CITY PLAN COMMISSION STAFF REPORT

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

January 15, 2025

Project Name
Line Creek Homes

Docket # 6.1 & 6.2

Request
CD-CPC-2024-00169
Rezoning

CD-CPC-2024-00164
Development Plan - Residential

Applicant
Jacob Hodson
Olsson

Owner
Andrew Malzer
Next Chapter Neighborhoods

Location	9600 NW Old Stagecoach Road
Area	About 56 Acres
Zoning	AG-R
Council District	1st
County	Platte
School District	Platte County R-III

Surrounding Land Uses
North: Communications tower and residential, zoned AG-R, R-6 and R-7.5
South: MO Route 152, zoned AG-R
East: Residential, zoned R-6
West: Commercial, zoned B3-3

KC Spirit Playbook Alignment
CD-CPC-2024-00164
Likely aligns.

Land Use Plan
The KCI Area Plan recommends Residential Medium Density and Open Space/Buffer Future Land Use for this location.
The proposed plan aligns with this designation. See Criteria A on page 4 for more information."

Major Street Plan
N. Line Creek Parkway is identified as a parkway on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning from District AG-R (Agricultural – Residential) to District R-7.5 (Residential) and the approval a residential development plan on the 56 acre subject property.

PROJECT TIMELINE
The application for the subject request was filed on 10/25/2024. Scheduling deviations from 2024 Cycle 12.2 have occurred.

- Due to the holidays, the applicant team needed additional time to revise the plans.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on December 10, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The 56 acre site currently has one detached home located on it. NW 90th Street terminates on the western edge of the site where Menards is located, and N. Line Creek Parkway runs north-south along the eastern perimeter of the site. Over 30 acres of the site is heavily wooded and the area is generally flat.

CONTROLLING + RELATED CASES
There are no controlling cases for the subject property; below are related cases for the commercial development (Menards) directly west of the subject site:

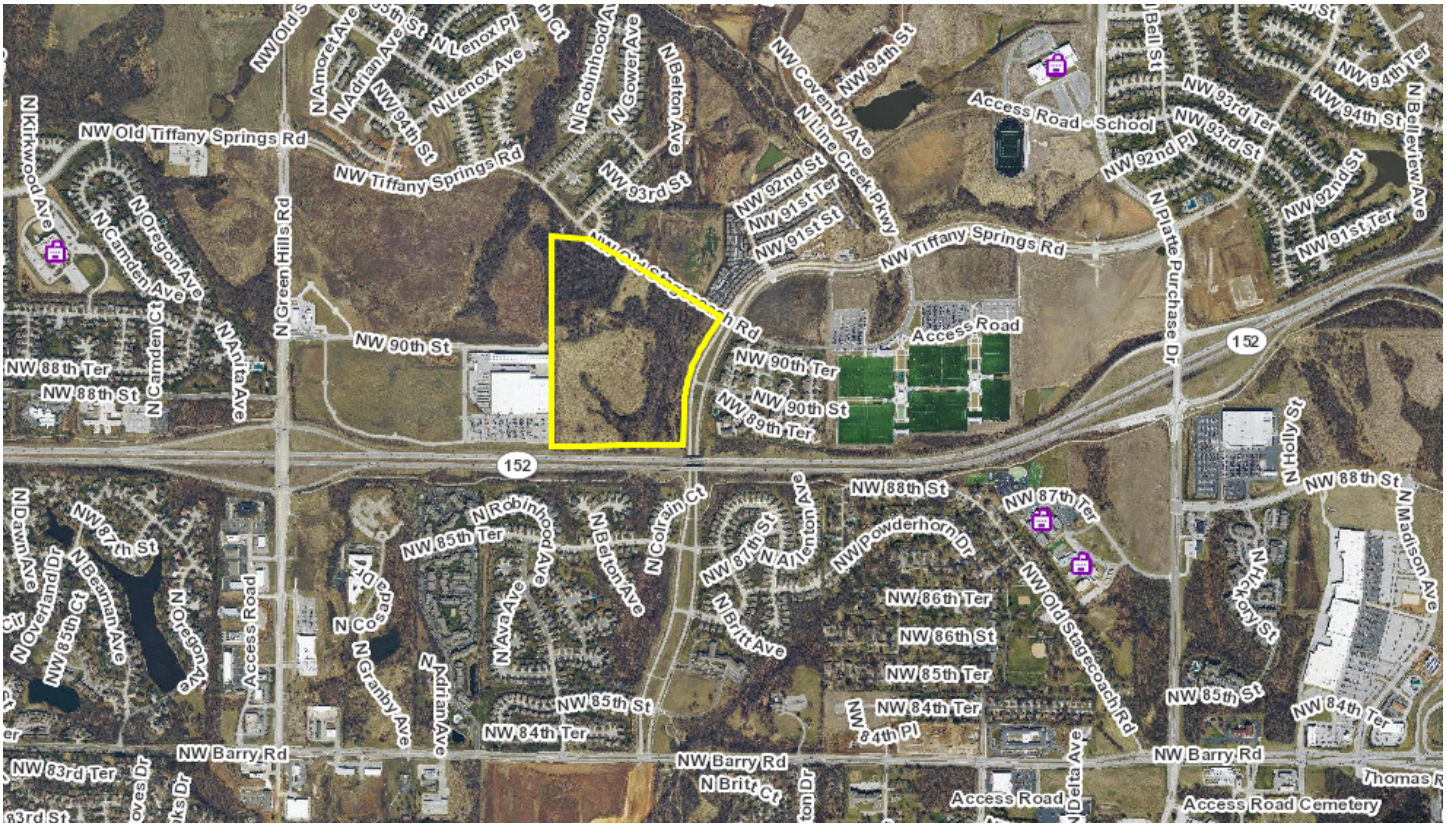
Case No. 247-S-116 – Ord. No. 120267 adopted by City Council on March 19, 2012 amended the KCI Area Plan by changing the recommended land use on about 17 acres, generally located at northeast corner of MO. Route 152 and N. Green Hills Road from Residential - Medium Density to Commercial.

Case No. 13770-P-1 – **Ord. No. 120268** passed by City Council on March 19, 2012, rezoned a 52 acre tract of land generally located at northeast corner of MO. Route 152 and N. Green Hills Road, from District AG-R (Agricultural-Residential District) to District B3-3 (Community Business – 3).

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
6.1	**APPROVAL**
6.2	**APPROVAL WITH CONDITIONS**

Vicinity Map



PLAN REVIEW & ANALYSIS

The applicant is proposing to rezone the subject property to R-7.5 (Residential) to allow for a residential development. NW 90th Street currently terminates on the western edge of the site where Menards is located, and N. Line Creek Parkway runs north-south along the eastern perimeter of the site. The site is heavily wooded and generally flat. The applicant is proposing to construct 283 dwelling units distributed across eleven different models and layouts of homes. All the structures will be constructed on a slab with no basement. This development will be constructed as a build-to-rent (BTR) product and the developer will retain ownership of the homes. The homes will range in size from a one bedroom at 800 square feet, up to four bedroom homes which are approximately 1,800 square feet. Staff appreciate the different options in size, attention to architectural variety and the general neighborhood scale and character that is proposed within this development.

The development will consist of two lots, divided by NW 90th Street. The developer will be responsible for extending and constructing NW 90th Street, a public street roughly a quarter of a mile from Menards on the west to N. Line Creek Parkway on the east. All the streets north and south of NW 90th Street will be private streets and shall be maintained by the master developer. The applicant did coordinate with the Public Works Mobility Division and will construct a raised intersection at the intersection of NW 90th Street and one block west of (labeled Private Road E on the site plan) N. Line Creek Parkway. The raised intersection will promote pedestrian safety and encourage slower vehicular speeds along the generally straight NW 90th Street.

The development is adjacent to and within 150 feet of N. Line Creek Parkway, therefore the applicant is required to comply with 88-323-03-A(5) which requires the following:

A. a 30 feet rear yard setback per 88-110; and

B. a 60 feet "no build" landscape buffer to be platted as a tract, of which:

I. the first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement. In general, the city shall be responsible for the maintenance of the 30 foot parkway landscape easement. Landscaping of this portion of the tract shall be done by the developer and occur within one year of platting of this tract or prior to issuance of any building permits for structures on lots within the subdivision, whichever occurs first.

II. the next 30 feet adjacent to the residential lots shall be maintained by a property owner's association. Certain stormwater BMP's may be located within this portion of the tract. A landscape plan must be submitted in accordance with 88-425 and Parks and Recreation Department requirements. Landscaping of this portion of the tract shall be done by the developer prior to issuance of any building permits for structures on lots within the subdivision.

III. A covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities, shall be recorded with the plat. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.

The applicant is proposing a development built upon a grid network which creates a walkable neighborhood and safe, efficient pedestrian connectivity, placement of driveways, parking areas and amenity spaces that all work interconnectedly. The 56 acre site will have approximately seven acres of open space amenity and will also connect to the N. Line Creek Parkway trail and Route152 trail. The developer will be planting over 600 hundred trees and preserving approximately 3.5 acres of the existing 32.5 acres of trees. The proposed plan also includes a 30' landscape buffer to provide separation between the residential use and the existing commercial activity located to the west.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Approval of a development is required because the applicant is proposing multiple principal structures on one lot.
Boulevard and Parkway Standards (88-323)	Yes	Yes, subject to conditions	The applicant will be required to submit a covenant to maintain the "no build" landscape buffer tract when a final plat is submitted.
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	The applicant will refine parkland dedication figures when the project plan and final plat are submitted.
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	The applicant is preserving 3.5 acres of the existing 32.5 acres of existing trees.
Parking and Loading Standards (88-420)	Yes	Yes	

Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	The applicant will be required to submit a photometric plan with the project plan application.
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

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 proposed rezoning conforms to the KCI Area Plan and meets the recommended density of the future land use recommendation of *Residential Medium Density*. The KCI Area Plan also recommends *Open Space/Buffer*; the applicant is preserving approximately 3.5 acres of the existing trees. The location of the development is within the KCI Area Plan's *Contiguous Development Zone*, where the plan recommends target development and public investment (see page 17 of the KCI Area Plan).

B. Zoning and use of nearby property;

The subject property is adjacent to commercial uses and commercial zoning to the west, Missouri Route 152 to the south and a large mixed use development, zoned MPD to the north and east (Twin Creeks Village).

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

The area is generally flat, heavily wooded and a small stream buffer exists in the southeast quadrant of the site.

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

The applicant will be required to extend sanitary sewer and water mains and will extend NW 90th Street to connect from the west to N. Line Creek Parkway.

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

The existing zoning only permits agricultural uses or one residential structure to be built.

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

The 56 acre site was previously used for agriculture.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning will only permit residential uses on the site and will not 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.
The proposed rezoning is required to allow for the planned residential development. Future residential development will also provide greater east-west connectivity within the immediate area. The site is also buffered by a state highway (MO Route 152), a very wide parkway and commercial uses which reduce any negative impacts to nearby property owners.

Development Plans, Project Plan, or Site Plan (88-516-05)

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

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;
The plan generally complies with all standards of the Zoning and Development Code. The applicant is continuing to coordinate with the Parks Department to comply with the parkland dedication requirements. The applicant will also be required to submit a project plan which requires approval from the City Plan Commission to address outstanding corrections and conditions from KCFD, Public Works and KC Water.

B. The proposed use must be allowed in the district in which it is located;
The proposed development is not currently permitted in existing AG-R zoning district. The applicant is rezoning to R-7.5 to allow for the proposed 283 unit residential development.

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 applicant will be required to extend and construct NW 90th Street which will enhance east-west traffic circulation in the general area and is essential for this proposed development. The applicant will install a raised intersection to reduce excessive speeding on NW 90th Street. The Public Works Department and the applicant have agreed that a traffic impact study (TIS) shall be submitted by the developer and approved by staff prior to the approval of a project plan which must occur before any building permit can be issued.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
Pedestrian and bicycle circulation were incorporated into the overall design of the development. Residents within and outside the development will be provided with safe, efficient and convenient opportunities to move safely with direct connections to the nearby trail network.

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

The applicant will be required to extend sanitary sewer and storm water lines to serve the development.

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 orientation of the proposed residential structures embraces traditional design elements which incorporate recessed and rear-loaded garages, front porches, and windows which promote "eyes on the street." The developer will provide eleven different types of homes intricately placed throughout the development.

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 overall development will be surrounded by a minimum 30 foot landscape buffer. All homes built along N. Line Creek Parkway will be setback 90 feet from the parkway. The applicant will be planting over 600 trees throughout the development. Staff do not anticipate negative influences related to noise, lighting or undesirable views from the proposed residential development.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plan has a balanced percentage of impervious and pervious surfaces. The plan incorporates necessary parking for automobiles for the proposed residential density (5 dwelling units per acres) in a suburban environment and promotes a walkable neighborhood with sidewalks on each side of the street. The applicant scattered 290 parking stalls in small vehicular parking areas throughout the development, instead of large parking lots. Each unit will have a personal driveway which can hold a minimum of one vehicle for a total of 573 total parking stalls. The overall ratio of parking stalls (including driveways) per dwelling unit is 2.02 parking stalls per household.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant provided a tree preservation plan as required by 88-424 of the Zoning and Development Code. The applicant will preserve 3.5 acres of the existing 32.5 acres of trees on the subject property.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for the rezoning application (CD-CPC-2024-00169) and **APPROVAL WITH CONDITIONS** for the residential development plan application (CD-CPC-2024-00164) as stated in the conditions report.

Respectfully Submitted,

Andrew Clarke, AICP
Lead Planner

Plan Conditions

Report Date: January 09, 2025

Case Number: CD-CPC-2024-00164

Project: Line Creek Homes

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. 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.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
8. Prior to the approval of a project plan or final plat the applicant shall resolve the Parks Department correction stating: The Parks Department is not supportive of the southern portion of Tract C used to satisfy the Parkland Dedication requirements of section 88-408. Plans shall be revised to only allow the northern portion of Tract C as Private Open Space counted towards Parkland Dedication.
9. Prior to the approval of a projet plan or final plat the applicant shall resolve the correction from KCFD stating: Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 (IFC-2018 § D103.4)

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

10. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract
11. That prior to submittal for the Final Plat the applicant must submit and gain approval of a Street Name Plan. Please coordinate with Justin Smith at Justin.Smith@kcmo.org if you have any questions.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

12. 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)
13. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

16. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

17. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

18. 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)

19. 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)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

20. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

21. Consider all units to have 180-degree eye viewers (peep holes) which will allow a person to view outside their apartment prior to opening the door.

22. Address must be determined, and location should be identified and described or shown on site plan prior to approval of building permit. Address should be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background and be Arabic or alphabetical letters. Each character should not be less than 4 inches in height with a stoke width of not less than 0.5 inches.

23. Submit a lighting plan prior to obtaining building permit that shows foot-candles. The minimum Illuminaton Engineering Society (IES) standards for this development would be: average maintained foot-candles (fc) for common areas/parking lots would be 3 fc with an average to minimum ratio of 4:1, 10 fc at the mailbox areas with an average to minimum ratio of 3:1, 0.8fc at exterior doors with an average to minimum ratio of 4:1, and 0.6 fc on trails/pathways with an average to minimum ratio of 4:1 (G-1-22).

24. Plant height near lighting fixtures should be identified and/or note should be added explaining that landscaping trees will not interfere with the lighting (foot-candle ratings) prior to obtaining building permit.

