



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

April 2, 2025

**Project Name**  
**Park Place Residential Development**  
**Docket #6**

**Request**

**6.1:** CD-CPC-2025-00034  
Rezoning

**6.2:** CD-CPC-2025-00023  
Development Plan

**Applicant**

Qiyamah Muhammad  
Olsson

**Owner**

Jacie Lieber

**Location**

8130 N Platte Purchase Dr

**Area**

About 19 acres

**Zoning**

R-2.5 & R-7.5

**Council District**

2<sup>nd</sup>

**County**

Platte

**School District**

Platte County

**Surrounding Land Uses**

**North:** Residential, Zoned R-2.5

**South:** Residential, Zoned R-7.5

**East:** Office/Warehousing, Zoned M2-2

**West:** Residential, Zoned R-7.5

**KC Spirit Playbook Alignment**

LRP determination: Medium Alignment

**Land Use Plan**

The Line Creek Area Plan recommends Residential Medium Density for this location. The proposed plan aligns with this designation. See Criteria A for more information.

**Major Street Plan**

North Platte Purchase Drive identified on the City's Major Street Plan and recommends a Local Link with 2 lanes at this location.

**APPROVAL PROCESS**



**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Rezoning in current District R-2.5 and R-7.5 to proposed District R-2.5 and approval of a Development Plan on about 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

**PROJECT TIMELINE**

The application for the subject request was filed on February 7, 2025. No scheduling deviations from 2025 Cycle 4.1 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located within a registered neighborhood or homes association.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 applies to this request. Applicant hosted an in person meeting on March 19<sup>th</sup> and a second virtual meeting on March 25<sup>th</sup>. A summary of both meetings is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject site is currently undeveloped. It is adjacent to the existing Barry Harbor Neighborhood which has connections to the undeveloped property. There is an associated regulated stream with the subject site which runs along the northern property line.

**CONTROLLING CASE**

There is no controlling case for the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #6.1 Recommendation: **Approval**

Docket #6.2 Recommendation: **Approval Subject to Conditions**



## VICINITY MAP



## REZONING REVIEW

The applicant is proposing a request to rezone approximately 8.6 acres from District R-7.5 to District R-2.5 This rezoning will allow for the accompanying Development Plan which proposes multiplex buildings on the lots. The project site is a vacant parcel made up of three (3) platted lots. The proposed rezoning is associated with accompanying plan.

### **SPECIFIC REVIEW CRITERIA- REZONING**

## Zoning and Development Code Map Amendments, REZONINGS (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 Line Creek Area Plan recommends Residential Medium Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required. The development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.

**B. Zoning and use of nearby property;**



Adjacent properties to the south and west are zoned R-7.5, developed with single-unit detached residential structures on lots approximately 10,000 SF. The parcel directly north is zoned R-2.5 and is developed with high-density single-unit detached units on smaller lots approximately 3,600 SF, consistent with the intent of the R-2.5 zoning district. To the east, the property is developed with the Evergy Northland Service Center.

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

Adjacent properties consist mainly of residential properties of varying densities. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site along North Platte Purchase Drive. Additional infrastructure will be provided through the Development Plan and Final Plat application which will come with a future application.

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

The current zoning designation is R-2.5 and R-7.5. The proposed rezoning will change the zoning of the entire property to R-2.5. This zoning is in conformance with the Line Creek Area Plan.

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

The subject site has never been developed. The land was previously heavily wooded, but cleared for development while the Tree Preservation and Protection ordinance was under consideration.

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

The rezoning is not expected to detrimentally affect nearby properties.

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

A denial of the application will not provide any gain to the public health, safety, and welfare.

## **DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Development Plan in proposed District R-2.5 on 23 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots.

The proposal is to subdivide the existing 23 acre unplatted parcels of land into 16 platted lots. The R-2.5 Zoning District requires lots to be at least 2500 SF. Proposed lot sizes for the single unit detached homes range from 6,600 SF to 14,000 SF with the average lot size being approximately 7,000 SF. The developer is not requesting any deviations to setbacks from the R-2.5 district.

There are 23 multiplex buildings located on 5 lots consisting of 13 three unit townhomes and 10 four unit townhomes. Each unit will have a its own garage and off street parking. Pedestrian connections will be provided along the north side of the property in the form of a trail.



Landscaping for this project includes landscaping along North Platte Purchase Drive to adequately screen the rear of the buildings. A project plan will be required for each private open space tract prior to recording the Final Plat.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include stone veneer and stucco.

During review staff requested additional pedestrian connections and consolidated driveways. The applicant complied and when able rotated driveways to have side loaded garages. Pedestrian connections have been enhanced throughout and connections to North Platte Purchase Drive were provided.

There are two outstanding corrections by the Police Department which have not been corrected as of the submittal of this report. Condition #9 has been added to the conditions report which requires that all outstanding corrections are addressed prior to the case being heard by the City Council.

#### DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
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	
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

#### SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

##### **DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed Development Plan complies with all standards of the Zoning and Development Code. This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The



development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.

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

The proposed Development Plan is allowed within the proposed R-2.5 Zoning District which permits residential development in the proposed building types of single unit detached homes and multiplexes.

**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;**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. The applicant is connecting to existing stub streets which were provided by adjacent properties and is providing a stub street to the south for future development.

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

The proposed Development Plan does not inhibit pedestrian circulation and safety.

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

Adequate utilities are proposed for the Development Plan. The applicant will extend public utilities and streets prior to recording of the Final Plat.

**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.**

Proposed structures are compatible with the adjacent properties. Multi-unit buildings were updated to reduce the percentage of the façade which is covered by garage

**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.**

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. A Project Plan will need to be submitted for each private open space tract prior to recording of the Final Plat.

**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.**

Excess impervious area is not proposed with this Development Plan.

**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 Development Plan identifies trees to remain and new trees to be planted.



## ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized flourish at the end.

Matthew Barnes, AICP  
Lead Planner





## Plan Conditions

Report Date: March 27, 2025

Case Number: CD-CPC-2025-00023

Project: Park Place Residential Development

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / [Genevieve.Kohn@kcmo.org](mailto:Genevieve.Kohn@kcmo.org) with questions.*

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved are preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

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

2. That prior to recording of the Final Plat the applicant submit and gain approval of a Street Name Plan from the Street Name Committee.
3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall secure approval of a Project Plan for all private open space tracts from the City Plan Commission prior to recording of the Final Plat.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. That the developer record a Final Plat in accordance with the Zoning and Development Code prior to issuance of the Certificate of Occupancy.
9. That the applicant must resolve all outstanding corrections prior to being heard by the City Council for final approval.

*Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / [Raymund.rhodes@kcmo.org](mailto:Raymund.rhodes@kcmo.org) with questions.*

10. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the of submission.

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

11. Shall provide fire lane signage on fire access drives.
12. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
14. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)  
Fire hydrant distribution shall follow IFC-2018 Table C102.1
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)



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

16. 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)
17. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
19. The developer shall construct all proposed trails within the development prior to certificate of occupancy of any dwelling unit.
20. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of the Final Plat.
21. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.*

22. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

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

23. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
24. The developer shall dedicate additional right of way [and provide easements] for N Platte Purchase Dr. as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
25. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
26. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
27. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
28. 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.
29. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
30. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.



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

31. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

32. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
33. No water service tap permits will be issued until the public water main is released for taps.

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

34. The developer shall employ a Missouri PE to design water main extension plans meeting KC Water Rules and Regulations. The plans shall be approved and under contract (permitted) prior to builder permit issuance or plat recording.

