



CITY PLAN COMMISSION STAFF REPORT

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

January 15, 2025

Project Name
Embrace Your Shine

Docket #7

Request
CD-CPC-2024-00165

Applicant
Jacob Hodson
Olsson

Owner
Monolith Properties LLC

Location City Pin - 228030
Area About 0.68 Acres
Zoning R-1.5
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses
North: Residential/Undeveloped, zoned R-2.5
South: Undeveloped, zoned R-1.5
East: Residential/Undeveloped, zoned R-2.5
West: Residential, zoned R-2.5

KC Spirit Playbook Alignment
Likely

Land Use Plan
The Truman Plaza Area Plan recommends Residential Medium Density for this location. The proposed plan aligns with this designation.

Major Street Plan
This section of E 10th Street is not identified on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a residential development plan in district R-1.5 on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue.

PROJECT TIMELINE

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

- The application was continued due to revised plans being submitted late.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Lykins Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 12/09/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property is entirely paved and vacant.

CONTROLLING + RELATED CASES

CLDMS-2023-00077 – Minor Subdivision creating two parcels, recorded 12/04/2023.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

VICINITY MAP**PLAN REVIEW**

The proposed development is a 6-unit cottage home development in the historic Northeast neighborhood. The applicant has worked with the neighborhood association and city staff to propose a high-quality development. The development will have one access to the site with six parking spaces on the east side of the property. There is an internal sidewalk that connects each unit and provides connectivity to the parking lot. The southern portion of the property is proposed as a community garden and rain garden/detention area.

The applicant has submitted design guidelines for construction materials including painted wood, fiber cement siding, asphalt shingles (for the roof) and a list of prohibited materials such as stone and brick. The proposed materials will be compatible with the surrounding area. Staff has included a condition to ensure additional reviews later when the materials are finalized.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Cottage Home Development Standards (88-110-06-C-2) included below.
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

Cottage House (88-110-06-C-2) – A cottage house development must meet specific development standards. The proposed development complies with the required size of the development and lot size. In an R-1.5 zoning district, per the lot and building standard table, a 0.68 acre (29,620.8 square feet) development is allowed to have a maximum of twelve (12) units for the development type. The applicant however is proposing only six (6) units. The applicant worked with staff to clearly identify the setbacks, floor area, open space, and building height on the site plan and elevations as required by this section.

SPECIFIC REVIEW CRITERIA

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 complies with all standards of the Zoning and Development Code and the Truman Plaza Area Plan. City staff has included conditions that will ensure the elevations are compatible with the surrounding area.

The Long Range Division planner stated, *"The Embrace your Shine Cottages will add six affordable housing units that will attract and retain new residents and will increase the housing diversity in the surrounding area and will likely align with the housing goals in the KC Spirit Playbook. The utilization of native plantings and the on-site rain garden will benefit the site's residents and increase the environmental resiliency of the neighborhood and will likely align with the KC Spirit Playbook. The proposed building materials help make the housing units affordable, but the unspecified materials on the provided drawings make it difficult to distinguish if the constructed cottages will be built with high quality materials that will be durable and resilient over time. The applicant can provide the specific building materials on the development plan or add prohibitions on vinyl siding materials in the narrative in the development plan to increase the high quality design goal alignment in the KC Spirit Playbook. Overall, the proposed development plan is likely to align with the KC Spirit Playbook with the conditions applied."* – Jonathan Feverston

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

The proposed use is allowed in the R-1.5 district.

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;

There is one access to the property from East 10th Street. The vehicular access is completely separate from the pedestrian access and is surrounded by sidewalks to prevent pedestrians from walking through the access/parking lot.

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

The plan provides for safe, efficient, and convenient pedestrian movement. The site plan shows a sidewalk connecting the parking lot to the front of each of the dwelling units and providing a direct connection to the existing sidewalk on East 10th Street.

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

There are adequate utilities based on City Standards.

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 and location of the dwelling units are compliant with the requirements of a cottage home development. The applicant worked with staff to re-arrange the layout of the site so each unit faces a communal sidewalk/open space and provides adequate open space surrounding each unit. The structures will not be taller than 18' (feet). The applicant has provided design guidelines on the elevation sheet with potential materials and prohibited materials. The proposed guidelines are in line with the surrounding neighborhood and will be reviewed later. The Long Range Planning Division has added a condition requiring the applicant to add vinyl siding as a prohibited siding material prior to ordinance request.

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 applicant worked with staff to provide a high-quality landscape plan. The east and west sides of the property will be appropriately screened from the existing residences. The applicant is proposing a rain garden in the southeast corner of the property with all native grasses including Little Bluestem, Copper Iris, and White Turtlehead. The required landscaping is also a high-quality mix of sturdy trees and shrubs.

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 site is currently completely paved; the applicant is proposing to remove a large majority of the concrete. There is a proposed community garden on the southern portion of the property and sod/grass areas surrounding the dwelling units. The only remaining concrete area is the parking lot and access on the eastern side of the property.

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.

There are no trees on the property, and a tree preservation plan was not required with this submittal.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Larisa Chambi, AICP
Planning Supervisor



Plan Conditions

Report Date: January 08, 2025

Case Number: CD-CPC-2024-00165

Project: Embrace Your Shine - Cottage Home Development

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

1. 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.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 11/12/2024 via publicengagement@kcmo.org
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. Should the applicant decide to fence the property, the fence shall be of high quality materials (wrought iron/wood picket/etc.) if the applicant wishes to provide chain link fence the fence shall be of finished black material on all three sides of the development and shall meet the required fence height per Chapter 27.
7. The applicant is to add vinyl siding as a prohibited siding material on sheet A101 prior to ordinance request.
8. The applicant shall submit detailed elevations clearly identifying building materials and colors when applying for a building permit. The building permit will be routed to the Development Management Division and Long Range Planning Division for review, should the elevations not meet the intent of the provided Design Guidelines the applicant shall apply for and receive approval of a Minor Amendment prior to receiving approval of building permits.
9. Should the applicant decide to add more units the development will be subject to 88-516-06.

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 issuance of the Certificate of Occupancy, the applicant gain approval and record the Final Plat.

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

11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. 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.
13. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
14. 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)
15. 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)
16. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

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

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)
18. 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)
19. 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)

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. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed or a convex mirror mounted from an elevated position angled downward into the screening should be considered to remove concealment area for better safety and security of the area. This should be added on plans prior to approval of building permit.
23. Address must be determined, and location should be identified and described or shown on site plan/elevations prior to approval of building permit. Address should be placed in a position that is visible from the street or road fronting the property. If this cannot be done, then wayfinding should be added to the plan to assist with address identification. 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 stroke width of not less than 0.5 inches.

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

24. All amenities within the "Private Open Space" Tract shall be constructed prior to the release of the certificate of occupancy for the first residential unit.
25. 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.

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

26. 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.
27. 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.
28. 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.

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

29. 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.

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

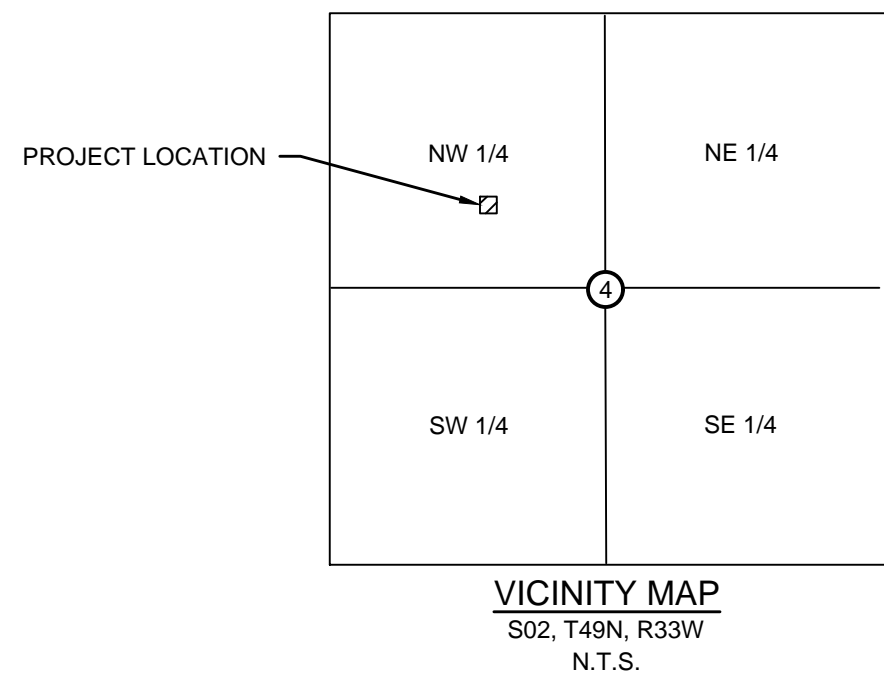
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. 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>
32. 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>
33. 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

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

34. Submit water main extension plans prepared by a MO PE for the new public fire hydrant on 10th Street. The plans shall meet all KC Water Rules and Regulations and shall be contracted (permitted) prior to building permit issuance.

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

35. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
36. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.



PRELIMINARY DEVELOPMENT PLAN FOR EMBRACE SMALL HOMES

ELMWOOD AVE & E 11TH STREET
SECTION 4, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER/DEVELOPER MONOLITH PROPERTIES LLC 6320 BROOKSIDE #285 KANSAS CITY, MO 64113 CONTACT: GARY HENKE EMAIL: GHENKE5533@GMAIL.COM	UTILITY SERVICE NUMBERS NAME: KOMO PUBLIC WORKS PHONE: 816-513-2627 NAME: EVERY PHONE: 816-471-5275 NAME: SPIRE PHONE: 816-756-5252
ARCHITECT FUTURE STORIES CONSULTING 6800 NOLAND ROAD KANSAS CITY MO 64133 CONTACT: JOHN HO PHONE: 816.591.5981 EMAIL: FUTURESTORIESCONSULTING@GMAIL.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959 NAME: CITY OF KANSAS CITY WATER PHONE: 816-513-2171 NAME: CITY OF KANSAS CITY SEWER PHONE: 816-513-1313 NAME: SPECTRUM PHONE: 816-358-5360
ENGINEER OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: DAVID EICKMAN PHONE: 816.361.1177 EMAIL: DEICKMAN@OLSSON.COM	
SURVEYOR R.L. BUFORD & ASSOCIATES, LLC. P.O. BOX 14069 PARKVILLE, MO 64152 CONTACT: ROBERT YOUNG PHONE: 816.741.6152 EMAIL: ROB@RLBUFORD.COM	

PROPERTY DESCRIPTION

LOT 1
CONTAINING 29,786 SQUARE FEET OR 0.68 ACRES

Legal Description: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 582.76 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST 11TH STREET; THENCE N87°41'32"W, ALONG SAID PROLONGATION AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 977.50 FEET; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FT TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N87°41'32"W, ALONG A LINE PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST 11TH STREET, A DISTANCE OF 186.00 FEET TO A POINT 1163.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OD 160.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST 10TH STREET; THENCE S87°41'32"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 186.00 FEET TO A POINT 977.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S02°15'43"W, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FEET TO THE POINT OF BEGINNING.



Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	VISION STATEMENT
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS (ADJACENT PROPERTIES)
C200	PRELIMINARY PLAT
C201	OVERALL SITE PLAN
C202	OVERALL GRADING PLAN
C203	OVERALL UTILITY PLAN
L100	OVERALL LANDSCAPE PLAN
E100	PHOTOMETRICS PLAN
A101	BUILDING ELEVATIONS
A102	TRASH ENCLOSURE DETAIL

NOT FOR CONSTRUCTION
 REVIEWED FOR CONSTRUCTION

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-1.5	R-1.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	29,786	29,786	NO	N/A
- IN ACRES	0.68	0.68	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	0	NO	N/A
- IN ACRES	0	0	NO	N/A
BUILDINGS AREA (SQ. FT.)	0	2,496	NO	N/A
F.A.R.	0	0.08	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY COTTAGE HOUSES	NO	N/A
88-110-06-C	N/A	FRONT PORCH 6' X 16' = 96 SF		
TOTAL LOTS				
- RESIDENTIAL		1	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	25'	NO	N/A
FRONT SETBACK	0	20'	NO	N/A
SIDE SETBACK	0	8'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	10'	NO	N/A
HEIGHT	N/A	25'	NO	N/A

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	6	6	2/0	6/6	NO



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT- OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

EMBRACE SMALL HOMES
4611 East 10th Street
Kansas City, MO 64127

PRELIMINARY
DEVELOPMENT PLAN

olsson®

Site Engineer:
Olsson Engineers
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
(816) 361-1177
Attn: Jacob Hodson

Consultants	
Revision Number	
Project Number	024-05629
Date	30 December 2024
Drawn By	DP
Checked By	JH
Scale	As indicated

TITLE SHEET

future stories

John Ho, architect - future stories consulting
6800 Noland Road, Kansas City, Missouri 64133
1-816-519-5981; futurestoriesconsulting@gmail.com

C100

How 'Embrace Your Shine' aligns with the KC spirit playbook... Guides the physical development of the city over the next 20 years. Goal Supporting Criteria - GSC Each criteria relates to one of the 10 citywide GOALS of the playbook.

1. Enhance or create new mobility options and foster a more connected economic opportunity?

- 'Our services' aims to provide housing at little to no charge to underrepresented individuals seeking to turn their passion into a profession while 'preventing hidden homelessness'. To support future Business Owners, Entrepreneurs and Career-Driven individuals in the Historic Northeast Lykins area, to begin with.