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

25. The developer shall fully comply with the parkway and boulevard standards as outlined in 88-323 or seek variance from the Board of Zoning Adjustment prior to building permit.

26. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

27. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits

28. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of $64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.

29. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

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

30. 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 Final Plat.

31. 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.

32. 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

33. 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 Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

34. A Traffic impact study shall be submitted and approved by the Public Works to review the warrants for a traffic signal installation at the intersection of NW Barry Road and N. Line Creek Pkwy prior to the approval of a project plan.

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

35. 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.

36. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

37. The developer must design and construct NW 90th Street to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

38. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

39. 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.

40. 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.

41. 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.

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

42. No water service tap permits will be issued until the public water main is released for taps.

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

43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis 816-513-0423
    North of River contact - David Gilyard 816-513-4772

44. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
    https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf

45. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

46. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

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

47. Submit public water main extension plans prepared by a Missouri PE meeting all KC Water Rules and regulations through Compass KC for the public water main extension in NW 90th Street. This public water main shall be 12" Class 52 DIP and connect at both ends with the existing public water distribution system. The water main extension plans shall be designed and contracted (permitted) prior to building permit issuance or recording of the plat.

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

48. 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.

49. 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.

50. The developer shall provide Covenants to Maintain Private Utility Mains acceptable to KC Water for any private utility mains located within private streets prior to the issuance of any building permits.

51. The developer must submit covenants, conditions and restrictions to KC Water 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.

52. 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.

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

54. KC Water public utility easements shall be exclusive and should not overlap the general utility easements.

55. 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.

56. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

57. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

58. 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.

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

59. 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.

60. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

61. Any utilities located within private streets shall be private utility mains located within private utility easements and Covered by Covenants to Maintain Private Utility Mains.

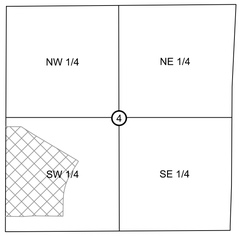
62. The developer shall provide private utility easements for any private utility mains prior to issuance of any building permits.

DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

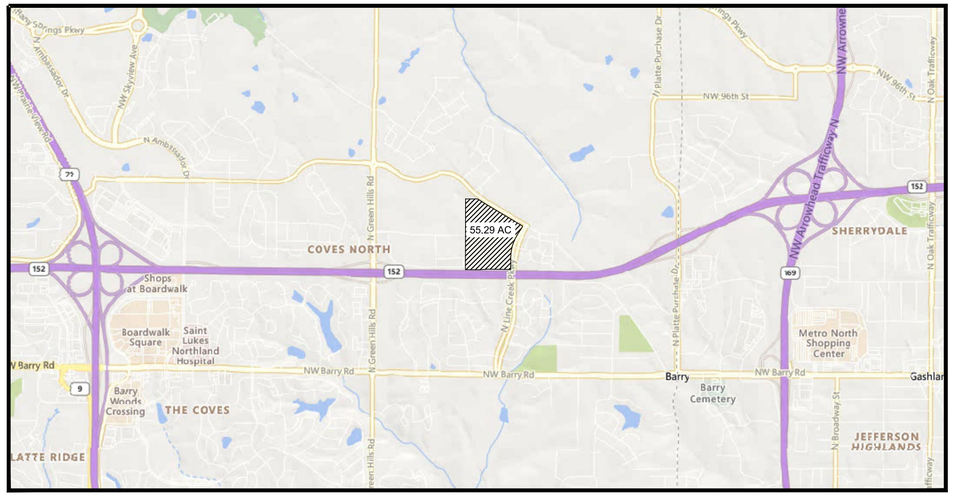
FOR

LINE CREEK HOMES

N LINE CREEK PKWY & NW OLD STAGECOACH RD
SECTION 4, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



VICINITY MAP
S4, T51N, R33W
N.T.S.



0' 1000' 2000' 4000'
SCALE IN FEET

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING & UTILITY PLAN
06	PRELIMINARY STREAM BUFFER
07	TREE PRESERVATION PLAN
08	PUBLIC & PRIVATE STREET LIGHTING PLAN
09	LANDSCAPE PLAN
10	BUILDING ARCHITECTURE

PROJECT TEAM & UTILITY CONTACT LIST

OWNER/DEVELOPER
NEXT CHAPTER NEIGHBORHOODS
2500 EVANS TRADE CENTER DRIVE
EVANS, GA 30809
CONTACT: ANDREW MALZER
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EMAIL: JROUDEBUSH@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
BEGIN AT THE NW CORNER OF THE SW 1/4 OF SEC 4 T51 R33 THEN S 00-04-37W, 280.50' THENCE S 89-45-00E, 337.78' THEN N 58-19-25W, 16.77'



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TITLE SHEET

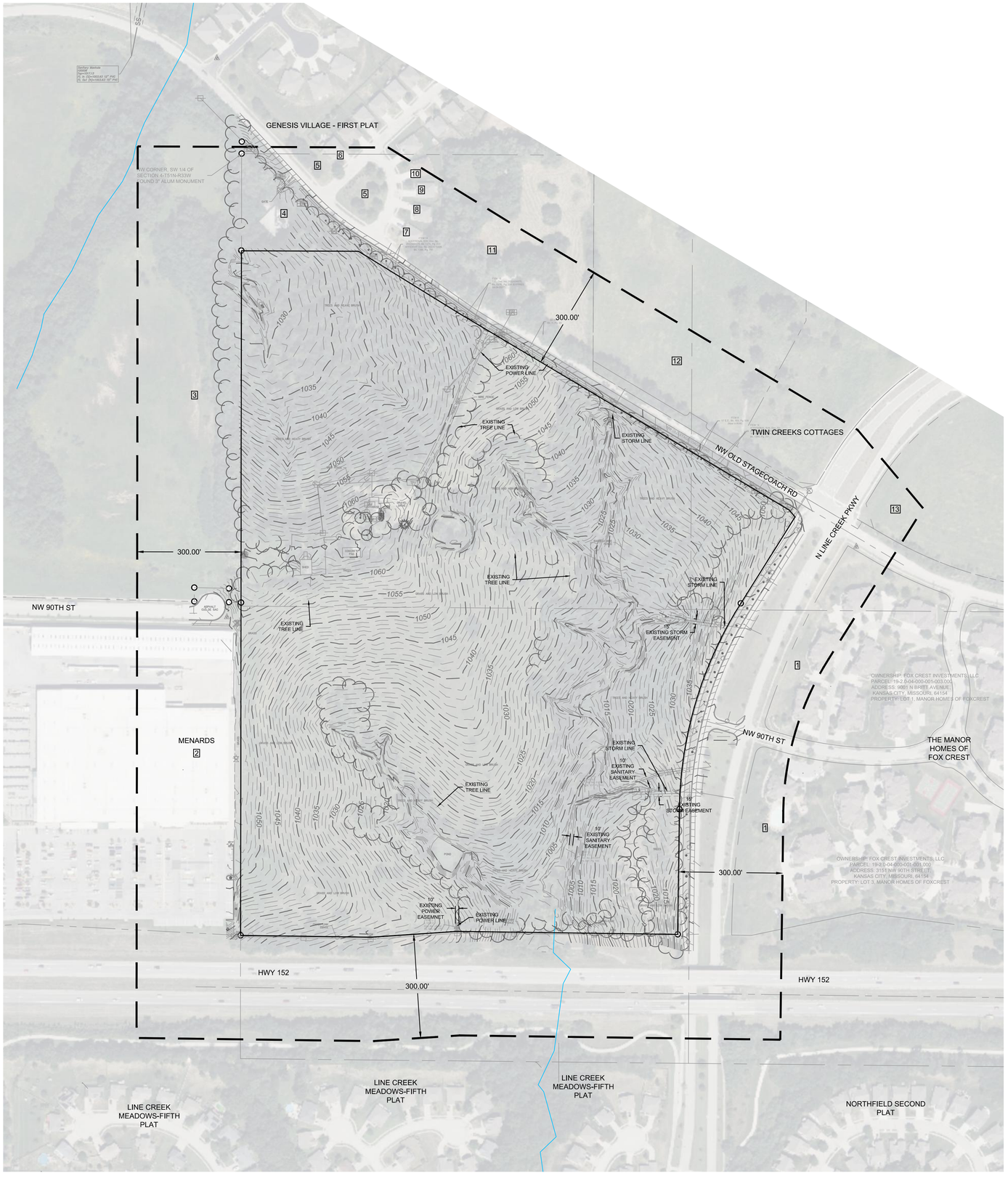
PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD
KANSAS CITY, MISSOURI

2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
01

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DATE: Dec 29, 2024 6:35pm USER: jhodson



LEGEND

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

PROPERTY OWNERS WITHIN 300'

1	FOX CREST INVESTMENT LLC 3000 RICHMOND AVE HOUSTON, TX 77098
2	MENARD INC 5101 MENARD RD EAU CLAIRE, WI 54703
3	HIGH LIFE SALES COMPANY 14220 WYANDOTTE KANSAS CITY, MO 64145
4	ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801
5	GENESIS HOMES ASSOCIATION INC 11125 NW AMBASSADOR DR #200 KANSAS CITY, MO 64153
6	WHETSELL, HOLLY A 9212 N BELTON AVE KANSAS CITY, MO 64154
7	HECK, LOGAN J & KARLY 9211 N BELTON CT KANSAS CITY, MO 64154
8	BURK, MAX L & CONNIE L 9215 N BELTON CT KANSAS CITY, MO 64154
9	HILL, ROBERT P JR & DEBRA C 9217 N BELTON CT KANSAS CITY, MO 64154
10	ZAMAN, SHAHRUKH K 9221 N BELTON CT KANSAS CITY, MO 64154
11	FUGATE PROPERTIES LLC 9121 NW OLD STAGECOACH RD KANSAS CITY, MO 64154
12	KC NORTHLANDS II LLC 5710 LYNDON B JOHNSON FWY STE 200 DALLAS, TX 75240
13	TWIN CREEKS HOLDINGS LLC 17 RESEARCH PARK DR STE 100 SAINT CHARLES, MO 63304

0' 75' 150' 300'
SCALE IN FEET

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EXISTING CONDITIONS

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD
KANSAS CITY, MISSOURI

2024

drawn by: DB / QM
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date: 12.20.2024

SHEET
02

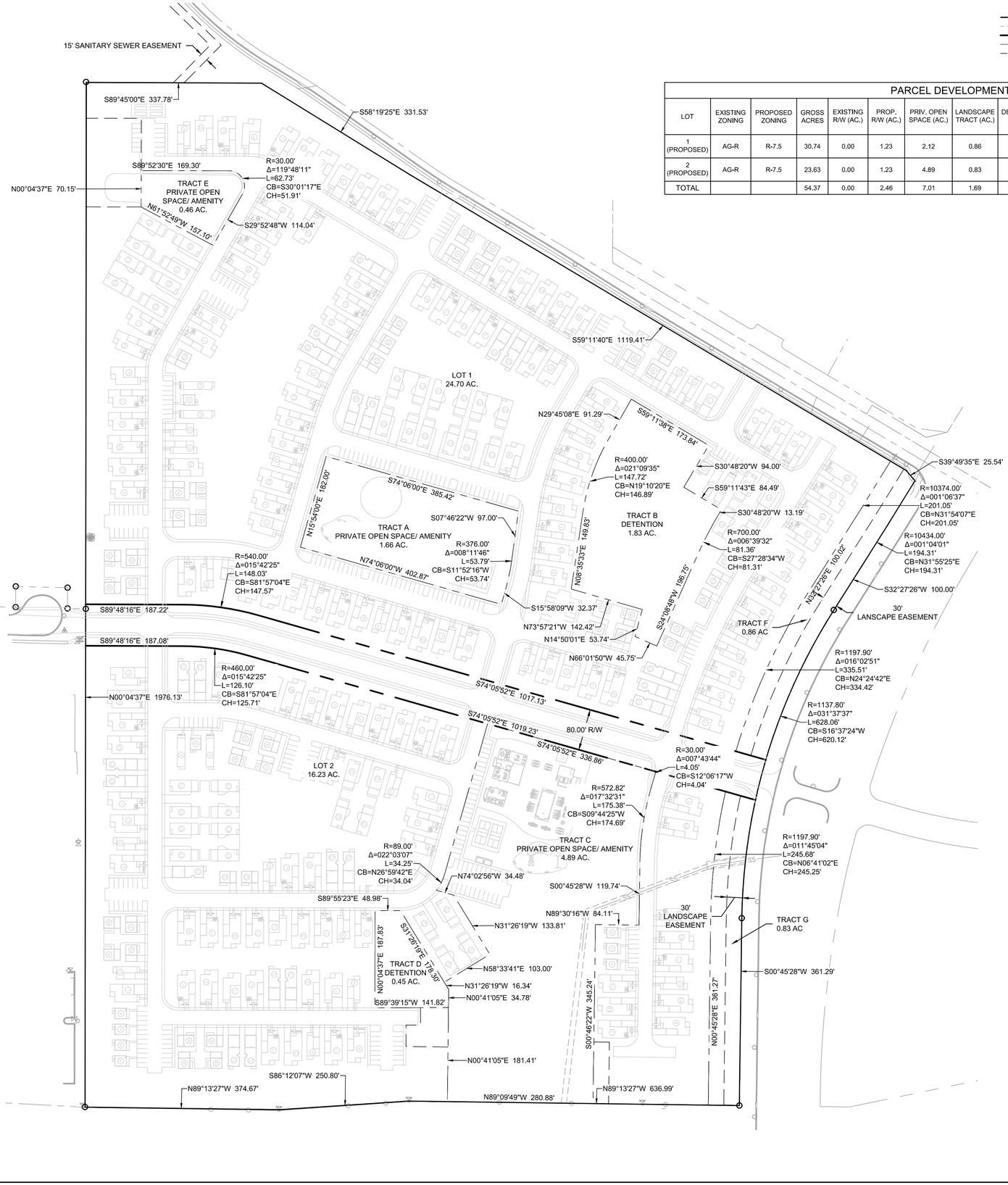
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DATE: Dec 29, 2024 6:36pm USER: jhodson

LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT

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
1 (PROPOSED)	AG-R	R-7.5	30.74	0.00	1.23	2.12	0.86	1.83	24.70	168	6.80	5.47	SUMMER 2025	FALL 2026
2 (PROPOSED)	AG-R	R-7.5	23.63	0.00	1.23	4.89	0.83	0.45	16.23	115	7.09	4.87	SUMMER 2025	FALL 2026
TOTAL			54.37	0.00	2.46	7.01	1.69	2.28	40.93	283	6.91	5.21		



