



CITY PLAN COMMISSION STAFF REPORT

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

August 21, 2024

Project Name

Bristol North Townhomes

Docket # 8**Request**

CD-CPC-2024-00084

Development Plan - Residential

Applicant

Patricia Jensen

Rouse Frets White Goss Gentile Rhodes, P.C.

Owner

WMAC 2013 LLC

Location	1007 NW Cookingham Drive
Area	About 13.52 Acres
Zoning	B2-2 & R-6
Council District	1st
County	Platte
School District	North Kansas City 250

Surrounding Land Uses

North: Undeveloped, zoned R-80

South: Residential, zoned R-6

East: US Route 169, zoned B2-2

West: Residential, zoned R-6

Land Use Plan

The Gashland/Nashua Area Plan recommends mixed use community for this location.

Major Street Plan

NW Cookingham Drive 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 6/14/2024. No scheduling deviations from 2024 Cycle 8.1 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/16/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is currently undeveloped, generally flat and located adjacent to the southbound on-ramp to US Route 169.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a residential development plan in district B2-2 and R-6 on about 13.52 acres generally located at N. Jefferson Street and NW Cookingham Drive.

CONTROLLING + RELATED CASES

No related cases.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

8 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is proposing to construct 161 residential units on two lots directly south of NW Cookingham Drive. The proposed building types will consist of eight-plex, six-plex, four-plex and five-unit ranch townhomes. N. Jefferson Street is a public street that runs north-south which connects NW Cookingham Drive to an existing single family (detached homes) community. The applicant will construct public sidewalks along both sides of N. Jefferson Street and internal sidewalks on the private streets to serve the future units. The applicant is continuing to coordinate with Public Works to determine if the units facing N. Jefferson Street will be eligible for city trash and recycling service.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110 & 88-120)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	
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	

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 comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies when the applicant submits revised plans to staff an prior to ordinance request.

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

The proposed residential use and density is permitted in the B2 zoning district.

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 vehicular ingress and egress to and from the site provides for safe efficient and convenient movement of traffic.

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 has coordinated with the Mobility Division in the Public Works department to ensure safe pedestrian and bicycle movement.

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

The applicant has outstanding corrections which will require that revised plans are submitted to KC Water prior to this application being heard by the City Council. The corrections include labeling the proposed water distribution mains, storm sewer labels and a preliminary stream buffer plan.

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 proposed scale and general design of the proposed structures are compatible with adjacent properties.

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

The proposed plan complies with the requirements found in 88-425 (Landscaping and Screening).

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 constructing private streets to the existing public street (N. Jefferson Street) to serve the proposed 161 units.

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 applicant is removing about 1.74 acres of trees on the southeastern corner of the site to allow for a stormwater detention area. The detention area is in the southeastern corner of the site due to the natural slope to allow for stormwater collection.

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
Lead Planner



Plan Conditions

Report Date: August 12, 2024

Case Number: CD-CPC-2024-00084

Project: Bristol North Townhomes

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, 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.
2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. 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.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. All KC Water and Public Works corrections shall be resolved prior to ordinance request:
 - Show and label the public and private water distribution mains and fire hydrants on the utility plans. Private water mains and private fire hydrants will need to be shown and labeled accordingly on all private streets. Show and label the existing water easement that the existing water main runs in along the east side of N Jefferson Street. KC Water Rules and Regulations require a minimum of 25' of separation between existing water mains and new buildings and there appears to be less than this distance to the new building east of N Jefferson Street.
 - Provide rock blanket at storm outfalls to prevent erosion where the system daylight to the creek. Show this on the storm utility plan.
 - Show the existing storm sewer at the SE corner of the property. Ensure that this line does not daylight within the dam for the detention basin grading.
 - Include the information from 88-415-07-D-2 on the preliminary stream buffer plan. Also include a stream buffer design table that shows the following: a. Area of each of the stream side and outer zones. b. Area disturbed within each of the zones (storm pipes constitute outer zone disturbance) c. Percent disturbed for each zone. d. Any areas of mitigation (if applicable).
 - Storm sewers/inlets within the private drives shall be private service lines. Update callouts accordingly.
 - Provide more sidewalk connections per email sent by Bailey Waters on 7-24-24.

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

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

9. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract

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

10. • 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)
11. • 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
12. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
 - 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)
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
 - Shall provide fire lane signage on fire access drives.
13. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

14. 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.
15. 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
16. Prior to release of Final Plat, the applicant shall submit a separate final plan detailing the amenities to be provided in the tract areas to satisfy the Parkland Dedication requirement.

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

17. 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.
18. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
19. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
20. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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

22. 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.
23. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
24. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
25. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
26. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
27. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.

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

28. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
29. No water service tap permits will be issued until the public water main is released for taps.
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. 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>
32. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

33. Should it be determined that new public water mains and/or public fire hydrants be required then they shall be designed and under contract (permitted) by KC Water following the KC Water Rules and Regulations prior to building permit issuance.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

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

34. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
35. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
36. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

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

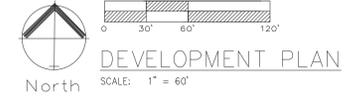
37. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
38. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

DEVELOPMENT PLAN

Bristol North Townhomes

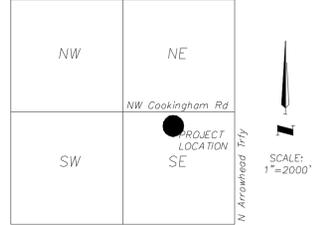
Kansas City, Clay County, Missouri

NOTE:
Wayfinding signage will be installed.

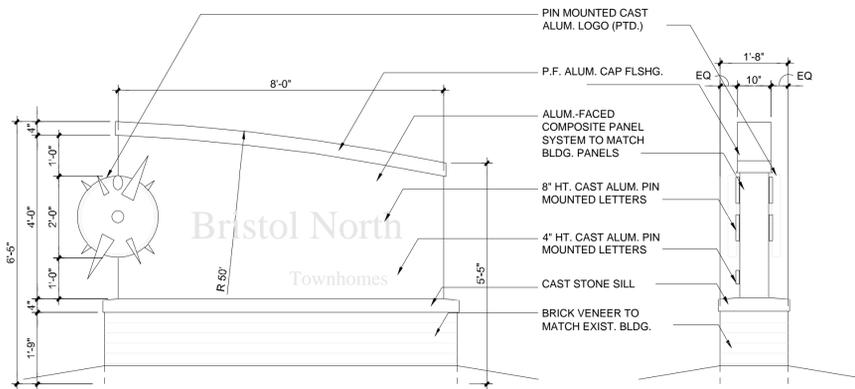


- Parkland dedication requirements are calculated in 4 steps, as follows:
1. First, multiply the number of detached house dwelling units to be included in the subdivision times 3.7 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 2. Second, multiply the number of dwelling units in two-unit houses to be included in the subdivision times 3 people per dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 3. Third, multiply the number of dwelling units in multi-unit buildings to be included in the subdivision times 2 people per multi-family dwelling unit; then multiply the resulting number times 0.006 of an acre per person.
 4. Finally, add the results of the preceding detached house, two-unit house, and multi-unit building land dedication calculations. This sum represents the subdivision's total parkland dedication requirement, which may be satisfied by the actual dedication of land or through the payment of cash in lieu of dedication, in accordance with the provisions of this section.

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
121 Units	2.69	(Payment In Lieu)
TOTAL	2.69	
Amenity	Area Acres	
Tract B - Pool	0.19	Parkland Credit
Tract C - Playground	0.10	Parkland Credit
Amenity Total	0.29	
TOTAL	2.40	(Payment In Lieu)



VICINITY MAP
SEC. 22-52-33



- NOTES:
1. ALL UNITS TO HAVE PRIVATE TRASH BIN.

BICYCLE PARKING
INSTALL THREE (3) - 6 BAY BIKE RACKS.

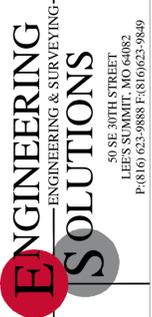
LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

OWNER:
WIMAC 2013 LLC
1266 W PACES FERRY RD NW # 517
ATLANTA, GA 30327

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlicht@es-kc.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

- INDEX OF SHEETS:**
- C.001 - DEVELOPMENT PLAN
 - C.002 - EXISTING CONDITIONS
 - C.003 - PRELIMINARY PLAT
 - C.004 - PRELIMINARY STREAM BUFFER PLAN
 - C.005 - REZONING PLAN
 - C.100 - OVERALL SITE PLAN
 - C.101 - DIMENSION PLAN
 - C.102 - OVERALL SIDEWALK PLAN
 - C.200 - OVERALL GRADING PLAN
 - C.300 - UTILITY PLAN
 - L.100 - LANDSCAPE PLAN
 - A.1 - EXTERIOR ELEVATIONS
 - A.2 - EXTERIOR ELEVATIONS

