



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

APPROVAL PROCESS



Project

Oak Park Townhomes

Hearing Date November 17, 2020

Item	Case	Request
#5.1	CPC-2020-00116	Area Plan Amendment
#5.2	CPC-2020-00091	Rezoning with plan
#5.3	CPC-2020-00159	PIEA Plan

Item	Staff Recommendation(s)
#5.1	Approval without conditions
#5.2	Approval with conditions
#5.3	No recommendation

Applicant

James Scott
Scott and Associates

Owner

Woodco, Inc.

Location Generally located on the south side of E. 38th Street, east of Prospect Avenue and west of Montgall Avenue.

Area 2.5 acres & 3.5 acres

Zoning B3-2 & R-2.5

Council District 3rd

County Jackson

School District KCMO

Surrounding Land Uses

North: Residential uses zoned B-3-2 & R-2.5.

East: Residential uses zoned R-2.5.

South: Residential uses zoned B-3-2 & R-2.5.

West: Residential uses zoned B-3-2, R-2.5 & UR.

All Directions: Residential and commercial uses.

Land Use Plan

The Heart of the City Area Plan recommends Residential Urban Low Density land uses. The request does not conform to this recommendation.

Major Street Plan

Prospect Avenue is classified as a two-lane local link requiring 80 ft of right-of-way.

PUBLIC HEARING REQUIRED

Yes

*Common City practices dictate the applicant post a Public Hearing sign on the property. This is a "courtesy notice" under section 88-515-04-C in the Zoning and Development Code and may be waived by the City Plan Commission. Due to the precautionary measures for Coronavirus/Covid-19 City Hall has been closed to the public. Therefore, this courtesy notice could not be created nor posted on the property. All other required public hearing notifications were accomplished.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to properties within 300 feet of the subject parcel.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on June 3, 2020, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking approval of an area plan amendment, a rezoning to UR and an accompanying PIEA general development plan to allow for a 35-unit multi-family development within 5 buildings.

PURPOSE

Applicant is proposing an area plan amendment, a rezoning to UR and a PIEA plan which requires approval of the above-referenced requests.

HISTORY

CONTROLLING CASE

There are no histories or prior cases on this site.

KEY POINTS

These three companion cases are required because the subject parcels are zoned B3-2 (Community Business), and R-2.5 (Residential 2.5). The first case is a request to amend

the Heart of the City Area Plan future land use recommendation to a land use designation that is compatible with the proposed UR plan. The second case is a request to rezone the parcel to an Urban Redevelopment district that can accommodate the density and building type of the proposed use, and the third case is a request for approval of a PIEA general development plan that provides incentives and allows the proposed use to be established at this location.

- The project area is within the Oak Park Urban Renewal Area incentive plan.
- It is also adjacent to the 39th & Prospect Tax Increment Financing (TIF) area to the west (Aldi).

