

**WOODHAVEN SUBDIVISION  
FINAL MPD  
(MASTER PLANNED DEVELOPMENT)  
APPEAL**



**Case No. CD-CPC-2022-00066**

**City Council  
NPD Committee  
8/24/2022**

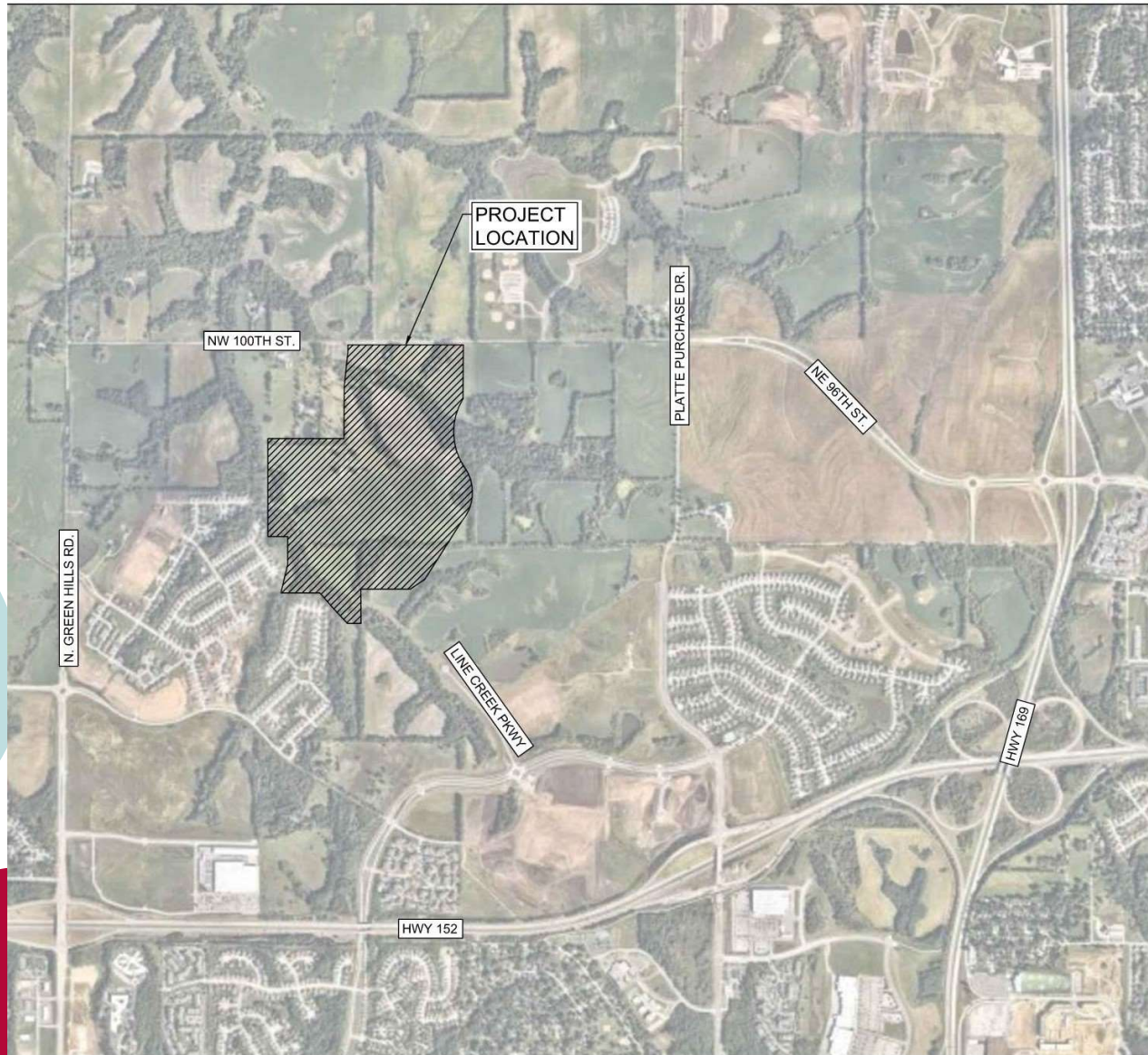
**ROUSE FRETTS WHITE GOSS  
GENTILE RHODES, P.C.**

**Kimley»»Horn**

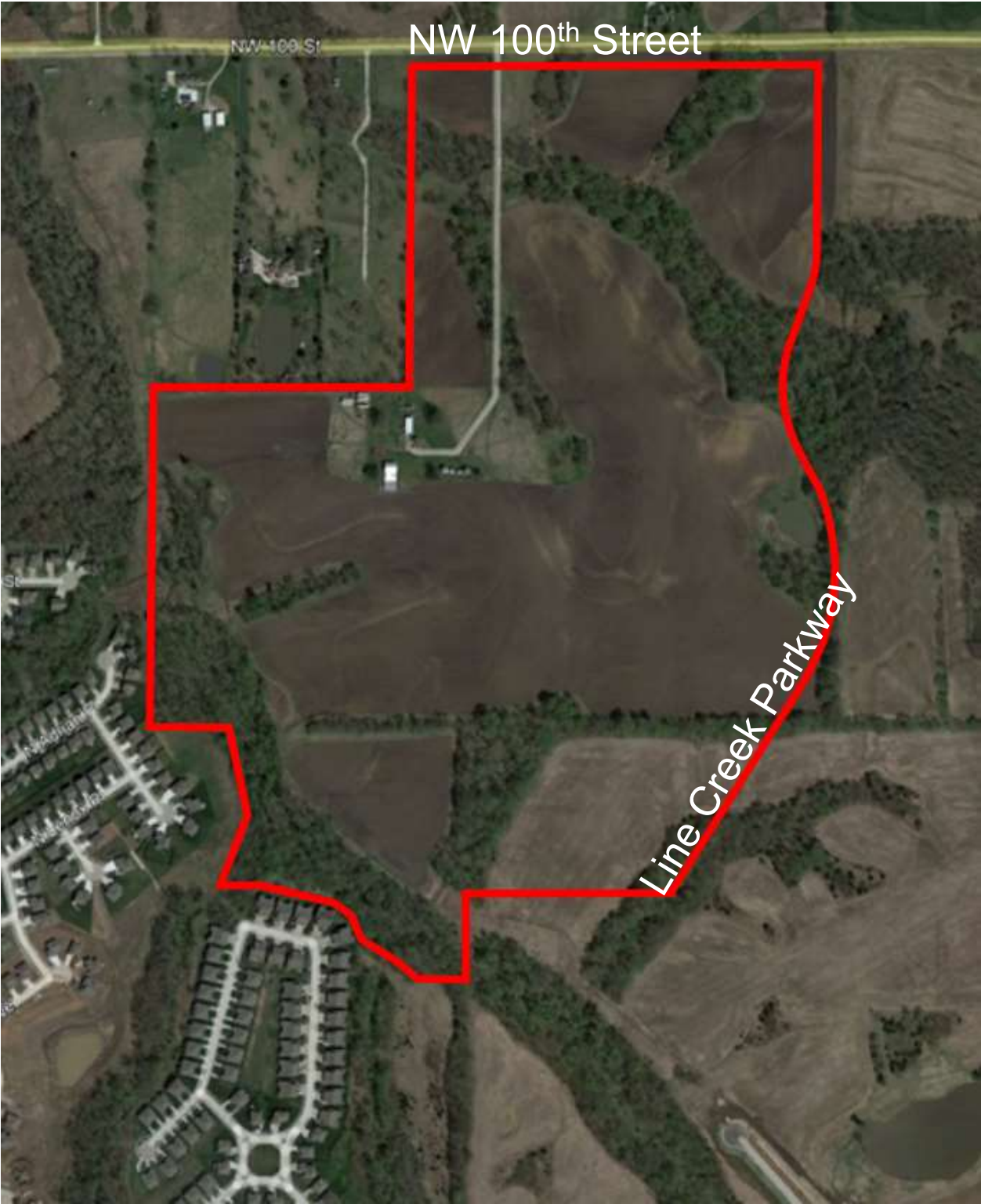
# Woodhaven Location

Southwest corner of the future extension of Line Creek Parkway & Tiffany Springs Parkway (100<sup>th</sup> St)

LOCATION MAP  
(NOT TO SCALE)



# Woodhaven Aerial





# Overview / Request

Applicant requests that the Neighborhood, Planning and Development Committee grant the appeal and overturn the decision of City Plan Commission and approve Ordinance 220639 to approve a MPD Final Plan in District MPD for Woodhaven, First Plat for 80 single family residential lots.



# 88-520-04 - FINAL DEVELOPMENT PLANS

## 88-520-04-D. REVIEW AND ACTION BY THE CITY PLAN COMMISSION; APPEALS.

1. The city plan commission must review and take action on the final development plan. The city plan commission may approve the final development plan if it complies with the approved preliminary development plan, all conditions of the preliminary development plan approval and all applicable standards of this zoning and development code. If the submitted final development plan does not comply with the approved preliminary development plan, any conditions imposed on that plan or any applicable standards of this development code, the city plan commission may disapprove the final development plan.
2. In the event that the city plan commission does not approve the final development plan, the landowner may either: (1) resubmit the final development plan to correct the plan's inconsistencies and deficiencies, or, (2) within 60 days of the date of notice of disapproval, appeal the decision of the city plan commission to the city council. In the event such an appeal is filed, a public hearing before the city council must be scheduled with such notice as is required for the MPD rezoning and preliminary development plan approval.

# Timeline

April 14, 2022 – Woodhaven MPD Development approved by Council through passage of C.S. for Ordinance 220269.

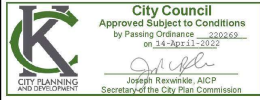
April 28, 2022 – Application for Final MPD Development Plan for Woodland 1<sup>st</sup> Phase.

June 7, 2022 – City Plan Commission denied Final MPD Development Plan.

June 8, 2022 – Appeal of City Plan Commission Denial

# C.S. for Ordinance 220269 – April 14, 2022

## Approved Plan



### PROJECT TEAM

**DEVELOPER**  
ASHLAR HOMES, LLC  
2800 NW HUNTER DRIVE  
BLUE SPRINGS, MO 64015  
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**SURVEYOR**  
MINNEY SURVEYING  
15427 W 81ST STREET  
LENEXA, KS 66219  
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**CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING**  
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(913) 788-1895  
CONTACT: JANELLE CLAYTON, P.E., P.T.O.E.  
EMAIL: JCLAYTON@MERGEMIDWEST.COM

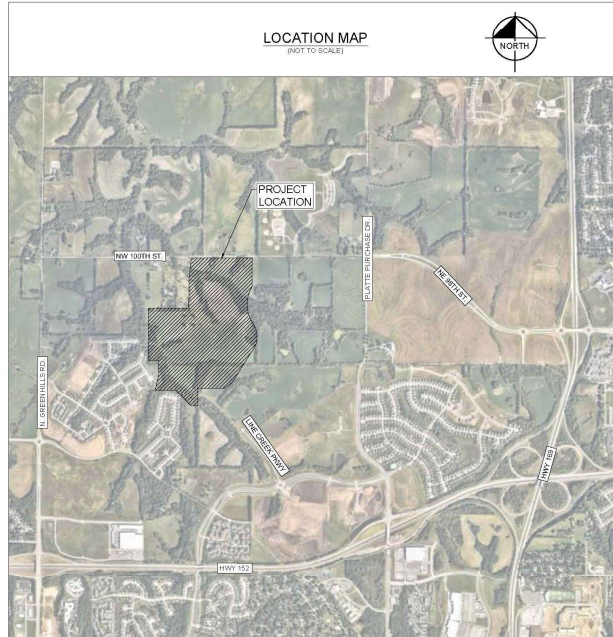
**BASIS OF BEARINGS:**  
MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE  
**HORIZONTAL DATUM:**  
MISSOURI STATE PLANE (WEST ZONE)  
SCALES AROUND CONTROL POINT 3  
(N 1°12'51.613" E 2,758.124 3')  
1 METER = 3.280833 U.S. SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.0000182

