



CITY PLAN COMMISSION STAFF REPORT

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

June 6, 2023

Project Name
North Star at Auburndale

Docket #8.1, 8.2

Request

8.1 CD-CPC-2023-00080
Area Plan Amendment
8.2 CD-CPC-2023-00055
Rezoning to UR/MPD

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Kansas City, MO 64111

Owner

North Star United Methodist Church Inc
PO Box 758, Liberty, MO 64069

Location 11250 N Eastern Avenue
Area About 23 acres
Zoning MPD
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Residential, undeveloped uses, zoned MPD, R-7.5
South: Residential Uses, zoned R-7.5
East: Undeveloped uses, zoned R-7.5
West: Residential uses, zoned R-7.5

Major Street Plan

NE Cookingham Drive is identified on the City's Major Street Plan as a Thoroughfare and N Eastern Avenue is identified as a Local Link.

Land Use Plan

The Shoal Creek Area Plan recommends Institutional for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 4/13/2023. No scheduling deviations from 2023 Cycle K have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located with a registered neighborhood or homes associations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 5/16/23. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site currently contains one structure, the North Star United Methodist Church at the southernmost tip of the site. The remaining area of the site is undeveloped.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved MPD, which also serves as a preliminary plat, to allow for commercial and residential development in district MPD on about 22.89 acres generally located at 11250 N Eastern Avenue.

CONTROLLING + RELATED CASES

Case No. 11931-CUP-5 - Amended a preliminary CUP plan to allow for a church instead of approximately 60 single-family patio homes and 25 single-family residential lots and other revisions. (Ordinance No. 040201, passed March 18, 2004)

PROFESSIONAL STAFF RECOMMENDATION

Docket #8.1 Approval
Docket #8.2 Approval with Conditions

PLAN REVIEW

The proposed rezoning to MPD, acting as a major amendment, with preliminary development plan is for a mixed use residential and commercial development on a site with an existing church. The plan indicates that all uses permitted in the B3 zoning district are permitted on Lots 34 and 35, with the exception of adult uses, pawn shops, and short term loan establishments. The preliminary plat in the plan set will subdivide the existing parcel and create 36 new lots four tracts. Lots 1-34 are designed for detached homes, lot 13A is where the existing church will remain, lots 35 and 36 are for commercial buildings, tracts A and D will accommodate stormwater, and tract C will contain a pedestrian trail connecting the existing residential neighborhood to this MPD.

All internal roads proposed on the site will be public and contain public utilities. The site will have 2 access points off N Eastern Avenue. Pedestrian connections between the two commercial buildings are shown on the plans.

The proposed drive-through uses will be screened with street trees and a retaining wall. Proposed plant species include Eastern Redbud, White Fir, Spruce, Cedar, Sugar Maple, St. Johnswort, and Chokeberry. Street trees for the residential lots will be planted prior to receiving a final Certificate of Occupancy.

Proposed architectural materials for the commercial buildings include stucco, brick, faux wood siding, and cast stone. The applicant provided additional design elements to the facades that face HWY 291.

PLAN ANALYSIS

Residential, Commercial Building (88-110, 88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110, 88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-340) – Drive-Through Facilities	Yes	Yes	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	Subject to conditions
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed rezoning and associated MPD plan are mostly in compliance with adopted plans and policies. The associated Area Plan amendment application, will change the designated future land use from entirely institutional to institution where the existing church is located, residential low density where the proposed residential lots are, and mixed use community where the commercial lots are located.

B. Zoning and use of nearby property;

There is a residential neighborhood to the west and north of NE Cookingham Drive, zoned R-7.5. The areas to the east are mostly undeveloped and zoned R-7.5 and MPD.

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

Most of the undeveloped nearby property appears to have been used for agriculture and is mostly flat.

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

The site is served by existing utilities. Public mains will be extended into the proposed public roads on the site to serve all new lots.

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

The current MPD zoning only accounts for the church. The previously approved plan amended a prior plan that called for residential, thus this major amendment is required because the most recent MPD plan did not call for any uses or creation of new lots. There are no options for development on the site unless the MPD is amended.

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

All of the site except the south portion has remained undeveloped since at least 2017.

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

This major amendment is expected to increase vehicular traffic; however, there are no new through-streets proposed to the existing residential neighborhood. Traffic is expected to be contained within the subject site area. The traffic impact study was reviewed by City staff and was also routed to MODOT for review.

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

There is no expected gain to public health, safety, or welfare in the case of denying this project. No new development can occur on this site without approval of a major amendment to the previously approved plan.

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

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

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

The approval of the Area Plan amendment will allow the development plan associated with this major amendment to the MPD to be compliant with long range planning policy. The plans are compliant with the Zoning and Development Code, subject to the conditions applied by City staff.

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

The mixture of uses is permitted with the approval of this MPD. All uses will be located on separate lots.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular circulation around the site will provide adequate access to all lots. The proposed streets will be self-contained on the site and not connect to the adjacent neighborhood. Staff requested there be a vehicular connection to establish a cohesive, mixed-use development; however, staff and the applicant agreed the developer will provide a pedestrian connection between the existing neighborhood and the site instead.

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

Pedestrian connection is provided along the proposed streets, which is required by Public Works standards. At staff's request, there will be a pedestrian connection between lots 24 and 25 to connect the existing neighborhood to the proposed development. This connection will allow residents in the adjacent neighborhood to access the commercial buildings without having to walk all the way south on N Bristol Avenue and then north on N Eastern Avenue towards NE Cookhingham Drive.

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

The site is served by existing utilities. Public mains will be extended into the proposed public roads on the site to serve all new lots.

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.

Conceptual building elevations were provided in the plan set for the two proposed commercial buildings. Materials proposed include stucco, brick, faux wood siding, and cast stone. The applicant provided additional design elements to the facades that face HWY 291.

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.

Landscaping and screening are adequate and compliance with Code for street trees and screening of drive-through functions. The applicant provided a variety of native tree and shrub species. MPD Final plans are required prior to building permit, and staff will review the landscaping in more depth at that time.

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 total amount of impervious surface is not provided on the plans, but it is not expected to be in excess for the uses and building types.

- 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.**

All trees on the site were removed prior to the approval of the tree preservation ordinance (88-424), as noted on the plans.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. **The preliminary development plan's consistency with any adopted land use plans for the area;**

The Area Plan amendment associated with this case will create consistency with the proposed uses in changing from institutional to institutional, residential low density, and mixed use community. The location of residential low density will be complementary to the existing residential neighborhood to the west and south.

- B. **The preliminary development plan's consistency with the MPD district provisions of 88-280; and**

The proposed MPD meets criterion #3 for eligibility for a project to rezone to MPD—Mixed Use Development. The Code stipulates Mixed Use Development is "Developments that contain a complementary mix of residential and nonresidential uses." The plans associated with this application include a mix of residential lots to accommodate detached housing, public/civic uses, and commercial uses. Although the commercial uses are primarily auto-oriented, there are pedestrian connections to serve the residential lots on site, as well as a pedestrian trail connecting to the neighborhood to the west in order for residents to access the proposed commercial uses on foot.

- C. **The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**

Additional specificity has been added to the revised plans stating which lots allow commercial uses, specifically permitted by Code for the B3 district, as well as the lot where the existing church is located will permit all uses in the public/civic classification of the Code. These details are expected to protect the integrity of this MPD as it has been reviewed and recommended for approval by staff.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report for the Major Amendment and **Approval without Conditions** for the Area Plan Amendment.

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: June 01, 2023

Case Number: CD-CPC-2023-00055

Project: North Star at Auburndale

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. 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.
6. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
7. Future expansion of parking lot on Lot 13A shall be screened in accordance with 88-425.
8. The developer shall comply with all requirements enforced by MODOT.
9. The developer shall receive approval of a street naming plan prior to approval of the first MPD final plan, or final plat, whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

10. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
12. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
13. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
14. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
17. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
18. 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 Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

19. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
21. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
22. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - 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)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
23. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

24. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.
25. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Public Works Department. Contact Monica Kearney at (816) 513-9886 / monica.kearney@kcmo.org with questions.

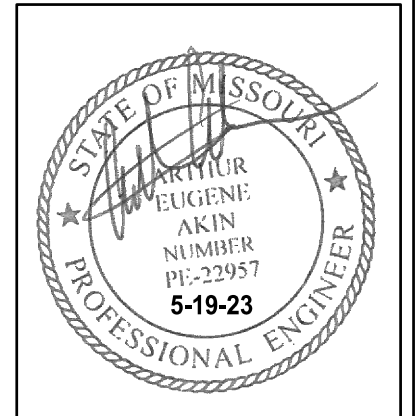
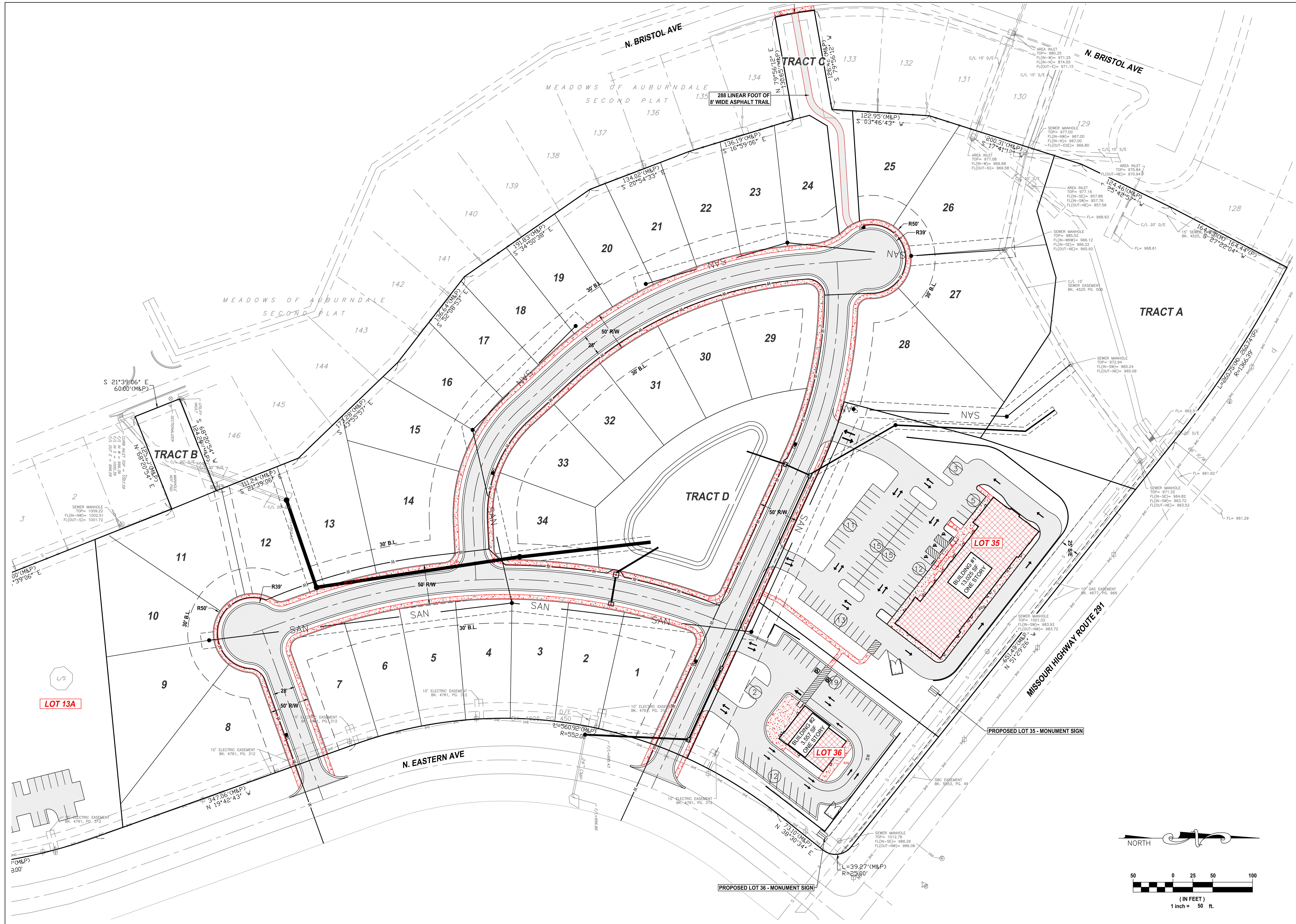
26. The approval of the Traffic Impact Study for this project is contingent of the completion of the roadway improvements referenced in CD-CPC-2019-00003. If the Eagle Valley project expires or is cancelled, this TIS will no longer be valid.

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

27. 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>
28. No tap permits will be issued until the public water main is released for taps.

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

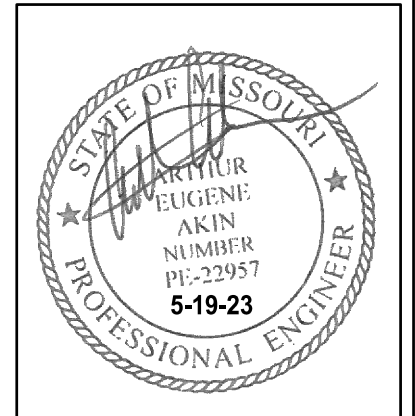
29. The developer must submit public water main extension and fire hydrant plans prepared by a MO PE to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)



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4-11-23
 SUBMITTAL TO CITY PLANNING DEPARTMENT
 5-16-23
 SUBMITTAL TO CITY PLANNING DEPARTMENT PER COMMENTS

SITE PLAN
 PROJECT: _____
 DATE: _____
 SHEET NUMBER: **C103**

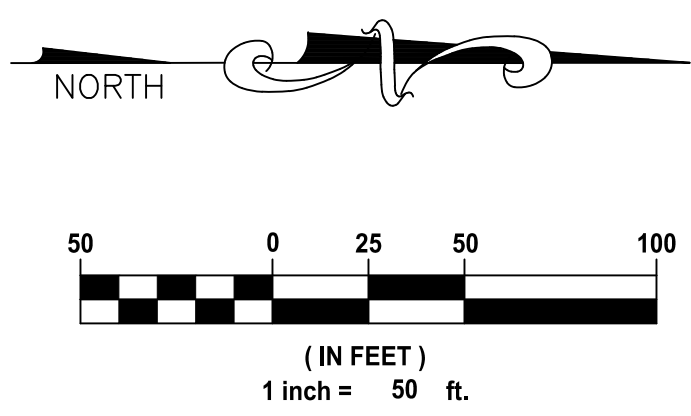


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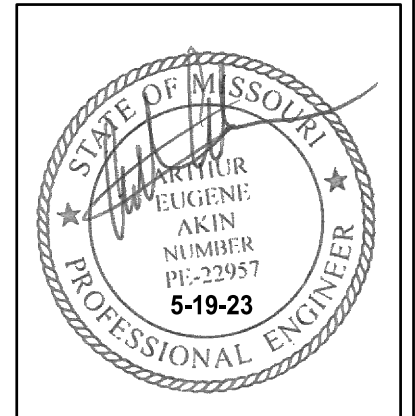
SUBMITTAL TO CITY PLANNING DEPARTMENT 4-11-23
 SUBMITTAL TO CITY PLANNING DEPARTMENT PER COMMENTS 5-16-23

PROJECT: _____
 DATE: _____
 SHEET NUMBER: _____

GRADING PLAN
 PROJECT: _____
 DATE: _____
 SHEET NUMBER: **C104**

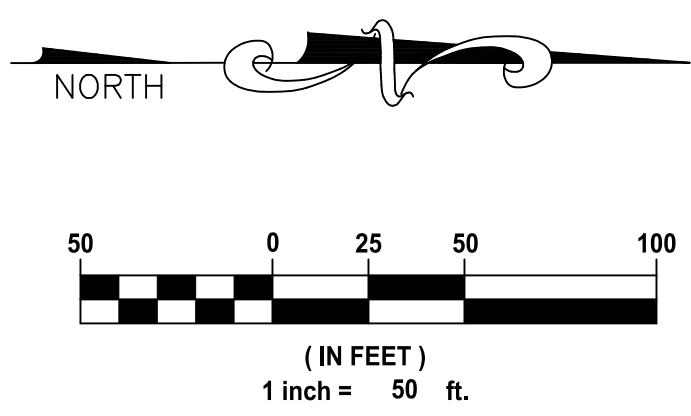


- EXISTING**
- (P) - PLATTED DISTANCE
 - (M) - MEASURED DISTANCE
 - (R) - DRAINAGE EASEMENT
 - R/W - RIGHT OF WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - L/S - LANDSCAPED AREA
 - - POWER POLE
 - - LIGHT POLE
 - - GUY WIRE
 - - FIRE HYDRANT
 - - WATER VALVE
 - EM - ELECTRIC METER
 - - GAS PIPELINE MARKER
 - - SANITARY SEWER MANHOLE
- LEGEND**
- - STORM MANHOLE
 - - AC PEDESTAL
 - - PARKING STALL
 - - ADA PARKING STALL
 - - SIGN AS NOTED
 - - FIBER OPTIC MARKER
 - - WOOD FENCE
 - - OVERHEAD ELECTRIC
 - - UNDERGROUND ELECTRIC
 - - UNDERGROUND GAS
- PROPOSED**
- - MANHOLE
 - SAN - SANITARY SEWER
 - SS - STORM SEWER
 - W - WATER
 - - LIGHT POLE
 - - FIRE HYDRANT
 - - WATER VALVE