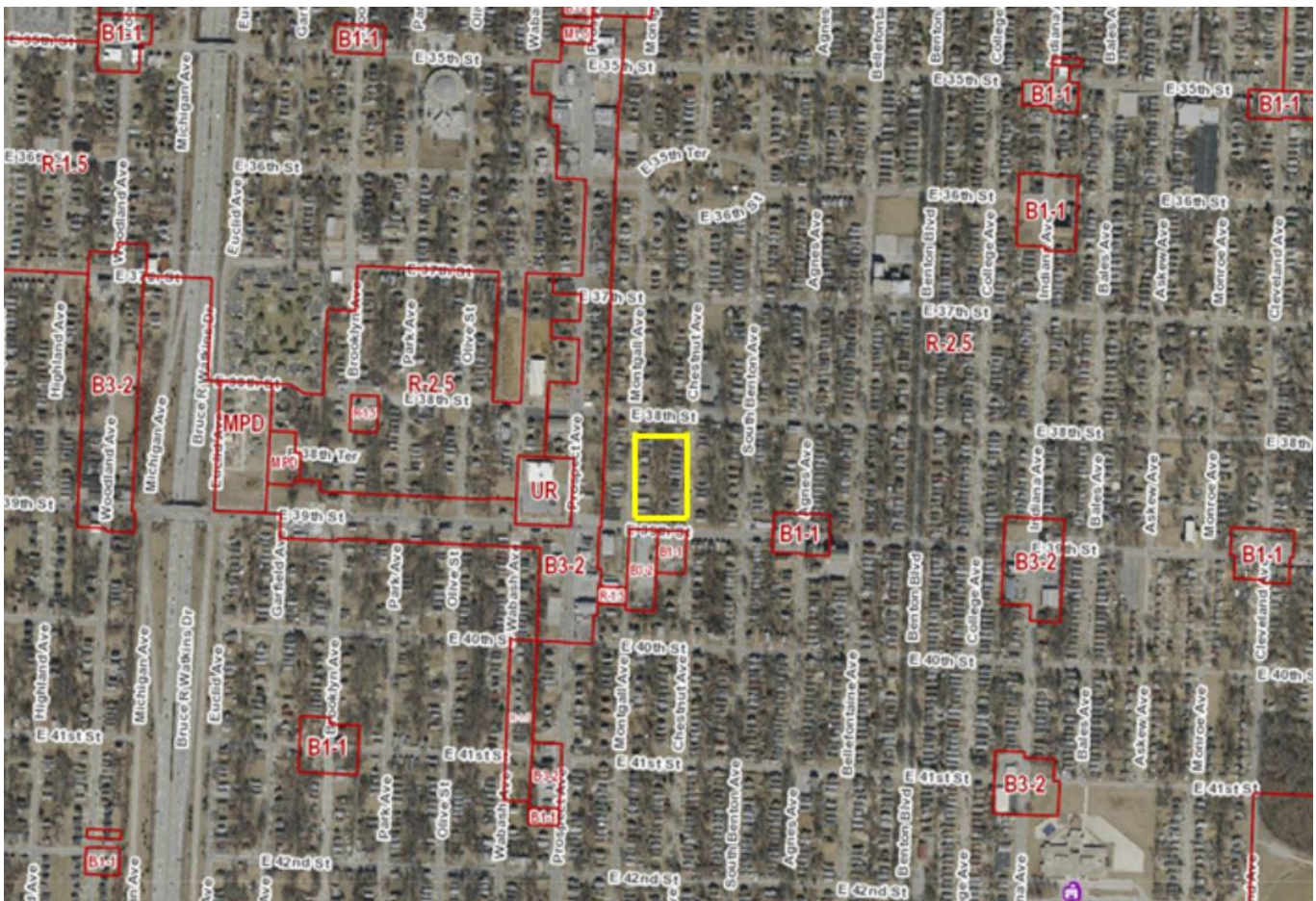
RELATED RELEVANT CASES

There are no prior cases on this site.

EXISTING CONDITIONS

The site of this UR development plan is city block, approximately 2.5 acres generally bordered on the north by E. 38th Street, on the south by E. 39th Street, on the east by Montgall Avenue and on the west by Prospect Avenue. The project site is made up of 22 parcels of which about 10 has existing structures. This area is within the Oak Park neighborhood, thus the name of the development. The existing structures are proposed to be demolished to allow for this development.

All abutting streets are improved with curbs, gutter and sidewalks, but are currently in a state of disrepair. Montgall Avenue is a one way street due south. The site is bordered on the north by commercial uses and single family homes, on east by existing single family homes. To the west is Rock of Ages Missionary Baptist church and existing single family residences. Aldi grocery store is located to the southwest of the project site. To the south are existing single family homes, the New Ransom Jesus church and commercial uses along Prospect Avenue.



PLAN REVIEW

CD-CPC-2020-00116 is a request to consider amending the Heart of the City Area Plan by changing the recommended land use from Residential Urban Low to Residential Medium-High land use designation on about 2.5 acres. The Heart of the City Area Plan was adopted in April 11, 2011 by Resolution No. 110159. The future land use recommends Residential Urban Low Density, which allows for a density between 4 and 8.7 units per acre is appropriate for single-family detached developments. This land use classification generally corresponds to the R-5, R-6, R-7.5 and R-10 zoning categories within the Zoning and Development Code. The Residential Medium High land use designation includes small lot single-family development, town homes, duplexes and apartments up to 17.4 units per acre and corresponds to the R2.5 zoning category within the Zoning and Development Code. Staff is supportive of this amendment as the proposed density is consistent with the current underlying zoning.

CD-CPC-2020-00091 is a request to consider rezoning the 2.5-acre property from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 35 unit multi-family residential development within five (5) buildings. The 35 multi-family units are proposed in 5 buildings with 35 parking spaces. The plan proposes one building along E. 38th Street with two building fronting on Montgall and Prospect Avenue respectively forming a courtyard.

Access to the development is proposed via a single driveway off Montgall with a circular drive around the courtyard. The plan also shows a playground and a covered outdoor space. The plan provides 30 private garages with 5 outdoor parking spaces.

The submitted plans shows two story townhomes constructed of brick, with horizontal lapping accented with painted wood siding and asphalt shingles. The plan did not include architectural building elevations calling out specific materials. The plan also shows a gate at the main driveway. Staff recommends that the gate be recessed a minimum of 20' from the property line to allow for a car to be clear of the sidewalk.