**LEGAL DESCRIPTION:**  
A portion of the South half of Section 33, Township 52 North, Range 33 West and a portion of the Northwest quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, as shown as follows:  
COMMENCING for reference at the Northeast corner of the Southwest quarter of said Section 33, Thence, along the North line of the Southwest quarter of said Section 33, North 89°29'03" West, 147.19 feet to the Northwest corner of the East 1/2 acre of the Northwest quarter of the Southwest quarter of said Section 33, Thence, along the West line of the East 1/2 acre of the Northwest quarter of the Southwest quarter of said Section 33, South 09°21'47" West, 75.00 feet to a point on the East parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33, said point being the TRUE POINT OF BEGINNING.  
Thence, continuing along the West line of the East 1/2 acre of the Northwest quarter of the Southwest quarter of said Section 33, South 09°21'47" West, 1245.27 feet to a point on the North line of the Southwest quarter of the Southwest quarter of said Section 33.  
Thence, along the North line of the Southwest quarter of the Southwest quarter of said Section 33, South 89°29'03" West, 965.55 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 33.  
Thence, along the West line of the Southwest quarter of the Southwest quarter of said Section 33, South 09°21'47" West, 1332.96 feet to the Southwest corner of the Southwest quarter of said Section 33.  
Thence, along the South line of the Southwest quarter of said Section 33, North 89°29'03" East, 306.84 feet to the Northeast corner of Tract A of Genesis Phase Second Plat, a subdivision in Kansas City, Platte County, Missouri.  
Thence, along the Easely line of said Tract A, South 11°54'06" East, 346.81 feet to an angle point on the Easely line of said Tract A.  
Thence, continuing along the Easely line of said Tract A, South 22°29'34" West, 282.00 feet to a point on the North line of Tract C of Genesis Trails First Plat, a subdivision in Kansas City, Platte County, Missouri.  
Thence, along the North line of said Tract C, South 89°29'03" East, 149.38 feet to the Northwest corner of Lot 14 of said Genesis Trails First Plat.  
Thence, along the North line of Lots 11 through 14 of said Genesis Trails First Plat, South 76°10'06" East, 296.46 feet to an angle point on the North line of said Lot 11.  
Thence, along the North line of said Lot 11, South 89°29'03" East, 76.38 feet to an angle point on the North line of said Lot 10.  
Thence, along the North line of said Lot 10, South 25°04'10" East, 105.44 feet to the Northwest corner of Tract D of said Genesis Trails First Plat.  
Thence, along the North line of said Tract D, South 5°10'03" East, 165.38 feet to the Northwest corner of said Tract D, said point also being the Northwest corner of the parcel described in the deed to Hultman Custom Homes, recorded in Book 1289, Page 911.  
Thence, along the North line of said parcel described in Book 1289, Page 911, South 5°09'34" East, 85.42 feet to an angle point on said North line.  
Thence, continuing along the North line of said parcel described in Book 1289, Page 911, South 89°29'03" East, 186.19 feet to a point on the West line of the East 75.00 acre of the Northwest quarter of Section 4, Township 51 North, Range 33 West.  
Thence, along the West line of the East 75.00 acre of the Northwest quarter of said Section 4, North 08°19'39" East, 327.85 feet to a point on the East parallel with and 643.25 feet South of the South line of the Southwest quarter of said Section 33.  
Thence, along the East parallel line, North 89°29'03" East, 791.33 feet to the beginning of a non-tangent curve to the right, whose center bears South 65°01'17" East, 874.00 feet.  
Thence, Northwesterly along the arc of said curve, having a radius of 874.00 feet, through a central angle of 07°29'55", an arc distance of 113.38 feet.  
Thence, North 32°54'42" East, 538.40 feet to the beginning of a tangent curve to the left.  
Thence, Northwesterly along the arc of said curve, having a radius of 825.00 feet, through a central angle of 64°08'24", an arc distance of 923.07 feet to the beginning of a tangent reverse curve to the right.  
Thence, Northwesterly along the arc of said curve, having a radius of 529.00 feet, through a central angle of 52°10'07", an arc distance of 441.05 feet.  
Thence, North 20°29'23" East, 211.24 feet to the beginning of a tangent curve to the left.  
Thence, Northwesterly along the arc of said curve, having a radius of 333.00 feet, through a central angle of 09°57'31", an arc distance of 132.02 feet to a point on the East parallel with and 75.00 feet West of the East line of the Southwest quarter of said Section 33.  
Thence, along the East parallel line, North 09°29'54" East, 734.00 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33.  
Thence, along the East parallel line, South 89°29'03" West, 1572.84 feet to the TRUE POINT OF BEGINNING. Prepared by Anne M. Smoke, Missouri P.S. 20101010, on November 23, 2020.  
Contains 151.88 acres, more or less.

## MASTER PLANNED DEVELOPMENT (MPD) FOR WOODHAVEN SUBDIVISION

SECTION 33, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

LOCATION MAP (NOT TO SCALE)



**MPD STATEMENT OF INTENT for WOODHAVEN SUBDIVISION**

This MPD Plan provides for the preparation and approval of a unified residential subdivision, with a variety of housing products, and varying price points. The proposed subdivision includes traditional single-family residential lots (detached housing), and single-family attached housing. Using MPD zoning allows the development to be approved with a single plan and one zoning district, which ultimately results in a more cohesive development. MPD zoning also allows for developers to meet public improvement standards, which are detailed further in this plan. The public improvement deviations reduce infrastructure costs to provide for more affordable housing options, and a variety of housing products. This approach aligns with the city-wide initiative, for more inclusive development.

**MPD PLAN DEVIATIONS for WOODHAVEN SUBDIVISION**

A. This MPD is requesting eliminating the requirement of a 30' city-maintained landscape buffer, for residential lots which back up to Line Creek Parkway.  
B. This MPD is requesting eliminating the requirement of a 30' city-maintained landscape buffer, for residential lots which back up to Tiffany Springs Parkway.

Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	GENERAL LAYOUT
C3	PRELIMINARY PLAT
C4	PHASING PLAN
C5	SITE LAYOUT (1)
C6	SITE LAYOUT (2)
C7	SITE LAYOUT (3)
C8	SITE LAYOUT (4)
C9	SITE LAYOUT (5)
C10	AMENITY LAYOUT
C11	GRADING & UTILITY PLAN
C12	WATER MAIN PHASING PLAN
C13	STREAM BUFFER PLAN
C14	ENLARGED STREAM BUFFER PLAN (SOUTH)
C15	ENLARGED STREAM BUFFER PLAN (NORTH)

**MPD LIST OF PUBLIC INFRASTRUCTURE DEVIATIONS for WOODHAVEN SUBDIVISION**

The proposed MPD zoning allows the developer the option to deviate from "Typical" public infrastructure standards, in an effort to provide more affordable and more inclusive housing options. Because of this, the following Public Infrastructure Deviations are being requested:

- 1. Roadway Sub-grade Modification**  
Per City requirements, roadway sub-grade grades are typically required to be modified to include soil modifications (cement, fly-ash, or lime treatments) for soil characteristics (attoning levels) that do not meet the City's Liquid Limit (LL) or Plasticity Index (PI). This MPD plan requests the removal of sub-grade on one side of the street for residential lots. The proposed sidewalk locations are shown within this plan, to identify the proposed locations of sidewalks.
- 2. Sidewalks on Both Sides of the Street**  
Per City requirements, sidewalks are required on both sides of residential streets. This MPD plan requests the allowance for proposed for equipment (HDPE/PVC) structures in-use of concrete boxes for all curb inlets and junction boxes. Combination throat and grass riprap inlet structures are proposed for curb inlets. Solid top riprap structures are proposed for junction boxes.
- 3. Storm Sewer Structure Materials**  
Per City requirements, all public storm structures are required to be concrete boxes. This MPD plan requests the allowance for proposed for equipment (HDPE/PVC) structures in-use of concrete boxes for all curb inlets and junction boxes. Combination throat and grass riprap inlet structures are proposed for curb inlets. Solid top riprap structures are proposed for junction boxes.
- 4. Sanitary Sewer Manhole Locations**  
Per City requirements, sanitary sewer manholes are required to be outside of the roadway paving, generally behind the curb, or in the front yards of the homes. This MPD plan requests the allowance for sewer manholes to be located within the street paving, provided they are located in locations that do not receive typical wheel loading from vehicles. Allowable locations would be located in the center of the roadway, or center of the travel lane.
- 5. Public Waterline Materials**  
Per City requirements, all public waterline is required to be Ductile Iron Pipe (DIP) with polypropylene. This MPD plan requests the removal of this requirement entirely, and to allow for HDPE or PVC waterline pipe materials.
- 6. Fillable Fill Requirement**  
Per City requirements, all utilities located underneath the proposed roadway paving, is required to have flowable fill backfill. This MPD plan requests the removal of this requirement entirely, provided the backfill material (stable soil material or aggregate) meets the recommendation of the final geotechnical report.
- 7. Public Street Lighting Illumination Levels**  
Per City requirements, typical residential street lighting levels are 1.8 times greater than IES (Illumination Engineering Society) standards. This MPD plan requests a decreased lighting level, and to allow for proposed lighting levels equal to IES, which is approximately a 20 reduction in lighting levels.
- 8. Street Trees**  
Per City requirements, street trees are required at 30' on center, for all residential streets. This plan requests that street trees be required at 60' on center for all residential streets.

**LEGEND:**

▲	FOUND SECTION CORNER AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
○	RECORD DATA PER GENESIS VILLAGE-FIRST PLAT
○	RECORD DATA PER GENESIS PHASE-SECOND PLAT
○	RECORD DATA PER WALK-LOBBY-PHASE III
○	SECURITY TREE
○	WALKWAY
○	TELEPHONE PEDESTAL
○	POWER POLE
○	SANITARY SEWER MANHOLE
○	UNDERGROUND SEWER LINE
○	FINISH LINE
○	PLATTED EXCEPTION PER TITLE COMMITMENT
○	POTENTIAL ENCROACHMENT

