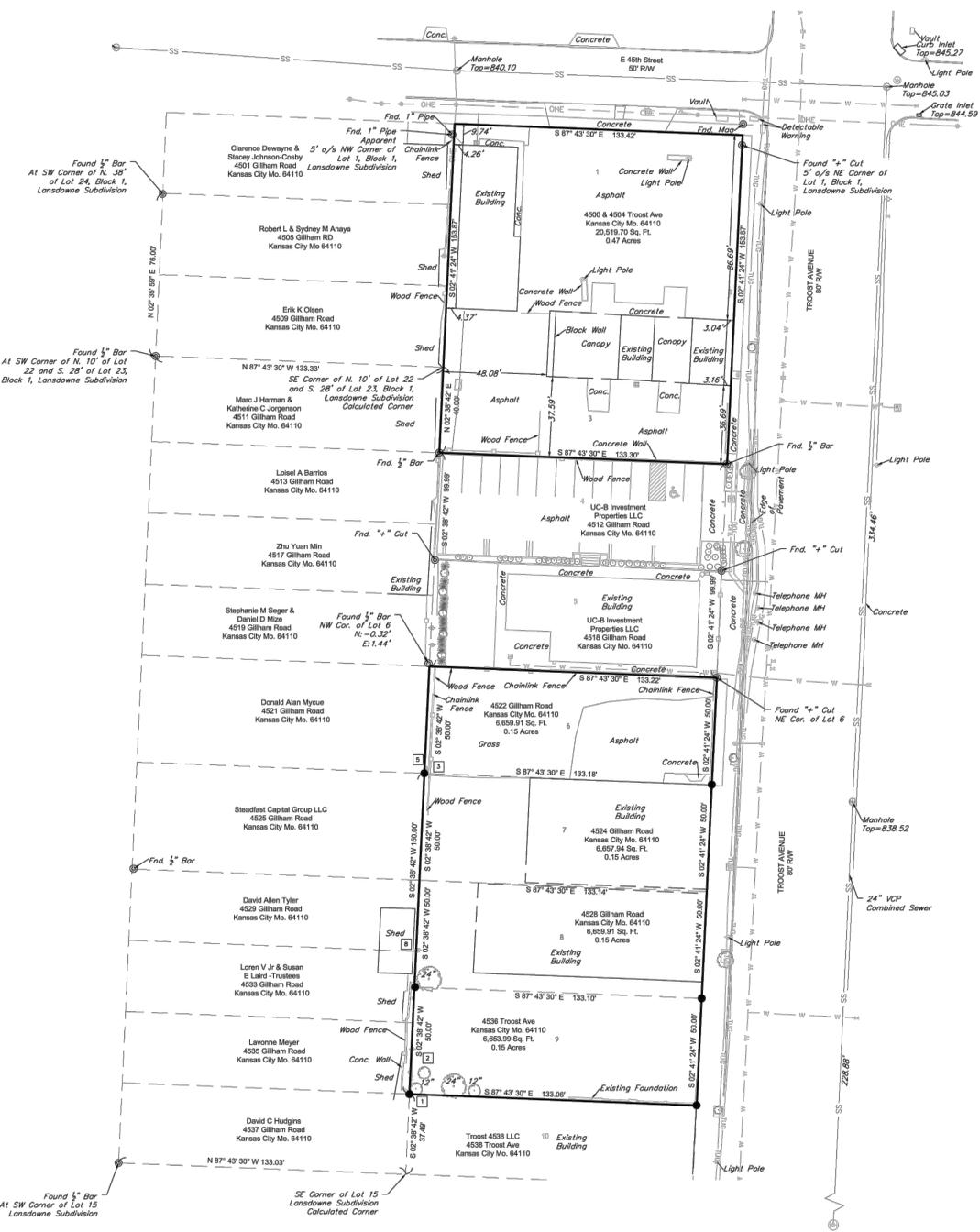
Certificate of Survey

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 OF 1	29	49	33	Jackson	4504 Troost
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS, PE					January 10, 2020

PROFESSIONAL SEAL



50 SE 30TH STREET
LEASING
P.O. BOX 622-9888 F.R. 09523-9889



Potential Encroachments [7]

1. Concrete wall extends onto West side of property, 0.90 feet-Lot 9.
2. Power pole and guy wires on West side of property-Lot 9.
3. Wood fence extends onto adjacent property to South-Lot 6.
4. Power pole on West side of property-Lot 8.
5. Power pole on West side of property-Lot 6.