

# **Docket #6.1, 6.2**

## **CD-CPC-2024-00100**

Rezoning

## **CD-CPC-2024-00101**

### **Development Plan**

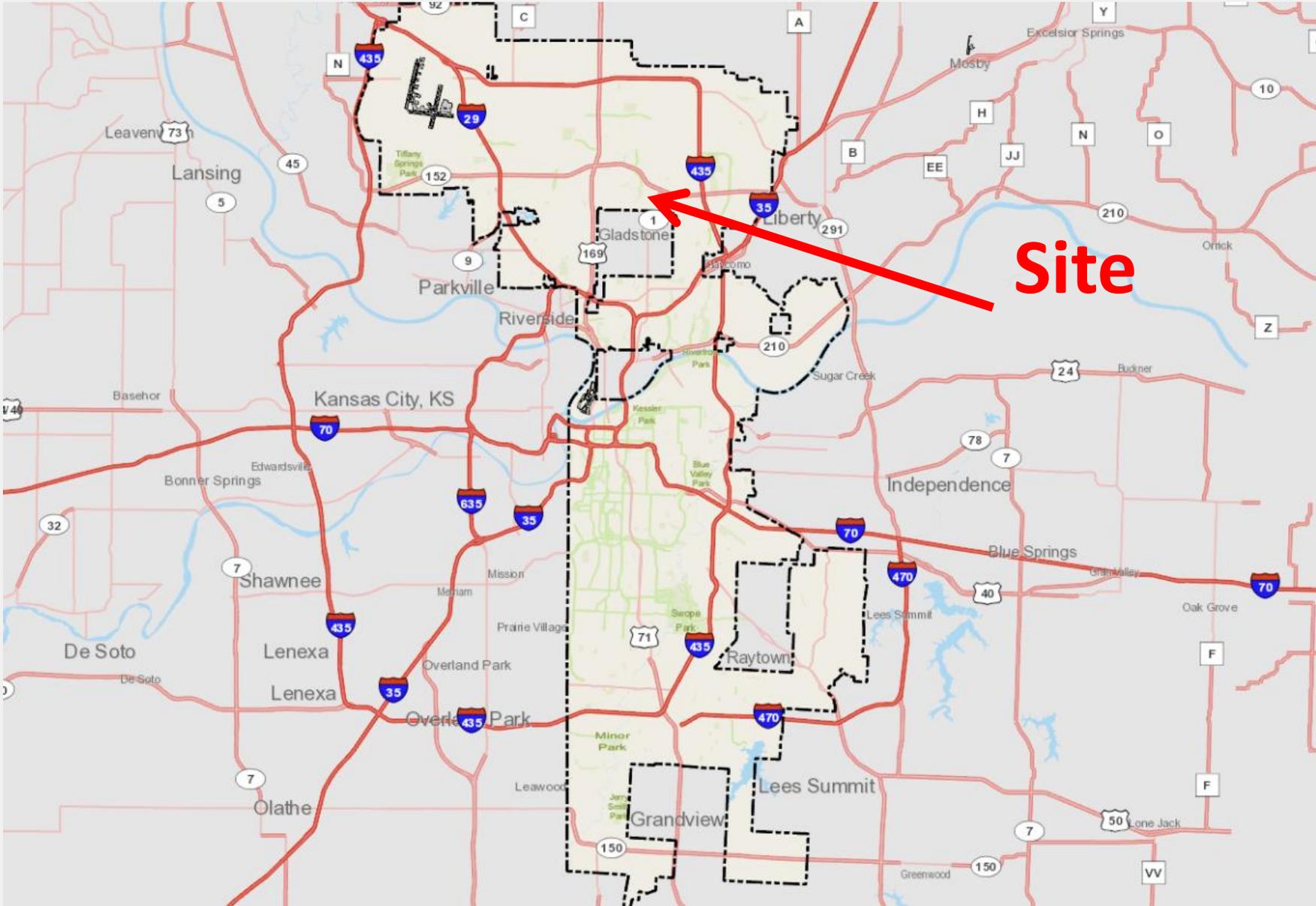
Maple Woods Mixed Use – City PIN 88319, 88318