**Kimley-Horn**  
REGISTERED PROFESSIONAL ENGINEER  
KANSAS CITY, MISSOURI  
PROJECT NO. 2020-001  
DATE: 12/01/2020

**WOODHAVEN MASTER PLANNED DEVELOPMENT**  
KANSAS CITY, MO

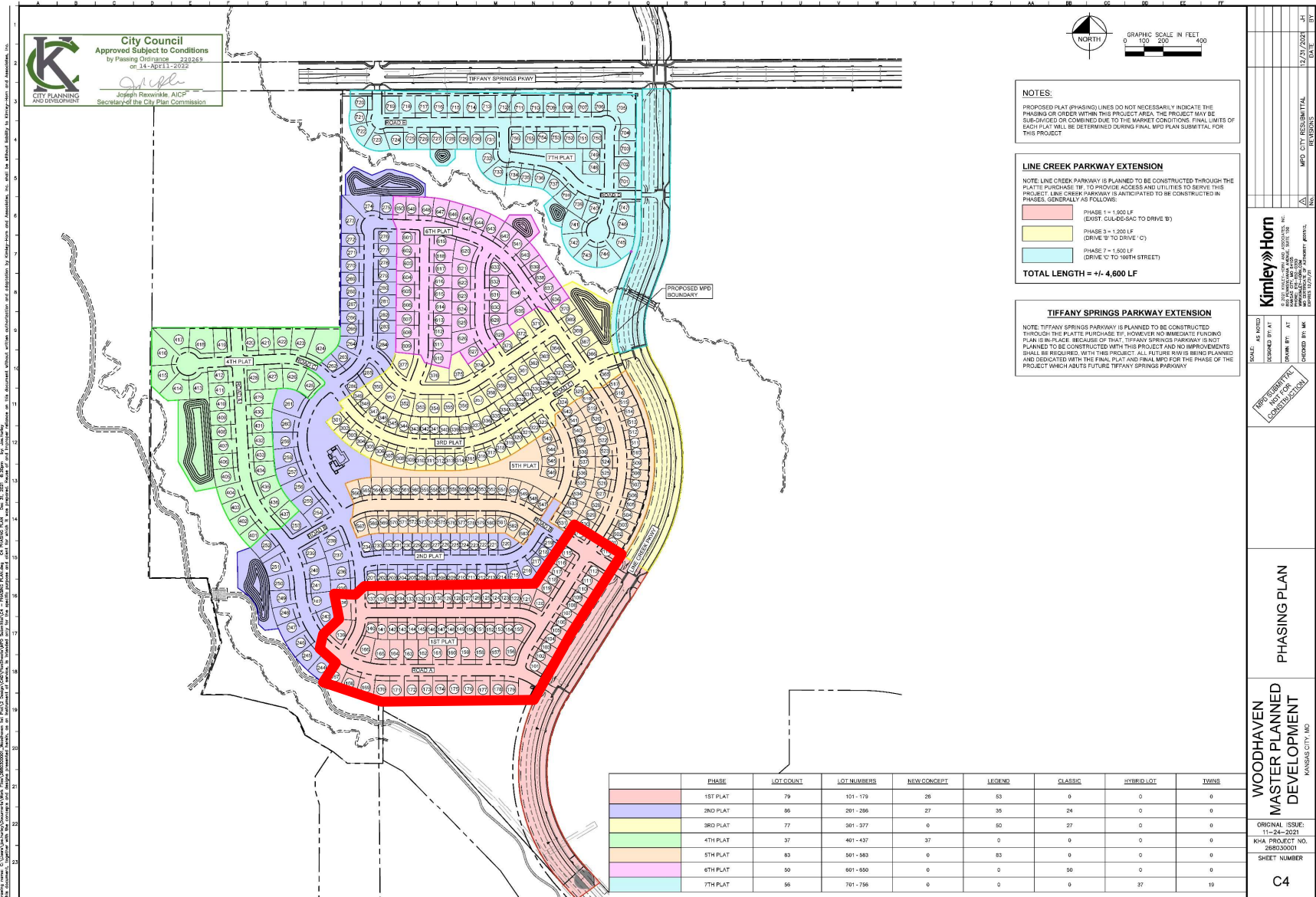
ORIGINAL ISSUE: 11-24-2020  
KHA PROJECT NO.: 284030001

SHEET NUMBER: **C0**



# C.S. for Ordinance 220269 – April 14, 2022

## Approved Plan – 1<sup>st</sup> Plat



# C.S. for Ordinance 220269 – April 14, 2022

## Approved Deviations

### COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220269

Rezoning an area of about 152 acres generally located on the south side of N.W. 100th Street between N. Green Hills Road to the west and N. Platte Purchase Drive to the east from Districts AG-R and R-7.5 to District MPD, and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities. (CD-CPC-2021-00216)

3. The Council hereby approves the deviations to the City's Standards, Specifications and Design Criteria listed below for public improvements as permitted by Section 88-280-05 of the Zoning and Development Code. Such deviations shall be stated on the approved Woodhaven MPD Plan drawings:
  - a. *Deviation 1. Soil Modification of Fill Material.* Per the applicant's submitted geotechnical report and City standards, only the top 9-inches of the subgrade will require modification with cementitious materials. Subgrade shall meet or exceed City standards, including roll testing under 2201.3.E Embankment/Fill sections (fill above the treated subgrade) shall be composed of suitable fill material placed and compacted in lifts according to City specifications and as approved by the City Engineer/Director of Construction. The embankment/fill materials do not require additional cementitious modification as long as the material is suitable fill as defined in Section 2102.2-A-3 of the City Standards for Construction.
  - b. *Deviation 2. Sidewalks only on one side of the Street.* Construct sidewalk only on one side of the streets for residential local roads within the MPD plan area as shown on the approved plan drawings. The sanitary sewer manhole locations will be placed outside of the travel-way on the side of the road that has no sidewalks installed. The subdivision is prohibited from receiving city funds for the establishment of new sidewalks for a period of 50 years from the passage of this ordinance.
  - c. *Deviation 3. Storm Sewer Structure Details.* An alternate curb inlet detail with a combination throat and grate opening other than a concrete structure shall be designed and approved by the Water Services Department.
  - d. *Deviation 4. Flowable fill requirement.* Flowable fill or compact aggregate is allowed, as long as compaction and lifts are completed according to City specifications and as ordered by the City Engineer/Director of Construction. The applicant may substitute flowable fill with proper backfill methods as specified by Public Works standards and final determination of the City Engineer.
  - e. *Deviation 5. Street Trees.* Only one street tree shall be required per residential lot with species that provides large canopies and approved by the Development Management Division and the Parks and Recreation Department. Installation of street trees shall be of species as recommended by the City Forester to assure equivalent shade as to the standard requirement of one tree per 30 feet of street frontage.

# CPC Transcript – June 7, 2022

Chairman Crowl: “So this particular case has been approved by ordinance to have several infrastructure deviations attached to it that include soil modification of fill material, sidewalks only on one side of the street, storm sewer structure details, flowable fill requirement and street tree deviation. In my opinion, I mean, I don’t have an issue with the project itself but some of these deviations I can see as approved, may have an affect on future projects and so frankly this project does not have my support so I’m just putting that statement out there now.”

Commissioner Sadowski: I wonder if the applicant can speak to you know, my question would be, we see a lot of projects like this all the time. All the time and so I am very curious why this particular project feels that there is a hardship in terms of providing sidewalks or street trees. Is there something that we’re missing here that makes this project unique and why it can’t provide that level of amenity that we see in so many other projects in this area?

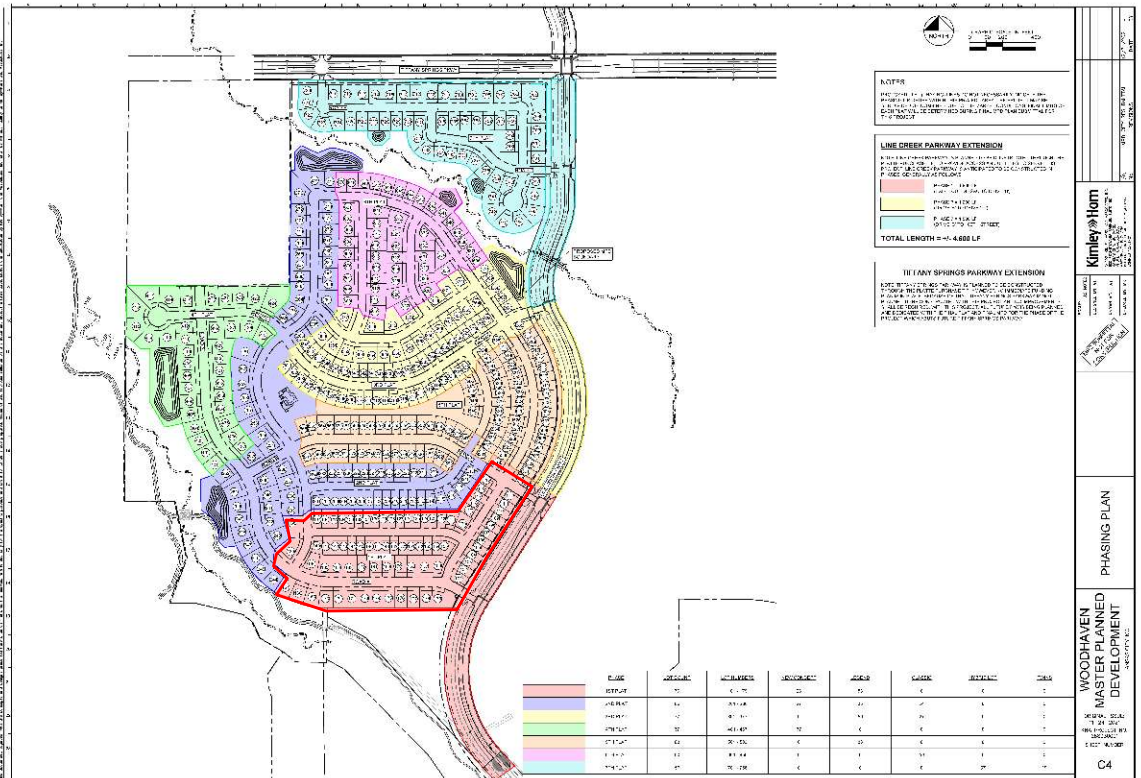
Commissioner Baker: I don’t like the project in the deviations but given kind of what process that this has gone through, I’ll second.

Commissioner Crowl: Okay, so the motion fails, so it will go forward as a decline, as a non-approval of this Docket Item C1.