- Development of an outdoor pavilion patio space for local food trucks and vendors to set up/ host pop ups: serving the soccer community across the street on 9th & Van Brunt and the neighborhood. Memberships will be revenue generated income support for young adults terms of completion funding within Embrace Your Shine and operation funding.

2. Increase equity by embracing diversity and creating economic opportunities?

Fostering and Empowering Economic Mobility within the northeast area, with transitional small homes in a cottage setting combined with comprehensive resources, preventing hidden homelessness, and a phenomenal layout of an outdoor pavilion space, Bringing together the black and brown community and developing a incubator / HQ of stability & resources to build traction for a solid foundation of not just a livable wage but to have the chance to reinvest into themselves and flourish into a thriving wage. Not just for them but also for the ones connected to them and their community .

3. Lead to equitable and sustainable growth or revitalization?

Embrace Your Shine will add new value within the community, inspiring economic development. Clearing up infill and vacant lots that are currently used as an old parking lot, bulk trash dump sites.

4. Promote High quality design?

Will begin with 6 small homes in a cottage setting surrounded by native plants and trees, community flower bed garden and a future basketball court.

5. Protect or Expand the system of the parks, boulevards, and open spaces?

- a phenomenal layout of an outdoor pavilion space, Bringing together the community and developing an incubator of stability & resources to build traction for a solid foundation of not just a livable wage but to have the chance to reinvest into themselves and flourish into a thriving wage. Not just for them but also for the ones connected to them and their community .

Global Design Guidelines (GDG)

Each should be used in the review of development proposals during the design phase of project. Also paired with the Development Form Guidelines

1. Effectively use infill sites or existing infrastructure contiguous to existing development?
2. Embrace & Integrate with the surrounding areas and not be inwardly focused?
3. Fit within or Add Value to the character of the surrounding area?
4. Preserve or Create open space?
5. Provide well designed & activated public spaces?

Site Arrangement Guidelines-

Building Placement-

1. open space areas and parking lots are encouraged to be behind or along side development.
2. use landscaping and lighting to define & enhance arrival on at site entries and frame built.
3. Have bike storage located for each unit.

Natural Resource Preservations:

- Rain garden
- Some Native plants :
 1. Butterfly Mildeweed
 2. Purple coneflower (to attract butterflies and Humming birds)
 3. Gray dogwood
 4. Missouri Evening Primrose

- * Native plants are well adapted to the climate, soil and moisture patterns.
- * Require little to no maintenance, need little supplemental water, no fertilizer and no chemical pesticides. Great for our gardeners!
- * Provides food & Habitat for birds, butterflies and other desirable wild-life.
- * Decreases the amount of water for landscape maintenance. Transit is 2 blocks away in each direction / located on 12th , 9th street.



@EMBRACEYOURSHINE
Message us or just Follow us to stay updated on all Development plans.

THE MAJOR KEY TO A BETTER FUTURE IS YOU



- Development prototype in a Cottage Setting
- 30 x 20 sq ft units
- On 10th street in-between Van Brunt and Elmwood
- Here in the Lykins area.
- Goal to expand and develop 900 sq ft units
- Also 26 ft (length) tiny homes, Converted out of box trucks / bed only.

VISION

- Create a phenomenal layout.
- Affordable housing alternatives full of character for coming of age Leadership.
- Between ages 18-28
- Prevent unstable housing by creating stepping stones to grow into the best version of yourself.


GOAL

- Give peace of mind to high cost of living.
- Provide additional TIME to focus on applied skillsets.
- Connect young adults to local resources that could help mold skillsets & ideas into solid foundations.
- Communal spaces & community garden.

APPLIED KNOWLEDGE IS POWERFUL


Offering a door way to success for all of our clients by creating opportunities of growth!

WE believe 'EMBRACING YOUR SHINE' is worth fighting for!



@EMBRACEYOURSHINE
Envíanos un mensaje o simplemente Síguenos para mantenerte actualizado sobre todos los planes de Desarrollo.

Embrace Your Shine LA CLAVE PRINCIPAL PARA UN FUTURO MEJOR ERES TÚ



- Prototipo de desarrollo en un entorno de cabaña
- unidades de 30 x 20 pies cuadrados
- En la calle 10 entre Van Brunt y Elmwood
- Aquí en el área de Lykins.
- Meta para expandir y desarrollar unidades de 900 pies cuadrados
- También casas diminutas de 26 pies (de largo), convertidas únicamente en camionetas / caja.

VISION

- Crea un diseño fenomenal.
- Alternativas de vivienda accesible llenas de carácter para la mayoría de edad Liderazgo.
- Entre las edades 18-28
- Prevenga la falta de vivienda creando peldaños para convertirse en la mejor versión de usted mismo.

META

- Da tranquilidad al alto costo de vida.
- Proporcione TIEMPO adicional para concentrarse en los conjuntos de habilidades aplicadas.
- Conecte a los adultos jóvenes con recursos locales que podrían ayudar a moldear conjuntos de habilidades e ideas en bases sólidas.
- Espacios comunes y jardín comunitario.

EL CONOCIMIENTO APLICADO ES PODEROSO

¡Ofreciendo una puerta al éxito para todos nuestros clientes creando oportunidades de crecimiento!

¡Creemos que vale la pena luchar por "APROVECHAR TU BRILLO"!

Embrace Your Shine

EMBRACE SMALL HOMES
4611 East 10th Street
Kansas City, MO 64127

PRELIMINARY DEVELOPMENT PLAN



Site Engineer:
Olsson Engineers
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
(816) 361-1177
Attn: Jacob Hodson

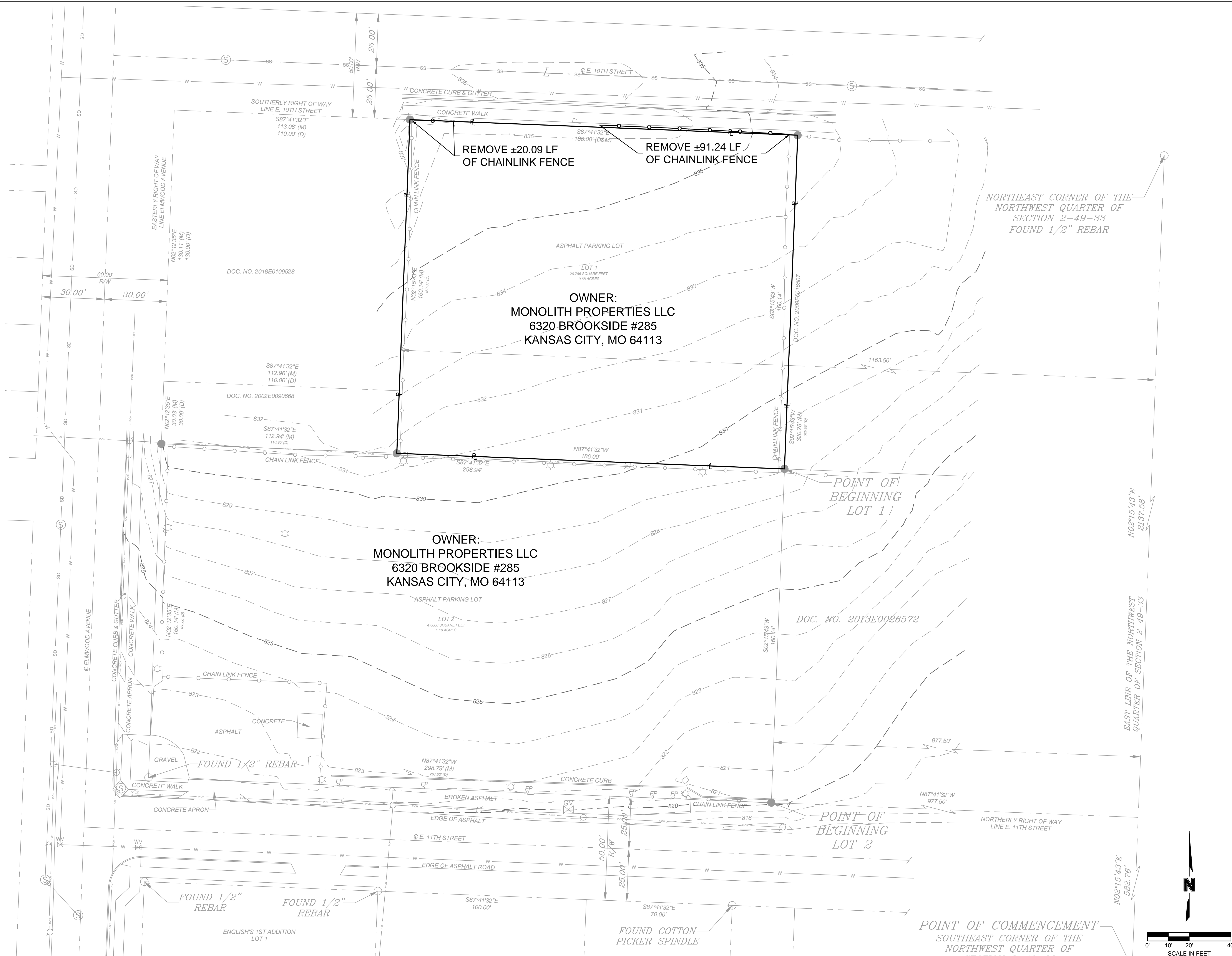
Consultants	
Revision Number	
Project Number	024-05629
Date	30 December 2024
Drawn By	DP
Checked By	JH
Scale	As indicated

VISION STATEMENT

future stories

John Ho, architect - future stories consulting
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C101



EMBRACE SMALL HOMES
 4611 East 10th Street
 Kansas City, MO 64127

**PRELIMINARY
 DEVELOPMENT PLAN**

NORTHEAST CORNER OF THE
 NORTHWEST QUARTER OF
 SECTION 2-49-33
 FOUND 1/2" REBAR

OWNER:
MONOLITH PROPERTIES LLC
 6320 BROOKSIDE #285
 KANSAS CITY, MO 64113

OWNER:
MONOLITH PROPERTIES LLC
 6320 BROOKSIDE #285
 KANSAS CITY, MO 64113

POINT OF
 BEGINNING
 LOT 1

POINT OF
 BEGINNING
 LOT 2

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE
 NORTHWEST QUARTER OF

olsson

Site Engineer:
 Olsson Engineers
 1301 Burlington Street, Suite 100
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 (816) 361-1177
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Consultants

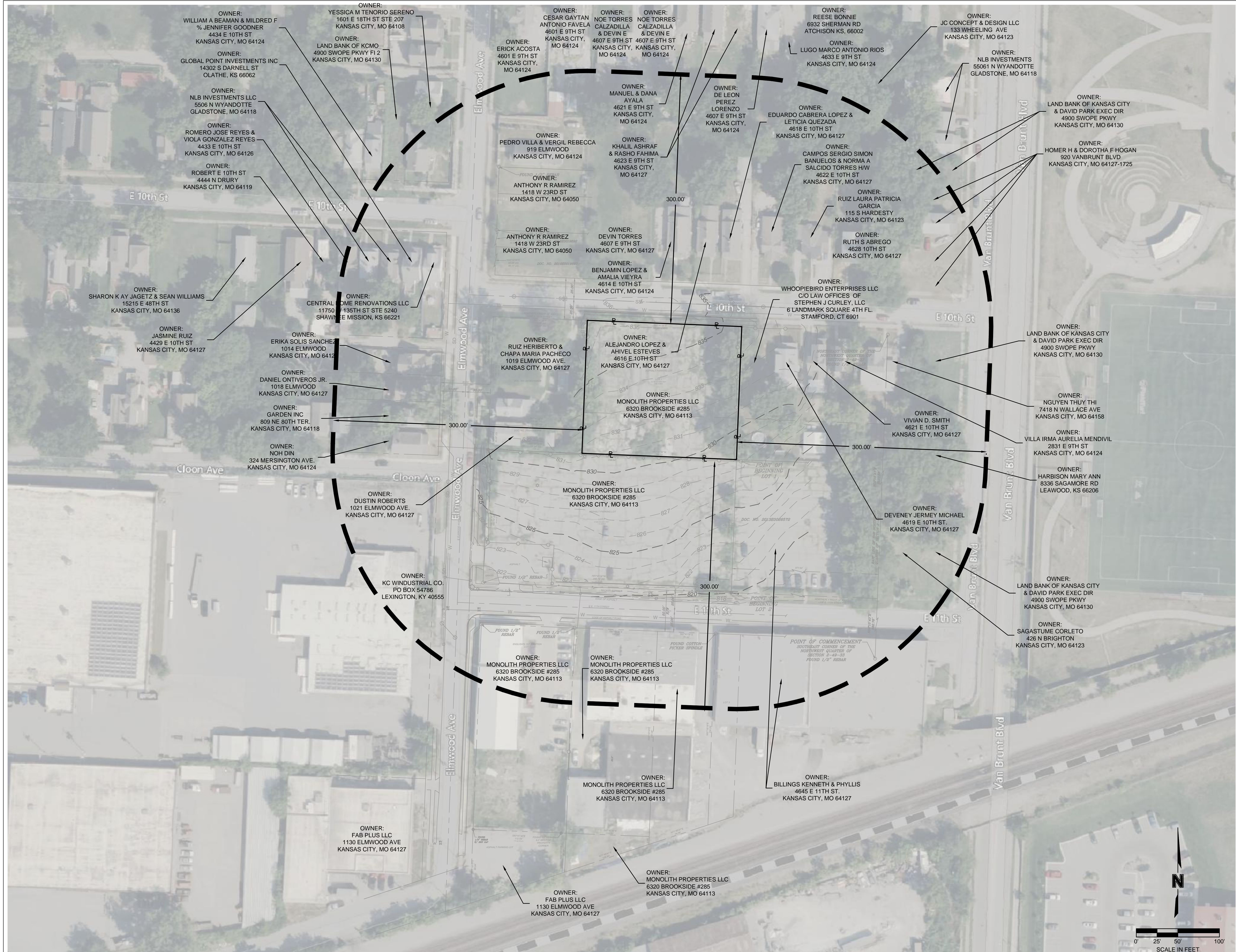
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EXISTING CONDITIONS