Due to the grade change, the pedestrian walkways have stairs that connect to internal sidewalks that eventually connect to the public sidewalks. Staff recommends that additional pedestrian access be provided on Prospect Avenue and Montgall Avenue.

Case No. CD-CPC-2020-00159 is a request to consider approval of the Oak Park PIEA General Development Plan, and declare the 3.5 acre area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

AREA PLAN:

The site is within the Heart of the City Area Plan. With the accompanying request to amend the future land use recommendation by changing it from Residential Urban Low to Residential Medium-High land use designation the proposed development plan will be in conformance with the Area Plan land use recommendation. The Oak Park Townhome plan also has an accompanying UR development plan as required by the zoning and development code.

INCENTIVE REQUEST:

The property owners may seek a tax abatement which provides for abatement for a period of up to 25 years. Abatement for projects within the redevelopment area will not exceed 10 years at 100% abatement and 15 years at 50% abatement unless otherwise merited by the nature of a particular project. Notwithstanding anything herein to the contrary, this General Development Plan shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was adopted by the City Council on or about October 6, 2016. The real estate shall not receive greater than a seventy-five percent (75%) abatement of real property taxes for the first ten years and thirty-seven and one-half percent (37.5%) abatement for the following fifteen years.

Eminent Domain:

The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.

The PIEA does not anticipate exercising the power of eminent domain within the Planning Area, except possibly to clear title, and will limit the use of eminent domain to five (5) years from the approval of the Plan. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s). Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo.

BLIGHT ANALYSIS:

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Development Initiatives determines that the plan area is blighted.

Planned Industrial Expansion Authority Recommendation:

The Board of Commissioners of the Planned Industrial Expansion Authority (PIEA) of Kansas City, Missouri approving the Blight Study and General Development Plan for the Oak Park PIEA Redevelopment Area. Further, the Board recommended to the City Council that the Oak Park PIEA Area be designated by ordinance as blighted, insanitary or an undeveloped industrial area, as defined by RSMo sections 100.310(2), 100.310(11) and 100.310(18), and that the General Development Plan for the 43 Antioch PIEA Area be approved.

Requested Deviations

None

Boulevard and Parkway Standards (88-323)

The standards are not applicable because this project is not within 150 feet of a boulevard or parkway.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 35 residential dwelling units are proposed. Pursuant to this section a total of 0.42 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$35 \text{ multi-family lots} \times 2 \times 0.006 = 0.42 \text{ acres}$$

$$0.42 \text{ acres} \times \$48,801.37 = \$20,496.58$$

That the developer can either dedicate 0.42 acres of parkland or contribute \$20,496.58 in lieu of parkland dedication for the 35 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

Parking and Loading Standards (88-420)

The plan shows 35 parking spaces which is the exact number of spaces required by the Zoning and Development Code. 30 spaces are within garages and there are 5 spaces outside. Staff is concerned with parking within the courtyard as it may impede movement.

The applicant's request conforms to the applicable requirements of this section.

Landscape and Screening Standards (88-425)

A landscape plan is required because this is UR development plan.

Street trees are required because this is UR development plan.

The applicant's request conforms to the applicable requirements of this section.

A preliminary landscape plan has been prepared by the applicant indicating street trees and shrubs along public streets per the requirements of the Zoning and Development code. Staff recommends that additional landscaping and berms where possible be provided to provide additional buffer screening around the rear of the dumpster enclosure. The final landscaping plan shall be reviewed with the final UR plan and shall include a detailed foundation planting scheme for each building.

Outdoor Lighting Standards (88-430)

A lighting plan is required because this is a UR development plan. A lighting plan has not been submitted. It must be submitted UR final plan.

Sign Standards (88-445)

A sign plan is required because this is a UR development plan an. Any signs installed are subject to a sign permit and shall conform to the requirements of this section.

Pedestrian Standards (88-450)

The standards of this section apply because this is a project plan. Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

PLAT REVIEW

The underlying 22 parcels will have to be consolidated into one lot. This can be accomplished via a minor subdivision plat. For the any proposed amenity to count towards parkland dedication it must be contained in a tract. The development plan shall also serve as a preliminary plat that proposes one lot and tracts for private open space. Staff recommends that the plat should show all building setbacks along the public right of way. The revised plan shall show all the necessary amenities that qualify for parkland credit.

Requested Waivers

None.

PLAN ANALYSIS

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Heart of the City Area Plan recommendations with the recommended area plan amendment.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning districts and the proposed UR district.

88-516-05-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 plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan provided for private and public sidewalks. Staff recommends additional connection on the east and west sides.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department approval.

88-516-05-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 two story townhomes are proposed to be primarily bricks, horizontal lapping with asphalt shingles will match the existing buildings in scale.