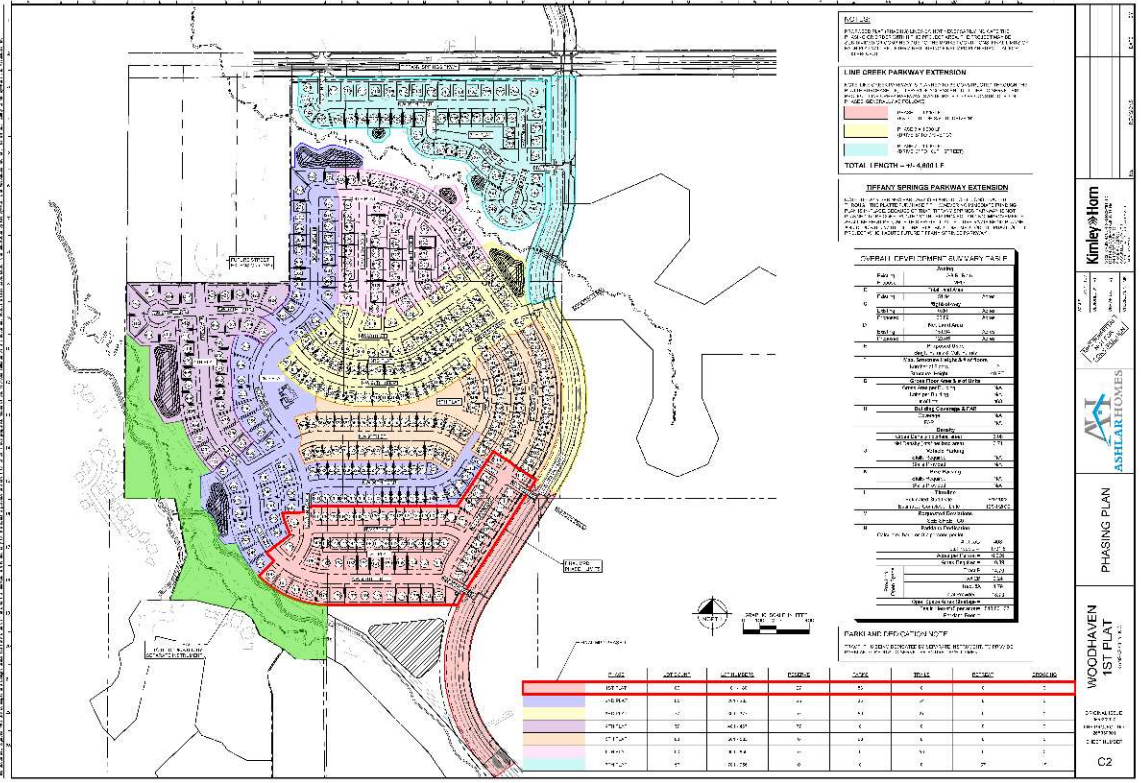
# Prelim MPD

79 lots



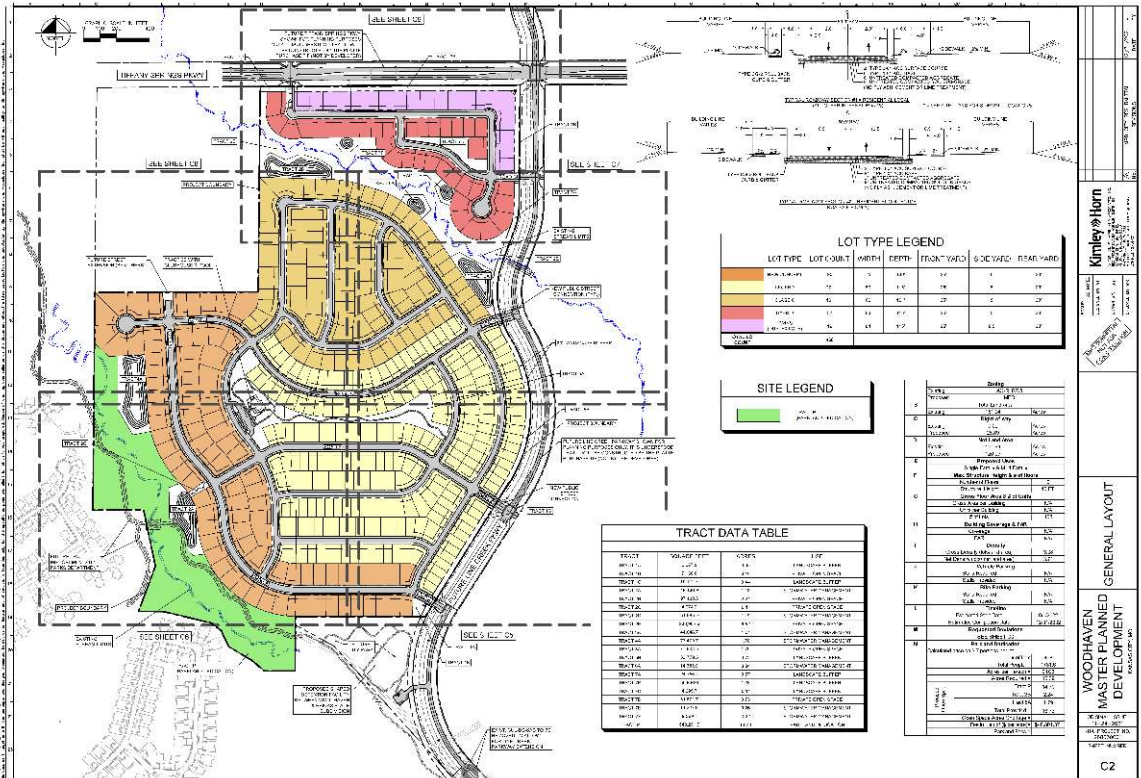
# Final MPD

80 lots



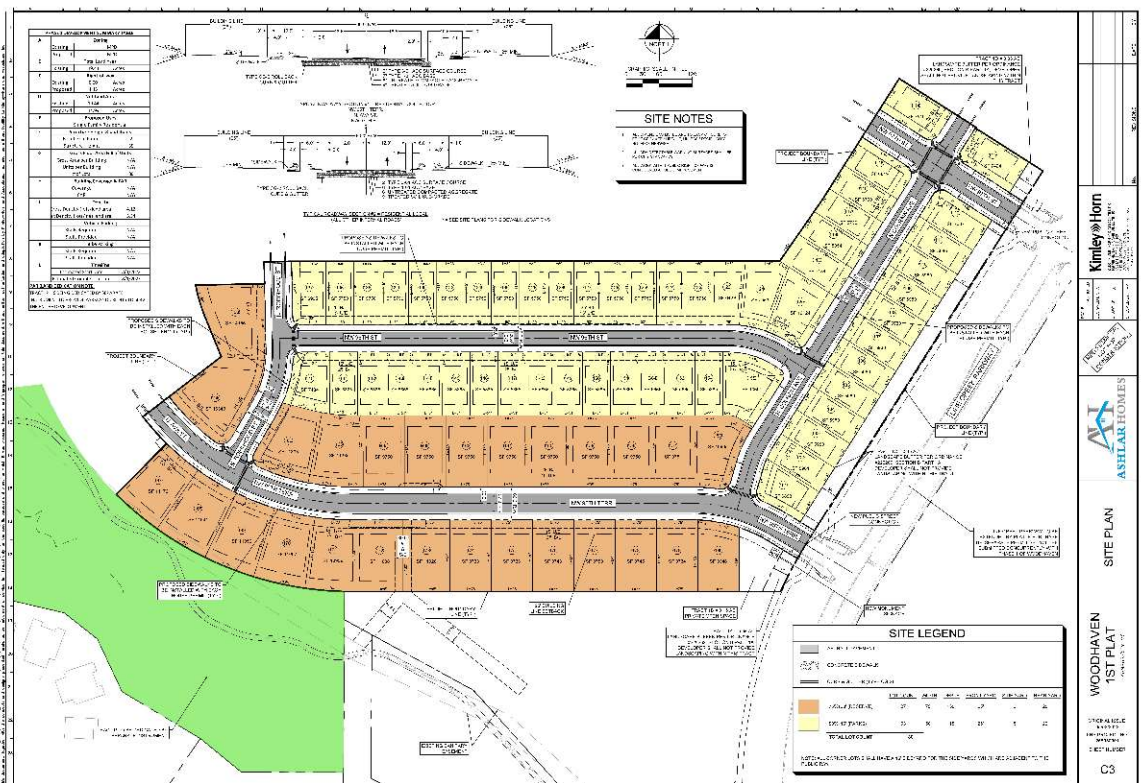
# Prelim MPD

79 lots



# Final MPD

80 lots





# Request

Applicant requests that the Neighborhood, Planning and Development Committee grant the appeal and overturn the decision of City Plan Commission and approve Ordinance 220639 to approve a MPD Final Plan in District MPD for Woodhaven, First Plat for 80 single family residential lots.





# MPD Development Plan

# PRELIMINARY

## MASTER PLANNED DEVELOPMENT (MPD) FOR WOODHAVEN SUBDIVISION

SECTION 33, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

### PROJECT TEAM

**DEVELOPER**  
ASHLAR HOMES, LLC  
2800 NW HUNTER DRIVE  
BLUE SPRINGS, MO 64015  
TEL: (816) 228-1188  
CONTACT: VINCENT WALKER

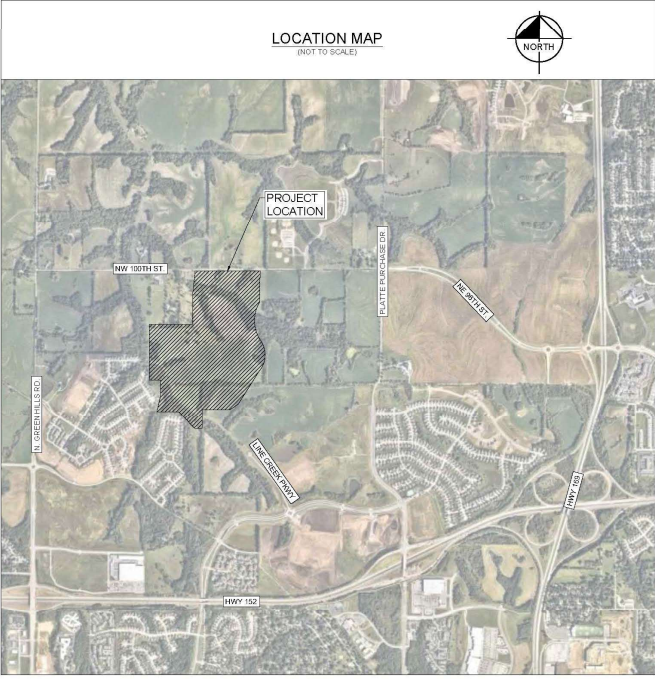
**SURVEYOR**  
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1547 W 81ST STREET  
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**CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING**  
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TEL: (816) 865-0550  
PRIMARY CONTACT: MATTHEW KIST, P.E.  
EMAIL: MATT.KIST@KIMLEY-HORN.COM  
SECONDARY CONTACT: TYLER WYSONG, P.E.  
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**MECHANICAL ENGINEER**  
MERGE MIDWEST ENGINEERING, LLC  
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CLATHE, KS 66601  
CONTACT: JANELLE CLAYTON, P.E., P.T.O.E.  
EMAIL: JCLAYTON@MERGEMIDWEST.COM

**BASIS OF BEARINGS:**  
MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE  
**HORIZONTAL DATUM:**  
MISSOURI STATE PLANE (WEST ZONE)  
SCALED AROUND CONTROL POINT 3  
(N 1,125,610.74', E 2,756,124.93')  
1 METER = 3.2808333 U.S. SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES, TO OBTAIN  
GROUND DISTANCES, MULTIPLY GROUND DISTANCES BY 1.0000152

**LEGAL DESCRIPTION:**  
A portion in the southeast of Section 33, Township 52 North, Range 33 West and a portion of the Northwest quarter of Section 4, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, described as follows:  
COMMENCING for reference at the Northeast corner of the Southwest quarter of said Section 33, Thence, along the North line of the Southwest quarter of said Section 33, North 89°42'59" West, 1647.83 feet to the Northwest corner of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, Thence, along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 75.01 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33, said point being the TRUE POINT OF BEGINNING;  
Thence, continuing along the West line of the East 10 acres of the Northwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 1240.27 feet to a point on the North line of the Southwest quarter of the Southwest quarter of said Section 33;  
Thence, along the North line of the Southwest quarter of the Southwest quarter of said Section 33, South 89°15'10" West, 988.55 feet to the Northwest corner of the Southwest quarter of said Section 33;  
Thence, along the West line of the Southwest quarter of the Southwest quarter of said Section 33, South 00°31'48" West, 1312.96 feet to the Southwest corner of the Southwest quarter of said Section 33;  
Thence, along the South line of the Southwest quarter of said Section 33, North 89°15'10" East, 398.94 feet to the Northeast corner of Tract A of Genesis Peace-Second Plat, a subdivision in Kansas City, Platte County, Missouri;  
Thence, along the Eastern line of said Tract A, South 11°54'59" East, 346.81 feet to an angle point in the Eastern line of said Tract A;  
Thence, continuing along the Eastern line of said Tract A, South 20°29'58" West, 292.05 feet to a point on the Northern line of Tract C of Genesis Trails-First Plat, a subdivision in Kansas City, Platte County, Missouri;  
Thence, along the Northern line of said Tract C, South 89°49'54" East, 149.38 feet to the Northwest corner of Lot 14 of said Genesis Trails-First Plat;  
Thence, along the North line of Lots 11 through 14 of said Genesis Trails-First Plat, South 76°10'36" East, 299.46 feet to an angle point in the North line of said Lot 11;  
Thence, along the Northeastern line of Lots 10 and 11 of said Genesis Trails-First Plat, South 51°51'47" East, 76.38 feet to an angle point in the Northeastern line of said Lot 10;  
Thence, along the Northeastern line of said Lot 10, South 20°04'19" East, 105.44 feet to the Northwest corner of Tract D of said Genesis Trails-First Plat;  
Thence, along the Northern line of said Tract D, South 59°10'03" East, 165.38 feet to the Northwestern corner of said Tract D, said point also being the Northwestern corner of the parcel described in the deed to Hoffman Custom Homes, recorded in Book 1286, Page 911;  
Thence, along the Northern line of said parcel described in Book 1286, Page 911, South 50°38'34" East, 95.42 feet to an angle point in said Northern line;  
Thence, continuing along the Northern line of said parcel described in Book 1286, Page 911, South 89°38'55" East, 199.19 feet to a point on the Western line of the East 75.00 acres of the Northwest quarter of Section 4, Township 52 North, Range 33 West;  
Thence, along the West line of the East 75.00 acres of the Northwest quarter of said Section 4, North 00°19'38" East, 327.95 feet to a point on a line parallel with and 843.93 feet South of the South line of the Southwest quarter of said Section 33;  
Thence, along said said parallel line, North 89°59'03" East, 791.33 feet to the beginning of a non-sag curve to the right, whose center bears South 65°01'17" East, 874.00 feet;  
Thence, Northeastly along the arc of said said curve, having a radius of 874.00 feet, through a central angle of 07°25'59", an arc distance of 113.38 feet;  
Thence, Northeastly along the arc of said said curve, having a radius of 874.00 feet, through a central angle of 64°18'24", an arc distance of 923.07 feet to the beginning of a tangent reverse curve to the right;  
Thence, Northeastly along the arc of said said curve, having a radius of 529.00 feet, through a central angle of 52°10'07", an arc distance of 4481.66 feet;  
Thence, North 20°28'25" East, 211.24 feet to the beginning of a tangent curve to the left;  
Thence, Northeastly along the arc of said said curve, having a radius of 279.00 feet, through a central angle of 19°57'31", an arc distance of 180.02 feet to a point on a line parallel with and 76.00 feet West of the East line of the Southwest quarter of said Section 33;  
Thence, along said said parallel line, North 00°30'54" East, 734.00 feet to a point on a line parallel with and 75.00 feet South of the North line of the Southwest quarter of said Section 33;  
Thence, along said said parallel line, South 89°42'59" West, 1572.94 feet to the TRUE POINT OF BEGINNING, Proposed by Anne M. Smoke, Missouri PLS 2018018010, on November 23, 2021.  
Contains 151.86 acres, more or less.

