



CITY PLAN COMMISSION STAFF REPORT

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

March 7, 2023

Project Name Ascent Apartments

Docket #1.1
Docket #1.2
Docket #1.3

Request

- 1.1 CD-CPC-2022-00202 Rezoning without Plan
- 1.2 CD-CPC-2022-00203 Area Plan Amendment
- 1.3 CD-CPC-2022-00205 Development Plan/Preliminary Plat

Applicant

Rachel Barth
NorthPoint Development
3315 N Oak Trafficway

Owner

Westside Holdings Inc/Divine Mercy Park Inc
7725 NW Westside Drive

Location	3350 N Holmes Street
Area	About 19.79 acres
Zoning	R-2.5 & R-6
Council District	4th
County	Clay County
School District	NKC 250

Surrounding Land Uses

North: Residential, zoned R-6
South: Vacant, zoned R-6
East: Open Space, zoned R-2.5
West: Office, zoned R-0.5

Major Street Plan

North Holmes Street and North Cherry Street are not identified on the City's Major Street Plan.

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Residential Medium Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 11/13/2022. Scheduling deviations from 2023 Cycle A have occurred.

- The Applicant needed additional time to prepare a resubmittal to revise plans and coordinate with KC Water, Public Works, and the North Kansas City Levee District.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 25, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property contains three heavily wooded, undeveloped, lots. The property has very steep slopes along the east and west sides of the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan for a multi-unit development serving as a preliminary plat, an area plan amendment from Residential Medium Density to Residential High Density, and a rezoning without plan from District R-6 (Residential 6) and District R-2.5 (Residential 2.5) to District R-0.75 (Residential 0.75).

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

- 1.1 – Approval
- 1.2 – Approval
- 1.3 – Approval with Conditions

PLAN REVIEW

The developer is proposing three concurrent applications for the subject property, a development plan for a multi-unit development serving as a preliminary plat, an area plan amendment amending the Briarcliff/Winnwood Area Plan from Residential Medium Density to Residential High Density, and a rezoning from District R-6 and District R-2.5 to District R-0.75.

The development is located north of the City of North Kansas City on three heavily wooded lots and north of the Hillside Drainage Ditch and Levee managed by the North Kansas City Levee District. The developer intends to clear most of the trees on the property to allow for grading and placing the structures. During Staff's review of the project, the North Kansas City Levee District stated their concern with the increase in impervious surface on the lot and lack of tree preservation. The Levee to the south of the lot is unimproved. Staff is concerned at the potential of the Levee overflowing during a heavy storm that could cause flooding to the City of North Kansas City and the Kansas City Wastewater Treatment Plant to the West of the lot. The developer is currently working with and will be required to continue working with the North Kansas City Levee District to ensure all calculations, methods of detention, and proposed improvements meet the standards of the Levee District by the time of project plan submittal.

The development plan proposes four buildings containing a total of 340 residential units, amenity deck, 558 parking stalls, and a proposed trail connecting the development to North Oak Trafficway to the west of the site. The proposed buildings are approximately five (5) stories tall. The development consists of asphalt shingles, stone veneer, LP Board, Batten Siding, and LP Siding. The developer is also proposing long and short-term bike storage in compliance with the Zoning and Development Code. Staff encouraged developer to design the project with an Open Space Development and Conservation Development in mind. This development option would be ideal for this property as it would help with the storm water management on the property, protect water quality, retain more of the natural habitat, and cluster buildings closer together to create a cost-efficient road network. The development option also allows for a taller building height and would negate the need for a rezoning along with the area plan amendment. The developer chose to propose development using the conventional lot and building standards rather than Open Space or Conservation Development.

The developer is proposing to amend the Briarcliff/Winnwood Plan to match the proposed use to the appropriate future land use. The proposal shows a trail connecting the development to North Oak Trafficway. The Long-Range Planning Division required the plan amendment.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, subject to	

		conditions	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

Waiver to Half Street Improvements along North Cherry Street (Section 88-405-10-K)

The developer is requesting a waiver to the half street improvements along North Cherry. The developer will be required to complete full street improvements along North Holmes Street in lieu of improvements along North Cherry. Due to concern regarding stormwater management on the property, grading the property along North Cherry and meeting the half street improvement standards would only cause more concerns regarding runoff.

SPECIFIC REVIEW CRITERIA

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

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

A. Conformance with adopted plans and planning policies;

The proposed development will be in conformance with the adopted plans and policies after approval of the rezoning, area plan amendment, and when conditions are satisfied.

The Area Plan highlights eight (8) revitalization or redevelopment areas for the future, the subject property is located just east of the North Oak Revitalization area. The purpose of these areas are to *“create neighborhood destinations where people can live, work, and play: safely walk from their homes to places to shop or work; and conveniently access transit options to travel to other parts of the City.”* The boundaries for these areas are flexible, including this property in the revitalization area would help the City meet the goal of creating places for people to live, work and play.

B. Zoning and use of nearby property;

The property is surrounded on the east by R-2.5 zoning, R-0.5 on the west, and R-6 to the north and south. There is a residential neighborhood to the north, vacant wooded land to the east and south and a commercial use to the west.

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

The property is surrounded to the east and north with heavily wooded areas and a low-density neighborhood, the NorthPoint Development office is to the west. There is a City owned park to the South, and the North Kansas City Levee is located south of the City owned park. The property has very

steep slopes along the east and west sides of the property and is covered in trees, while the topography of the property is difficult, the location of the property is ideal for residential development.

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

Public facilities will be adequate to serve the development allowed by the requested zoning map amendment. The developer is requesting approval of a waiver to the required half street improvements along North Cherry. The developer is proposing full street improvements on North Holmes in lieu of providing half street improvements on North Cherry. Staff supports the request, the required grading and increasing amount of impervious surface along North Cherry will exacerbate the stormwater runoff concerns. The developer is providing a trail connection from the development to North Oak Trafficway and will be required to place a raised crosswalk across North Cherry on the plans at the time of project plan review.

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

The subject property is zoned R-6 and R-2.5, both districts do not allow multi-unit buildings. A multi-unit building is a building containing 3 or more dwelling units that share common walls and/or common floors/ceilings. The developer is proposing to rezone to district R-0.75 which allows the building type. Multi-unit buildings are not allowed in the current zoning, additionally the maximum allowed height for buildings in the current zoning districts are 35 and 40 feet.

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

The property has never been developed.

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

The proposed rezoning will allow for 340 residential units, due to the number of units there may be an increase in traffic along North Holmes that may affect the neighborhood to the North. However, the developer is proposing full street improvements on North Holmes to allow for the increased traffic flow. MoDOT reviewed the submitted traffic study and has no concerns or comments regarding the submittal. The developer has proposed landscaping to the north of the lot to create a buffer between the two uses.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed development will provide necessary housing diversity to a growing area, full street improvements on North Holmes Road, and pedestrian connections to North Oak Trafficway.

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 plan will comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies when all conditions have been met. The developer is requesting approval of a waiver to the half street improvements along North Cherry.

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

The developer is proposing a rezoning to allow for the building type to be allowed in the zoning district. The proposal will be in compliance with the Code when all conditions have been met.

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 development will have two points of ingress and egress along North Holmes Street, the Fire Department has approved the location of both access with the understanding that the developer is aware of a slower response time for emergency vehicles. The circulation on the site provide efficient and convenient movement of traffic within the site and to adjacent roadways.

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

The developer has provided plans showing safe and efficient pedestrian connections throughout the site including all the amenities. The developer is complying with the long and short-term bicycle storage requirements and will show the locations on the plans at the time of Project Plan submittal. Due to the concern of stormwater runoff from the development to North Cherry staff supports the request for a waiver from the pedestrian standards along North Cherry. The developer is providing trail access across North Cherry and will be required to provide a raised crosswalk at the time of Project Plan submittal.

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

Adequate utilities based on City Standards will be provided by the developer.

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 development is located on a wooded lot south of a single family residential neighborhood. The developer is placing all the parking between the buildings to shield the residential neighborhood from the parking. The amenity deck is also located on the far south side of the lot. The developer is proposing high quality construction materials for the buildings, trash enclosures, and covered garage spaces. The construction materials consist of asphalt shingles, stone veneer, LP Board, Batten Siding, and LP Siding.

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

The developer is retaining a majority of the trees along North Cherry as shown on their tree preservation plan. They are also proposing a native mix of grasses surrounding the detention basin on the lot. They are in compliance with the landscaping requirements. Landscaping details will be reviewed at the time of the required project plan submittal.

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 proposed development is spread out with large amounts of surface parking between the buildings. The developer worked with the City and the North Kansas City levee District to improve their landscaping and stormwater detention on site. The developer is not adding impervious surfaces to North Cherry to help slow stormwater runoff. The North Kansas City levee District has additional corrections and conditions regarding the drainage study and stormwater management plan, listed in the conditions report, that will need to be addressed at the time of Project Plan submittal.

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 developer provided a tree removal plan showing preservation of trees along North Cherry Street. The rest of the trees will be cleared due to necessary grading.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL FOR THE REZONING AND AREA PLAN AMENDMENT AND APPROVAL WITH CONDITIONS FOR THE DEVELOPMENT PLAN** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: March 02, 2023

Case Number: CD-CPC-2022-00205

Project: Ascent Apartments

Condition(s) by Aviation. Contact Mike Waller at (816) 243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions.

Given the potential height and proximity of this plan to MKC, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer shall file an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

It is further recommended the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>

The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

2. That 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.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. Must provide color elevations for trash enclosures, the enclosures shall match the building materials of the primary structure.
5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. 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.
7. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
8. That the developer shall be granted a deviation to 44-405-10-K Half Street Improvements along North Cherry Street.
9. The developer shall submit a site plan showing compliance with 88-420-15-H-2 regarding lighting for pedestrian safety at the time of project plan submittal.
10. Developer shall submit a lighting plan in compliance with 88-430 at the time of project plan submittal.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

11. The developer shall coordinate with the North Kansas City Levee District to prepare a Macro Stormwater/Drainage Study in compliance with Section 5600 (Storm Drainage Systems & Facilities) prior to project plan submittal. The Macro Stormwater/Drainage Study shall be included in the submittal for the project plan and shall be approved by the City Plan Commission.
12. The developer shall show the location of the short term and long term bicycle storage on the site plan at the time of project plan.
13. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
14. The developer shall include a detailed list of all landscaping materials including the varieties of native plants in the "native mix".
15. The enclosed pipe system along North Cherry Street runs into the District right-of-way. The developer shall ensure that the enclosed pipe system along Cherry receives all necessary permits through USACE, with acceptance contingent upon a vote by the Board of Supervisors of the North Kansas City Levee District.
16. The developer shall submit a revised preliminary plat with the statement requesting the waiver to half street improvements along North Cherry Street placed on the preliminary plat sheet prior to ordinance request.
17. The developer shall clearly label if the proposed basin is wet or dry on all the plans included for the project plan.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

18. 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.
19. That full street improvements to North Holmes Street shall be made including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
20. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
21. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
22. The developer must 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 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
24. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
25. The developer must submit a storm drainage study prepared by a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. The developer shall coordinate the development of the storm drainage study with, and allow for review by, the North Kansas City Levee District.

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

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

26. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
27. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
28. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
29. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

30. (Due to the size of this project and the response time for the fire department we suggest another entrance off of Cherry St.) Required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and 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) and required fire department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
31. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure (IFC-2018 § D105).
32. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
33. Shall provide fire lane signage on fire access drives.
34. The proposed building shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)

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

35. As noted on the plans on sheet C200, the developer is responsible for payment of cash-in-lieu of Parkland Dedication in accordance with 88-408. The amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior Certificate of Occupancy.
36. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
37. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of any improvements located on property owned by the City of Kansas City Parks Department. Such improvements shall be installed per Parks & Recreation Department Standards.
38. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits

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

39. 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>

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

40. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact – Sean Allen - 816-513-0318

North of River contact - Pedro Colato – 816-513-4892

41. 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.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

42. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations .[Show Fire Hydrants at 300' max. spacing].

(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)

43. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of the final Plat. Depending on adequacy of the existing water mains systems, making other improvements may be required. (To confirm the South connection doesn't require a North connection.)

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

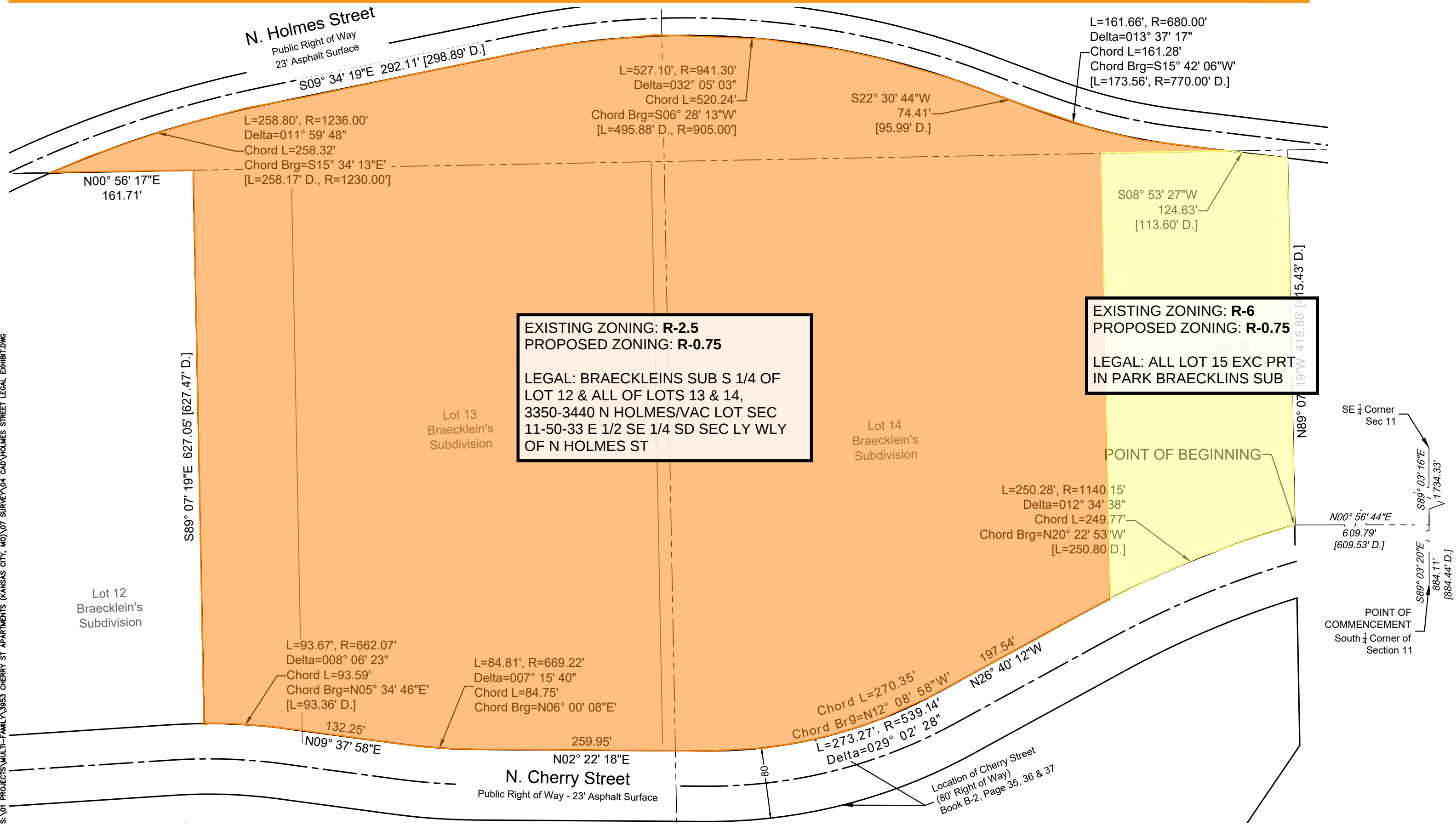
44. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

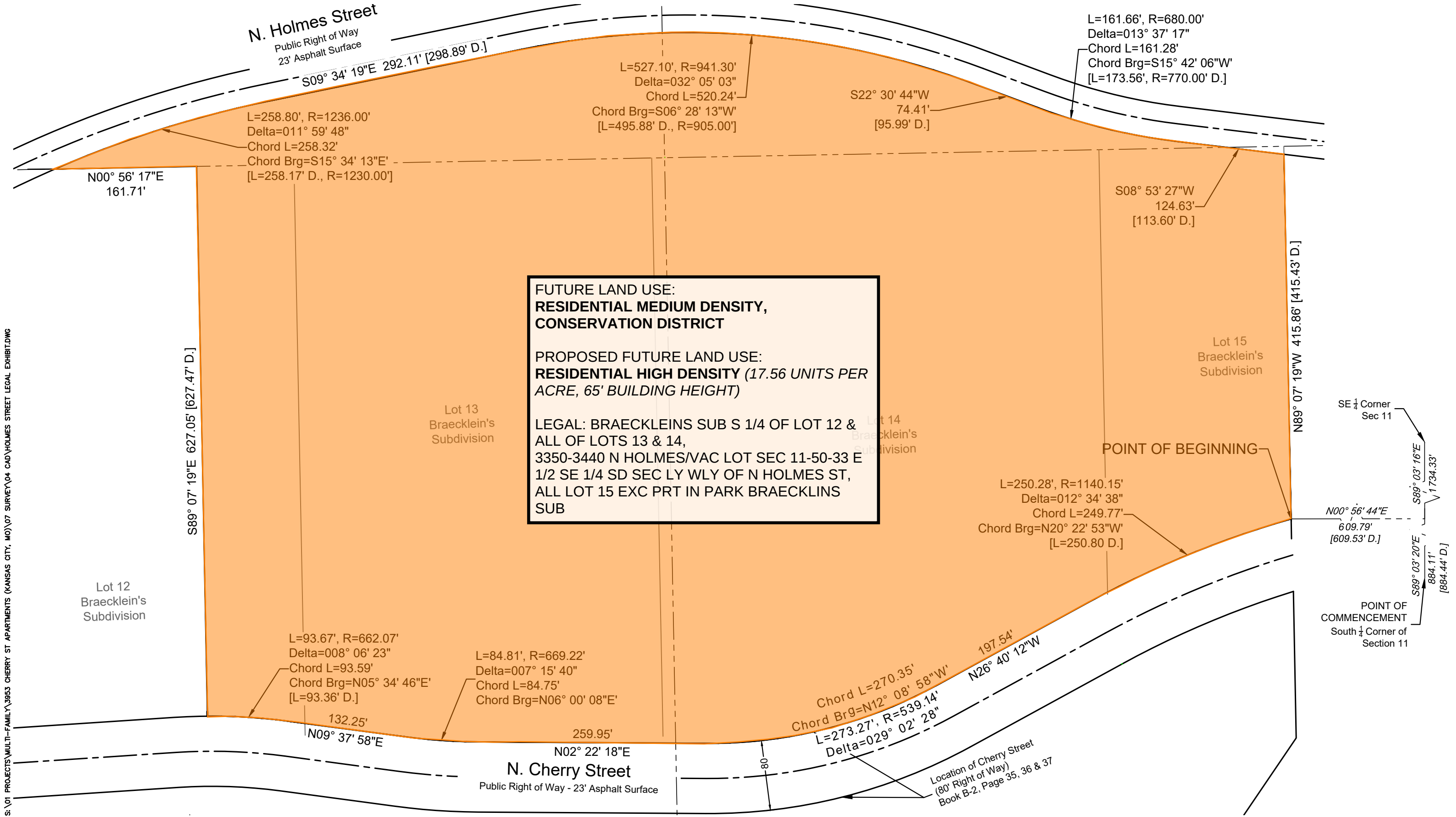
45. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

46. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

47. The developer must mitigate any increase in peak flow rate and total volume for storm water on the project due to sensitive downstream infrastructure.