88-516-05-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 plan is compliant.

88-516-05-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 plan is compliant.

88-516-05-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 parcels are either vacant or have structures that are proposed to be removed. There are no trees on the site.

5.1 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions** based on the application, plans, and documents provided for review prior to the hearing:

5.2 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval subject to the following conditions** based on the application, plans, and documents provided for review prior to the hearing:

Choose an item.

1. That plans, revised as noted below, are submitted and accepted by the following staff prior to ordinance request:

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.

- a. Provide a preliminary plat sheet.
- b. The proposed building setback lines on the face of the preliminary plan.
- c. Call out any request for waiver, deviation and modification to the subdivision regulations.
- d. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
- e. A signage plan for this development as required by Chapter 88-445-10.
- f. Provide phasing information on the face of the plan.
- g. Revise plans to provide direct access from the public street to the courtyard from Prospect Avenue and Montgall Avenue.
- h. Show screening of all containers, dumpsters, mechanical equipment or utility equipment in compliance with 88-425-08.
- i. Consider incorporating a stone material like that matching what is used on some retaining walls into the building elevations.
- j. Incorporate more brick and where siding is used, use a cementitious low-maintenance materials.
- k. Show landscaping in compliance with general landscaping requirements of 88-425-04. Revise Plans and Resubmit

The following are recommended by the Land Development Division of the City Planning and Development Department. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.

- I. Submit site plan showing the proposed layout for all features in the subdivision in accordance with Section 88-410-1240 including all public and private utilities.

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.

2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. This plan shall demonstrate compliance with any applicable lot and building standards of 88-100, use standards of 88-300, and development standards of 88-400 which are not expressly waived by approval of this preliminary development plan.
4. 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.

The following are recommended by the Land Development Division. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.

5. 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.
6. That the west half of Montgall Avenue shall be improved to City standards as required by Chapter 88, to current standards, 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.
7. The developer must 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.
8. The developer must dedicate additional right of way for Prospect Avenue as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
9. 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, as amended, commonly known as the Development Regulations.
10. 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.
11. 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.
12. 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.

13. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. That the south half of East 38th Street shall be improved to City standards as required by Chapter 88, to current standards, 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.
15. 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.
16. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

The following are recommended by the Water Services Department. For questions, contact Heather Massey at heather.massey@kcmo.org.

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

The following are recommended by the Water Services Department. For questions, contact Jerald Windsor at Jerald.windsor@kcmo.org.

18. 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 CPC. Depending on adequacy of the existing water mains systems, making other improvements may be required.
19. That the developer provide a fire Hydrant plan for a Hydrant to be installed on Montgall Avenue.
20. The developer shall follow the KCMO Rules and Regulations for domestic water and fire service lines.

The following are recommended by the Parks and Recreation Department. For questions, contact Justin Peterson at Justin.peterson@kcmo.org.

21. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. The Money in Lieu is to be paid prior to certificate of occupancy.
Calculation will be as follows:
 $(\# \text{ of townhome units}) \times (2.0) \times (0.006 \text{ acres per person}) = \text{Parkland Acres} \times 2020 \text{ Rate}$
 $(\$48,801.37) = \text{Parkland Fee.}$
22. 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.

The following are recommended by the Plans Review Division. For questions, contact Kambiz Zoraghchi at Kambiz.zoraghchi.org.

23. Buildings shall comply with accessible route from public side walk to units per 1104.1 and 1107.6.2.2.2 of International Building Code 2012 and 1004.1 of American National Standard ANSI A117.1-2003. Units also will be on a route from common areas per above sections. Note; the section requires every unit to be type B unit.

The following are recommended by the Water Services Department. For questions, contact Robert Davis at Robert.davis@kcmo.org.

24. Stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.

The following are recommended by the Kansas City Fire Department. For questions, contact Michael Schroeder at Michael.schroeder@kcmo.org.

25. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
26. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
27. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (IFC-2018 § 102.4)

5.3 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions** based on the application, plans, and documents provided for review prior to the hearing:

Respectfully Submitted,



Olofu Agbaji
Planner

Olofu Agbaji
Planning and Development Department
City Hall
414 East 12th Street
Kansas City, MO 64106

RE: Oak Park Townhomes rezoning request Case #: CD-CPC 2020-00091

Dear Mr. Agbaji.

The Oak Park Neighborhood Association affordable housing project, Oak Park Townhomes, was selected by MHDC for funding, allowing the project to proceed toward construction within the coming months. Also, the Center City Economic Development Sales Tax Commission selected the project for funding in 2019. With this funding support in place, we are proceeding with the project development on the block at 38th and Prospect and Oak Park submitted a rezoning request May 22, 2020. We reviewed that request with you in early May, prior to submission.