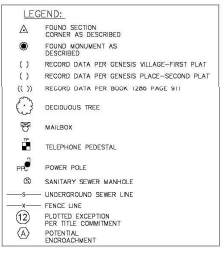


**MPD STATEMENT OF INTENT for WOODHAVEN SUBDIVISION**  
This MPD Plan provides for the preparation and approval of a unified residential subdivision, with a variety of housing products, and varying price points. The proposed subdivision includes traditional single-family residential lots (detached housing), and single-family attached housing. Utilizing MPD zoning allows the development to be approved with a single plan and one zoning district, which ultimately results in a more cohesive development. MPD zoning also allows for deviations from public improvement standards, which are detailed further in this plan. The public improvement deviations reduce infrastructure costs to provide for more affordable housing options, and a variety of housing products. This approach aligns with the city-wide initiative for more inclusive developments.

**MPD PLAN DEVIATIONS for WOODHAVEN SUBDIVISION**  
A. This MPD is requesting eliminating the requirement of a 3' city-maintained landscape buffer, for residential lots which back up to Lime Creek Parkway.  
B. This MPD is requesting eliminating the requirement of a 30' city-maintained landscape buffer, for residential lots which back up to Thrifty Springs Parkway.

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	GENERAL LAYOUT
C3	PRELIMINARY PLAT
C4	PHASING PLAN
C5	SITE LAYOUT (1)
C6	SITE LAYOUT (2)
C7	SITE LAYOUT (3)
C8	SITE LAYOUT (4)
C9	SITE LAYOUT (5)
C10	AMENITY LAYOUT
C11	GRADING & UTILITY PLAN
C12	WATER MAIN PHASING PLAN
C13	STREAM BUFFER PLAN
C14	ENLARGED STREAM BUFFER PLAN (SOUTH)
C15	ENLARGED STREAM BUFFER PLAN (NORTH)

**MPD LIST OF PUBLIC INFRASTRUCTURE DEVIATIONS WOODHAVEN SUBDIVISION**  
The proposed MPD zoning allows the developer the option to deviate from "typical" public infrastructure standards, in an effort to provide more affordable and more inclusive housing options. Because of this, the following Public Infrastructure Deviations are being requested:  
1. **Roadway Sub-grade Modification**  
Per City requirements, roadway soil sub-grades are typically required to be modified to include soil modifications (cement, fly ash, or lime treatment) for soil characteristics (afterberg limits) that do not meet the City's Liquid Limit (LL) or Plasticity Index (PI). This MPD plan requests the removal of this requirement completely.  
2. **Sidewalks on Both Sides of the Street**  
Per City requirements, sidewalks are required on both sides of residential streets. This MPD plan requests the removal of sidewalks on one side of the street for residential local roads. The proposed sidewalk locations are shown within this plan, to identify the proposed locations of sidewalks.  
3. **Storm Sewer Structure Materials**  
Per City requirements, all public storm structures are required to be concrete boxes. This MPD plan requests the allowance for nylplast (or equivalent HDPE/PVC structures) in lieu of concrete boxes for all curb inlets and junction boxes. Combination throat and grate nylplast inlet structures are proposed for curb inlets. Solid top nylplast structures are proposed for junction boxes.  
4. **Sanitary Sewer Manhole Locations**  
Per City requirements, sanitary sewer manholes are required to be outside of the roadway paving, generally behind the curb, or in the front yard of the home. This MPD plan requests the allowance for sewer manholes to be located within the street paving, provided they are located in locations that do not receive typical wheel loading from vehicles. Allowable locations would be located in the center of the roadway, or center of the travel lane.  
5. **Public Waterline Materials**  
Per City requirements, all public waterline is required to be Ductile Iron Pipe (DIP) with polyprop. This MPD plan requests the removal of this requirement entirely, and to allow for HDPE or PVC waterline pipe materials.  
6. **Fillable fill requirement**  
Per City requirements, all utilities located underneath the proposed roadway paving, is required to have fillable fill backfill. This MPD plan requests the removal of this requirement entirely, provided the backfill material (suitable soil material or aggregate) meets the recommendation of the final geotechnical report.  
7. **Public Street Lighting Illumination Levels**  
Per City requirements, typical residential street lighting levels are 1.5 times greater than IES (Illumination Engineering Society) standards. This MPD plan requests a decreased lighting level, and to allow for proposed lighting levels equal to IES, which is approximately a 25% reduction in lighting levels.  
8. **Street Trees**  
Per City requirements, street trees are required at 30' on center, for all residential streets. This plan requests that only 1 street tree be required per residential lot.