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EMBRACE SMALL HOMES
4611 East 10th Street
Kansas City, MO 64127

**PRELIMINARY
DEVELOPMENT PLAN**

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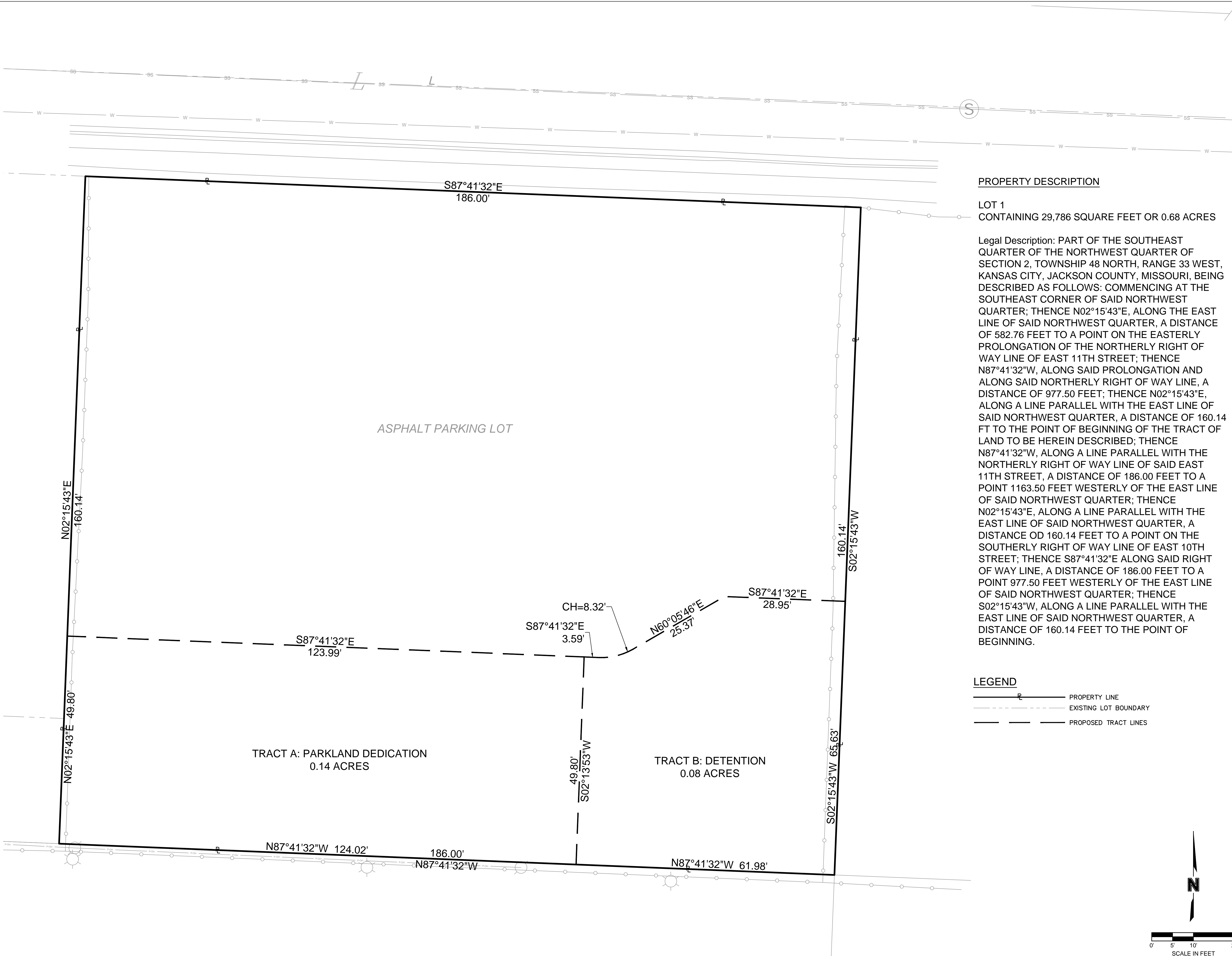
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**EXISTING CONDITIONS
(ADJACENT
PROPERTIES)**

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C103



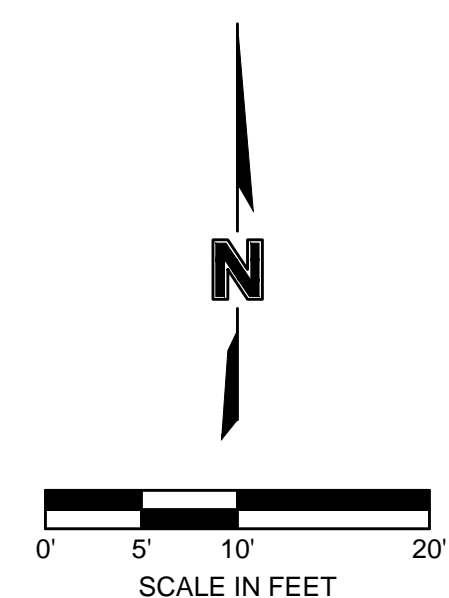
PROPERTY DESCRIPTION

LOT 1
CONTAINING 29,786 SQUARE FEET OR 0.68 ACRES

Legal Description: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 582.76 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST 11TH STREET; THENCE N87°41'32"W, ALONG SAID PROLONGATION AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 977.50 FEET; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FT TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N87°41'32"W, ALONG A LINE PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID EAST 11TH STREET, A DISTANCE OF 186.00 FEET TO A POINT 1163.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE N02°15'43"E, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OD 160.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST 10TH STREET; THENCE S87°41'32"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 186.00 FEET TO A POINT 977.50 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S02°15'43"W, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 160.14 FEET TO THE POINT OF BEGINNING.

LEGEND

- PROPERTY LINE
- - - EXISTING LOT BOUNDARY
- - - PROPOSED TRACT LINES



EMBRACE SMALL HOMES
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**PRELIMINARY
DEVELOPMENT PLAN**

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Consultants

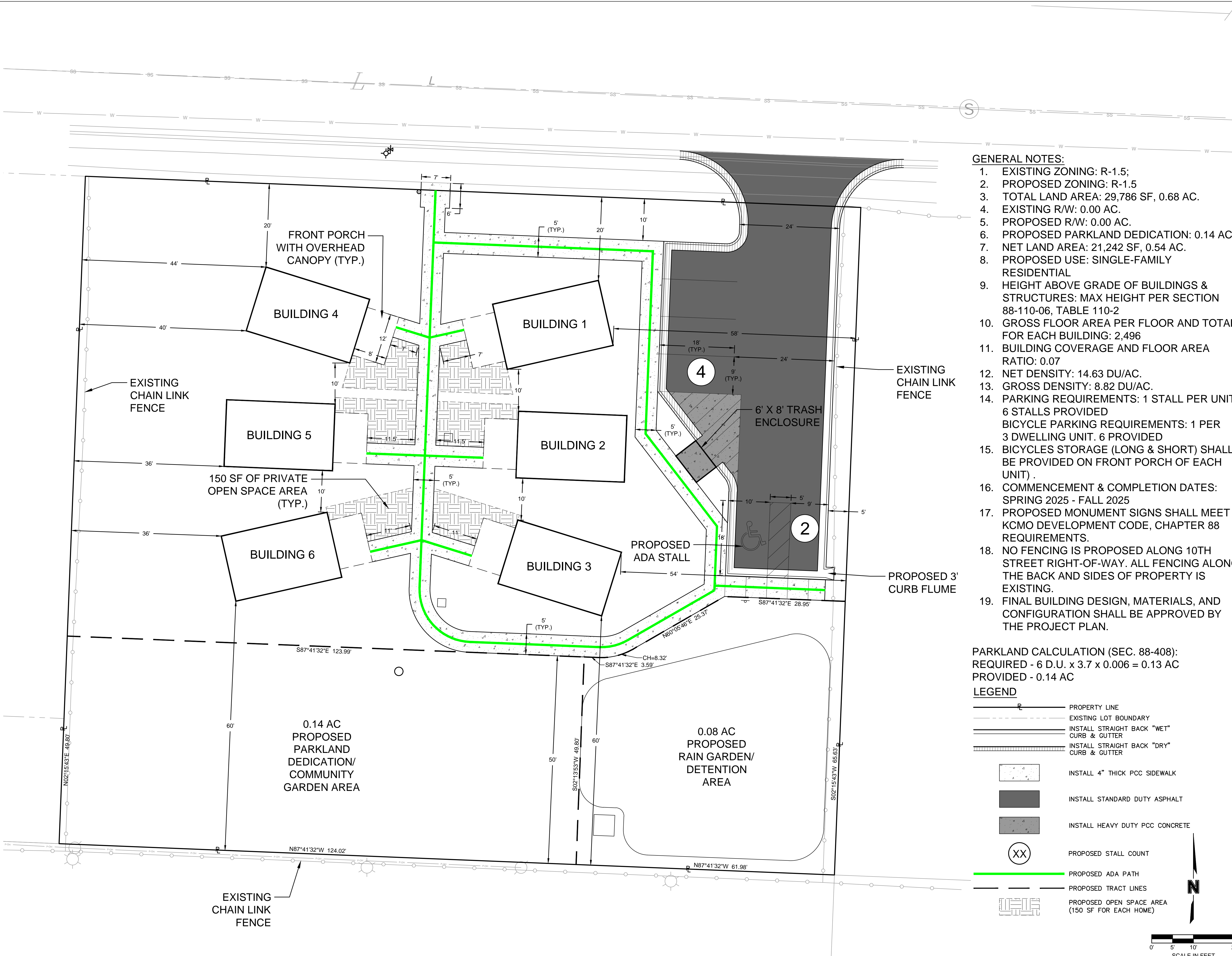
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PRELIMINARY PLAT

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C200



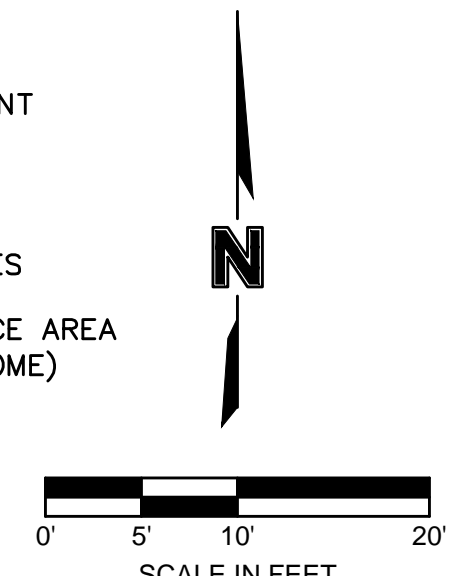
GENERAL NOTES:

1. EXISTING ZONING: R-1.5;
2. PROPOSED ZONING: R-1.5
3. TOTAL LAND AREA: 29,786 SF, 0.68 AC.
4. EXISTING R/W: 0.00 AC.
5. PROPOSED R/W: 0.00 AC.
6. PROPOSED PARKLAND DEDICATION: 0.14 AC.
7. NET LAND AREA: 21,242 SF, 0.54 AC.
8. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
9. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: MAX HEIGHT PER SECTION 88-110-06, TABLE 110-2
10. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: 2,496
11. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.07
12. NET DENSITY: 14.63 DU/AC.
13. GROSS DENSITY: 8.82 DU/AC.
14. PARKING REQUIREMENTS: 1 STALL PER UNIT. 6 STALLS PROVIDED
BICYCLE PARKING REQUIREMENTS: 1 PER 3 DWELLING UNIT. 6 PROVIDED
15. BICYCLES STORAGE (LONG & SHORT) SHALL BE PROVIDED ON FRONT PORCH OF EACH UNIT).
16. COMMENCEMENT & COMPLETION DATES: SPRING 2025 - FALL 2025
17. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.
18. NO FENCING IS PROPOSED ALONG 10TH STREET RIGHT-OF-WAY. ALL FENCING ALONG THE BACK AND SIDES OF PROPERTY IS EXISTING.
19. FINAL BUILDING DESIGN, MATERIALS, AND CONFIGURATION SHALL BE APPROVED BY THE PROJECT PLAN.