The Neighborhood Association has spent the last two years in active discussions about this project with our residents and we presented the MHDC submission to the community prior to the initial MHDC review- resulting in enthusiastic community support. Most recently we held a community meeting on July 3 and also received the same supportive comments. We plan to continue discussions with the Oak Park Residents and will provide regular project updates at our scheduled neighborhood meetings. The 4:30pm, July 3, 2020 Community Meeting was held at the Oak Park Neighborhood Association offices at 3449 Indiana. The following community members participated in discussions about the project:

Constance Norton
Furnetta White
Carolyn Thomas
Edward Bell
Robert Slaughter
Dena Odan
John Chole
Pat Clarke

The Oak Park Neighborhood Association has the contact information on file for these participants. The meeting agenda included a brief presentation of the project, the zoning status and discussion with the community- all comments were supportive of the project.

I made personal contact with the area residents within the blocks surrounding the project, at least within the City required 300' edge, and also throughout the Oak Park Neighborhood as a whole. We offered multiple meeting times for the discussion and also posted information about the project and the community meeting at the neighborhood offices well in advance (two weeks) of the discussion. I also plan share any information with the project with the residents through our regular meeting and committee processes.

Please let me know if you need any further information and we will provide it with dispatch.

Pat Clarke
President, Oak Park Neighborhood Association

NOT FOR CONSTRUCTION
Consultant

DEVELOPMENT SUMMARY

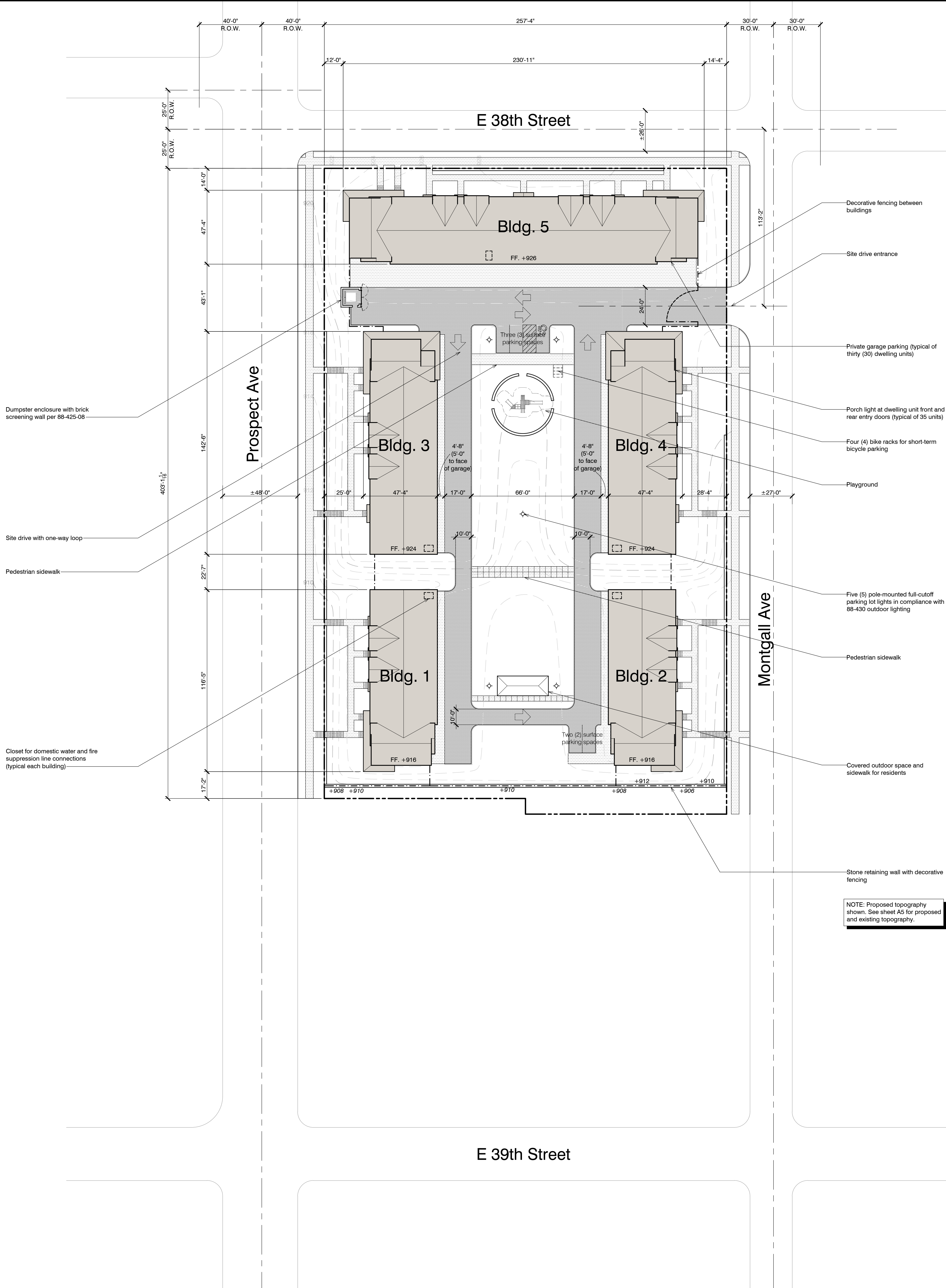
a. Existing Zoning	B3-2		
Proposed Zoning	UR	h. Parking	Required Proposed
b. Total Land Area	105,015 sf 2.41 acres		35 (1 per dwelling unit) 35 (30 private garage spaces + 5 surface spaces)
c. Proposed use or uses of each building or structure	Multi-family residential	i. Bicycle parking	Required short-term Required long-term
d. Height above grade of buildings and structures and number of stories of each building	30 feet, 2 stories		Greater of 3 or 10% of vehicular spaces 1 per 3 dwelling units
e. Gross floor area per floor and total for each building	Bldg. 1 8,292 sf 1st Floor 4,146 sf 2nd Floor 4,146 sf Bldg. 2 8,292 sf 1st Floor 4,146 sf 2nd Floor 4,146 sf Bldg. 3 10,281 sf 1st Floor 5,253 sf 2nd Floor 5,028 sf Bldg. 4 10,281 sf 1st Floor 5,253 sf 2nd Floor 5,028 sf Bldg. 5 16,660 sf 1st Floor 8,330 sf 2nd Floor 8,330 sf	Proposed short-term Proposed long-term	4 30 (within private garages)
f. Residential building type	Multiplexes (quantity 5) (88-110-04-B)		
Total number of dwelling units	35 total dwelling units		
Gross density	14.5 units per acre		
Net density	14.5 units per acre		
g. Building coverage	25.8% (27,128 / 105,015)		
FAR	0.51 (53,806 / 105,015)		