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PRELIMINARY PLAT

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

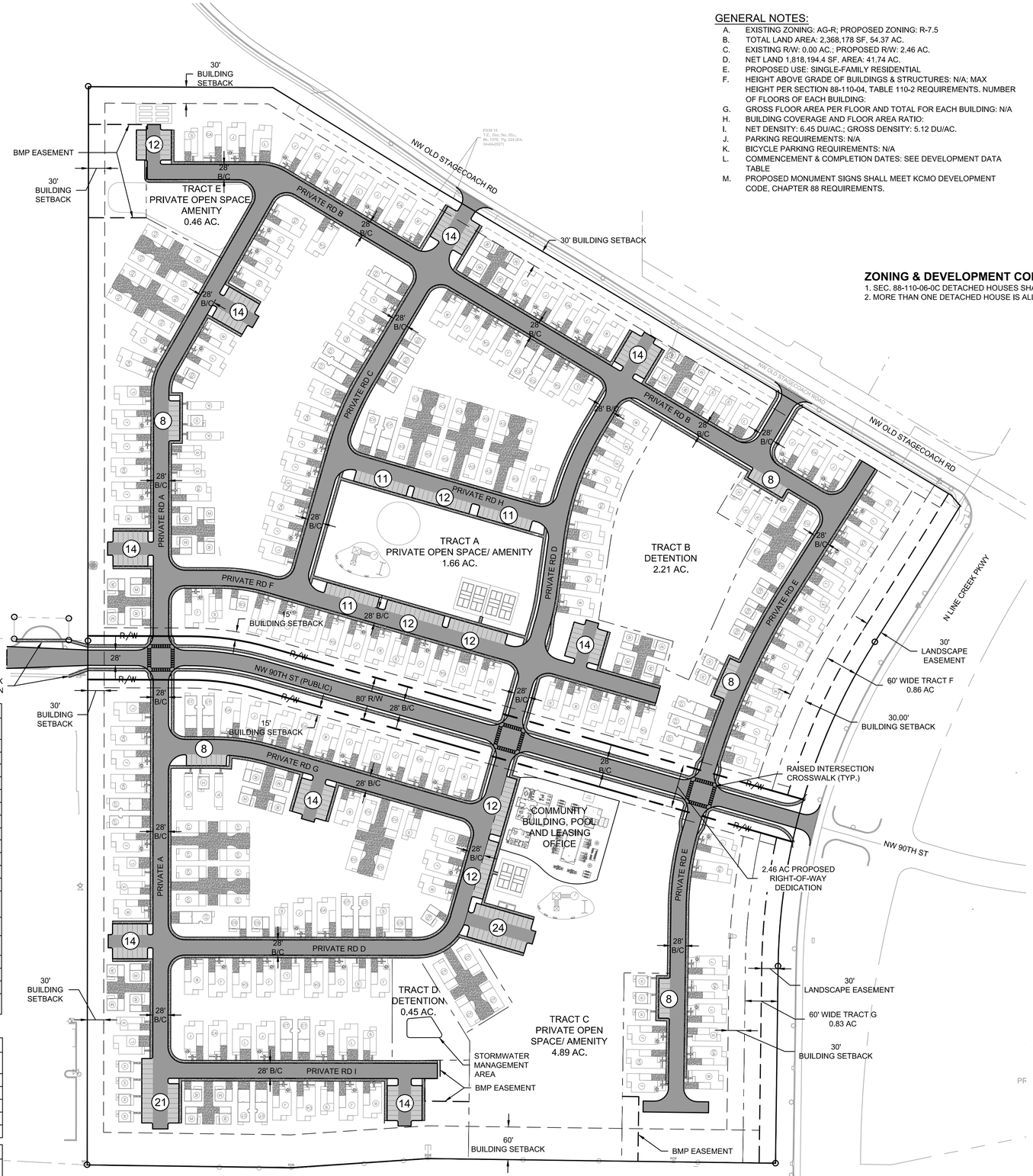
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SHEET
03

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DATE: Dec 29, 2024 6:37pm USER: jhodson

Unit Mix				
NAME	SYMBOL	TYPE	SQFT	COUNT
CHERRY	CY	1 BED/1 STORY	839	41
MAPLE	M	1 BED/2 STORY	862	32
HICKORY	H	1 BED/2 STORY	970	12
CYPRESS	CS	2 BED/2 STORY	1,082	12
JASMINE	J	2 BED/1 STORY	1,288	56
PECAN	P	2 BED/2 STORY	1,605	6
SYCAMORE	S	3 BED/2 STORY	1,409	22
CAMELIA	CA	3 BED/1 STORY	1,419	40
LILAC	L	3 BED/2 STORY	1,541	22
CHESTNUT	CT	3 BED/2 STORY	1,668	21
BIRCH	B	4 BED/2 STORY	1,804	19



GENERAL NOTES:

A. EXISTING ZONING: AG-R; PROPOSED ZONING: R-7.5
B. TOTAL LAND AREA: 2,368,178 SF, 54.37 AC.
C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 2.46 AC.
D. NET LAND 1,818,194.4 SF. AREA: 41.74 AC.
E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
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:
G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
H. BUILDING COVERAGE AND FLOOR AREA RATIO:
I. NET DENSITY: 6.45 DU/AC.; GROSS DENSITY: 5.12 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:
283 D.U. x 3.7 x 0.006 = 6.2826 AC.

PROVIDED:
AMENITY AREA: 7.01 AC.
TOTAL = 7.01 AC.

AMENITIES WHICH MAY BE INCLUDED WITHIN TRACT A,C & E MAY INCLUDE THE FOLLOWING. DETAILED PLANS FOR AMENITIES SHALL BE APPROVED VIA FINAL PLAN FOR TRACT A, AND MAY DIFFER FROM THOSE LISTED HERE.

- PLAYGROUND
- WALKING TRAILS
- DOG PARK
- POOL
- OUTDOOR GRILLING AREA
- PICKLEBALL COURTS
- OPEN SPACE AND PARKS
- CLUBHOUSE AND COMMUNITY CENTER
- GYM, YOGA SPACE, STRETCHING ROOM
- NATURE TRAILS & WILDLIFE SANCTUARY

ZONING & DEVELOPMENT CODE DEVIATION REQUESTED:

1. SEC. 88-110-06-0C DETACHED HOUSES SHALL BE GROUPED WITH OTHER HOUSES AROUND A SHARED OPEN SPACE.
2. MORE THAN ONE DETACHED HOUSE IS ALLOWED ON A SINGLE LOT.

TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	AG-R	R-7.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	2,368,178	2,368,178	NO	N/A
- IN ACRES	54.37	54.37	NO	N/A
NET LAND AREA				
- IN SQUARE FEET		1,782,910.8	NO	N/A
- IN ACRES		40.93	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET		107,454	NO	N/A
- IN ACRES		2.46	NO	N/A
BUILDINGS AREA (SQ. FT.)		364,248	NO	N/A
F.A.R.	0	0.20	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY	NO	N/A
TOTAL LOTS		DETACHED HOUSE		
- RESIDENTIAL		2	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	15'	NO	N/A
FRONT SETBACK	0	10'	NO	N/A
SIDE SETBACK	0	10'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	10'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

TABLE 3: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT, 1 BICYCLE PER 3 DWELLING UNITS	283	283 DRIVEWAY 290 PARKING STALLS 573 TOTAL	95/ 57	283 / 283 GARAGE / PORCH	NO

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REV. NO.	DATE	DESCRIPTION	BY

SITE PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD
KANSAS CITY, MISSOURI
2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET 04

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DATE: Dec 29, 2024 6:38pm USER: jhodson



LEGEND

- PROJECT PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE

NOTE:
ALL PROPOSED UTILITY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.

ALL PROPOSED WATER LINES ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES.

N

0' 50' 100' 200'
SCALE IN FEET

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GRADING & UTILITY PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
05

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DATE: Dec 29, 2024 6:39pm USER: jhodson

TREE MITIGATION CALCULATIONS

88-424-07-A CATEGORY	QUANTITY	RUNNING TOTAL
1. CONTIGUOUS CANOPY COVER TO BE REMOVED	29.44 AC.	29.22 AC.
2. SUBTRACT UNDISTURBED AREAS OF STREAM BUFFER (SEE SHEET 07)	1.00 AC.	28.44 AC.
3. MULTIPLY BY 0.35	0.35	9.96
4. MULTIPLY BY 150 CALIPER INCHES	150	1,493 IN
5. SUBTRACT TOTAL CALIPER INCHES PROVIDED PER 88-425 (SEE SHEET 09)	568 CALIPER IN.	925 IN
6. FINAL RESULT: CALIPER INCHES REQUIRED FOR MITIGATION (SEE SHEET 09)	925 IN.	925 IN.



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REVISIONS

TREE PRESERVATION PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

2024

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SHEET
06

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ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.4	0.3	0	0.3	21.43%	0.00	0.00
MIDDLE ZONE	0	0.00	0.00	0.00		0.00	
STREAMSIDE ZONE	0.08	0.00	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	1.1						

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.

LEGEND

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

NW OLD STAGECOACH RD

NW 90TH ST

N LINE CREEK PKWY

FINAL OUTERZONE

150.00'

OUTER ZONE DISTURBANCE

150.00'

25.60'

OUTER ZONE LINE

N

0' 50' 100' 200'

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PRELIMINARY STREAM BUFFER

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

2024

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project no.: 024-04599
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SHEET
07

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DATE: Dec 29, 2024 6:41pm USER: jhodson

LEGEND

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT

NOTES:

STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS SECTION 2800 STREET LIGHTING.

N

0' 50' 100' 200'

SCALE IN FEET

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REV. NO.	DATE	DESCRIPTION	BY

PUBLIC & PRIVATE STREET LIGHTING PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD

KANSAS CITY, MISSOURI

2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
08

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DATE: Dec 29, 2024 6:42pm USER: jhodson

TABLE 4 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	75	75	NO	N/A
88-425-04 GENERAL	2	2 +	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	60'	60'	NO	N/A
SHRUBS/BERM/FENCE/WALL	LANDSCAPE BUFFER	50 + TREES & SHRUBS	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	22,192 SF	22,192 SF	NO	N/A
TREES	115	115	NO	N/A
SHRUBS	573	573	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

PRELIMINARY LANDSCAPE PLAN

DECIDUOUS TREES (2.5 CAL.)	284
EVERGREEN TREES (2.5 CAL.)	253
STREET TREES (2.0 CAL.)	75

TREE MITIGATION & LANDSCAPE CALCULATIONS		
88-425-07-A & 88-425 CATEGORY	QUANTITY	
	TREES	CALIPERS (IN.)
1. REQUIRED TREES PER LANDSCAPE REQUIREMENTS (SEE TABLE 4)	242	568 IN.
2. REQUIRED TREES PER MITIGATION REQUIREMENTS (SEE SHEET 06)	370	925 IN.
3. TOTAL PROVIDED TREES	612	1,493 IN.

STREET TREE PLAN PER SEPARATE SUBMITTAL

EXISTING TREES TO REMAIN

STREET TREE PLAN PER SEPARATE SUBMITTAL

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

LEGEND

- PROJECT PROPERTY BOUNDARY
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- 999 PROPOSED MAJOR CONTOUR
- 999 PROPOSED MINOR CONTOUR
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM SEWER
- W PROPOSED WATER LINE

N

0' 50' 100' 200'

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LANDSCAPE PLAN

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD
KANSAS CITY, MISSOURI

2024

drawn by: DB / QM
designed by: QE
project no.: 024-04599
date: 12.20.2024

SHEET 09

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NEXT CHAPTER NEIGHBORHOOD
VARIOUS SINGLE FAMILY UNITS



NEXT CHAPTER NEIGHBORHOOD
VARIOUS SINGLE FAMILY UNITS



NEXT CHAPTER NEIGHBORHOOD
DUPONT MEADOWS ENTRANCE MONUMENT SIGN



NEXT CHAPTER NEIGHBORHOOD
COMMUNITY POOL & CENTER



NEXT CHAPTER NEIGHBORHOOD
DUPONT MEADOWS COMMUNITY CENTER

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BUILDING ARCHITECTURE

PRELIMINARY DEVELOPMENT PLANS
LINE CREEK PARKWAY & OLD STAGECOACH ROAD
KANSAS CITY, MISSOURI

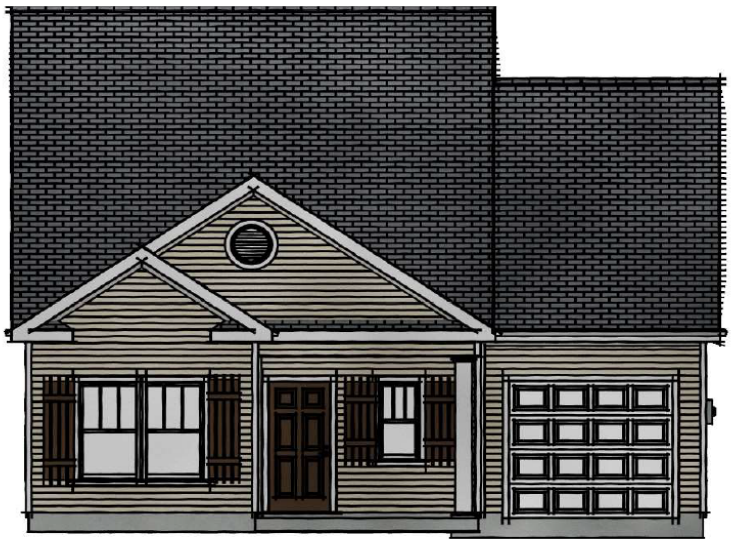
2024

drawn by: DB / QM
designed by: DE
project no.: 024-04599
date: 12.20.2024

SHEET
10

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DATE: Dec 29, 2024 6:44pm USER: jhodson

Birch



ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 1,826 SQFT
GARAGE - 247 SQFT
PORCH - 137 SQFT
FOOTPRINT - 1,677 SQFT
TOTAL FRAMING - 2,211 SQFT
MONO SLAB CONC.- 38 CuYd
ROOFING- 28 SQ
SIDING- 30 SQ
FLOORING- 1,826 SQFT
DRYWALL- 9,798 SQFT

DRAWN BY:
Andrew M. Woods
shane@nextchapterneighborhoods.com

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PROJECT DESCRIPTION: Birch

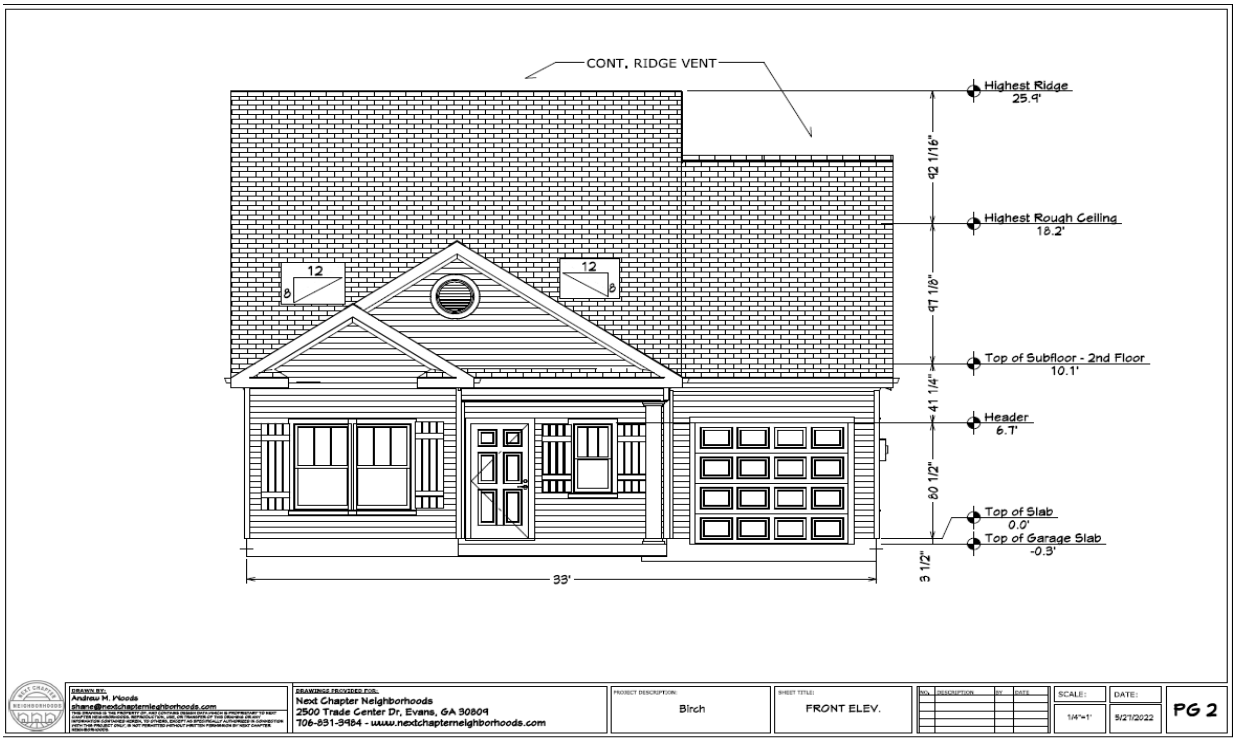
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NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE

DATE: 5/27/2022

PG 1



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PROJECT DESCRIPTION: Birch

SHEET TITLE: FRONT ELEV.