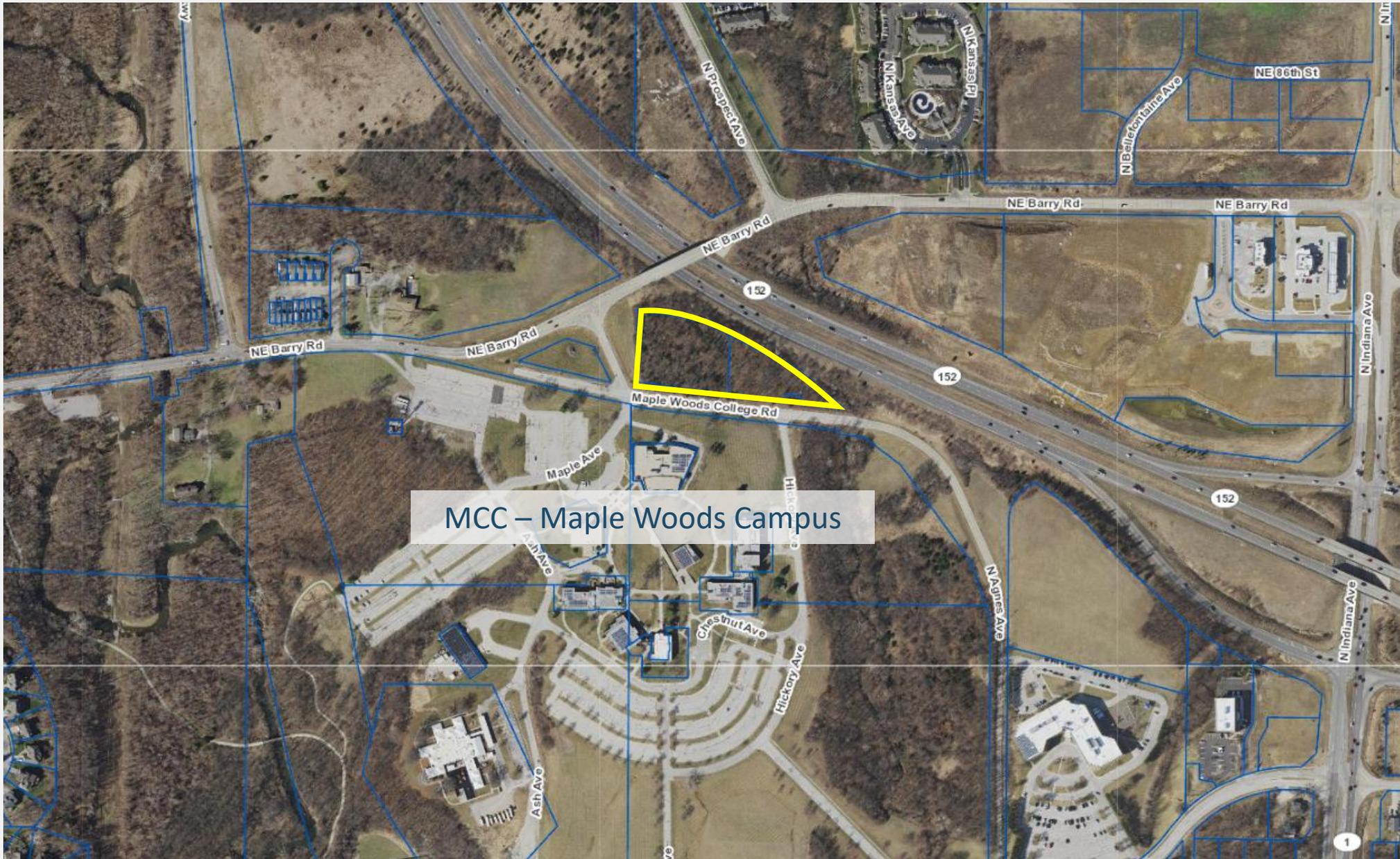
September 4, 2024

*Prepared for*

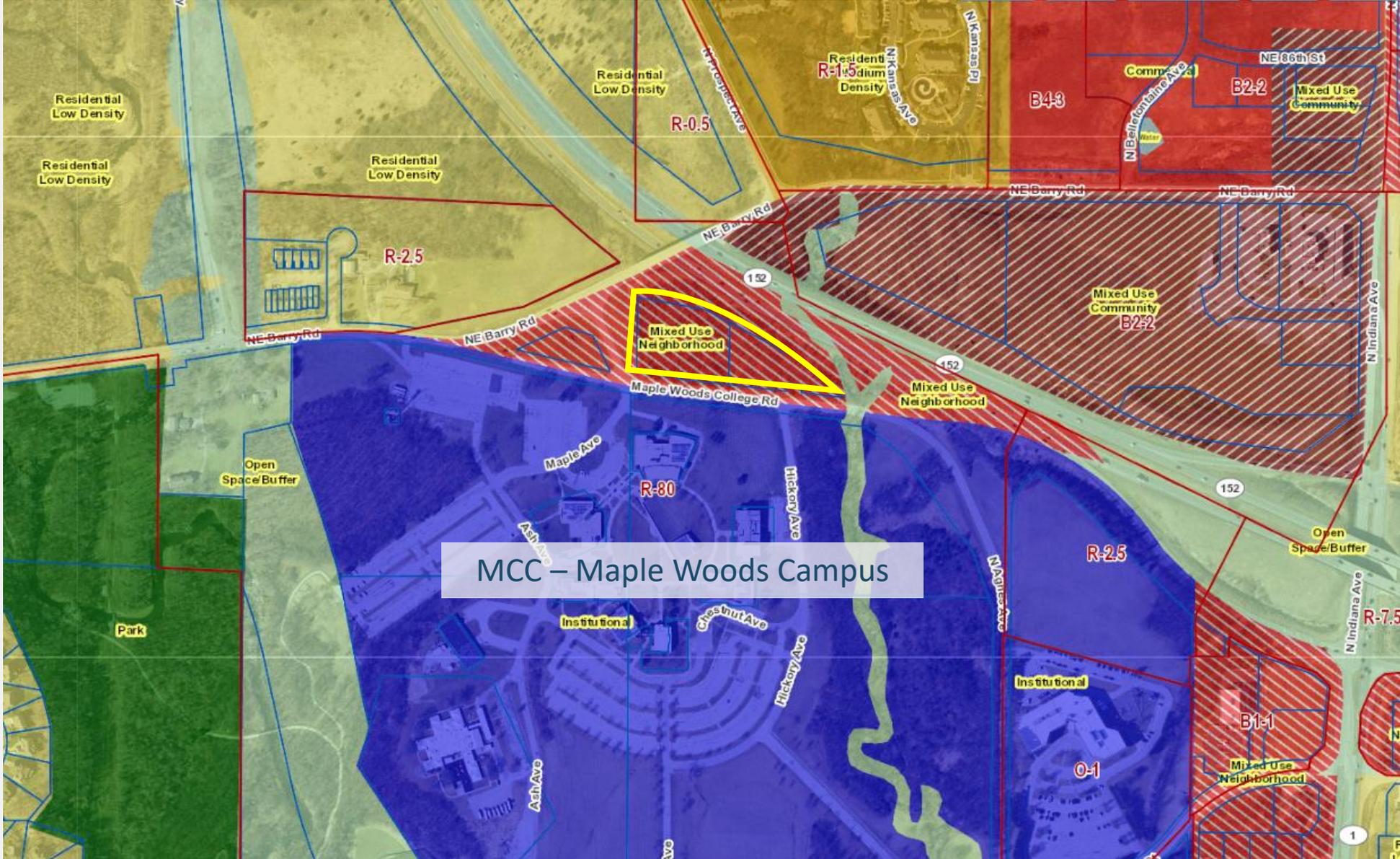
City Plan Commission







MCC – Maple Woods Campus



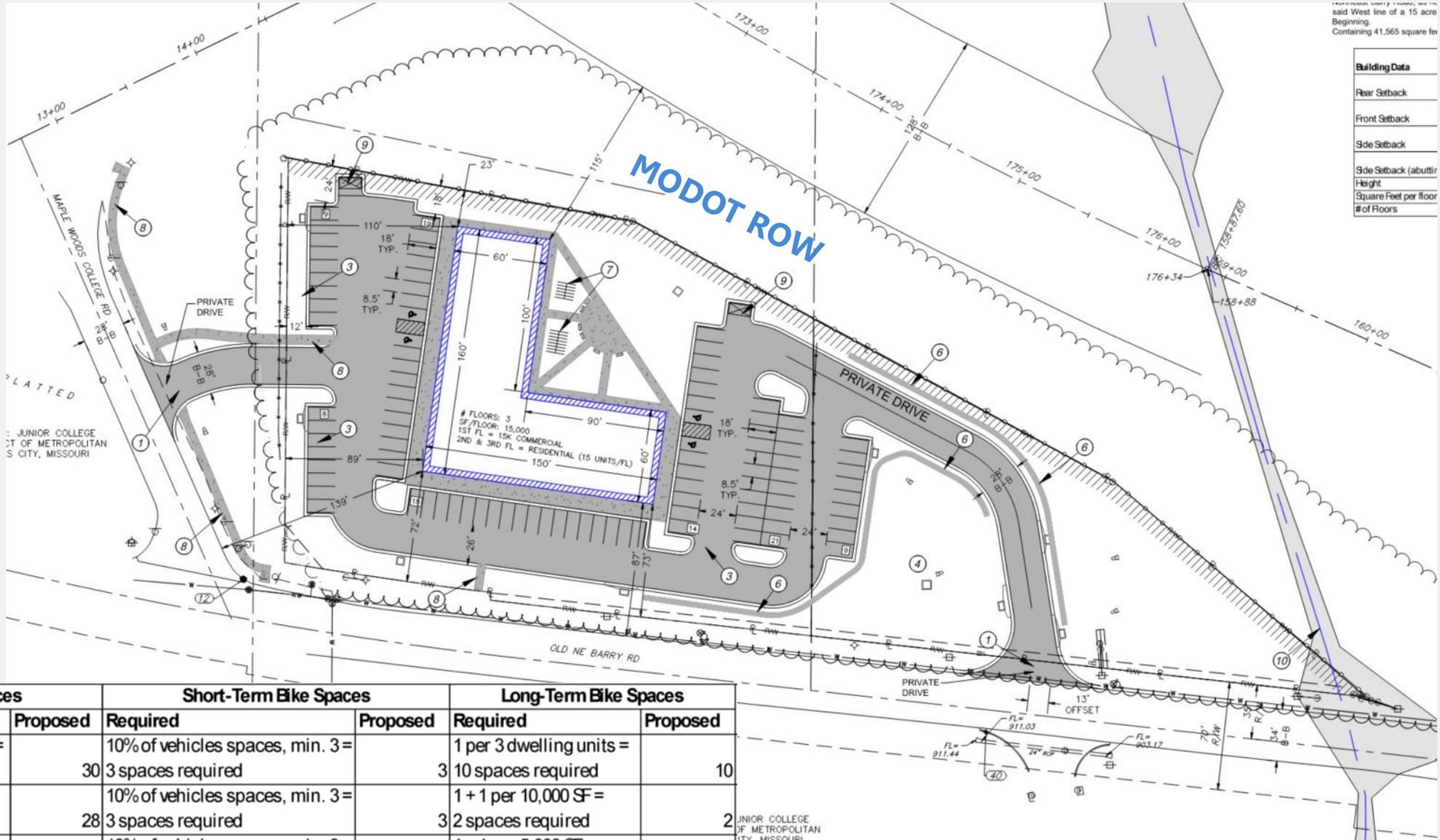
MCC – Maple Woods Campus

Existing Zoning: R-80

Future Land Use:  
Mixed Use Neighborhood

## Gashland/Nashua Area Plan

**Mixed-Use Neighborhood:** Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development includes a variety of business and residential choices and should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the "B1" and "B2" zoning categories.