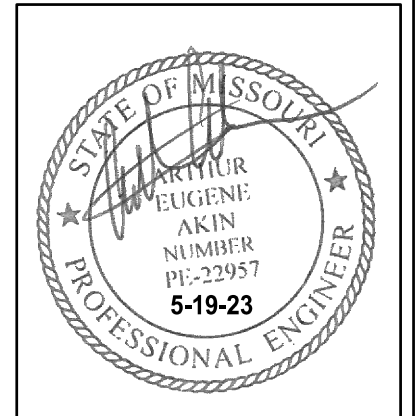
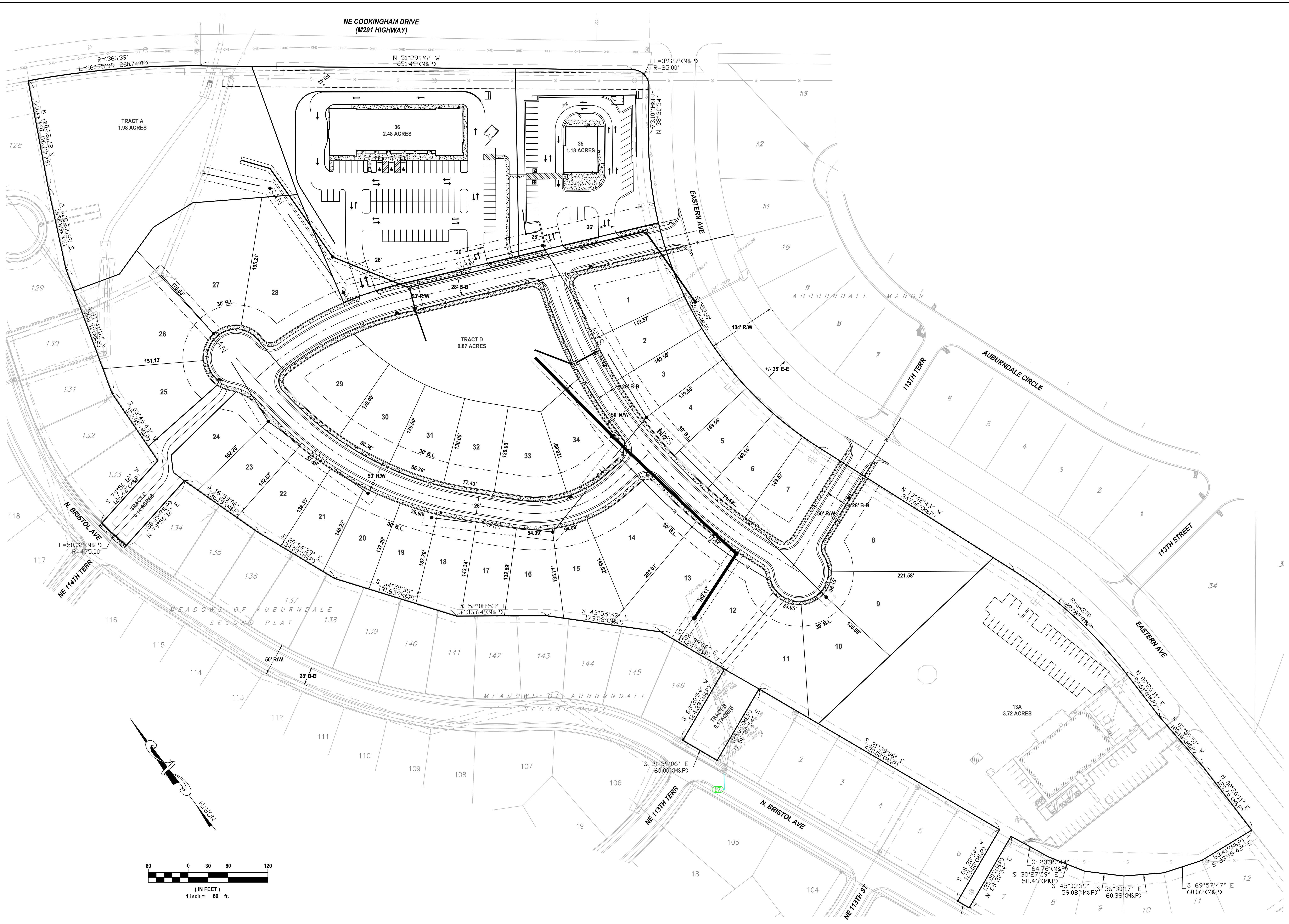


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UTILITY PLAN
 PROJECT: _____ DATE: _____
 SHEET NUMBER: **C105**

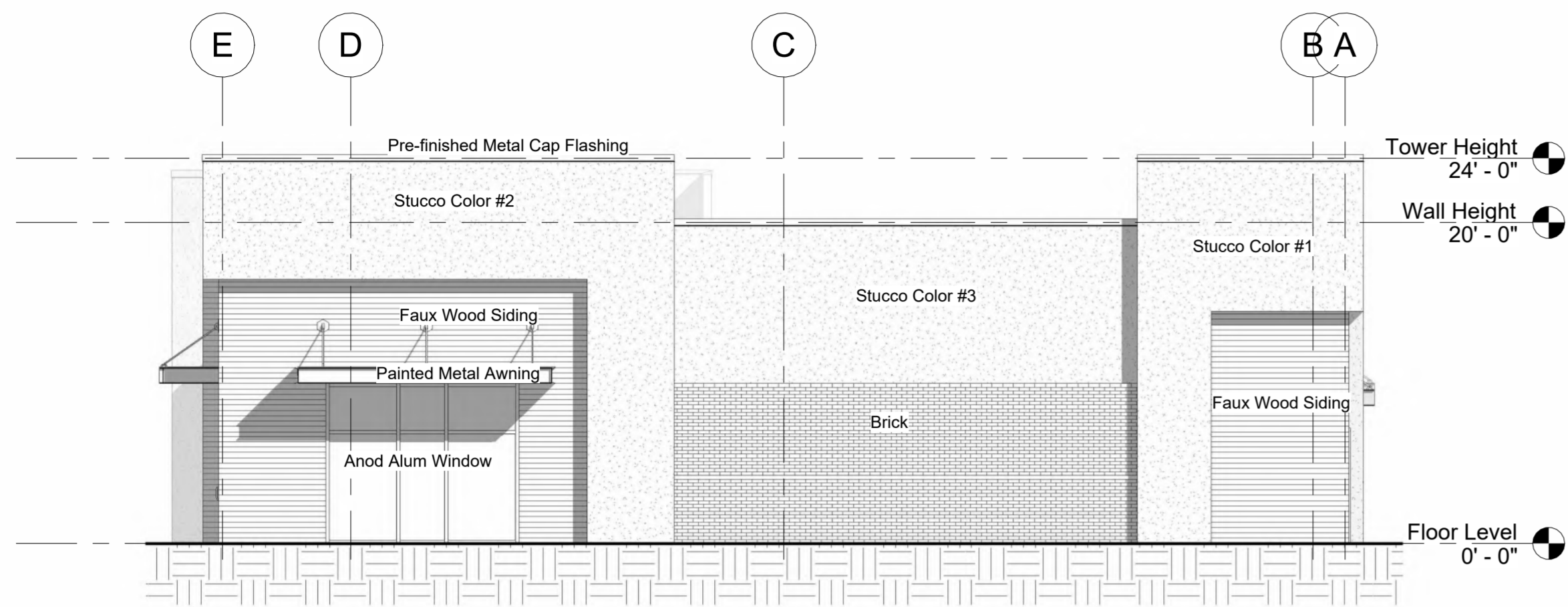


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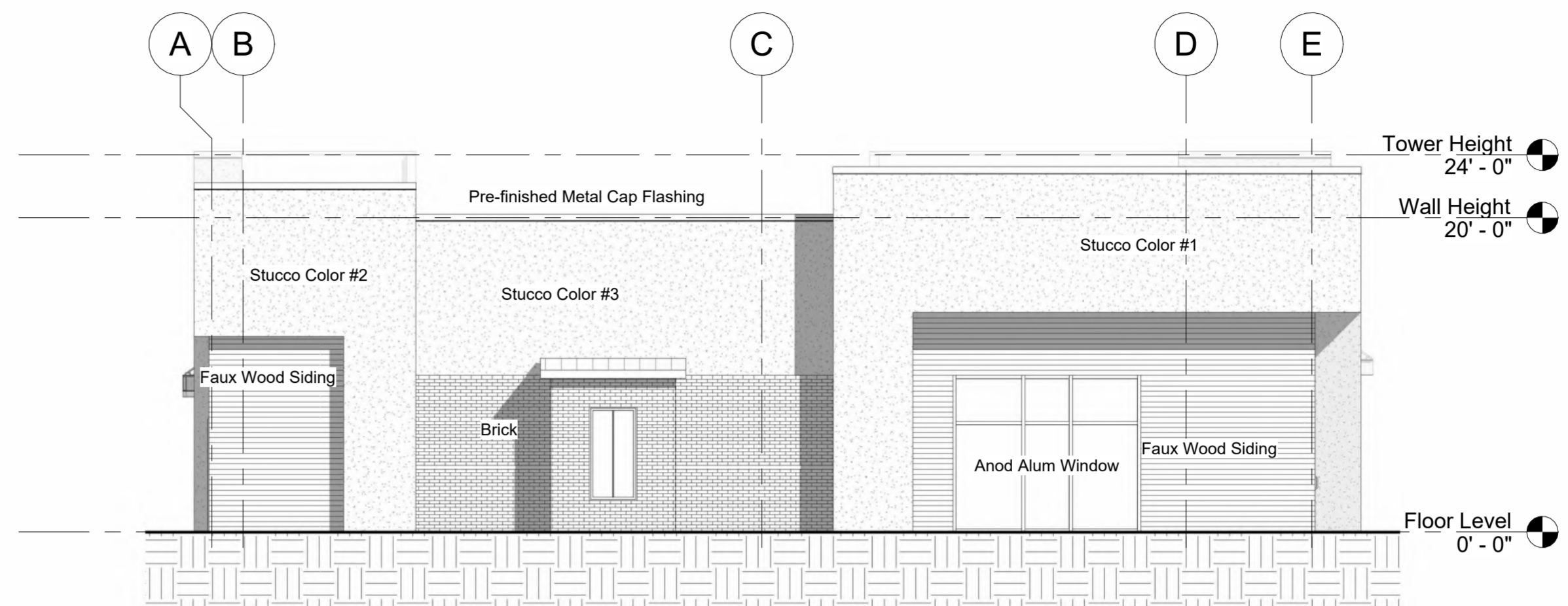
SUBMITTAL TO CITY PLANNING DEPARTMENT 4-11-23
 SUBMITTAL TO CITY PLANNING DEPARTMENT PER COMMENTS 5-16-23

PRELIMINARY PLAT

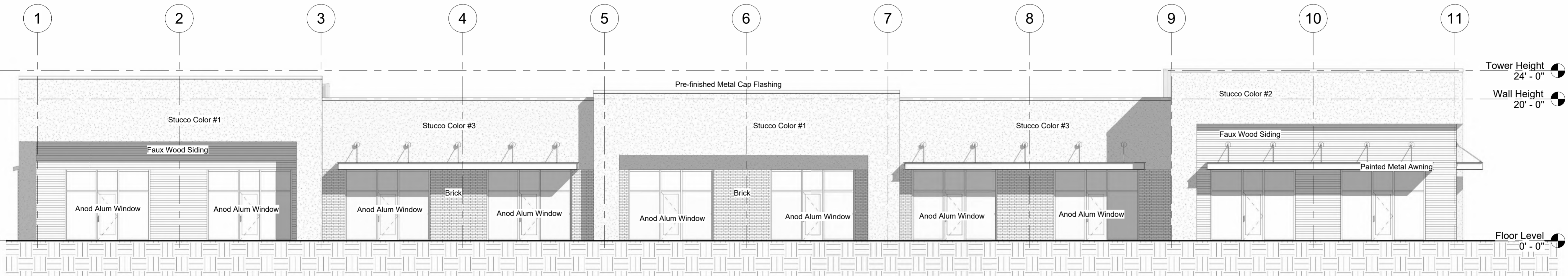
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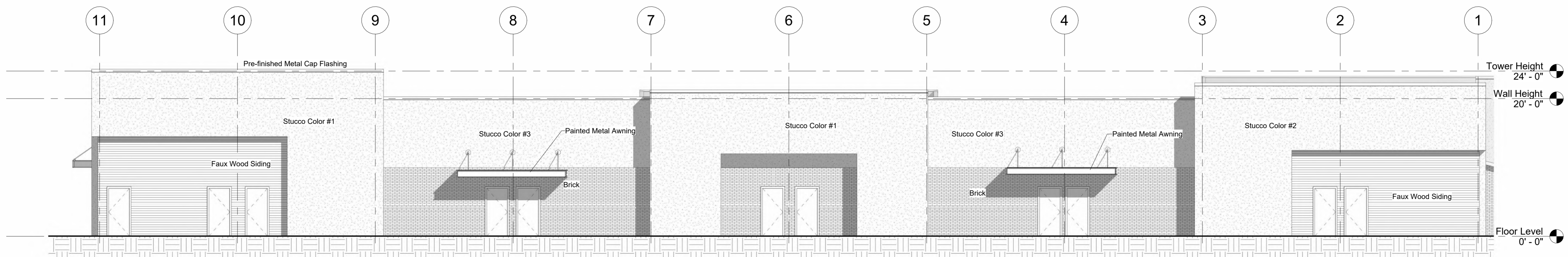
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4 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

Scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

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New Building #1 for
North Star at Auburndale
Kansas City, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