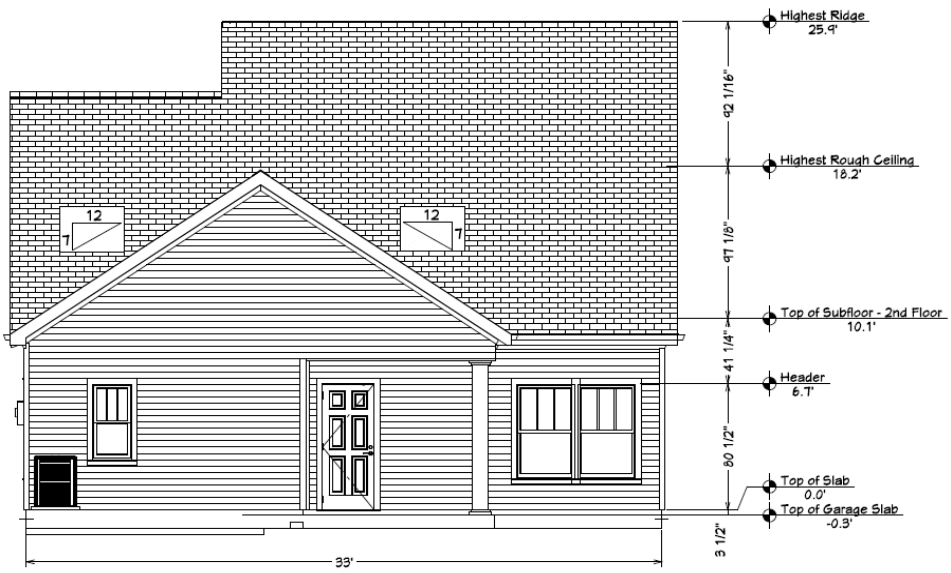
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SCALE: 1/4"=1'

DATE: 5/27/2022

PG 2

Birch (Cont'd)



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PROJECT DESCRIPTION: Birch

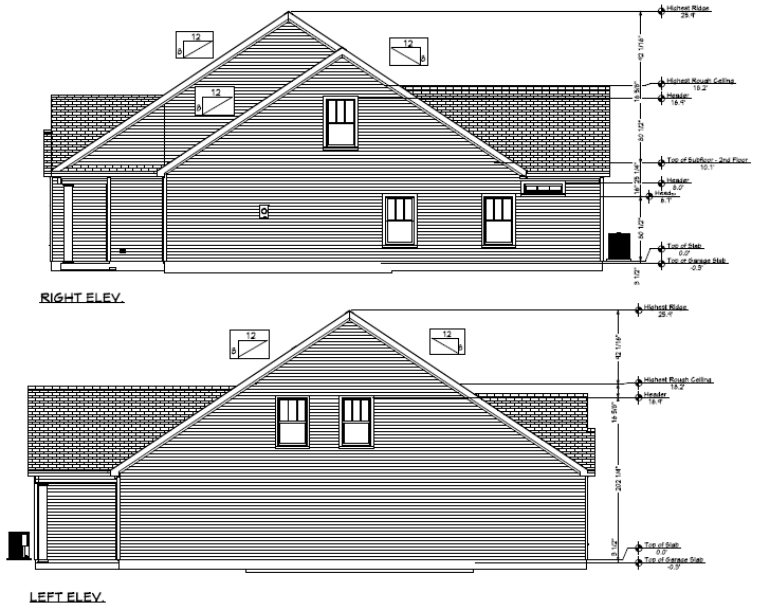
SHEET TITLE: REAR ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'

DATE: 5/21/2022

PG 3



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PROJECT DESCRIPTION: Birch

SHEET TITLE: SIDE ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/8"=1'

DATE: 5/21/2022

PG 4

Camelia



ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 1,419 SQFT
GARAGE - 247 SQFT
PORCH - 137 SQFT
FOOTPRINT - 1,803 SQFT
TOTAL FRAMING - 1,803 SQFT
MONO SLAB CONC.- 39 CuYd
ROOFING- 30 SQ
SIDING- 26 SQ
FLOORING- 1,350 SQFT
DRYWALL- 7,080 SQFT

DRAWN BY:
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awoods@nextchapterconstruction.us

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PROJECT DESCRIPTION: Camelia Layout

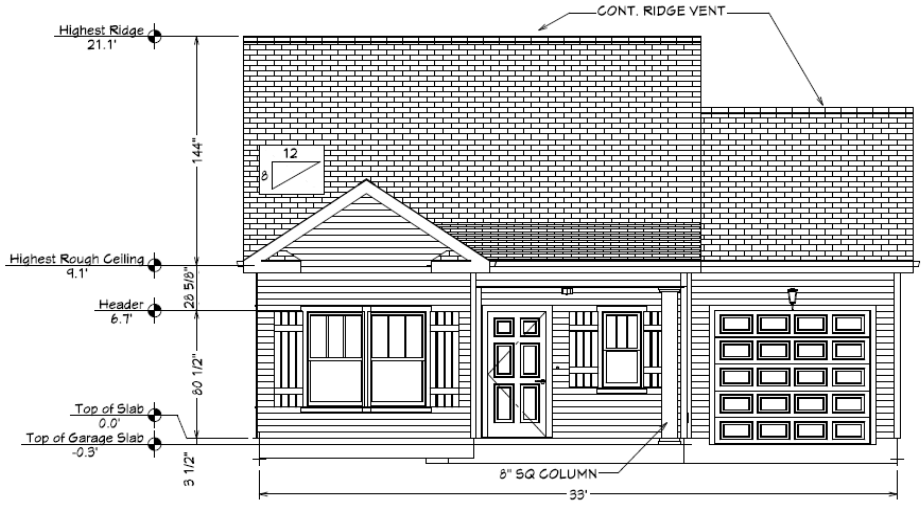
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NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE

DATE: 5/25/2022

PG 1



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PROJECT DESCRIPTION: Camelia Layout

SHEET TITLE: FRONT ELEV.

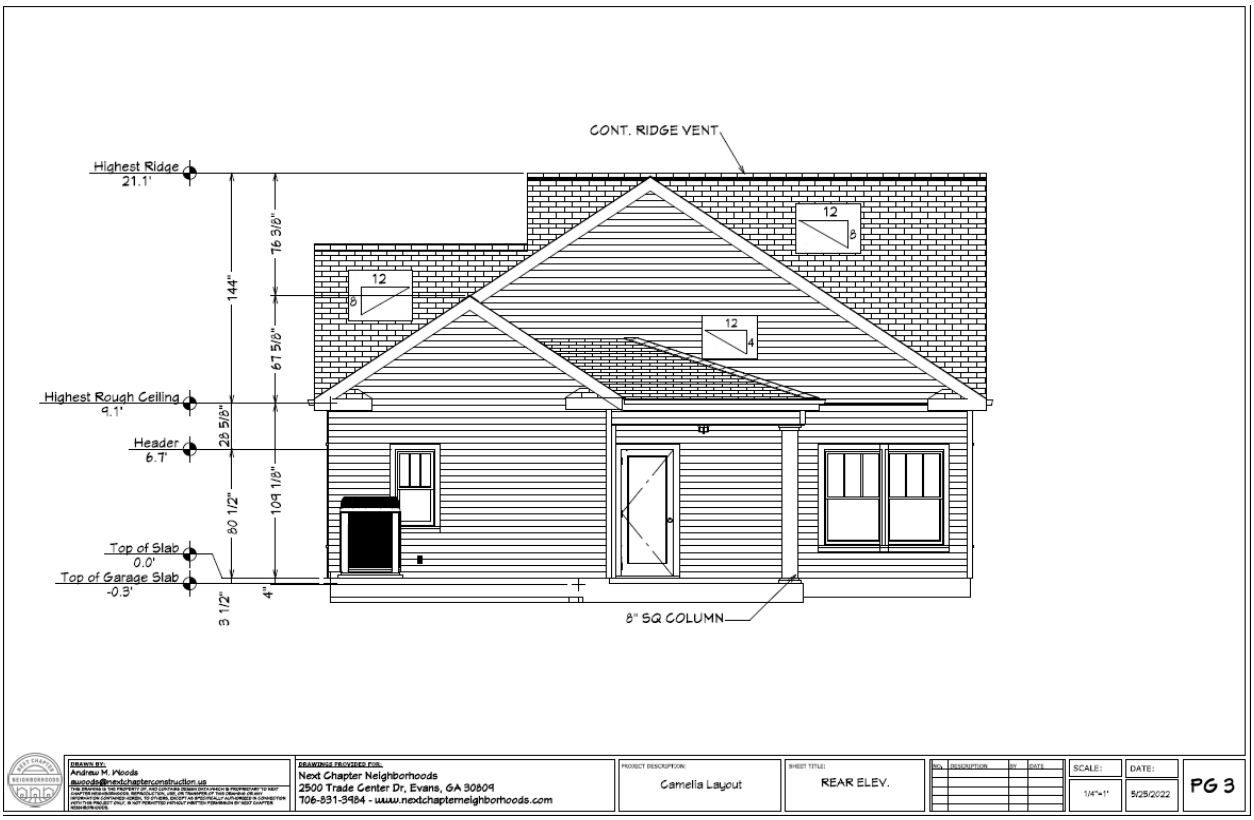
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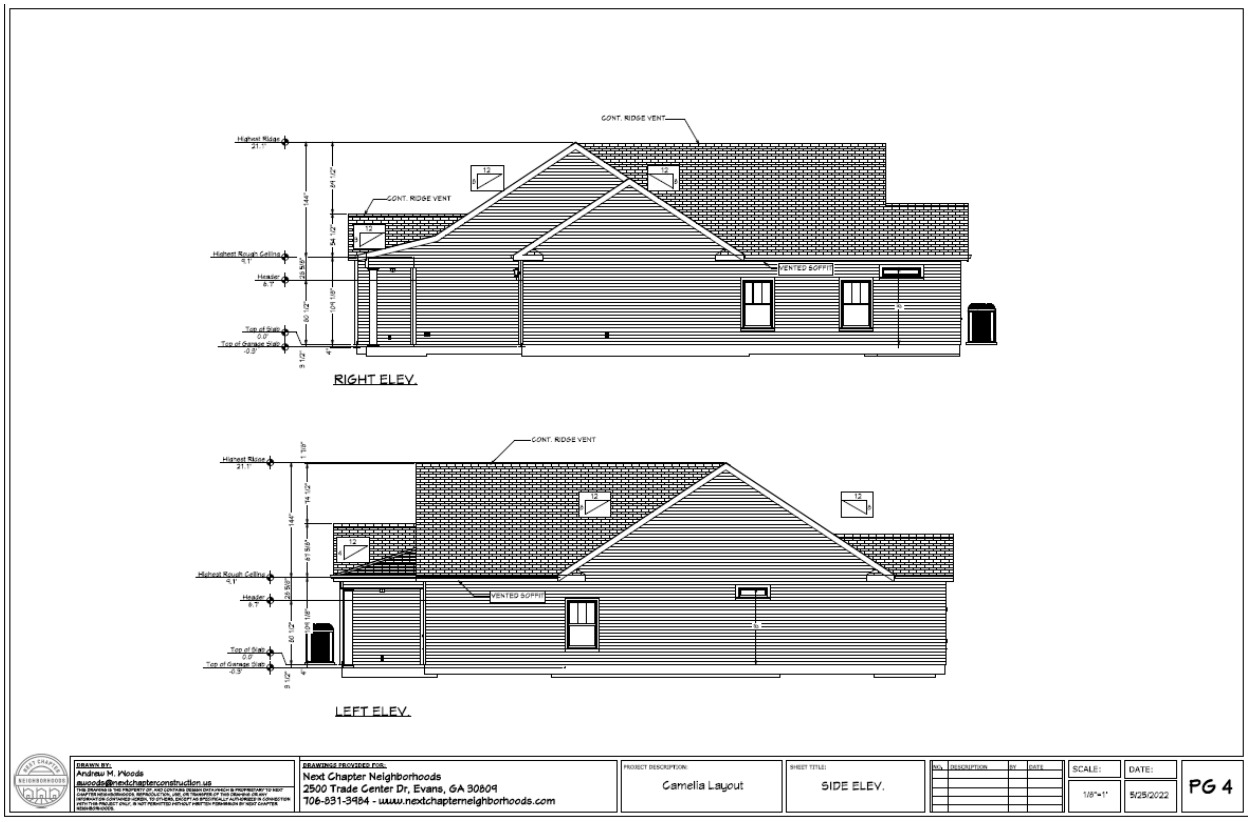
SCALE: 1/4"=1'

DATE: 5/25/2022

PG 2

Camelia (Cont'd)





Cherry



FRONT ELEV. RENDERING
NO SCALE



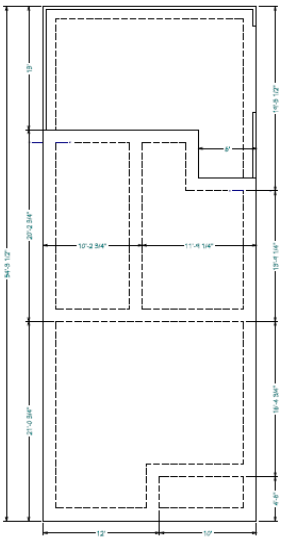
FRONT ELEV
1/4" =1'





SIDE ELEV
1/8" =1'

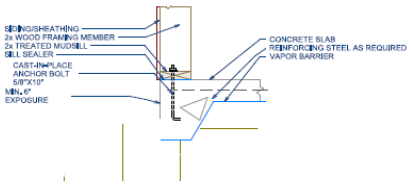
DRAWN BY: Shane M. Malek, shane@nextchapterneighborhoods.com	DRAWINGS PROVIDED FOR: Next Chapter Neighborhoods, 2500 Trade Center Dr, Evans, GA 30809, 706-651-9484 - www.nextchapterneighborhoods.com	PROJECT DESCRIPTION: Cherry-Garage Right	SHEET TITLE: Elevations
NO. / DESCRIPTION / BY / DATE	SCALE:	DATE: 11/19/2024	PG 1



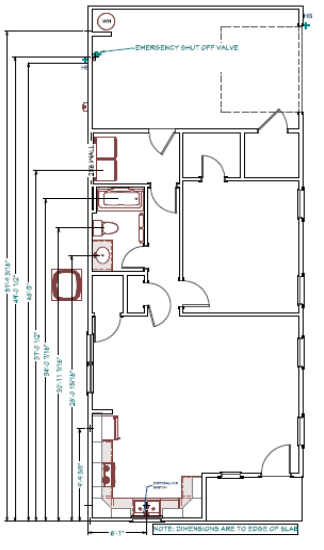
FOUNDATION LAYOUT

GARAGE CURB MUST MEASURE 8'-3"

ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 839 SQFT
GARAGE - 247 SQFT
PORCH - 46 SQFT
FOOTPRINT - 1,172 SQFT
TOTAL FRAMING - 1,172 SQFT



Monolithic Slab Detail

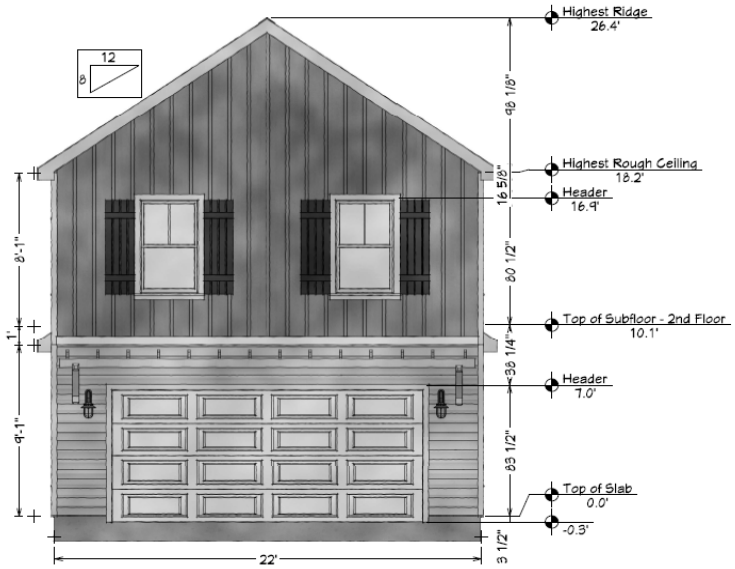


PLUMBING LAYOUT

DRAWN BY: Shane M. Malek, shane@nextchapterneighborhoods.com	DRAWINGS PROVIDED FOR: Next Chapter Neighborhoods, 2500 Trade Center Dr, Evans, GA 30809, 706-651-9484 - www.nextchapterneighborhoods.com	PROJECT DESCRIPTION: Cherry-Garage Right	SHEET TITLE: SLAB/PLUMBING
NO. / DESCRIPTION / BY / DATE	SCALE: 1/8" = 1'	DATE: 11/19/2024	PG 2

Chestnut

ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 780 SQFT
2ND FLR HTD- 888 SQFT
TOTAL HTD- 1,668 SQFT
GARAGE - 496 SQFT
PORCH - 46 SQFT
FOOTPRINT - 1,370 SQFT
TOTAL FRAMING - 2,258 SQFT



FRONT ELEV.
1/4"=1'

DRAWN BY:
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PROJECT DESCRIPTION: Chestnut- Porch Right

SHEET TITLE: ELEVATIONS

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE: 5/21/2022

PG 1



RIGHT ELEV.



LEFT ELEV.



REAR ELEV.

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PROJECT DESCRIPTION: Chestnut- Porch Right

SHEET TITLE: ELEVATIONS

NO.	DESCRIPTION	BY	DATE

SCALE: 1/8" =1'

DATE: 5/21/2022

PG 2

Cypress



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 452 SQFT
2ND FLR HTD- 632 SQFT
TOTAL HTD- 1,082 SQFT
GARAGE - 222 SQFT
PORCH - 95 SQFT
FOOTPRINT - 784 SQFT
TOTAL FRAMING - 1,291 SQFT

DRAWN BY:
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awoods@nextchapterconstruction.us

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PROJECT DESCRIPTION: Cypress Layout Garage Right

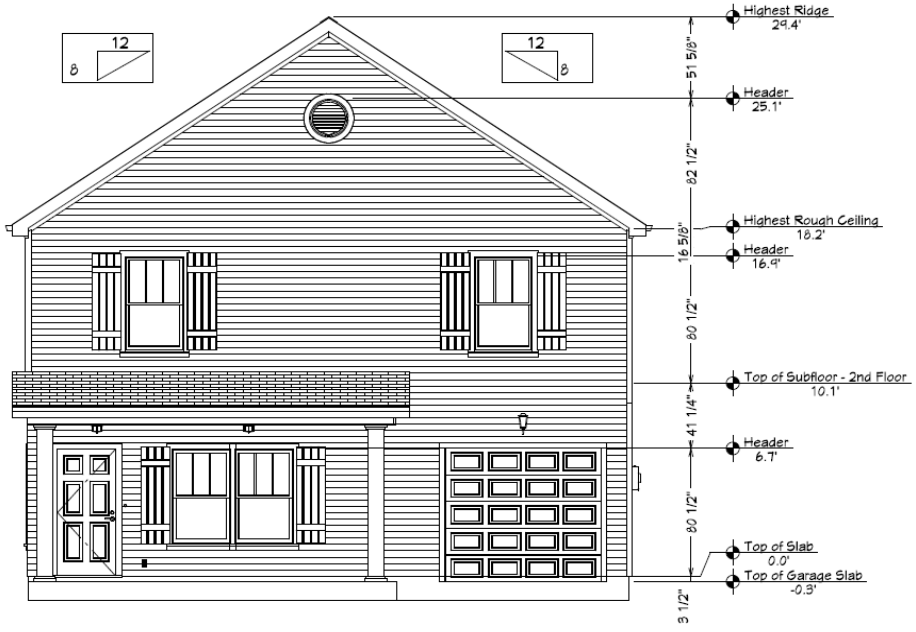
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NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE

DATE: 6/13/2022

PG 1



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PROJECT DESCRIPTION: Cypress Layout Garage Right

SHEET TITLE: FRONT ELEV.

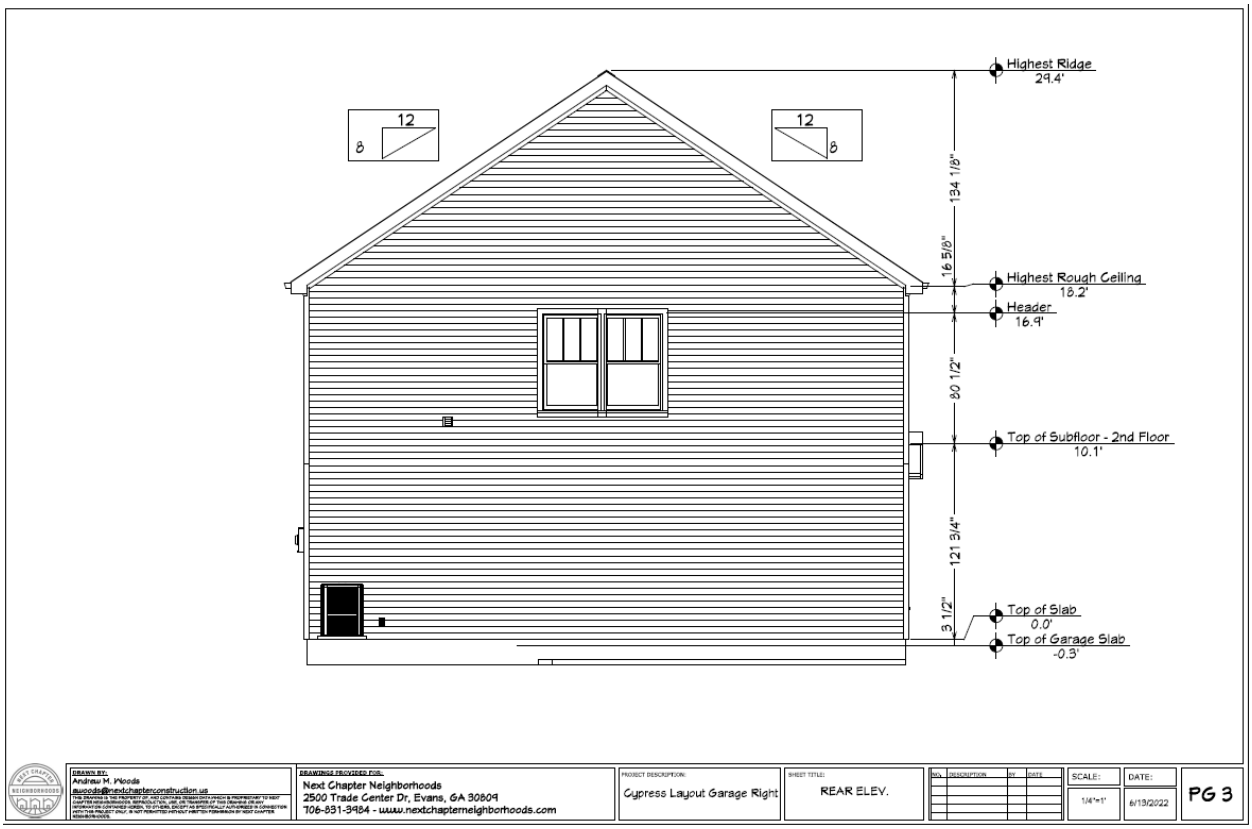
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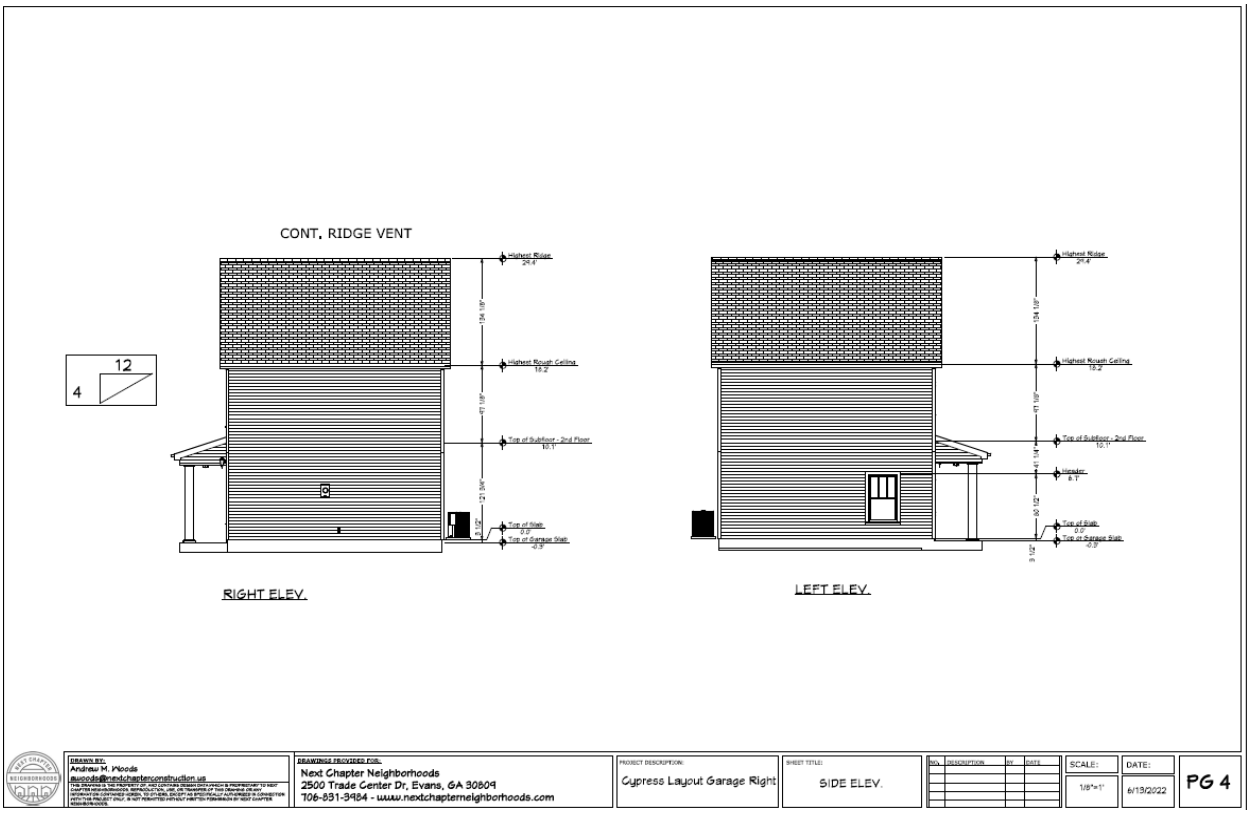
SCALE: 1/4"=1'

DATE: 6/13/2022

PG 2

Cypress (Cont'd)





Hickory



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 412 SQFT
2ND FLR HTD- 345 SQFT
TOTAL HTD- 757 SQFT
PORCH - 156 SQFT
FOOTPRINT - 596 SQFT
TOTAL FRAMING - 1,192 SQFT

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PROJECT DESCRIPTION: The Hickory

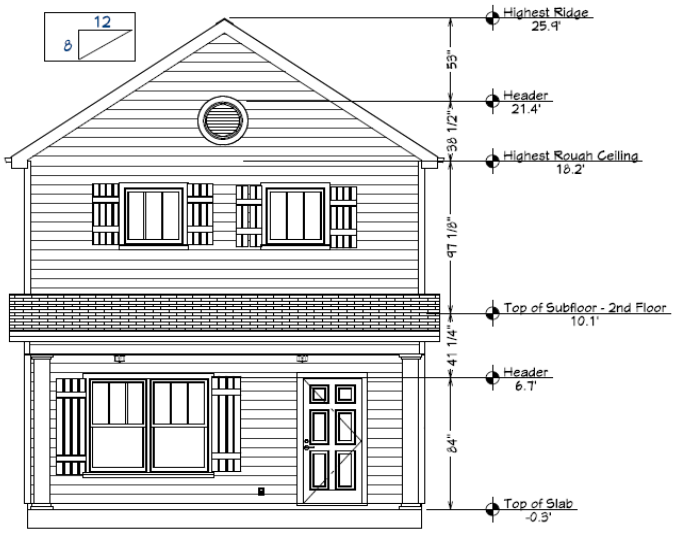
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NO.	DESCRIPTION	BY	DATE

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DATE: 6/28/2023

PG 1



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PROJECT DESCRIPTION: The Hickory

SHEET TITLE: FRONT ELEV.

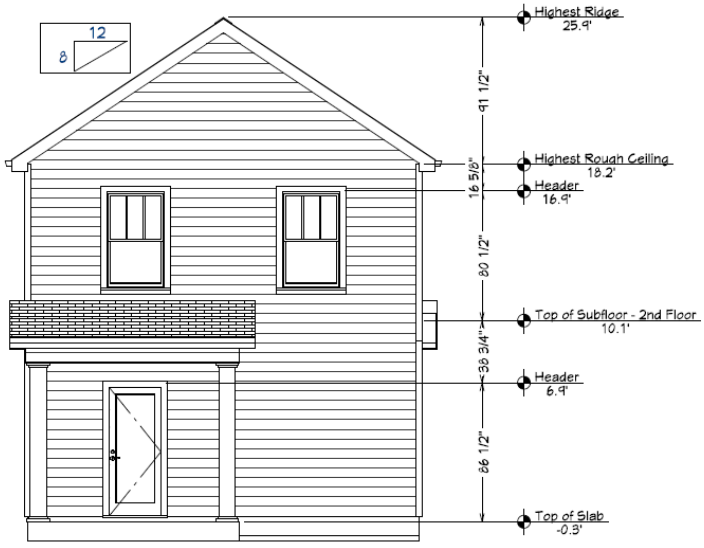
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SCALE: 1/4"=1'

DATE: 6/28/2023

PG 2

Hickory (Cont'd)



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PROJECT DESCRIPTION: The Hickory

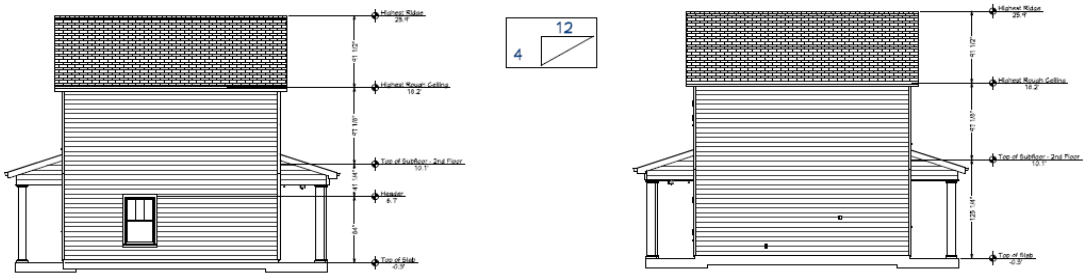
SHEET TITLE: REAR ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'

DATE: 6/26/2023

PG 3



LEFT ELEV.