PARKLAND CALCULATION (SEC. 88-408):
 REQUIRED - 6 D.U. x 3.7 x 0.006 = 0.13 AC
 PROVIDED - 0.14 AC

LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- INSTALL STRAIGHT BACK "WET" CURB & GUTTER
- INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
- INSTALL 4" THICK PCC SIDEWALK
- INSTALL STANDARD DUTY ASPHALT
- INSTALL HEAVY DUTY PCC CONCRETE
- PROPOSED STALL COUNT
- PROPOSED ADA PATH
- PROPOSED TRACT LINES
- PROPOSED OPEN SPACE AREA (150 SF FOR EACH HOME)



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 Kansas City, MO 64127

**PRELIMINARY
 DEVELOPMENT PLAN**

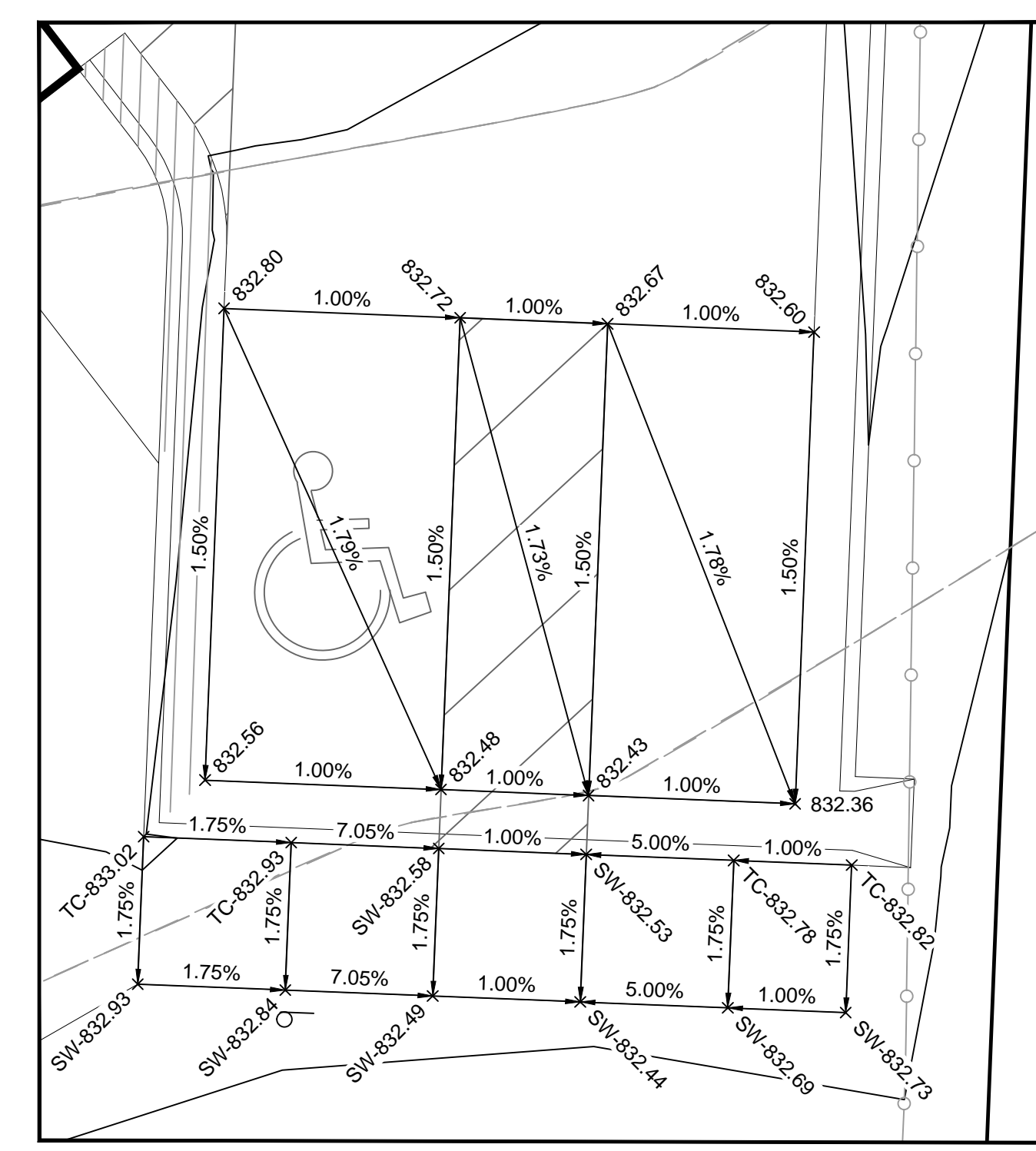
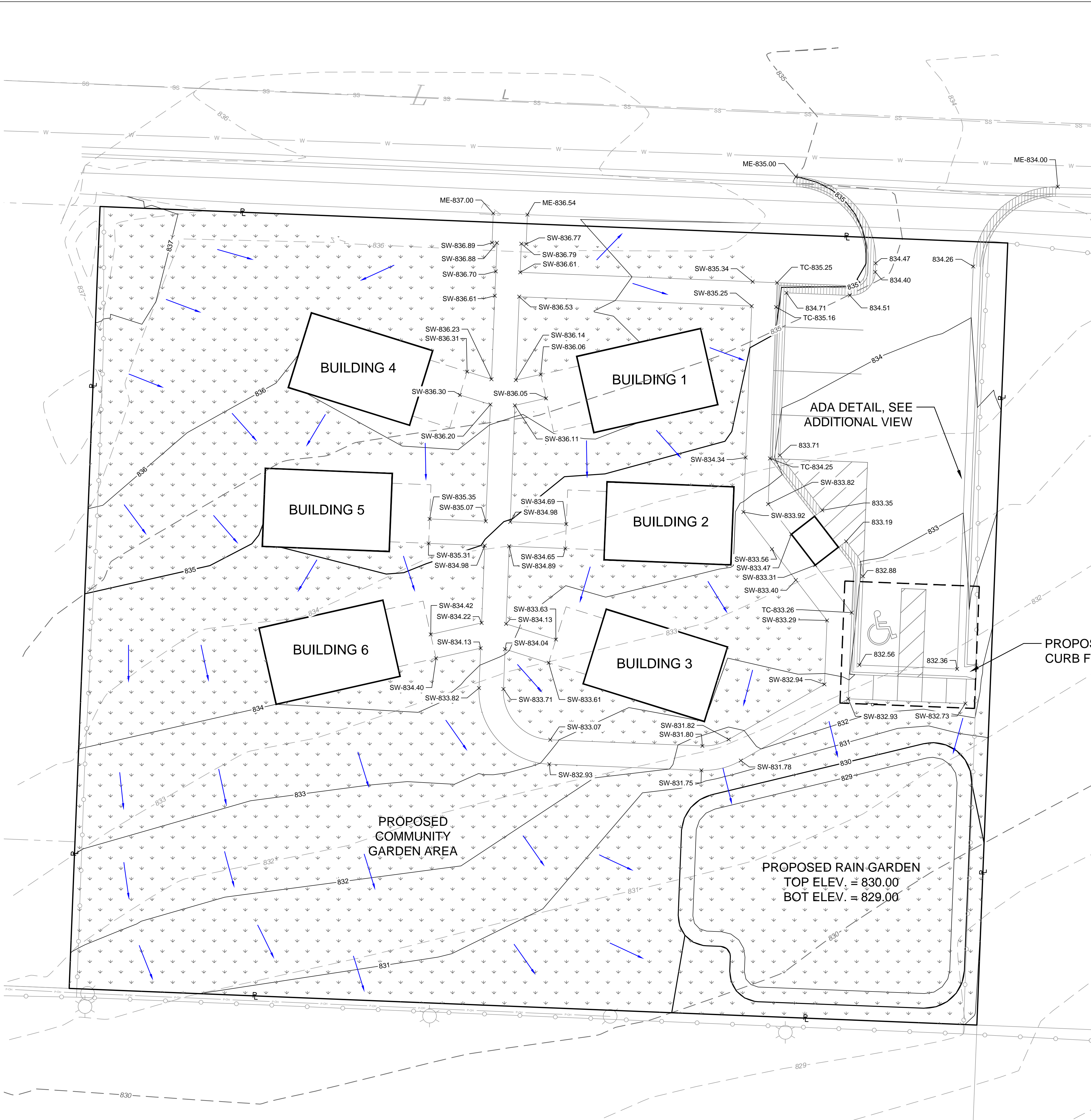
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OVERALL SITE PLAN

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C201



ADA DETAIL
 0 2.5 5
 SCALE IN FEET

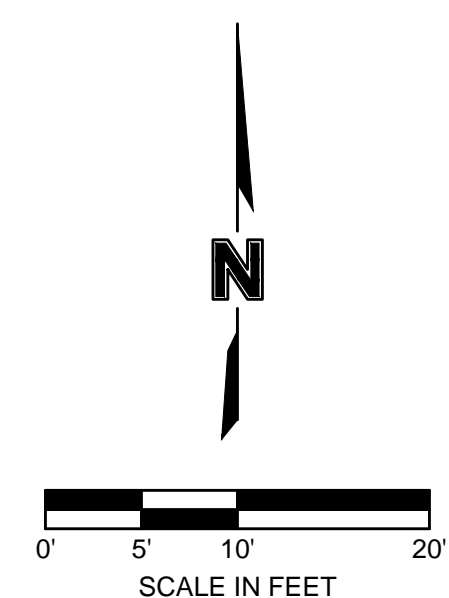
GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED VEGETATED AREA, SEE LANDSCAPE PLAN FOR DETAILS
- STORMWATER FLOW DIRECTION

STORM WATER CALCULATIONS:

10-YR STORM
 EXISTING - Q = 4.50 CFS
 PROPOSED - Q = 2.35 CFS

100-YR STORM
 EXISTING - Q = 7.90 CFS
 PROPOSED - Q = 4.12 CFS



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**PRELIMINARY
 DEVELOPMENT PLAN**

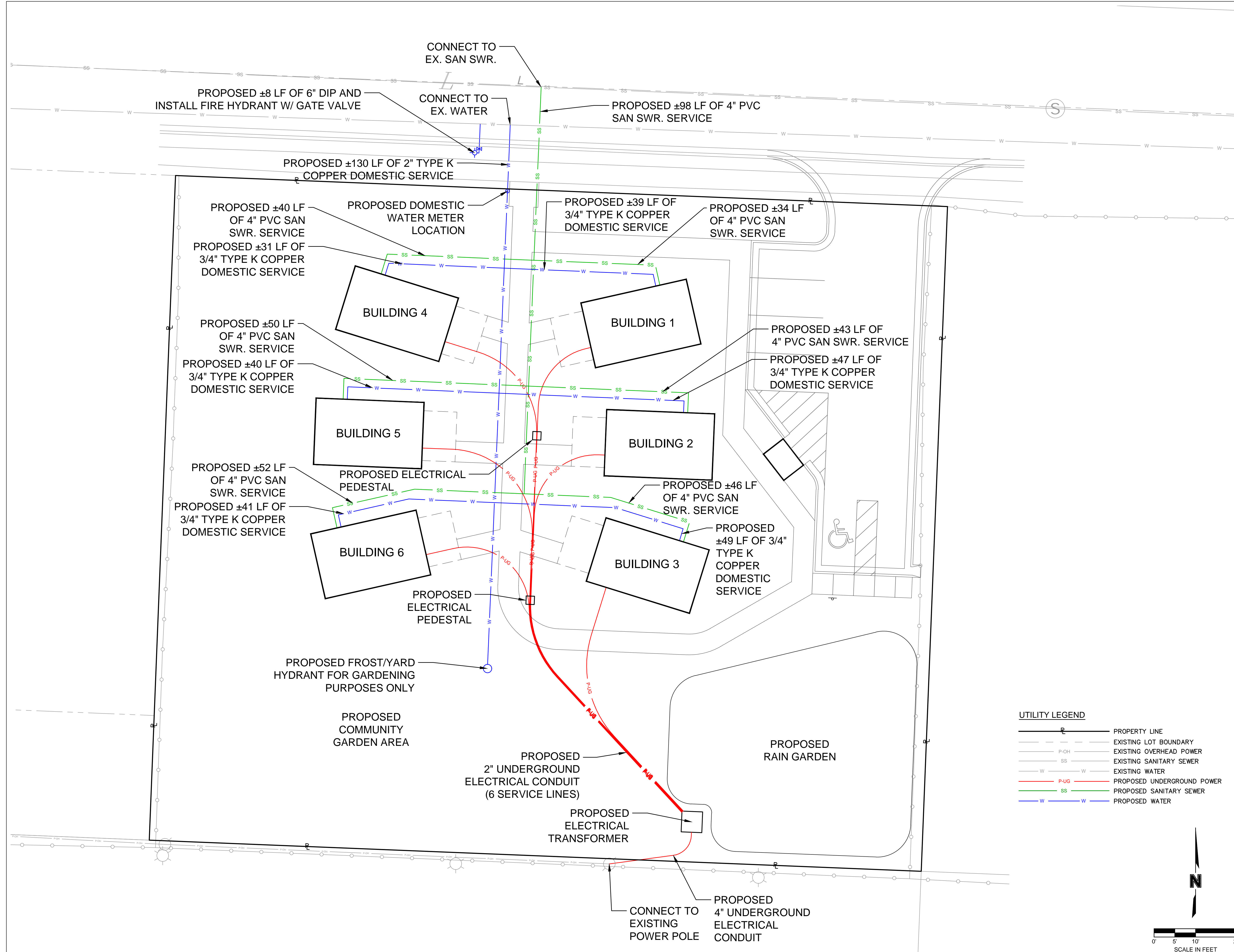
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**OVERALL GRADING
 PLAN**

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C202



PROPOSED ±8 LF OF 6" DIP AND INSTALL FIRE HYDRANT W/ GATE VALVE

CONNECT TO EX. SAN SWR.