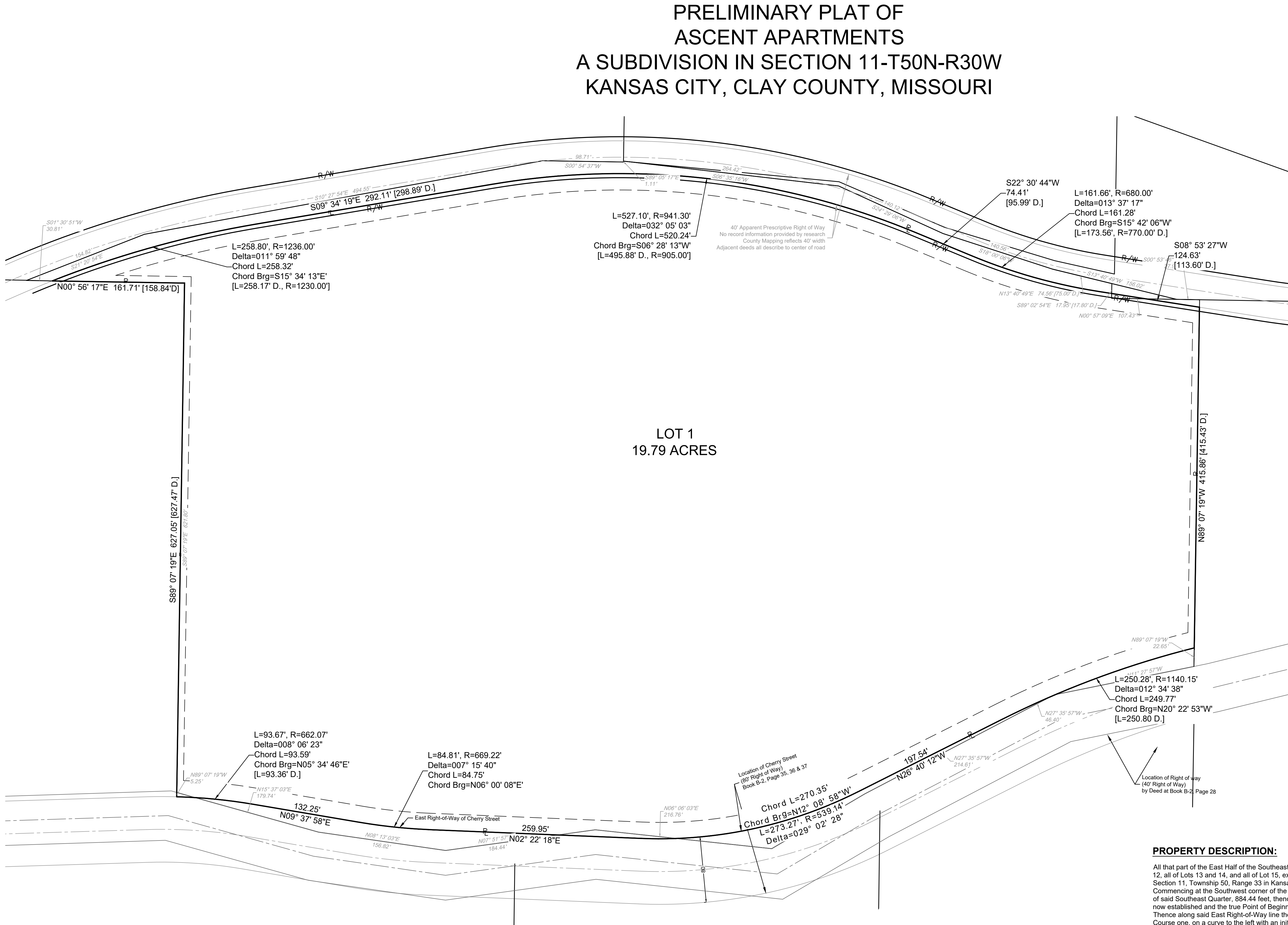
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- GENERAL NOTES:**
- THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
 - EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 - GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
 - PROJECT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
 - PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
 - INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET.
- WAIVER:**
- FULL STREET IMPROVEMENTS TO N HOLMES STREET IN LIEU OF HALF STREET IMPROVEMENTS TO BOTH N CHERRY STREET AND N HOLMES STREET. FULL STREET IMPROVEMENT WILL INCLUDE 8' SIDEWALK ONLY ON WEST SIDE OF N HOLMES STREET.

PROPERTY DESCRIPTION:

All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 884.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Cherry Street, as now established and the true Point of Beginning of the tract herein described;
Thence along said East Right-of-Way line the following seven course:
Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet;
Course two, North 26°40'01" West, 197.54 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet;
Course four, North 02°22'29" East, 259.95 feet;
Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet;
Course six, North 09°38'09" East, 132.25 feet;
Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12;
Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of the East Half of said Southeast Quarter;
Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 158.84 feet to the West Right-of-Way line of N. Holmes Road, as now established,
Thence along said West Right-of-Way line the following six courses:
Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 258.17 feet;
Course two, South 09°34'27" East, 298.89 feet;
Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet;
Course four, South 21°49'14" West, 95.99 feet;
Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet;
Course six, South 08°54'20" West, 113.60 feet to the North line of the South 475 feet of said Lot 15;
Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning.
Containing 862.203 square feet or 19.79 Acres, more or less.

SITEPOINT

A Division of NorthPoint Development

3315 N Oak Trafficway

Kansas City, MO 64116

816.888.7380

sitepoint@northpointkc.com

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NWH	2023.02.01		INITIAL SUBMITTAL
EPL	2023.02.21		RESUBMITTAL
DM			
SP PROJECT #:			
3953			
NEIL W. HAAS, P.E.			
2022034072			

PRELIMINARY PLAT

ASCENT APARTMENTS

N HOLMES STREET

PRELIMINARY DEVELOPMENT PLAN

KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

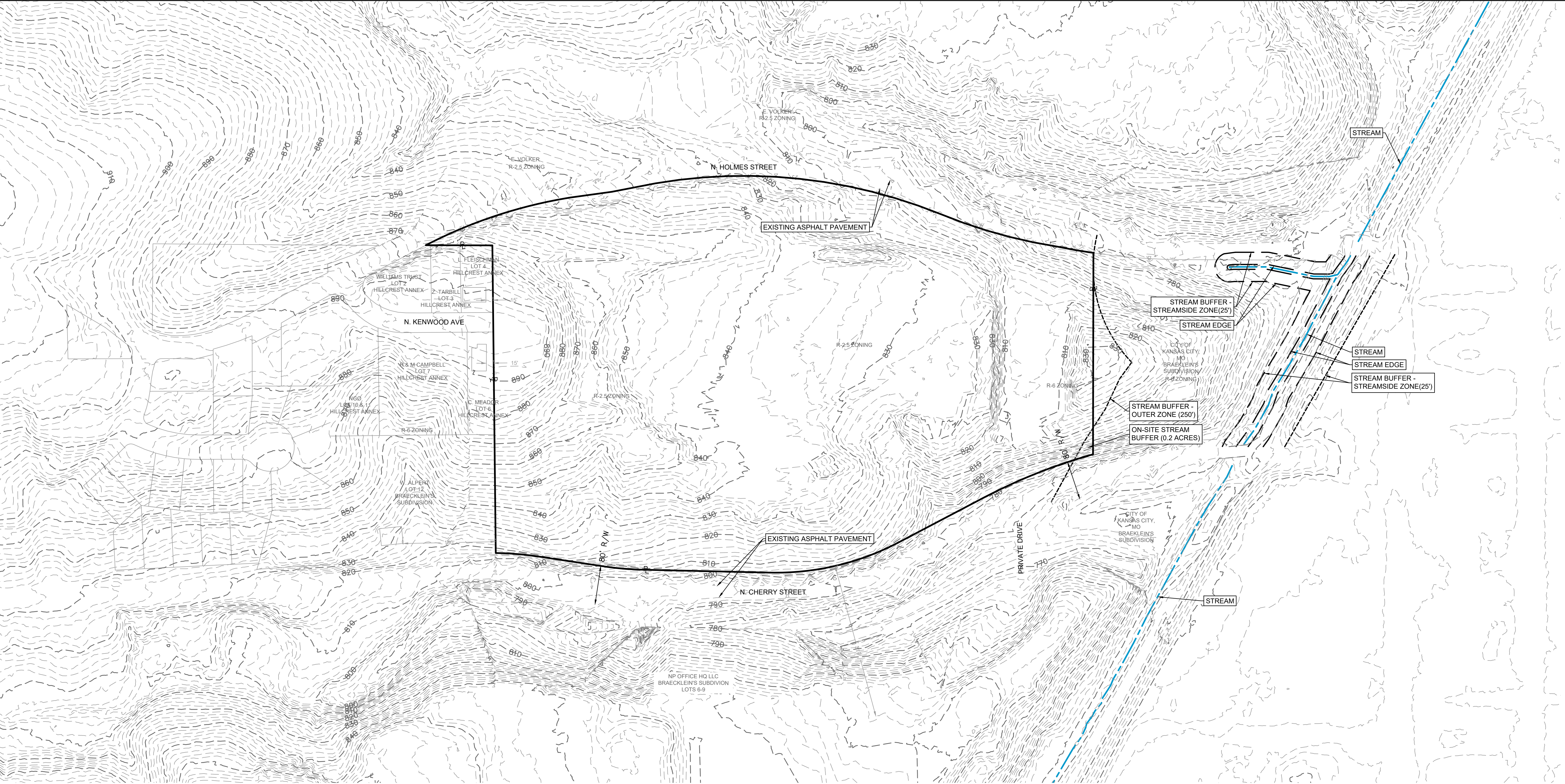
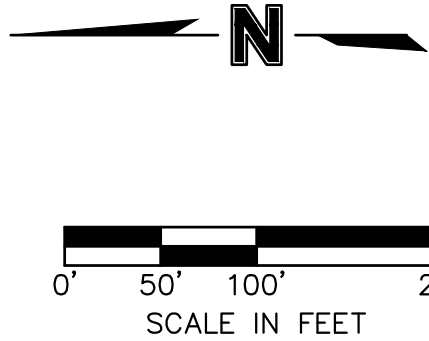
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S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS KANSAS CITY, MO\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0100 EXISTING CONDITIONS PLAN.DWG

LEGAL DESCRIPTION

All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 844.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Cherry Street, as now established and the true Point of Beginning of the tract herein described; Thence along said East Right-of-Way line the following seven courses; Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet; Course two, North 26°40'01" West, 197.54 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet; Course four, North 02°22'29" East, 259.95 feet; Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet; Course six, North 09°38'09" East, 132.25 feet; Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12; Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of the East Half of said Southeast Quarter; Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 158.84 feet to the West Right-of-Way line of N. Holmes Road, as now established; Thence along said West Right-of-Way the following six courses; Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 258.17 feet; Course two, South 09°34'27" East, 298.89 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet; Course four, South 21°49'14" West, 95.99 feet; Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet; Course six, South 08°54'20" West, 113.60 feet to the North line of the South 475 feet of said Lot 15; Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning. Containing 862,203 square feet or 19.79 Acres, more or less. Description prepared by Tobin R. Roberts MO PLS No. 2001015269.

LEGEND	
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
UTILITIES	
	EXISTING WATER LINE



EXISTING CONDITIONS PLAN

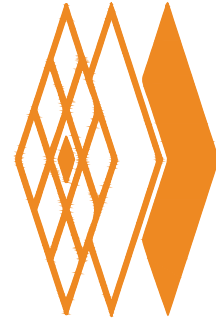
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0100

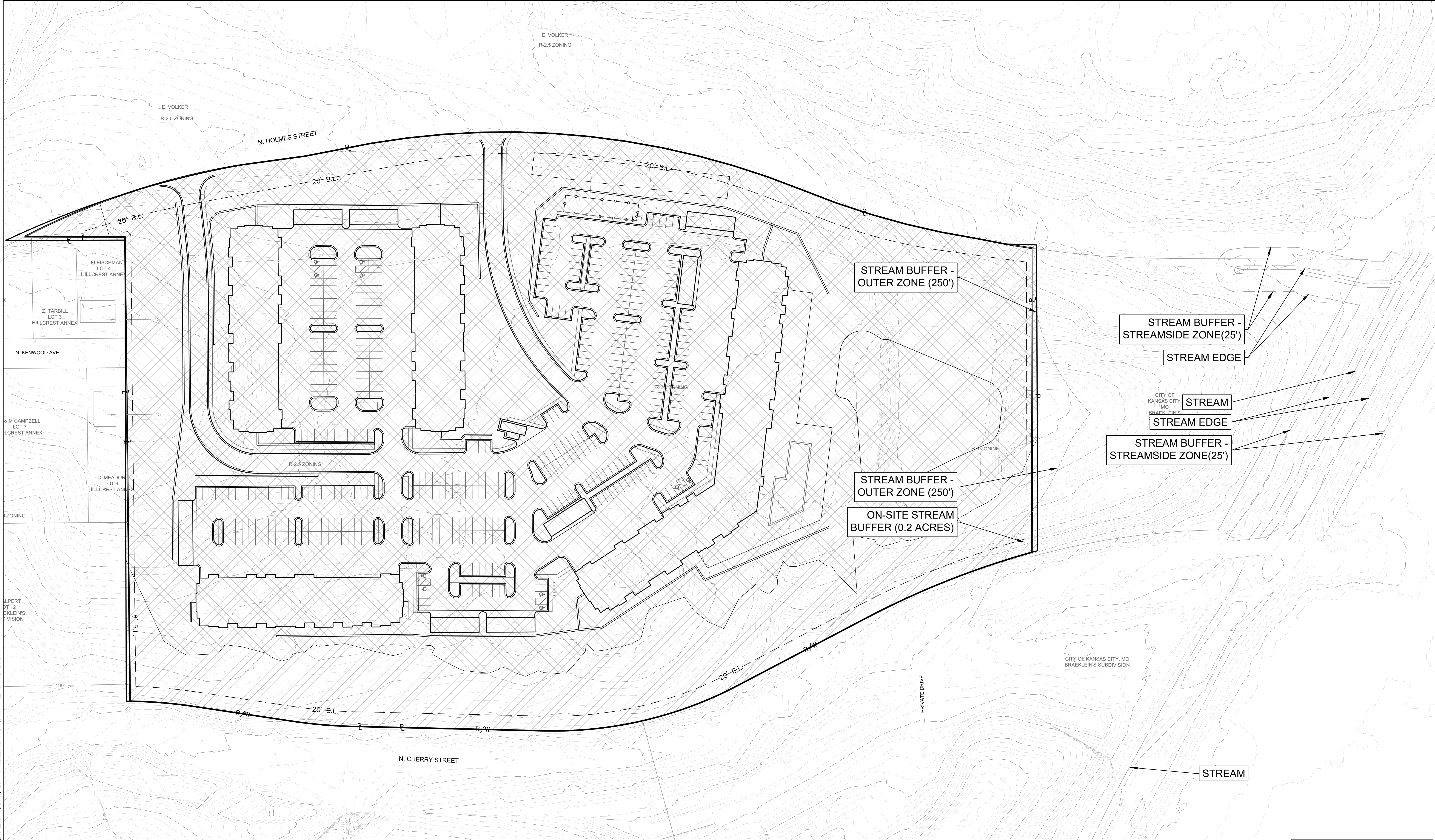
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SP PROJECT #:			
3953			
NEIL W. HAAS, P.E.			
2022034072			



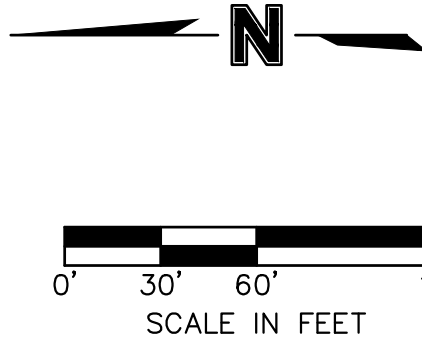
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S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS (KANSAS CITY, MO)\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0110 TREE REMOVAL PLANNING