Development Summary Table			
a	Existing	Zoning B2-2	
	Proposed	B2-2	
b	Existing	13.52	Acres
	Proposed	0	Acres
c	Existing	Right-of-Way 0 Acres	
	Proposed	0 Acres	
d	Existing	13.52	Acres
	Proposed	13.52	Acres
e	Existing	589078	SF
	Proposed	589078	SF
f	Proposed Uses		
	RESIDENTIAL		
	Structure Height & Number of Floors		
	SIX-PLEX Number of floors	2	stories
g	Height Above Grade	30	feet
	FOUR-PLEX Number of floors	2	stories
	Height Above Grade	30	feet
	Gross Floor Area & Number of Units		
h	STANDARD EIGHT-PLEX		
	Gross Area per Building	7112	SF
	Units per Building	8	EA
	Number of Buildings	5	EA
i	Total Units	40	EA
	STANDARD SIX-PLEX		
	Gross Area per Building	5334	SF
	Units per Building	6	EA
j	Number of Buildings	2	EA
	Total Units	12	EA
	STANDARD FOUR-PLEX		
	Gross Area per Building	3556	SF
k	Units per Building	4	EA
	Number of Buildings	1	EA
	Total Units	4	EA
	FRONT ENTRY EIGHT-PLEX		
l	Gross Area per Building	7112	SF
	Units per Building	8	EA
	Number of Buildings	5	EA
	Total Units	40	EA
m	FRONT ENTRY STANDARD SIX-PLEX		
	Gross Area per Building	5334	SF
	Units per Building	6	EA
	Number of Buildings	1	EA
n	Total Units	6	EA
	FRONT ENTRY FOUR-PLEX		
	Gross Area per Building	3556	SF
	Units per Building	4	EA
o	Number of Buildings	1	EA
	Total Units	4	EA
	RANCH TOWNHOME 5-UNITS		
	Gross Area per Building	5370	SF
p	Units per Building	5	EA
	Number of Buildings	3	EA
	Total Units	15	EA
	Total Units	121	
q	Total Buildings	18	
	Building Coverage & Floor Area Ratio		
	Coverage (Total Footprint Area)	110344	SF
	FAR (Gross Area/Net Land Area)	0.18731645	FAR
r	Density		
	Nets Density (Units/ Net Land Area)	11.17	Units Per Acre
s	Vehicle Parking		
	Ratio Required	1 stall per unit	
t	Stalls Required	161	Stalls
	Stalls Provided	161	Stalls
u	Bike Parking		
	Long Term Ratio Required	10% of Veh. Parking=10 Spaces In Unit	
v	Spaces Provided	10	Spaces
	Short Term Ratio Required	10% of Veh. Parking=5 Spaces	
w	Spaces Provided	5	Spaces
	Timeline		
x	Estimated Start Date:	FALL	2024



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 200500318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: BRISTOL NORTH TOWNHOMES
Issue Date: July 10, 2024

DEVELOPMENT PLAN
Bristol North Townhomes
Kansas City, Clay County, Missouri

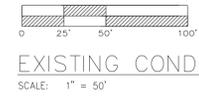
DEVELOPMENT PLAN
Bristol North Townhomes
Kansas City, Clay County, Missouri



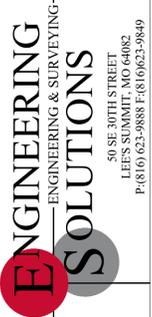
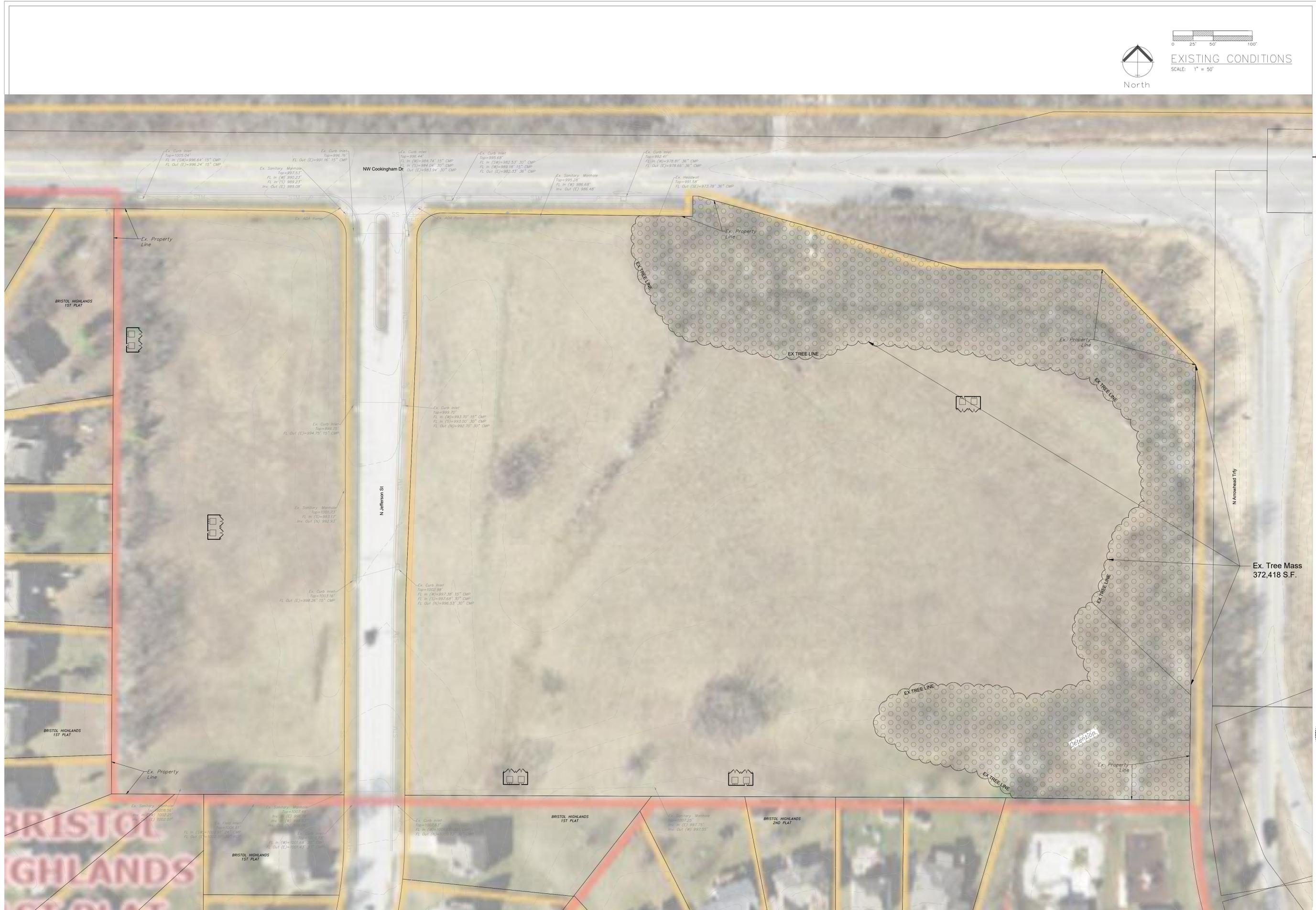
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

NO.	DATE	DESCRIPTION



EXISTING CONDITIONS
SCALE: 1" = 50'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

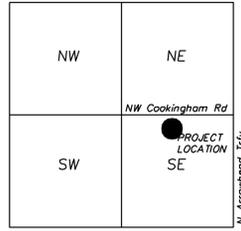
EXISTING CONDITIONS
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

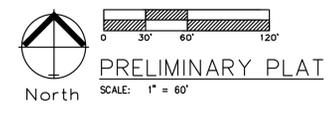
REVISIONS

NO.	DESCRIPTION



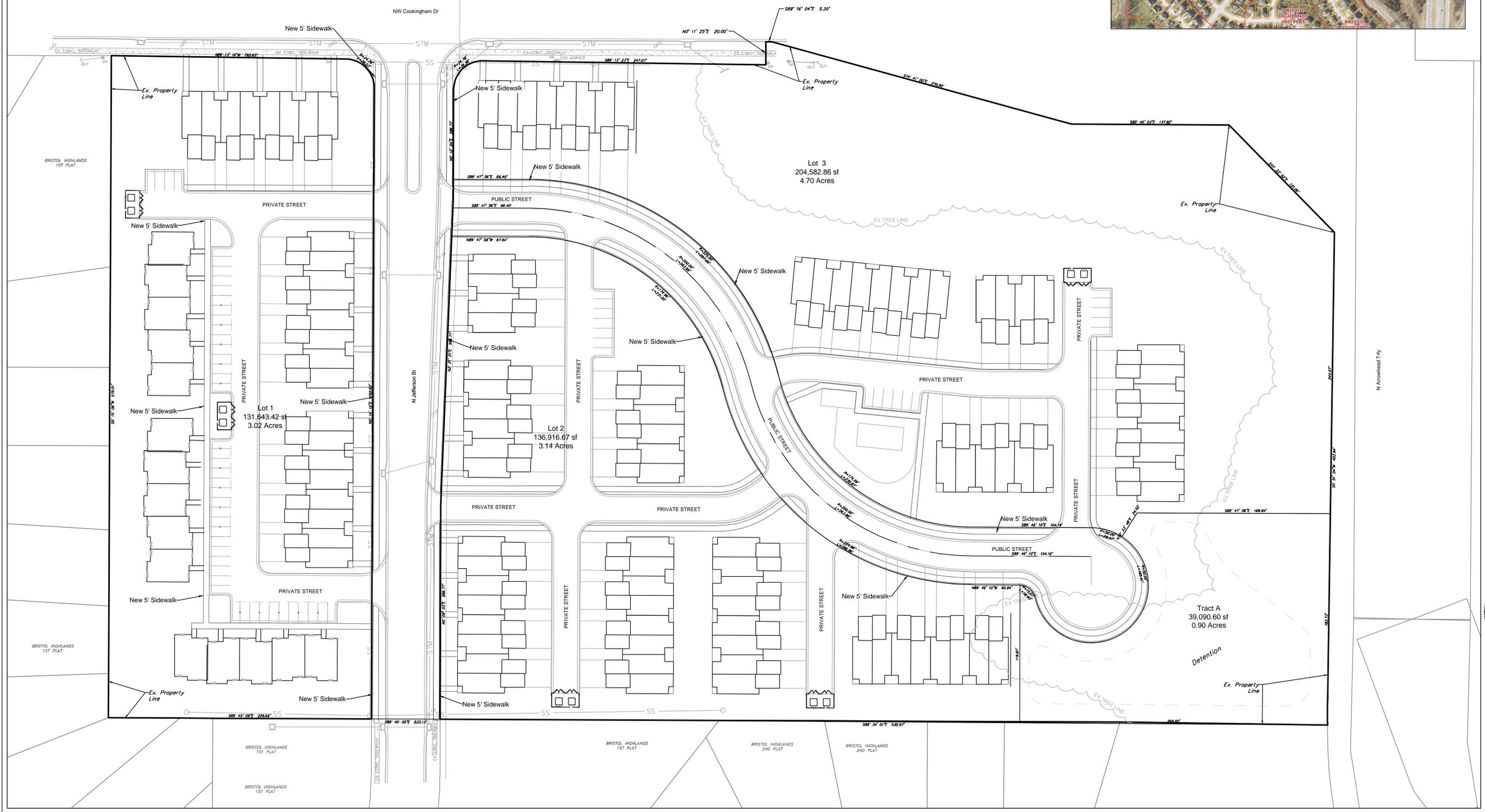
VICINITY MAP
SEC. 22-52-33

Development Summary Table			
a	Zoning		
	Existing		B2-2
Proposed		B2-2	
b	Total Land Area		
	Existing	13.52	Acres
c	Right-of-Way		
	Existing	0	Acres
Proposed	0	Acres	
d	Net Land Area		
	Existing	13.52	Acres
	Proposed	13.52	Acres
Proposed	589078	SF	



Bike Parking	
Short Term Ratio Required	10% of Veh. Parking=15
Spaces Provided	15 Spaces

NOTE:
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED.