Elevations

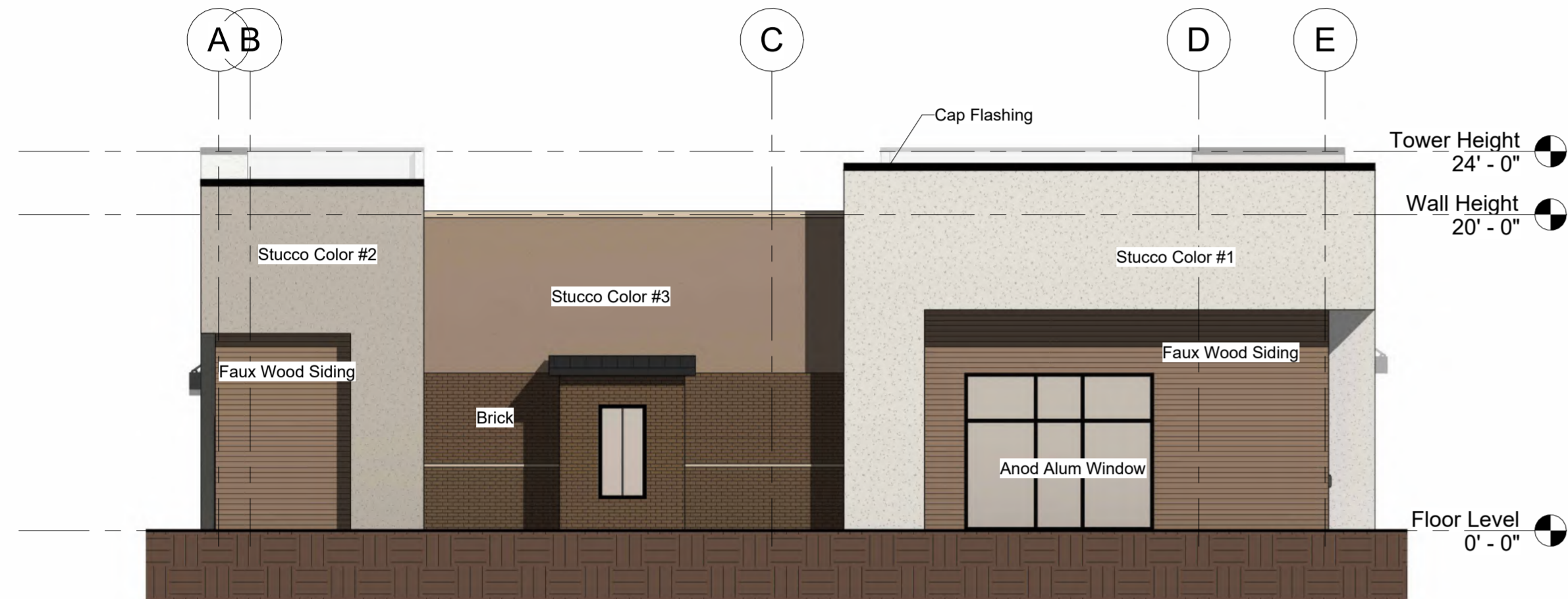
Project number 2493
Date 5/17/2023

A201

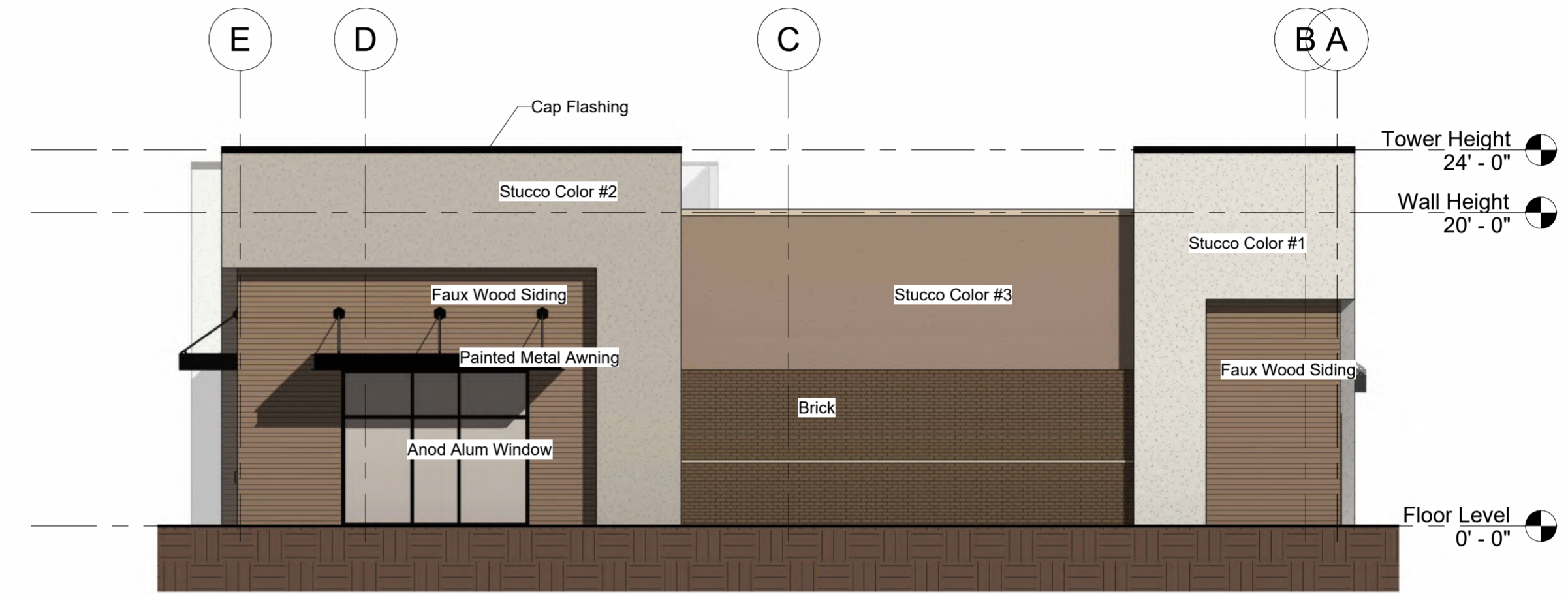
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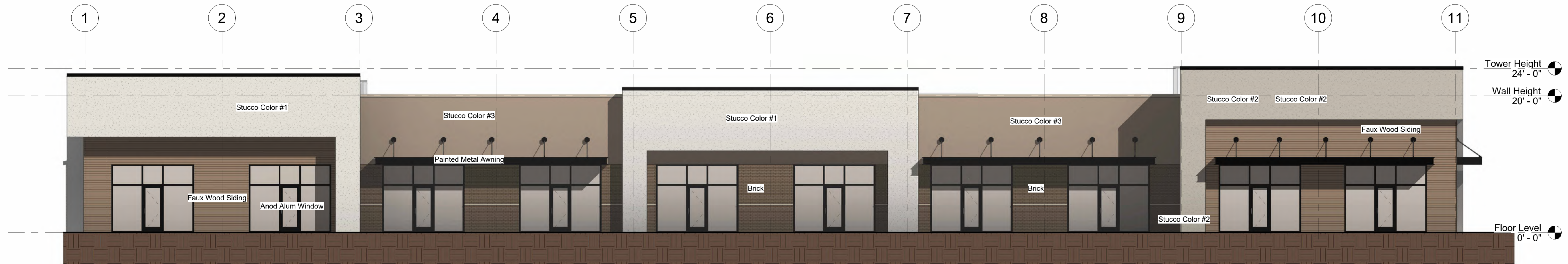
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 Stucco Color #2 Caramel #444a
 Stucco Color #3 Chocolate Fizz #393
 Anodized Aluminum Frames- Black Aluminum
 Glass- Bronze
 Brick - Amaratto velour texture , Acme Brick
 Faux Wood Siding - LP Smartside Canyon Brown
 Cap flashing - Black - Berridge Matte Black
 Cast Stone - Tan



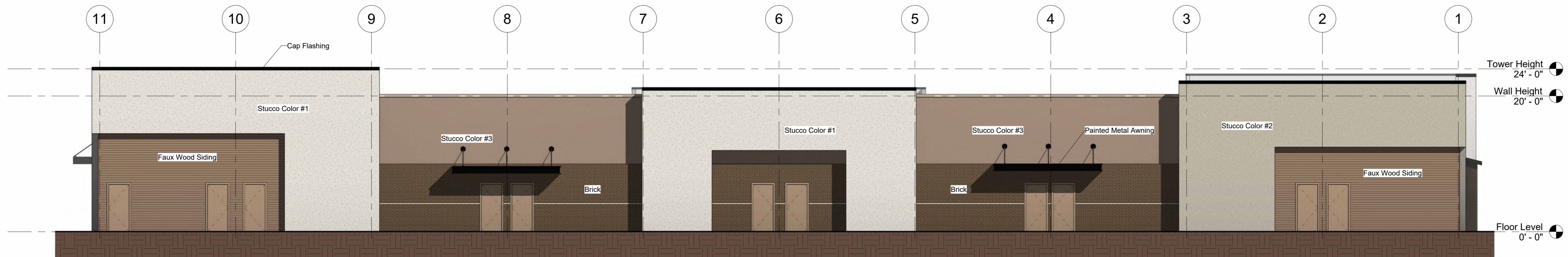
1 West Color Elevation
1/8" = 1'-0"



4 East Color Elevation
1/8" = 1'-0"



2 South Color Elevation
1/8" = 1'-0"



3 North Color Elevation
1/8" = 1'-0"

Scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd, #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhagarch@gmail.com

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New Building #1 for
North Star at Auburndale
Kansas City, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

Colored Elevations

Project number 2493
Date 5/17/2023

A202

Scale As indicated

5/17/2023 2:55:14 PM

No.	Description	Date
Revision Schedule		

Trash Dumpster Details- 11x12

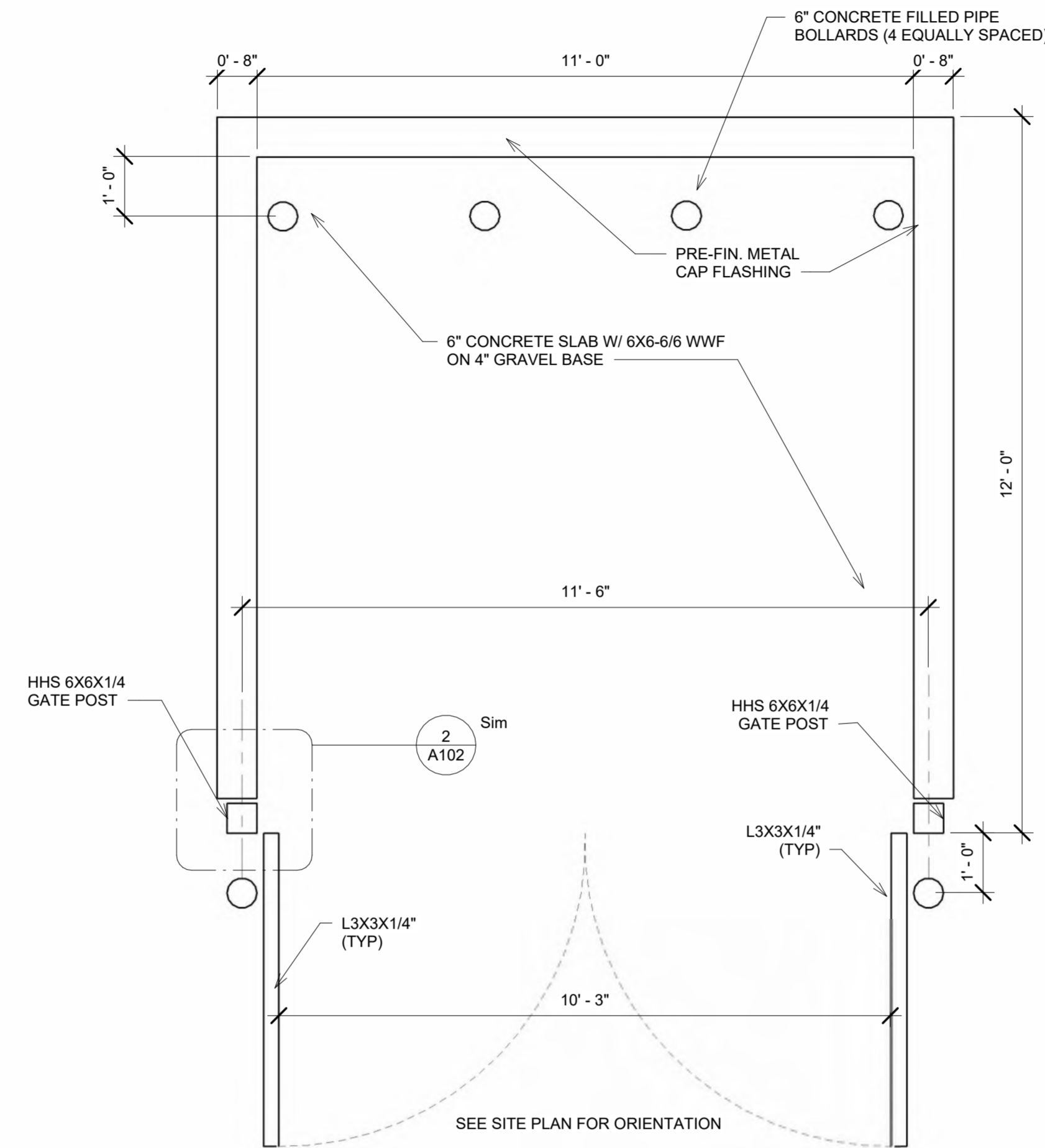
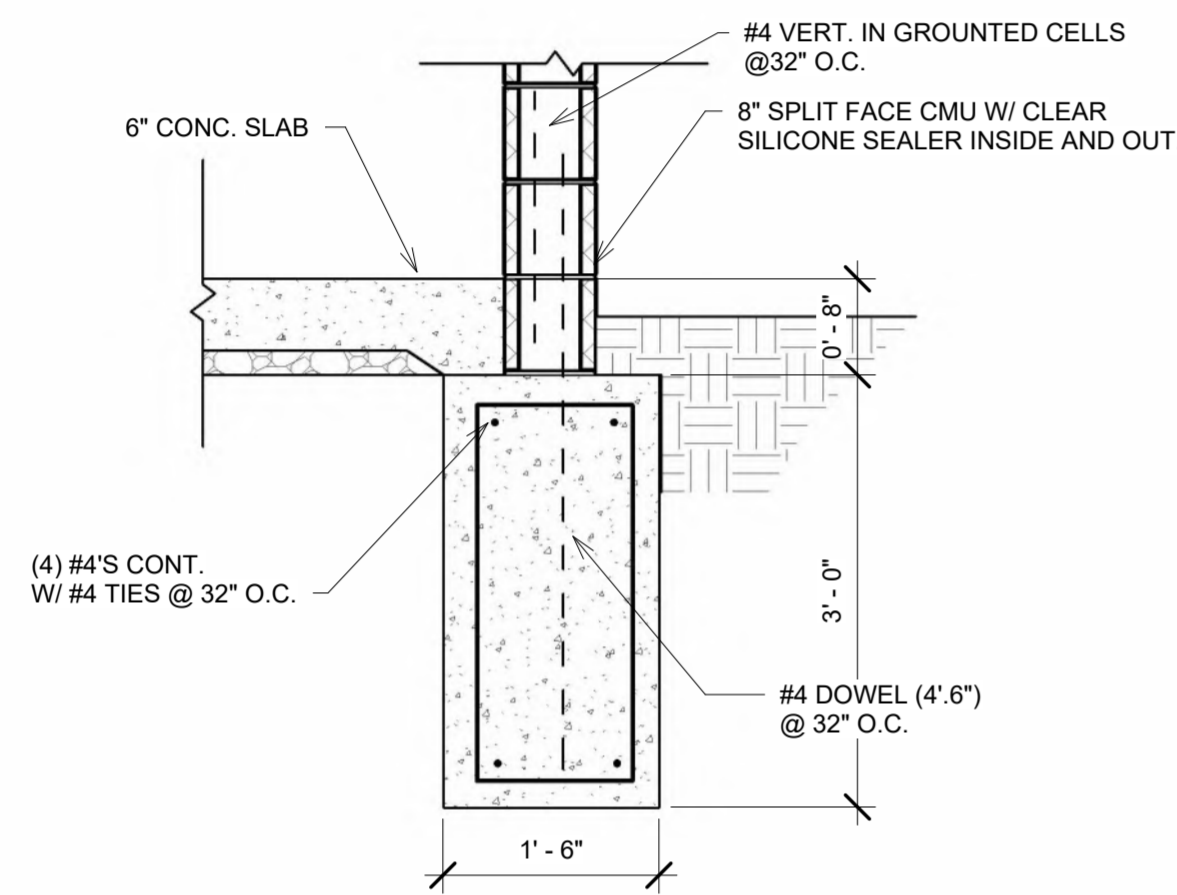
Project number 2493
 Date 5/17/2023

A102

Scale As indicated

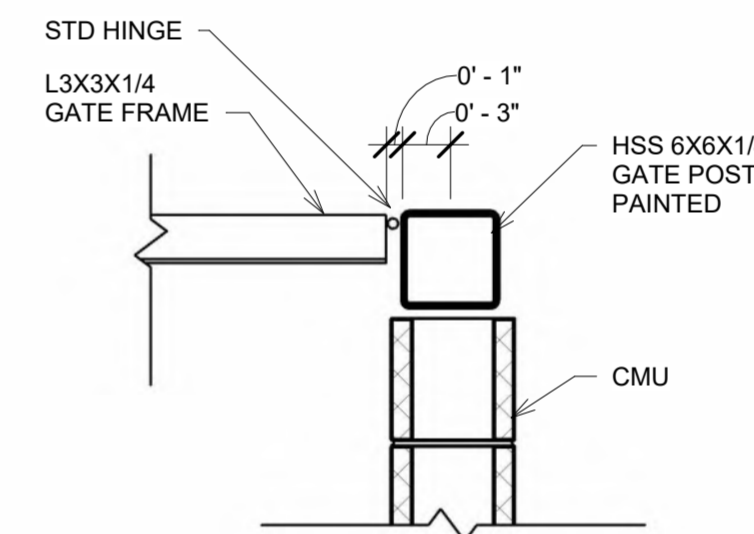
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④ Trash Dumpster Detail Wall Section1
 3/4" = 1'-0"