RIGHT ELEV.

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PROJECT DESCRIPTION: The Hickory

SHEET TITLE: SIDE ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/8"=1'

DATE: 6/26/2023

PG 4

Jasmine



ESTIMATED SQUARE FOOTAGE
TOTAL HTD- 1,288 SQFT
GARAGE - 247 SQFT
PORCH - 137 SQFT
FOOTPRINT - 1,538 SQFT
TOTAL FRAMING - 1,675 SQFT
MONO SLAB CONC.- 38 CuYd
ROOFING- 27 SQ
SIDING- 23 SQ
FLOORING- 1,288 SQFT
DRYWALL- 6,618 SQFT

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Awoods@nextchapterconstruction.us

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PROJECT DESCRIPTION: Jasmine

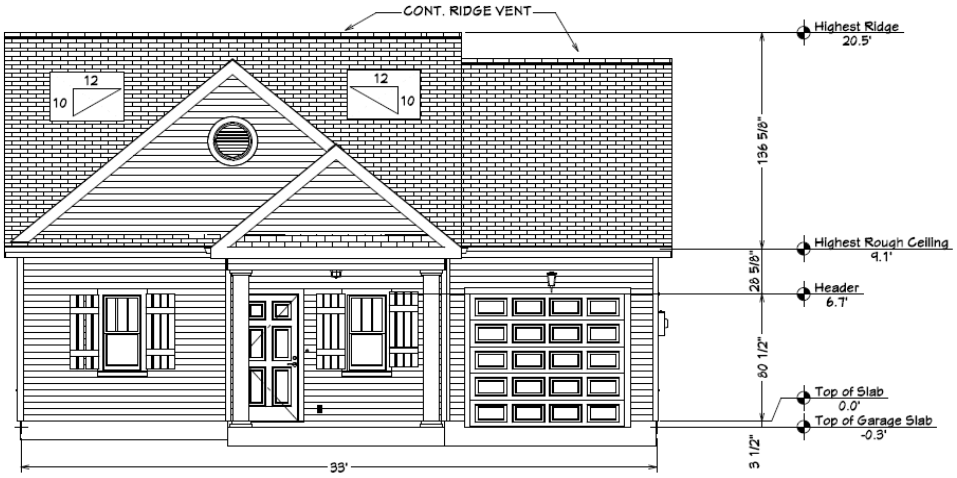
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NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE

DATE: 5/25/2022

PG 1



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SHEET TITLE: FRONT ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'

DATE: 5/25/2022

PG 2

Jasmine (Cont'd)



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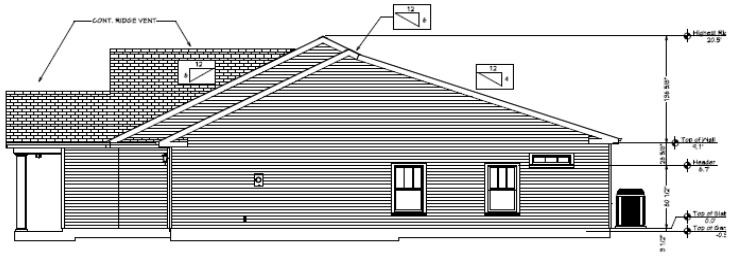
SHEET TITLE: REAR ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'

DATE: 5/25/2022

PG 3



RIGHT ELEV.



LEFT ELEV.

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PROJECT DESCRIPTION: Jasmine

SHEET TITLE: SIDE ELEV.

NO.	DESCRIPTION	BY	DATE

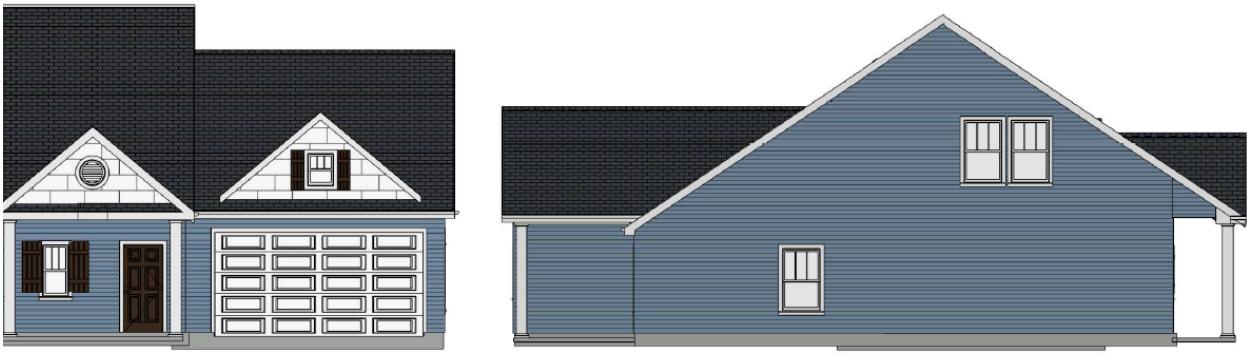
SCALE: 1/8"=1'

DATE: 5/25/2022

PG 4

Lilac

The Lilac



1,541 Heated SQFT

Maple



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 452 SQFT
2ND FLR HTD- 410 SQFT
TOTAL HTD- 862 SQFT
GARAGE - 222 SQFT
PORCH - 95 SQFT
FOOTPRINT - 784 SQFT
TOTAL FRAMING - 1,291 SQFT

DRAWN BY: Andrew M. Woods
awoods@nextchapterconstruction.us
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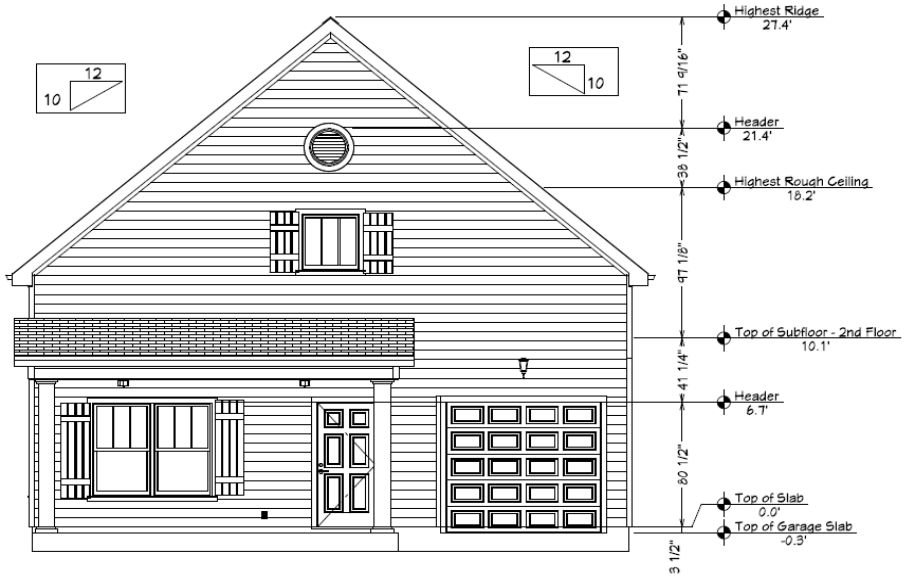
DRAWINGS PROVIDED FOR:
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PROJECT DESCRIPTION: Maple Plan Right

SHEET TITLE: COVER PAGE

NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE | DATE: 6/9/2022 | PG 1



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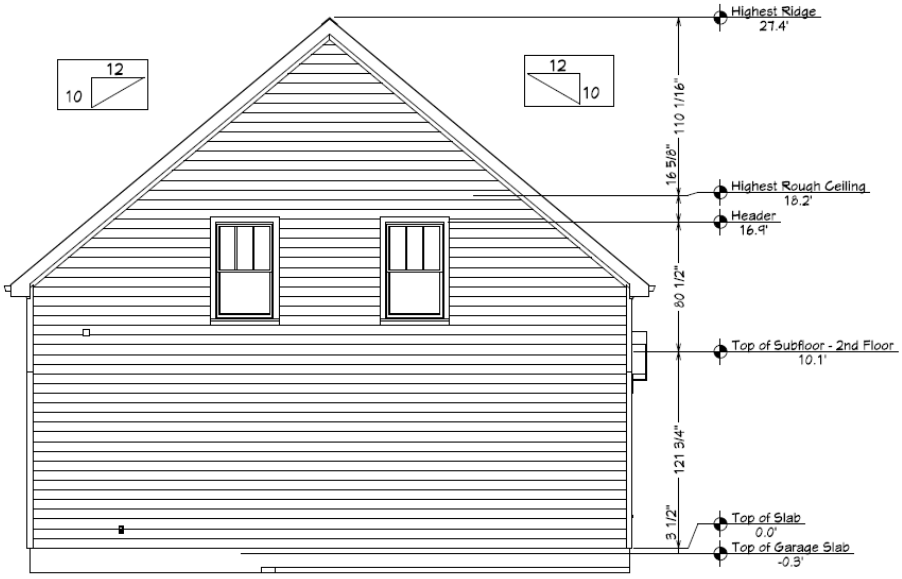
PROJECT DESCRIPTION: Maple Plan Right

SHEET TITLE: FRONT ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1' | DATE: 6/9/2022 | PG 2

Maple (Cont'd)



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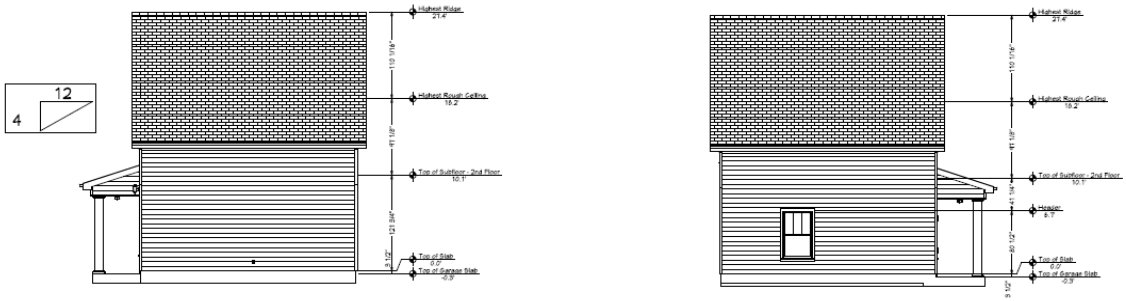
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PROJECT DESCRIPTION: Maple Plan Right

SHEET TITLE: REAR ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1' | DATE: 6/9/2022 | PG 3



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DRAWINGS PROVIDED FOR: Next Chapter Neighborhoods, 2500 Trade Center Dr, Evans, GA 30809, 706-831-3484 - www.nextchapterneighborhoods.com

PROJECT DESCRIPTION: Maple Plan Right

SHEET TITLE: SIDE ELEV.

NO.	DESCRIPTION	BY	DATE

SCALE: 1/8"=1' | DATE: 6/9/2022 | PG 4

Pecan



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 840 SQFT
2ND FLR HTD- 765 SQFT
TOTAL HTD- 1,605 SQFT
PORCHES - 130 SQFT
FOOTPRINT - 970 SQFT
TOTAL FRAMING - 1,735 SQFT
MONO SLAB CONC.- 19 CuYd
SHINGLES.- 14 SQ
SIDING- 20 SQ
DRYWALL- 6,368 SQFT

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Andrew M. Woods
awoods@nextchapterconstruction.us
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PROJECT DESCRIPTION: Pecan Layout

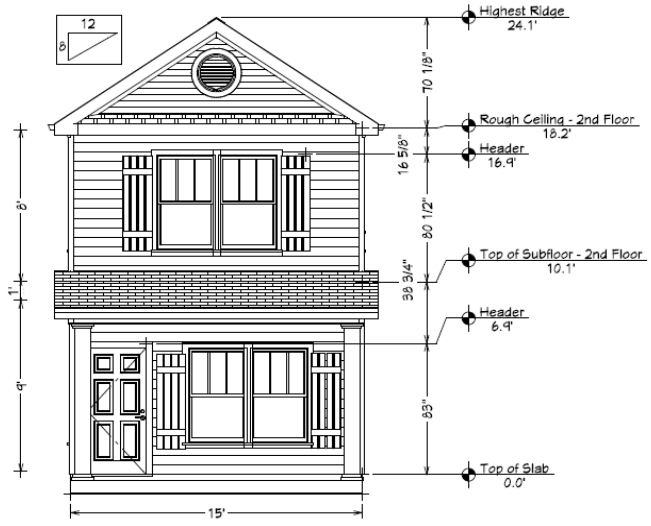
SHEET TITLE: COVER PAGE

NO.	DESCRIPTION	BY	DATE

SCALE: NO SCALE

DATE: 5/21/2022

PG 1



FRONT ELEV.
1/4"=1'



REAR ELEV.
1/4"=1'

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PROJECT DESCRIPTION: Pecan Layout

SHEET TITLE: ELEVATIONS

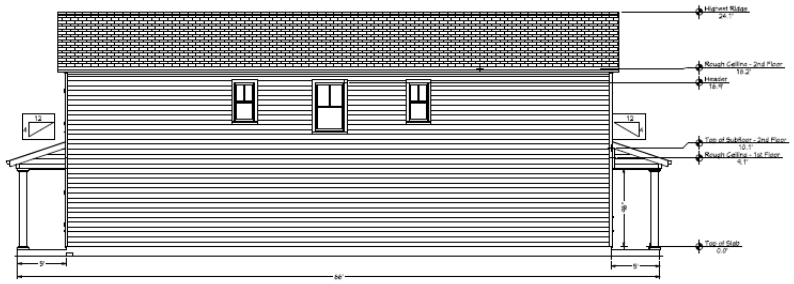
NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'

DATE: 5/21/2022

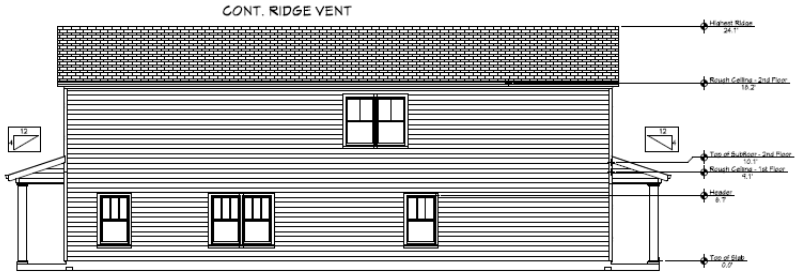
PG 2

Pecan (Cont'd)



RIGHT ELEV.