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 20050008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

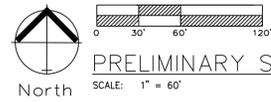
Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

PRELIMINARY PLAT
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri

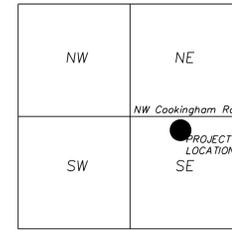


Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



PRELIMINARY STREAM BUFFER PLAN



VICINITY MAP
SEC. 22-52-33



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project:
BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

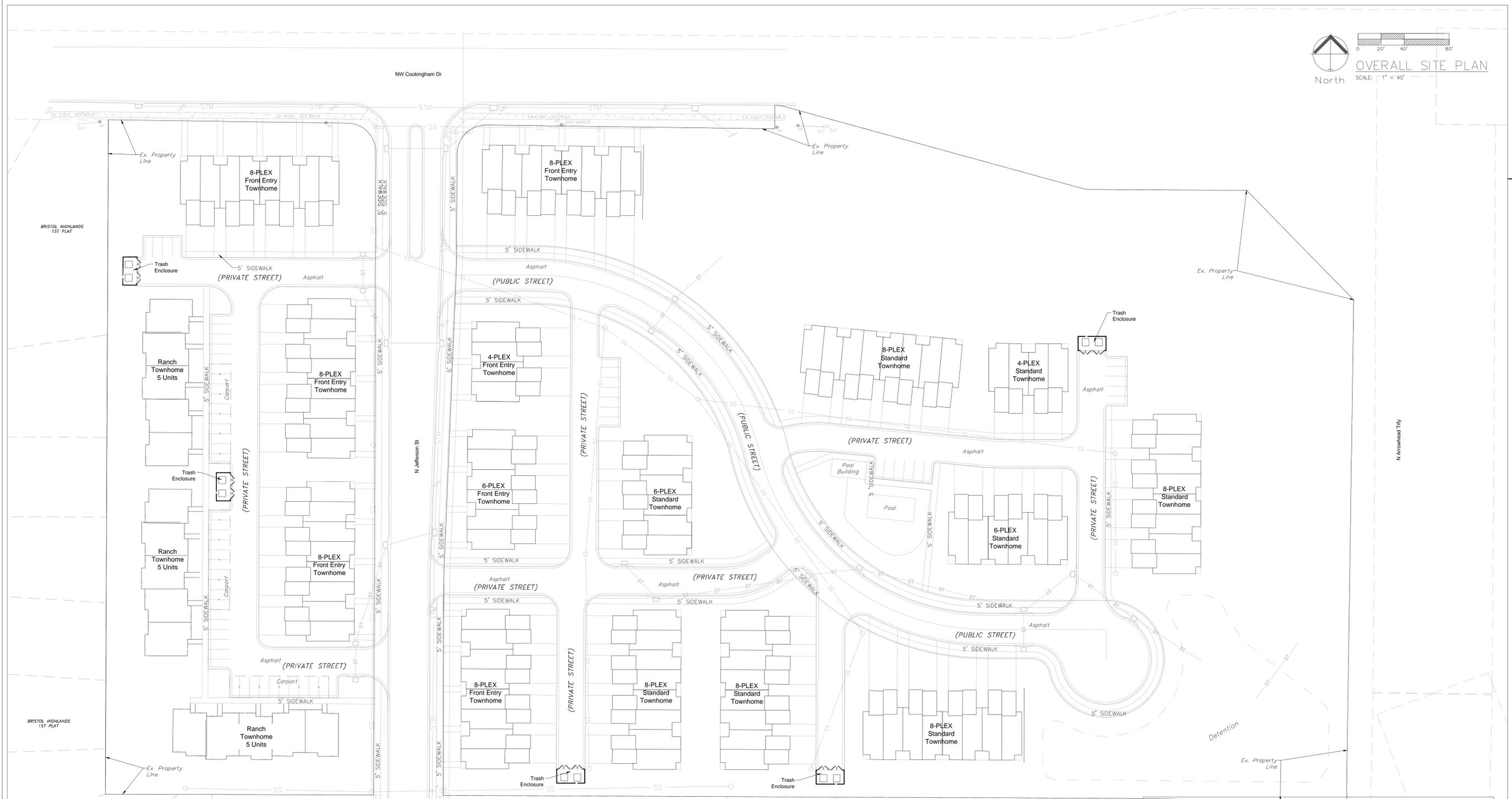
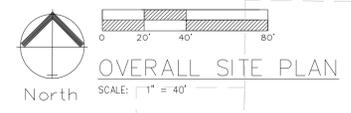
Issue Date:
July 10, 2024

PRELIMINARY STREAM BUFFER PLAN
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



Matthew J. Schlicht
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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



Professional Registration
 Missouri
 Engineering 200502186-D
 Surveying 2005008318-D
 Kansas
 Engineering E-1695
 Surveying LS-210
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

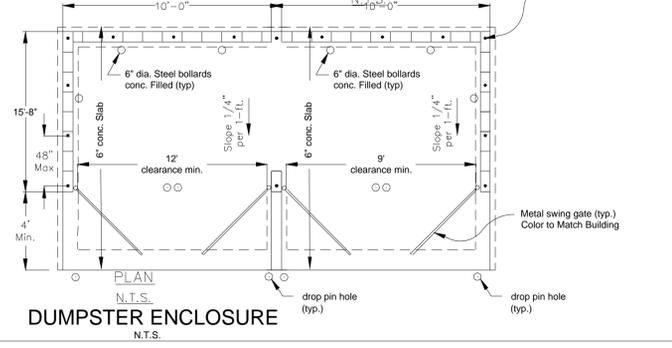
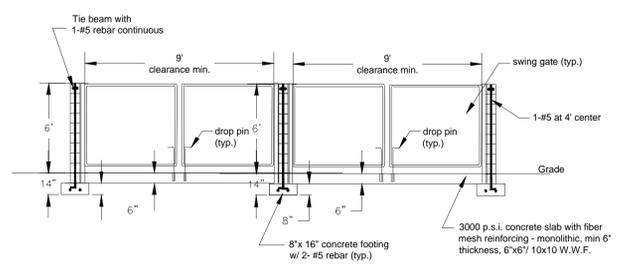
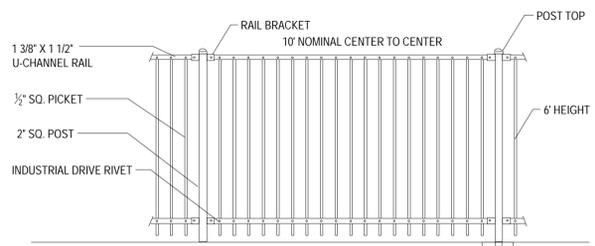
Project: BRISTOL NORTH TOWNHOMES
 Issue Date: July 10, 2024

OVERALL SITE PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri

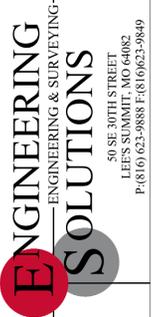
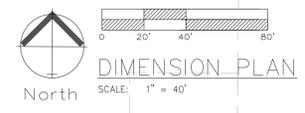


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 NE PE E-14335

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EXTERIOR ELEVATION
 TRASH ENCLOSURE - FRONT ELEVATION



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

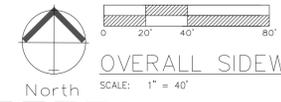
Project:
 BRISTOL NORTH TOWNHOMES
 Issue Date:
 July 10, 2024

DIMENSION PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

NO.	REVISIONS



OVERALL SIDEWALK PLAN



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

BRISTOL NORTH TOWNHOMES
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
 BRISTOL NORTH
 TOWNHOMES
 Issue Date:
 July 10, 2024

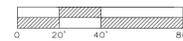
OVERALL SIDEWALK PLAN
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2005019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

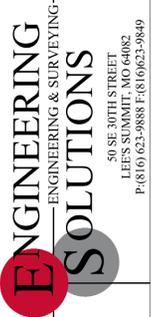
REVISIONS





Overall Water Line Plan

SCALE: 1" = 40'



Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

BRISTOL NORTH TOWNHOMES
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project: BRISTOL NORTH TOWNHOMES
 Issue Date: July 10, 2024