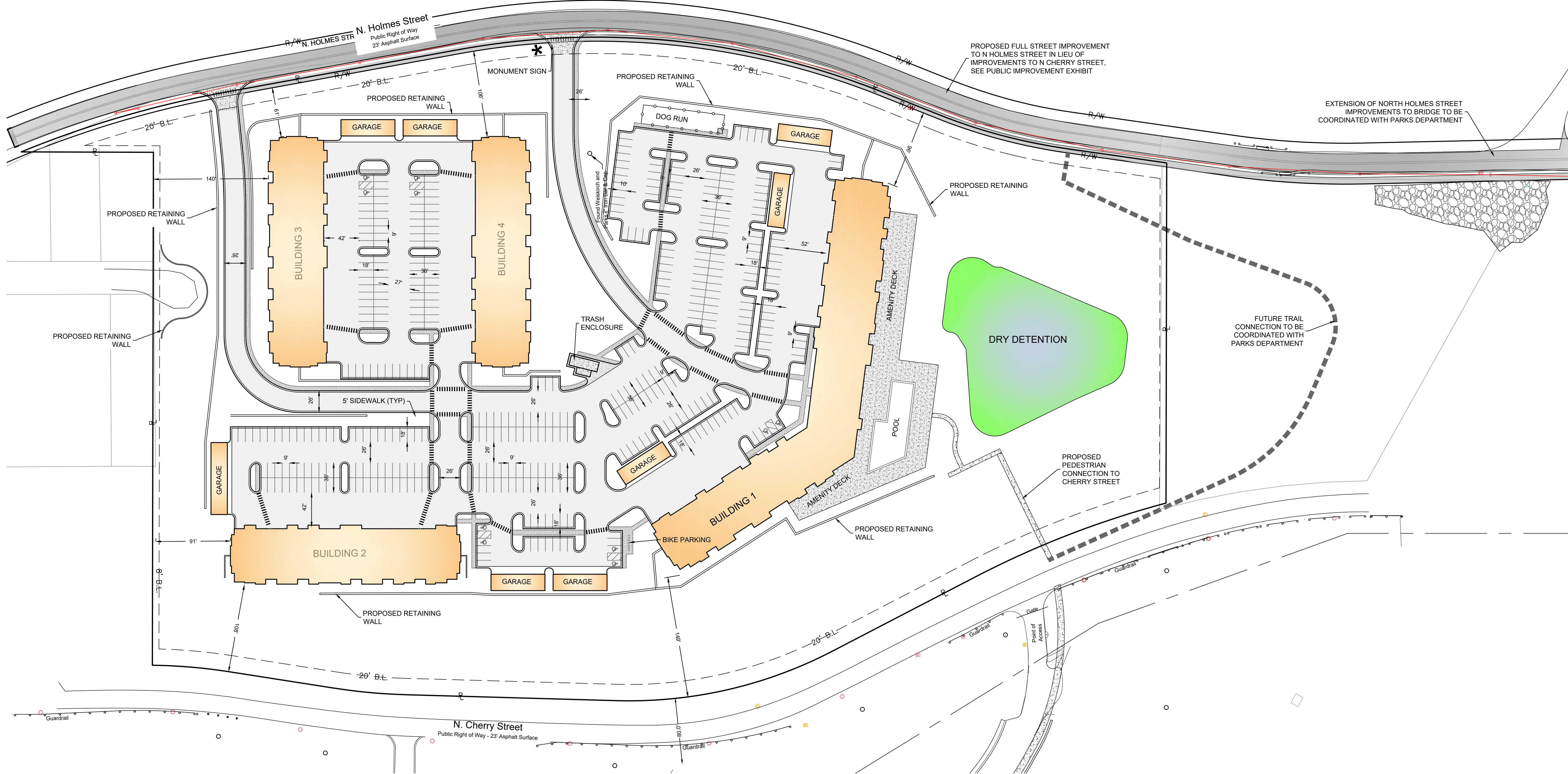
LEGEND	
GENERAL	
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE PRESERVED



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3953			
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2020234072			

TREE REMOVAL PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

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SITE DATA TABLE		
TOTAL SITE AREA	19.78 ACRES	
RIGHT OF WAY DEDICATION - N HOLMES ST.	0.30 ACRES	
NET SITE AREA	19.48 ACRES	
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL	
NUMBER OF FLOORS (ALL BUILDINGS)	4 PLUS BASEMENT	
TOTAL BUILDING AREA (ALL FLOORS)	±416,000 S.F.	
BUILDING ONE (ALL FLOORS)	±166,500 S.F.	
BUILDING TWO (ALL FLOORS)	±83,300 S.F.	
BUILDING THREE (ALL FLOORS)	±83,300 S.F.	
BUILDING FOUR (ALL FLOORS)	±83,300 S.F.	
F.A.R. (NET SITE AREA)	0.49	
MAXIMUM BUILDING HEIGHT	65'	
TOTAL BUILDING UNITS	342	
DENSITY (NET SITE AREA)	17.56 UNITS/ACRE	
PARKING REQUIREMENTS		
	REQUIRED	PROPOSED
VEHICULAR PARKING		
1 STALL PER DWELLING UNIT	342	558
SHORT TERM BICYCLE PARKING	55	55*
10% OF TOTAL OFF STREET PARKING		
LONG TERM BICYCLE PARKING	114	114*
1 BIKE STALL PER 3 DWELLING UNITS		

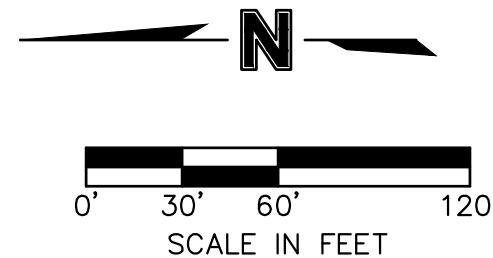
*LOCATION OF BIKE RACKS TO BE PROVIDED ON FINAL DEVELOPMENT PLAN

DEVELOPMENT PLAN INFORMATION

- A. ZONING
- A.1. EXISTING ZONING: R-6 AND R-2.5
- A.2. PROPOSED ZONING: R-0.75
- B. PROJECT TIMELINE (SUBJECT TO MARKET DEMAND)
- B.1. COMMENCEMENT: JUNE 2023
- B.2. COMPLETION: SEPTEMBER 2025
- C. NOT TO BE COMPLETED IN PHASES
- D. PARKLAND DEDICATION FEE WILL BE PAID IN LIEU OF PARKLAND DEDICATION AREAS PRIOR TO CERTIFICATE OF OCCUPANCY.

NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

LEGEND	
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT



SITE PLAN

ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

SHEET #:

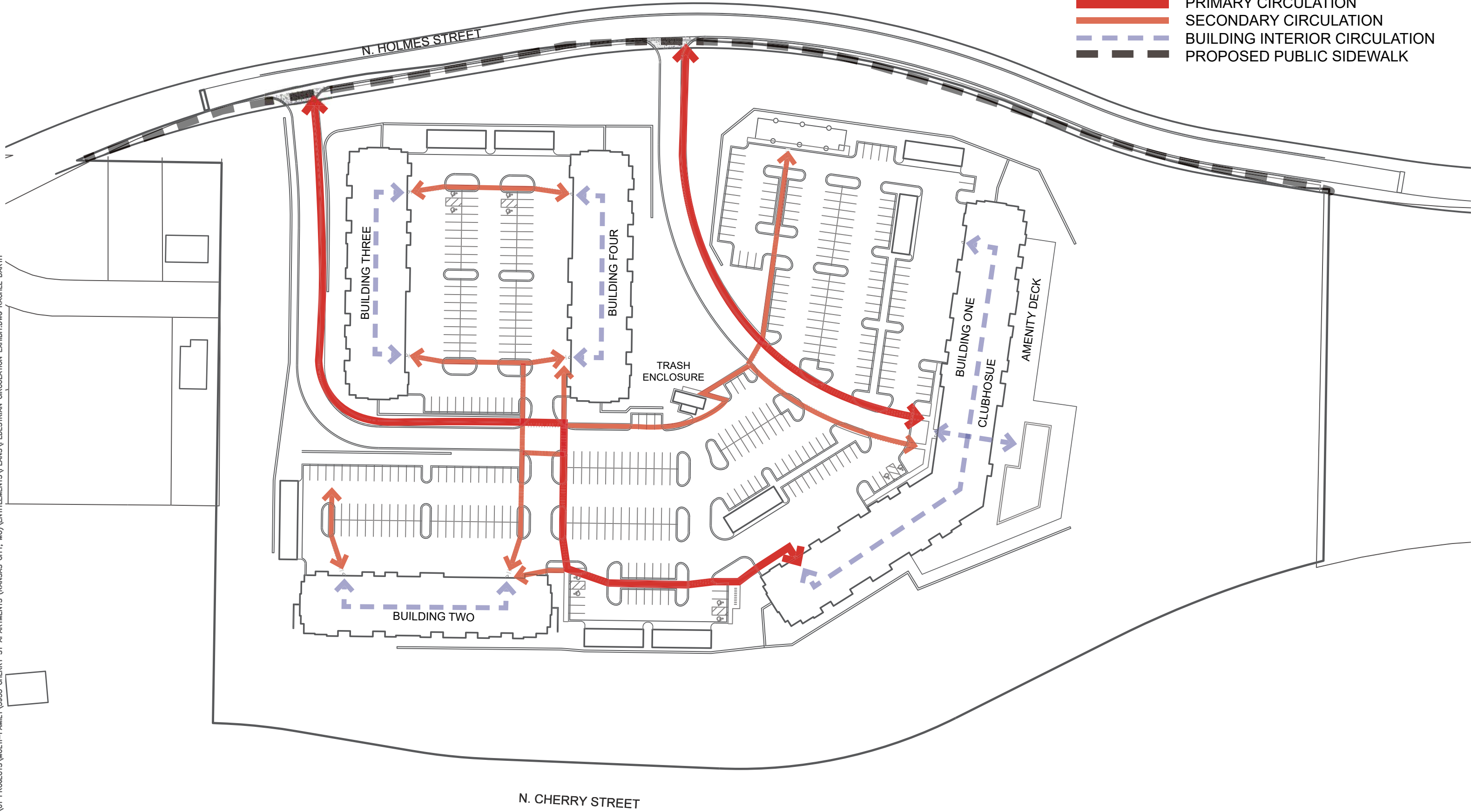
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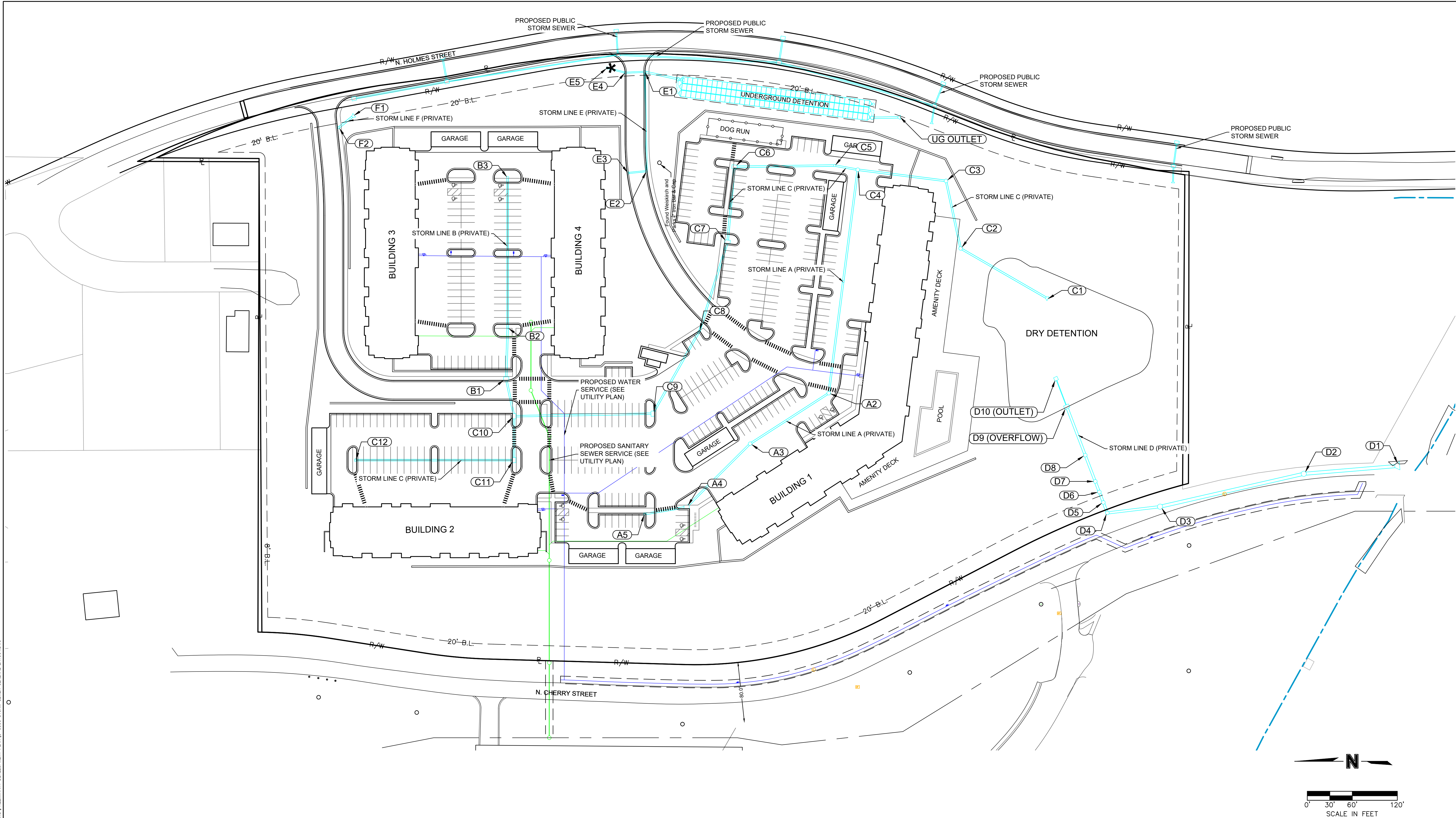
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- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- BUILDING INTERIOR CIRCULATION
- PROPOSED PUBLIC SIDEWALK



S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS KANSAS CITY, MO\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0500 STORM SEWER GENERAL LAYOUT.DWG



LEGEND	
	PROPOSED COMMUNICATIONS LINE
	FUTURE COMMUNICATIONS LINE
	PROPOSED NATURAL GAS LINE
	FUTURE NATURAL GAS LINE
	PROPOSED POWER/ELECTRIC LINE
	FUTURE POWER/ELECTRIC LINE
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

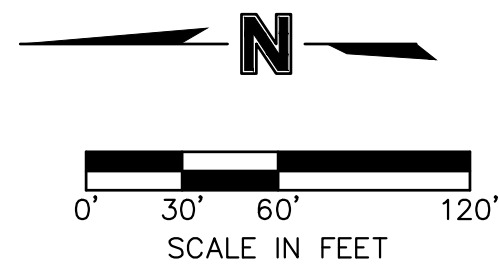
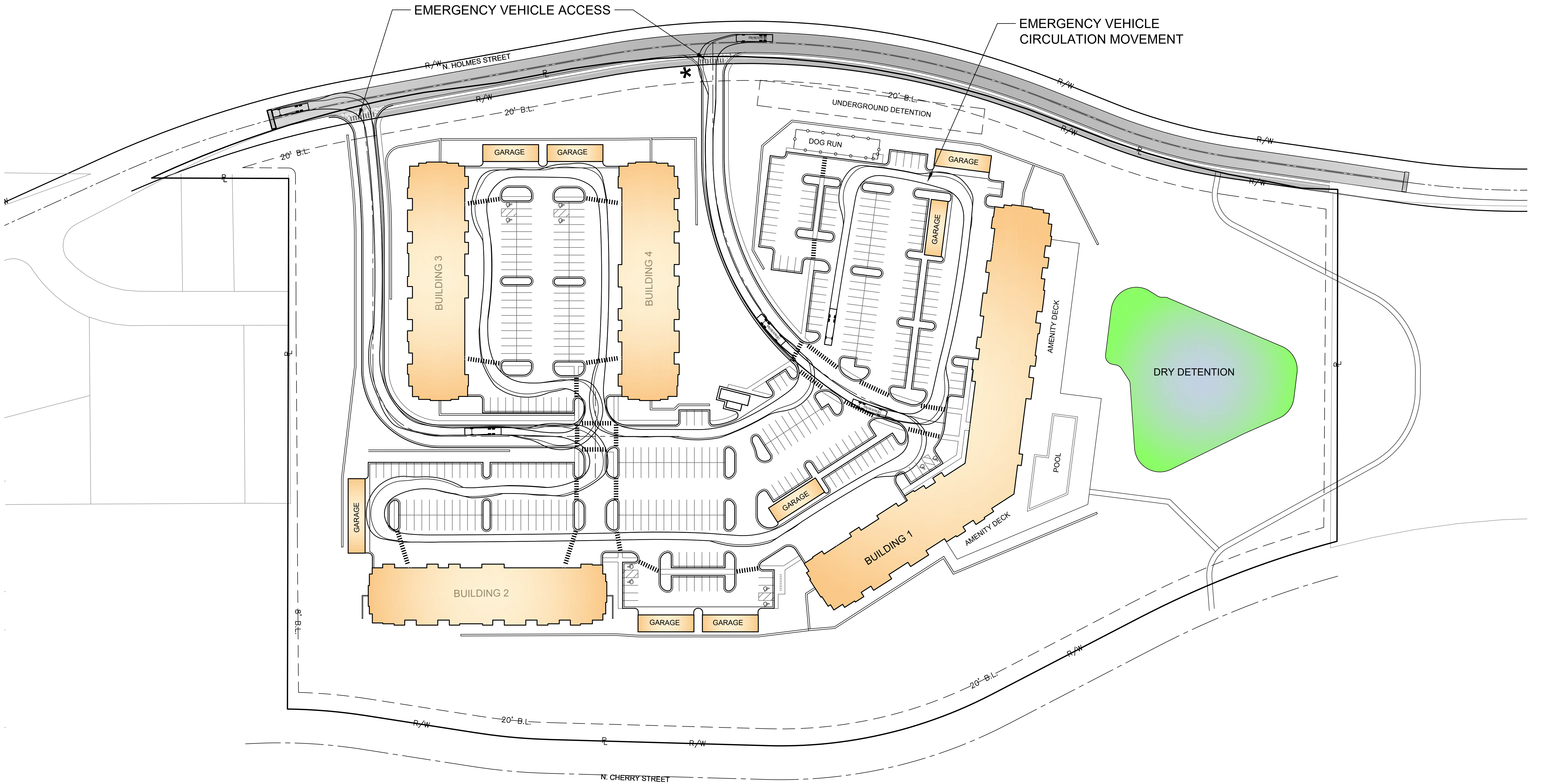
STORM SEWER GENERAL LAYOUT
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