CONT. RIDGE VENT



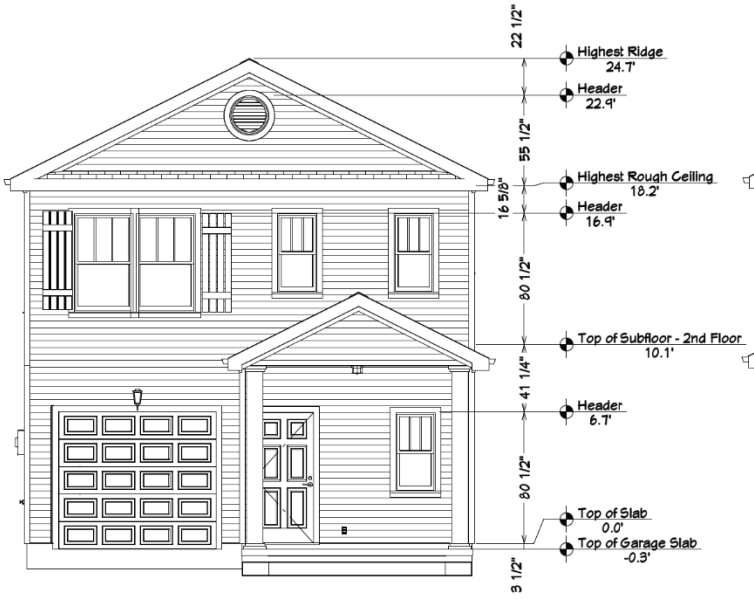
LEFT ELEV.

DRAWN BY: Andrew M. Woods awoods@nextchapterconstruction.us	DRAWINGS PROVIDED FOR: Next Chapter Neighborhoods 2500 Trade Center Dr, Evans, GA 30809 706-831-3984 - www.nextchapterneighborhoods.com	PROJECT DESCRIPTION: Pecan Layout	SHEET TITLE: ELEVATIONS	NO. DESCRIPTION BY DATE	SCALE: 1/8" =1'	DATE: 5/27/2022	PG 3

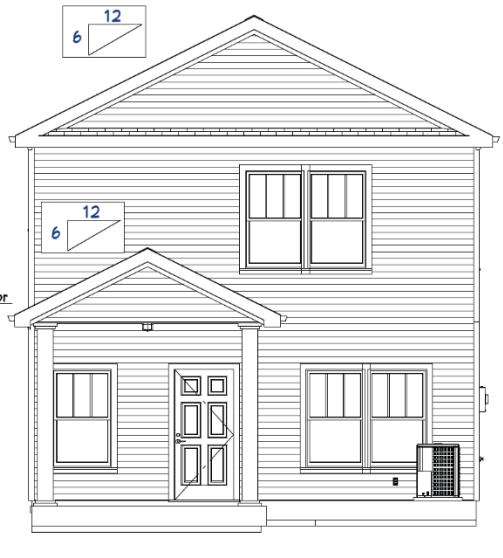
Sycamore



ESTIMATED SQUARE FOOTAGE
1ST FLR HTD- 585 SQFT
2ND FLR HTD- 824 SQFT
TOTAL HTD- 1,409 SQFT
GARAGE - 231 SQFT
PORCH - 140 SQFT
FOOTPRINT - 964 SQFT
TOTAL FRAMING - 1,640 SQFT



FRONT ELEV.

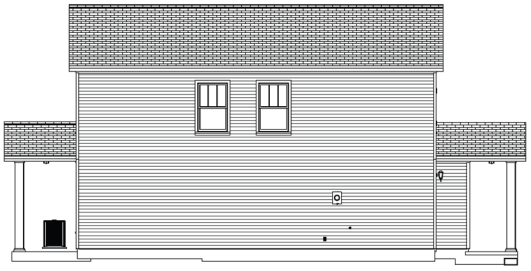


REAR ELEV.

Sycamore (Cont'd)



RIGHT ELEV.



LEFT ELEV.

MEETING ATTENDANCE RECORD

Project Name:	Line Creek & Stagecoach Apartments
Meeting Location:	8581 N. Green Hills Rd. Kansas City, MO 64154
Meeting Type:	Public Engagement
Presenter:	
Project #:	024-04599
Date:	12/10/24

Name of Attendee (Please print)	Address (City)	Email
Stuart Elliott	1309 S Skyline Dr Liberty Mo 64068	seeLL56@yahoo.com (816) 678-2875

MEETING ATTENDANCE RECORD

Project Name:	Line Creek & Stagecoach Apartments
Meeting Location:	8581 N. Green Hills Rd. Kansas City, MO 64154
Meeting Type:	Public Engagement
Presenter:	
Project #:	024-04599
Date:	12/10/24

Name of Attendee (Please print)	Address (City)	Email
Eric Manning	1309 S Skyline Dr.	
Debby Hill	9217 N. Belton Ct.	deb2go@aol.com

MEETING MINUTES

Line Creek Homes Neighborhood Meeting

Date:	10/12/24
Location:	Meeting Room 1 Green Hills Library Center 8581 N. Green Hills Rd.
Note Taker:	Jake Hodson
Project #	024-04599

1. Meeting start time 5:45pm
   a. A member of the family that currently owns the property (Stuart Elliott) was in attendance. There was in formal discussions about the proposed development. Images of existing Next Chapter Neighborhood development was shown to Stuart and Eric. They liked the idea of a development that create sense of community.
   b. There was discussion about saving the parts if the existing house and barn. Shane with Next Chapter Neighborhoods has plans to meet with Stuart on site after the holidays to look at the structures to find ways to incorporate some of the wood from the barn and house into the proposed clubhouse.
   c. Stuart asked if the name Fox could be incorporated into the name of the new development as that was the name of the family that built the farmhouse and barn. The name Fox woods was kicked around. No decision was made.
2. Debby joined the meeting at 6pm
   a. She asked if this development would lower her water pressure. She feels that when Menards was built that her water pressure dropped. I informed her that a water pressure test would be done as a part of the fire code requirement during final engineering.
   b. Debby asked in there would be any low income or section 8 housing. Shane with Next Chapter Neighborhoods explained the requirements for renting a house and the background process. He assured her there would be no section 8 rentals in the new development.
3. Meeting ended at 6:15pm

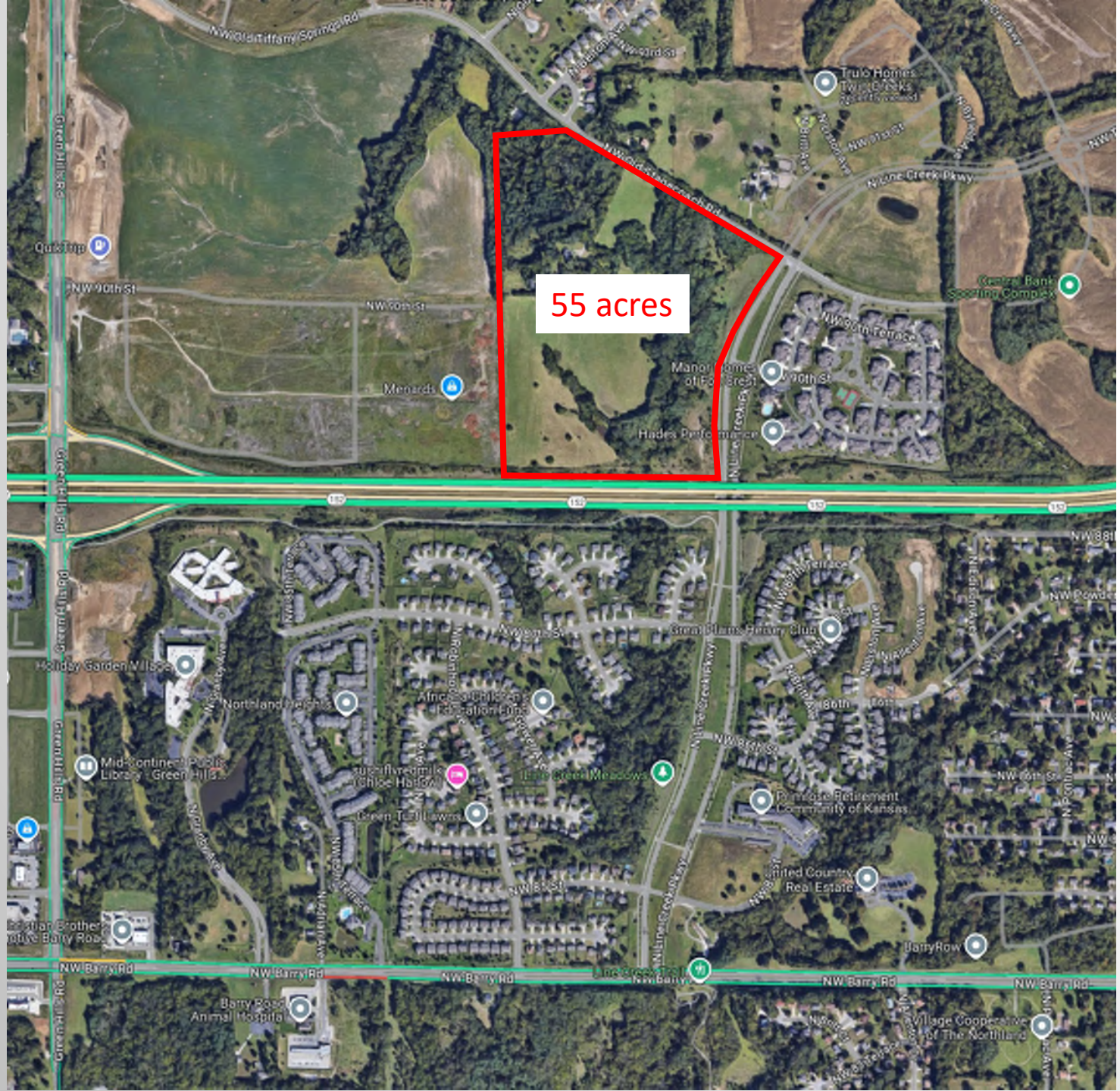
There was no opposition to the development.

Next Chapter Neighborhoods

Kansas City



The Property



The Property



The Project

- Next Chapter Neighborhoods – Kansas City
  - 270 homes
  - 5.0 units per acre
- Individual, single-family homes
- High-end amenities and neighborhood features
- Zoning Request: Ag to R-1.5

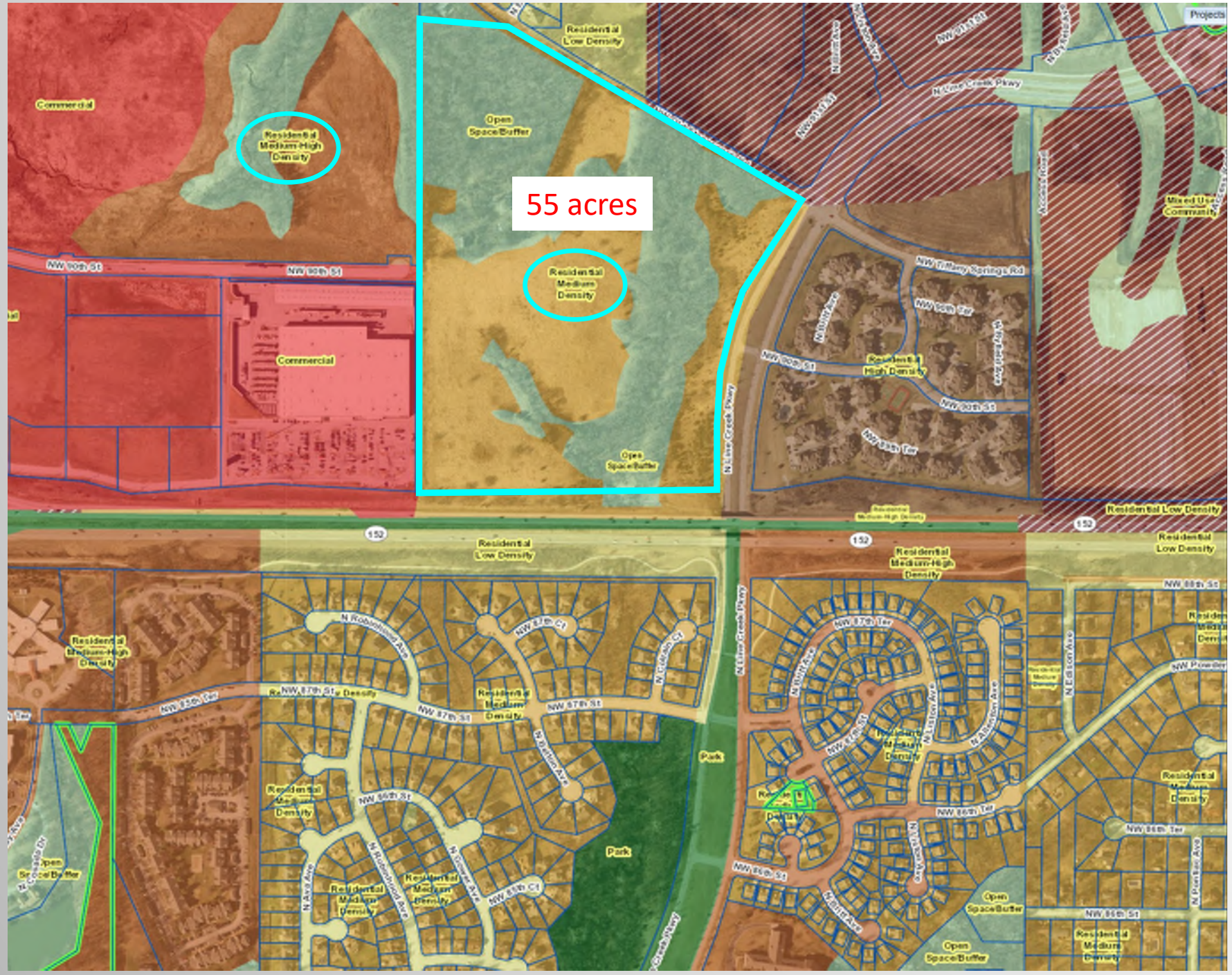




Land Use


55 acres
AG-R
R-2.5
B3-4
R-7.5
MPD
R-6
R-1.5
AG-R
152
NW 93th St
NW 87th St
NW 86th St
N Line Creek Pkwy

Land Use


55 acres
Commercial
Residential Medium-High Density
Open Space/Buffer
Residential Low Density
Residential Medium Density
Commercial
Residential High Density
Mixed Use Community
Park
NW 90th St
NW 88th St
NW 87th St
NW 86th Ter
NW 86th St
NW 85th Ter
NW Tiffany Springs Rd
N Line Creek Pkwy
N Robinson Ave
N Alden Ct
N Norton Ave
N Ware Ave
N Edson Ave
N Pleasant Ave
152

What is a Next Chapter Neighborhood?



What is a Next Chapter Neighborhood?





What is a Next Chapter Neighborhood?





What is a Next Chapter Neighborhood?