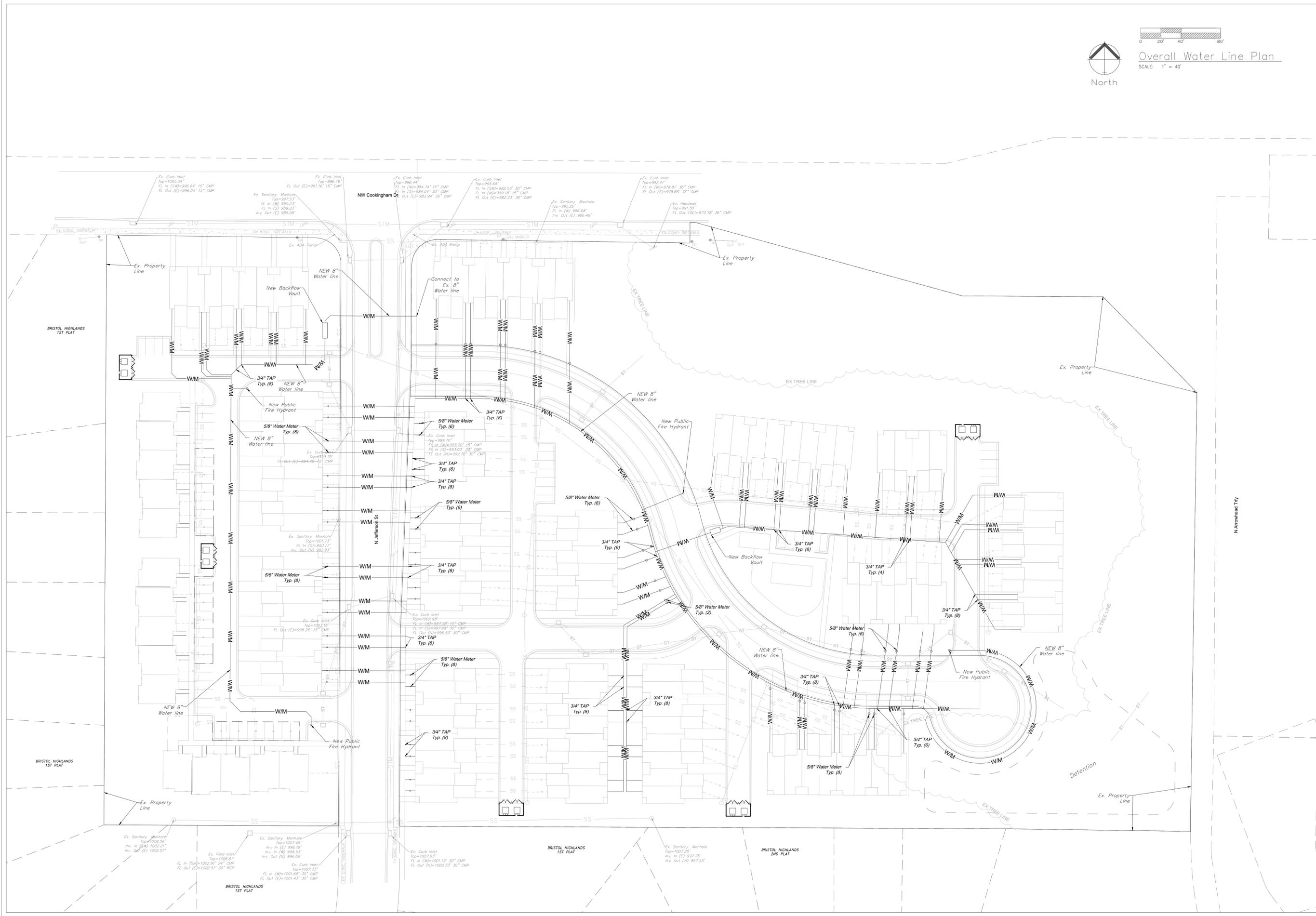
Overall Water Line Plan
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri



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 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

NO.	DATE	DESCRIPTION





LANDSCAPE PLAN
SCALE: 1" = 40'

PLANTING GUIDE

SYMBOL	QUANT	KEY	NAME	SIZE
	20	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	2" CAL
	60	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	57	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS 'OKLAHOMA'	2" CAL
	--	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	64	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	#3 POT
	22	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	2" CAL
	24	RO	RED OAK QUERCUS RUBRA	2" CAL
	25	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	2" CAL
	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	2" CAL

LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:
 STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage

LOCATION	REQUIREMENT	PROVIDED
N Jefferson St	1,017 Feet	34 Trees Required 34 Trees
28' Streets	1,265 Feet	42 Trees Required 42 Trees
25' Streets	3,214 Feet	107 Trees Required 107 Trees

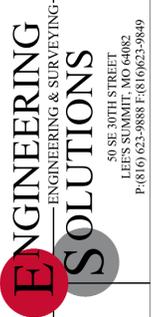
88-425-06.B Interior Landscaping of Parking Lots
 A. At least 28 square feet of interior landscape area is required per parking space

64 parking spaces	1,792 sq. ft. required	(Requirement Met)
-------------------	------------------------	-------------------

88-425-06.E Plant Materials

1. One Tree per 5 parking spaces	64 parking spaces	13 Trees Required	17 Trees Provided
2. One Shrub is required per parking space	64 parking spaces	64 Shrubs Required	64 Shrubs Provided

NOTE:
 Trash dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side.



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 BRISTOL NORTH TOWNHOMES
 Kansas
 Issue Date:
 July 10, 2024

Landscape Plan
 Development Plan for:
 Bristol North Townhomes
 Kansas City, Clay County, Missouri

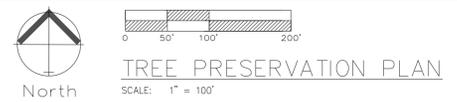


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 KS PE 19071
 OK PE 25226
 NE PE E-14335

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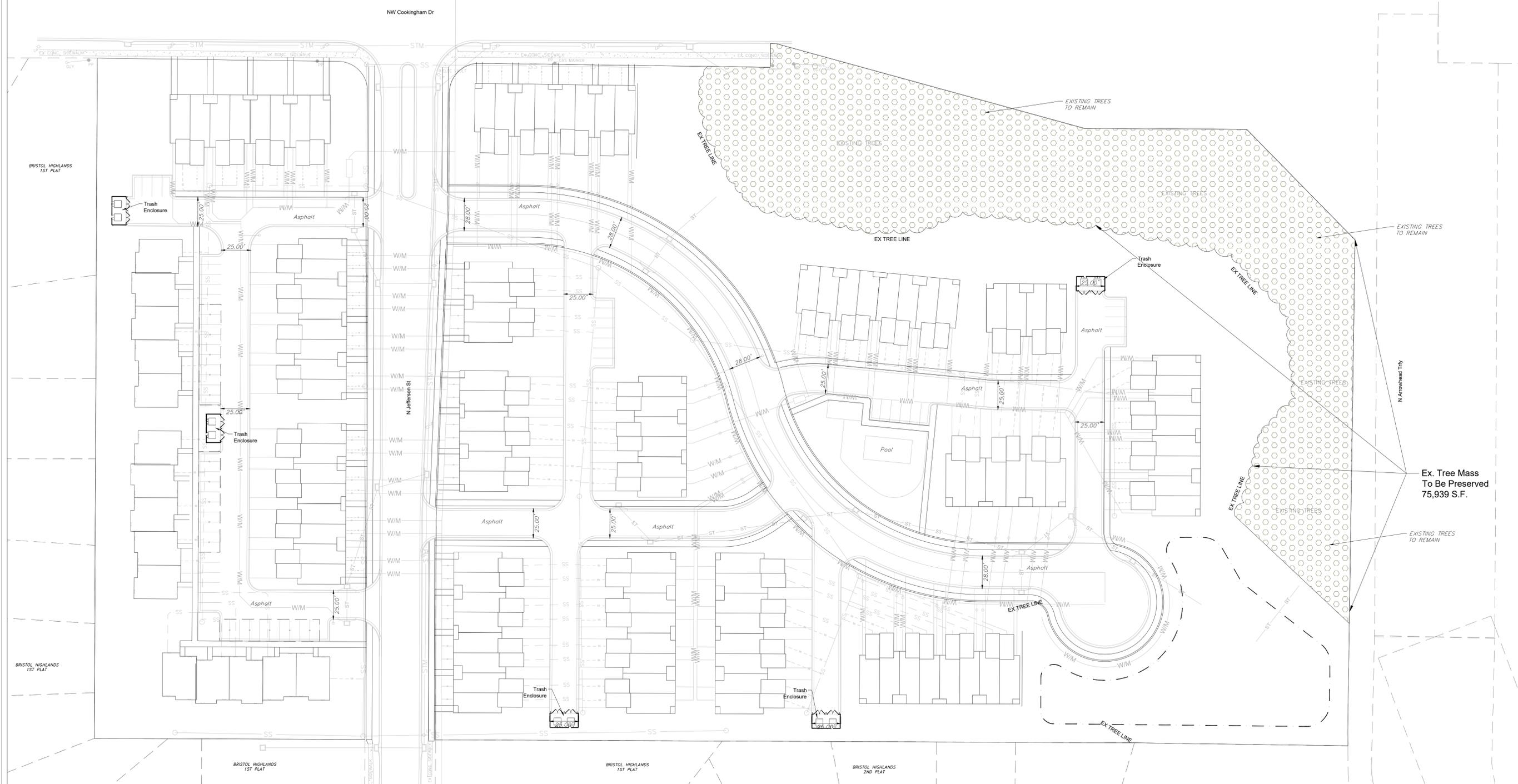
NO.	DESCRIPTION

88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	75,939 s.f. 1.74 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	0.61
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	92
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	84
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu mitigation can be found in 88-424-12.	8
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A



NOTE:
INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE, TO BE DETERMINED WITH CONSTRUCTION PLANS.

4 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07
SEE L.100 FOR TREES.
DEVELOPER MAY PAY _____ IN LIEU OF TREES.