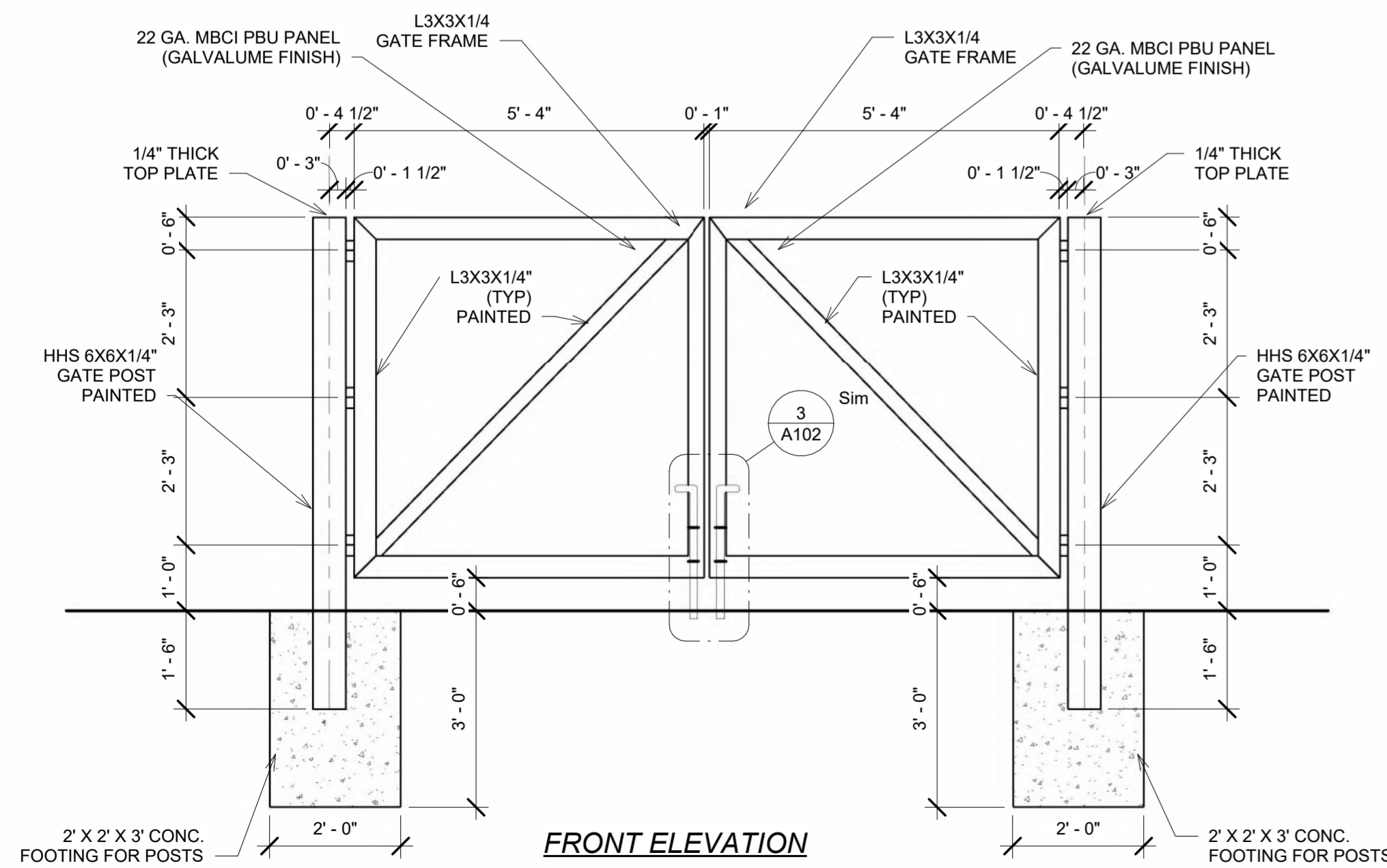


PLAN VIEW

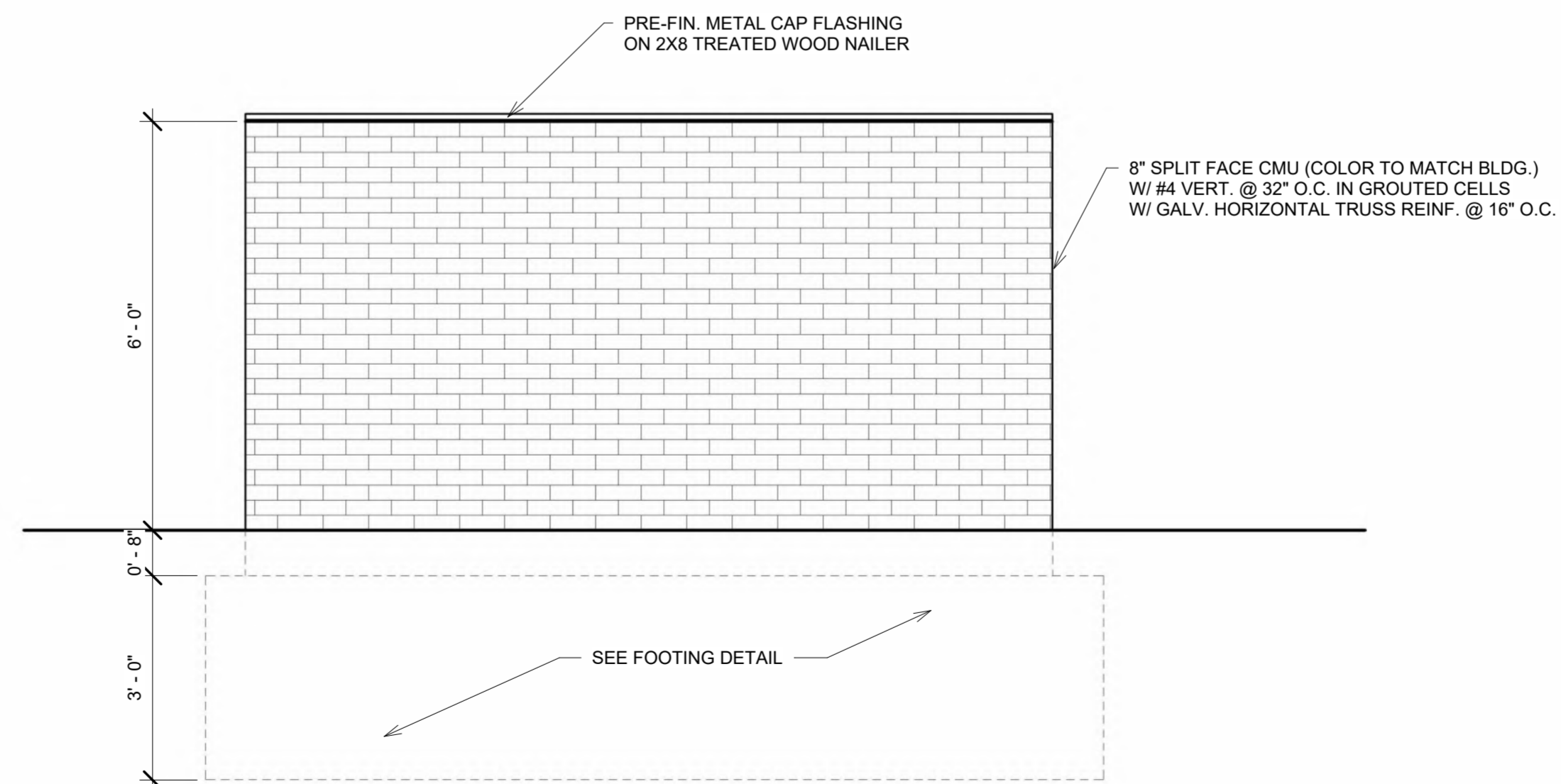
② Hinge Detail Plan 12x1
 1" = 1'-0"



① Trash Dumpster Detail 11x1
 1/2" = 1'-0"

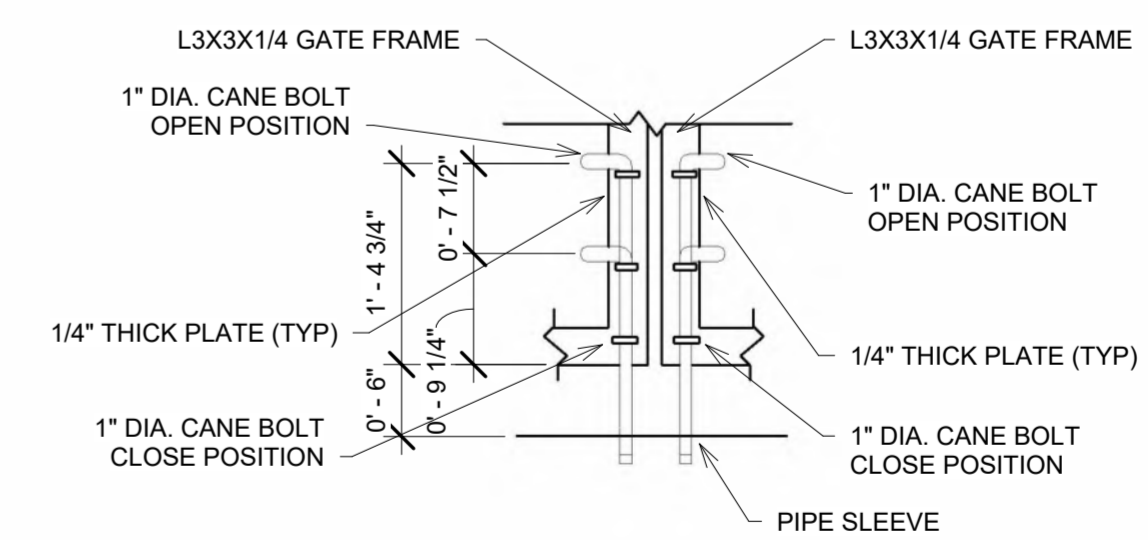


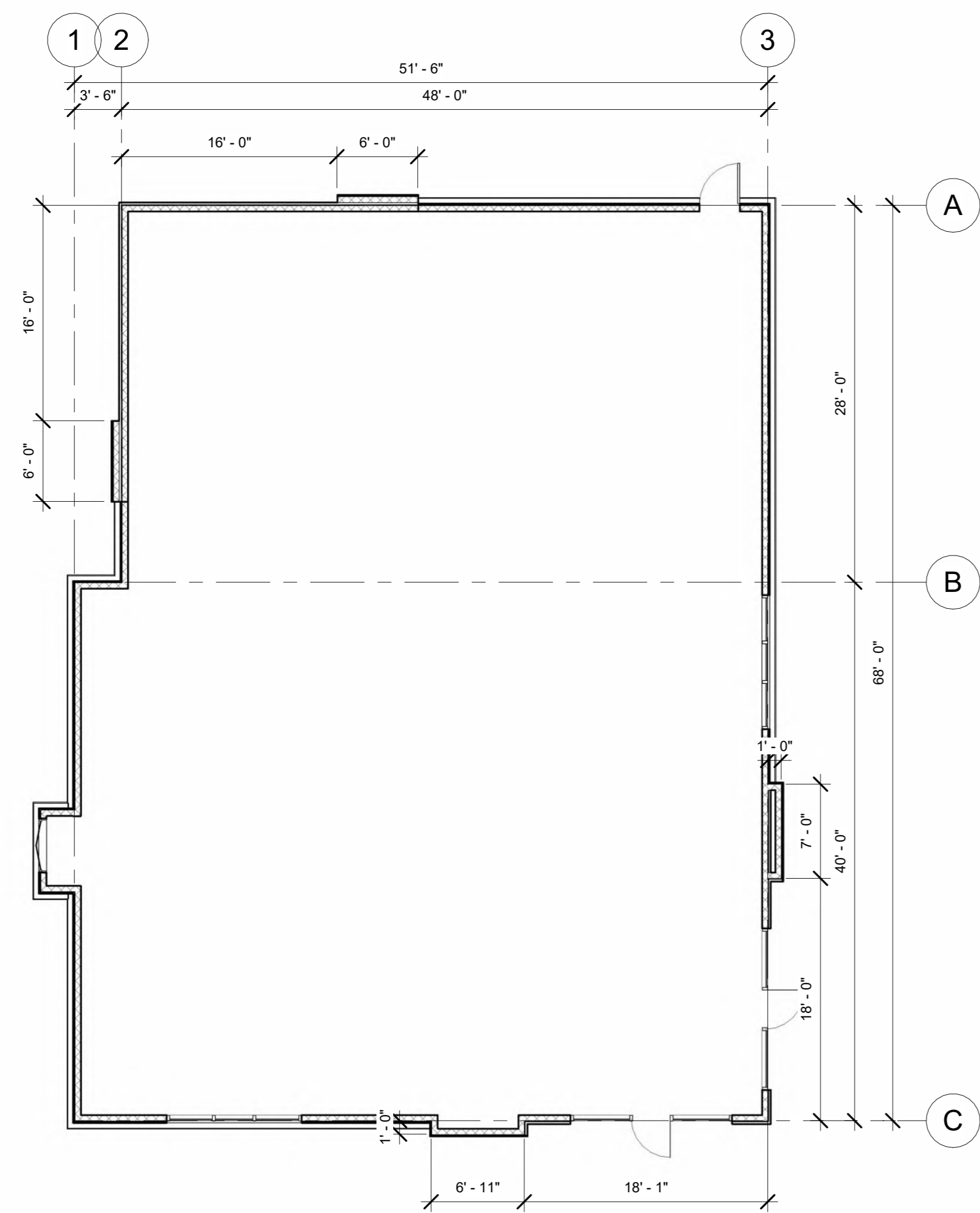
FRONT ELEVATION



SIDE ELEVATION

③ Trash Dumpster Detail - Hinge Detail1
 3/4" = 1'-0"





1 Floor Plan
1/8" = 1'-0"



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New Building #2 For
North Star at Auburndale
Kansas City, MO

J. Jeffrey Schroeder Mo. License A-4228
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

Floor Plan

Project number	2494
Date	05.17.2023

A101

Scale 1/8" = 1'-0"

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New Building #2 For
North Star at Auburndale
 Kansas City, MO