LEGAL DESCRIPTION

All of Lots 157-165 and the N 20' of Lot 166 and the N 20' of Lot 171 and all of Lots 172-180 of H ASSON PARK, a subdivision in Kansas City, Missouri



2 LOCATION MAP AND ADJACENT ZONING
SCALE: 1"=100'-0"



1 SITE PLAN
SCALE: 1"=30'-0"

Oak Park Townhomes
E 38th Street and Prospect Avenue
Kansas City, MO 64128

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

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Revisions

Date: 7/17/2020

Sheet Name
DEVELOPMENT PLAN

NOT FOR CONSTRUCTION
consultant

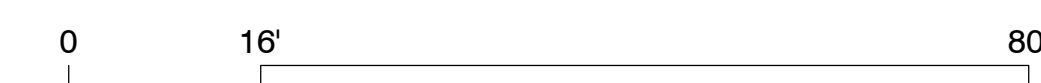


38th Street North Elevation



Prospect West Elevation (Montgall East Elevation similar)

2 STREET-FACING ELEVATIONS
SCALE: 1/16"=1'-0"

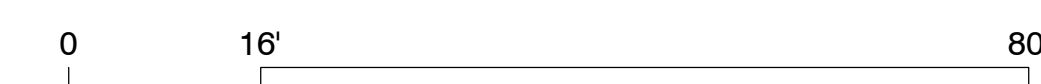


38th Street Building South Elevation



Prospect Building East Elevation (Montgall West Elevation similar)