Ex. Tree Mass
To Be Preserved
75,939 S.F.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
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Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

Project:
BRISTOL NORTH TOWNHOMES
Issue Date:
July 10, 2024

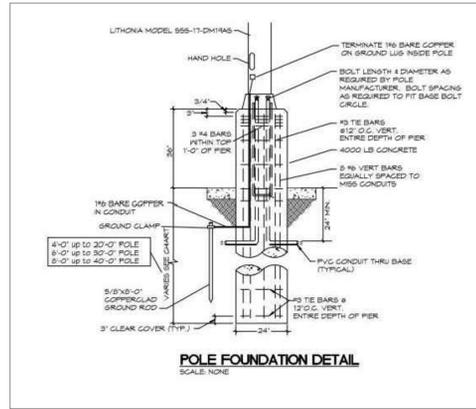
Tree Preservation Plan
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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KS PE 19071
OK PE 25226
NE PE E-14335

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NO.	DATE	DESCRIPTION

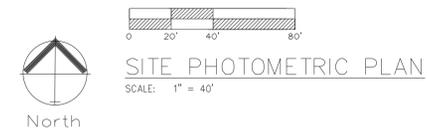


Light Fixture Schedule

Manufacturer & Catalog Number	Volts Watts	Light Source	Description	Equivalent Manufacturers
Lithonia RSX1-LED-P2=40K-R3-SPA	120/208 V 73W	LED 9843 LUM 4000K	17'-0" Pole Light Mounted on 3'-0" Pole Base With Type III Optics. Reference Pole Base Detail on this Sheet.	Hubbell Lithonia or Equal

Statistical Area Summary

Avg FC	Max FC	Min FC	Max / Min	Avg / Min
1.9	7.3	0.4	18.3	4.8

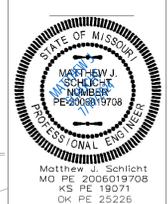


Professional Registration
Missouri
Engineering 200502186-D
Surveying 200503318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project
BRISTOL NORTH TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

Issue Date
July 10, 2024

Site Photometric
Development Plan for:
Bristol North Townhomes
Kansas City, Clay County, Missouri



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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

No.	Description

SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL

FAKE GABLE VENT PUT OVER SHEATHING AND HOUSE WRAP



FRONT EL.
HARDIE SIDING LAP, B & B, AND SHAKE, ALSO STONE SIDING

ALL SIDING, SOFFIT AND FASCIA VINYL

GUTTERS AND DOWN SPOUTS REQUIRED

HORZ LAP



REAR EL. HARDIE SIDING OR LP SMART BOARD

SOFFIT SHALL BE RATED AND SAPARTED AT THE CNETER WALL

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL TOWNHOMES
6 PLEX
KANSAS CITY MISSOURI

SCALE
1/4" = 1'-0

DATE
6-11-24

PLAN NO.

4249

SHEET NO.

A1



RIGHT EL. HARDIE OR LP SMART SIDING



LEFT EL. HARDIE OR LP SMART SIDING

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL TOWNHOMES
6 PLEX
KANSAS CITY MISSOURI

SCALE
1/4" = 1'-0"

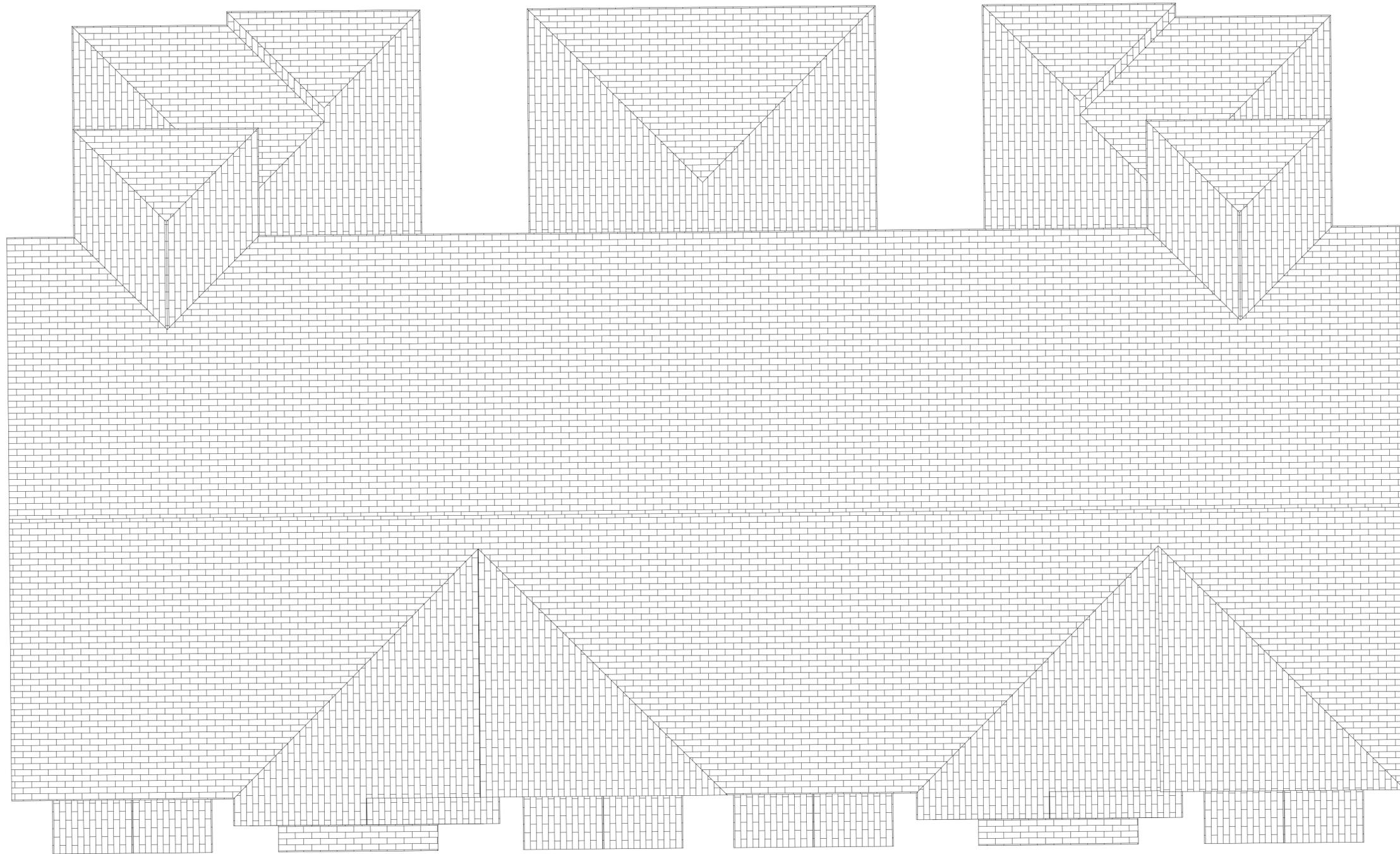
DATE
6-11-24

PLAN NO.

4249

SHEET NO.

A2



ROOF PLAN 1/4" = 1-0
ROOF PITCHES 6/12
12" SOFFITS TYP.

BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL TOWNHOMES
6 PLEX
KANSAS CITY MISSOURI

SCALE
1/4" = 1-0

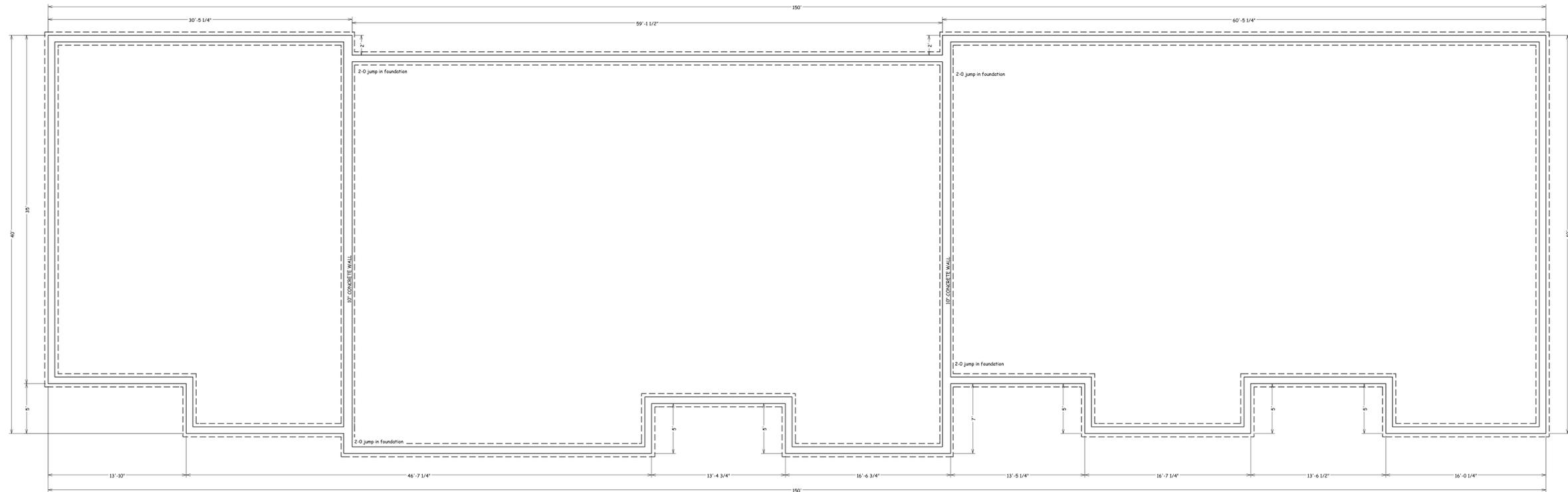
DATE
6-11-24

PLAN NO.

4249

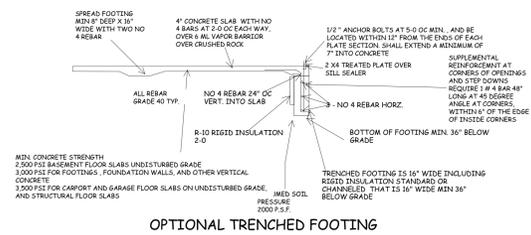
SHEET NO.

A-3

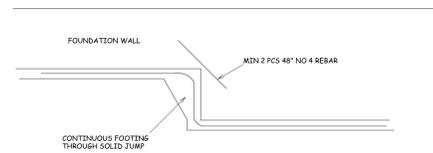


FOUNDATION PLAN

STRUCTURAL SLAB ON FILL REBAR 12" O.C.
E.W.