J. Jeffrey Schroeder Mo. License A-4226
 Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

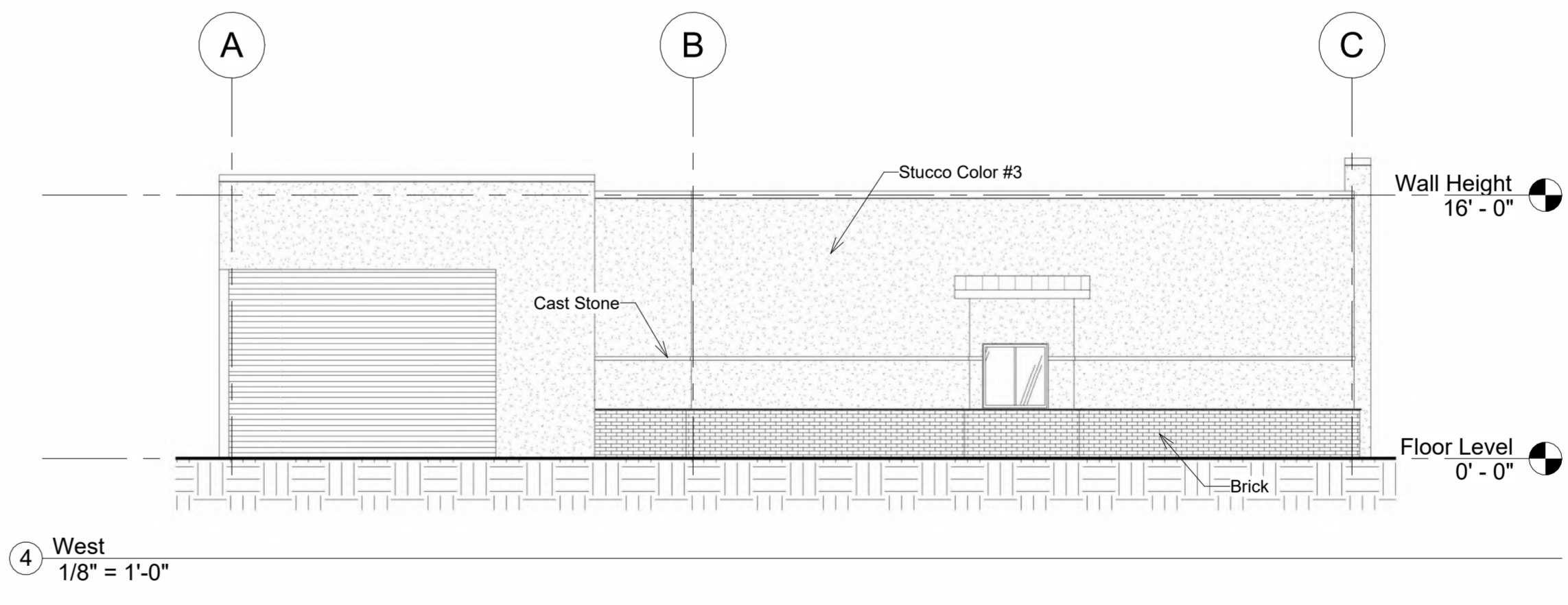
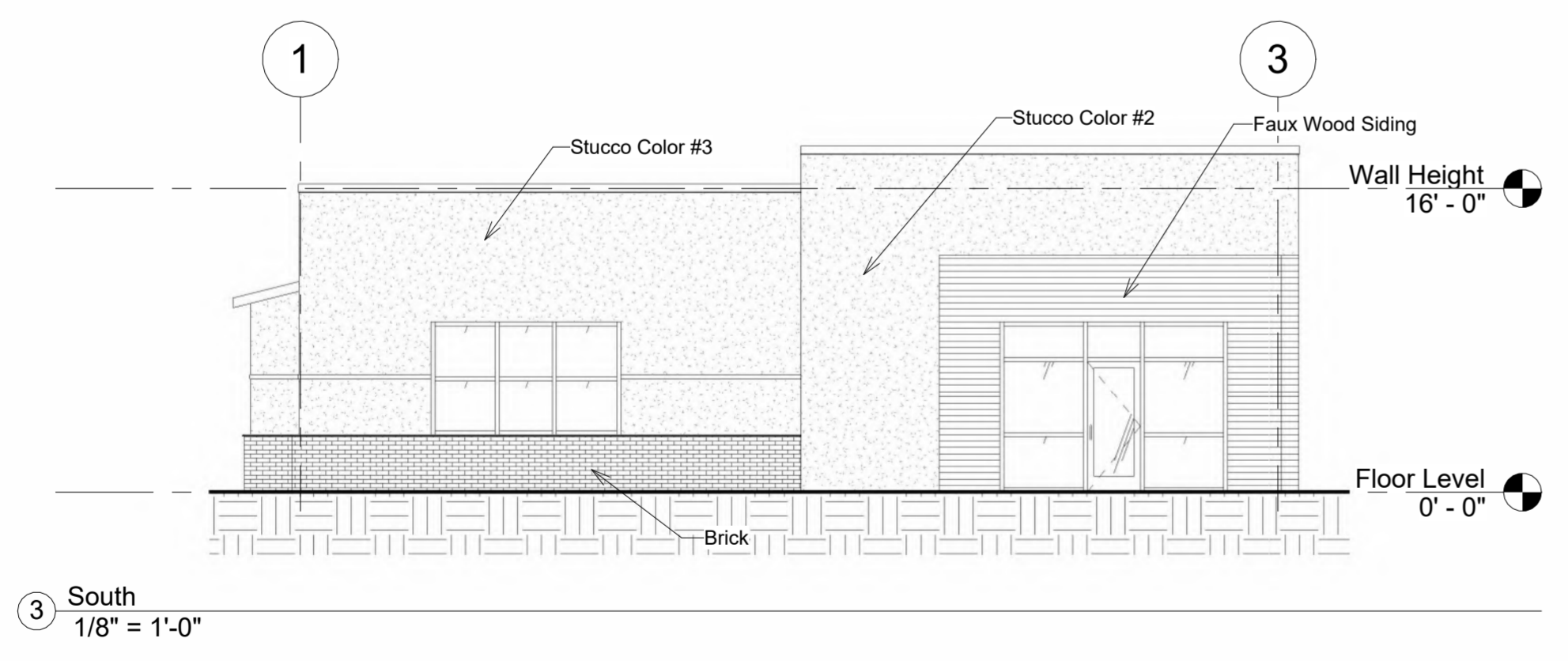
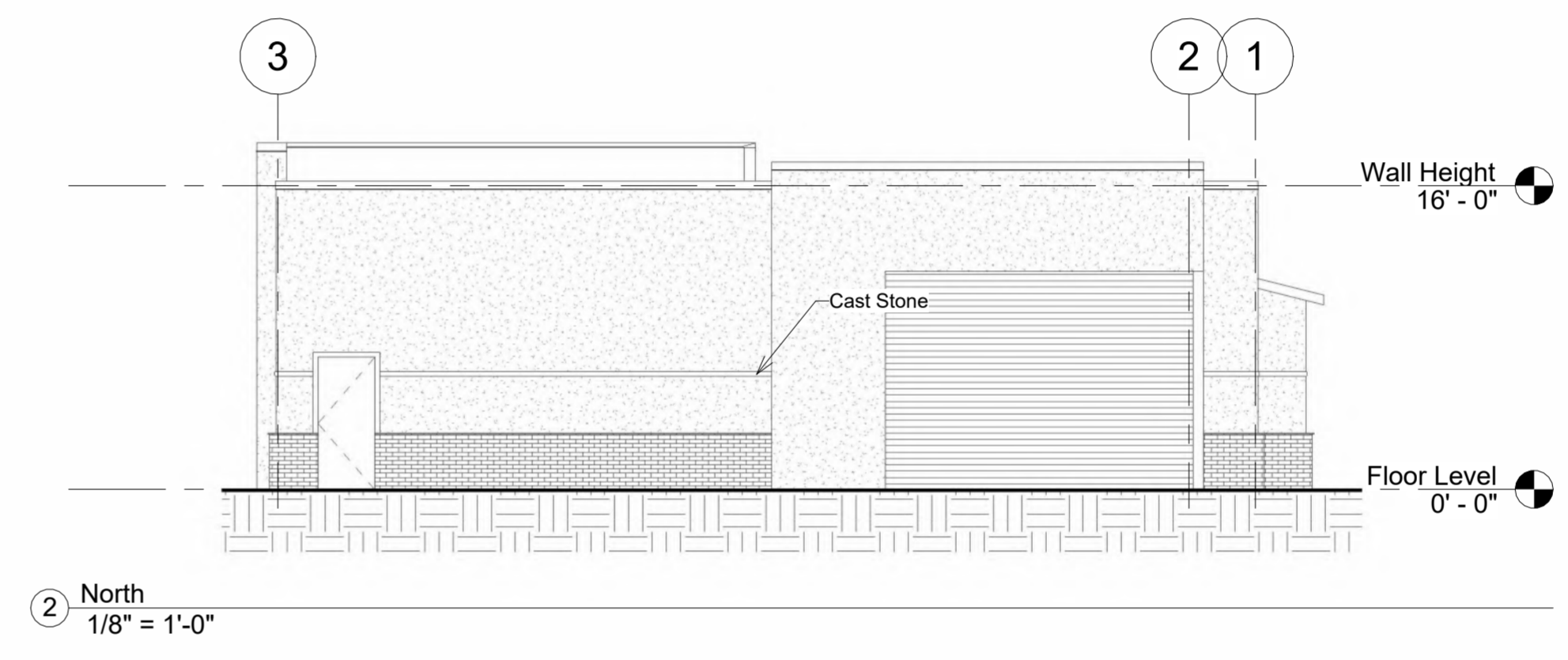
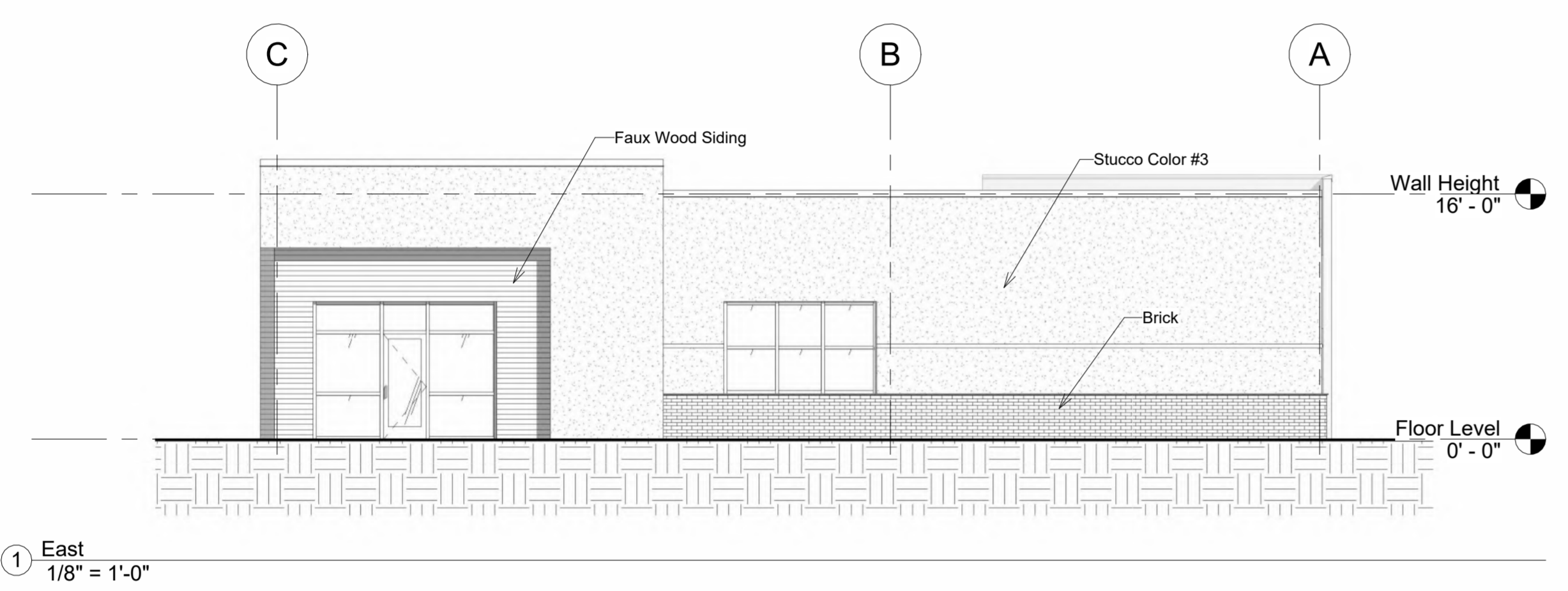
Elevations

Project number 2494
 Date 05.17.2023

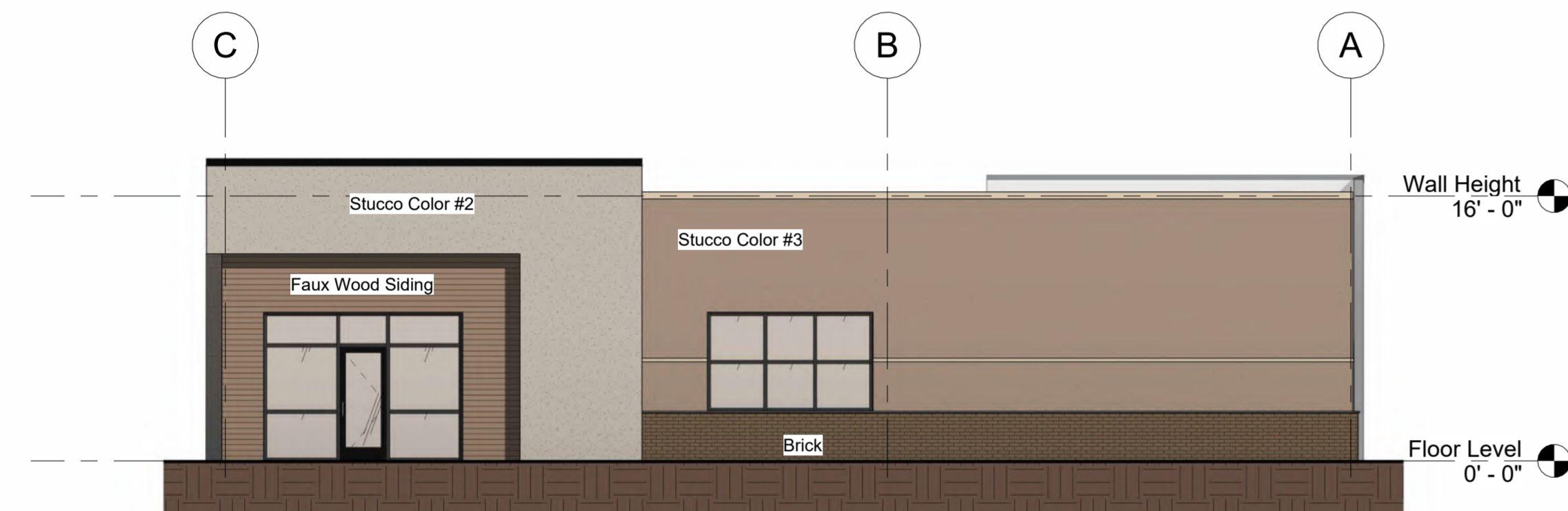
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Scale 1/8" = 1'-0"

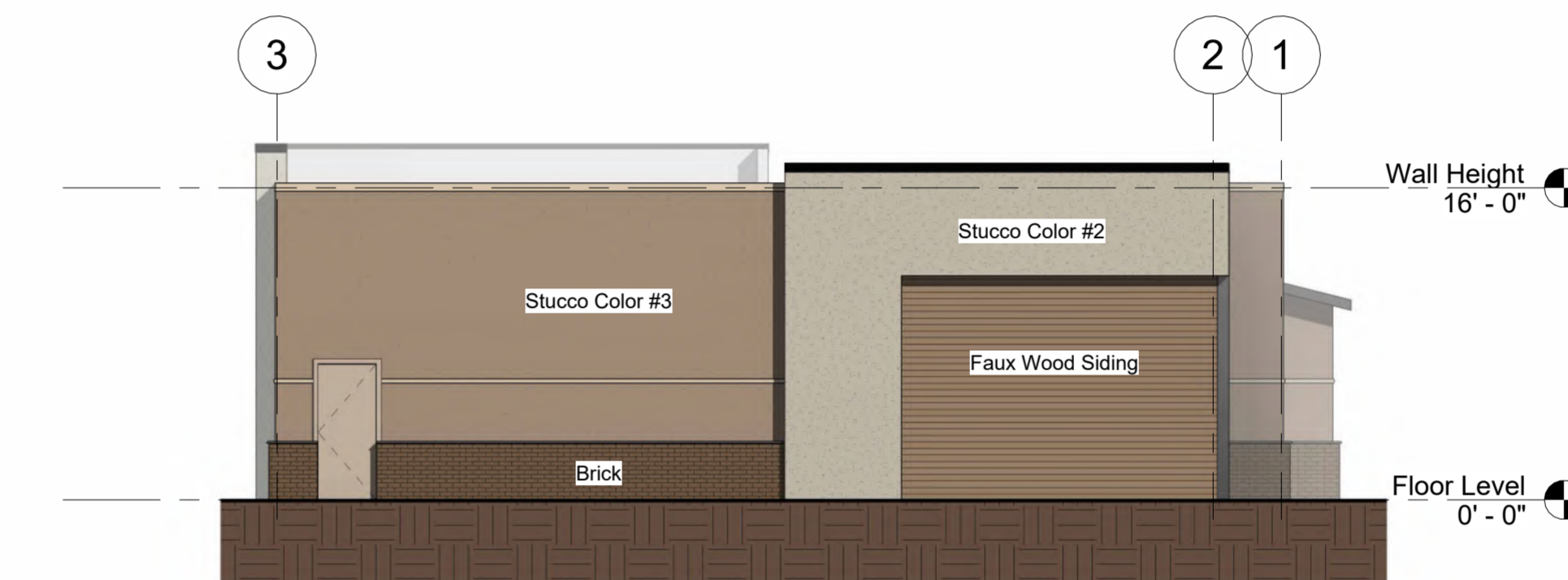
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Stucco Color #1 Alabaster #396
 Stucco Color #2 Caramel #444a
 Stucco Color #3 Chocolate Fizz #393
 Anodized Aluminum Frames- Black Aluminum
 Glass- Bronze
 Brick - Amaratto velour texture , Acme Brick
 Faux Wood Siding - LP Smartside Canyon Brown
 Cap flashing - Black - Berridge Matte Black
 Cast Stone - Tan



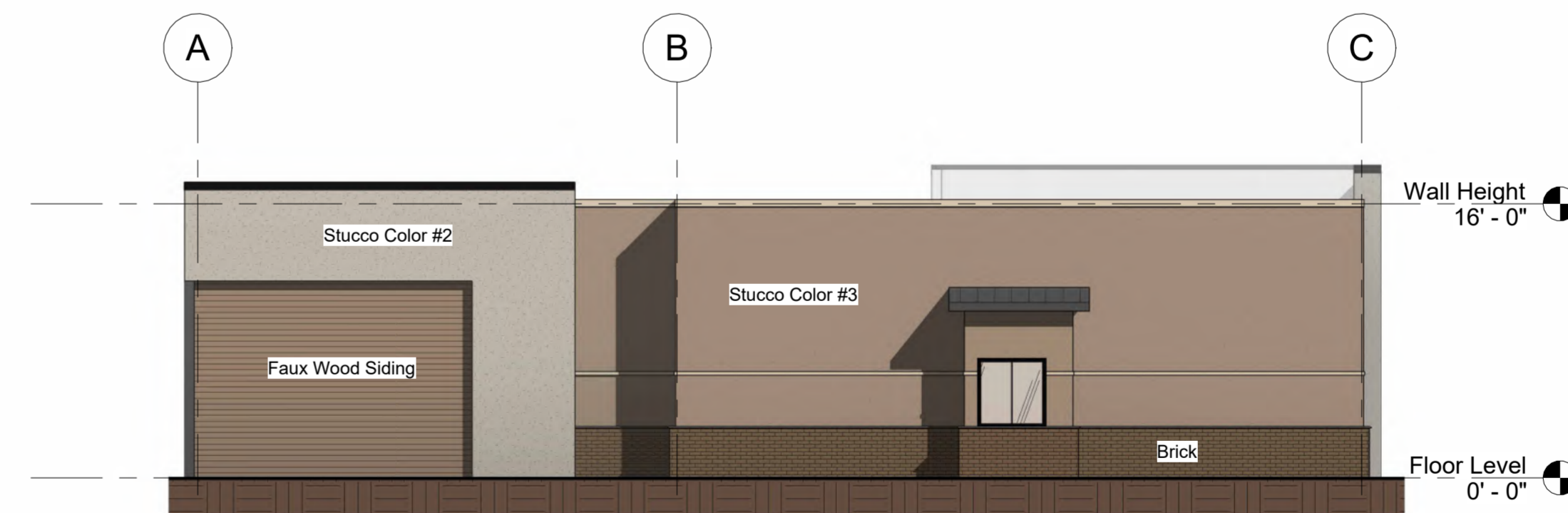
① East Color
1/8" = 1'-0"



② North Color
1/8" = 1'-0"



③ South Color
1/8" = 1'-0"



④ West Color
1/8" = 1'-0"

Scharhag

HERMAN A. SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd, #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhagarch@gmail.com

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New Building #2 For
North Star at Auburndale
Kansas City, MO