1 COURTYARD-FACING ELEVATIONS
SCALE: 1/16"=1'-0"



Oak Park Townhomes

E 38th Street and Prospect Avenue
Kansas City, MO 64128

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Revisions

Date: 5/18/2020

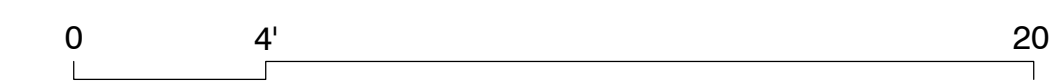
Sheet Name
BUILDING ELEVATIONS



2 SITE RENDERINGS



1 DETAIL ELEVATIONS
SCALE: 1/4"=1'-0"



NOT FOR CONSTRUCTION
consultant

Oak Park Townhomes
E 38th Street and Prospect Avenue
Kansas City, MO 64128

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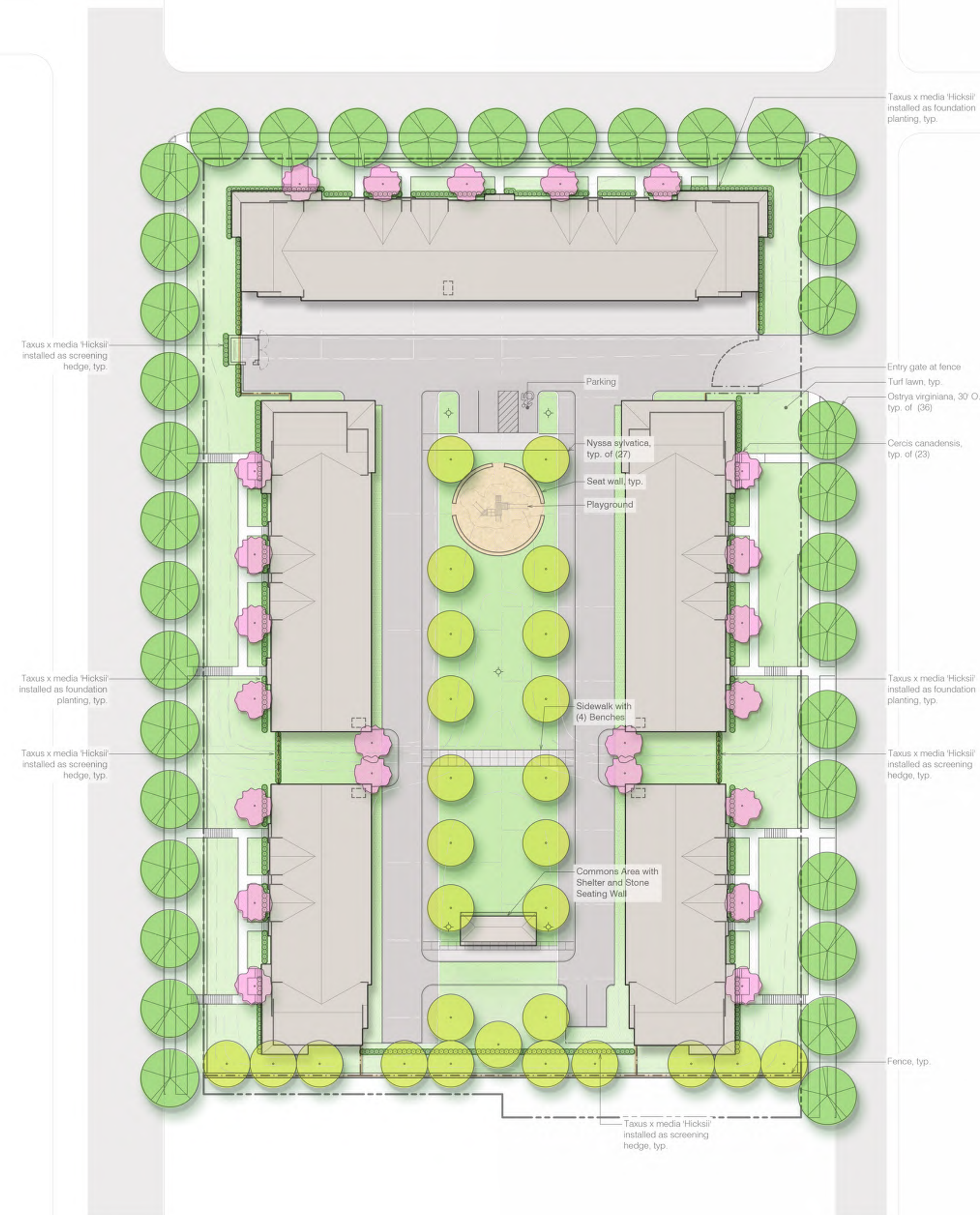
Sheet Name
BUILDING VIEWS

NOT FOR CONSTRUCTION
consultant

Planting Legend	
Trees	Shrubs
 <i>Ostrya virginiana</i> (Eastern Hop Hornbeam)	 <i>Taxus x media 'Hicksii'</i> (Hicks Yew)
 <i>Nyssa sylvatica</i> (Black Tupelo)	
 <i>Cercis canadensis 'Forest Pansy'</i> (Eastern Redbud)	

KCMO Landscape Ordinance					
Planting Type	Size Requirement	Quantity Required	Quantity Provided	Calculation	Proposed Design Intent Species
Street Trees	2" min. caliper	36	36	1 tree per 30 linear feet of street frontage	<i>Ostrya virginiana</i> (American Hophornbeam)
Interior Landscaping of Vehicular Areas - Trees	2" min. caliper	2 total	27	1 tree per 5 spaces	<i>Nyssa sylvatica</i> (Black Tupelo)
General Landscape	1 - 1.5" min. caliper		23		<i>Cercis canadensis 'Forest Pansy'</i> (Eastern Redbud)