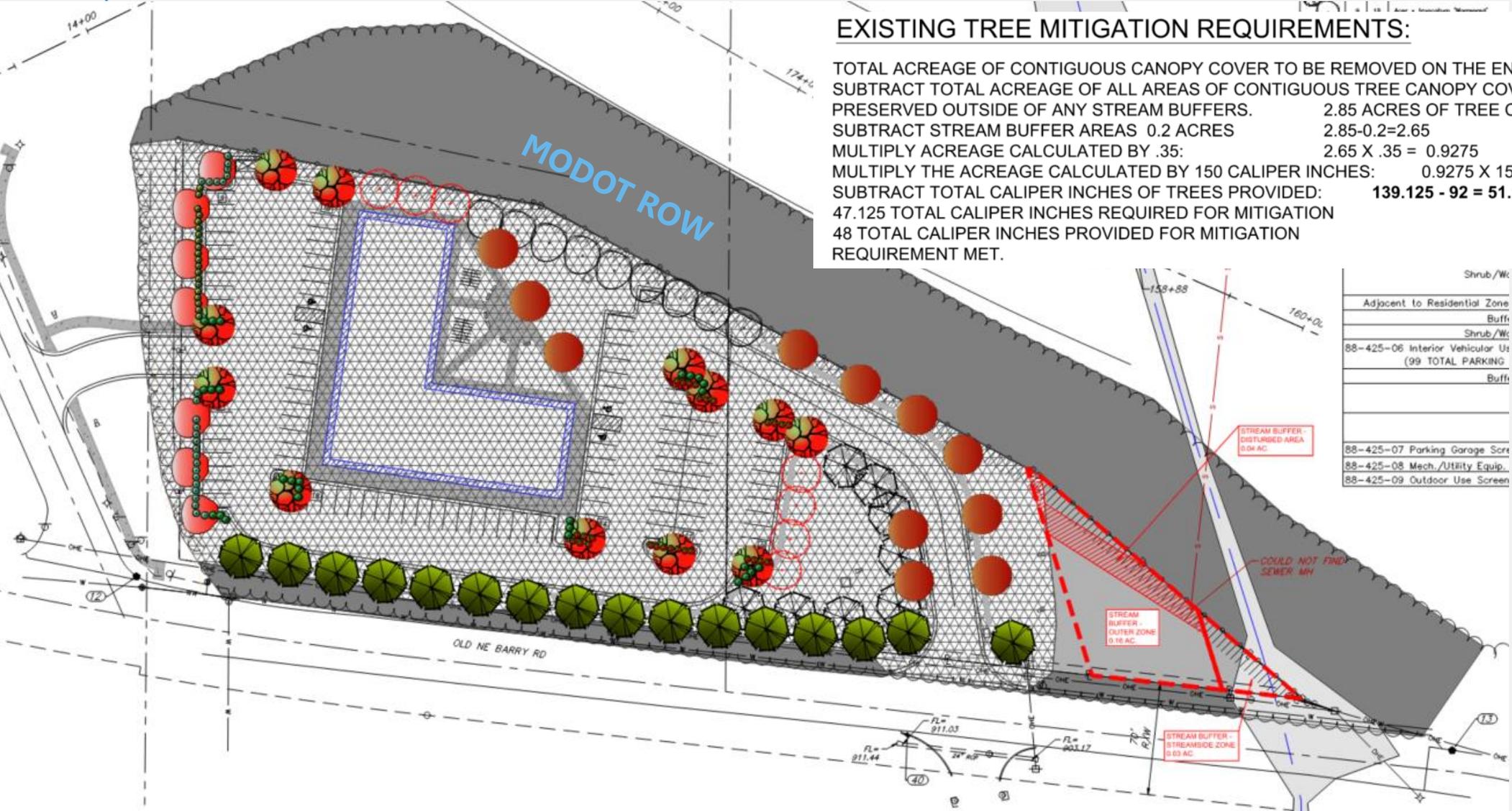
| 88-420 Parking         | Vehicles Spaces                                 |             | Short-Term Bike Spaces                                |           | Long-Term Bike Spaces                          |           |
|------------------------|---|-------------|---|-----------|--|-----------|
|                        | Required  | Proposed    | Required  | Proposed  | Required                                       | Proposed  |
| Residential (30 Units) | 1 space / Dwelling Unit =<br>30 spaces required | 30          | 10% of vehicles spaces, min. 3 =<br>3 spaces required | 3         | 1 per 3 dwelling units =<br>10 spaces required | 10        |
| Retail (11,000 SF)     | 2.5 spaces / 1000 SF =<br>27.5 spaces required  | 28          | 10% of vehicles spaces, min. 3 =<br>3 spaces required | 3         | 1 + 1 per 10,000 SF =<br>2 spaces required     | 2         |
| Restaurant (4,000 SF)  | 10 spaces / 1000 SF =<br>40 spaces required     | 40          | 10% of vehicles spaces, min. 3 =<br>4 spaces required | 4         | 1 + 1 per 5,000 SF =<br>2 spaces required      | 2         |
| <b>Total</b>           |   | <b>97.5</b> |   | <b>10</b> |  | <b>14</b> |