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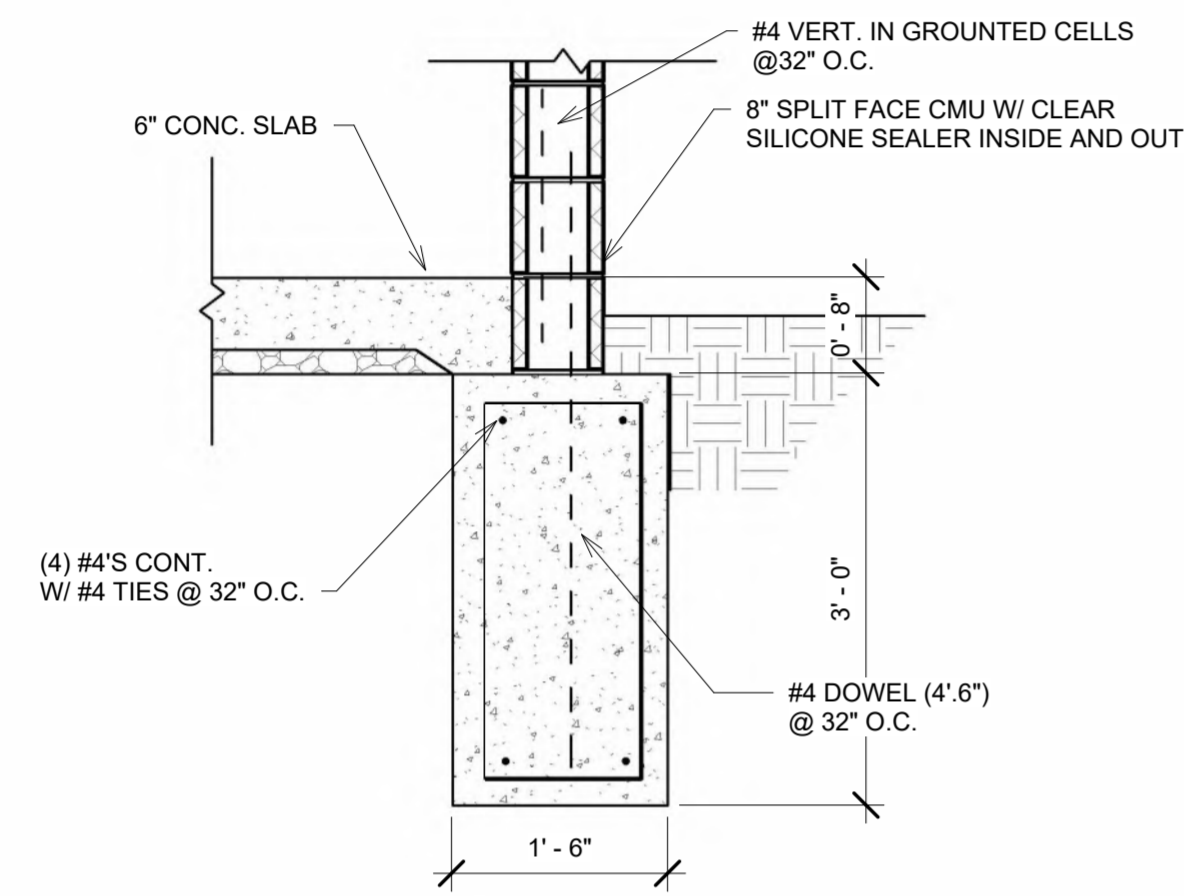
No.	Description	Date
Revision Schedule		

Colored Elevations

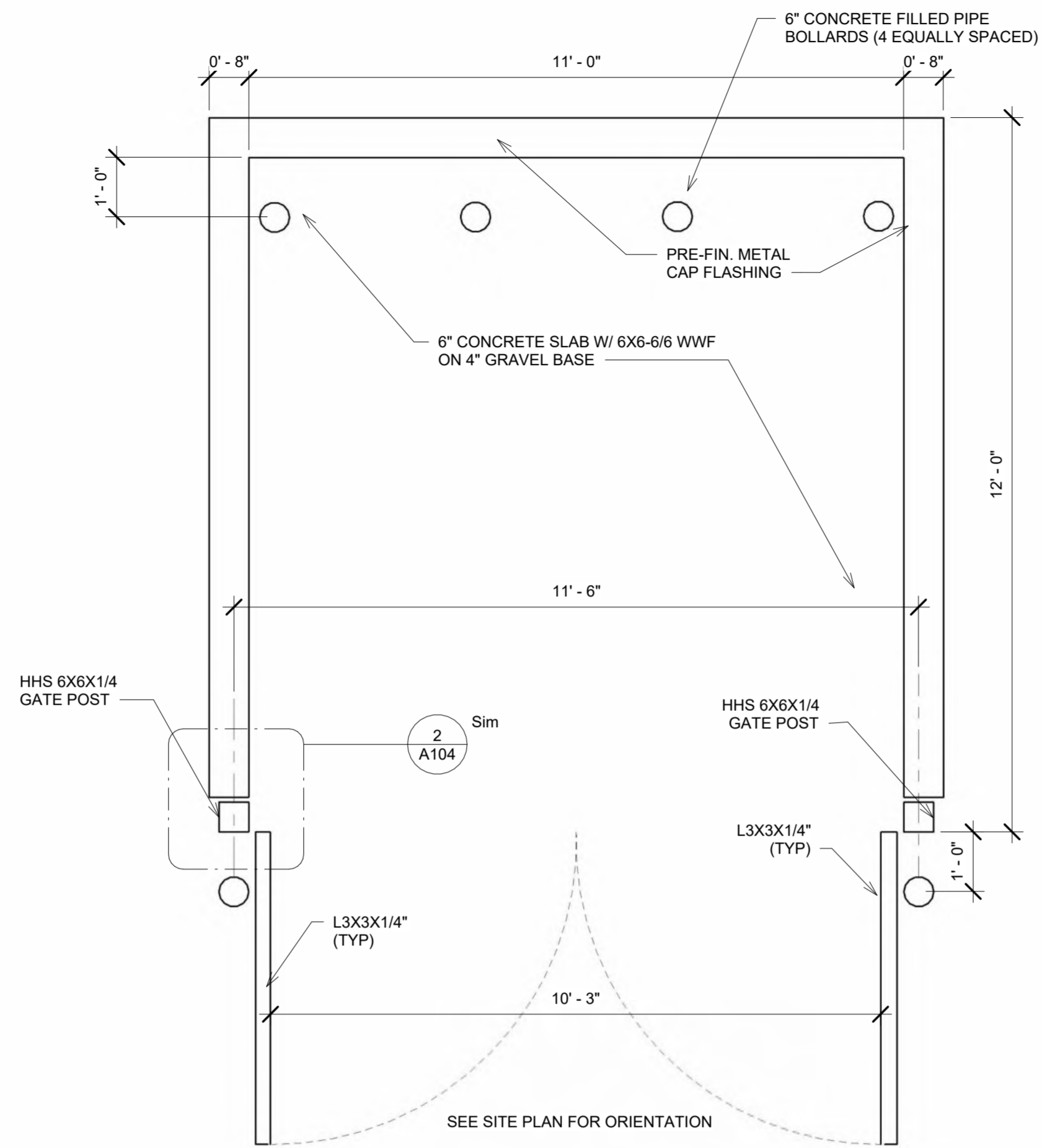
Project number 2494
Date 05.17.2023

A202

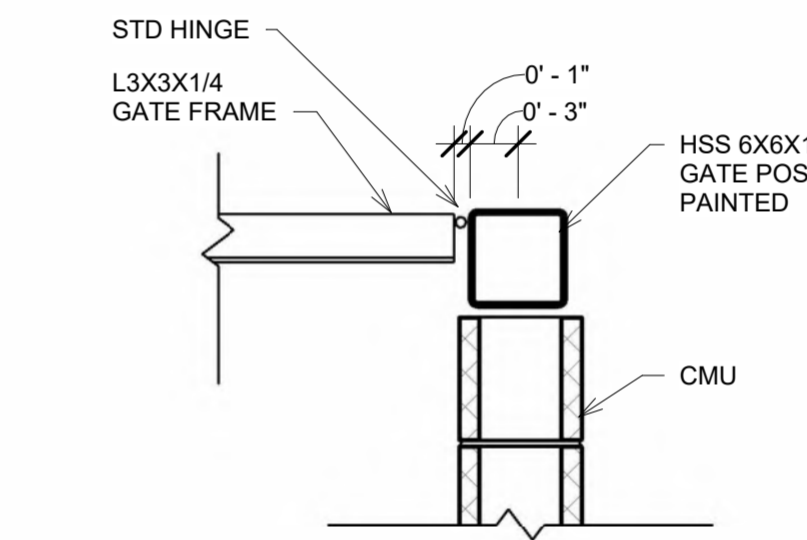
Scale As indicated



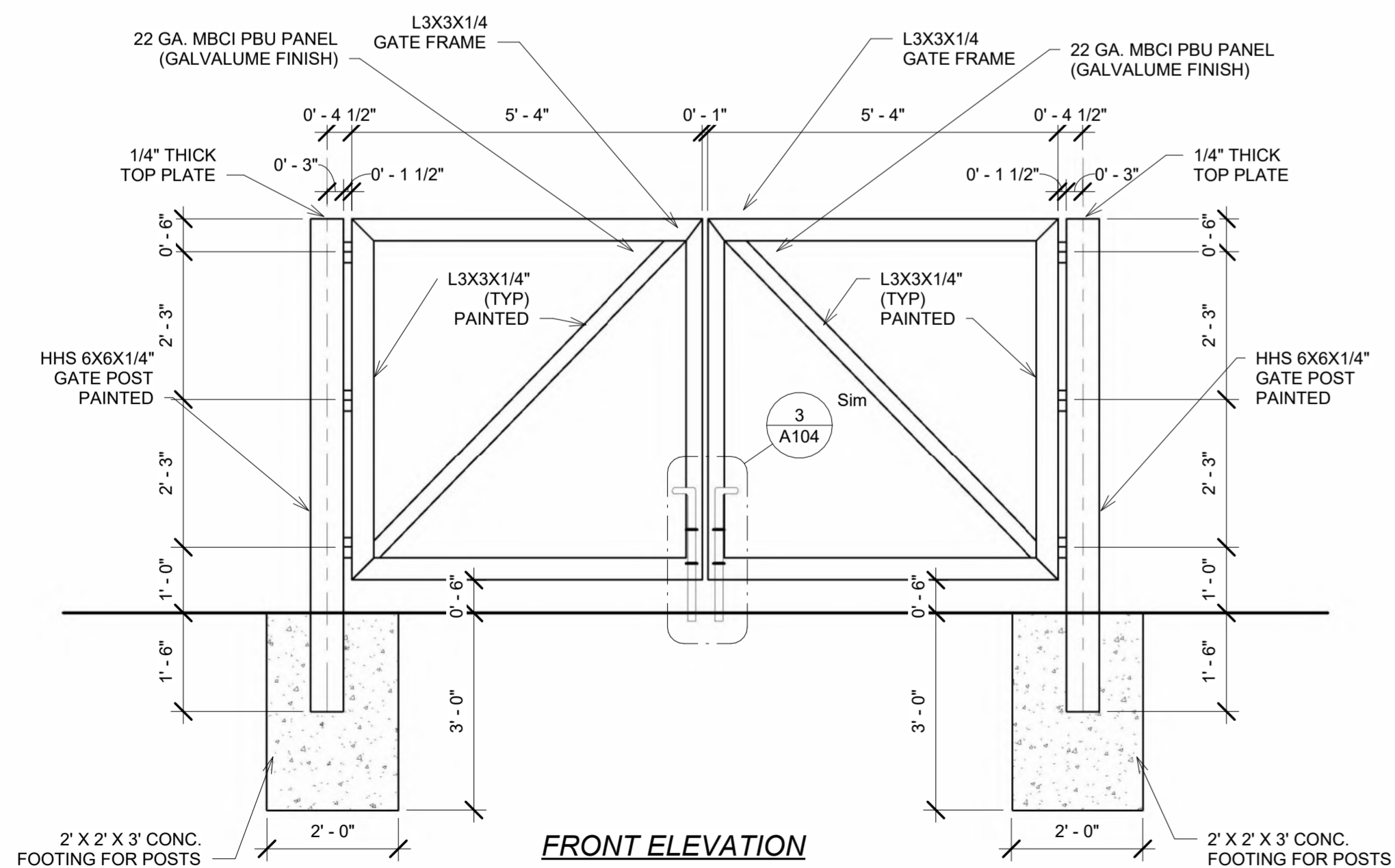
④ Trash Dumpster Detail Wall Section
3/4" = 1'-0"



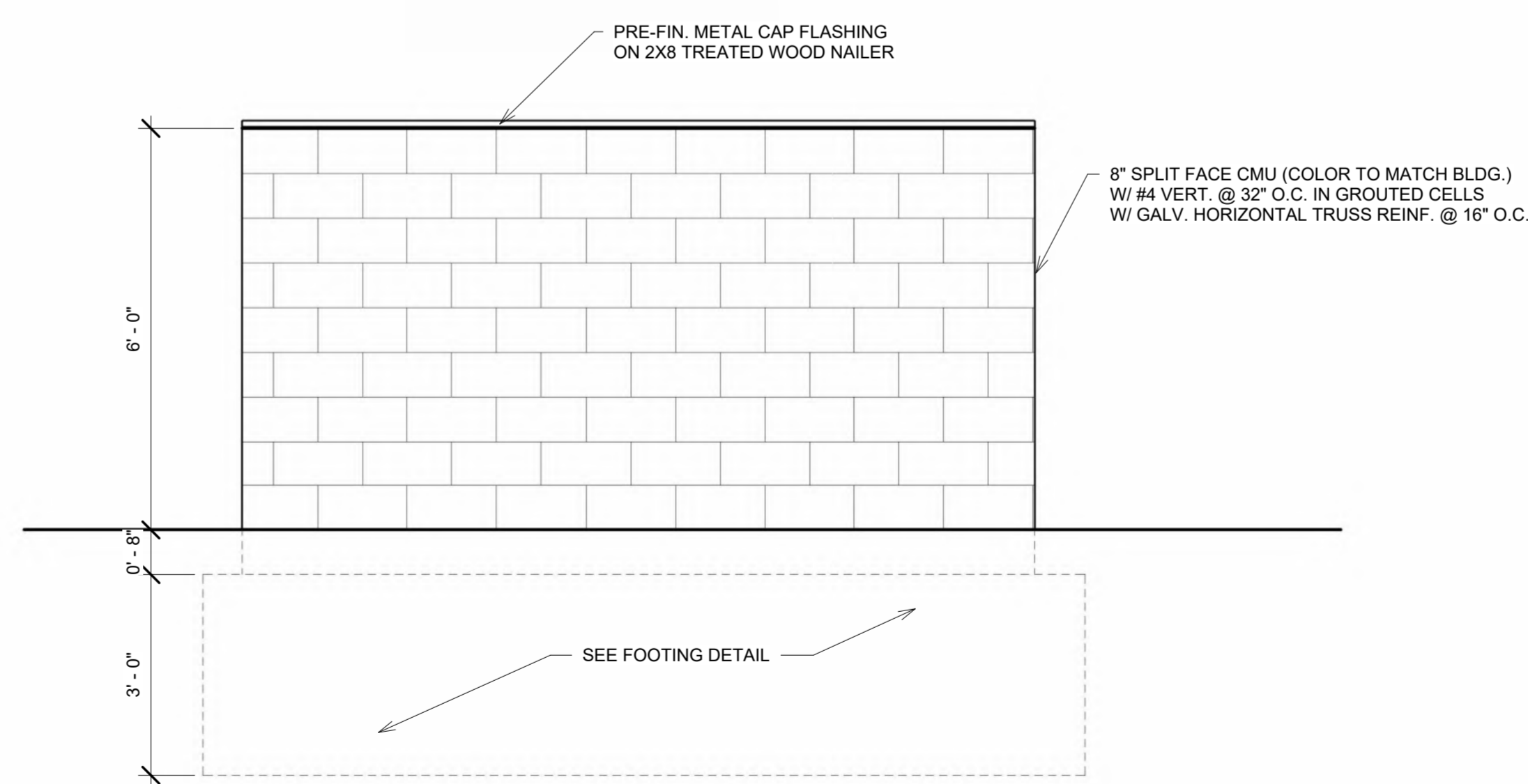
PLAN VIEW



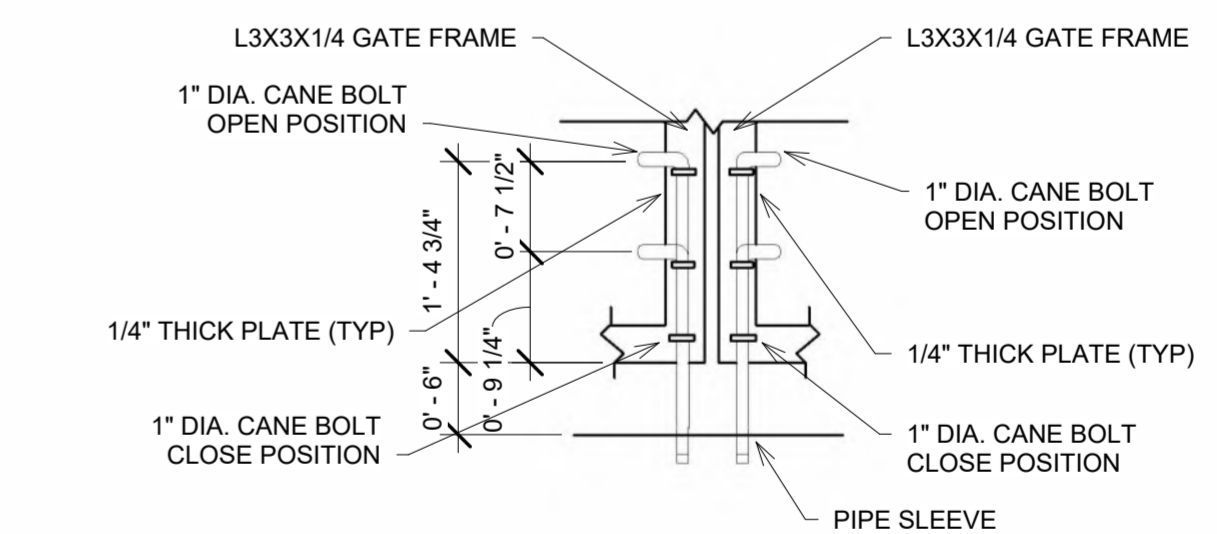
② Hinge Detail Plan 12x11
1" = 1'-0"