CONNECT TO EX. WATER

PROPOSED ±98 LF OF 4" PVC SAN SWR. SERVICE

PROPOSED ±130 LF OF 2" TYPE K COPPER DOMESTIC SERVICE

PROPOSED ±40 LF OF 4" PVC SAN SWR. SERVICE
PROPOSED ±31 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

PROPOSED DOMESTIC WATER METER LOCATION

PROPOSED ±39 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

PROPOSED ±34 LF OF 4" PVC SAN SWR. SERVICE

BUILDING 4

BUILDING 1

PROPOSED ±50 LF OF 4" PVC SAN SWR. SERVICE
PROPOSED ±40 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

PROPOSED ±43 LF OF 4" PVC SAN SWR. SERVICE
PROPOSED ±47 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

BUILDING 5

BUILDING 2

PROPOSED ±52 LF OF 4" PVC SAN SWR. SERVICE
PROPOSED ±41 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

PROPOSED ±46 LF OF 4" PVC SAN SWR. SERVICE

BUILDING 6

BUILDING 3

PROPOSED ±49 LF OF 3/4" TYPE K COPPER DOMESTIC SERVICE

PROPOSED ELECTRICAL PEDESTAL

PROPOSED FROST/YARD HYDRANT FOR GARDENING PURPOSES ONLY

PROPOSED COMMUNITY GARDEN AREA

PROPOSED 2" UNDERGROUND ELECTRICAL CONDUIT (6 SERVICE LINES)

PROPOSED RAIN GARDEN

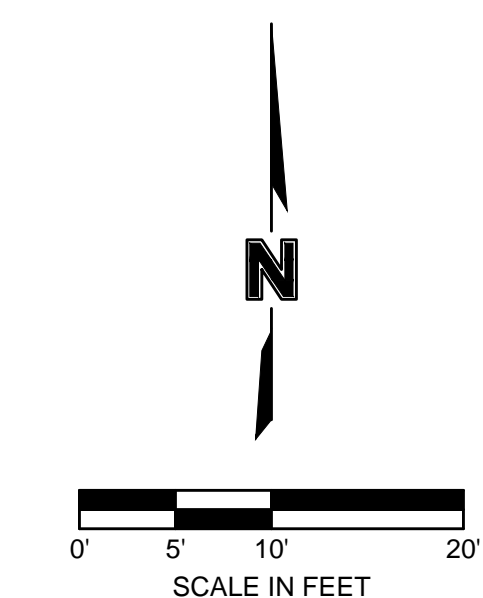
PROPOSED ELECTRICAL TRANSFORMER

CONNECT TO EXISTING POWER POLE

PROPOSED 4" UNDERGROUND ELECTRICAL CONDUIT

UTILITY LEGEND

- PROPERTY LINE
- EXISTING LOT BOUNDARY
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- PROPOSED UNDERGROUND POWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER



EMBRACE SMALL HOMES
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Kansas City, MO 64127

PRELIMINARY DEVELOPMENT PLAN



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OVERALL UTILITY PLAN

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C203



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	AW	6	ACER PALMATUM 'WOLFF'	EMPEROR 10 JAPANESE MAPLE	B & B	2"
	CE	6	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2"
	TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	2"
EVERGREEN TREES						
	JW	14	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B&B, 6' HT.	
SHRUBS						
	CF	12	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	3 GAL	
	IG	32	ILEX GLABRA	INKBERRY HOLLY	3 GAL	
	IR	24	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	3 GAL	
	TD2	6	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	3 GAL	
	TH	5	TAXUS X MEDIA 'HICKSI'	HICKS ANGLO-JAPANESE YEW	3 GAL	
PERENNIALS / GRASSES						
	AT	12	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	
	CA	13	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	
	EP	18	ECHINACEA PURPUREA	CONEFLOWER	1 GAL	
RAIN GARDEN						
	AS	44	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL	
	AC	37	ASCLEPIAS INCARNATA 'CINDERELLA'	CINDERELLA SWAMP MILKWEED	1 GAL	
	BR	24	BAPTISIA AUSTRALIS	FALSE BLUE INDIGO	1 GAL	
	CM	24	CAREX MUSKINGUMENSIS	PALM SEDGE	1 GAL	
	CG	12	CHELONE GLABRA	WHITE TURTLEHEAD	1 GAL	
	CH	12	CORNUS ALBA 'BAILHALO'	IVORY HALO® TATARIAN DOGWOOD	3 GAL	
	ES	50	ECHINACEA X 'APECSSIOR'	SUNSEEKERS™ ORANGE CONEFLOWER	1 GAL	
	IC	60	IRIS FULVA	COPPER IRIS	1 GAL	
	LC	14	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL	
	MB	23	MONARDA FISTULOSA	BERGAMOT	1 GAL	
GROUND COVERS						
	GM	4,188 SF	DOUBLE GROUND HARDWOOD MULCH		N/A	
	NR	2,733 SF	NATIVE GRASS SEED MIX 1		SEED	
	TS	8,673 SF	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	N/A	
	COMMUNITY GARDEN AREA	6,141 SF				

	TREES	SHRUBS/ PERENNIALS	TURF/SOD	NATIVE GRASS
EXISTING	0	0	0	0
PROPOSED	18	122	8,673 SF.	2,733 SF.

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	5	4 (1 EXISTING)	NO	N/A
88-425-04 GENERAL	0	10 +	NO	
88-425-05 PERIMETER VEHICULAR USE AREA	N/A			
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	4	4	NO	N/A
SHRUBS/WALL/BERM	0	18 SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	140 SF	571 SF	NO	N/A
TREES	1	2	NO	N/A
SHRUBS	4	9	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

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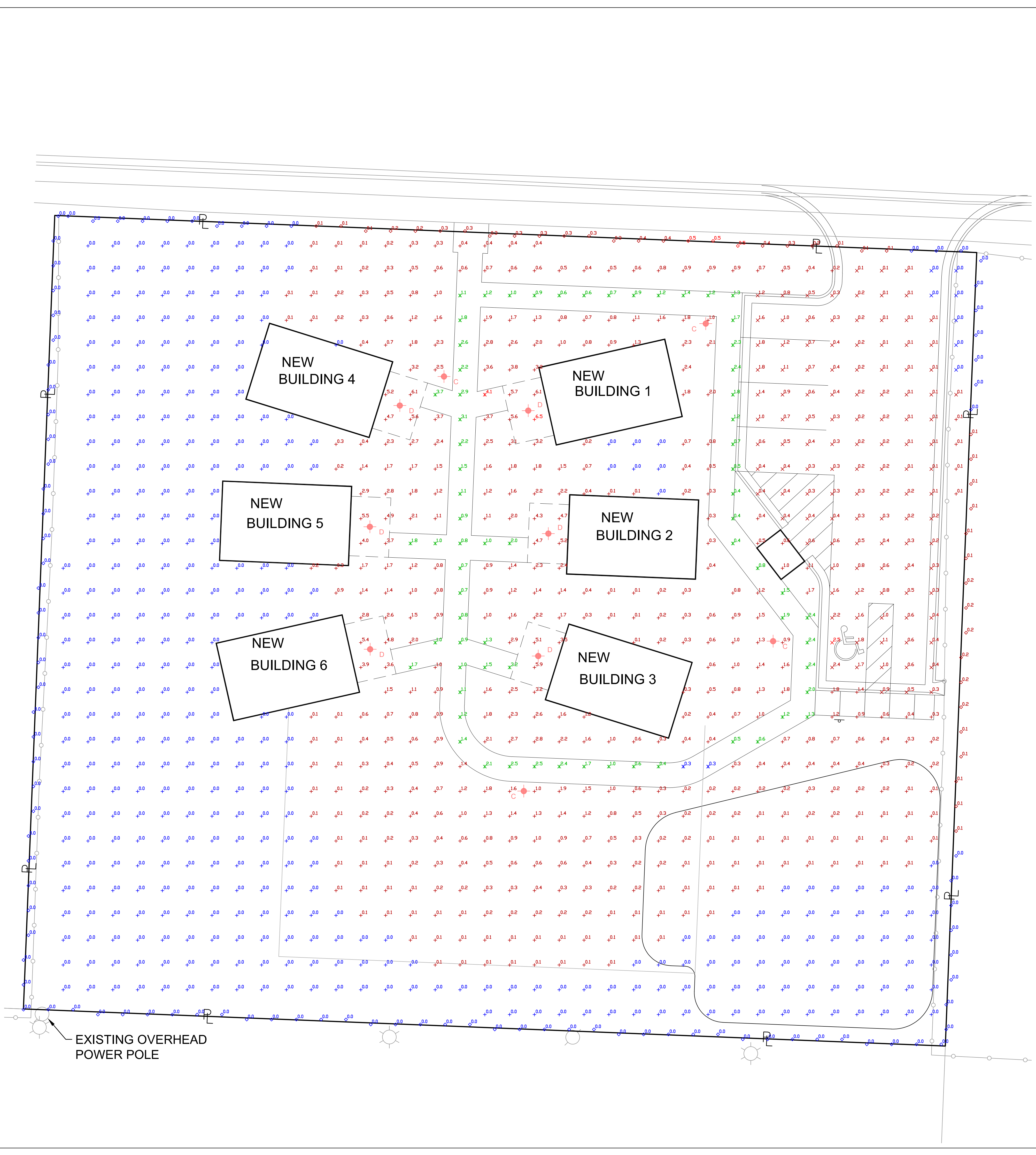
Consultants

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OVERALL LANDSCAPE PLAN

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L100



Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
C		4	Lithonia Lighting	RADPT P1 40K ASY	RADEAN Post-Top with P1 4000K Asymmetric distribution	3168	55-4134
D		6	Philips	LEDBub 19W B22 3000K	General Led Lamp	2300	19

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
PARKING LOT	X	0.5 fc	2.5 fc	0.0 fc	N/A	N/A	
PROPERTY LINE	O	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	
SIDEWALK	X	1.4 fc	4.1 fc	0.3 fc	13.7:1	4.7:1	
FULL PROPERTY	+	0.6 fc	6.5 fc	0.0 fc	N/A	N/A	

NOTES:

- CALCULATION VALUES ARE IN FOOTCANDLES.
- CALCULATIONS INCLUDE PAD AREA LIGHTING LUMINAIRES ONLY. EXTERIOR BUILDING LIGHTING NOT INCLUDED.
- CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE.
- FIXTURE & POLE SHALL BE MOUNTED MIN. 9'-0" BEHIND BACK OF CURB TO AVOID SIDEWALK AND UTILITIES. COORDINATE EXACT LOCATION WITH EXISTING UTILITIES AND SIDEWALK.

- GENERAL NOTES:**
- INSTALL UNDERGROUND CONDUITS 24" DEEP (MINIMUM) UNLESS NOTED OTHERWISE.
 - USE #10 AWG CU FROM POLE BASE TO LUMINAIRE. CONDUITORS BETWEEN POLES SHALL BE AS SHOWN.
 - ALL WORK SHALL IN ACCORDANCE WITH THE NEC. CONTRACTOR IS RESPONSIBLE FOR ALL FEES, LICENSES AND PERMITS.
 - ALL BURIED CONDUITS SHALL BE SCHEDULE 40 PVC. PROVIDE LONG SWEEP ELBOWS FOR TURNS. NO CONDUITS SHALL BE EXPOSED. CONDUIT PENETRATIONS INTO SITE STRUCTURES, BUILDINGS SHALL BE GRS CONDUITS.
 - JUNCTION BOXES SHALL BE WP, LOCATED FLUSH WITH THE CONCRETE PAVEMENT AND TRAFFIC RATED. SEE DETAIL SHEET XXX. COORDINATE LOCATIONS WITH SURROUNDING UTILITIES.
 - CONDUIT ROUTING ARE INDICATED DIAGRAMMATICALLY. MINOR ADJUSTMENTS SHALL BE MADE IN THE FIELD. COORDINATE JUNCTION BOX LOCATIONS WITH ARCHITECT/ENGINEER AS REQUIRED WHEN RELOCATED.
 - INSTALL A DEDICATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUITS. SIZE IN ACCORDANCE WITH THE NEC.