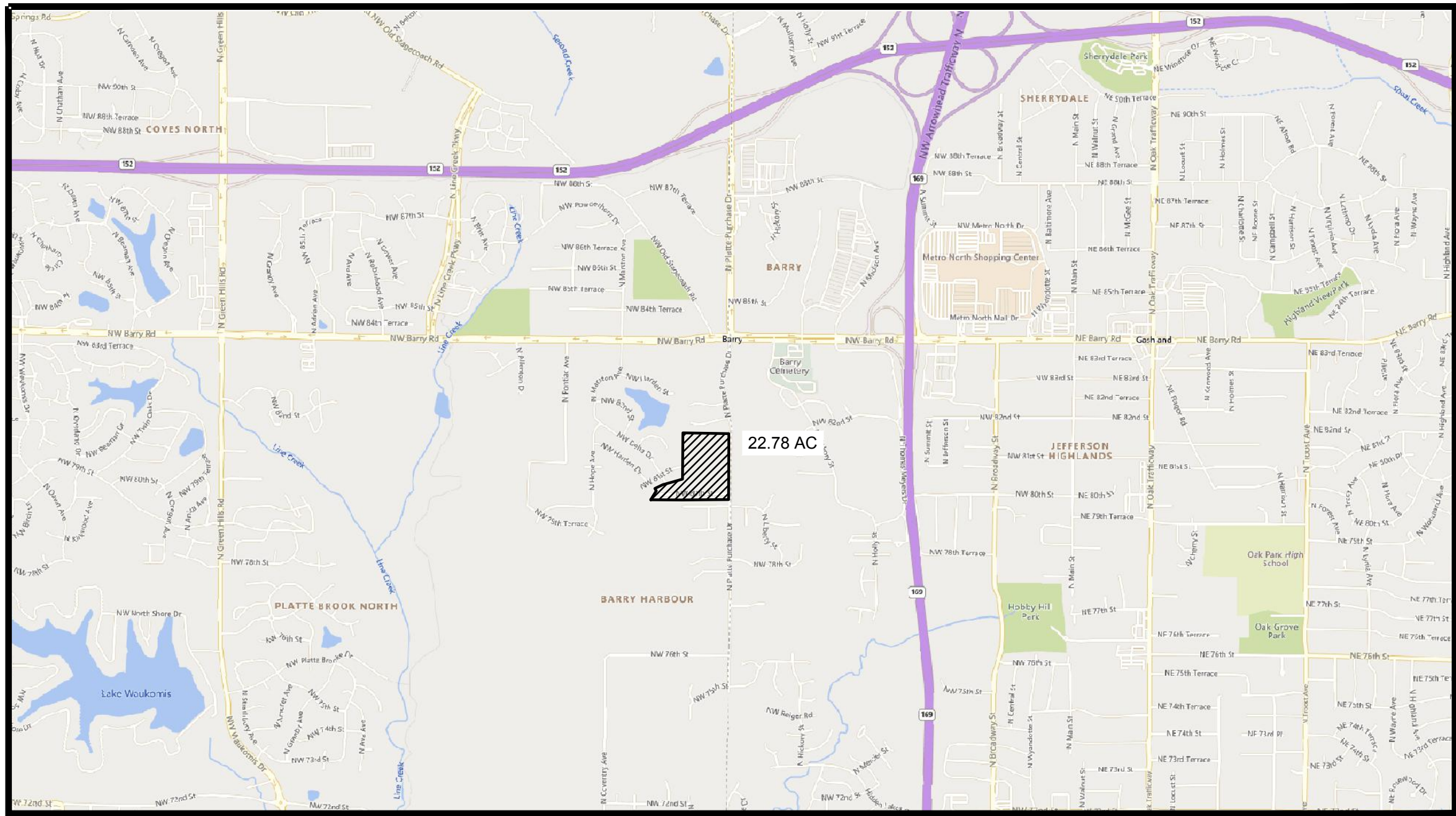
*Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.*

35. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
36. 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.
37. The developer must secure permits to extend public sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
38. 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.
39. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
40. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.
41. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements
42. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
43. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
44. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
45. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
46. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
47. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.



# DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT FOR PARK PLACE

N PLATTE PURCHASE DRIVE & NW 80TH ST  
SECTION 10, TOWNSHIP 51N, RANGE 33W  
KANSAS CITY, PLATTE COUNTY, MISSOURI



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING & UTILITY PLAN
06	PRELIMINARY STREAM BUFFER PLAN
07	TREE PRESERVATION PLAN
08	PUBLIC STREET LIGHTING PLAN
09	LANDSCAPE PLAN
10	BUILDING ELEVATIONS
11	BUILDING PERSPECTIVES
12	BUILDING FLOOR PLANS

## PROJECT TEAM & UTILITY CONTACT LIST

**OWNER/DEVELOPER**  
**PAPOO LLC**  
**6601 N NATIONAL DRIVE**  
**PARKVILLE, MO 64152**  
**CONTACT: JACIE LIEBER**  
**PHONE: 816.935.6078**

**ENGINEER**  
OLSSON  
1301 BURLINGTON STREET  
NORTH KANSAS CITY, MO 64116  
CONTACT: STEPHEN SAYLOR  
PHONE: 816.442.6061  
EMAIL: SSAYLOR@OLSSON.COM

**LANDSCAPE ARCHITECT**  
OLSSON  
1301 BURLINGTON STREET  
NORTH KANSAS CITY, MO 64116  
CONTACT: JACOB HODSON  
PHONE: 816.361.1177  
EMAIL: JHODSON@OLSSON.COM

UTILITY SERVICE NUMBERS  
NAME: KCMO WATER SERVICES  
PHONE: 816-513-2627

NAME: SPIRE  
PHONE: 816-513-2171

NAME: GOOGLE FIBER  
PHONE: 877-454-6959

NAME: EVERGY  
PHONE: 816-471-5275

NAME: SPECTRUM  
PHONE: 816-358-5360

☒ NOT FOR CONSTRUCTION

REVIEWED FOR CONSTRUCTION

## PROPERTY DESCRIPTION

BEG SW COR SEC 10, TH N 800' TO POB, TH N 325', TH E TO W R/W PLATTE PURCHASE DR, FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.  
FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.  
PRT SE 1/4 SE 1/4 SEC 9 51 33 DAF BEG SE COR SD 1/4 TH N 357 FT M/L TO SE COR BARRY HARBOR 3RD PLAT LOT 4 BLK 6 THS 73 DEG 32 MIN 14 SEC W 181.22 FT TH S 74 DEG 49 MIN 10 SEC W 161.96 FT TH SW 146.65 FT TO SW COR BARRY HARBOR 4TH PLAT LOT 4 BLK 8 THSE 48.38 FT TO SE COR SD SUB LOT 5 BLK 8 TH SW 175.95 TO S LI SD SEC TH ALG SD S LI E 523 FT M/L TO POB.

**olsen®**

1301 Burlington Street  
North Kansas City, MO 64116

Olsson.com  
TEL 816.361.1177  
FAX 816.361.1888  
Olsson - Engineering  
Missouri COA #001592

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TITLE SHEET

PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: KMM\_DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

SHEET  
01



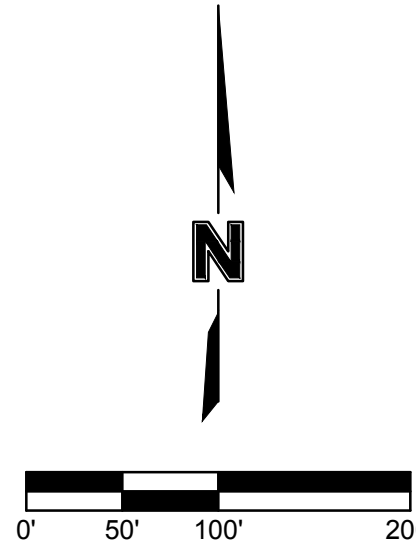


PROPERTY OWNERS WITHIN 300'	
1	TIMBER HILLS ESTATES HOMEOWNERS ASSOCIATION PO BOX 14131 PARKVILLE, MO 64152
2	BARRY HARBOR HOMES ASSOCIATION INC 2248 NW 82ND ST KANSAS CITY, MO 64151
3	KANSAS CITY POWER & LIGHT CO PO BOX 418879
4	LANSON, JENNIFER L 2100 NW 81ST ST KANSAS CITY, MO 64152
5	GENESIS HOMES ASSOCIATION INC 1122 NW AMBASSADOR DR #200 KANSAS CITY, MO 64151
6	KLAUDMAN, TAMARA L PO BOX 613 SMITHVILLE, MO 64089
7	OLSON, SCOTT 1016 NW 79TH TER KANSAS CITY, MO 64151
8	NEWBERRY, JERRY L 812 NW 79TH TER KANSAS CITY, MO 64151
9	MARTIN, CLYDE S & JENNIFER L 1008 NW 79TH TER KANSAS CITY, MO 64151
10	CLINE, FLORENCE 1804 NW 79TH TER KANSAS CITY, MO 64151
11	MERRITT, TRAVIS & GROVES, NATALIE L 1802 NW 79TH TER KANSAS CITY, MO 64151
12	CERTYNG, RODNEY N & SMITH, PEGGY J 1802 NW 79TH TER KANSAS CITY, MO 64151
13	CONWAY, JUSTIN & STITES, KAYLA 1802 NW 79TH TER KANSAS CITY, MO 64151
14	SEXTON, BARBARA A & WRIGHT, JOSEPH D 1804 NW 79TH TER KANSAS CITY, MO 64151
15	MILNER, ERIC & MARGARET 1802 NW 79TH TER KANSAS CITY, MO 64151
16	ANDREWS, DANISHA 1802 NW 79TH TER KANSAS CITY, MO 64151
17	MC COY, SONIA SOTO & MARK SPRINGER 1802 NW 79TH TER KANSAS CITY, MO 64151
18	LEVEL W LLC PO BOX 3847 SHAWNEE, KS 66203
19	SHALABI, AME R 7915 N JAMES AVE KANSAS CITY, MO 64151
20	CLARE, DANIEL & MIRANDA 1802 NW 79TH TER KANSAS CITY, MO 64151
21	FRH SFR PROPCO 1802 PARKWAY PL, STE 800 MARIETTA, GA 30067
22	CLARK, ANGELA C & GREGORY C 811 NW 79TH TER KANSAS CITY, MO 64151
23	GENTRY, BRENDA L 1817 NW 79TH TER KANSAS CITY, MO 64151
24	ANDROV, SERGEY B & IRINA N 1802 NW 79TH TER KANSAS CITY, MO 64151
25	GUTIERREZ, LISA M & MORRIS, NICHOLAS J 1802 NW 79TH TER KANSAS CITY, MO 64151
26	ROZARATH, MATTHEW 1810 NW 79TH TER KANSAS CITY, MO 64151
27	WOODALL, DANIEL & RAELENE R 1806 NW 79TH TER KANSAS CITY, MO 64151
28	BULTMEIER, NICOLE 1802 NW 79TH TER KANSAS CITY, MO 64151
29	LIGHT, MICHAEL D 1816 NW 79TH TER KANSAS CITY, MO 64151
30	DUFRENE, JEAN MARIE-WIGTON DUFRENE, ROBERT SERIE-WALTON 1805 NW 79TH TER KANSAS CITY, MO 64151
31	FRH SFR PROPCO D LP C/O FIRSTNEY HOMES LLC 1802 PARKWAY PL, STE 800 MARIETTA, GA 30067
32	COX CHASE 7804 N WYOMING CT KANSAS CITY, MO 64118
33	STETTINSCH, DIANA M 1802 NW 82ND ST KANSAS CITY, MO 64151
34	GALL, JAMICE J 1306 NW 82ND ST KANSAS CITY, MO 64151
35	CRIM, BRIAN J & SHANNON K 1802 NW 82ND ST KANSAS CITY, MO 64151
36	MAGERS, VINCENT J 1308 NW 82ND ST KANSAS CITY, MO 64151
37	ALLEGRI, SYBIL & NICK 7319 TOMAHAWK LN KANSAS CITY, MO 64151
38	MEDLOCK, ETHELL L 1302 NW 82ND ST KANSAS CITY, MO 64151
39	NBL MISSOURI PROPERTIES LLC 1812 NW 82ND ST KANSAS CITY, MO 64151
40	LOPEZ, KAREN S TRUST 1812 NW 82ND ST KANSAS CITY, MO 64151
41	BURGESS, AMY W 1808 NW 82ND ST KANSAS CITY, MO 64151
42	HARRIS, OMAR S & CARLA 1804 NW 82ND ST KANSAS CITY, MO 64151
43	GILBERT, LESA KAY 1800 NW 82ND ST KANSAS CITY, MO 64151
44	KIRBY, JUSTIN A 1800 NW 82ND ST KANSAS CITY, MO 64151
45	REYNOLDS, JAMES D HORMIER, PATRICK A & LORI K 1800 NW 82ND ST KANSAS CITY, MO 64151
46	GOODIER, KARA 1822 NW 82ND ST KANSAS CITY, MO 64151
47	WILSON, JUSTIN 1818 NW 82ND ST KANSAS CITY, MO 64151
48	WILKINSON, CAROL L 1814 NW 82ND ST KANSAS CITY, MO 64151
49	PINTNER, WILLIAM C & BARBARA LIVING TRUST 1810 NW 82ND ST KANSAS CITY, MO 64151
50	DRAFFEN, TAYLOR 1800 NW 82ND ST KANSAS CITY, MO 64151
51	GREEN COLLAR DOGS PROPERTIES LLC 1800 NW RESERVOIR RD PLATTSMUR, MO 64477