FRONT ELEVATION



SIDE ELEVATION



③ Trash Dumpster Detail - Hinge Detail
3/4" = 1'-0"

ALL STEEL TO BE PAINTED
ALL CMU TO BE RECEIVE CLEAR SILICONE SEALANT @ EXTERIOR

① Trash Dumpster Detail 11x12
1/2" = 1'-0"

No.	Description	Date
Revision Schedule		

Trash Dumpster Details

Project number 2494
Date 05.17.2023

A104

Scale As indicated

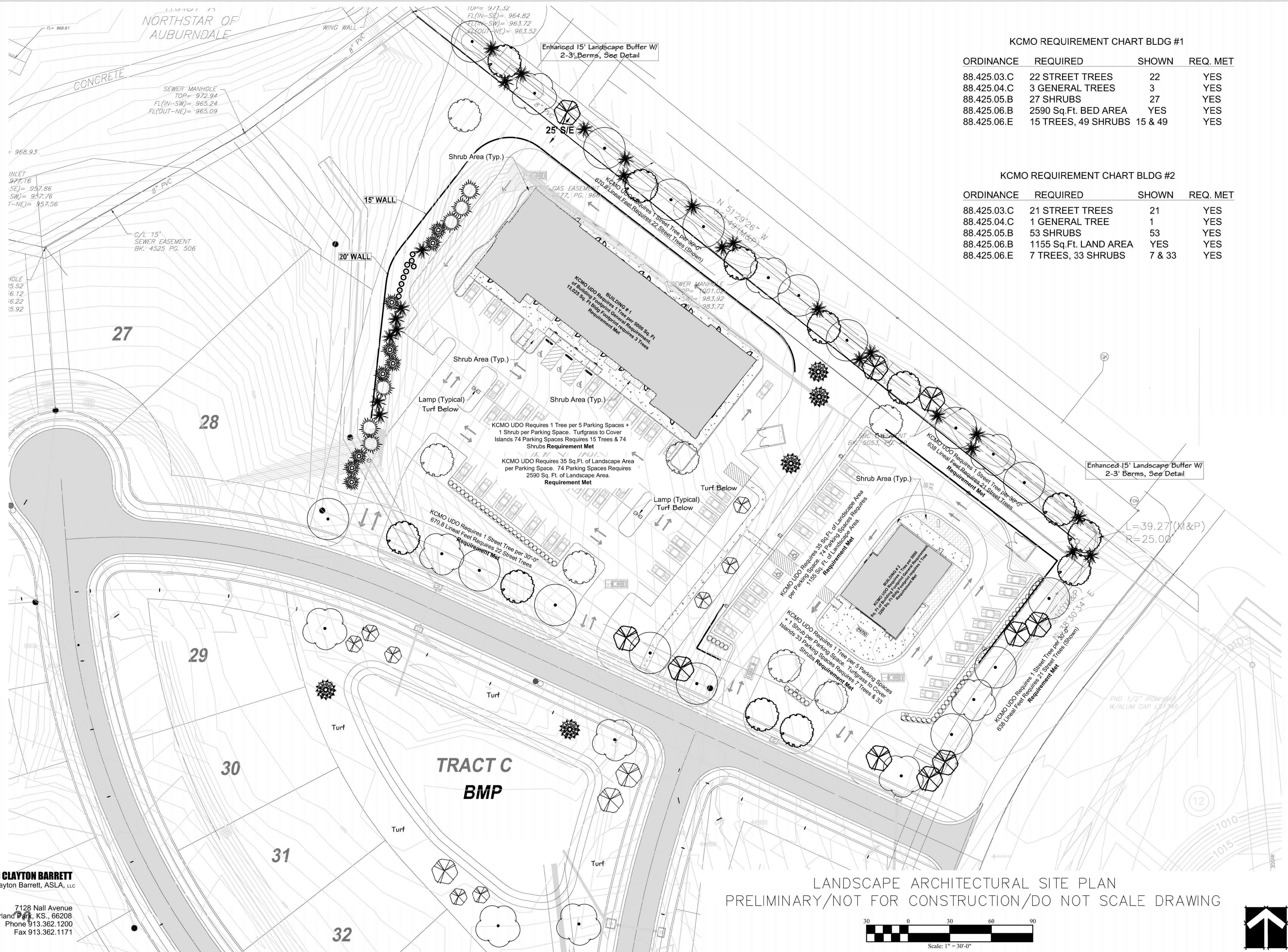
NORTHSTAR OF AUBURNDALE

KCMO REQUIREMENT CHART BLDG #1

ORDINANCE	REQUIRED	SHOWN	REQ. MET
88.425.03.C	22 STREET TREES	22	YES
88.425.04.C	3 GENERAL TREES	3	YES
88.425.05.B	27 SHRUBS	27	YES
88.425.06.B	2590 Sq.Ft. BED AREA	YES	YES
88.425.06.E	15 TREES, 49 SHRUBS	15 & 49	YES

KCMO REQUIREMENT CHART BLDG #2

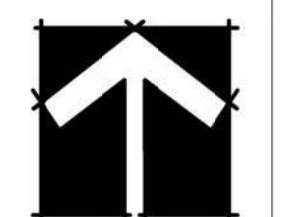
ORDINANCE	REQUIRED	SHOWN	REQ. MET
88.425.03.C	21 STREET TREES	21	YES
88.425.04.C	1 GENERAL TREE	1	YES
88.425.05.B	53 SHRUBS	53	YES
88.425.06.B	1155 Sq.Ft. LAND AREA	YES	YES
88.425.06.E	7 TREES, 33 SHRUBS	7 & 33	YES



RICHARD CLAYTON BARRETT
Richard Clayton Barrett, ASLA, LLC

7128 Nall Avenue
Overland Park, KS, 66208
Phone 913.362.1200
Fax 913.362.1171

LANDSCAPE ARCHITECTURAL SITE PLAN
PRELIMINARY/NOT FOR CONSTRUCTION/DO NOT SCALE DRAWING



LANDSCAPE CONCEPT PLAN

PROJECT: DATE: MAY 18, 2023
SHEET NUMBER: L1.00

5/18/23 City Comments
SUBMITTAL TO CITY PLANNING DEPARTMENT

AGC Engineers, Inc.
485 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200
fx. 792.5666
www.agcengineers.com

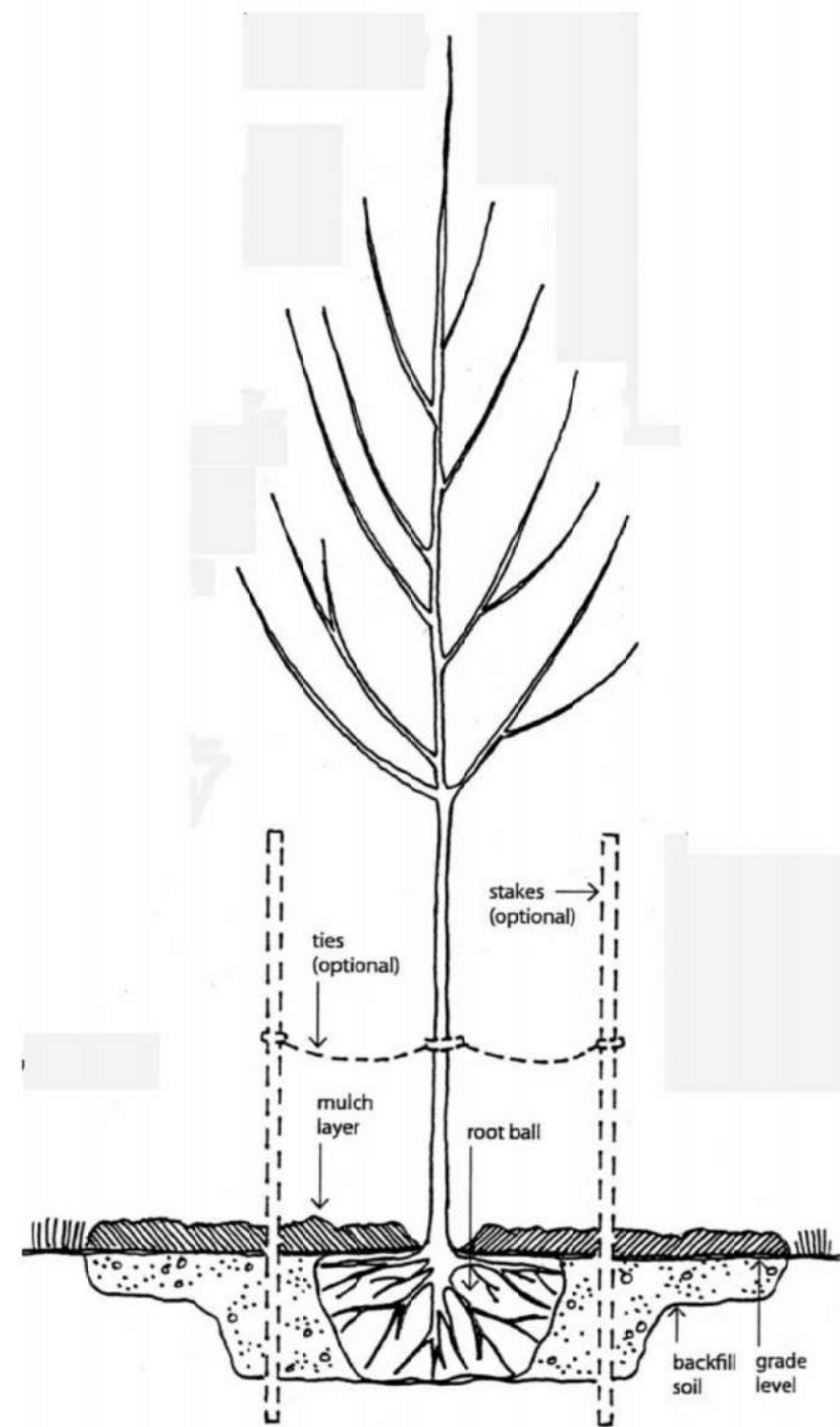
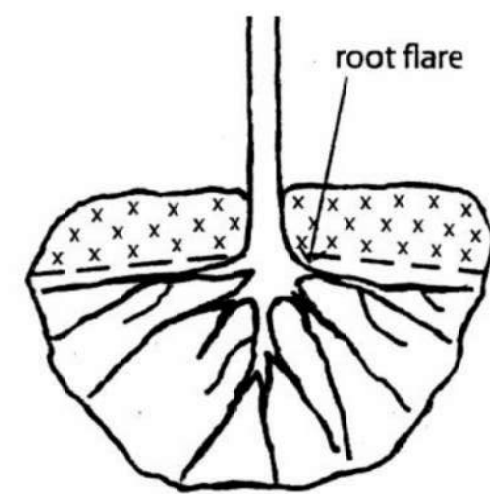


FIGURE 2— TREE PLANTING STANDARD DETAIL

Finding the Root Flare:

For balled-and-burlapped trees, probe the top of the soil ball close to the trunk to find the first roots. You can do this with a stout wire. Check in two or more locations to make sure you've located the top major roots. Leave the burlap in place to make moving the tree easier. Measure the distance from the top of the soil ball to the root flare. Next, subtract that distance from the total depth of the burlapped soil ball.

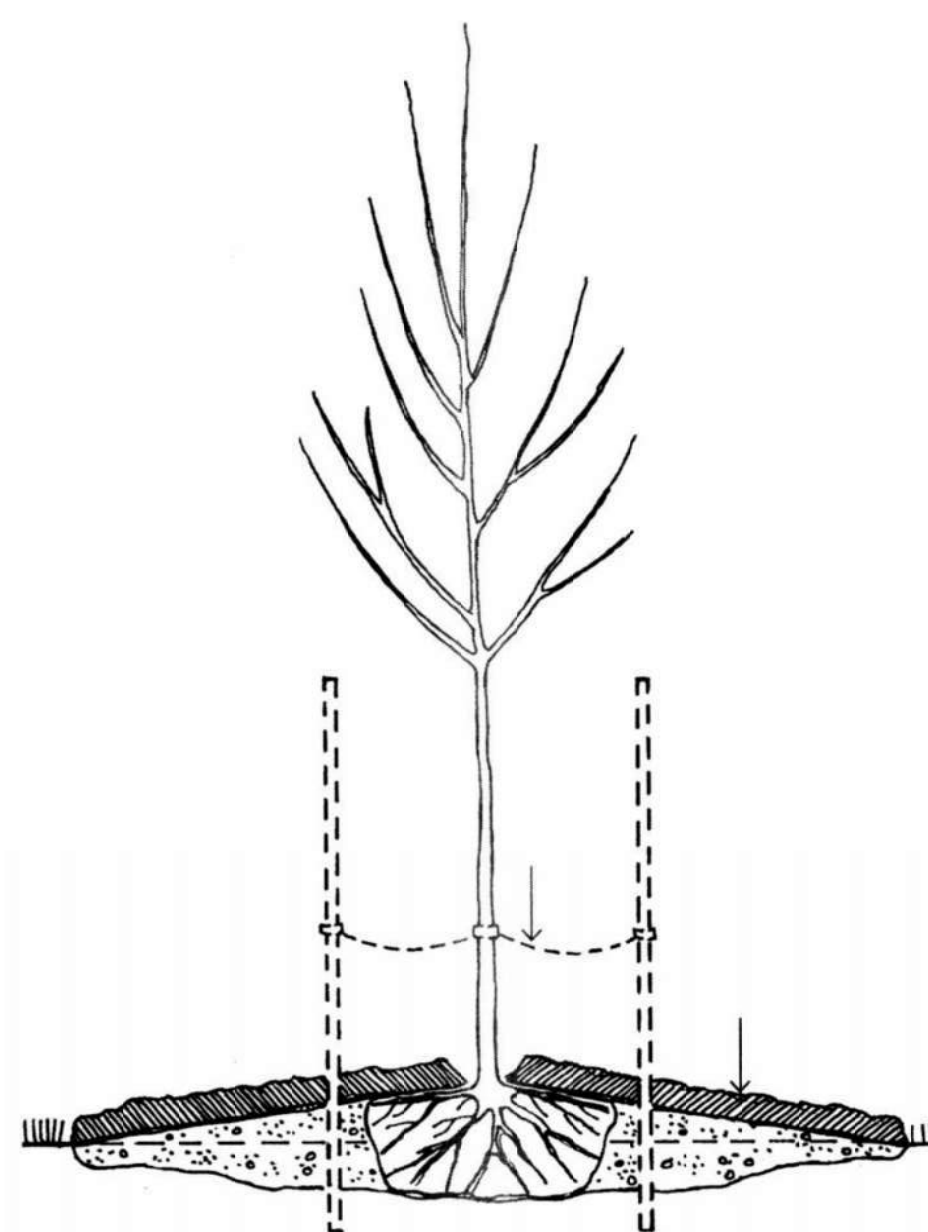
The distance from the top-most buried root to the bottom of the ball is the correct depth to dig the pit.



Specifications & Details Courtesy KCMO Parks & Rec Department – Forestry Division

To test for compacted soil, do a simple percolation test. Dig a hole 12 inches to 18 inches deep and fill it with water. If the water is still in the hole 12 to 18 hours later, then you have compacted or heavy clay soils.

Roots need oxygen, so dig a wide shallow hole three to four times the width of the root ball or container and only half as deep. Mound backfill soil slightly to the top of the root flare, covering the entire excavation. This creates a raised planting bed, which will improve the tree's performance. Soils that hold excessive moisture may need a subsurface drain tube installed below the root ball.