- ELECTRICAL SPECIFICATIONS:**
- RULES AND REGULATIONS**
 - ALL WORK, MATERIALS, AND MANNER OF PLACING MATERIAL OF THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (SEE PARTICULARLY PAMPHLETS 101, 70, AND 90A) AND WITH THE MUNICIPAL AND STATE LAWS AND ORDINANCES RELATING TO THIS WORK.
 - ELECTRICAL MATERIALS USED IN THIS WORK SHALL BE APPROVED BY THE UNDERWRITERS LABORATORIES AND SHALL BEAR THEIR LABEL OF APPROVAL. IN EVENT OF CONFLICT BETWEEN THE PLANS AND/OR SPECIFICATIONS AND GOVERNING LAWS OR ORDINANCES, THE LATER SHALL SUPERSEDE.
 - PERMITS, LICENSES, AND FEES**
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL REQUIREMENTS AS TO PERMITS, LICENSES, FEES, CODES, AND ORDINANCES AND ARRANGE TO COMPLY WITH THEM. ALL PERMITS, LICENSES, FEES, AND INSPECTIONS REQUIRED FOR THE WORK UNDER THIS CONTRACT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
 - METHOD OF WIRING**
 - ALL WIRING SHALL BE INSTALLED IN CONDUIT RACEWAYS UNLESS OTHERWISE INDICATED HEREIN. ALL CONDUIT RUNS SHOWN ARE DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ALL RACEWAYS SHALL BE SIZED PER THE N.E.C. NO CONDUIT SMALLER THAN 3/4" SHALL BE PERMITTED FOR POWER DISTRIBUTION WIRING. ALL WIRING INSTALLED BELOW CONCRETE SLABS ON GRADE. ALL ABOVE GRADE EXTERIOR WIRING AND ALL WIRING EXPOSED TO MOISTURE OR PHYSICAL DAMAGE SHALL BE INSTALLED IN RIGID STEEL CONDUIT. ALL EXTERIOR UNDERGROUND WIRING TO BE INSTALLED IN RIGID P.V.C. CONDUIT UNLESS OTHERWISE NOTED. ALL OTHER WIRING MAY BE INSTALLED IN THINWALL CONDUIT (E.M.T.), UNLESS OTHERWISE SHOWN. ALL CIRCUITS ARE #12 THWN.
 - GUARANTEE**
 - THE CONTRACT SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM RECEIPT OF WRITTEN FINAL ACCEPTANCE. HE SHALL REPAIR OR REPLACE, FREE OF CHARGE, ANY APPARATUS WHICH SHALL BE DEFECTIVE DURING THAT PERIOD OF TIME, WHICH IS DEFECTIVE DUE TO FAULTY MATERIAL OR WORKMANSHIP.
 - GROUNDING**
 - ALL NEUTRAL CONDUCTORS, CONDUIT SYSTEMS, CABINETS, EQUIPMENT, MOTOR FRAMES, AND OTHER ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND MUNICIPAL CODES AND ORDINANCES.
 - CONDUCTORS**
 - ALL WIRE AND CABLE SHALL BE SOFT DRAWN, COPPER WIRE WITH 600 VOLT INSULATION. WIRE AND CABLE SHALL BE TYPE THWN UNLESS OTHERWISE NOTED.
 - PARKING LOT LUMINAIRES**
 - FURNISH AND INSTALL A COMPLETE PARKING LOT LIGHTING SYSTEM, WHICH INCLUDES BUT IS NOT LIMITED TO ANCHOR BASE FOUNDATIONS, POLES, LUMINAIRES, MOUNTING HARDWARE, CONDUIT, WIRING SYSTEM, AND ELECTRICAL CONNECTIONS.
 - POLES SHALL BE ANCHOR BASE TYPE FABRICATED OF HIGH STRENGTH STEEL OR ALUMINUM WITH A 4" x 6" GASKETED HAND HOLE AT BASE OF POLE. FACTORY FINISH SHALL BE ELECTROSTATICALLY APPLIED POWDER COAT FINISH, DARK BRONZE COLOR.
 - POLE SHALL BE NON-BREAKAWAY TYPE, ROUND DESIGNED TO WITHSTAND 90 MPH WINDS WITH A GUST FACTOR OF 1.3 MPH. MINIMUM. POLE MANUFACTURER SHALL BE AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
 - LUMINAIRES SHALL BE AS SPECIFIED IN LIGHTING FIXTURE SCHEDULE.
 - NO SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL.
 - SUITABLE FOR EXTERIOR USE. VOLTAGE AS SPECIFIED IN LIGHTING FIXTURE SCHEDULE. SINGLE PHASE.
 - SHOP DRAWINGS**
 - THE CONTRACTOR SHALL SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR APPROVAL. TITLE EACH SUBMITTAL WITH PROJECT NAME AND NUMBER.
 - CONTRACTOR AND SUPPLIER SHALL REVIEW, STAMP, AND SIGN SUBMITTALS PRIOR TO TRANSMITTAL.
 - SUBMITTALS SHALL INCLUDE THE FOLLOWING ITEMS.
 - LUMINAIRES/POLES

EMBRACE SMALL HOMES
 4611 East 10th Street
 Kansas City, MO 64127

**PRELIMINARY
DEVELOPMENT PLAN**

olsson®

Site Engineer:
 Olsson Engineers
 1301 Burlington Street, Suite 100
 North Kansas City, MO 64116
 (816) 361-1177
 Attn: Jacob Hodson

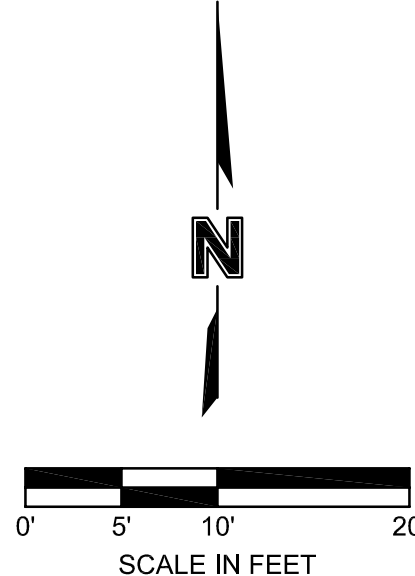
Consultants

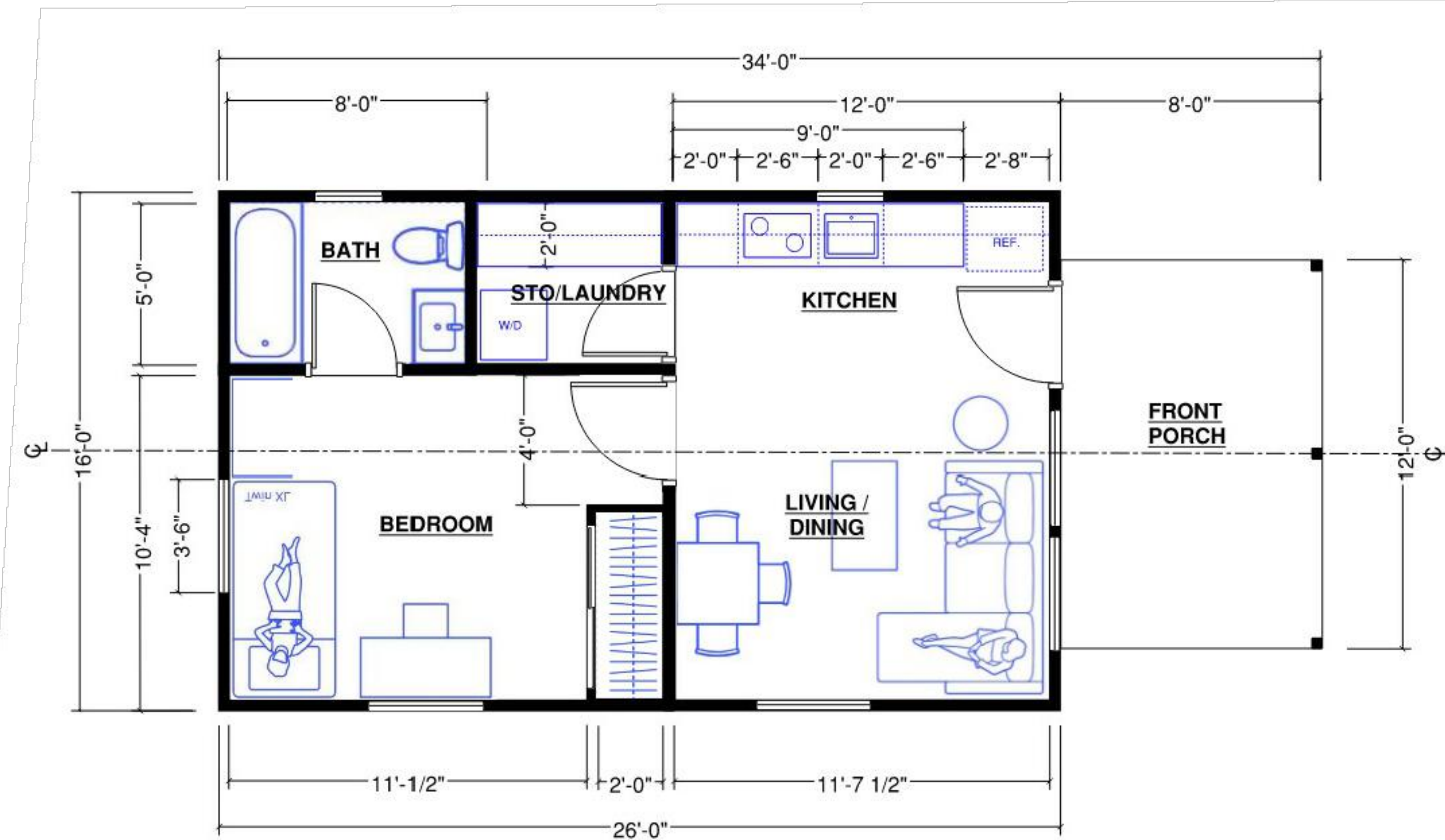
Revision Number _____
 Project Number 024-05629
 Date 6 December 2024
 Drawn By DP
 Checked By JH
 Scale As indicated

PHOTOMETRICS PLAN

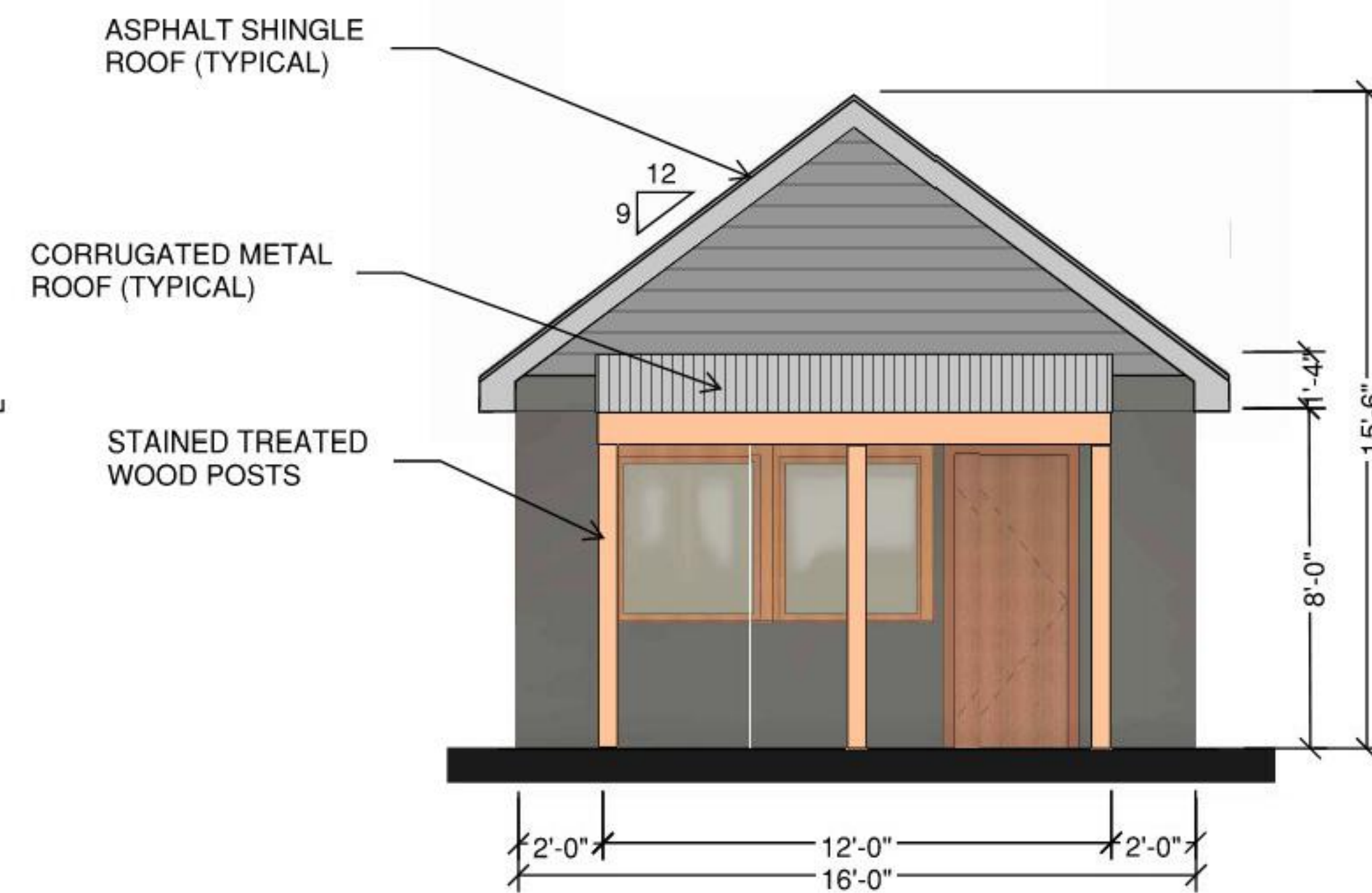
future stories
 john ho, architect - future stories consulting
 6800 noland road, kansas city, missouri 64133
 1-816-519-5981; futurestoriesconsulting@gmail.com

E100

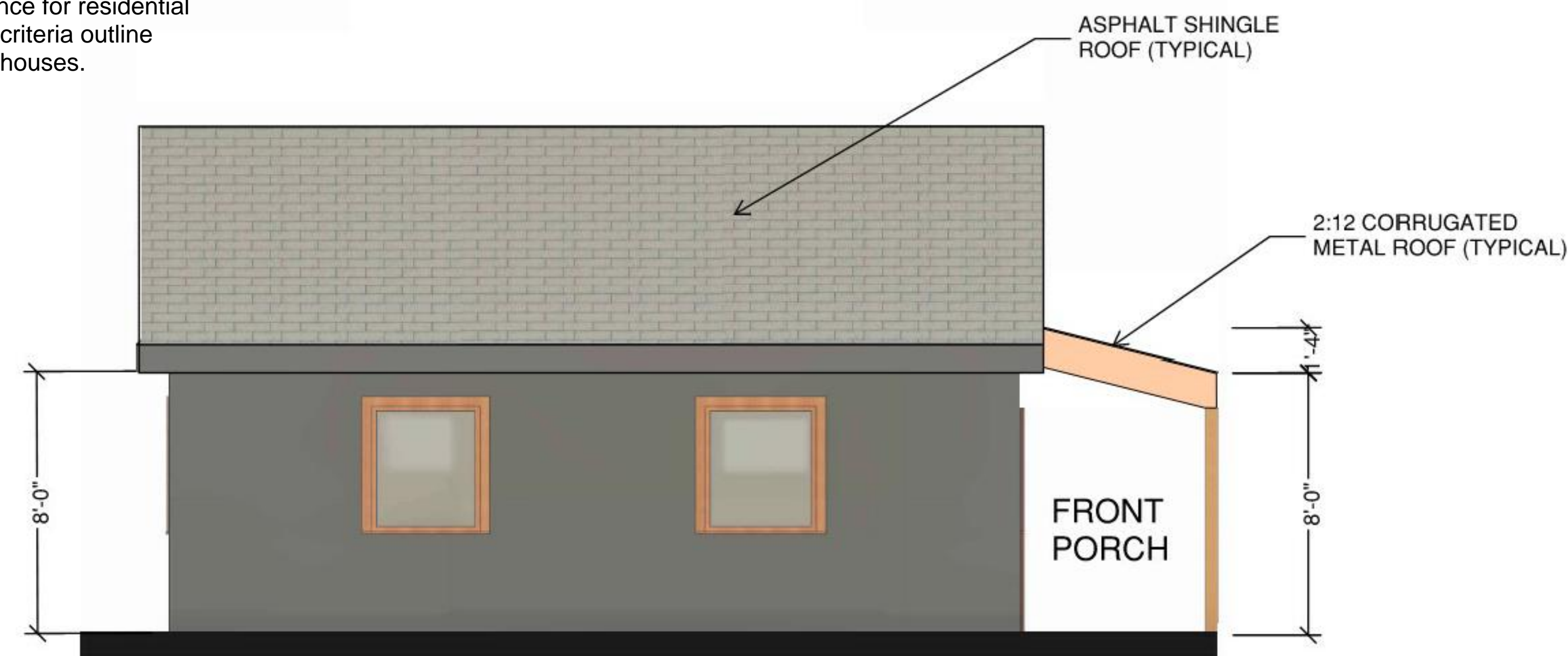




FLOOR PLAN
Scale - 1/8" = 1' - 0"



FRONT ELEVATION
Scale - 1/8" = 1' - 0"



SIDE ELEVATION
Scale - 1/8" = 1' - 0"

Design Guidelines

These design guidelines aim to provide a cohesive and aesthetically pleasing appearance for residential houses while respecting the character of the surrounding neighborhood. The following criteria outline the acceptable materials, color schemes, and architectural elements for the exterior of houses.