OPTIONAL TRENCHED FOOTING



FOOTING JUMP TYP.

BUILT IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL, NORTH TOWNHOMES
KANSAS CITY CLAY COUNTY MISSOURI

SCALE
1/4" = 1'-0"

DATE
6-12-24

PLAN NO.

4248

SHEET NO.

A3

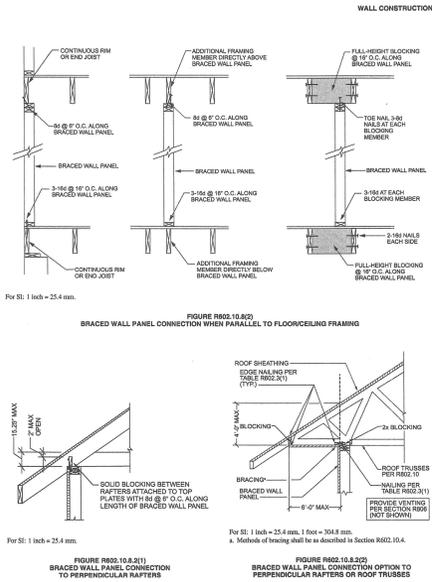
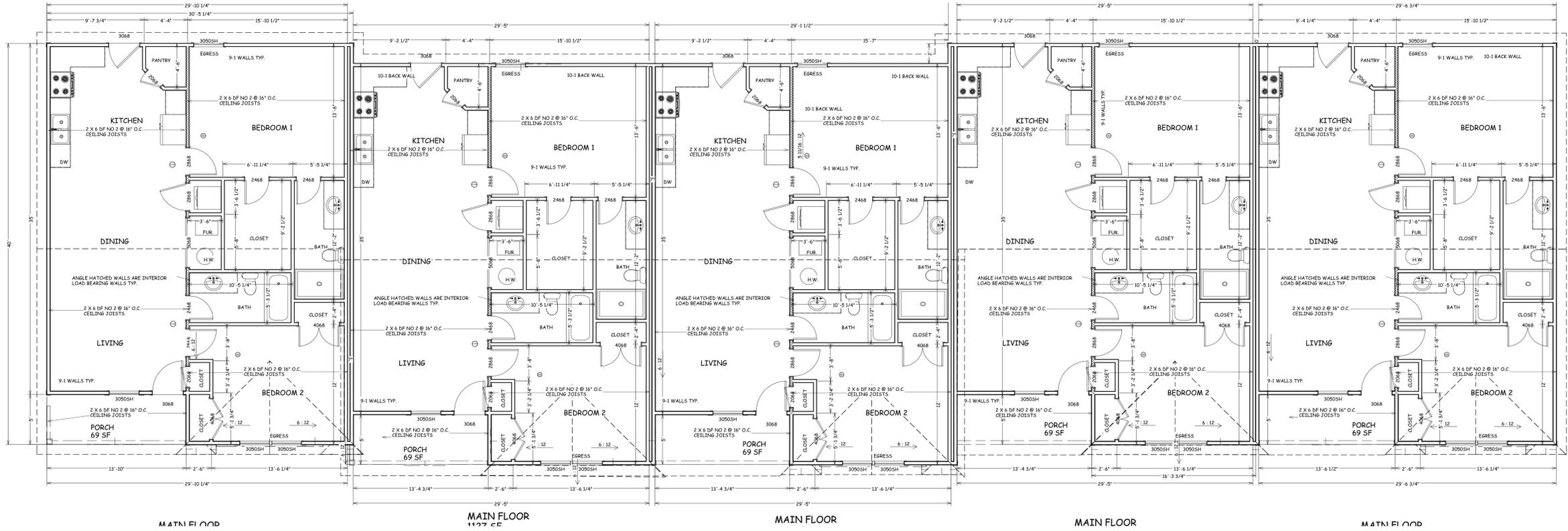
OPTIONAL DENSGLASS EXTERIOR SHEATHING INSTEAD OF 7/16 OSB ALL WSP WIND BRACING ARE NOW GB GYPSUM BOARD BOTH SIDES OF STUDS 4-0

GB STRUCTURAL PANEL NAILING
EXTERIOR NAILING PATTERN 1-1/2" GALVANIZED ROOFING NAIL 7/16" HEAD
DIAMETER, 3" OC IN THE EDGES AND 6" OC INTERMEDIATE
INTERIOR NAILING PATTERN GYPSUM BOARD NAIL .0915" DIAMETER 1-5/8" LONG, 9/32"
HEAD MAXIMUM OF NAIL SPACING 4" OC EDGES AND 8" OC INTERMEDIATE

SHIP LAP SIDING EDGES MUST BE DOUBLE NAILED: ONE NAIL
MUST BE PLACED IN THE UNDERLAP AND A SECOND NAIL MUST
BE PLACED IN THE OVERLAP AT 6" O.C. UNDER AND OVER

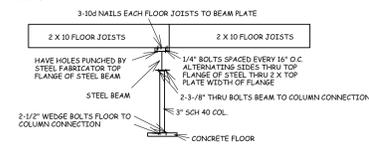
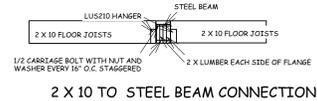
INTERIOR LOAD BEARING WALLS ARE 2 X 4 DF NO 2 @ 16" O.C.

WALL PANEL ATTACHMENT SCHEDULE
WSP OR CS-WSP AND ECPANALS: 6" EDGES, 12" FIELD WITH R D (2.5" X 0.1317) NAIL
FFH: 3" OC ALL FRAMING MEMBERS WITH R D (2.5" X 0.1317)
GB: 7" EDGES 4 FIELD WITH GYPSUM BOARD NAIL .0915 DIAMETER 1-5/8" LONG 19/64" HEAD
CS-PF: 3" OC ALL FRAMING MEMBERS WITH R D (2.5" X 0.1317)
DWB: 2 - RD (2 1/2" LONG X 0.113" DIA.) NAILS PER STUD



GARAGE DOORS WILL ALWAYS HAVE 7/16" OSB SHEATHING

GARAGE DOORS WILL ALWAYS HAVE 7/16" OSB SHEATHING



BUILD IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL, NORTH TOWNHOMES
KANSAS CITY CLAY COUNTY MISSOURI

SCALE
1/4" = 1-0

DATE
6-12-24

PLAN NO.
4248

SHEET NO.
A-4

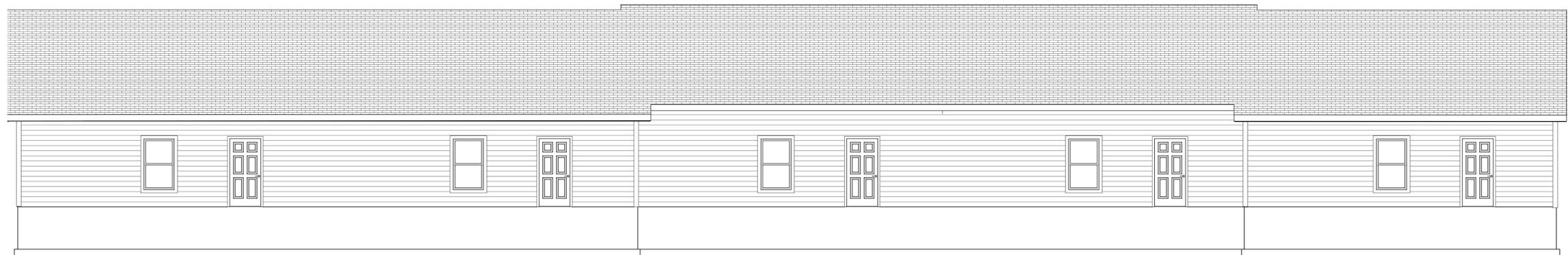
FAKE GABLE VENT, PUT OVER SHEATHING AND HOUSE WRAP.

SOFFIT SHALL BE RATED AND SEPARATED AT THE CENTER WALL



FRONT EL.
HARDIE SIDING AND STONE

GUTTERS AND DOWN SPOUTS REQUIRED



REAR EL. HARDIE OR LP SMART SIDING

SOFFIT SHALL BE RATED AND SEPARATED AT THE CENTER WALL

BUILT IN ACCORDANCE WITH 2018
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

BRISTOL, NORTH TOWNHOMES
KANSAS CITY CLAY COUNTY MISSOURI

SCALE
1/4" = 1'-0"

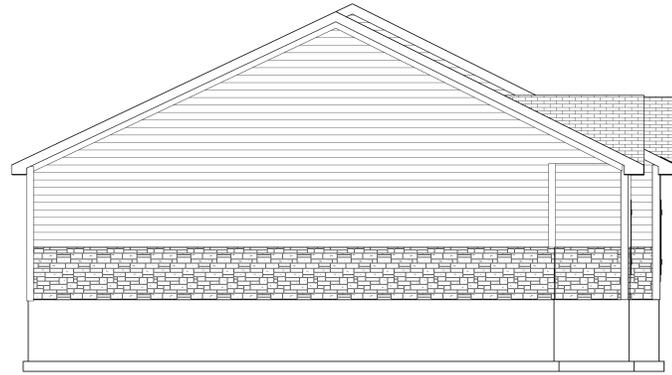
DATE
6-12-24

PLAN NO.

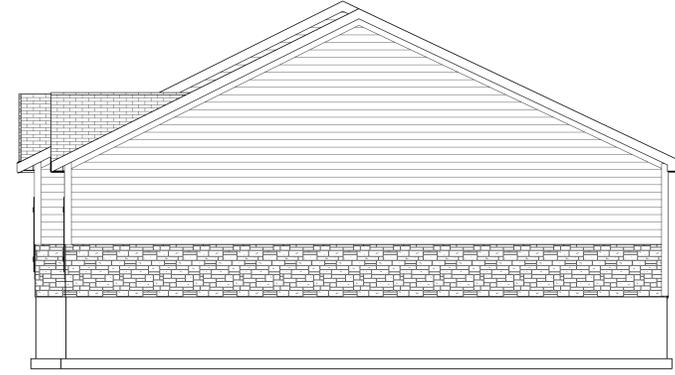
4248

SHEET NO.