Site Plan

**Call before you dig**

**EXISTING TREE MITIGATION REQUIREMENTS:**

TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. SUBTRACT TOTAL ACREAGE OF ALL AREAS OF CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS. 2.85 ACRES OF TREE COVER TO BE REMOVED.  
 SUBTRACT STREAM BUFFER AREAS 0.2 ACRES 2.85-0.2=2.65  
 MULTIPLY ACREAGE CALCULATED BY .35: 2.65 X .35 = 0.9275  
 MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: 0.9275 X 150 = 139.125  
 SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED: 139.125 - 92 = 51.125  
 48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION  
 REQUIREMENT MET.



|                                 |
|---------------------------------|
| Shrub/Wc                        |
| Adjacent to Residential Zone    |
| Buffr                           |
| Shrub/Wc                        |
| 88-425-06 Interior Vehicular Us |
| (99 TOTAL PARKING               |
| Buffr                           |
| 88-425-07 Parking Garage Scr    |
| 88-425-08 Mech./Utility Equip.  |
| 88-425-09 Outdoor Use Screen    |

Tree Preservation/Mitigation Plan



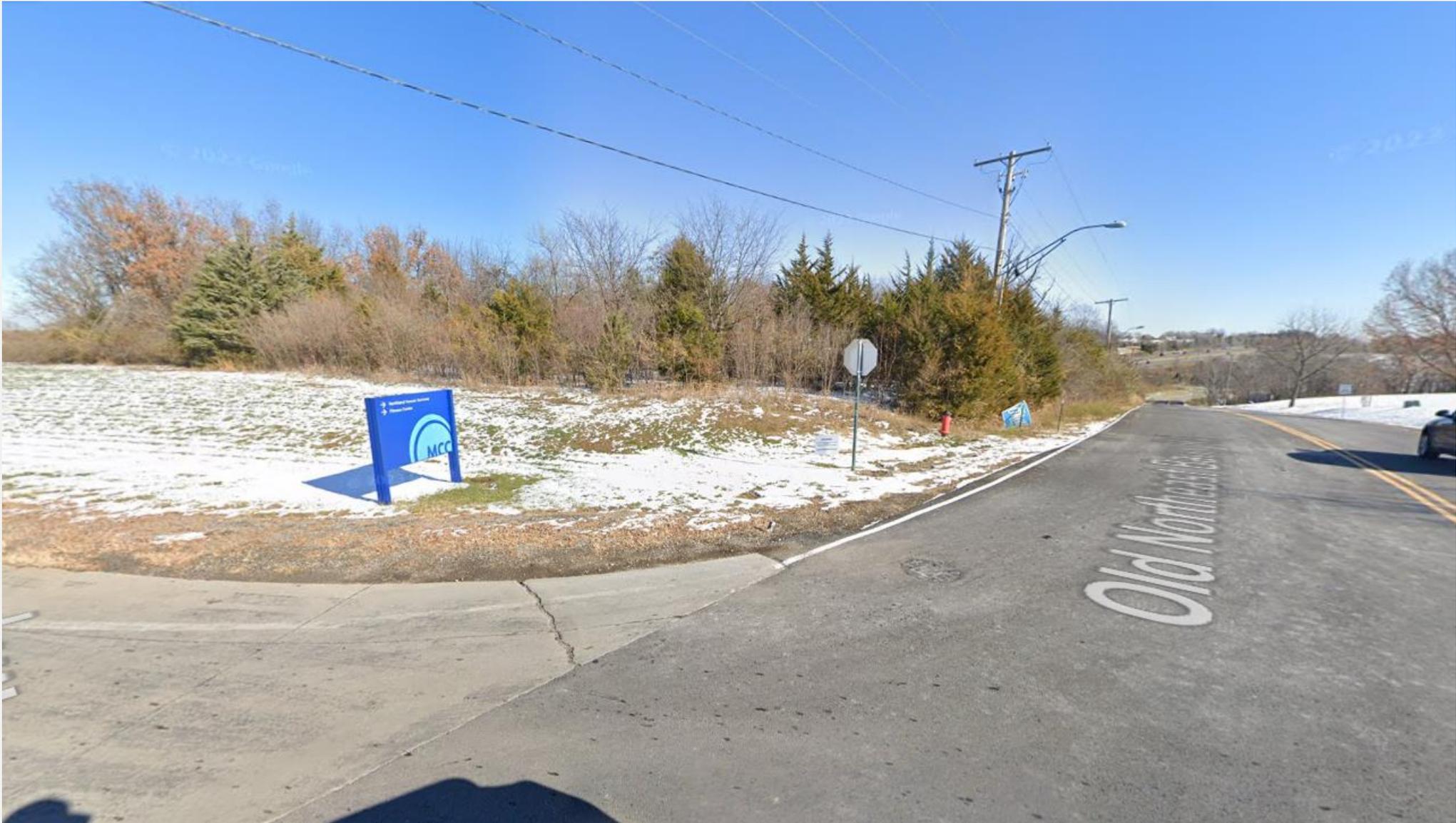
South Elevation



West Elevation