53	PALATINE PROPERTIES LLC 14300 NW 74TH ST PARKVILLE, MO 64152
54	WHITE, KEVIN C & NICOLE J 7016 WOODLAND AVE KANSAS CITY, MO 64118
55	ZHAO, XUE LI 2205 NW 81ST ST KANSAS CITY, MO 64151
56	MEITTLER, MAGHAN MC LAUGHLIN & MATTHEW 2201 NW 81ST ST KANSAS CITY, MO 64151
57	GEORGE, ROBERT & BARBARA 2100 NW 81ST ST KANSAS CITY, MO 64151
58	GUILLEY, XAVIER & SYDNEY 2101 NW 81ST ST KANSAS CITY, MO 64151
59	SCHATZ, ROBERT G & REBECCA J 2023 NW 81ST ST KANSAS CITY, MO 64151
60	SHARP, MARY J TRUST 2019 NW 81ST PL KANSAS CITY, MO 64151
61	GOLDEN, RONNIE LEE & SUSAN JANE 2015 NW 81ST PL KANSAS CITY, MO 64151
62	HAMILTON, ROBERT JAMESON & PAPEK, REHANA MAINE 1817 NW 82ND ST KANSAS CITY, MO 64151
63	WINTERSBERG, BRENT 2010 NW 81ST PL KANSAS CITY, MO 64151
64	ORTCHFIELD, JACKIE J 811 N MAIN ST, APT 18 BRANFORD, MO 64608
65	KEMNISON, RICKY R & SUK C 8118 NW 81ST PL KANSAS CITY, MO 64151
66	SMITH, D DIANE & MARKINGS, L JOYCE & CRAWFORD, DESPALL 8115 NW 81ST DR KANSAS CITY, MO 64151
67	ROOBY, MARK L & JENNIFER 8100 NW 81ST DR KANSAS CITY, MO 64151
68	MIRABLE, ANTHONY J & ELIZABETH A & JASPER A & SARA 8100 NW 81ST DR KANSAS CITY, MO 64151
69	GILBERTSON, HARTUNG TRUST 8100 NW 81ST DR KANSAS CITY, MO 64151
70	UHRMACHER, NANCY J 8100 NW 81ST DR KANSAS CITY, MO 64151
71	SOLIS, STEPHANIE L 8100 NW 81ST DR KANSAS CITY, MO 64151
72	ROBERTS, MATTHEW N & ASHTON M 8118 NW 81ST DR KANSAS CITY, MO 64151
73	KEITH & ELISE ROBINSON REVOCABLE LIVING TRUST ROBINSON, KEITH & ELISE TRUSTEES 8100 NW 81ST DR KANSAS CITY, MO 64151
74	ORTIZ, VICTORIA F & DANIEL 2110 NW 81ST CT KANSAS CITY, MO 64151

85	EHMKE, STEVEN A & PHYLLIS R 2114 NW 81ST CT KANSAS CITY, MO 64151
86	HEINISER, JAMES T TRUST 2118 NW 81ST CT KANSAS CITY, MO 64151
87	HALL, LENORE E TRUST 2122 NW 81ST CT KANSAS CITY, MO 64151
88	LEY, JAMES M & NANCY J 2128 NW 81ST CT KANSAS CITY, MO 64151
89	DEMORET PAULSON RESIDENTIAL TRUST 2130 NW 81ST CT KANSAS CITY, MO 64151
90	HODGINS, PATRICIA A 8108 NW 81ST DR KANSAS CITY, MO 64151
91	SHAWER, PHILIP A & HOLLY B 8108 NW 81ST DR KANSAS CITY, MO 64151
92	MC INTOSH, KERRY 8108 NW 81ST DR KANSAS CITY, MO 64151
93	GRASKEPPE, BRUCE ANGELO & WOLFF, PAYTON 1803 NW 82ND ST KANSAS CITY, MO 64151
94	FLOYD, TIMOTHY & TERESA 1807 NW 82ND ST KANSAS CITY, MO 64151
95	ZINTOVA, YEKATERINA 1811 NW 82ND ST KANSAS CITY, MO 64151
96	NELSON, RICHARD KIRK & WINTER, BRUCE E 1817 NW 82ND ST KANSAS CITY, MO 64151
97	REYNOLDS, JAMES D 1821 NW 82ND ST KANSAS CITY, MO 64151
98	OLSHAM, KELLY M 1825 NW 82ND ST KANSAS CITY, MO 64151
99	LABAT, ALEX 8118 NW 82ND PL KANSAS CITY, MO 64151
100	BUCKNER, CHARLEY E & BRITTANY A 1803 NW 82ND ST KANSAS CITY, MO 64151
101	LEPPERT, PAULA S TRUST 1803 NW 82ND ST KANSAS CITY, MO 64151
102	ASHER, BETH ANN 1803 NW 82ND ST KANSAS CITY, MO 64151
103	DYONAK, LYNN 1807 NW 82ND ST KANSAS CITY, MO 64151
104	BECK, PAULA VANDER 1811 NW 82ND ST KANSAS CITY, MO 64151
105	JESSEE, BERNADETTE T 1817 NW 82ND ST KANSAS CITY, MO 64151
106	RAIDER, WILLIAM M & LESLIE 1821 NW 82ND ST KANSAS CITY, MO 64151
107	WARD, ERIC & LYNN 1821 NW 82ND ST KANSAS CITY, MO 64151
108	HAWES, PATRICK 1825 NW 82ND ST KANSAS CITY, MO 64151
109	GROENENBOOD, KATHY 1833 NW 82ND ST KANSAS CITY, MO 64151
110	THOMAS, LINSEY & SULLIVAN, SHAWN 1837 NW 82ND ST KANSAS CITY, MO 64151

LEGEND	
	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STREAM CENTERLINE
	80' EXISTING R/W



DESCRIPTION		REV. NO.		DATE		REVISIONS	
1		02/26/2025					
EXISTING CONDITIONS							
PARK PLACE							
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT							
KANSAS CITY, MISSOURI						2025	
drawn by: KMM, DWP							
designed by: DWP							
project no.: 024-04367							
date: 02.07.2025							
SHEET							
02							