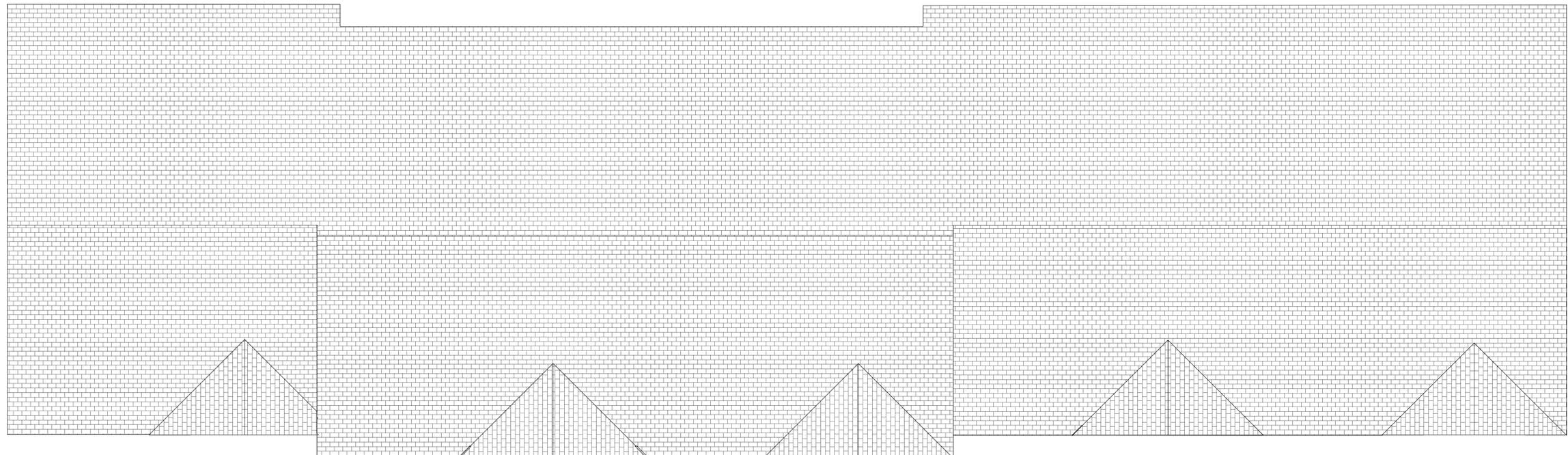
A1



LEFT EL.
STONE AND HARDIE OR LP
SMART SIDING



RIGHT EL.
STONE AND HARDIE OR LP
SMART SIDING



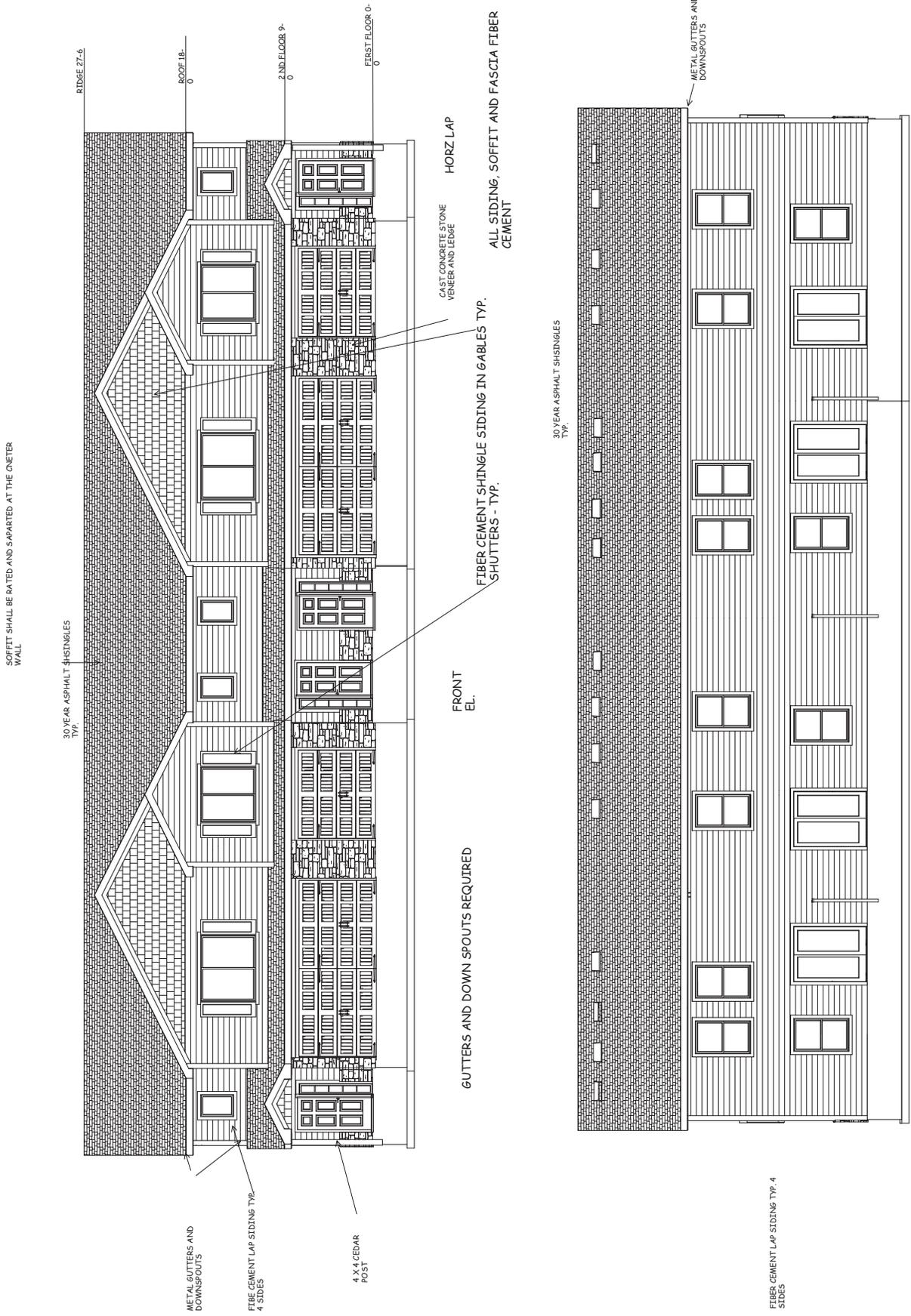
ROOF PLAN
ROOF PITCHES 6/12
12" SOFFITS TYP.

BUILD IN ACCORDANCE WITH 2012 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES.

Bristol North Townhomes

SCALE	1/4" = 1'-0"
DATE	4-30-19
PLAN NO.	
	2775
SHEET NO.	
	A1

KEESBY A. TOWNSEND
 ARCHITECT
 1001 E. 10TH ST., SUITE 200
 DENVER, CO 80202
 (303) 733-1111
 WWW.KAASARCHITECT.COM
 CEMENT ONLY



RIDGE 27'-6"

ROOF 18'-0"

2ND FLOOR 9'-0"

FIRST FLOOR 0'-0"

SOFFIT SHALL BE RATED AND SPARTED AT THE ONEETER WALL

30 YEAR ASPHALT SHINGLES TYP.

METAL GUTTERS AND DOWNSPOUTS

FIBER CEMENT LAP SIDING TYP. 4 SIDES

4 X 4 CEDAR POST

GUTTERS AND DOWN SPOUTS REQUIRED

FRONT EL.

FIBER CEMENT SHINGLE SIDING IN GABLES TYP. SHUTTERS - TYP.

6 1/2" CAST CONCRETE STONE VENEER AND LEDGE

HORIZ LAP

ALL SIDING, SOFFIT AND FASCIA FIBER CEMENT

30 YEAR ASPHALT SHINGLES TYP.

METAL GUTTERS AND DOWNSPOUTS

FIBER CEMENT LAP SIDING TYP. 4 SIDES

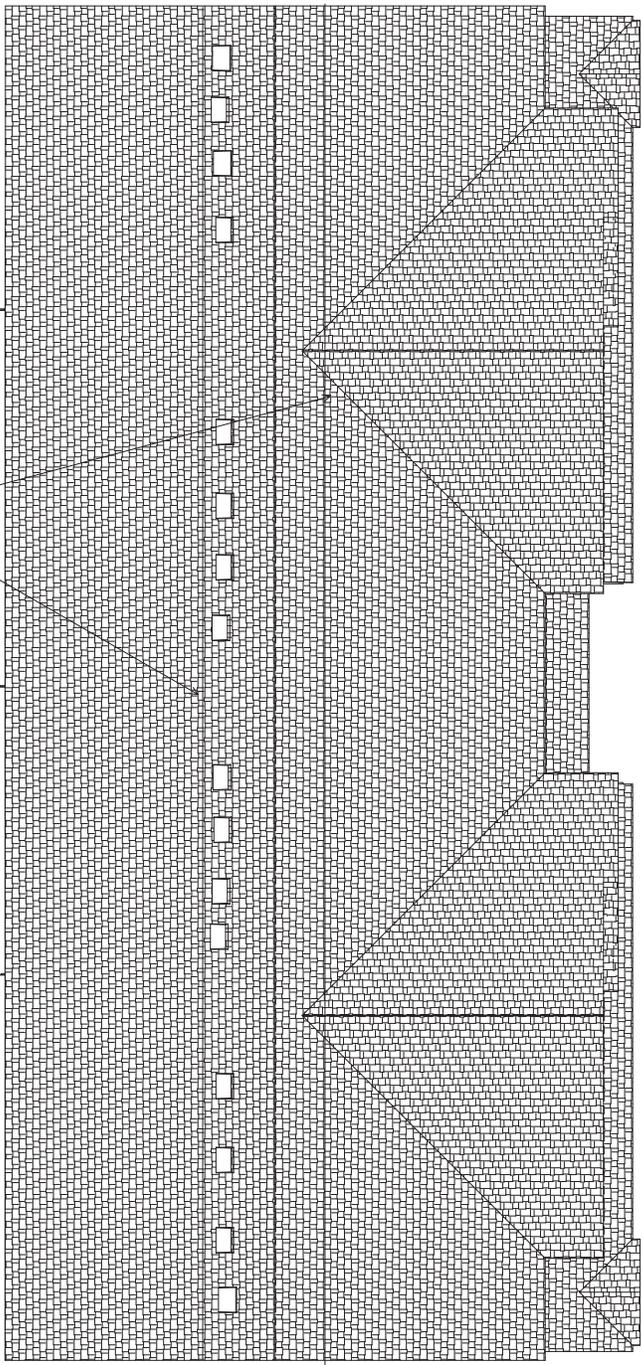
SOFFIT SHALL BE RATED AND SPARTED AT THE ONEETER WALL

REAR EL.