**Kimley-Horn**  
KANSAS CITY, MO  
11/23/2021  
SCALE: 1"=40'

DESIGNED BY: AT  
DRAWN BY: AT  
CHECKED BY: BK

NO SUBMITTAL FOR CONSTRUCTION

**WOODHAVEN MASTER PLANNED DEVELOPMENT**  
KANSAS CITY, MO

ORIGINAL ISSUE: 11-24-2021  
K14 PROJECT NO: 26803001

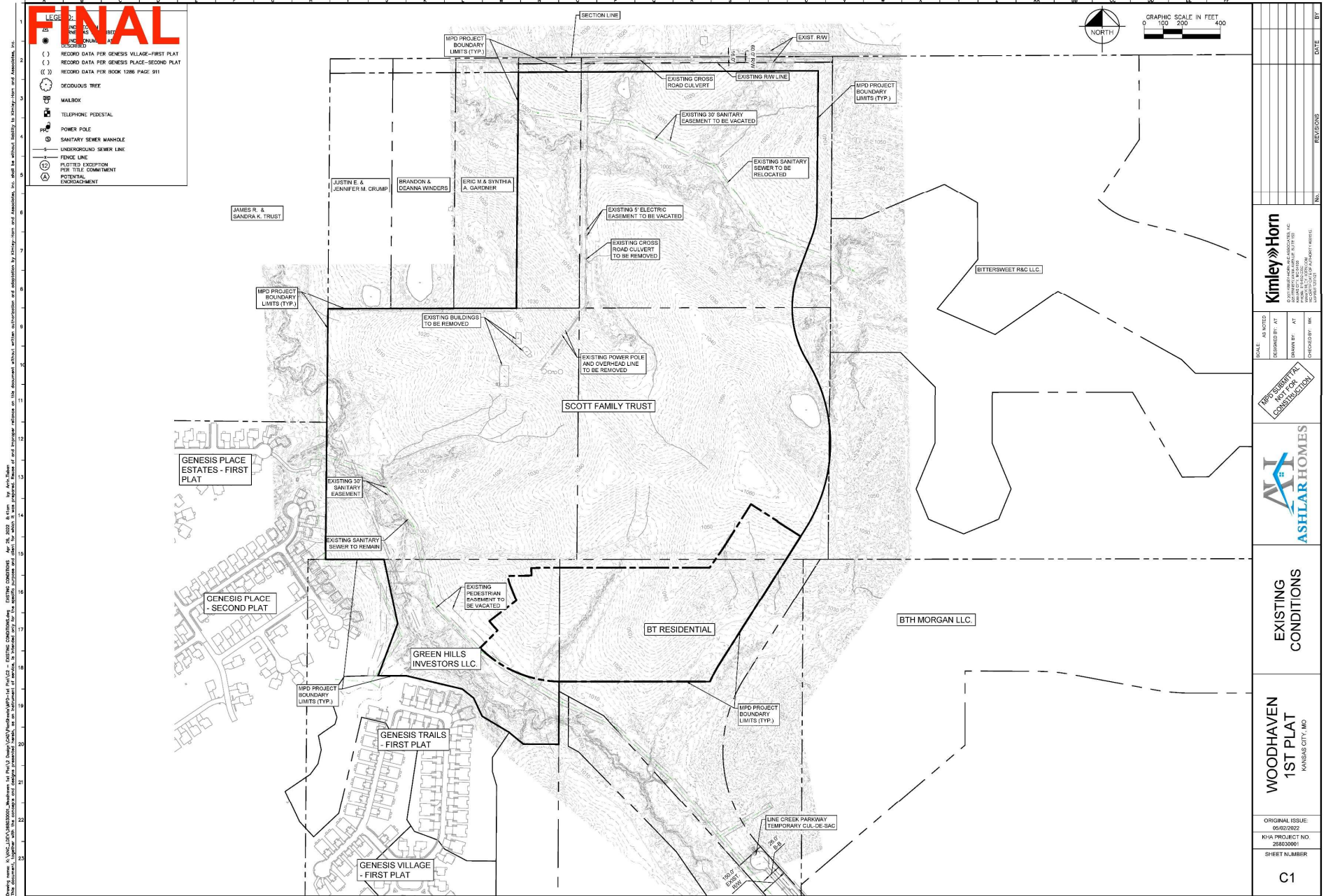
SHEET NUMBER  
**C0**





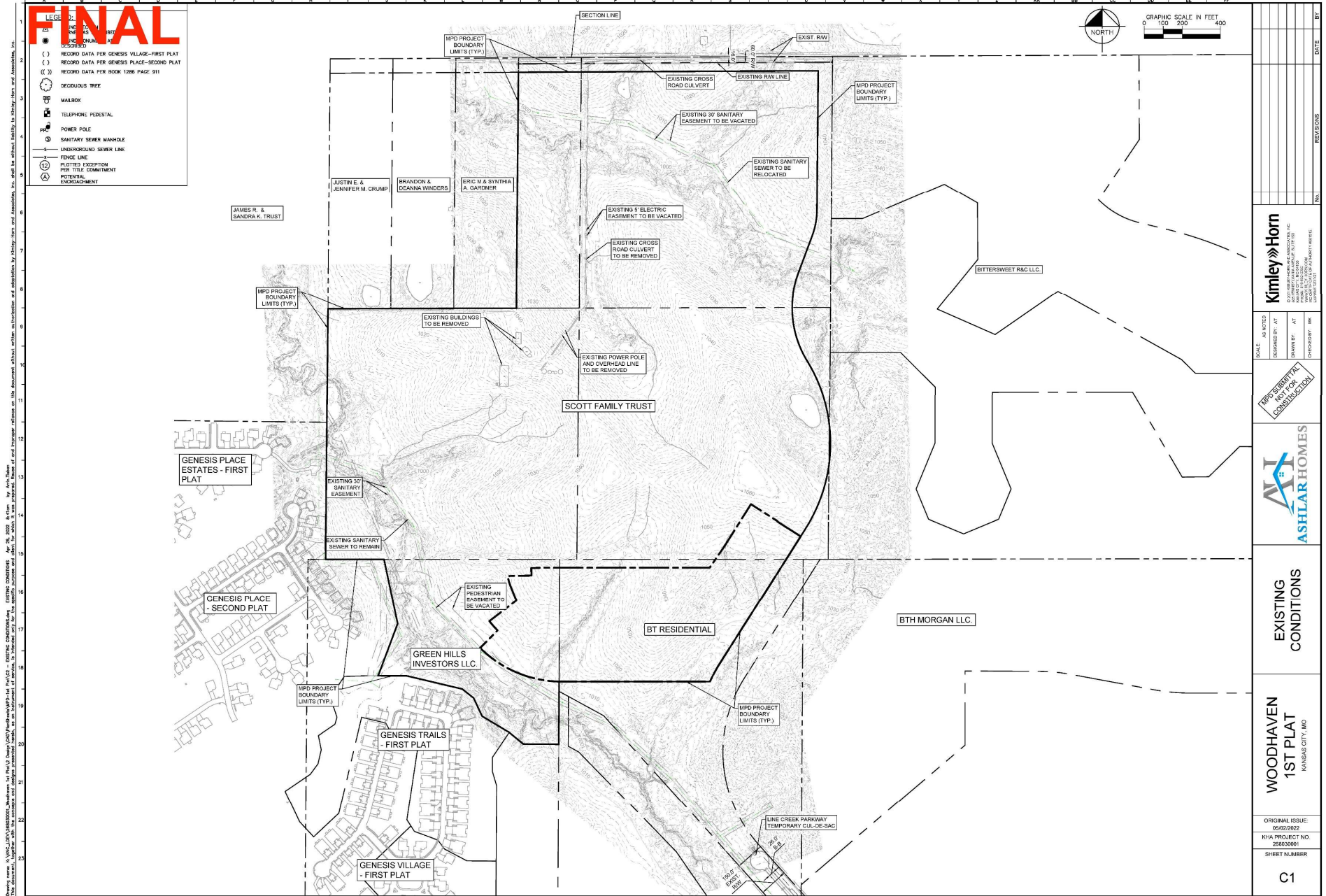


# Final MPD Plan





# Final MPD Plan





# MPD Development Plan

## PRELIMINARY



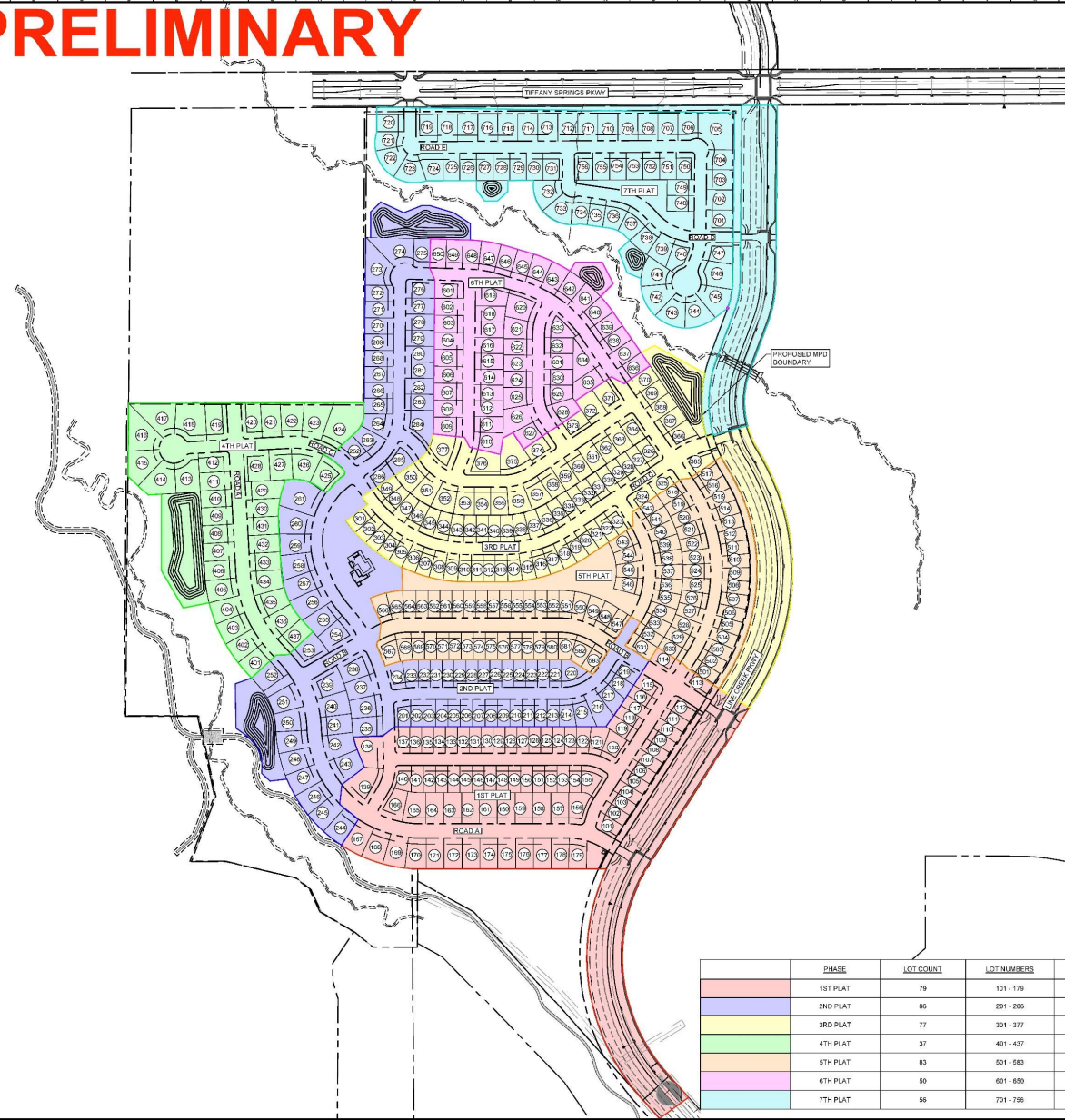
**NOTES:**  
 PROPOSED PLAT (PHASING) LINES DO NOT NECESSARILY INDICATE THE PHASING OR ORDER WITHIN THIS PROJECT AREA. THE PROJECT MAY BE SUB-DIVIDED OR COMBINED DUE TO THE MARKET CONDITIONS. FINAL LIMITS OF EACH PLAT WILL BE DETERMINED DURING FINAL MPD PLAN SUBMITTAL FOR THIS PROJECT.

**LINE CREEK PARKWAY EXTENSION**  
 NOTE: LINE CREEK PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TIF TO PROVIDE ACCESS AND UTILITIES TO SERVE THIS PROJECT. LINE CREEK PARKWAY IS ANTICIPATED TO BE CONSTRUCTED IN PHASES, GENERALLY AS FOLLOWS:

- PHASE 1 = 1,500 LF (EXIST. CUL-DE-SAC TO DRIVE 'B')
- PHASE 3 = 1,200 LF (DRIVE 'B' TO DRIVE 'C')
- PHASE 7 = 1,500 LF (DRIVE 'C' TO 100TH STREET)

**TOTAL LENGTH = +/- 4,600 LF**

**TIFFANY SPRINGS PARKWAY EXTENSION**  
 NOTE: TIFFANY SPRINGS PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLATTE PURCHASE TIF. HOWEVER, NO IMMEDIATE FUNDING PLAN IS IN PLACE. BECAUSE OF THAT, TIFFANY SPRINGS PARKWAY IS NOT PLANNED TO BE CONSTRUCTED WITH THIS PROJECT AND NO IMPROVEMENTS SHALL BE REQUIRED. WITH THIS PROJECT, ALL FUTURE ROW IS BEING PLANNED AND DEDICATED WITH THE FINAL PLAT AND FINAL MPD FOR THE PHASE OF THE PROJECT WHICH ABUTS FUTURE TIFFANY SPRINGS PARKWAY.



PHASE	LOT COUNT	LOT NUMBERS	NEW CONCEPT	LEGEND	CLASSIC	HYBRID LOT	TWIN
1ST PLAT	79	101 - 179	26	53	0	0	0
2ND PLAT	86	201 - 286	27	35	24	0	0
3RD PLAT	77	301 - 377	0	50	27	0	0
4TH PLAT	37	401 - 437	37	0	0	0	0
5TH PLAT	83	501 - 583	0	83	0	0	0
6TH PLAT	50	601 - 650	0	0	50	0	0
7TH PLAT	55	701 - 755	0	0	0	37	19

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**WOODHAVEN MASTER PLANNED DEVELOPMENT**  
 PHASING PLAN  
 KANSAS CITY, MO

**Kimley-Horn**  
 6010 W. 119TH AVENUE, SUITE 200  
 OVERLAND PARK, MO 66213  
 PHONE: 913.241.2000  
 WWW.KIMLEY-HORN.COM

DATE: AS NOTED  
 DESIGNED BY: AT  
 DRAWN BY: AT  
 CHECKED BY: MK

TYPED/SUBMITTED FOR CONSTRUCTION

ORIGINAL ISSUE: 11-24-2021  
 KHA PROJECT NO. 20010001  
 SHEET NUMBER: C4

12/5/2021  
 DATE

# Final MPD Plan

# FINAL

**NOTES:**

PROPOSED PLAT (PHASING) LINES DO NOT NECESSARILY INDICATE THE PHASING OR ORDER WITHIN THIS PROJECT AREA. THE PROJECT MAY BE SUB-DIVIDED OR COMBINED DUE TO THE MARKET CONDITIONS. FINAL LIMITS OF EACH PLAT WILL BE DETERMINED DURING FINAL MPD PLAN SUBMITTAL FOR THIS PROJECT.

**LINE CREEK PARKWAY EXTENSION**

NOTE: LINE CREEK PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLAT PURCHASE TRIP. TO PROVIDE ACCESS AND UTILITIES TO SERVE THIS PROJECT, LINE CREEK PARKWAY IS ANTICIPATED TO BE CONSTRUCTED IN PHASES, GENERALLY AS FOLLOWS:

- PHASE 1 = 1,800 LF (EXIST. CUL-DE-SAC TO DRIVE 'B')
- PHASE 3 = 1,200 LF (DRIVE 'B' TO DRIVE 'C')
- PHASE 7 = 1,500 LF (DRIVE 'C' TO 100TH STREET)

**TOTAL LENGTH = +/- 4,600 LF**

**TIFFANY SPRINGS PARKWAY EXTENSION**

NOTE: TIFFANY SPRINGS PARKWAY IS PLANNED TO BE CONSTRUCTED THROUGH THE PLAT PURCHASE TRIP. HOWEVER, NO IMMEDIATE FUNDING PLAN IS IN-PLACE. BECAUSE OF THAT, TIFFANY SPRINGS PARKWAY IS NOT PLANNED TO BE CONSTRUCTED WITH THIS PROJECT AND NO IMPROVEMENTS SHALL BE REQUIRED. WITH THIS PROJECT, ALL FUTURE ROW IS BEING PLANNED AND DEDICATED WITH THE FINAL PLAT AND FINAL MPD FOR THE PHASE OF THE PROJECT WHICH ADJUTS FUTURE TIFFANY SPRINGS PARKWAY.