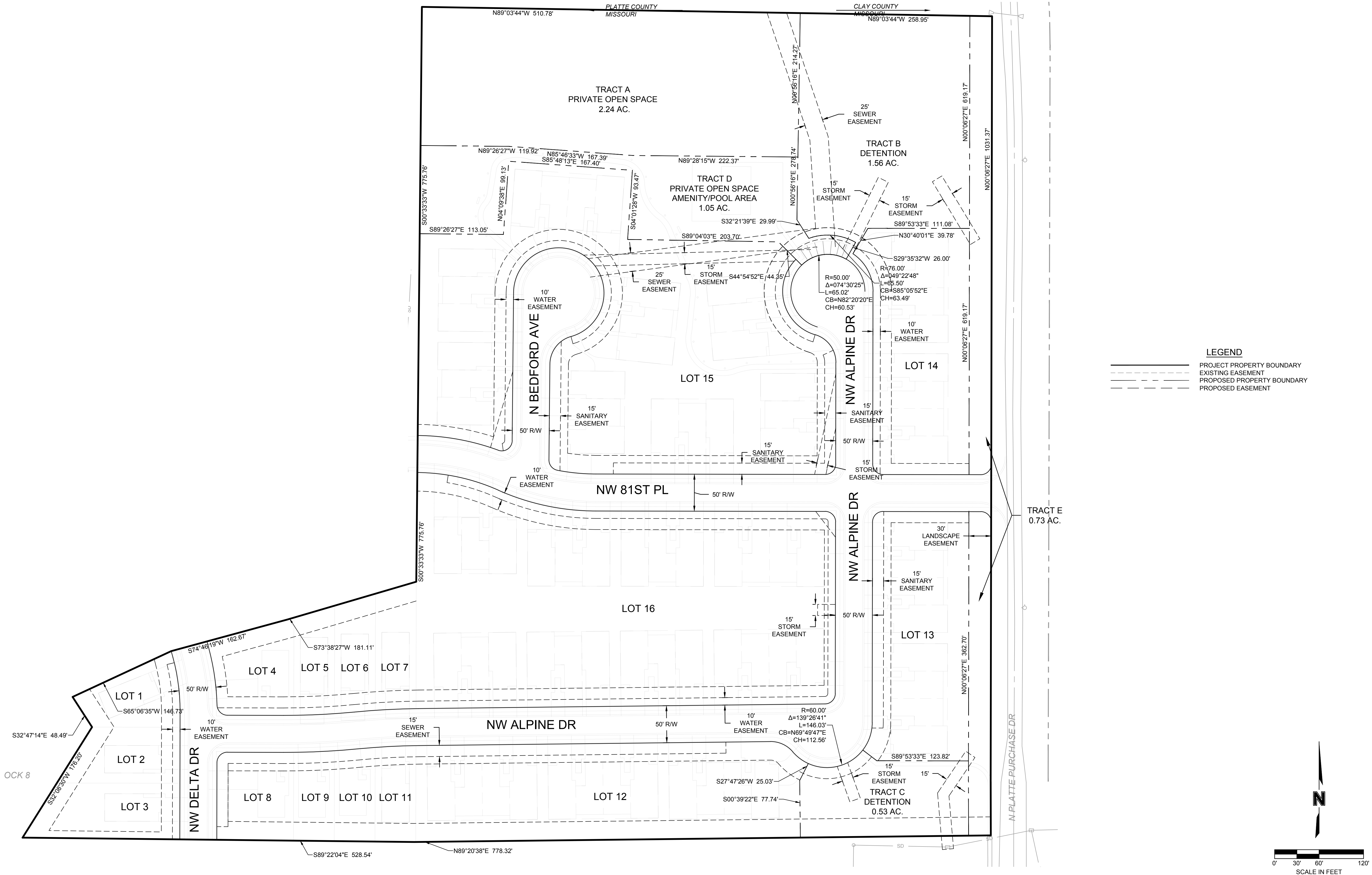
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PARCEL DEVELOPMENT DATA														
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
16 PROPOSED (3 EXISTING)	R-7.5, R-2.5,R-7.5	R-2.5	22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49	SPRING 2026	FALL 2026
TOTAL			22.78	0.00	3.58	3.29	0.73	2.09	13.09	34	2.60	1.49		



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1	02/26/2025		

PRELIMINARY PLAT

PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: KMM, DWP

designed by: DWP

project no.: 024-04367

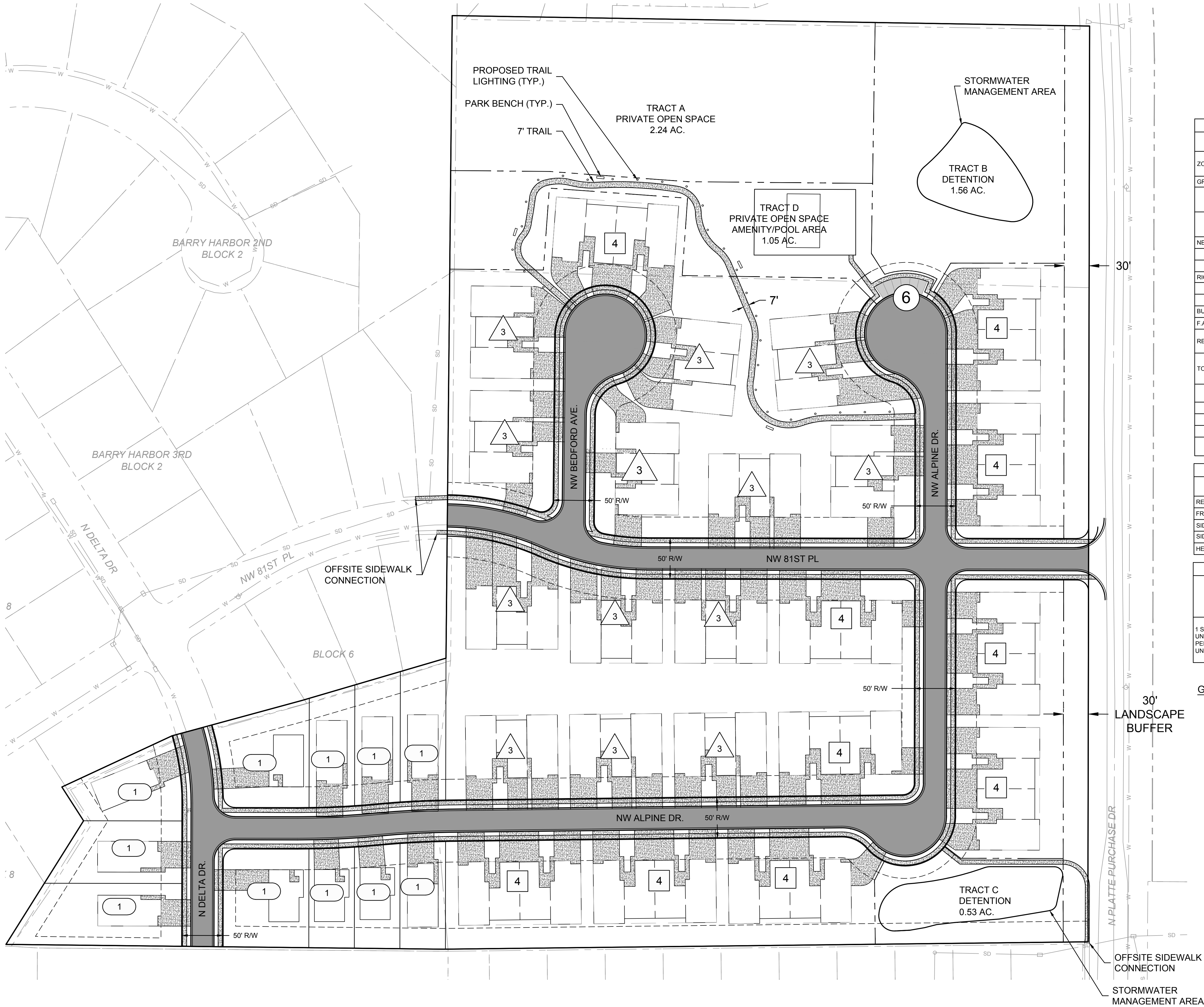
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UNIT MIX				
NAME	SYMBOL	TYPE	SQFT	COUNT
DETACHED HOUSES	1	55' X 113' MIN	2,668 2,168 2,668	11
THREE UNIT TOWNHOUSE	3	2 BED/ 2.5 BATH/ 3 CAR 1 BED/1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,668	13
FOUR UNIT TOWNHOUSE	4	2 BED/ 2.5 BATH/ 3 CAR 1 BED/1.5 BATH/ 2 CAR 1 BED/1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,168 2,668	10

TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R 7.5 R 2.5 R 7.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	132,077 613,095 246,984	992,156	NO	N/A
- IN ACRES	3.03 14.07 5.67	22.78	NO	N/A
NET LAND AREA				
- IN SQUARE FEET		836,352	NO	N/A
- IN ACRES		19.20	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET		155,944	NO	N/A
- IN ACRES		3.58	NO	N/A
BUILDINGS AREA (SQ. FT.)		276,794	NO	N/A
F.A.R.	0	0.33	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY	NO	N/A
TOTAL LOTS	3	16		
- RESIDENTIAL	3	16	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