Interior Elevation



View towards site from the intersection of Maple Woods College Rd and Old NE Barry Rd (Nov 2023)



View of subject site looking northwest on Old NE Barry Rd (Nov 2023)



View towards subject site from HWY 152 (Dec 2023)

# Outstanding Corrections

## Plan Corrections

---

*Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. In the building data table on sheet C-1, list all proposed setbacks based on the proposed building and vehicular use areas. UPDATE 8/21/24: No changes made to the proposed setbacks on the Building Data table. The drawing is not showing setbacks of 0 ft. (8/16/2024)
2. Show all plantings/quantities on the drawing. UPDATE 8/21/24: Vehicular use area must be screened with a continuous evergreen shrubs along the south side of the site. The continuous shrub line must be shown on the plan. (8/16/2024)

*Correction(s) by Mobility of the Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.*

3. Continue the sidewalk all the way to the intersection of College Rd and Maplewoods College Rd. (8/16/2024)

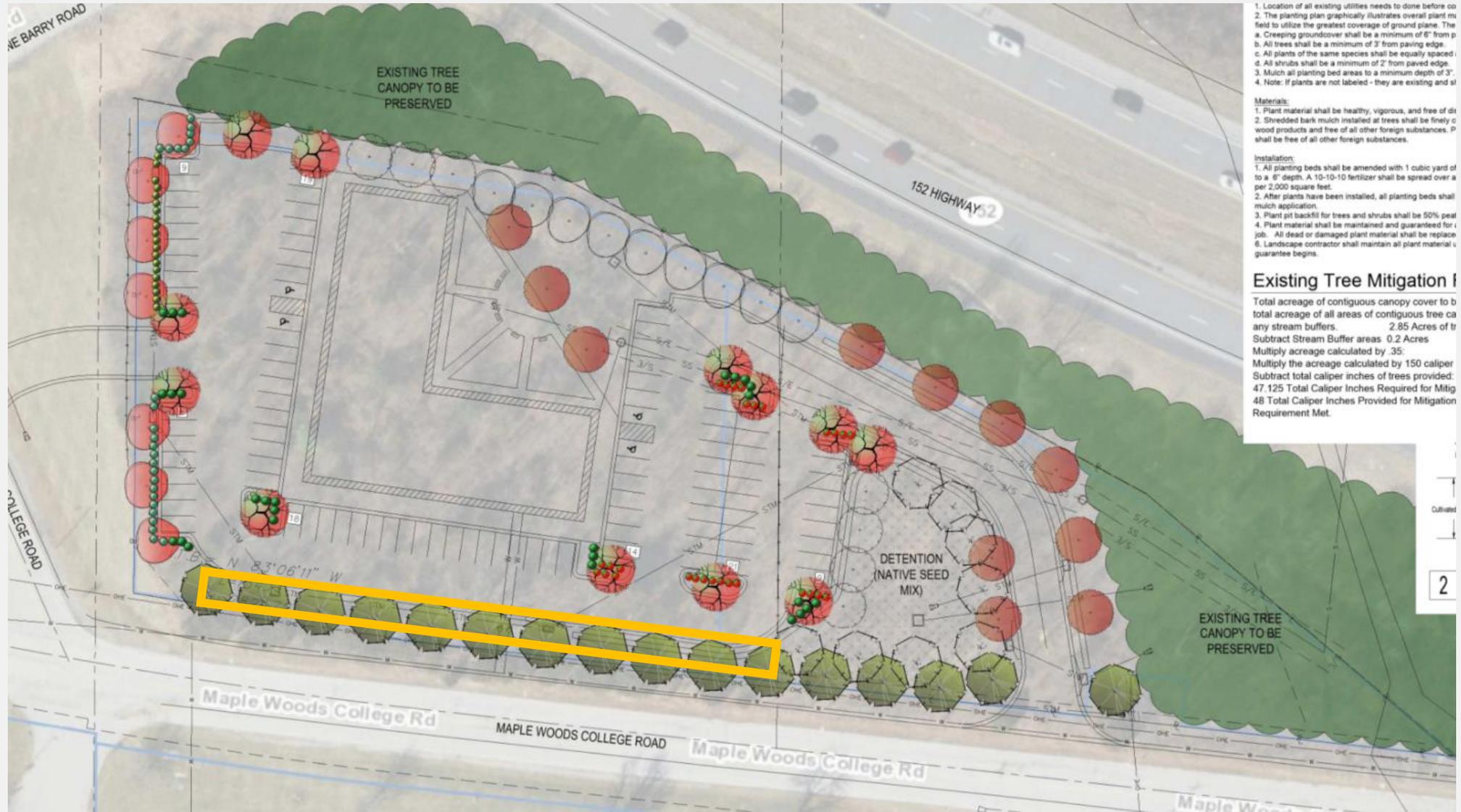
*Correction(s) by Police of the KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