HARDIE OR LP SMART SIDING

FIREWALL NO HIP RIDGE OR RAFTERS TO GO THRU FIREWALLS TYP.

PURLIN
S



30 YEAR ASPHALT SHINGLES
TYP.

ROOF PLAN
FRONT TO BACK 6/12
SIDE TO SIDE 6/12
12" SOFFITS TYP.

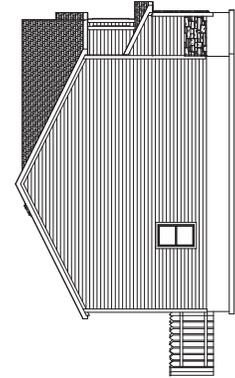
FIBER CEMENT SOFFIT TYP ALL OVERHANGES

FRONT GABLE WALLS 12"
SOFFITS

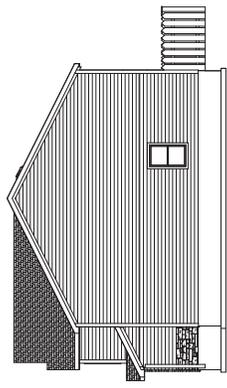
RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.
U.N.O.
HIPS AND RIDGES 2 X 8 DF NO 2 U.N.O

FIBER CEMENT LAP
SIDING TYP.

GUTTERS AND DOWN SPOUTS REQUIRED



LEFT EL.
1/8" = 1-0



RIGHT EL.
1/8" = 1-0

BUILD IN ACCORDANCE WITH 2012
INTERNATIONAL RESIDENTIAL
CODE AND LOCAL CODES.

bristol north TOWNHOMES

SCALE
1/4" = 1-0

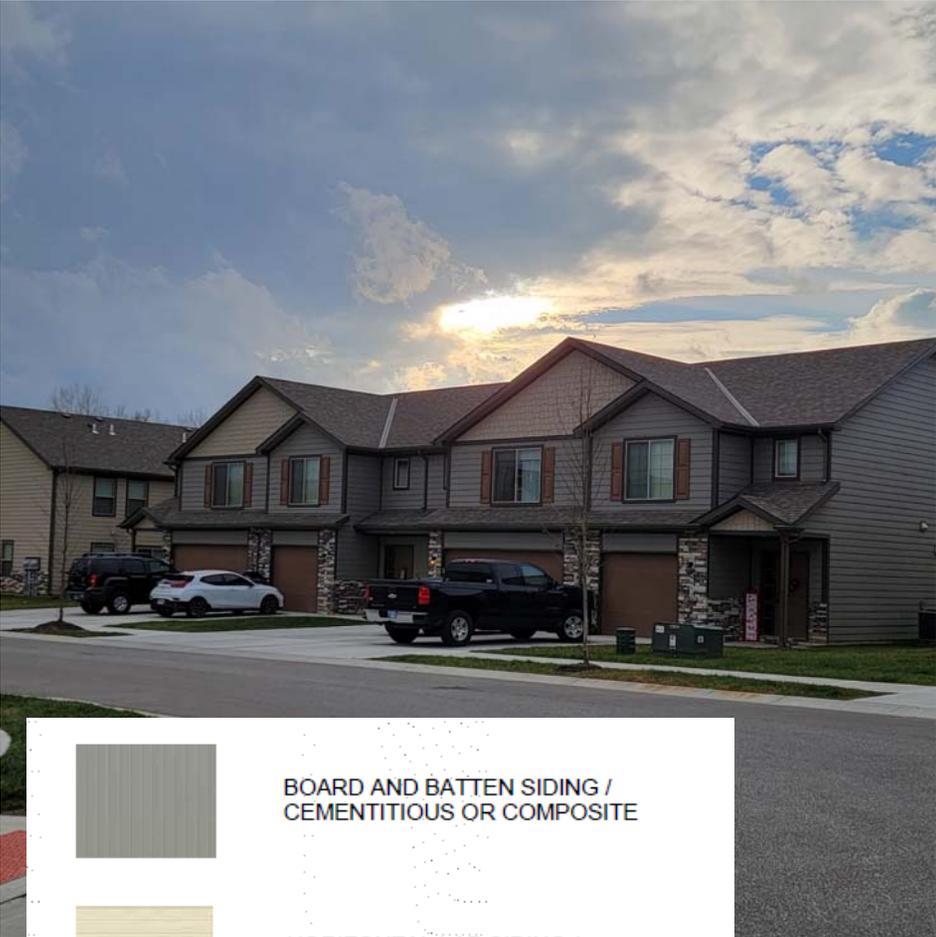
DATE
4-30-19

PLAN NO.
2775

SHEET NO.
A2

FORBY A TOWN&CPE
ARCHITECTS
PROFESSIONAL S.E.
RESIDENTIAL CONTRACTOR
CEMENT ONLY

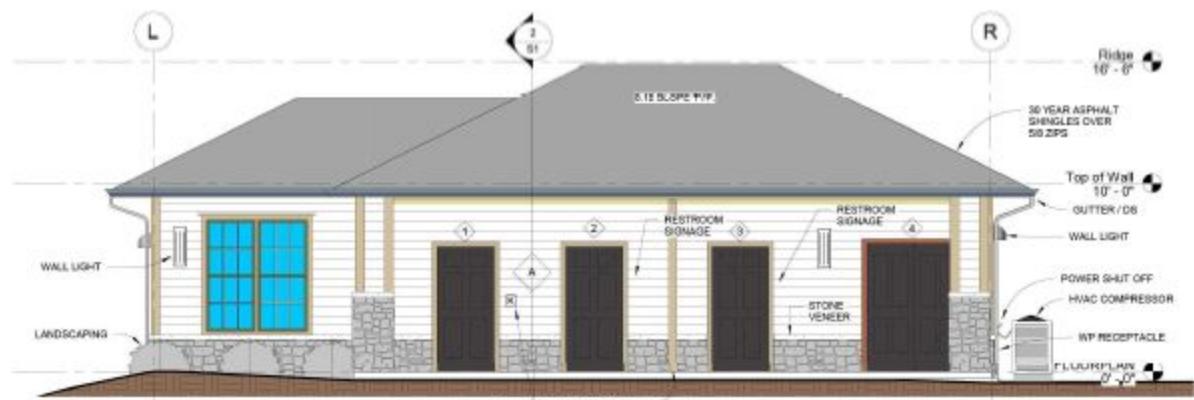
Bristol North



	BOARD AND BATTEN SIDING / CEMENTITIOUS OR COMPOSITE
	HORIZONTAL LAP SIDING / CEMENTITIOUS OR COMPOSITE
	MANUFACTURED STONE VENEER



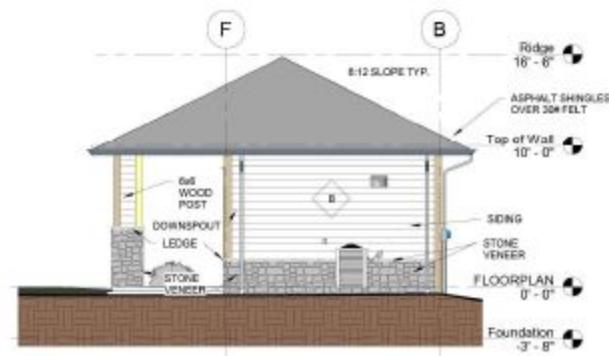
3 BACK ELEVATION
1/4" = 1'-0"



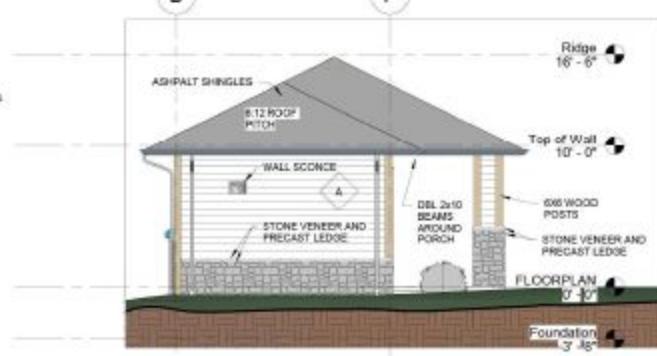
2 FRONT ELEVATION
1/4" = 1'-0"



7 3D Front Left



6 RIGHT ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

NOTE:
BUILDING COLORS SHALL MATCH MULTI-FAMILY UNITS
IN THE STALEY CORNERS EAST DEVELOPMENT.

VINYL - WHITE
TRIM - SW7089 IRON ORE
GUTTERS - DARK BRONZE
FRONT DOORS - SW7089 IRON ORE



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

Name	Address	Phone	Email
Michael Buckmiller, HOA President			
Dan S.			
Katie Jones, HOA Treasurer			
M. Spalding			
Samsung			
Scott and Kathy Wagner			
Brady Cameron			
Lacy Bravard			