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C-0500

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S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS (KANSAS CITY, MO)\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\C-0800 SITE CIRCULATION PLANDING

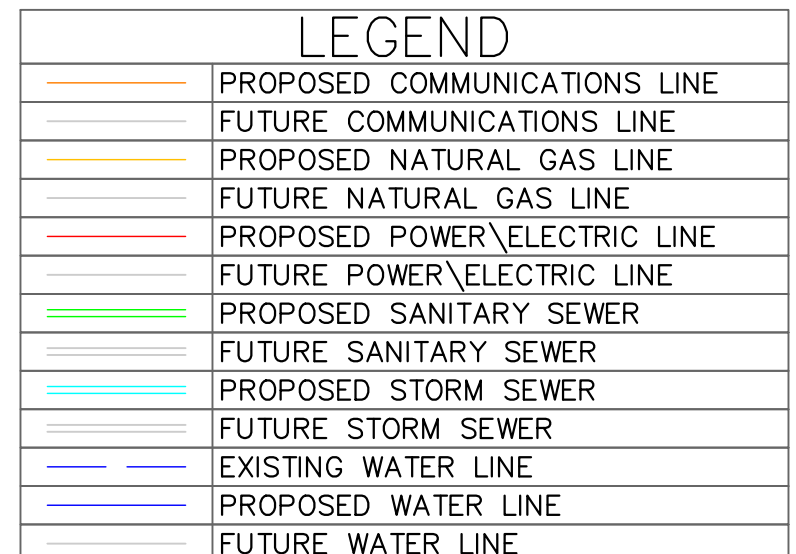


SITE CIRCULATION PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

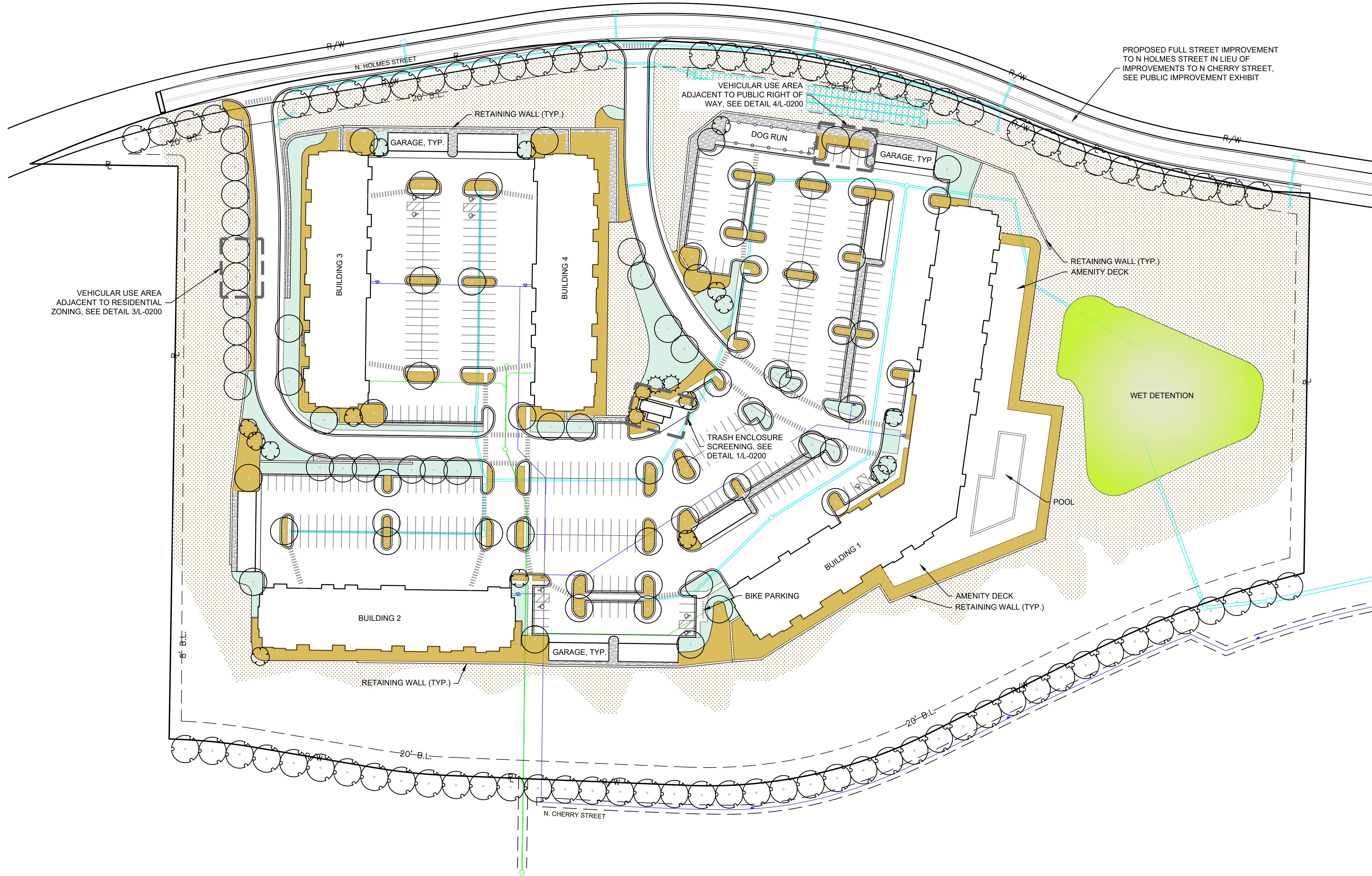
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SP PROJECT #:			
3953			
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2022034072			



S:\01 PROJECTS\MULTI-FAMILY\3853 CHERRY ST. APARTMENTS (KANSAS CITY, MO)\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

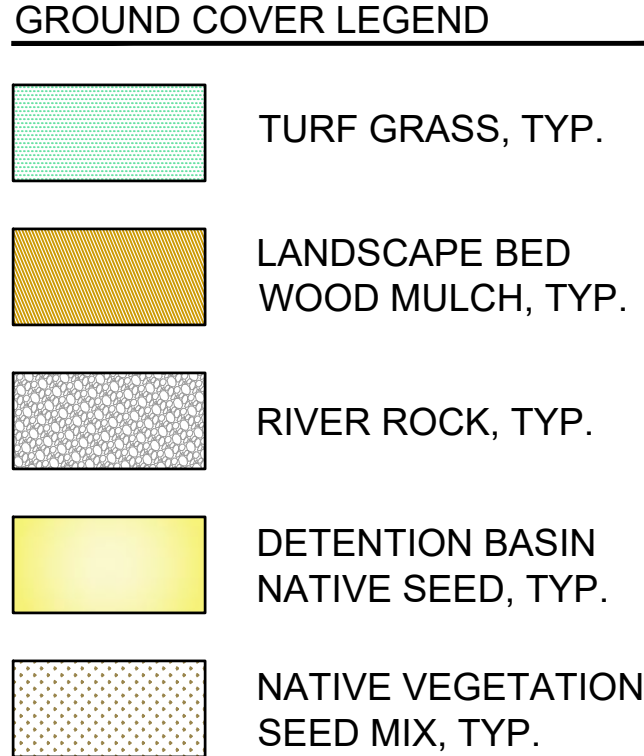
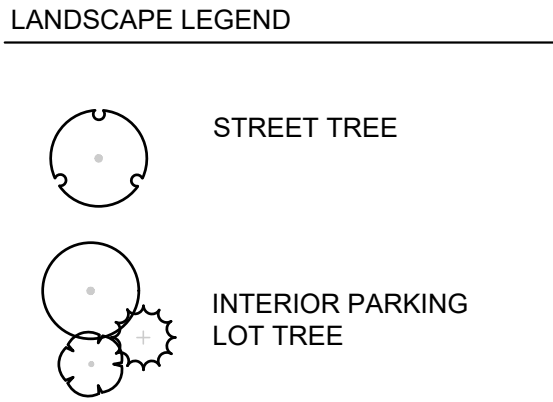


LANDSCAPE DATA TABLE		
LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
STREET TREES		
N HOLMES STREET FRONTAGE - 1,278 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	43	37*
N CHERRY STREET FRONTAGE - 1,269 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	43	43
INTERIOR PARKING LOT		
SURFACE PARKING STALLS - 431		
35 S.F. PER PARKING STALL	15,085 S.F.	15,633 S.F.
1 TREE PER 5 PARKING STALLS	87 TREES	87 TREES
1 SHRUB PER PARKING STALL	431 SHRUBS	431 SHRUBS**
PERIMETER LANDSCAPING OF VEHICULAR USE AREAS		
VEHICULAR USE ADJACENT TO STREET RIGHT OF WAY - 58 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	2	2
CONTINUOUS EVERGREEN SHRUB 3' HEIGHT	3' HEIGHT ROW	3' HEIGHT ROW
VEHICULAR USE ADJACENT TO RESIDENTIAL ZONING - 400 L.F.		
1 TREE PER 30 L.F. OF STREET FRONTAGE	14	14
CONTINUOUS EVERGREEN SHRUB 3' HEIGHT	3' HEIGHT ROW	3' HEIGHT ROW

*REDUCTION OF STREET TREES ALONG N HOLMES TO ACCOMMODATE DRIVE LOCATIONS AND UTILITY CONFLICTS
**SHRUBS TO BE PROVIDED ON THE FINAL DEVELOPMENT PLAN

- GENERAL NOTES:
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE SHOWN ON THIS PLAN
 2. TREE TYPE AND SPECIES SHALL BE SELECTED AND INCLUDED ON PROJECT PLAN
 3. REQUIRED SHRUBS SHALL BE INCLUDED ON PROJECT PLAN
 4. FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGNS PLANTINGS, AND GENERAL LANDSCAPING SHALL BE PER THE PROJECT PLAN
 5. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE

Detention Basin Seed Mix		
	Botanical Name	Common Name
26%	Panicum clandestinum	Deertongue, Tioga
25%	Panicum Virgatum	"Carthage" Switchgrass, NC Ecotype
20%	Carex vulpinoidea	Fox Sedge, PA Ecotype
20%	Elymus virginicus	Virginia Wildry, Madison NY Ecotype
4%	Agrostis perennans	Autumn Bentgrass, Albany Pine Bush NY Ecotype
3%	Juncus effusus	Soft Rush
1%	Juncus Tenuis	Path Rush, PA Ecotype
1%	Panicum rigidulum	Redtop Panicgrass, PA Ecotype
Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft. For a cover crop: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre)		



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3853			
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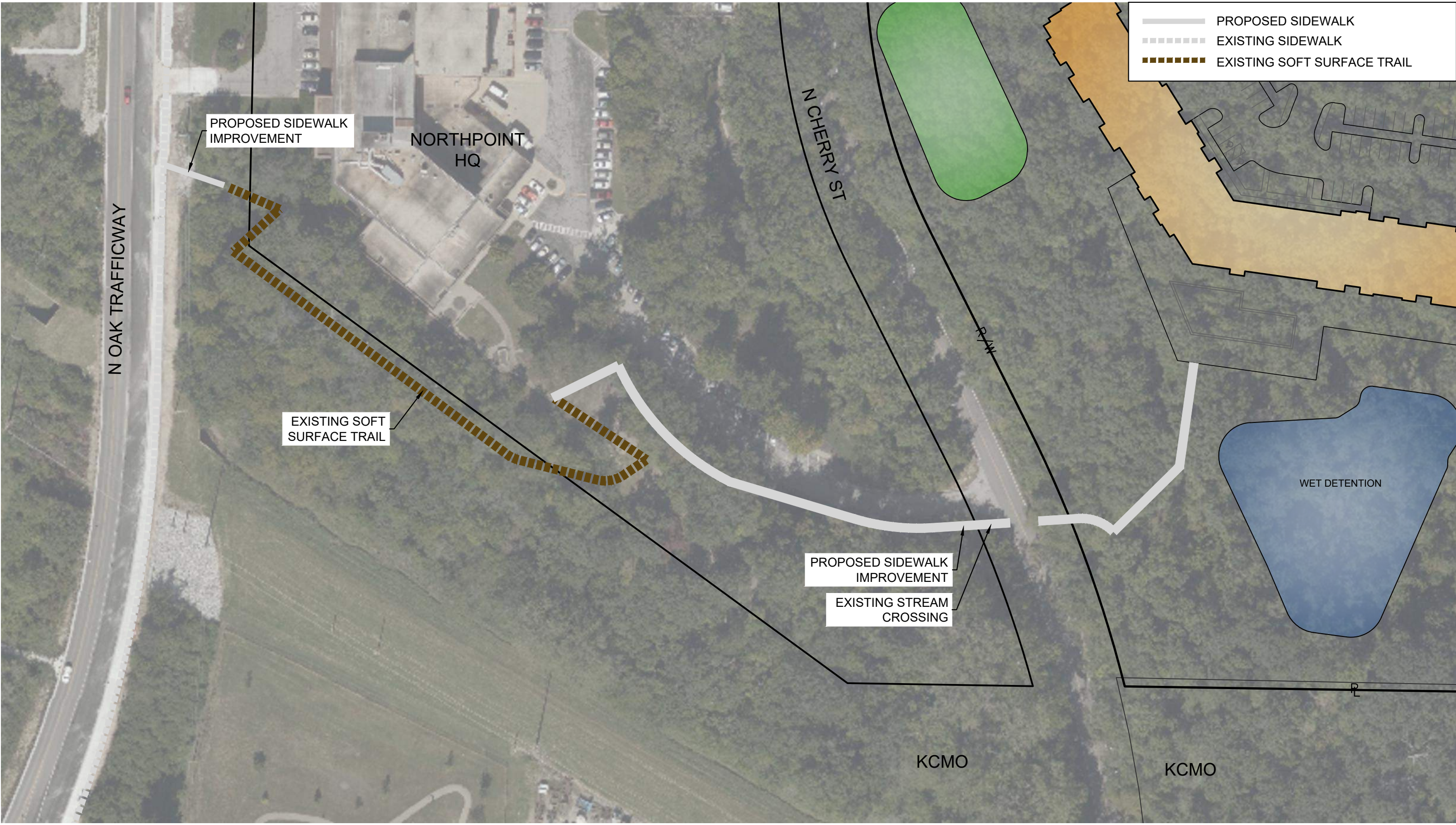
LANDSCAPE PLAN
ASCENT APARTMENTS
N HOLMES STREET
PRELIMINARY DEVELOPMENT PLAN
KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:

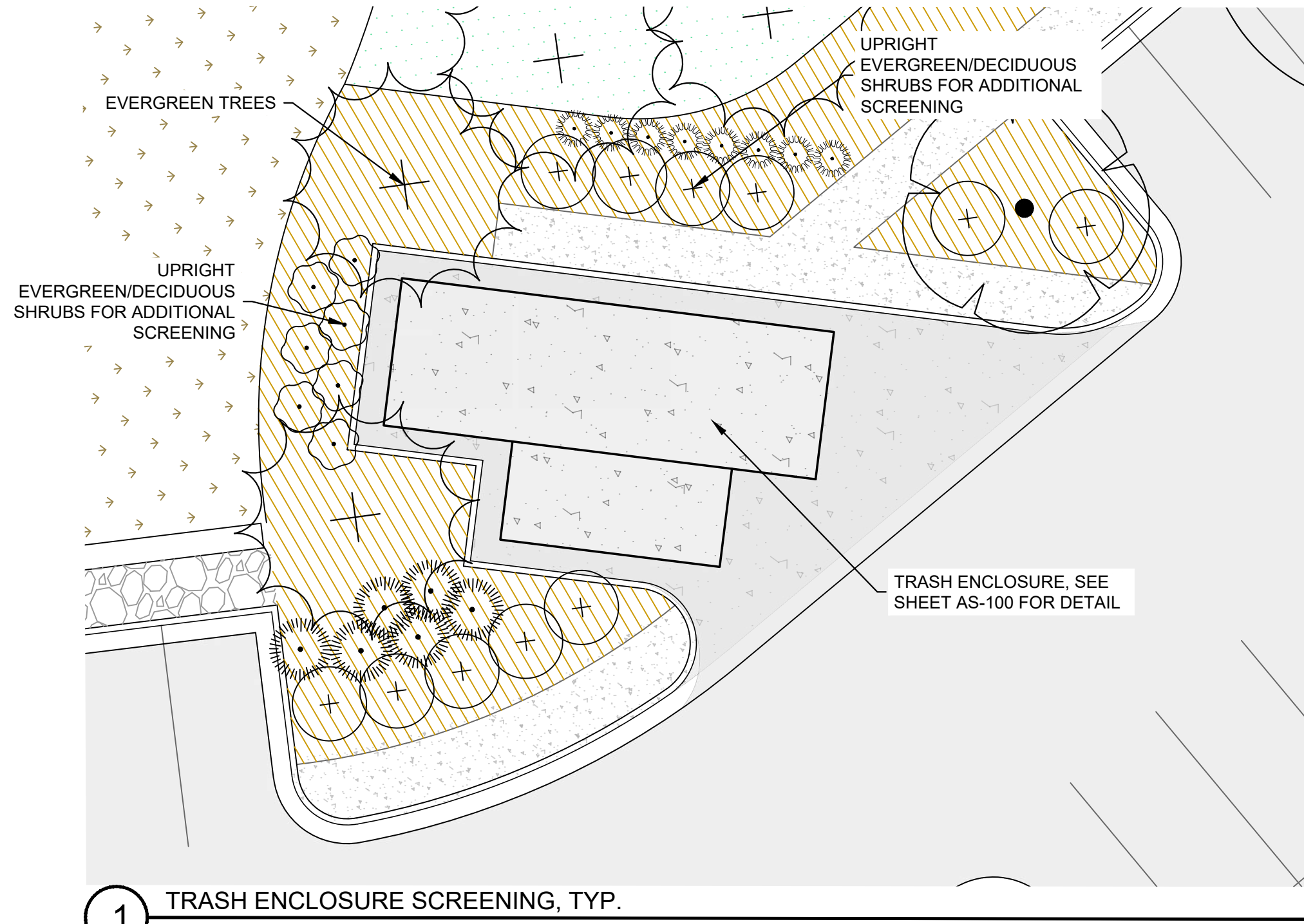
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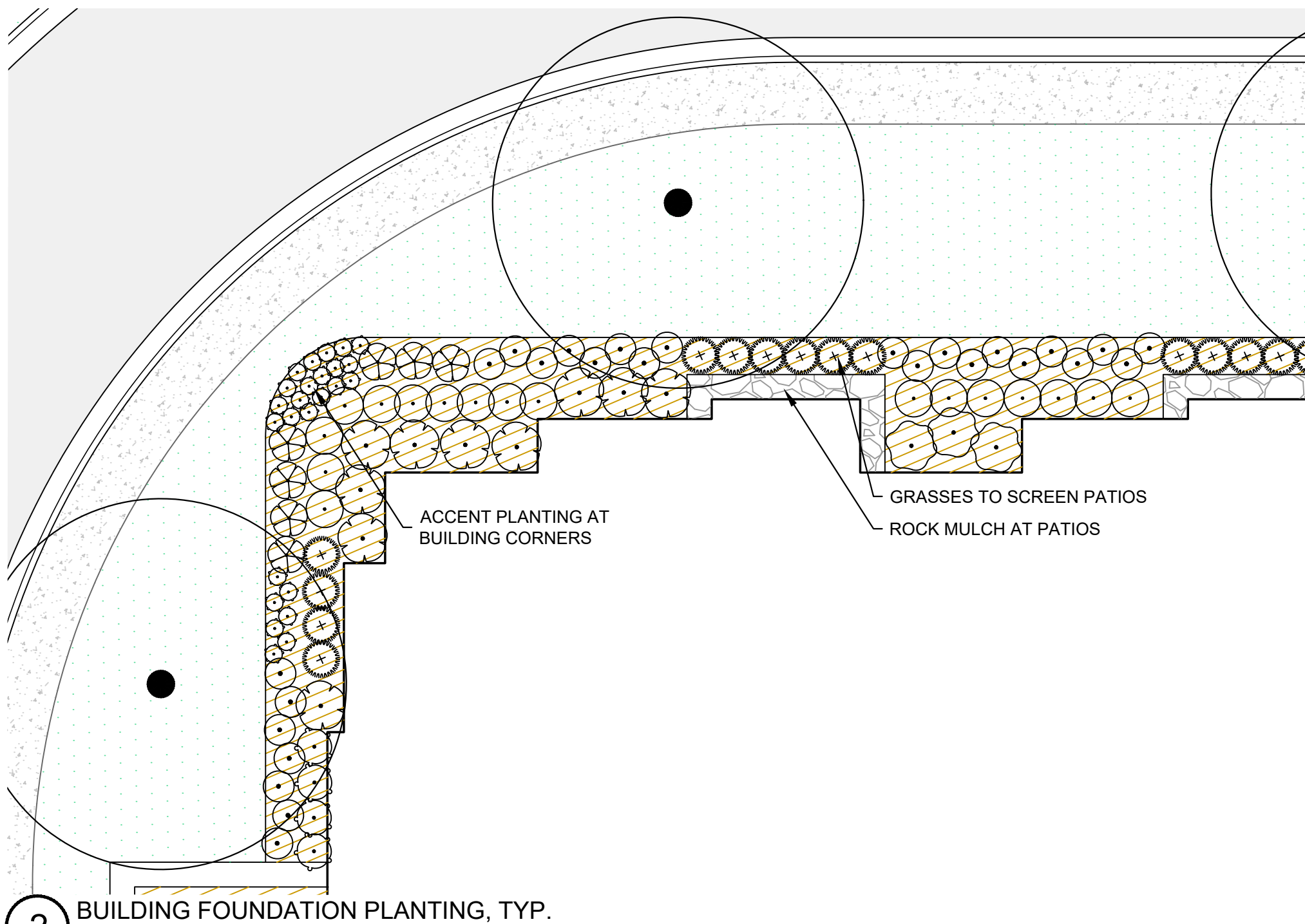
S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS (KANSAS CITY, MO)\05 MASTER PLANS\PEDESTRIAN CIRCULATION EXHIBIT.DWG RACHEL BARTH



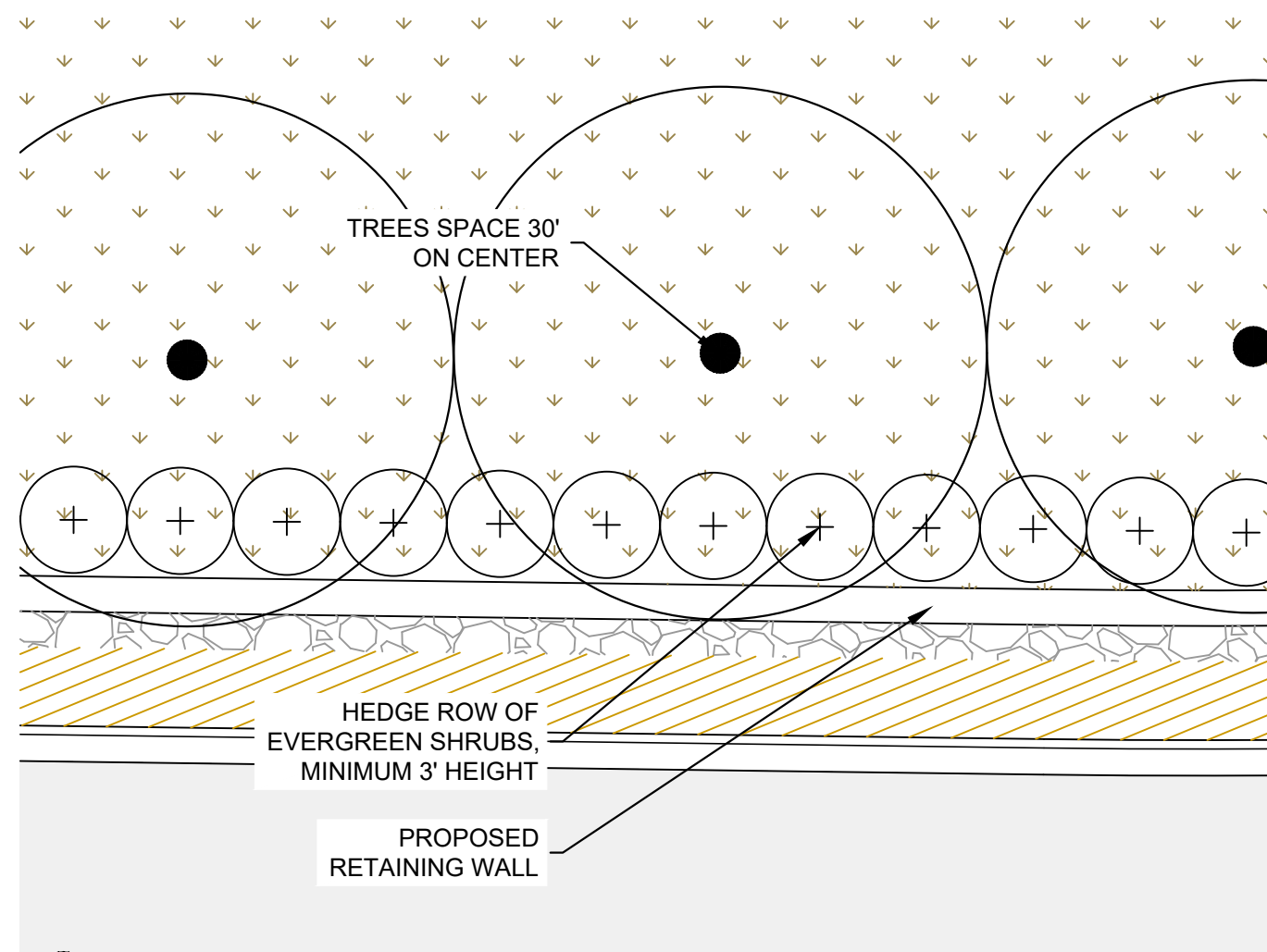
S:\01 PROJECTS\MULTI-FAMILY\3953 CHERRY ST APARTMENTS (KANSAS CITY, MO)\ENTITLEMENTS\PLANS\PRELIMINARY DEVELOPMENT PLAN\L-0200 LANDSCAPE PLAN - DETAIL.DWG



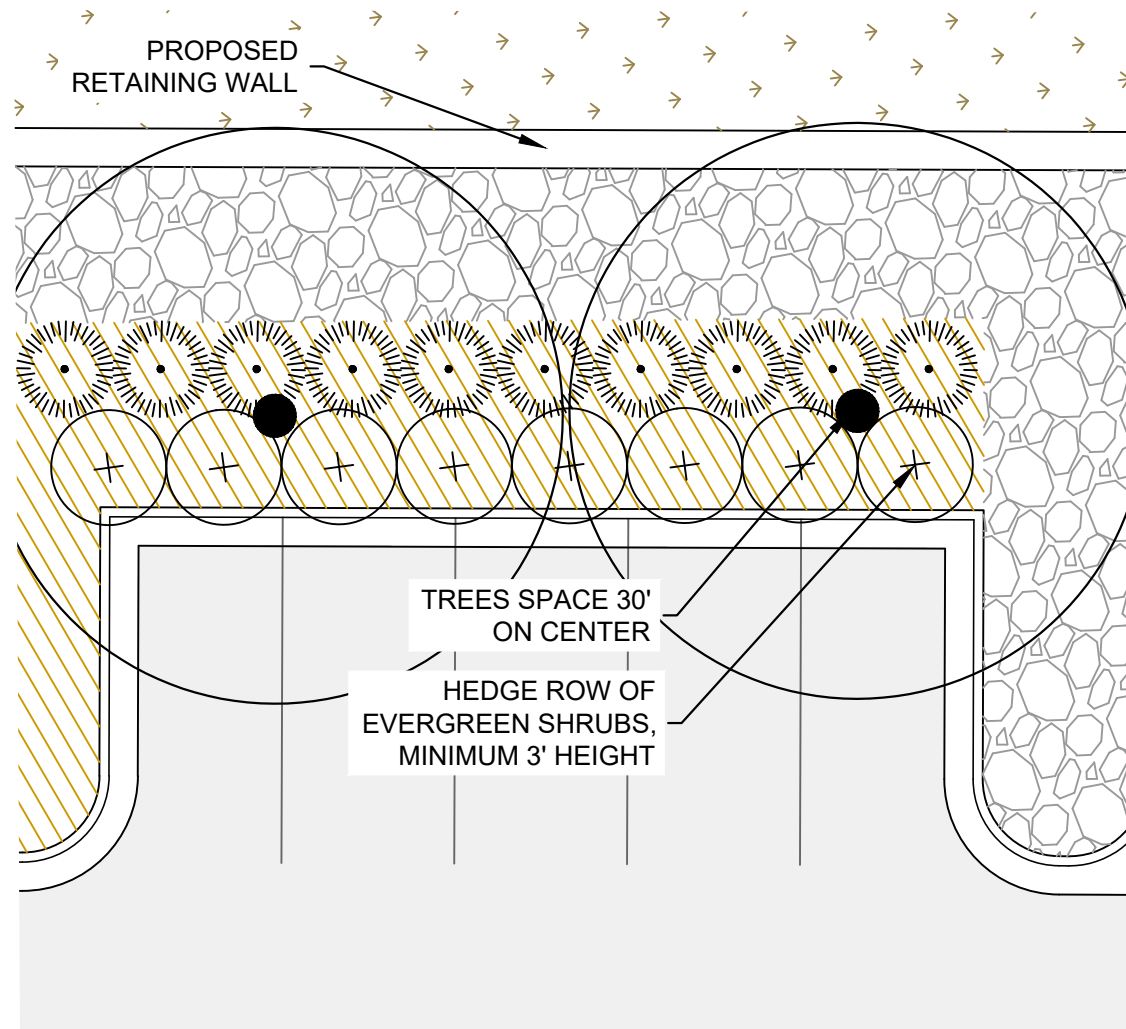
1 TRASH ENCLOSURE SCREENING, TYP.
SCALE: 1" = 10'



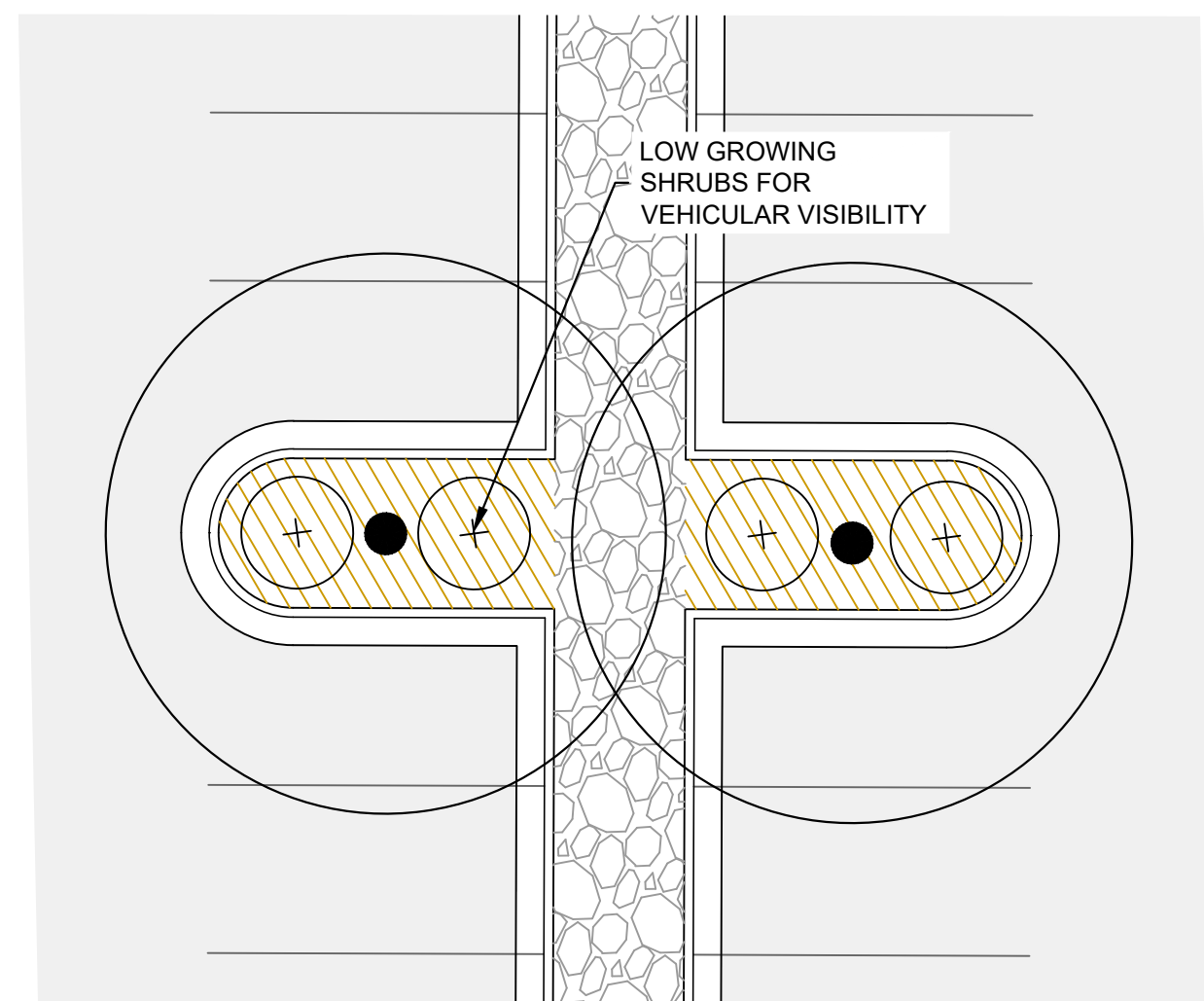
2 BUILDING FOUNDATION PLANTING, TYP.
SCALE: 1" = 10'



3 VEHICULAR USE ADJACENT TO RESIDENTIAL ZONING, TYP.
SCALE: 1" = 10'



4 VEHICULAR USE SCREENING TO RIGHT OF WAY, TYP.
SCALE: 1" = 10'



5 PARKING LOT ISLAND LANDSCAPE TYP.
SCALE: 1" = 10'

GROUND COVER LEGEND

- TURF GRASS, TYP.
- LANDSCAPE BED WOOD MULCH, TYP.
- RIVER ROCK, TYP.
- DETENTION BASIN NATIVE SEED, TYP.
- NATIVE VEGETATION SEED MIX, TYP.