- ~~4. Consider adding or changing light fixtures near courtyard to increase illumination in the area. Update 08-22-2024 (8/16/2024)~~

# Correction #1

| Building Data                  | Required  | Proposed | Deviation Requested? | Approved |
|--------------------------------|---|----------|----------------------|----------|
| Rear Setback                   | Abutting Residential: 25% of lot depth, Max = 30'<br>Abutting Other: None | 0'       |                      |          |
| Front Setback                  | Abutting Residential: Match Residential setback<br>Abutting Other: None   | 0'       |                      |          |
| Side Setback                   | Abutting Residential: 10% of lot width, Max = 8'<br>Abutting Other: None  | 0'       |                      |          |
| Side Setback (abutting street) | Abutting Residential: 15'<br>Abutting Other: None                         | 0'       |                      |          |
| Height                         | 50' (Max.)  | 48'      |                      |          |
| Square Feet per floor          | 25,000 (Max.)   | 15,000   |                      |          |
| # of Floors                    | N/A   | 3        |                      |          |

# Correction #2



1. Location of all existing utilities needs to done before co
  2. The planting plan graphically illustrates overall plant mu field to utilize the greatest coverage of ground plane. The
    - a. Creeping groundcover shall be a minimum of 6" from p
    - b. All trees shall be a minimum of 3' from paving edge.
    - c. All plants of the same species shall be equally spaced.
    - d. All shrubs shall be a minimum of 2' from paved edge.
  3. Mulch all planting bed areas to a minimum depth of 3".
  4. Note: If plants are not labeled - they are existing and st
- Materials:**
1. Plant material shall be healthy, vigorous, and free of di
  2. Shredded bark mulch installed at trees shall be finely c wood products and free of all other foreign substances. P shall be free of all other foreign substances.
- Installation:**
1. All planting beds shall be amended with 1 cubic yard of to a 6" depth. A 10-10-10 fertilizer shall be spread over a per 2,000 square feet.
  2. After plants have been installed, all planting beds shall mulch application.
  3. Plant pit backfill for trees and shrubs shall be 50% peat
  4. Plant material shall be maintained and guaranteed for job. All dead or damaged plant material shall be replace
  6. Landscape contractor shall maintain all plant material u guarantee begins.

**Existing Tree Mitigation I**

Total acreage of contiguous canopy cover to b  
total acreage of all areas of contiguous tree ca  
any stream buffers. 2.85 Acres of tr  
Subtract Stream Buffer areas 0.2 Acres  
Multiply acreage calculated by .35:  
Multiply the acreage calculated by 150 caliper  
Subtract total caliper inches of trees provided:  
47,125 Total Caliper Inches Required for Mitg  
48 Total Caliper Inches Provided for Mitigation  
Requirement Met.

Scale: 1" = 20'  
North Arrow  
2



# Staff Recommendation

**Case No. CD-CPC-2024-00100**

Approval

**Case No. CD-CPC-2024-00101**

Approval with Conditions