Siding

- Potential:
- Aesthetically pleasing painted wood
 - Fiber cement siding
 - Color-infused siding
- Prohibited:
- Stone
 - Brick

Roofing

- Potential:
- Asphalt shingles
 - Standing seam metal
- Prohibited:
- Tile
 - Slate

Color Scheme

- Potential:
- Each building will have a matching color scheme that fits within the character of the surrounding neighborhood.
 - Contrasting accent colors may only be allowed on front doors and shutters.
- Prohibited:
- Exceptionally bright colors

Windows and Doors

Windows and doors will complement the architectural style of the building, taking into consideration the shape, size, and placement to create symmetry.

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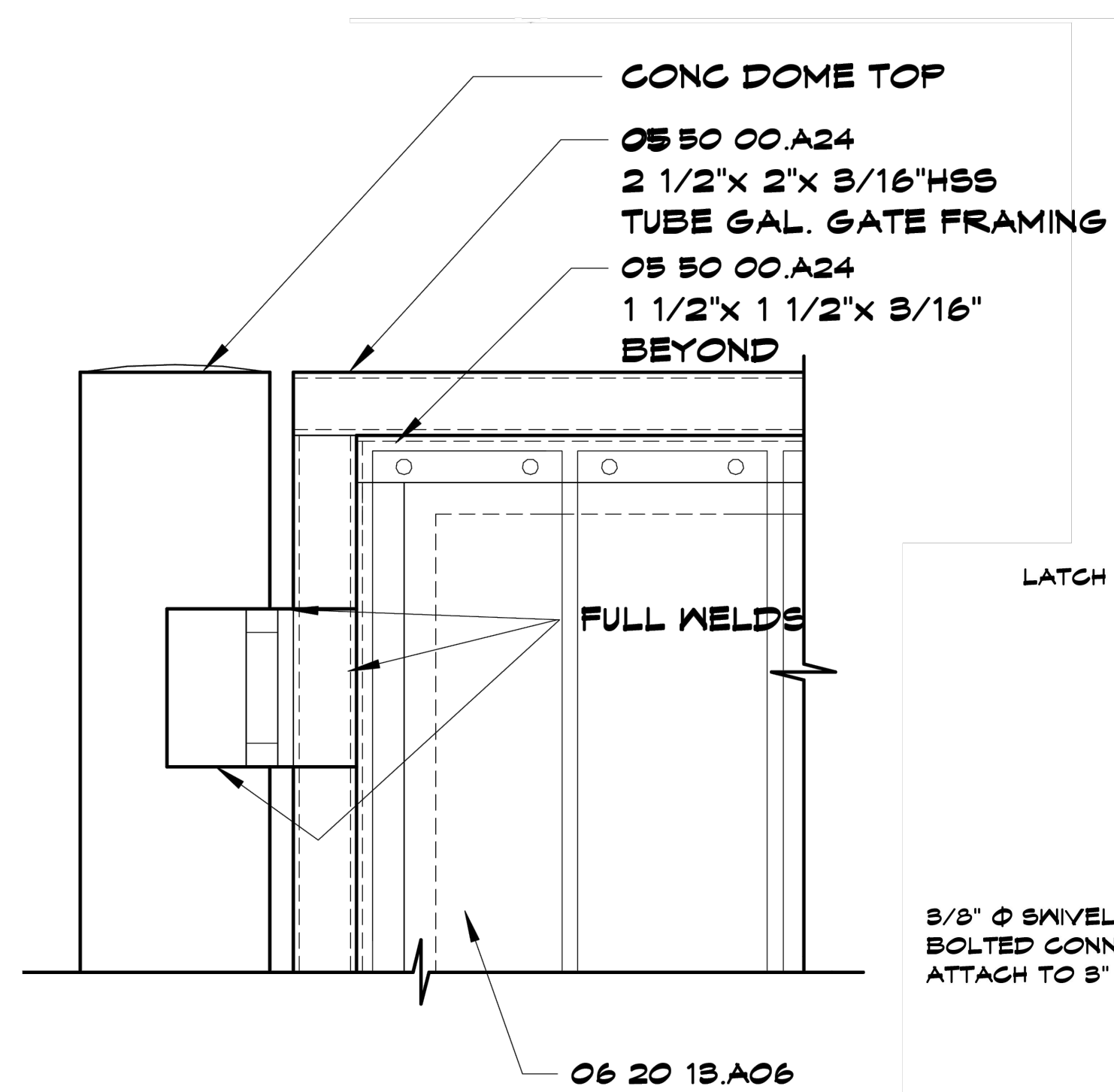
Consultants	
Revision Number	
Project Number	024-05629
Date	30 December 2024
Drawn By	DP
Checked By	JH
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john ho, architect - future stories consulting
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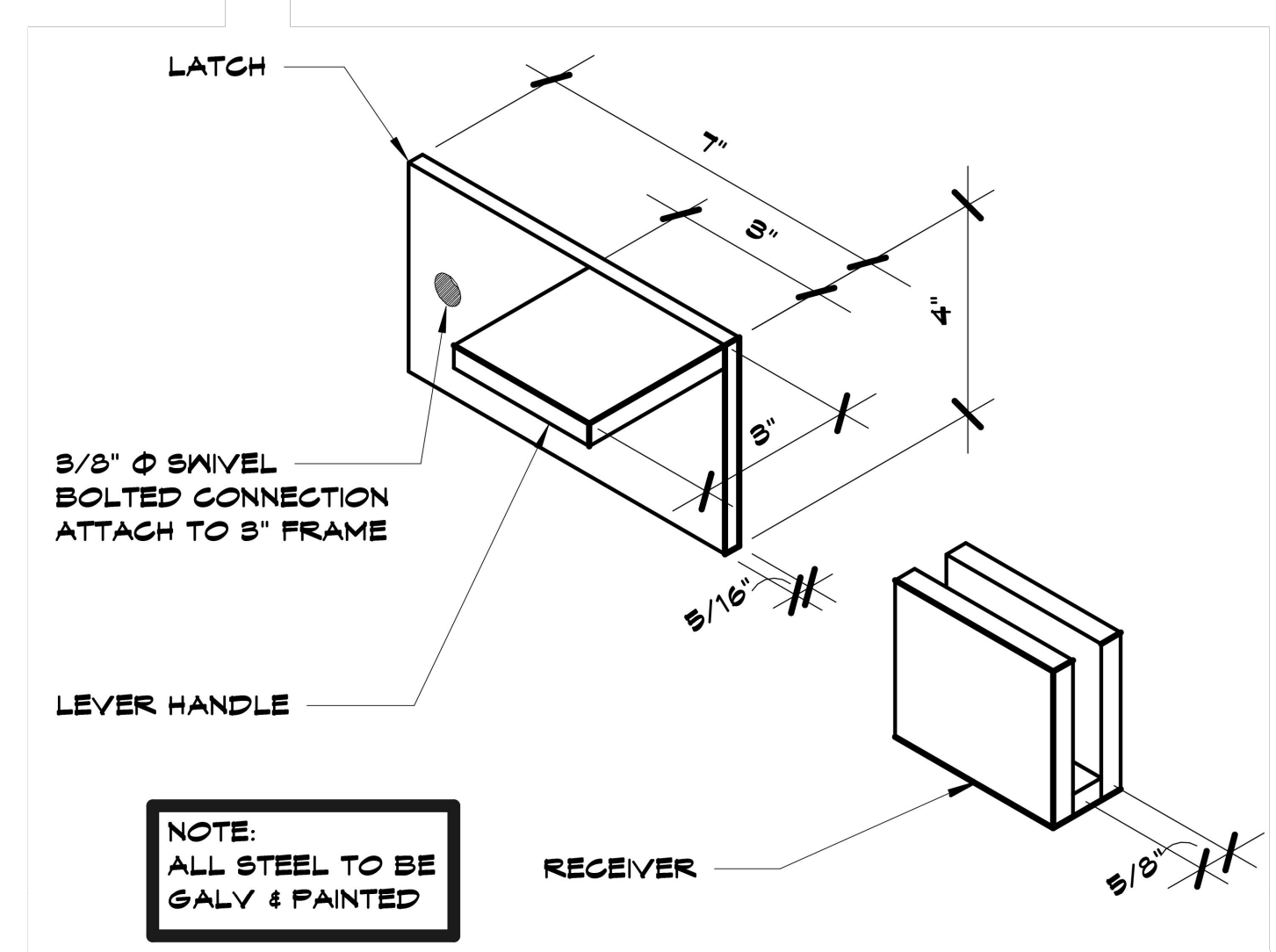
CONCEPT FLOOR PLAN & ELEVATIONS

BUILDING ELEVATIONS

A101



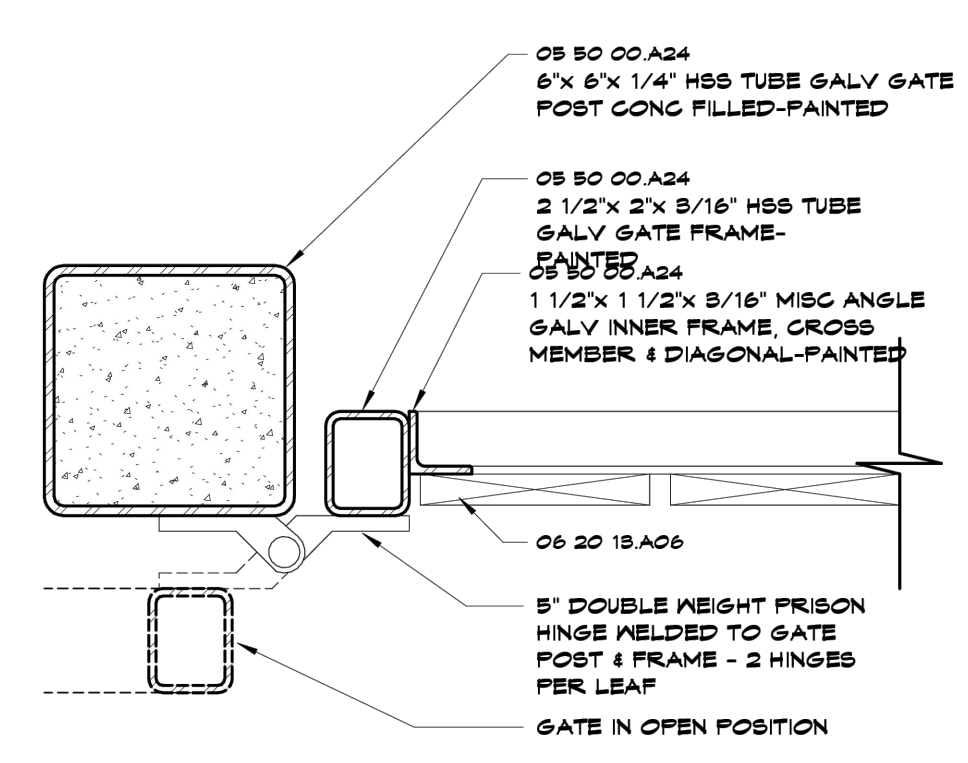
4 HINGE DETAIL
Scale - 1-1/2" = 1' - 0"