GENERAL NOTES:

- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE SHOWN ON THIS PLAN
- TREE TYPE AND SPECIES SHALL BE SELECTED AND INCLUDED ON PROJECT PLAN
- REQUIRED SHRUBS SHALL BE INCLUDED ON PROJECT PLAN
- FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, MONUMENT SIGNS PLANTINGS, AND GENERAL LANDSCAPING SHALL BE PER THE PROJECT PLAN
- ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE



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LANDSCAPE PLAN DETAILED
ASCENT APARTMENTS N HOLMES STREET PRELIMINARY DEVELOPMENT PLAN KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #MO 2020018354
SHEET #:
L-0200



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PLANNING
1526 Grand Boulevard
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W: www.rosemann.com
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2 BUILDING 1 - FRONT ELEVATION
3/32" = 1'-0"

ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 1

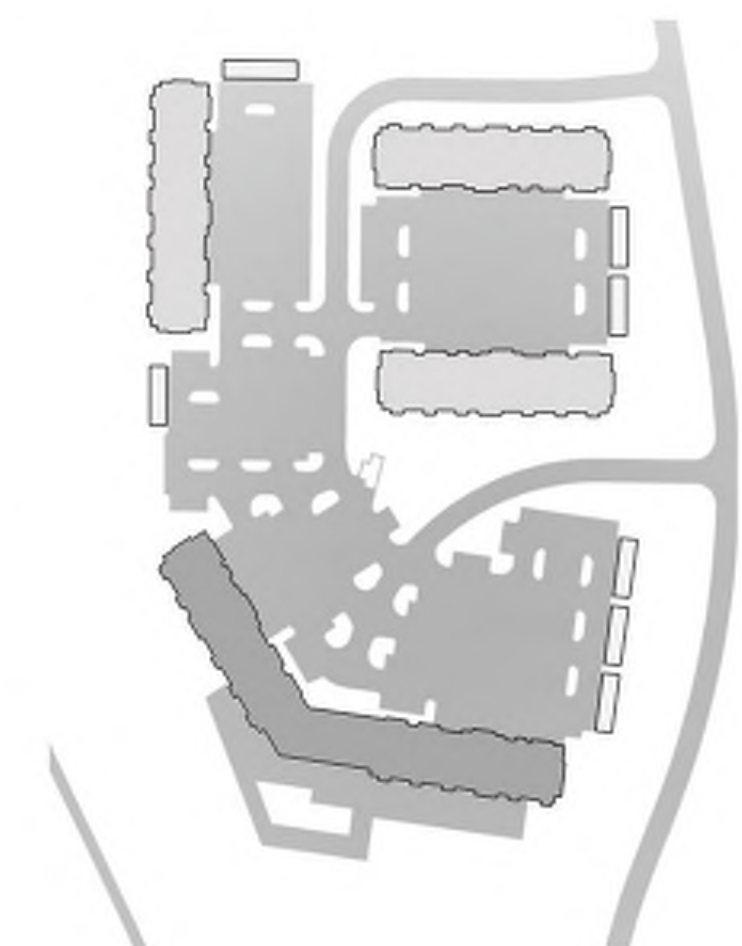
PROJECT NUMBER: 23001

SHEET NUMBER:

A-200



1 BUILDING 1 - FRONT ELEVATION
3/32" = 1'-0"



ARCHITECTURAL
ASPHALT SHINGLES

LP BOARD AND BATTEN
SIDING COLOR 1

LP SIDING COLOR 1

LP LAP SIDING COLOR 1

LP LAP SIDING COLOR 2

PREFINISHED ALUMINUM
GUARDRAIL

STONE VENEER



— ROOF BEARING 144'-0"

— FOURTH FLOOR 133'-0"

— THIRD FLOOR 122'-0"

— SECOND FLOOR 111'-0"

— FIRST FLOOR 100'-0"

— BASEMENT 89'-0"

2 BUILDING 1 - REAR ELEVATION
3/32" = 1'-0"

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ARCHITECTURE
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— ROOF BEARING 144'-0"

— FOURTH FLOOR 133'-0"

— THIRD FLOOR 122'-0"

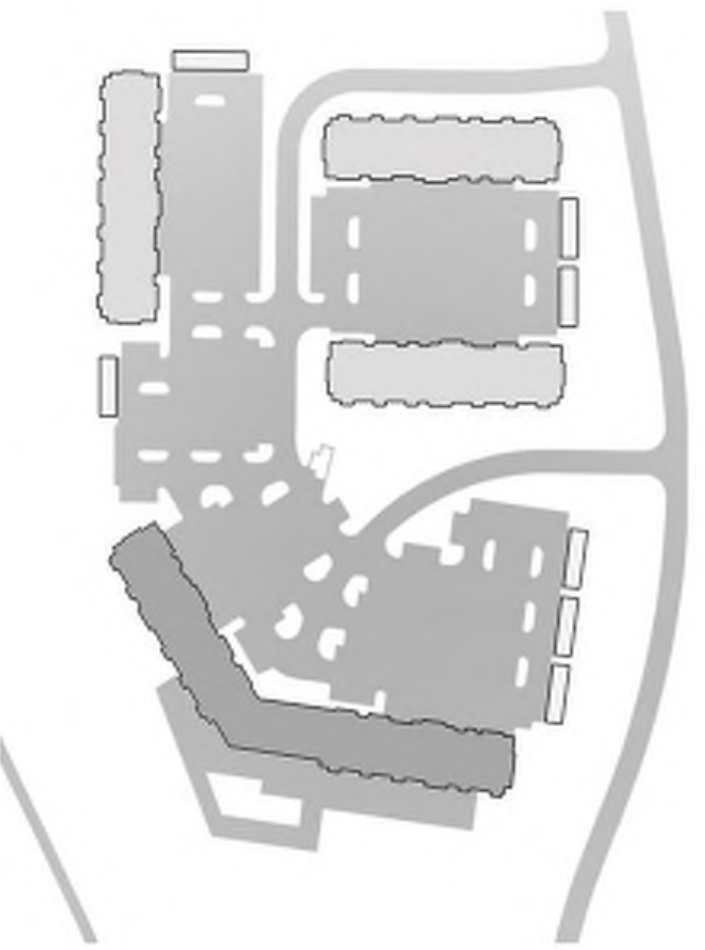
— SECOND FLOOR 111'-0"

— FIRST FLOOR 100'-0"

— BASEMENT 89'-0"

1 BUILDING 1 - REAR ELEVATION
3/32" = 1'-0"

ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI



SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 1

PROJECT NUMBER: 23001

SHEET NUMBER:

A-201



4 BUILDINGS 1, 2 & 4 SIDE ELEVATION
3/32" = 1'-0"



3 BUILDINGS 1, 2 & 4 SIDE ELEVATION
3/32" = 1'-0"



2 BUILDINGS 2 & 4 - FRONT ELEVATION
3/32" = 1'-0"



1 BUILDINGS 2 & 4 - REAR ELEVATION
3/32" = 1'-0"

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12/22/2022

REVISIONS:

rosemann
& ASSOCIATES P.C.

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ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDINGS 2 & 4

PROJECT NUMBER: 23001

SHEET NUMBER:

A-202



4 BUILDING 3 - SIDE ELEVATION
3/32" = 1'-0"



3 BUILDING 3 - SIDE ELEVATION
3/32" = 1'-0"



2 BUILDING 3 - FRONT ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - REAR ELEVATION
3/32" = 1'-0"

PRINTS ISSUED

12/22/2022

REVISIONS:

rosemann & ASSOCIATES P.C.

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
p: 816.472.1448
w: www.rosemann.com

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ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
EXTERIOR ELEVATIONS - BUILDING 3

PROJECT NUMBER: 23001

SHEET NUMBER:

A-203



rosemann
& ASSOCIATES P.C.

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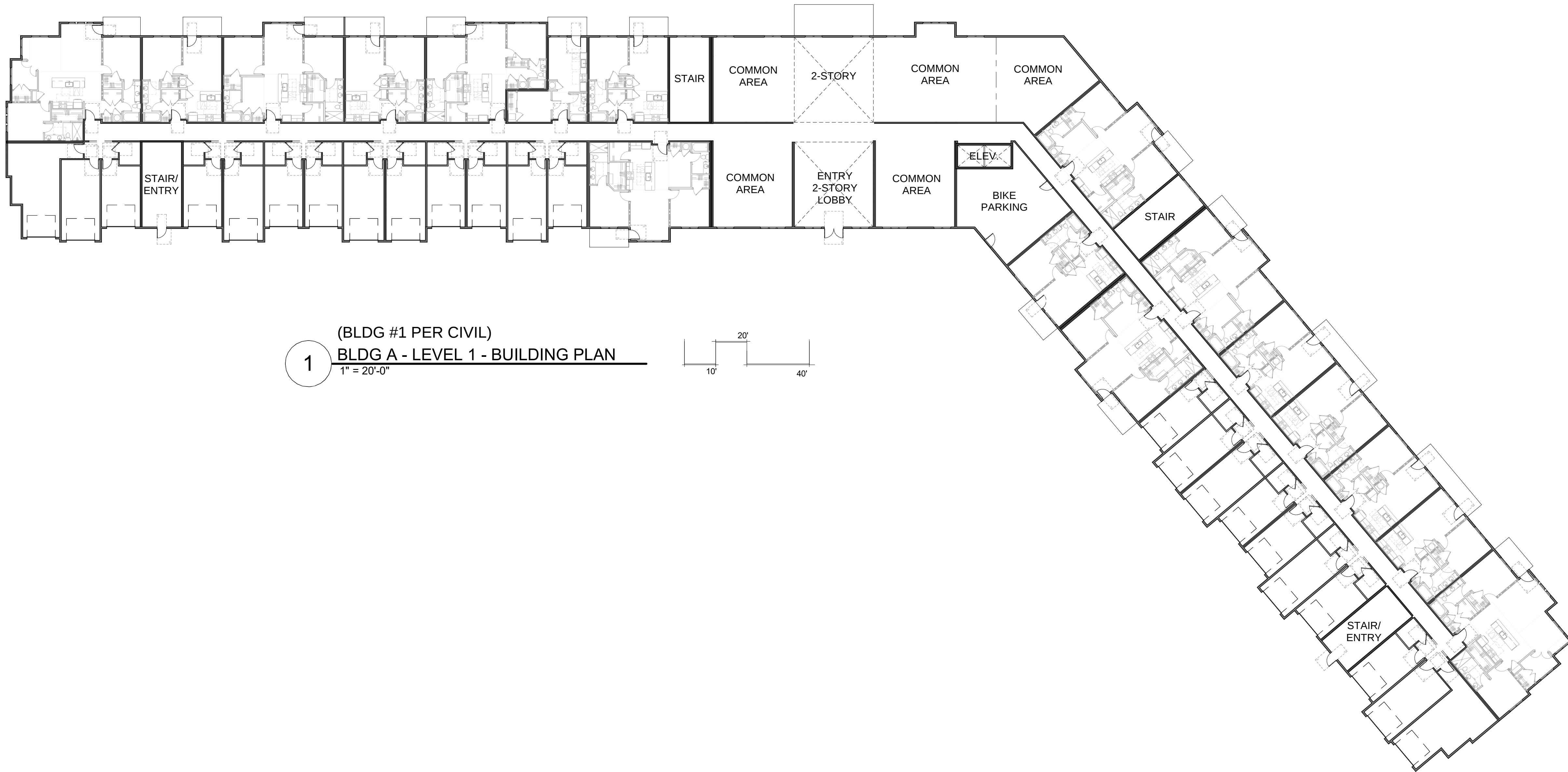
ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
BUILDING "A" - FIRST FLOOR PLAN

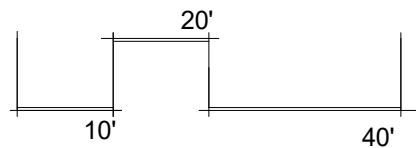
PROJECT NUMBER: 23001

SHEET NUMBER:

A1



(BLDG #1 PER CIVIL)
1 BLDG A - LEVEL 1 - BUILDING PLAN
1" = 20'-0"



PRINTS ISSUED

12/22/2022

REVISIONS:



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ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
BUILDING "B" - FIRST FLOOR PLAN

PROJECT NUMBER: 23001

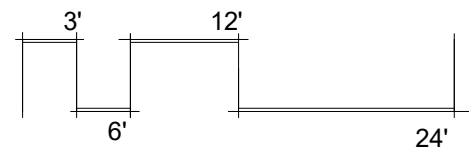
SHEET NUMBER:

A2



(BLDG #2 & #4 PER CIVIL)

1 BLDG B - LEVEL 1 - BUILDING PLAN
3/32" = 1'-0"







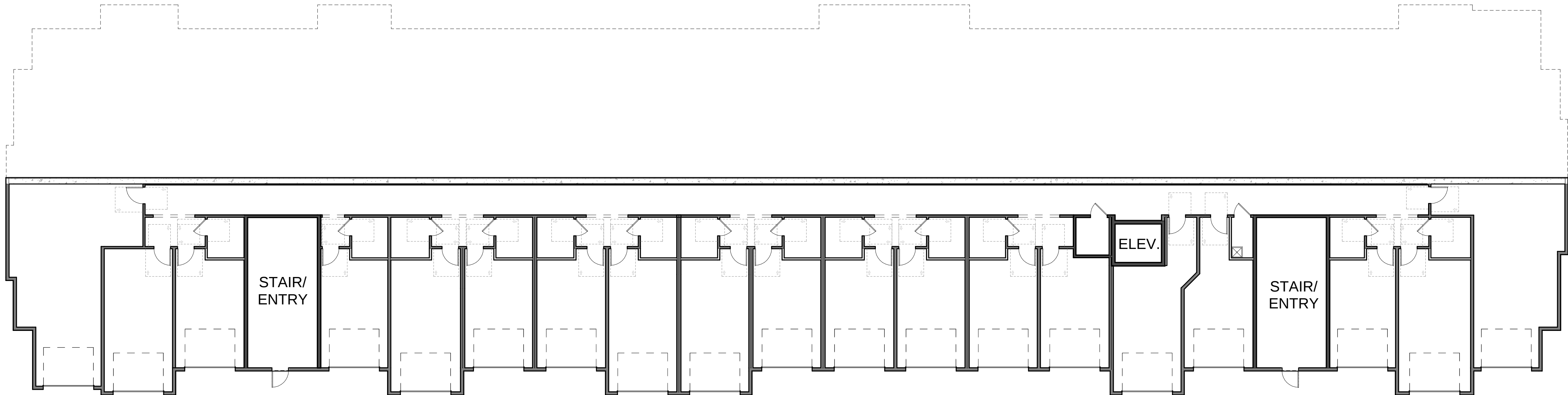
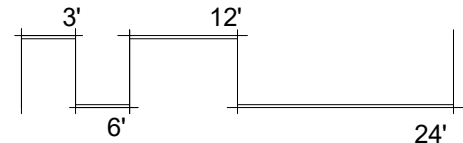
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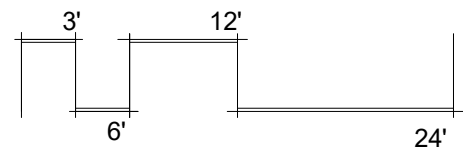
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2 BLDG C - LEVEL 1 - BUILDING PLAN
3/32" = 1'-0"



(BLDG #3 PER CIVIL)
1 BLDG C - LEVEL 0 - BUILDING PLAN
3/32" = 1'-0"



ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
BUILDING "C" - BASEMENT &
FIRST FLOOR PLANS

PROJECT NUMBER: 23001

SHEET NUMBER:

A3



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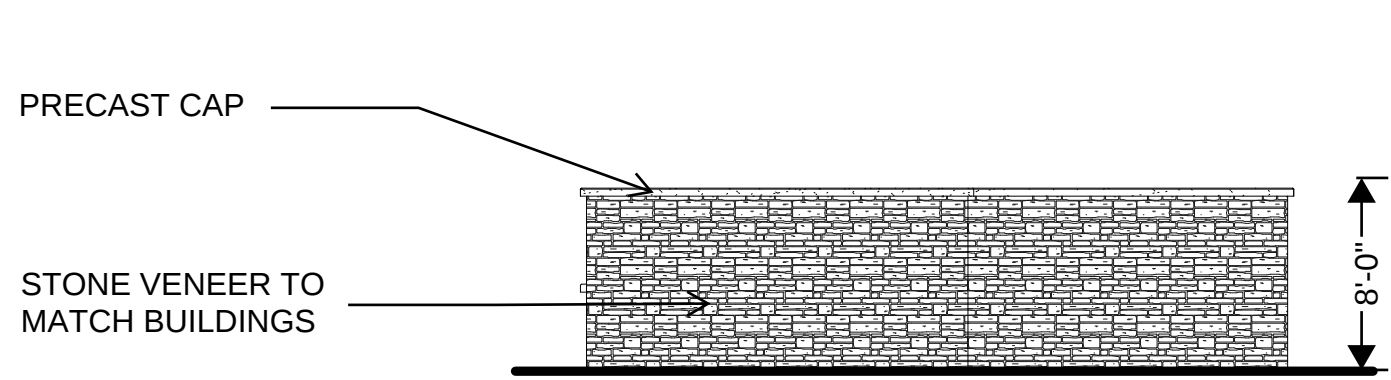
ASCENT APARTMENTS
N. HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
AMENITIES PLAN