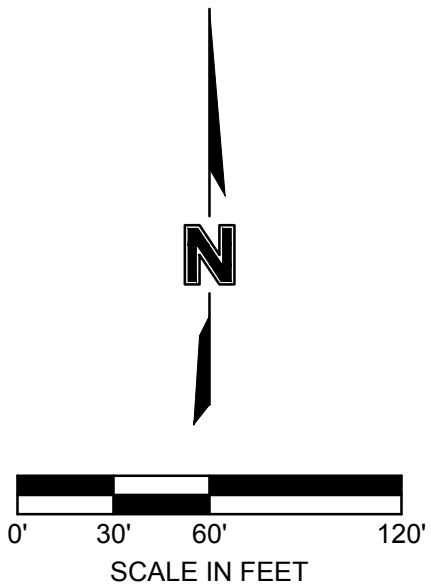
TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	25'	NO	N/A
FRONT SETBACK	0	25'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

TABLE 3: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE POPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT, 1 BICYCLE PER 3 DWELLING UNITS	90	11 DETACHED DRIVEWAY PARKING 204 TOWNHOUSES PARKING 6 PARKING STALLS 221 TOTAL	N/A	N/A	NO

- GENERAL NOTES:
- A. EXISTING ZONING: R-7.5, R-2.5, R-7.5; PROPOSED ZONING: R-2.5
  - B. TOTAL LAND AREA: 992,156 SF, 22.78 AC.
  - C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 3.58 AC.
  - D. NET LAND 836,352 SF, AREA: 19.20 AC.
  - E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, THREE-UNIT TOWNHOUSE, FOUR-UNIT TOWNHOUSE
  - F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS. NUMBER OF FLOORS OF EACH BUILDING: N/A
  - G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
  - H. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.33
  - I. NET DENSITY: 2.60 DU/AC.; GROSS DENSITY: 1.49 DU/AC.
  - J. PARKING REQUIREMENTS: N/A
  - K. BICYCLE PARKING REQUIREMENTS: N/A
  - L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
  - M. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:  
REQUIRED:  
11 DETACHED D.U. x 3.7 x 0.006 = 0.244 AC.  
23 ATTACHED D.U. x 2 x 0.006 = 0.276 AC.  
= 0.52 AC.

PROVIDED:  
AMENITY/POOL AREA: 1.05 AC.  
TRAIL (848 x 50) = 0.97 AC  
TOTAL = 2.02 AC.



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REVISED PER CITY COMMENTS

DATE

02/26/2025

REV. NO.

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2025

SITE PLAN

PARK PLACE

DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: KMM, DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

SHEET 04



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DATE

02/26/2025

REV. NO.

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GRADING & UTILITY PLAN

PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

REVISIONS

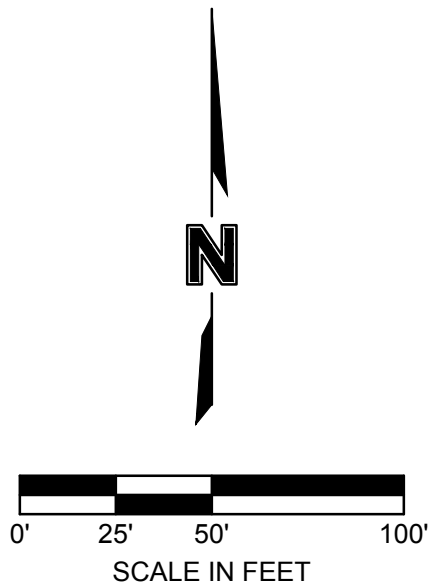
drawn by: DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

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05



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ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.74	0.21	0.21	12.07%	0.00	0.00
MIDDLE ZONE	0.03	0.00	0.00		0.00	
STREAMSIDE ZONE	0.68	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	1.4					



**LEGEND**

PROJECT PROPERTY BOUNDARY  
300' ADJACENT PROPERTY OWNER BOUNDARY  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
STREAM CENTERLINE

**LEGEND**

OUTER ZONE  
STREAMSIDE ZONE  
EDGE OF STREAM  
PROJECT PROPERTY BOUNDARY  
NO BUILD ZONE  
DETERMINED OUTER ZONE  
MIDDLE ZONE  
OUTER ZONE DISTURBANCE  
MATURE RIPARIAN VEGETATION  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
100 YEAR FLOODPLAIN

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

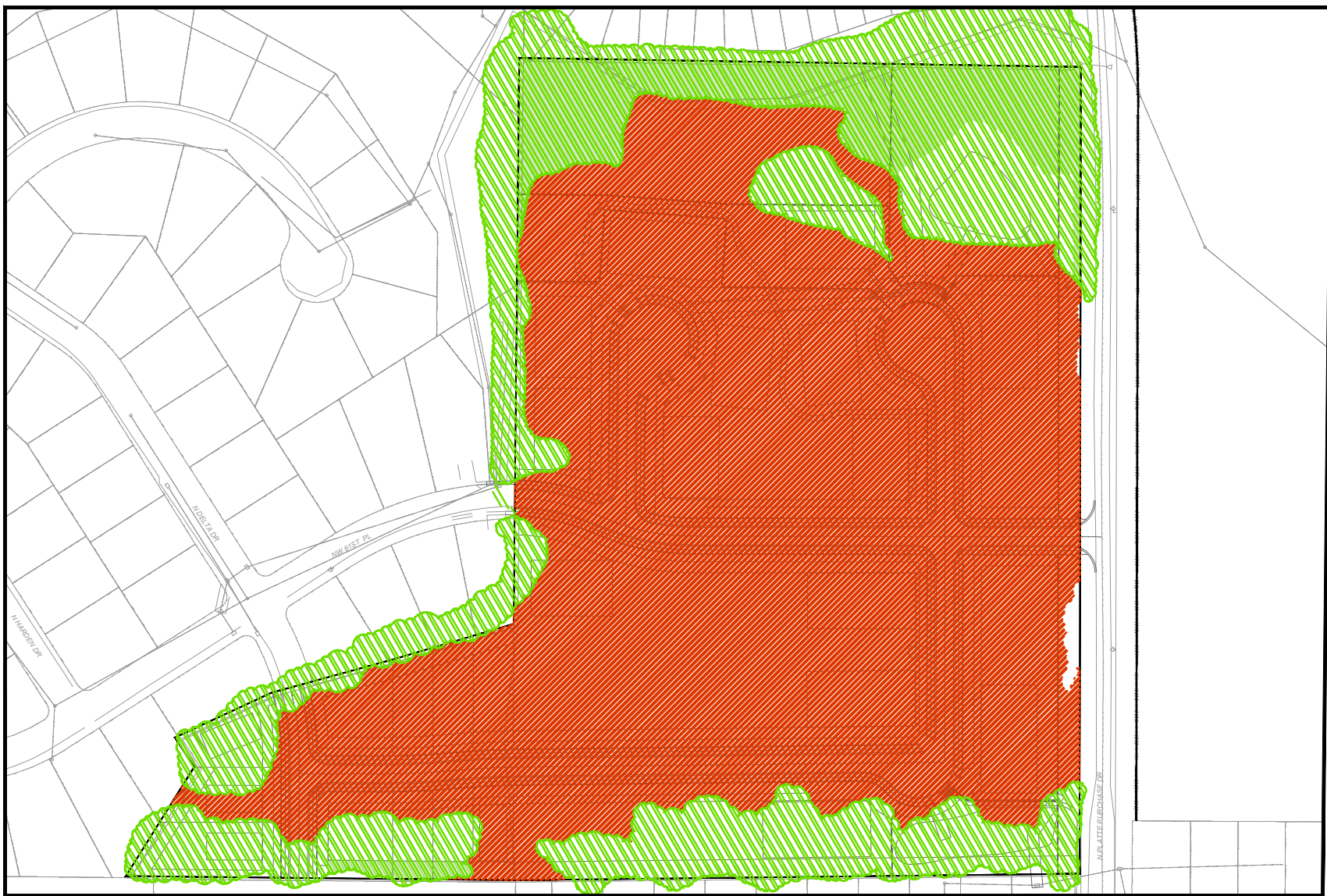
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REV. NO.	1	02/26/2025			
REVISIONS					
2025					