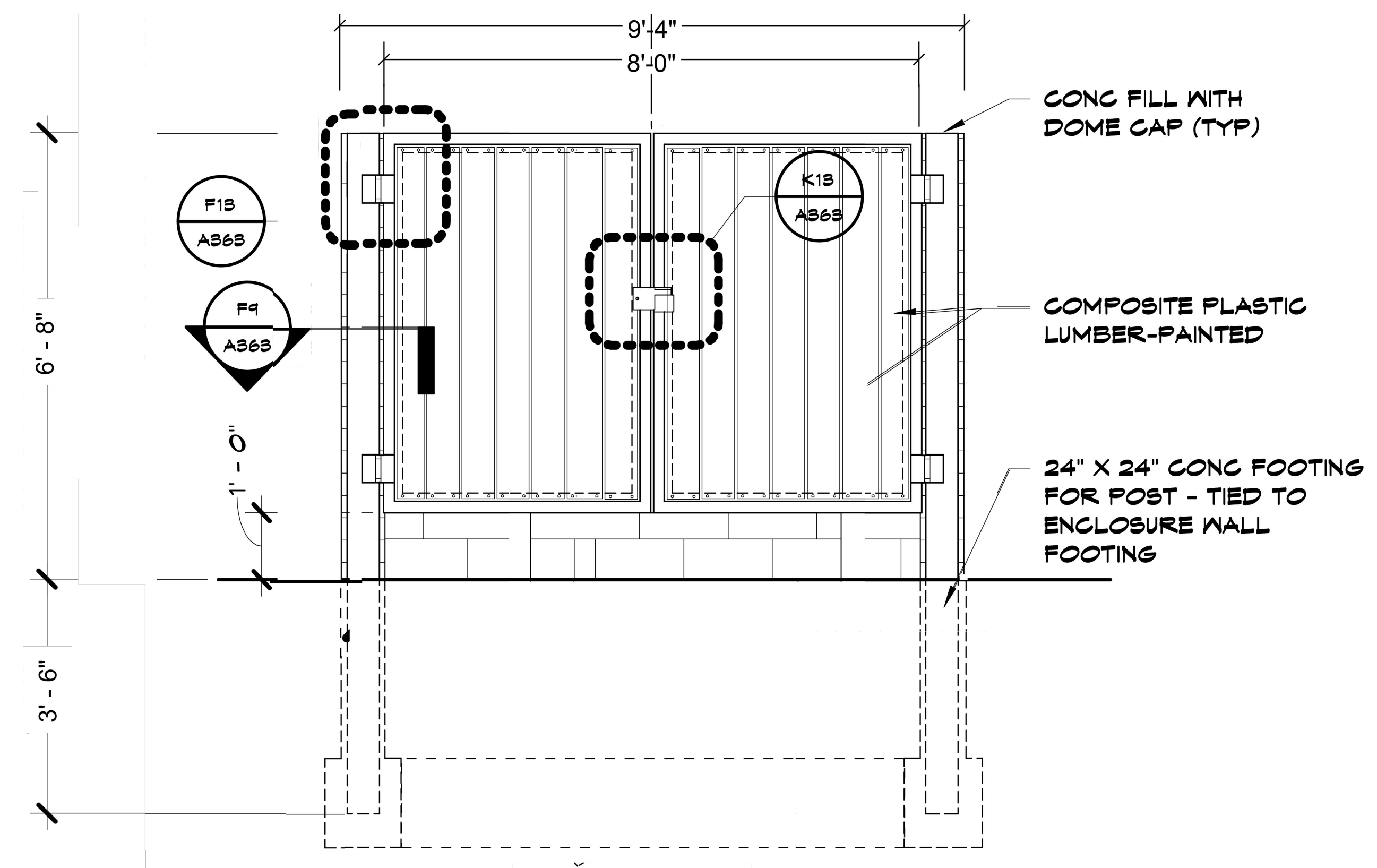
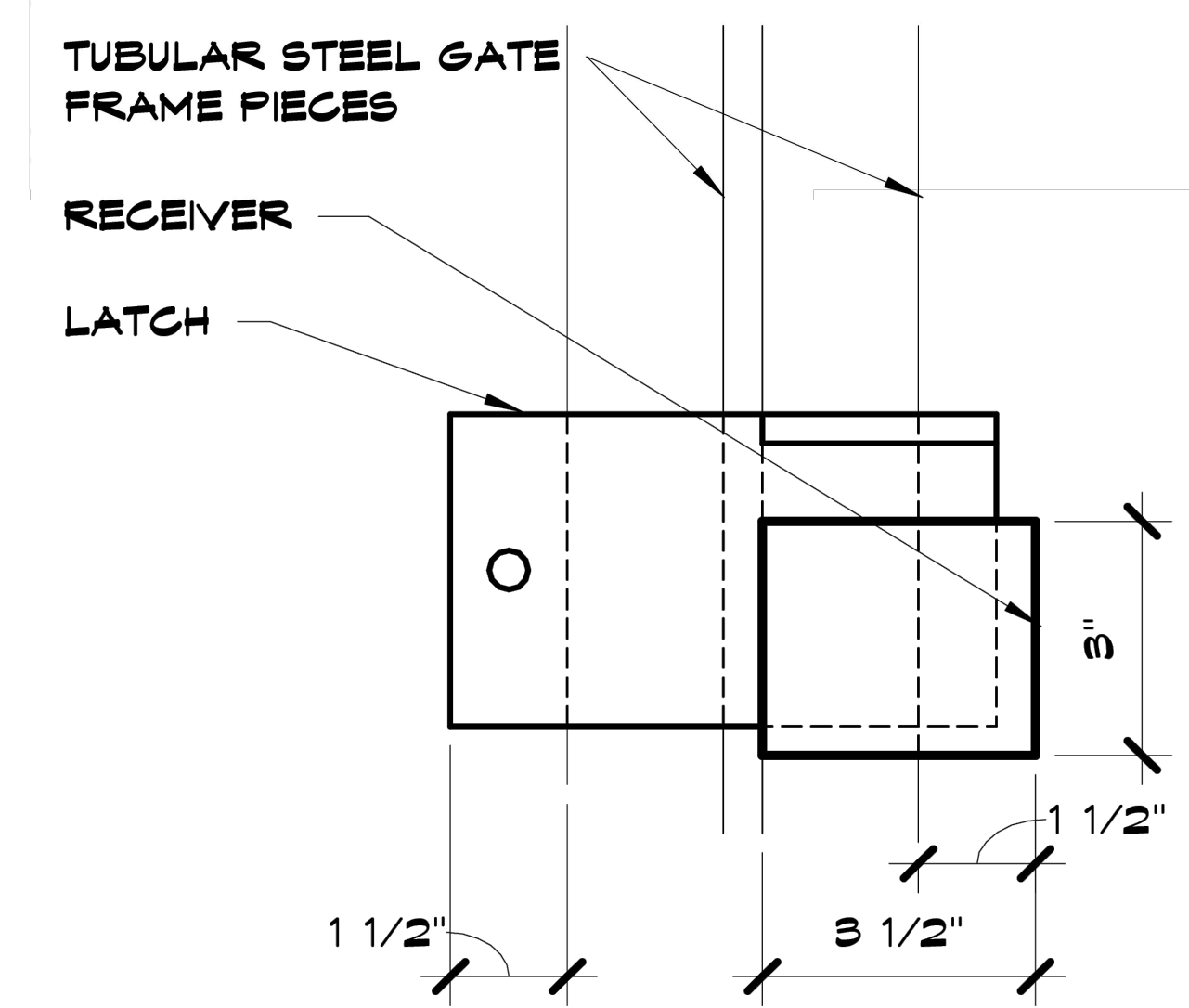
NOTE:
ALL STEEL TO BE GALV & PAINTED

NOTE:
ALL STEEL TO BE GALV

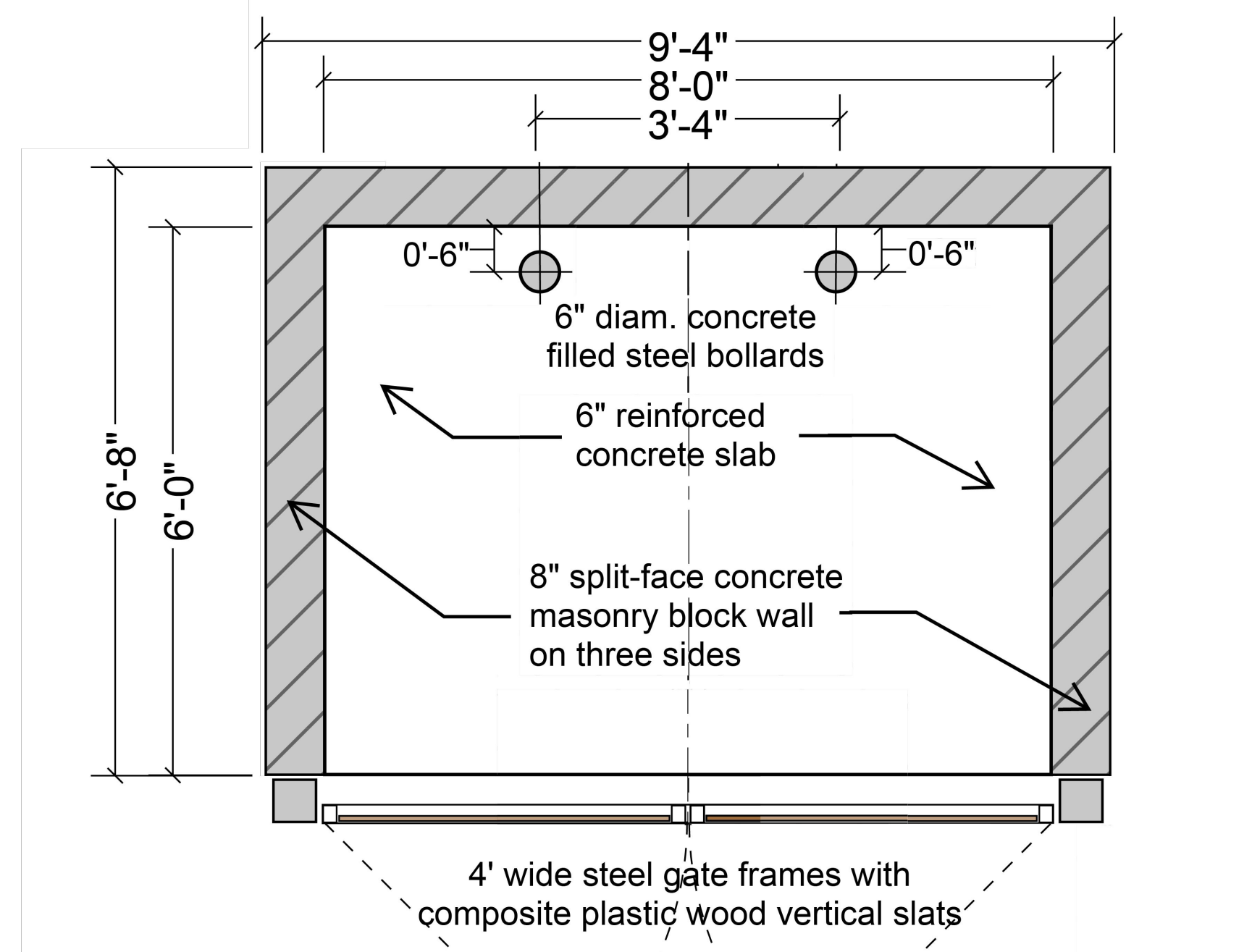
1 GATE LATCH DETAIL
Not to scale



2 POST & GATE DETAIL
Scale - 1-1/2" = 1' - 0"



6 FRONT ELEVATION - TRASH ENCLOSURE
Scale - 3/8" = 1' - 0"



5 PLAN - TRASH ENCLOSURE
Scale - 3/8" = 1' - 0"

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**TRASH ENCLOSURE
DETAIL**

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A102

MEETING MINUTES

Embrace Your Shine Neighborhood Meeting

Date:	12/09/24
Note Taker	Jake Hodson
Project #	024-05629

The meeting was translated from English to Spanish. Tamales were provided.

1. Embrace Your Shine Small Homes presentation start time 6:40pm
 - a. Rosana explained the project and the goals of Embrace Your Shine
2. Embrace Your Shine Small Homes presentation end time 6:55pm
3. i.c.stars a non-profit that is partnering with Embrace Your Shine to provide educational opportunities presentation start time 6:55pm
 - a. Shannon DiMaggio explained the goals of i.c.stars and how they would partner with Embrace Your Shine
4. i.c.stars presentation end time 7:00pm
 - Q: from audience, Do you need to be a resident of the neighborhood to apply for i.c.stars?
 - A: No

Rosana asked the audience if anyone would like to know more about Embrace Your Shine.
Audience member replied yes

Rosana- We have been working to start Embrace Your Shine for a year, expected groundbreaking in spring/summer of 2025. Looking for volunteers to help with construction.

Q: from audience, what is the age limit for volunteers?
A: 18 years of age and older

Rosana asked the audience if they liked the project.
A: a few people responded yes they liked it.

A follow up email will be sent with information on the project to attendees that provided email addresses.

The audience was informed the project will be heard at City Planning Commission on January 15th 2025

Meeting concluded at 7:05pm



MEETING ATTENDANCE RECORD

Project Name: Embrace Your Shine Small Homes
Meeting Location: 715 Jackson Ave.
Meeting Type: Public Engagement
Presenter:
Project #: 024-05629
Date: 12/09/24

Name of Attendee (Please print)	Address (City)	Email
Shannon Dimmygit	121 Delaware #209 KCMO	
Corey McCartney	9100 Ward Pkwy KCMO	
Blanca Cardona	2453 Lister 816 203 6992	
DeySi Maricelo Mendoza	2643 Spruce Avenue KCMO	
Rosby Solis Anayeli Escalante	709 Jackson Ave 64124	
Irma Sarmiento	533 Norton Ave 816 610 3703	
Axel Torres	816 699 4785	
Mecdi Cardena	913 W 159615 3499 e6st	
Angie Cuatis	816-508-0380	
David Zavala	816-594 6950	
Guadalupe Tenorio	816-594 6953	
Yessica Tenorio	816-876-1724	