**OVERALL DEVELOPMENT SUMMARY TABLE**

		Zoning	
		AG-R, R7.5	
B	Existing	MPD	
B	Proposed	Total Land Area	
		151.04	Acres
C	Existing	Right-of-Way	
		0.00	Acres
C	Proposed	25.39	Acres
D	Existing	Net Land Area	
		151.04	Acres
D	Proposed	126.05	Acres
E	Proposed Uses		
	Single Family & Multi-Family		
F	Max. Structure Height & # of Floors		
	Number of Floors	2	
	Structure Height	40 FT	
G	Gross Floor Area & # of Units		
	Gross Area per Building	N/A	
	Units per Building	N/A	
	# of Lots	468	
H	Building Coverage & FAR		
	Coverage	N/A	
	FAR	N/A	
I	Density		
	Gross Density (Grossland area)	3.98	
	Net Density (Net Land area)	3.71	
J	Vehicle Parking		
	Stalls Required	N/A	
	Stalls Provided	N/A	
K	Bike Parking		
	Stalls Required	N/A	
	Stalls Provided	N/A	
L	Timeline		
	Estimated Start Date	8/1/2022	
	Estimated Completion Date	12/31/2032	
M	Requested Deviations		
	SEE SHEET 00		
N	Parkland Dedication		
	Calculated base on 3.7 persons per lot	# of Lots	468
		Total People =	1731.6
		Acres per Person =	0.006
		Acres Required =	13.59
		Tract P	14.70
		Tract 2B	2.24
		Tract 5A	1.79
		Total Provided =	18.73
		Open Space Acres Shortage =	\$48,801.37
		Fee in Lieu of (\$ per acre) =	—
		Parkland Fees =	—

**PARKLAND DEDICATION NOTE:**

TRACT "N" IS BEING DEDICATED BY SEPARATE INSTRUMENT. TO PROVIDE PARKLAND CREDITS TO SERVE THE ENTIRE DEVELOPMENT.

PHASE	LOT COUNT	LOT NUMBERS	RESERVE	PARKS	TRAILS	RETREAT	CROSSING
1ST PLAT	80	101 - 160	27	53	0	0	0
2ND PLAT	85	201 - 285	28	35	24	0	0
3RD PLAT	77	301 - 377	0	50	27	0	0
4TH PLAT	37	401 - 437	37	0	0	0	0
5TH PLAT	83	501 - 583	0	83	0	0	0
6TH PLAT	50	601 - 650	0	0	50	0	0
7TH PLAT	56	701 - 756	0	0	0	37	19

SCALE: AS SHOWN

DESIGNED BY: **Kimley-Horn**

PROJECT NO: 26000001

DATE: \_\_\_\_\_

PROJECT: **WOODHAVEN 1ST PLAT**

CITY: **KANSAS CITY, MO**

PHASING PLAN

ORIGINAL ISSUE: 05/02/2022

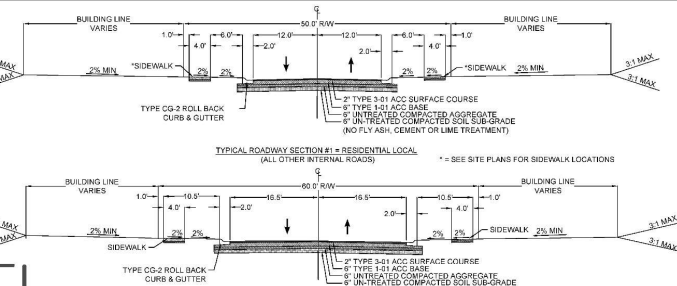
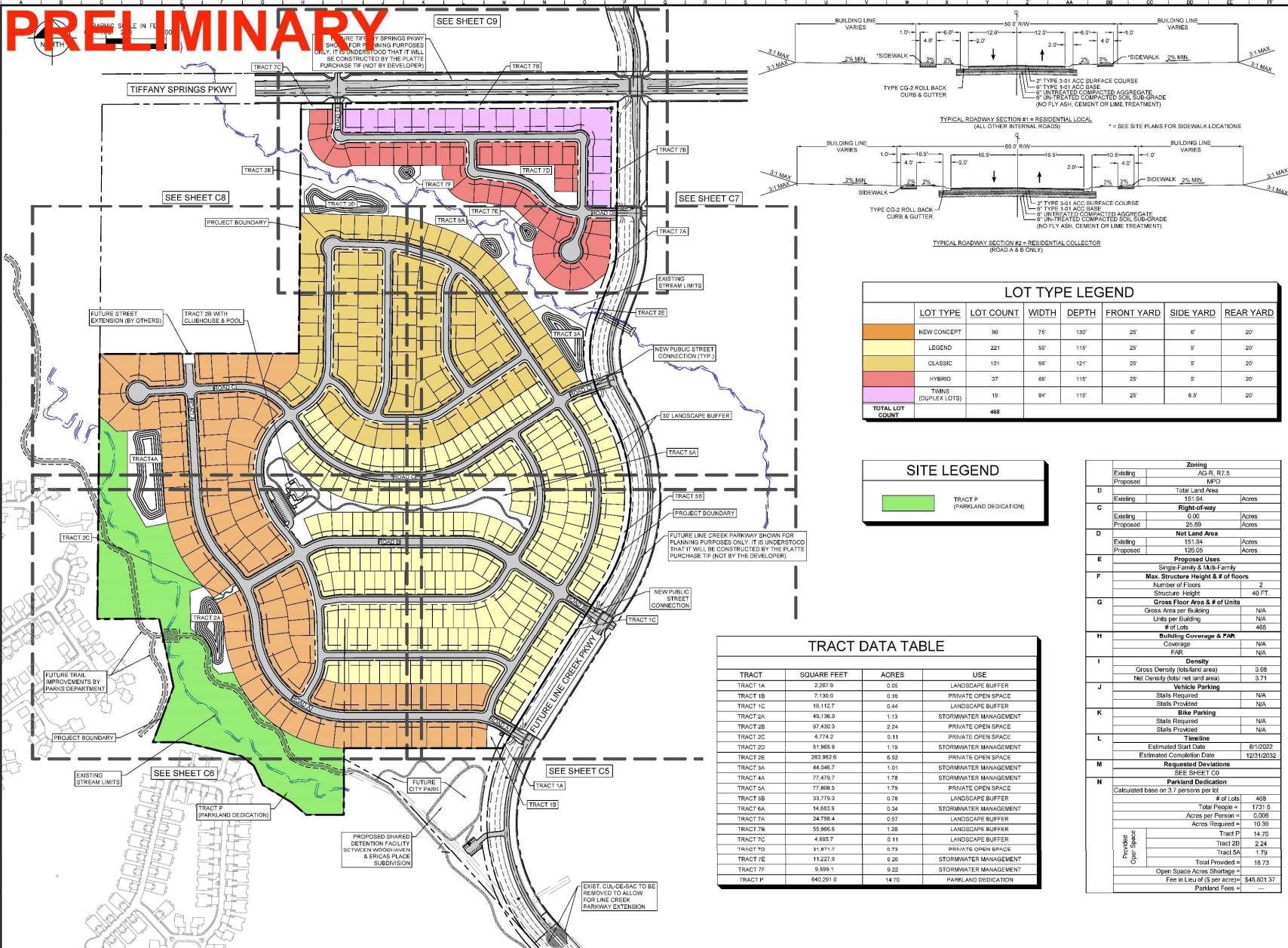
SHEET NUMBER: **C2**

Drawing name: N:\MAPS\2022\WOODHAVEN\WOODHAVEN\_1ST\_PLAT\02 - ORIGINAL\_PLAT\_LAYOUT.dwg PHASING PLAN, APR 27, 2022, 11:30am, by: adambach  
 This document, together with the exhibits and drawings presented herein, or its instrument or a portion thereof, is intended only for the specific project and shall not be used for any other project without the written authorization and cooperation of Kimley-Horn and Associates, Inc.



# MPD Development Plan

**PRELIMINARY**



LOT TYPE	LOT COUNT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
NEW CONCEPT	90	75'	130'	25'	6'	20'
LEGEND	221	90'	119'	20'	0'	20'
CLASSIC	101	66'	121'	20'	0'	20'
HYBRID	37	66'	115'	20'	0'	20'
TWIN (DUPLICATE LOTS)	19	84'	119'	20'	8.5'	20'
<b>TOTAL LOT COUNT</b>	<b>468</b>					



TRACT	SQUARE FEET	ACRES	USE
TRACT 1A	2,287.9	0.05	LANDSCAPE BUFFER
TRACT 1B	7,130.0	0.16	PRIVATE OPEN SPACE
TRACT 1C	16,112.7	0.44	LANDSCAPE BUFFER
TRACT 2A	49,136.9	1.13	STORMWATER MANAGEMENT
TRACT 2B	97,430.3	2.24	PRIVATE OPEN SPACE
TRACT 2C	4,774.2	0.11	PRIVATE OPEN SPACE
TRACT 2D	51,985.9	1.19	STORMWATER MANAGEMENT
TRACT 2E	293,869.6	6.52	PRIVATE OPEN SPACE
TRACT 3A	44,546.7	1.01	STORMWATER MANAGEMENT
TRACT 3A	77,479.7	1.78	STORMWATER MANAGEMENT
TRACT 5A	77,808.5	1.79	PRIVATE OPEN SPACE
TRACT 5B	33,779.3	0.78	LANDSCAPE BUFFER
TRACT 6A	14,883.9	0.34	STORMWATER MANAGEMENT
TRACT 7A	24,758.4	0.57	LANDSCAPE BUFFER
TRACT 7B	53,966.6	1.28	LANDSCAPE BUFFER
TRACT 7C	4,655.7	0.11	LANDSCAPE BUFFER
TRACT 7D	31,671.7	0.73	PRIVATE OPEN SPACE
TRACT 7E	11,227.9	0.26	STORMWATER MANAGEMENT
TRACT 7F	9,559.1	0.22	STORMWATER MANAGEMENT
TRACT P	640,291.0	14.70	PARKLAND DEDICATION

Zoning	
Existing	AG-R, R7.5
Proposed	MPD
Total Land Area	
Existing	151.94 Acres
Proposed	120.05 Acres
Right-of-way	
Existing	0.00 Acres
Proposed	25.89 Acres
Net Land Area	
Existing	151.94 Acres
Proposed	120.05 Acres
Proposed Uses	
Single Family & Multi-Family	
Max. Structure Height & # of floors	
Structure Height	2
Structure Height	40 FT
Gross Floor Area & # of Units	
Gross Area per Building	N/A
Units per Building	N/A
# of Lots	468
Building Coverage & FAR	
Coverage	N/A
FAR	N/A
Density	
Gross Density (lots/land area)	3.08
Net Density (lots/net land area)	3.71
Vehicle Parking	
Stalls Required	N/A
Stalls Provided	N/A
Bike Parking	
Stalls Required	N/A
Stalls Provided	N/A
Timeline	
Estimated Start Date	8/1/2022
Estimated Completion Date	10/31/2032
Requested Deviations	
SEE SHEET C0	
Parkland Dedication	
Calculated based on 3.7 persons per lot	
# of Lots	468
Total People	1731.6
Acres per Person	0.268
Acres Required	10.38
Tract P	14.70
Tract 2B	2.24
Tract 5A	1.79
Total Provided	18.73
Open Space Acres Shortage	
Fee in Lieu of \$ per acre	\$48,801.37
Parkland Fees	