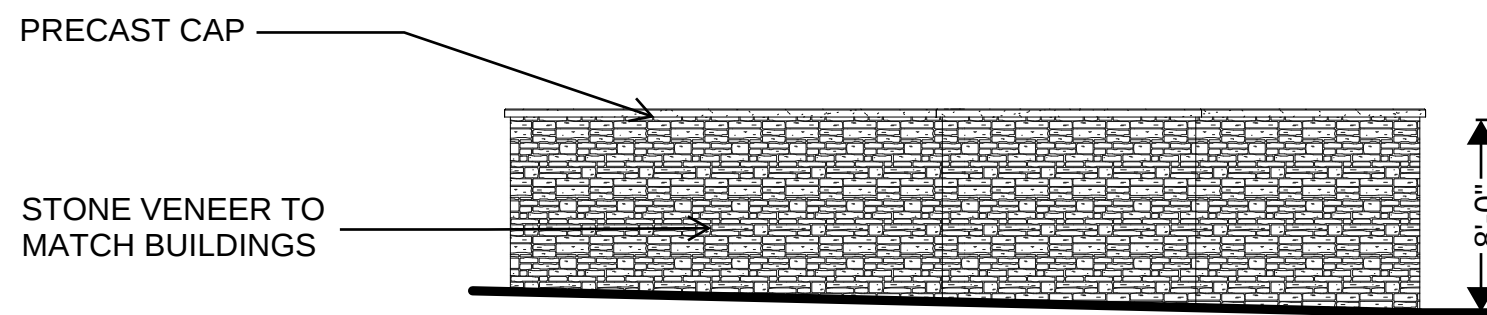
PROJECT NUMBER: 23001

SHEET NUMBER:

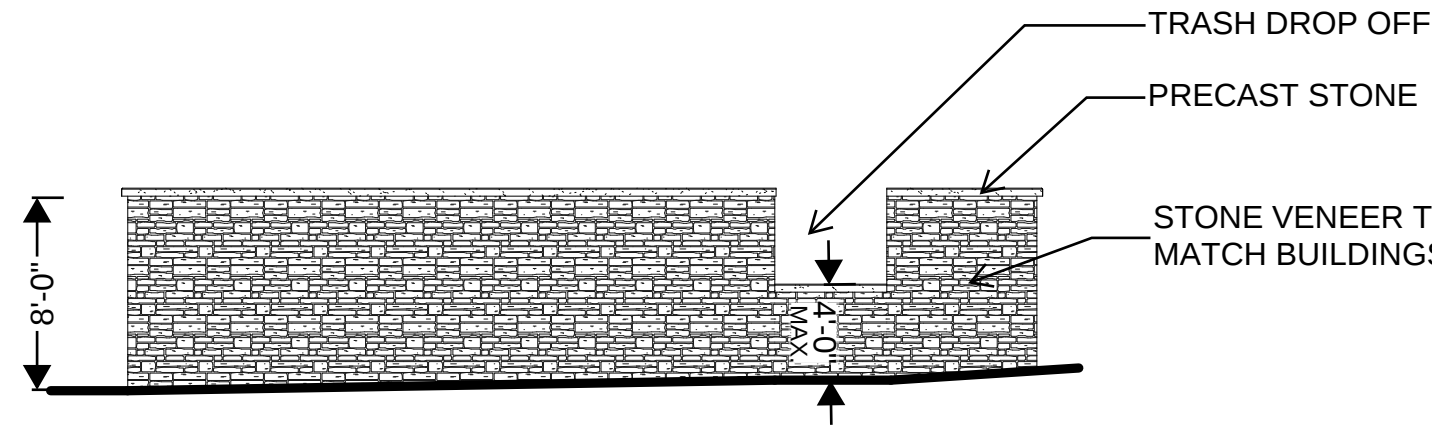
AS-100



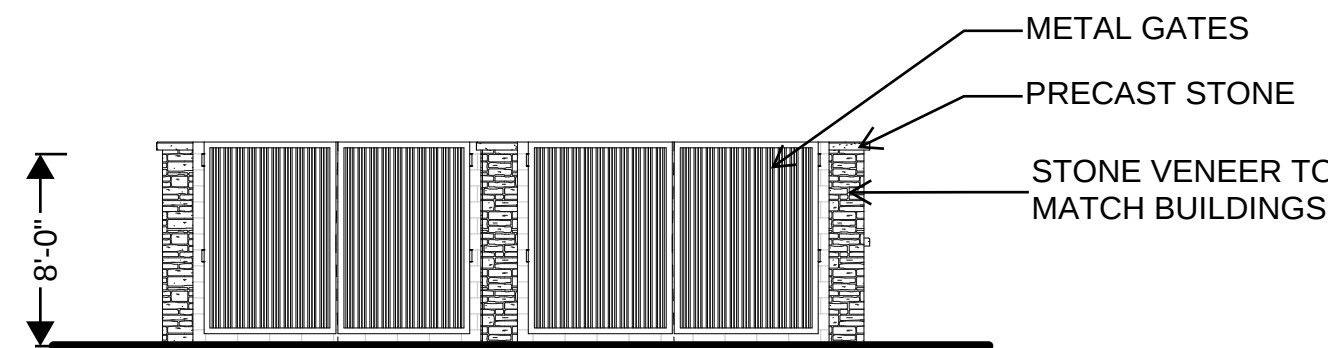
9 TRASH ENCLOSURE - BACK ELEVATION
1/8" = 1'-0"



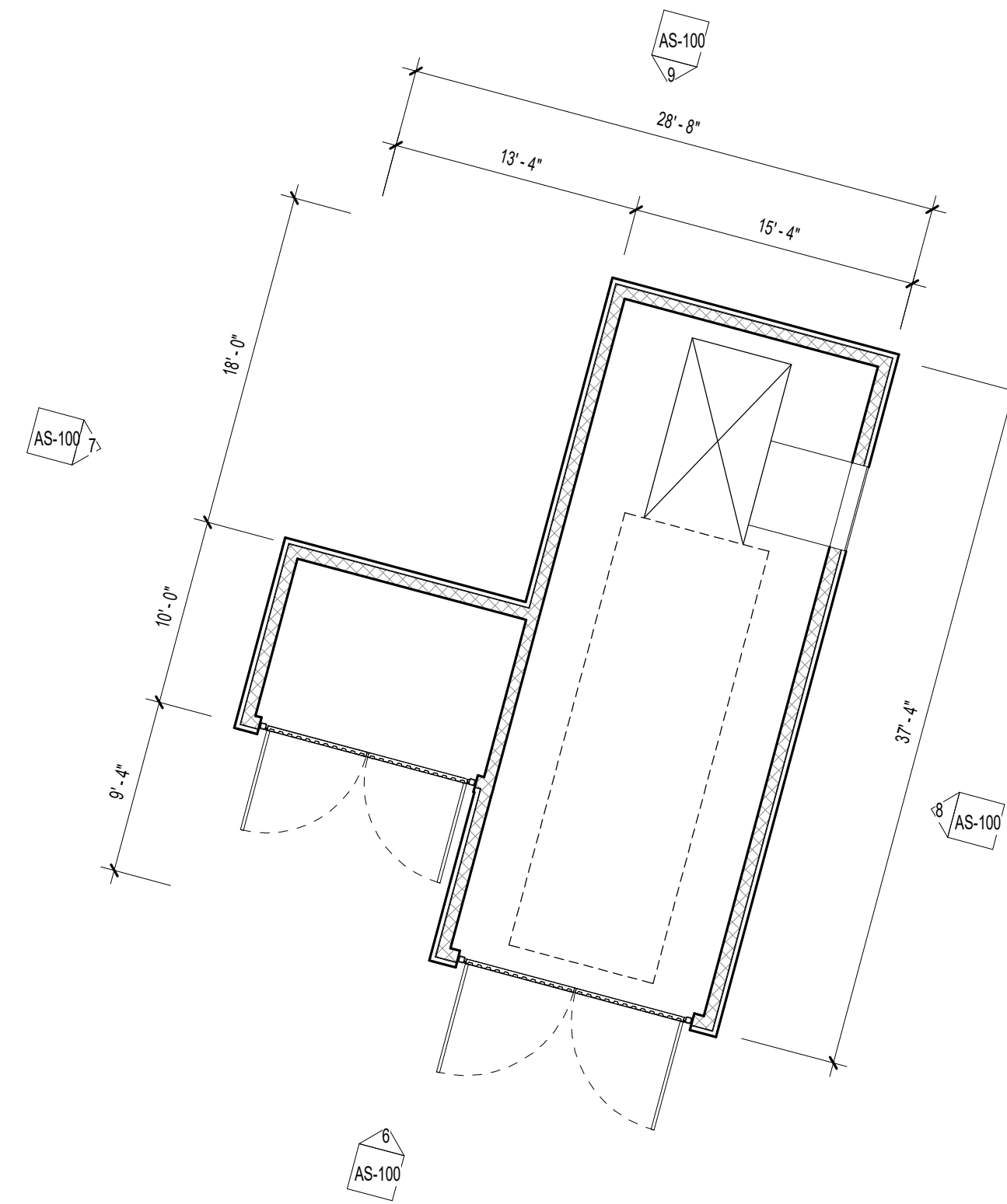
7 TRASH ENCLOSURE - WEST ELEVATION
1/8" = 1'-0"



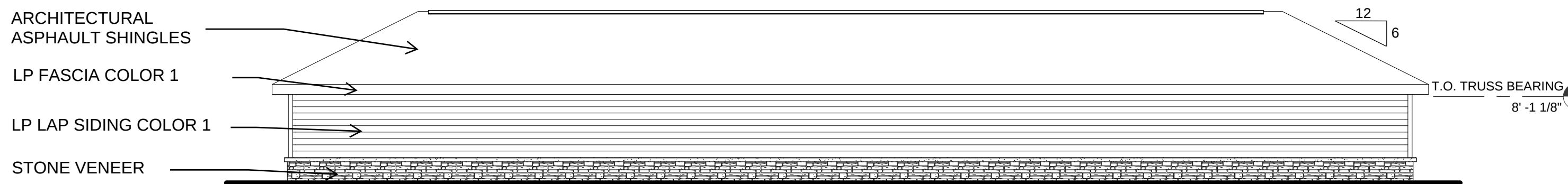
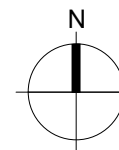
8 TRASH ENCLOSURE - EAST ELEVATION
1/8" = 1'-0"



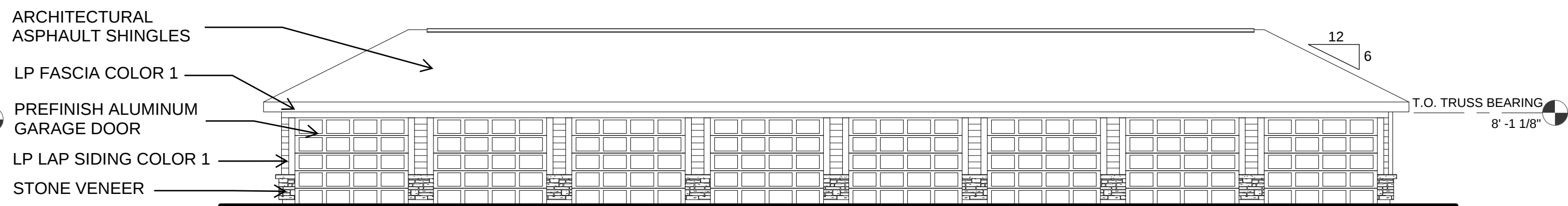
6 TRASH ENCLOSURE - FRONT ELEVATION
1/8" = 1'-0"



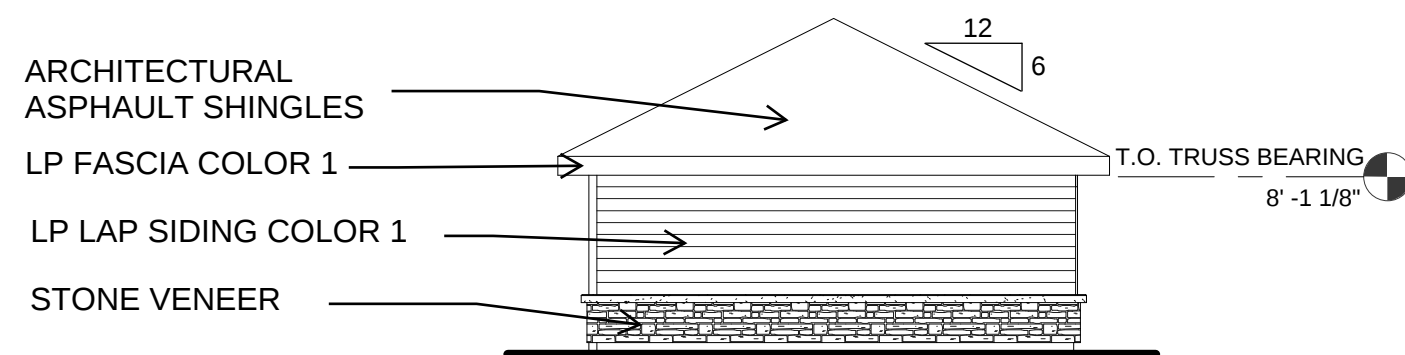
5 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



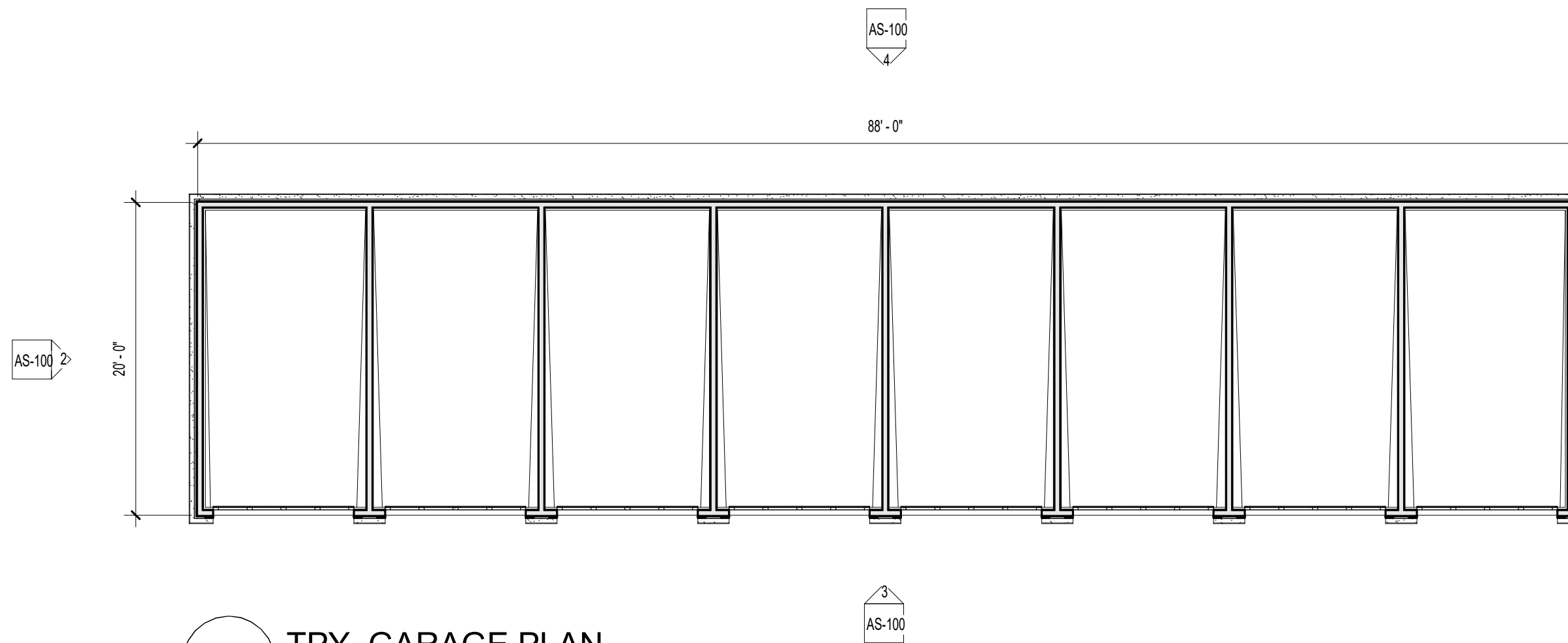
4 TYP REAR GARAGE ELEVATION
1/8" = 1'-0"