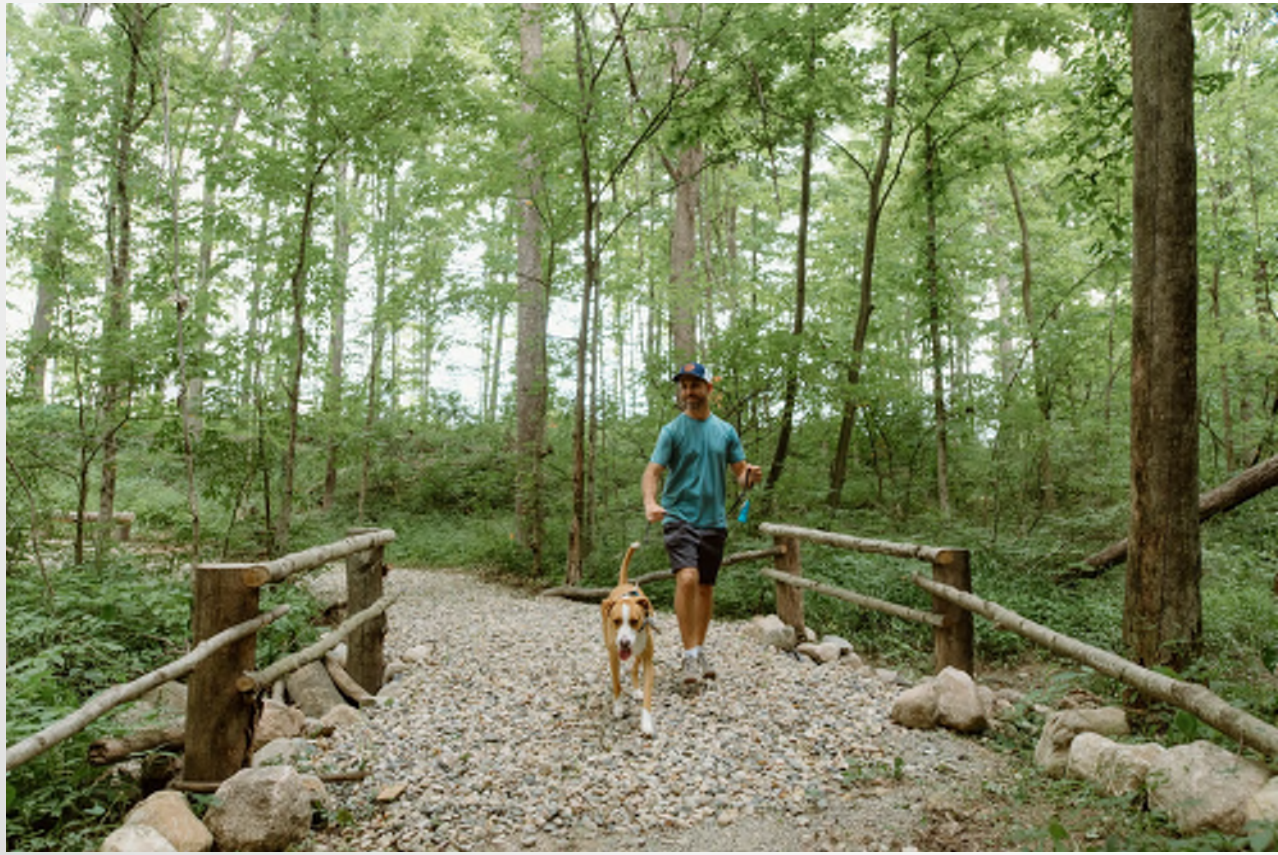
What is a Next Chapter Neighborhood?





What is a Next Chapter Neighborhood?





What is a Next Chapter Neighborhood?





What is a Next Chapter Neighborhood?

- **Sense of community**
  - Porch of the month contest
  - Game lawn movie nights
  - Food trucks and ice cream socials
  - July 4th Pool Party
  - Pumpkin carving contest
  - Chili Cook-Offs
  - Holiday gift wrapping
  - Social Senior Program





What is a Next Chapter Neighborhood?

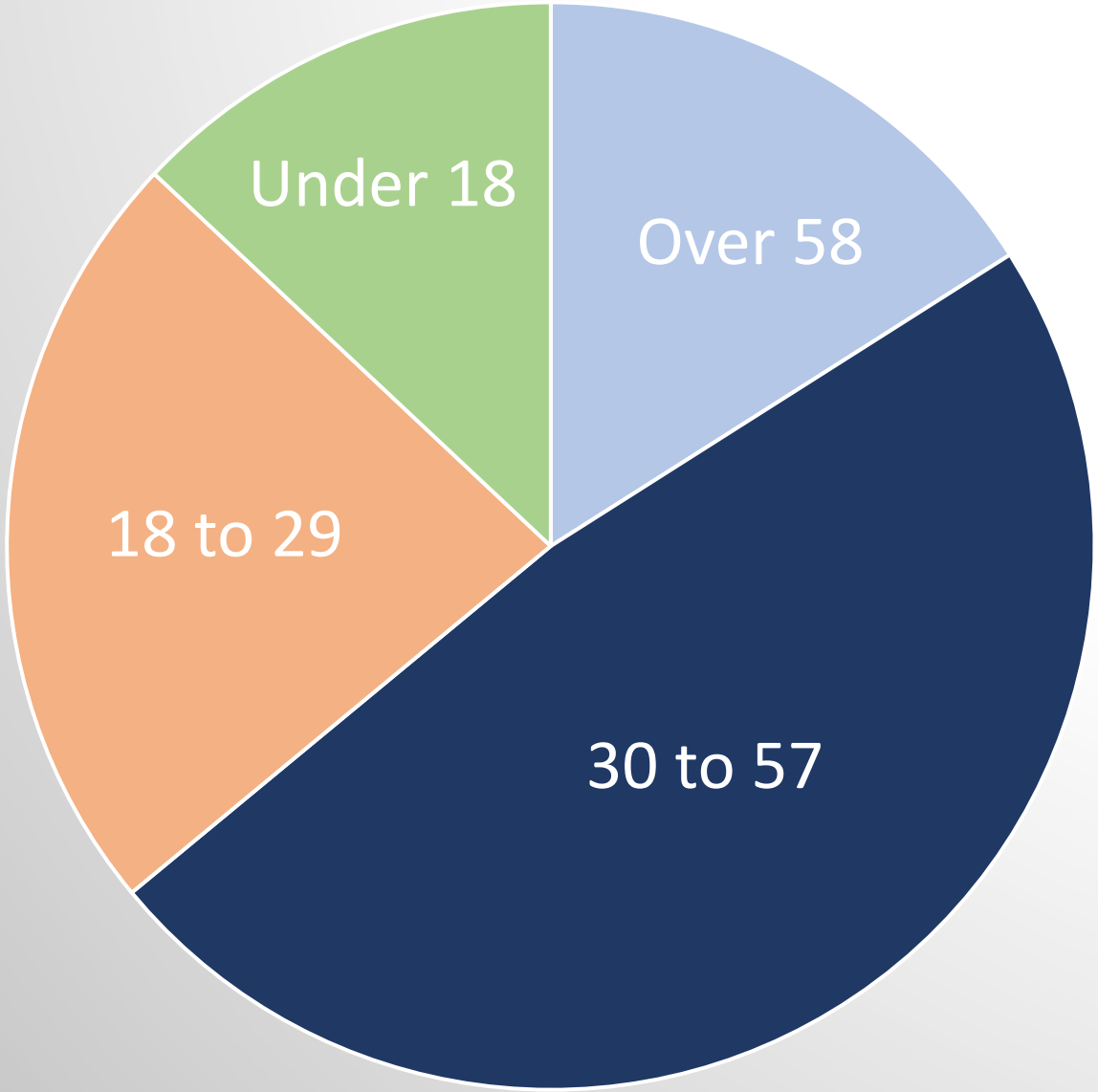
- **More than just shelter**
  - Thoughtful neighborhood amenities
  - Festive decorations
  - “Building great neighborhoods for great neighbors”



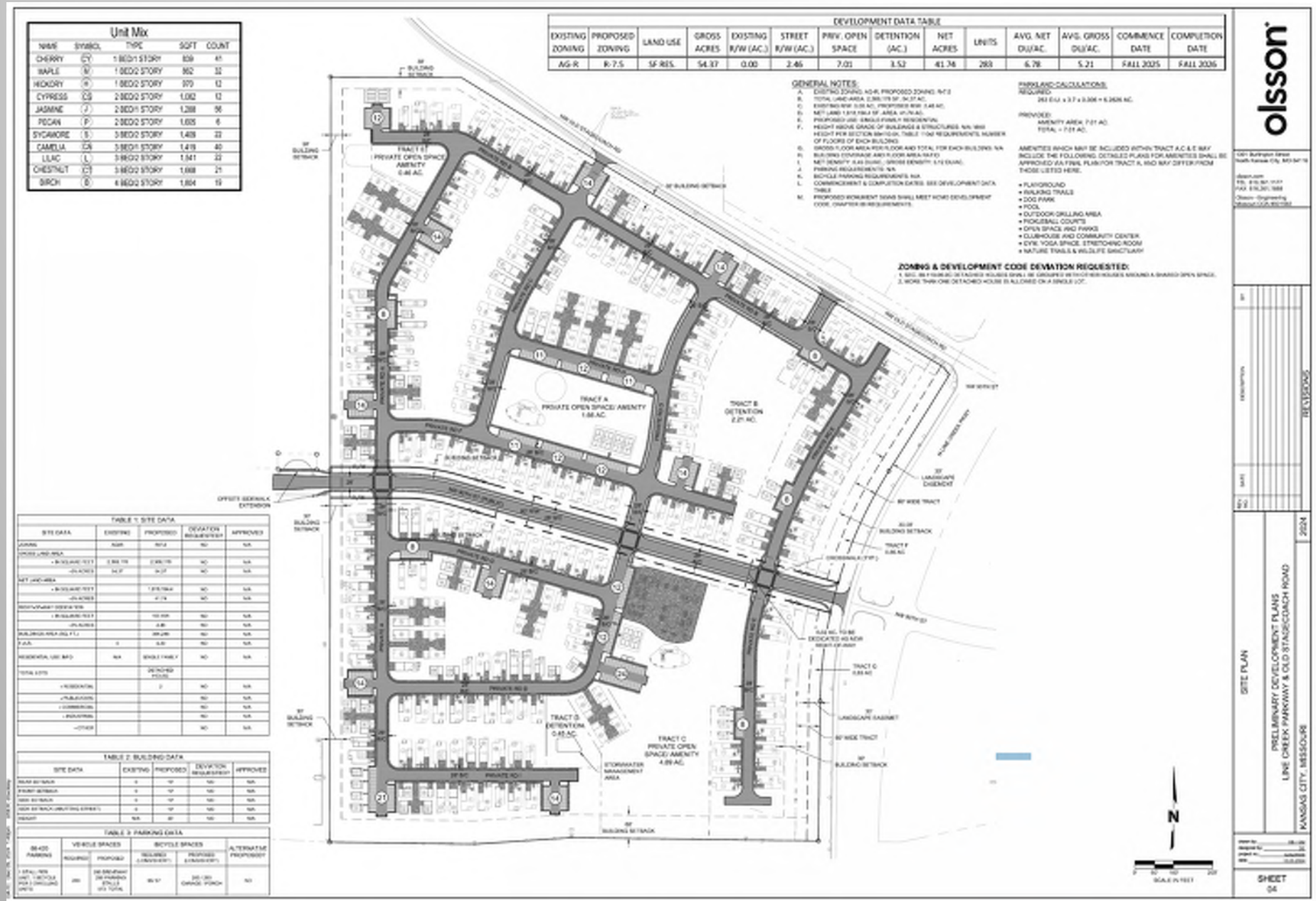


Age Demographic Breakdown

- Over 58: 16%
- 30 to 57: 48%
- 18 to 29: 23%
- Under 18: 13%

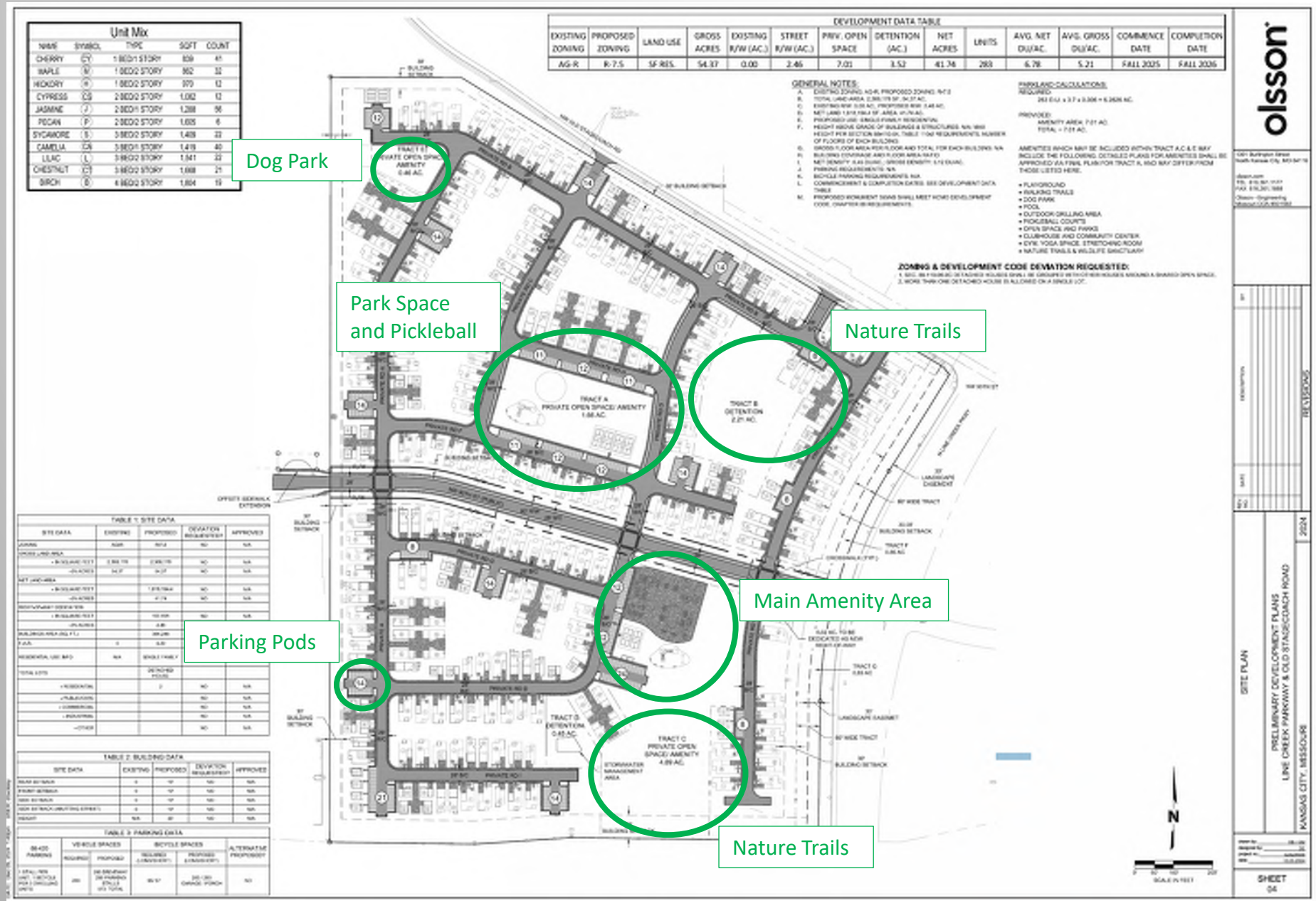


Concept Plan



NEXT CHAPTER NEIGHBORHOODS

Concept Plan




Any Questions?