**Kimley-Horn**  
INCORPORATED  
12/27/2021

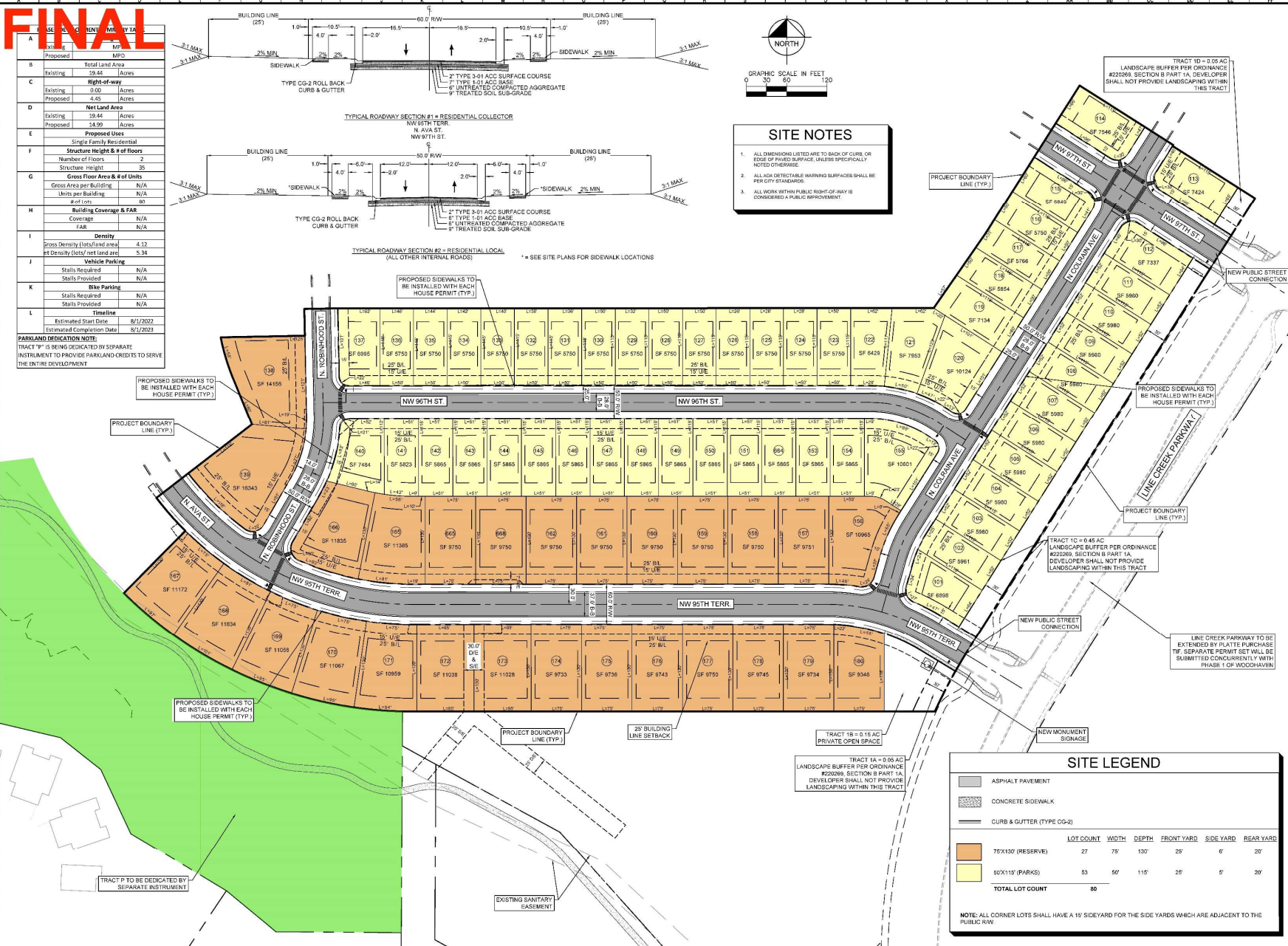
**WOODHAVEN MASTER PLANNED DEVELOPMENT**  
GENERAL LAYOUT

ORIGINAL ISSUE: 11-24-2021  
KHA PROJECT NO: 26803001  
SHEET NUMBER: C2

These notes apply to all sheets of this project. The engineer shall be responsible for the accuracy of the information provided herein. The engineer shall be responsible for the accuracy of the information provided herein. The engineer shall be responsible for the accuracy of the information provided herein.



# Final MPD Plan



**FINAL**

A	USE	RESIDENTIAL
B	MPD	MPD
C	Proposed	MPD
D	Existing	MPD
E	Proposed	MPD
F	Proposed	MPD
G	Proposed	MPD
H	Proposed	MPD
I	Proposed	MPD
J	Proposed	MPD
K	Proposed	MPD
L	Proposed	MPD

**Table 1: Total Land Area**

Existing	19.44	Acres
Proposed	4.00	Acres
<b>Total</b>	<b>23.44</b>	<b>Acres</b>

**Table 2: Right-of-Way**

Existing	0.00	Acres
Proposed	4.00	Acres
<b>Total</b>	<b>4.00</b>	<b>Acres</b>

**Table 3: Net Land Area**

Existing	19.44	Acres
Proposed	34.99	Acres
<b>Total</b>	<b>54.43</b>	<b>Acres</b>

**Table 4: Proposed Uses**

Single Family Residential	2
---------------------------	---

**Table 5: Structure Height & # of Floors**

Number of Floors	2
Structure Height	35

**Table 6: Gross Floor Area & # of Units**

Gross Area per Building	N/A
Units per Building	N/A
Gross Area	90
Units	N/A

**Table 7: Building Coverage & FAR**

Coverage	N/A
FAR	N/A

**Table 8: Density**

Gross Density (Units/land area)	4.12
Net Density (Units/Net Land area)	5.34

**Table 9: Vehicle Parking**

Stalls Required	N/A
Stalls Provided	N/A

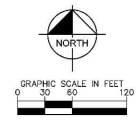
**Table 10: Bike Parking**

Stalls Required	N/A
Stalls Provided	N/A

**Table 11: Timeline**

Estimated Start Date	8/1/2022
Estimated Completion Date	8/1/2023

**PARKLAND DEDICATION NOTE:**  
TRACT 'P' IS BEING DEDICATED BY SEPARATE INSTRUMENT TO PROVIDE PARKLAND CREDITS TO SERVE THE ENTIRE DEVELOPMENT



- SITE NOTES**
- ALL DIMENSIONS LISTED ARE TO BACK OF CURB OR EDGE OF PAVED SURFACE, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ALL ADA DETECTABLE WARNING SURFACES SHALL BE PROVIDED OTHERWISE.
  - ALL WORK WITH PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT.

SCALE	AS NOTED	DATE	BY
DESIGNED BY	AT		
DRAWN BY	AT		
CHECKED BY	AT		
DATE			
NO.			
REVISIONS			
<b>SITE PLAN</b>			
<b>WOODHAVEN 1ST PLAT</b> KANSAS CITY, MO			
ORIGINAL ISSUE:	10/20/2022		
KHA PROJECT NO:	28930001		
SHEET NUMBER			
<b>C3</b>			

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# Prelim MPD

**PROJECT TEAM**

**OWNER:**  
SUNBELT ENERGY SERVICES, L.P.  
1500 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202

**DESIGNER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202

**DATE:** 08/20/2021

**SCALE:** AS SHOWN

**PROJECT NO.:** 2021-00216

**DATE:** 08/20/2021

**PROJECT NAME:** WOODHAVEN - MASTER PLANNED DEVELOPMENT (MPD)

**CLIENT:** SUNBELT ENERGY SERVICES, L.P.

**PROJECT LOCATION:** SECTION 33, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

**MASTER PLANNED DEVELOPMENT (MPD)  
FOR  
WOODHAVEN SUBDIVISION**

SECTION 33, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

**SHEET LIST TABLE**

SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	GENERAL LAYOUT
C3	PRELIMINARY PLAT
C4	PHASING PLAN
C5	SITE LAYOUT (1)
C6	SITE LAYOUT (2)
C7	SITE LAYOUT (3)
C8	SITE LAYOUT (4)
C9	SITE LAYOUT (5)
C10	UTILITY LAYOUT
C11	SPRING & UTILITY PLAN
C12	WATER MAIN PHASING PLAN
C13	STREAM BUFFER PLAN
C14	ENLARGED STREAM BUFFER PLAN (SOUTH)
C15	ENLARGED STREAM BUFFER PLAN (NORTH)

**STATEMENT OF INTENT**

WOODHAVEN SUBDIVISION

**LOCATION MAP**

**MPD PLAN DEVIATIONS**

WOODHAVEN SUBDIVISION

**LEGEND**

- 1. EXISTING CONDITIONS
- 2. PROPOSED IMPROVEMENTS
- 3. PROPOSED IMPROVEMENTS - PHASING PLAN
- 4. PROPOSED IMPROVEMENTS - SITE LAYOUT (1)
- 5. PROPOSED IMPROVEMENTS - SITE LAYOUT (2)
- 6. PROPOSED IMPROVEMENTS - SITE LAYOUT (3)
- 7. PROPOSED IMPROVEMENTS - SITE LAYOUT (4)
- 8. PROPOSED IMPROVEMENTS - SITE LAYOUT (5)
- 9. PROPOSED IMPROVEMENTS - UTILITY LAYOUT
- 10. PROPOSED IMPROVEMENTS - SPRING & UTILITY PLAN
- 11. PROPOSED IMPROVEMENTS - WATER MAIN PHASING PLAN
- 12. PROPOSED IMPROVEMENTS - STREAM BUFFER PLAN
- 13. PROPOSED IMPROVEMENTS - ENLARGED STREAM BUFFER PLAN (SOUTH)
- 14. PROPOSED IMPROVEMENTS - ENLARGED STREAM BUFFER PLAN (NORTH)

# Final MPD

**PROJECT TEAM**

**OWNER:**  
SUNBELT ENERGY SERVICES, L.P.  
1500 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202

**DESIGNER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202

**DATE:** 08/20/2021

**SCALE:** AS SHOWN

**PROJECT NO.:** 2021-00216

**DATE:** 08/20/2021

**PROJECT NAME:** WOODHAVEN - MASTER PLANNED DEVELOPMENT (MPD)

**CLIENT:** SUNBELT ENERGY SERVICES, L.P.

**PROJECT LOCATION:** SECTION 04, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

**FINAL MASTER PLANNED DEVELOPMENT (MPD)  
FOR  
WOODHAVEN - FIRST PLAT**

SECTION 04, TOWNSHIP 52N, RANGE 33W  
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

PRELIMINARY MPD CASE NO. CD-CPC-2021-00216  
PRELIMINARY MPD ORDINANCE NO. 220269

**SHEET LIST TABLE**

SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PHASING PLAN
C3	SITE PLAN
C4	GRADING & UTILITY PLAN
C5	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN - 1
L2	LANDSCAPE PLAN - 2
L3	LANDSCAPE PLAN - 3
L4	LANDSCAPE DETAILS
L5	LANDSCAPE SPECIFICATIONS

**STATEMENT OF INTENT**

WOODHAVEN SUBDIVISION

**LOCATION MAP**

**MPD PLAN DEVIATIONS**

WOODHAVEN SUBDIVISION

**LEGEND**

- 1. EXISTING CONDITIONS
- 2. PROPOSED IMPROVEMENTS
- 3. PROPOSED IMPROVEMENTS - PHASING PLAN
- 4. PROPOSED IMPROVEMENTS - SITE PLAN
- 5. PROPOSED IMPROVEMENTS - GRADING & UTILITY PLAN
- 6. PROPOSED IMPROVEMENTS - STREAM BUFFER PLAN
- 7. PROPOSED IMPROVEMENTS - LANDSCAPE PLAN - 1
- 8. PROPOSED IMPROVEMENTS - LANDSCAPE PLAN - 2
- 9. PROPOSED IMPROVEMENTS - LANDSCAPE PLAN - 3
- 10. PROPOSED IMPROVEMENTS - LANDSCAPE DETAILS
- 11. PROPOSED IMPROVEMENTS - LANDSCAPE SPECIFICATIONS

KIMLEY-HORN AND ASSOCIATES, INC.

WOODHAVEN - MASTER PLANNED DEVELOPMENT

COVER SHEET

C0

KIMLEY-HORN AND ASSOCIATES, INC.

WOODHAVEN - FIRST PLAT

COVER SHEET

C0