PRELIMINARY STREAM BUFFER PLAN  
PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT  
KANSAS CITY, MISSOURI

drawn by: KMM, DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025



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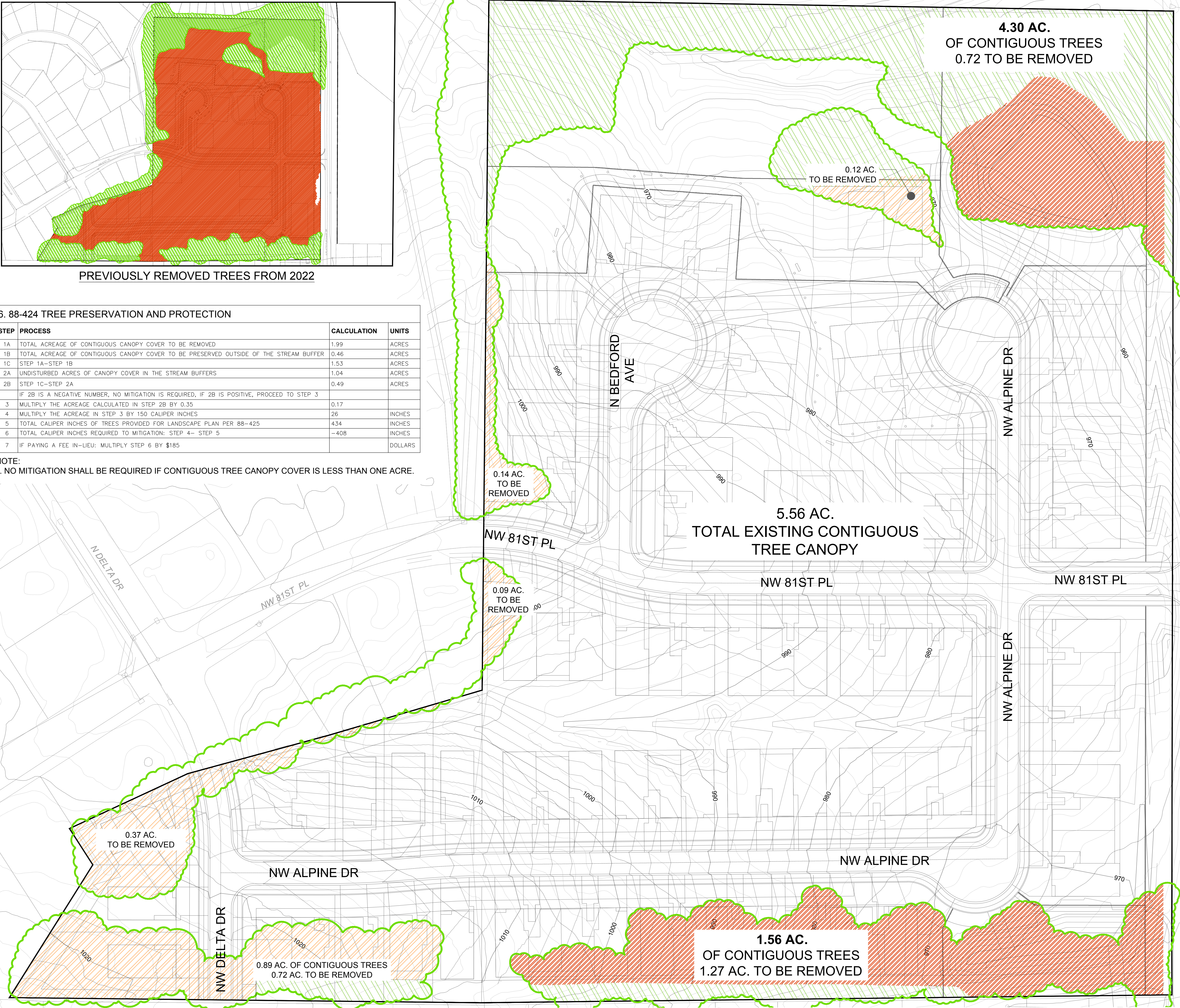


PREVIOUSLY REMOVED TREES FROM 2022

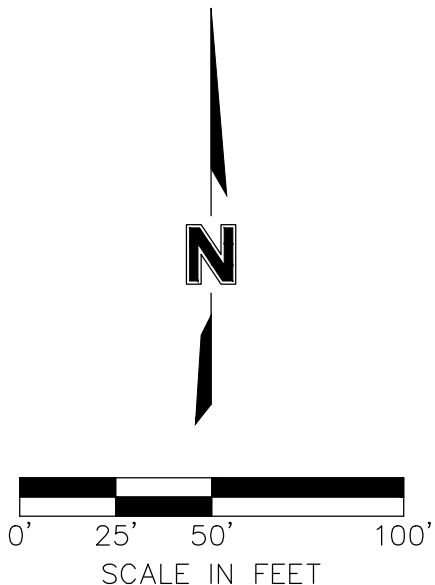
6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.99	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	1.53	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	1.04	ACRES
2B	STEP 1C-STEP 2A	0.49	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.17	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	26	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	434	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-408	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

NOTE:  
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.



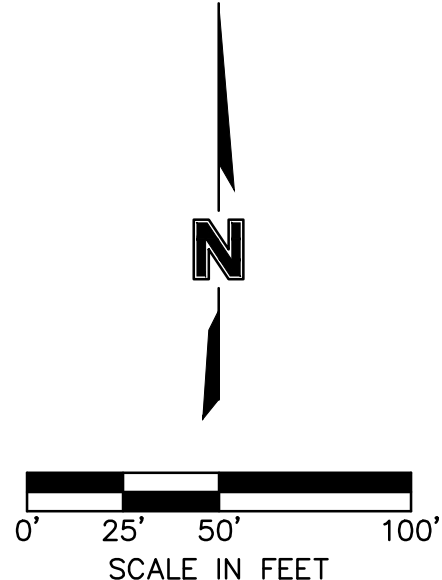
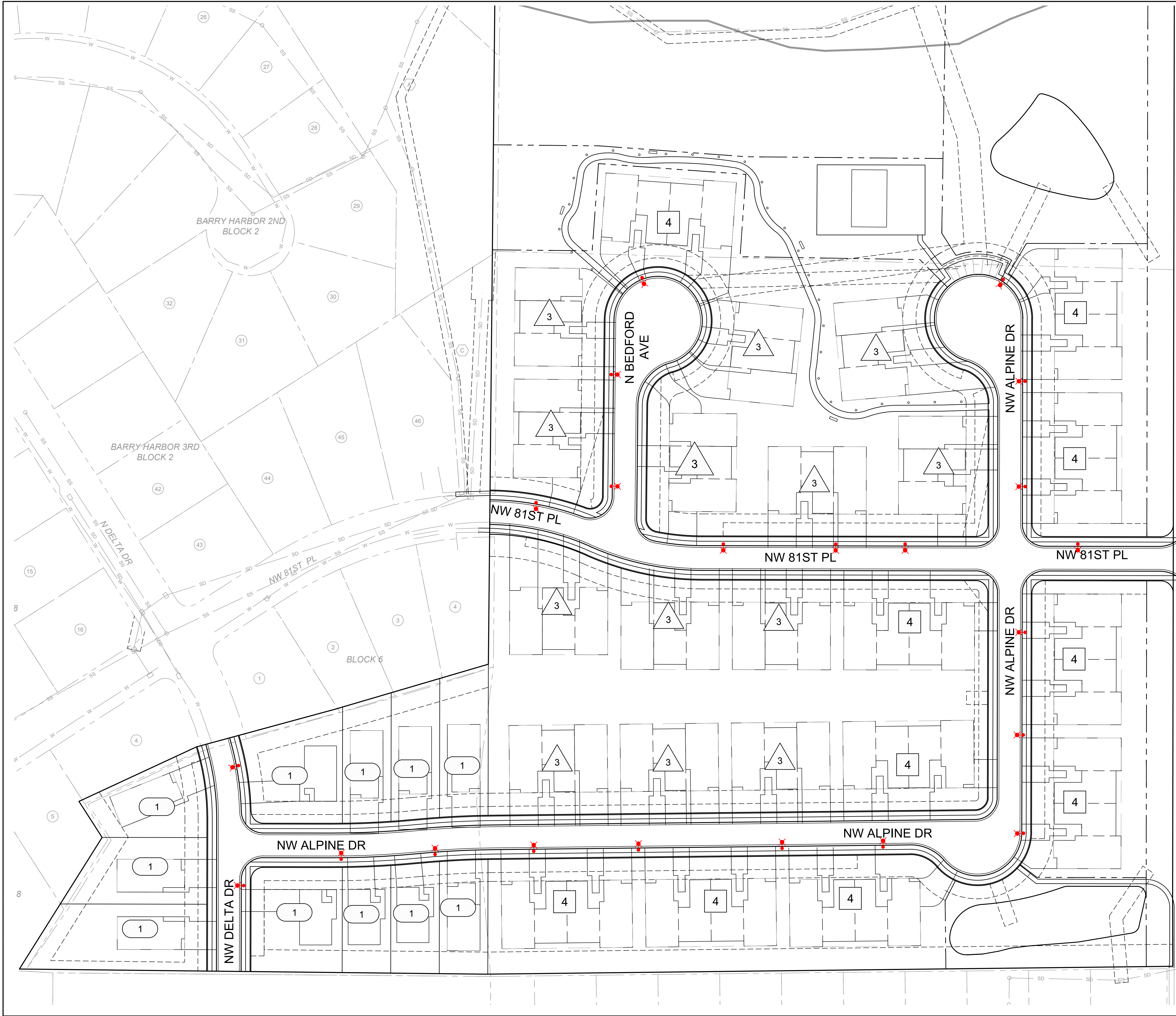
- LEGEND**
- PROJECT PROPERTY BOUNDARY
  - EXISTING CONTIGUOUS TREE CANOPY
  - TREES TO BE PRESERVED
  - TREES TO BE REMOVED
  - TREES TO BE REMOVED FROM CONTIGUOUS TREE CANOPY OF ONE ACRE OR MORE



TREE PRESERVATION PLAN		DESCRIPTION		REVISED PER CITY COMMENTS	
REV. NO.	DATE	DESCRIPTION	REVISED PER CITY COMMENTS	REV. NO.	DATE
1	02/26/2025				
2025		REVISIONS			



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**NOTES:**  
STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS  
SECTION 2800 STREET LIGHTING.