Planting plan indicates design intent of species and quantity. Construction shall be made from submitted design/build landscape subcontractor plan



Oak Park Townhomes

E 38th Street and Prospect Avenue
Kansas City, MO 64128

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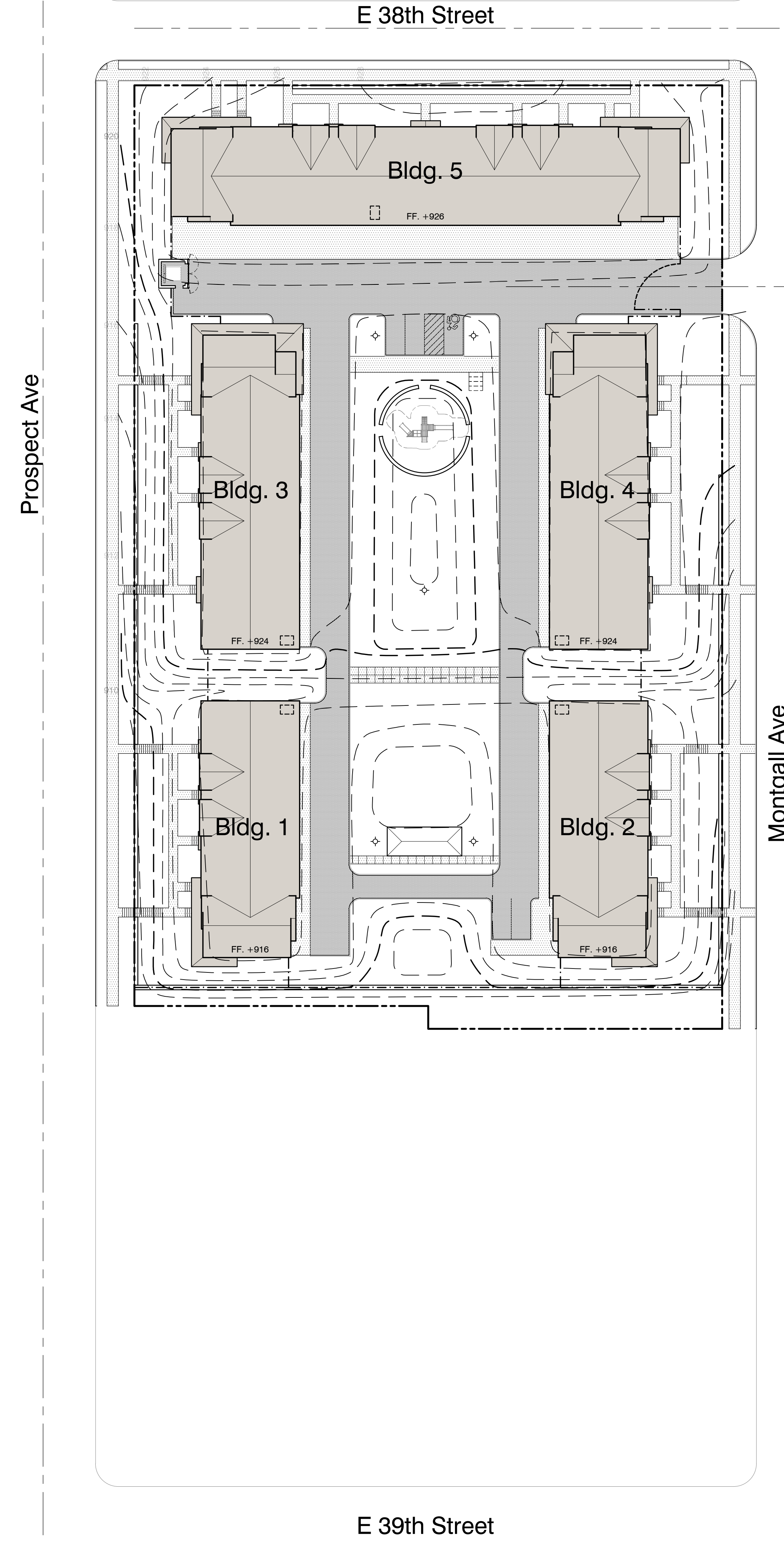
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Date: 7/17/2020

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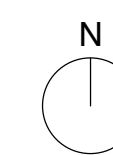
Revisions

Date: 7/17/2020

Sheet Name
GRADING PLAN

1 GRADING PLAN
SCALE: 1"=30'-0"

0 30' 100'



A5