3 TYP. FRONT GARAGE ELEVATION
1/8" = 1'-0"



2 TYP. SIDE GARAGE ELEVATION
1/8" = 1'-0"



1 TYP. GARAGE PLAN
1/8" = 1'-0"

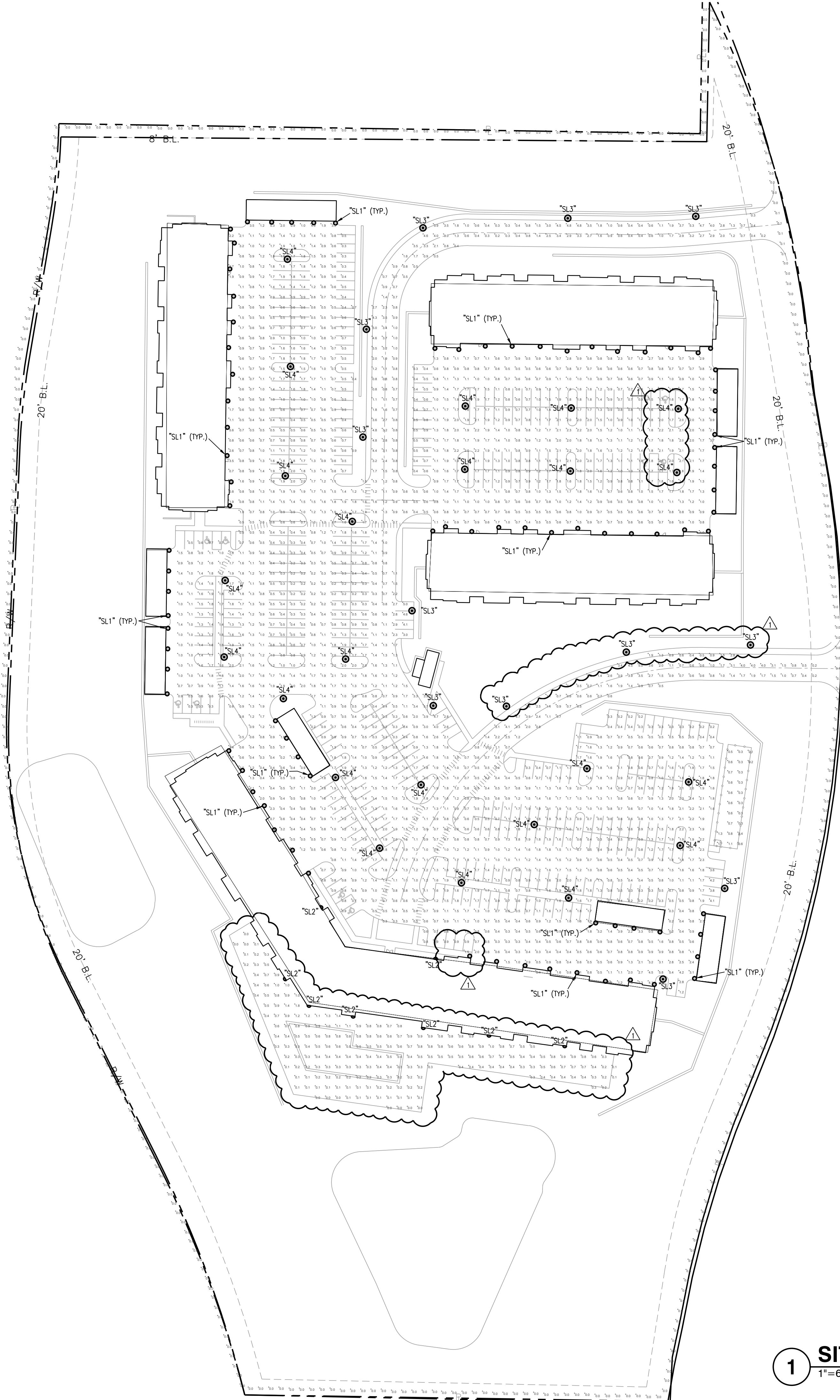
COLOR LEGEND

COLOR 1	IRON ORE	SW 7069
COLOR 2	SNOWBOUND	SW 7004

EXTERIOR LIGHT FIXTURE SCHEDULE							
MARK	MANUF.	MODEL	MOUNTING	FINISH	SOURCE		NOTES
					TYPE	LUM	
"SL1"	PRESCOLITE	1152-BL	WALL	BLACK	75W PAR30 (LED EQUIV)	-	1
"SL2"	DECO	D441-LED-20-40-UNV-T4-BZ	WALL	BRONZE	LED	2,530LUM/20W	3
"SL3"	DECO	D821-LED-1-80-40-UNV-T4-PT3-DB	POLE	BRONZE	LED	10,300LUM/80W	2
"SL4"	DECO	D821-LED-1-80-40-UNV-T5-PT3-DB	POLE	BRONZE	LED	10,300LUM/80W	2

- NOTES:
- MOUNT AT 7' AFG.
 - MOUNT ON 18' POLE
 - MOUNT AT 18' AFG.

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	1.2 fc	7.5 fc	0.2 fc	37.5:1 fc	6.0:1 fc
Property Line	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRIC PLAN
1"=60'-0"



PRINTS ISSUED
NOVEMBER 11, 2022

REVISIONS:
△ FDP SUBMITTAL 12/21/22



LS&A
Latimer Sommers
& Associates, P.A.
CONSULTING ENGINEERS
3630 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204088



12/21/2022

**ASCENT
APARTMENTS**
N HOLMES STREET
KANSAS CITY, MISSOURI

SHEET TITLE
SITE PHOTOMETRIC PLAN

PROJECT NUMBER: ?????

SHEET NUMBER:

E001



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00205

Meeting Date: January, 25, 2023

Meeting Location: 2251 Howell St, North Kansas City, MO 64116

Meeting Time (include start and end time): 5:30-6:30pm

Additional Comments (optional):

The meeting consisted of a short presentation and mostly open discussion.

Topics covered were determined based on the feedback received and a follow up email was sent to attendees with a link to the plan on Compass for further information and access to plans that were not physically available at the meeting.

We identified a number of concerns related to existing conditions at the project location that we as NorthPoint share with the attendees - given the proximity of NorthPoint's HQ - and believe that this project will help to address those.

Meeting Sign-In Sheet

Project Name and Address

ASCENT APARTMENTS : CD-CPC-2022-00205

3350 N HOLMES ST, KANSAS CITY, MO, 64116

Name	Address	Phone	Email
Cindy Smith	3528 N. Holmes	816-536-9711	Hesmittys@msn.com
Claire Kucinic	3545 N Holmes	816/694-2253	ckucinic@gmail.com
Annie Fleischman	3521 N. Kenwood	816/452-5155	
Zach Tarbill	3523 N. Kenwood Ave	816-621-9957	ZachTarbill@gmail.com.
Angela Williams	3527 N. Kenwood Ave	513-619-3724	amsswilliams@gmail.com
Brenda Sparks	3528 N. Kenwood Ave	816-694-8126	bresparks839@gmail.com
Donald Sparks	" "	" "	
Robin Campbell	3524 North Kenwood	816.588.8684	Robinrock6@msn.com
Mike Campbell	3524 North Kenwood	816.935-3877	Campbellnkc279@outlook.com
William Alpert	3421 N Cherry	455-2699	WALPERT@GARTHLINK.NET
Olsson-Meador	3522 N Kenwood	816-255-9437	bethaolsson@gmail.com

Public Comments



Clay County Economic Development

February 1, 2023

To the Honorable Mayor Quinton Lucas and Kansas City Council,

The Clay County Economic Development Council is excited that NorthPoint Development is proposing the Ascent Apartment development just east of their beautifully restored corporate headquarters.

Their latest project will add much needed density to the North Oak corridor that the Mid-America Regional Council just invested \$5,520,000 into a \$6.9 million reconstruction project from 42nd Street to Vivion Road. The recreation of this Kansas City gateway from North Kansas City has been a vision of northland leaders for a long time. This project help bring the vision into reality.

It is the hope of the Clay County EDC that this project receives approval so as to enhance Kansas City.

Thanks.

David Slater, Executive Director
Clay County Economic Development Council
7001 N. Locust
Gladstone, MO 64118

Chambi, Larisa

From: Deb Hermann <deb_hermann@nni.org>
Sent: Monday, January 30, 2023 1:45 PM
To: Public Engagement
Cc: Chambi, Larisa; Williams, Jeffrey; Rexwinkle, Joseph
Subject: CD-CPC-2022-00205, Ascent Apartments
Attachments: NNI PD 26jan23 minutes.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To City Plan Commission:

NNI Planning and Development Committee recommends approval of CD-CPC-2022-00205, Ascent Apartments. (Meeting minutes attached.) After many years of planning and effort on the part of city staff, elected officials, and area neighborhoods, Ascent Apartments is exactly the kind of high quality project that will create needed density in the corridor and will stimulate future positive growth.

Thank you for your consideration.

Sincerely,

Deb Hermann



Deborah L. Hermann, CEO
5340 NE Chouteau Trafficway
Kansas City, MO 64119
816-454-2000 (office) 816-916-3841 (mobile)
nni.org

Chambi, Larisa

From: Angela Williams <amsswilliams@gmail.com>
Sent: Wednesday, February 1, 2023 11:53 AM
To: Public Engagement
Cc: Chambi, Larisa
Subject: CD-CPC-2022-00205 Northpoint Development

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

To whom it may concern:

I wish to inform you of my concerns for this hearing.

1. Property value in a negative or positive manner
2. Increased traffic on Holmes Road.
3. Noise levels due to community
4. Current cul-de-sac change due to property line
5. Added traffic on existing Kenwood Ave. during the construction phases
6. Current intersection of Kenwood Ave. and Holmes as a safety issue.

Thank you for consideration in this process,

Angela M. Williams

3527 N. Kenwood Ave.

Kansas City, MO 64116

phone: 573-619-3724

email: amsswilliams@gmail.com

Chambi, Larisa

From: Brenda Sparks <bresparks839@gmail.com>
Sent: Monday, January 30, 2023 7:21 PM
To: Public Engagement
Cc: Chambi, Larisa
Subject: Development of Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

My name is Brenda Sparks. My husband Don Sparks and I moved to 3528 N Kenwood Ave., Kansas City, MO 64116 about nine years ago. Our reason for moving here was to live on a quiet cul-de-sac that has a total of six houses. At the end of the cul-de-sac is a wonderful wooded area. Unfortunately, this wooded property is now intended to be a 4 story, 340 plus apartment complex. This development is undesirable for several reasons. 1) the view from all of us on the street will be apartments instead of a natural environment. 2) with 340 plus apartments there is a potential of over 600 vehicles. 3) vehicle traffic will be hard to deal with on these narrow roads. 4) The traffic and people noise will increase greatly. In summary development of this property will increase traffic, noise, and crowded conditions in our immediate shopping area. My husband and I fear that large trucks and development workers will invade our peaceful cul-de-sac. In addition having two entrances off N Holmes into the apartment complex along with school bus traffic from the high school is going to create traffic flow problems. We stand against the development of the 340 plus apartment complex. Leaving that relatively small acreage alone is a benefit to our community. Please reconsider your decision for development of this land.

Chambi, Larisa

From: Robin Campbell <robinannpowellcampbell@gmail.com>
Sent: Wednesday, February 1, 2023 9:04 PM
To: Chambi, Larisa
Cc: publicengagement@gmail.com
Subject: No re-zoning at CD-coco-2022-00197

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone

I chose this property based on single family occupancy conditions surrounding, plus the value of the wooded terrain, I have no doubt that that the installation of a 342- residency apartment complex will decrease my ability to enjoy my chosen property, and possibly decrease my monetary investment, which propels me to oppose this development entirely, on the face of the suggested plans, thus far. Please reconsider the approval of this zoning request.

Chambi, Larisa

From: Sarah Wayne <sarah.wayne816@gmail.com>
Sent: Wednesday, February 1, 2023 9:26 PM
To: Public Engagement; Chambi, Larisa
Subject: Proposed Apartments on Holmes & N. Cherry

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I live on N Cherry St and I'll tell you that I hate this idea so much. We already have cars using our street as a cut through... not to mention the speed limit is 35 mph with no stop signs. Most cars don't observe the limit anyway and careen over 40 to 50 and above. Numerous crashing at corner because of the sharp turn. In addition to the added traffic to and from.. there is no decent grocery store around us and rising crime. I can't tell you how many times I've captured on my camera cars firing guns out their window into the green space there. And to boot...N. Cherry St is part of the bicycle trail route and the high schools track team uses the street for a track also. This street has no sidewalks. It's already incredibly unsafe now they want to add to the problem. Not to mention that at the top north end of the street we already have low income high crime apartments and section 8 housing. N Oak and Briarcliff got an upgrade in roads and driveways and North Kansas City has beautiful new homes and parks and this small pocket of Kansas City is being squeezed out. It's not fair. I'm sure I could think of more reasons why this is a horrible idea.

But if they're coming anyway.. I'd like to highly press for sidewalks on both Holmes and N. Cherry this would go a long way towards offsetting public angst over the project. I'd also like to see the city make sure the old Price Chopper on Vivion and N. Oak get a replacement as grocery shopping is already limited as it is right now. Also. Could we lower the speed on N. Cherry St. to 25mp and add a stop sign at the corner of Cherry and 36th street to slow down the worst of the speed demons and provide a safer neighborhood.

Thank you for listening and taking my concerns and requests into consideration as I'm unable to attend in person meetings. N Cherry St, Kansas City, MO 64116

Sincerely,
Sarah Wayne
3545N Cherry St, Kansas City, MO 64116
8167855991

Chambi, Larisa

From: LucyAnn Fleischman <lafleischman@gmail.com>
Sent: Wednesday, February 1, 2023 11:41 AM
To: Chambi, Larisa
Subject: Northpoint development between North Holmes and Cherry

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I'm concerned that the two roads in and out are on Holmes, a school bus road. I would like plans to be able to add a road or roads off Cherry if needed. Traffic is stopped at apartments while children load and unload and Holmes is already a much busier road than Cherry.

.

I would also like to keep as much of the native trees and shrubs as possible around the project to leave some green for better air quality and beauty.

Chambi, Larisa

From: Zach Tarbill <zachtarbill@gmail.com>
Sent: Tuesday, January 31, 2023 2:51 PM
To: Public Engagement
Cc: Chambi, Larisa
Subject: City Planning and Development - Public Hearing Testimony - CD-CPC-2022-00202

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello City Planning and Development,

My name is Zach Tarbill and I am a resident at 3523 N Kenwood Ave, KCMO 64116. While I intend to be present at the public hearing on 2/7/23, I also wanted to submit some testimony regarding Northpoint Development's request to rezone and build an apartment community at 3350 North Holmes. RE: CD-CPC-2022-00202.

While I can see some positives for the surrounding community with this development I want a few concerns to be voiced:

1. As a resident in the nearest street to the proposed development (3523 N Kenwood Ave, Kansas city, MO 64116), I am extremely concerned with the effect this proposed development may have on my property value. Being the nearest block of homes and from what I can tell from Northpoint's site plans so far, my home would be 600 feet or less from the first 4 story multi family building. In my real estate experience such intrusion of multifamily or commercial "looking" developments so near a predominantly single family area has negative impacts on the desirability of the bordering single family homes. Most looking to live in a single family residence - would not want a high traffic multi-story structure so close to their property lines. I included with that thought process.
2. I am also greatly concerned with the massive additional volume of vehicular traffic on North Holmes road. There are many cars in the ditches along this proposed stretch every year, and our access from North Kenwood to North Holmes is quite dangerous with speeding cars and limited site line views to northbound Holmes traffic. To think about a community with 342 residences adding at best case 342 more vehicles every day to the traffic already on Holmes and worst case scenario assuming their units have more than 1 resident could add up to 684 vehicles to the daily traffic on Holmes assuming each unit had two vehicles per household. It is absolutely crazy to me that they have chosen to have zero entry/exit points onto the much less traveled Cherry Street on the other side of their proposed land tract. Their argument in the public meeting was that it was cost prohibitive, yet there are homes built into the hillside off Cherry Street with personal driveways and the nearby Timberline Apartment community has managed to build access from both Holmes and Cherry street.
3. This brings me to my next concern - it seems the only forested area they intend to preserve of this 19+ acres is about 150 feet lining the Cherry street side of their property. The same side of the land that they also supposedly cannot build road access with. This side of this tract of land happens to be the backyard of their own new headquarter building on North Oak. It feels as though they are trying to protect their own views and traffic problems for their newly acquired headquarters, while putting this burden on the citizens that already live along the Holmes road side of their proposed development.
4. Our 5 home deadend street of North Kenwood Ave with cul-de-sac turnaround is already often used by lost drivers to speed to the end, turn around, and speed back off the street. We have children and animals playing in this area and the thought of non-stop intentional and unintentional construction traffic making its way onto the street is a safety concern during what they estimate as 2 years of construction. Then once built and occupied

with entries only on Holmes street, how many of their residents, resident guests, food delivery drivers etc will end up missing their turn and trying to turn around on the next street they pass which would be our North Kenwood Ave. Their site plan shows cutting the cul-de-sac in half which would result in these intentional or unintentional turn-arounds happening in our very own driveways.

5. I included - moved to this area knowing it was an established (built in 1955) single family and ZONED R6 residential area with the assumption that it would remain that way. We are surrounded by nature and forested areas, we often have deer, wild turkeys, coyotes, owls, and rabbits coming in and out of this plat of proposed land. Our doorbell camera even occasionally catches the wild turkey and deer roaming North Kenwood. We also have sweeping views of the downtown skyline. All of this would be taken away, completely removing the very reasons many of us live here and again having a negative impact on property value. It unfortunately would likely result in my family relocating from this neighborhood if plans are approved.
6. It is very unfortunate the KCMO city requirement is only to notify within 300 feet of their property lines. I was disturbed to see so few in attendance at the initial public meeting, only later to find out that due to this minimal requirement only a handful of homes had to be notified. Northpoint claims they put up public notices on Holmes Road, we have found one tiny sign tucked up in the tree line on their entire stretch of Holmes road, barely visible let alone legible from the road. We live in this area because it is not densely populated, but that very attribute led to so few citizens that have direct impact from this development from being notified. This includes the homeowners along the S curve at NE 36th St and North Holmes, potentially those on the "other" North Kenwood, the homes along Cherry Street, and the Gentry Park townhomes along E 32nd Ave and where Howell St. becomes North Holmes. All of these neighbors would have a massive impact by the additional volume of vehicles this proposed development would inflict upon us existing residents. Yet they were not required to be notified due to us being a less densely populated area.

I appreciate you taking the time to review these concerns and hope you will opt to protect existing citizens of this area from property devaluation and increased safety concerns over choosing a new tax revenue source from this development.

Thank you!
Zach Tarbill

Chambi, Larisa

From: Michael Campbell <campbellnkc279@outlook.com>
Sent: Thursday, February 2, 2023 9:20 AM
To: Public Engagement
Subject: Northpoint Development on North Holmes

Greetings,

My family and I have been in our house at 3524 N Kenwood since October of 2006. Ours is a short dead-end street, branching off of North Holmes to the south, just enough to access the six homes then extending just enough further to widen to allow vehicles to turn around to exit our short street. This turnaround area at the south end of our street is crucial for we who live here getting in and out of our six home hilltop as well as the postal truck, delivery vehicles, emergency vehicles, etc.

It is my understanding that in the development proposed by Northpoint Development for a 4-story, 300+ unit apartment complex, the property line of what they would be developing would include our turnaround at the end of the street. It is also my understanding that they intend to put a fence along the property line, which would eliminate the turnaround that our little hilltop community of taxpayers depend on and frankly need for this area to be a functional place to live.

Thank You for your time and efforts,
Michael A Campbell
3524 N Kenwood
Kansas City Missouri
(816) 935-3877