**LEGEND**

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT

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1	02/26/2025	REVISED PER CITY COMMENTS

PUBLIC STREET LIGHTING PLAN	REVISIONS
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	2025
KANSAS CITY, MISSOURI	

drawn by: KMM, DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

**SHEET 08**



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PLANT SCHEDULE

























SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	AP	14	ACER PALMATUM JAPANESE MAPLE	2" CAL.	B&B
	AM	12	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY MULTI-TRUNK	2" CAL.	B&B
	BR	26	BETULA NIGRA RIVER BIRCH	2" CAL.	B&B
	CF	12	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL.	B&B
	NS	14	NYSSA SYLVATICA TUPELO	2" CAL.	B&B
	QA	6	QUERCUS ALBA WHITE OAK	2" CAL.	B&B
	TD	23	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL.	B&B
EVERGREEN TREES					
	JE	17	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8-10' HT	B&B
	PE	25	PINUS ECHINATA SHORT LEAF PINE	5-6' HT	B&B
	PS	16	PINUS STROBUS WHITE PINE	5-6' HT	B&B
STREET TREES					
	AS	24	ACER SACCHARUM SUGAR MAPLE	2" CAL.	B&B
	CC	22	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	SR	22	SYRINGA RETICULATA JAPANESE TREE LILAC	2" CAL.	B&B
	ZC	21	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL.	B&B

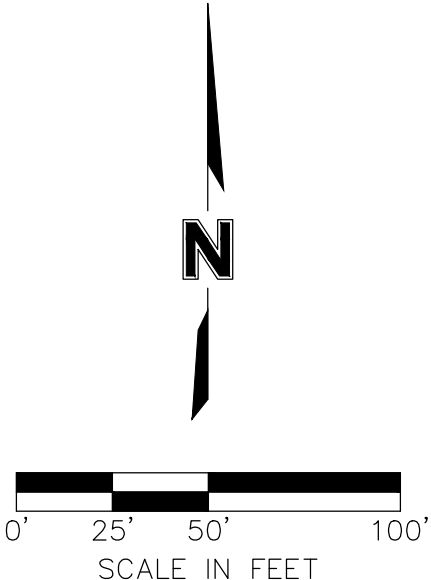
TABLE 4 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	89	89	NO	N/A
88-425-04 GENERAL	0	*75	NO	
88-425-05 PERIMETER VEHICULAR USE AREA - ADJACENT TO STREETS				
BUFFER WIDTH	10' +	10' +	NO	N/A
TREES	40	40	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	30'	30'	NO	N/A
SHRUBS/BERM/FENCE/WALL	LANDSCAPE BUFFER	50 TREES & SHRUBS	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

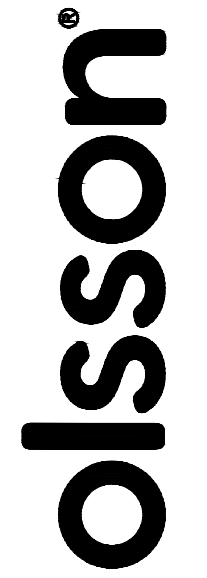
\*IN ADDITION TO THE REQUIRED PROPOSED LANDSCAPING, APPROXIMATELY 75 MORE TREES WILL BE PROVIDED, PRIMARILY WITHIN THE OPEN SPACE TRACTS & OTHER DESIGNATED AREAS.

EXISTING TREES TO REMAIN

STREET TREE PLAN PER SEPARATE SUBMITTAL

LEGEND	
	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)
	MAJOR CONTOUR (PROPOSED)
	MINOR CONTOUR (PROPOSED)
	SANITARY SEWER (EXISTING)
	SANITARY SEWER (PROPOSED)
	STORM SEWER (EXISTING)
	STORM SEWER (PROPOSED)
	WATER (EXISTING)
	WATER (PROPOSED)





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Olsson - Engineering  
Missouri COA #001592

REV. NO.	DATE	DESCRIPTION
1	02/26/2025	REVISED PER CITY COMMENTS

REV. NO.	DATE	DESCRIPTION
1	02/26/2025	REVISED PER CITY COMMENTS

LANDSCAPE PLAN

PARK PLACE  
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

drawn by: DWP  
designed by: DWP  
project no.: 024-04367  
date: 02.07.2025

SHEET  
09

2025















# Public Meeting Notice

Please join Papoo LLC  
for a meeting about Park Place - A 16-lot mixed residential development.  
case number CD-CPC-2025-00023, CD-CPC-2025-00029

proposed for the following address: 8130 N Platte Purchase Dr

Kansas City, MO 64151

**Meeting Date:** 03/25/2025

**Meeting Time:** 5:30 PM

**Meeting Location:** Virtual: Teams Meeting ID 266 305 437 737

Passcode: U3Rs7vM2

Project Description:

A 16-lot mixed residential development with shared open space and amenities.



If you have any questions, please contact:

Name: Jacie Lieber

Phone: 816-935-6078

Email: [jacielieber@yahoo.com](mailto:jacielieber@yahoo.com)

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read "Qiyamah Muhammad".

Qiyamah Muhammad

- Olsson, Inc. / Papoo LLC



# MEETING ATTENDANCE RECORD

**Project Name:** Park Place  
**Meeting Location:** 8130 N Platte Dr.  
**Meeting Type:** Public Engagement  
**Presenter:** Jacie Lieber  
**Project #:** 024-04367  
**Date:** 03/19/25

Name of Attendee (Please print)	Address (City)	Email
Lesia Gilbert	1900 NW 82nd Street	lesia-gilbert@yahoo.com
Diana Steffnisch	1939 NW 82nd St	diana.steff1961@outlook.com
Amy Burgess	1908 NW 82nd St	ab2763@hotmail.com
Paul & Jane Terry	1802 NW 82nd St	terry.jane@gmail.com
Julie Giltner	1812 NW 82nd Terrace	Julie.Kgmo@yahoo.com
Judy Kirby	1830 NW 82nd St.	judykirby@hotmail.com
Kathy Groenenboom	1933 NW 82nd Street	kgroenenboom@kc.rr.com
ALEX LABAT	1829 NW 82nd Street	ALABAT1391@gmail.com
Kirk Nelson	1817 H.W. 82nd Street	mayer.2@sbcglobal.net
IAN Gall	1936 NW 82nd Street	igall@KC.rr.com
PATRICK Hawes	1909 NW 82nd	patrickhawes1929@icloud.com
Paula Vandy Beek	1911 NW 82nd St	beckiana3@gmail.com



# MEETING ATTENDANCE RECORD

**Project Name:** Park Place  
**Meeting Location:** 8130 N Platte Dr.  
**Meeting Type:** Public Engagement  
**Presenter:**  
**Project #:** 024-04367  
**Date:** 03/19/25

Name of Attendee (Please print)	Address (City)	Email
PAT BRENNAN	1805 NW 82nd TER	rbrennan22k@GMAIL.COM
MIKE & LESLIE RADER	1921 NW 82nd ST	itsmike413@hotmail.com
DMAR S. HARRIS	1904 NW 82nd St.	hdabcawse aol.com
Alane Watts	1915 NW 82nd Ter	fitchikwatts@gmail
JoAnna Hickman	1831 NW 82nd Ter	alohall@icloud.com
Heather Bryant	1816 NW 82nd Ter	hhurst5@hotmail.com
Celia Duffett	1906 NW 82nd Ter KEND	cmduffett@gmail.com
Paula Lippert	1835 NW 82nd St	
Teresa Floyd	1807 NW 82nd St.	floydnterisa@gmail.com
KAREN WEBB	1912 & 1916 NW 82nd St	KBWFB@1@GMAIL.COM
Bernadette Jessee	1917 NW 82nd St.	bjessee43@yahoo.com



# **Public Meeting Summary**

## **Park Place Development: Development Plan and Rezoning**

### **Mid-Continent Public Library**

**March 19, 2025 (6:15 PM – 7:30 PM)**

The in-person public meeting for Park Place for the Timber Hills neighborhood occurred yesterday from 6:15 – 7:30pm at the Mid-Continent Public Library - Green Hills. Attached is the sign-in sheet. A summary of the meeting can be found below, please let me know if you need the summary as a separate sheet.

1. Jacie Lieber (Park Place developer) began the meeting with a presentation of the project, using two large printouts to display the site plan and a rendering of the multi-family buildings. Stephen Saylor (project engineer) later displayed the digital version of the 3/17/2025 plans on the projector screens. The meeting was then open to public questions and comments.
2. Questions about the development involved the below:
  1. Is this Section 8 housing?
    1. Answer - no
  2. Are these apartments?
    1. Answer - no
  3. Will Platte Purchase be improved?
    1. Answer – yes, but by KCMO
  4. Will the trees between Timber Hills and Park Place remain?
    1. Answer - yes
  5. Will the stream buffer remain?
    1. Answer – yes, the stream buffer will be protected.
  6. How far is the pool from Timber Hills?



1. Answer – the pool is estimated to be 325’ from the back yard of the nearest Timber Hills home.
7. Will there be pickleball courts?
  1. Answer - no
8. Will there be noise barriers for the pool?
  1. Answer – no, the trees and distance from Timber Hills homes shouldn’t have much noise impact.
9. Will the multi-family buildings be for purchase or rent?
  1. Answer – the multi-family buildings will be for either purchase or rent
10. Will litter and waste from construction of the site be come into Timber Hills?
  1. Answer – cleanup crews for each phase of construction will remove litter and waste from the site.
3. Councilmember Lindsay French arrived to the meeting approximately 30 mins after the meeting had begun. Many of the questions from the neighborhood had been asked and answered by the time she arrived. Councilmember French was able to answers questions from the public from the City’s perspective about the stream buffer, the City’s review of the plans, and plans for Platte Purchase improvements.
4. The project was well received by the Timber Hills neighborhood.



<b>Meeting title</b>	Park Place - Neighborhood Meeting
<b>Attended participants</b>	16
<b>Start time</b>	3/25/25, 5:18:03 PM
<b>End time</b>	3/25/25, 6:17:32 PM
<b>Meeting duration</b>	59m 29s
<b>Average attendance time</b>	40m 39s

**Participants**

Name	First Join	Last Leave
Qiyamah Muhammad	3/25/25, 5:19:45 PM	3/25/25, 6:17:18 PM
Stephen Saylor	3/25/25, 5:18:59 PM	3/25/25, 6:17:18 PM
Jacob Hodson	3/25/25, 5:21:20 PM	3/25/25, 5:49:43 PM
Jacie (Unverified)	3/25/25, 5:19:31 PM	3/25/25, 6:17:19 PM
Kelly Johnson (External)	3/25/25, 5:22:15 PM	3/25/25, 6:17:19 PM
Michele (Unverified)	3/25/25, 5:23:04 PM	3/25/25, 5:56:27 PM
Niki Btemeier (Unverified)	3/25/25, 5:27:34 PM	3/25/25, 6:17:28 PM
Patti (Unverified)	3/25/25, 5:28:11 PM	3/25/25, 6:17:20 PM
Lesa G. (Unverified)	3/25/25, 5:30:14 PM	3/25/25, 6:17:15 PM
Greg Clark (Unverified)	3/25/25, 5:31:15 PM	3/25/25, 6:17:32 PM
Bernadette Jessee (Unverified)	3/25/25, 5:31:49 PM	3/25/25, 6:16:11 PM
Hamiltons (Unverified)	3/25/25, 5:33:25 PM	3/25/25, 6:09:45 PM
Barbara Sexton (External)	3/25/25, 5:41:00 PM	3/25/25, 6:09:18 PM
Steve (Unverified)	3/25/25, 5:52:51 PM	3/25/25, 6:17:17 PM
Michele (Unverified)	3/25/25, 5:56:23 PM	3/25/25, 6:17:05 PM
Edie (Unverified)	3/25/25, 6:03:44 PM	3/25/25, 6:17:19 PM



In-Meeting Duration	Email	Participant ID (UPN)	Role
57m 33s	qmuhammad@olsson.com	qmuhammad@olsson.com	Organizer
58m 19s	ssaylor@olsson.com	ssaylor@olsson.com	Organizer
28m 23s	jhodson@olsson.com	jhodson@olsson.com	Organizer
57m 48s			Presenter
55m 3s	Kjohnson@vfw.org	KDurham@vfw.org	Presenter
33m 23s			Presenter
49m 53s			Presenter
49m 8s			Presenter
47m			Presenter
46m 17s			Presenter
44m 21s			Presenter
36m 19s			Presenter
28m 17s	Barbara.Sexton@myocore.com	Barbara.Sexton@myocore.com	Presenter
24m 25s			Presenter
20m 42s			Presenter
13m 34s			Presenter



# MEETING MINUTES

## Park Place Neighborhood Meeting

<b>Date:</b>	03/25/25
<b>Note Taker</b>	Qiyamah Muhammad
<b>Project #</b>	024-04367

Meeting notes:

- **HOA Board Member Introduction:** Jacie introduced Patti, an HOA board member, and mentioned that they had been discussing the project and addressing questions over the past few days.
- **Project Overview:** Qiyamah presented the overall plan for the Park Place development, which includes 34 units with a mix of detached houses and townhouses, a trail with park benches and lighting, an open space with amenities, and a pool.
  - Landscape Plan: Qiyamah explained the landscape plan includes existing trees that will not be touched and new trees that will be added for screening along streets and existing homes. Track D will be an open space with amenities and a pool, and Track A, which is currently a stream, will remain untouched.
  - Sidewalks: Sidewalks will be provided to connect to existing sidewalks on the west and east sides along North Platte Purchase.
- **Questions about Rental vs. Sale:** Jacie explained that the units will be individually platted and can be sold, but the decision to rent or sell has not been made yet.
  - Individual Platting: Jacie explained that each unit, whether a fourplex or threeplex, will be individually platted, allowing them to be sold separately. The legal setup will enable individual sales, but the decision to rent or sell has not been finalized.
  - High-End Units: Jacie emphasized that the units are high-end, with each unit being over 3000 square feet and priced around \$500,000. The target market includes young professionals and empty nesters, with the units being maintenance-free.
- **Traffic and Access Concerns:** An attendee raised concerns about the access to the development and the impact on traffic, especially on Platte Purchase, which is already dangerous. Jacie responded that the city has plans to improve Platte Purchase with curb sewers and sidewalks.
  - City Improvements: Stephen explained that Platte Purchase is on the city's plan for improvements, including curb sewers and sidewalks, to match up with Barry Rd. The entrance to the development will be placed where the city wants it, on the hillside for better line of sight.
  - Traffic Study: Jacie mentioned that a traffic study was conducted, and the city proposed the entrance location. The city is aware of the traffic concerns and plans to address them as part of their improvements.



- Storm Sewer: Jacie assured that the entire subdivision will have storm sewers, which will solve drainage issues and prevent flooding on the roads.
- **Questions about Construction Timeline:** Jacie outlined the construction timeline, stating that they aim to start development in the summer, with infrastructure taking six to eight months and the entire project taking a few years to complete.
  - Start Date: Jacie mentioned that they aim to start development in the summer, pending city approvals and permits. The engineers have about eight weeks to finish their plans and submit them to the city.
  - Infrastructure Timeline: Jacie stated that the infrastructure development will take six to eight months to complete. This includes all necessary groundwork and utilities.
  - Project Duration: The entire project is expected to take a few years to complete, with construction progressing as quickly as financing allows. Jacie plans to build four to five buildings at a time, starting new ones as soon as the first ones are completed.
- **Questions about Buffer and Landscaping:** Jacie mentioned that a minimum of 30 feet of trees will be left as a buffer between the development and Barry Harbor. This buffer will help maintain privacy and aesthetics for both communities.
  - **Additional Landscaping:** Additional landscaping will be provided, including new trees for screening along streets and existing homes.
- **HOA and Amenities:** Jacie confirmed that the development will have an HOA, which will manage amenities such as the pool and maintenance-free landscaping.
- **Basements and Construction Quality:** Jacie emphasized that all units would have basements and high-quality construction materials, including wood, stucco, and stone, with no vinyl or metal siding.
  - Basements: Jacie emphasized that all units would have basements, which is a feature not commonly seen in new constructions. This decision was made to add value and meet local preferences.
  - Construction Materials: Jacie highlighted that the construction would use high-quality materials, including wood, stucco, and stone. There will be no vinyl or metal siding, ensuring durability and aesthetic appeal.
- **Meeting Recording and Follow-Up:** Qiyamah confirmed that the meeting was being recorded and that the recording will be shared with the participants via email.
- **Meeting Follow-Up:** Jacie told participants if they have any additional questions or concerns that arise after the meeting to please reach out.



The screenshot displays a video conference interface. The main window shows a technical drawing of a site plan, labeled "10.04 SITE PLAN (4 of 10)". The drawing includes a large, irregularly shaped building footprint with internal courtyards and parking areas. To the right of the drawing is a table with columns for "NO.", "DESCRIPTION", "UNIT", "QTY", and "TOTAL". The table lists various materials and quantities for the project. The "olsson" logo is visible in the top right corner of the drawing area. Below the drawing, a status bar indicates the drawing's dimensions as "38.00 x 24.00 in" and the scale as "Scale Not Set".

On the right side of the interface, a vertical list of participants is shown, each with a circular profile picture and a name. The participants are:

- J. Jace
- Stephen ...
- Qiyamah...
- KJ Kelly Joh...
- M. Michelle
- NB Niki Bre...
- P. Patti
- E. Edie
- GC Greg Clark
- S. Steve
- LG Lesa G.

At the bottom of the interface, a taskbar shows the system clock as "57:08 / 58:03" and various application icons.



## SUMMARY

Area Plan Alignment:

High, **Medium**, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	SEG WDC CC	SEG: Connects to existing infrastructure and development. WDC: Units do not have prominent front doors. Garages occupy most of the front façade. CC: Connects to adjacent neighborhoods and roadways. Driveways cover most of sidewalk.
Low		

### Alignment Comments:

This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook.

The development matches the Future Land Use on the site and provides appropriate transitions from N Platte Purchase. The garages take up most of the front elevation and don't allow there to be a prominent front door for many units.