PLANT SCHEDULE BUILDING #1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	Abies concolor	White Fir	5-6'	B&B
	10	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B
	3	Cercis canadensis 'Alba'	White Eastern Red Bud	2" Cal.	B&B
	3	Cercis canadensis 'Merlot'	Merlot Redbud	2" Cal.	B&B
	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B
	9	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6-7'	B&B
	19	Juniperus virginiana	Eastern Red Cedar	6-7'	B&B
	10	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	B&B
	6	Picea omorika 'Riverside'	Riverside Serbian Spruce	6-7'	B&B
	9	Picea orientalis 'Green Knight'	Green Knight Spruce	6-7'	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	11	Aronia melanocarpa	Black Chokeberry	#3	Pot
	15	Taxus x media 'Fairview Globe'	Globe Yew	18-24"	B&B

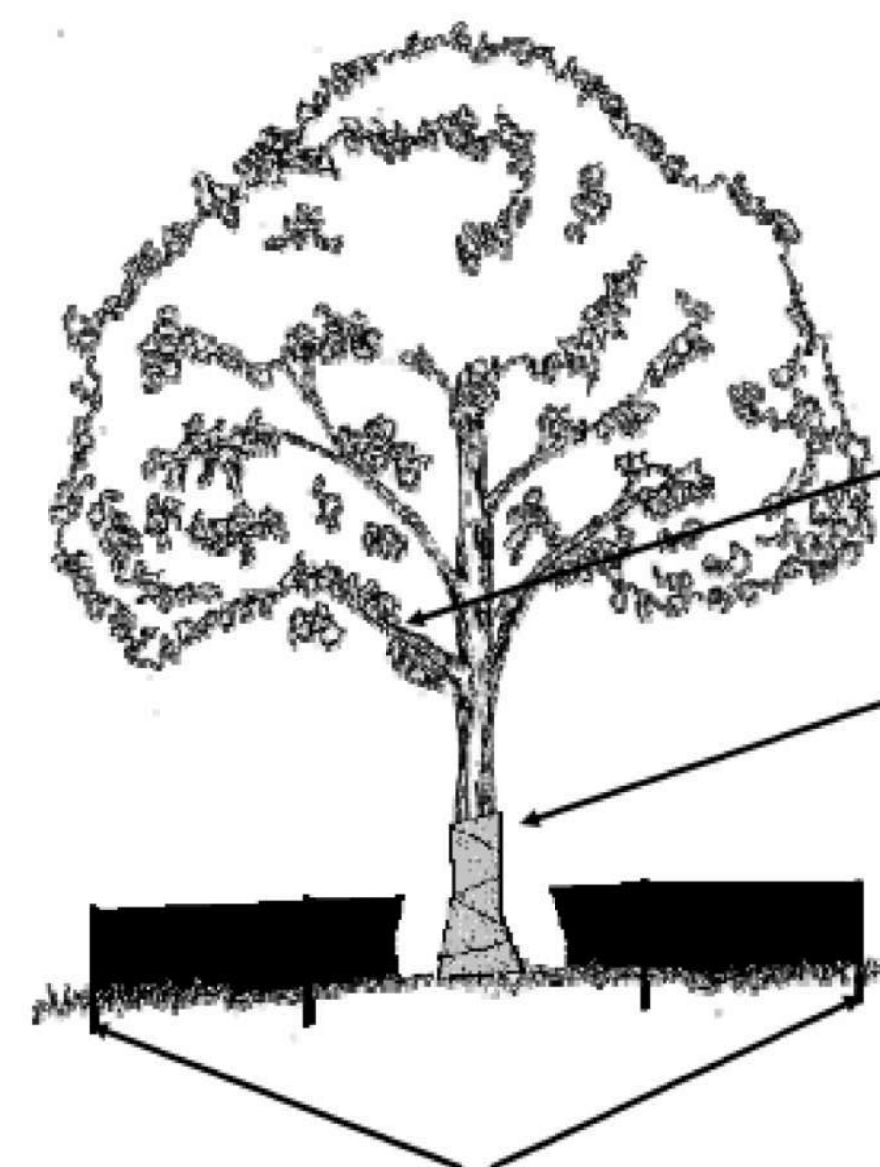
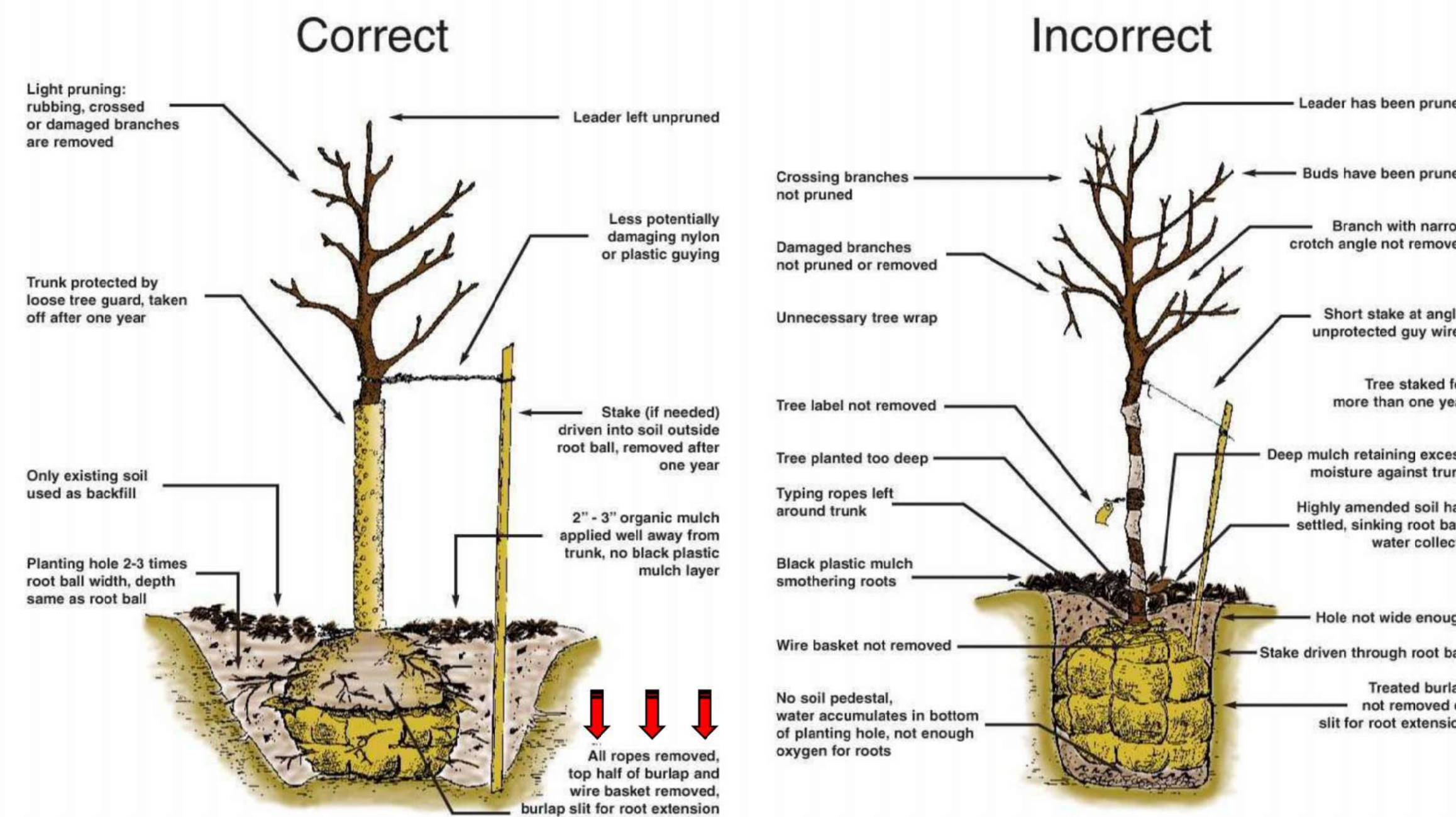
PLANT SCHEDULE BUILDING #2

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	6	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B
	7	Cercis canadensis 'Alba'	White Eastern Red Bud	2" Cal.	B&B
	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B
	6	Juniperus virginiana	Eastern Red Cedar	6-7'	B&B
	9	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	6	Aronia melanocarpa	Black Chokeberry	#3	Pot
	13	Hypericum kalimianum 'Amen'	Amen St. Johnswort	#3	Pot
	34	Taxus x media 'Fairview Globe'	Globe Yew	18-24"	B&B

PLANT SCHEDULE TRACT C BMP

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	2	Abies concolor	White Fir	5-6'	B&B
	3	Cercis canadensis 'Alba'	White Eastern Red Bud	2" Cal.	B&B
	5	Cercis canadensis 'Merlot'	Merlot Redbud	2" Cal.	B&B
	4	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B



TREE PROTECTION AREA
The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline (furthest extent of tree canopy) or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH), whichever is greater.

ZONE 2 LOWER CANOPY PROTECTION.
Contact City Forester if any pruning is needed prior to work if potential for damage exists.

ZONE 3 TRUNK PROTECTION.
Required if construction equipment involved within ten feet or less (permitted inside the CRZ only if equipment is operated exclusively on existing hardscape and no soil compaction takes place).

NOTES
Fencing Height must be at least 48."

ZONE 1 ROOT PROTECTION.
Extends through entire tree protection area.

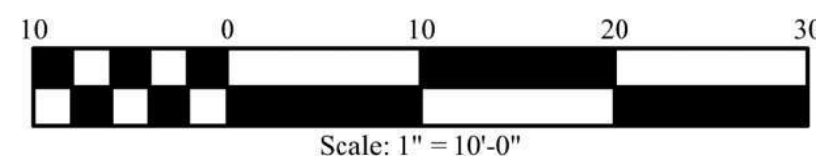
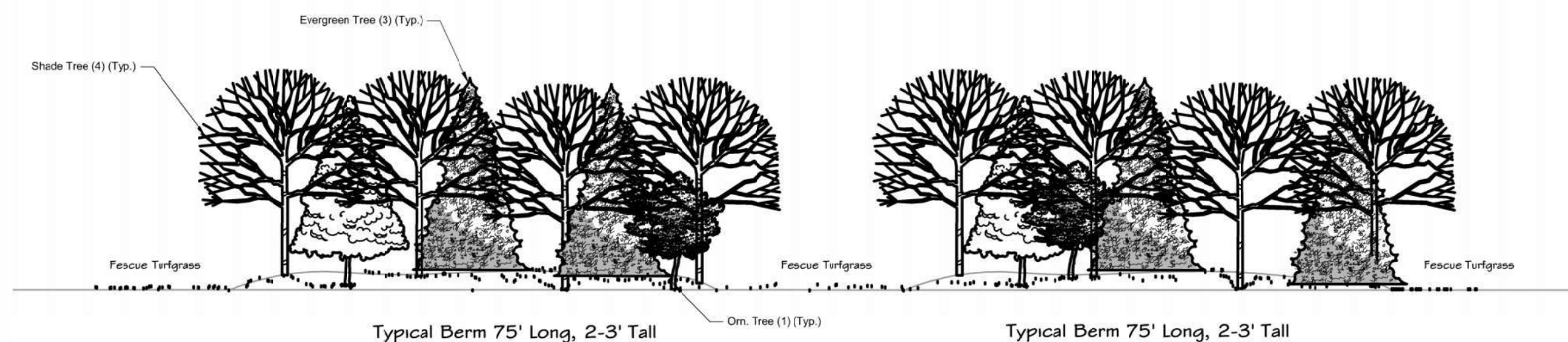
Any digging, excavating, trenching, changing of grade, or other actions that may potentially impact the rooting environment must be authorized by the City Forester prior to work commencement. Work within the CRZ must take place in accordance with the conditions established by the City Forester.

The Tree Protection Area shall not be modified or removed prior to consent of the City Forester.

Materials, debris, equipment, and site amenities shall not be stored within the Tree Protection Area.

Entrance to the Tree Protection Area is not permitted without consent of the City Forester.

Tree Protection Detail – Individual Tree
NOT TO SCALE



Scale: 1" = 10'-0"

RICHARD CLAYTON BARRETT
Richard Clayton Barrett, ASLA, LLC

7128 Nall Avenue
Overland Park, KS, 66208
Phone 913.362.1200
Fax 913.362.1171

LANDSCAPE ARCHITECTURAL SITE PLAN
PRELIMINARY/NOT FOR CONSTRUCTION/DO NOT SCALE DRAWING

The information on this document is Preliminary, not for Construction, Recording Purposes, or Implementation



5/18/23 City Comments

SUBMITTAL TO CITY PLANNING DEPARTMENT

LANDSCAPE CONCEPT PLAN

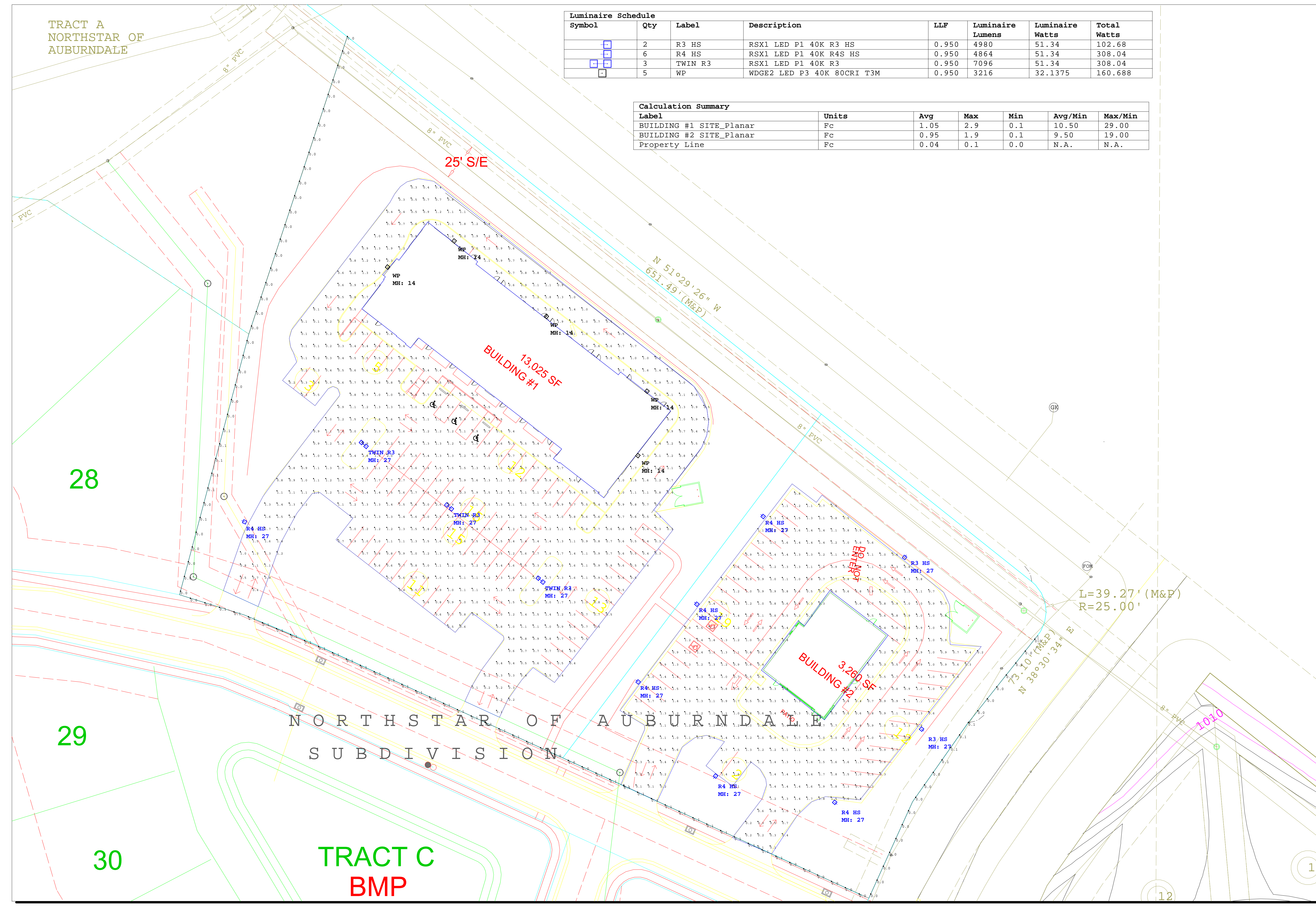
PROJECT: DATE: MAY 18, 2023
SHEET NUMBER:

L1.00

TRACT A
NORTHSTAR OF
AUBURNDALE

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	2	R3 HS	RSX1 LED P1 40K R3 HS	0.950	4980	51.34	102.68
□	6	R4 HS	RSX1 LED P1 40K R4S HS	0.950	4864	51.34	308.04
□	3	TWIN R3	RSX1 LED P1 40K R3	0.950	7096	51.34	308.04
□	5	WP	WDGE2 LED P3 40K 80CRI T3M	0.950	3216	32.1375	160.688

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING #1 SITE_Planar	Fc	1.05	2.9	0.1	10.50	29.00
BUILDING #2 SITE_Planar	Fc	0.95	1.9	0.1	9.50	19.00
Property Line	Fc	0.04	0.1	0.0	N.A.	N.A.



#	Date	Comments
Revisions		

Drawn By: _____
 Checked By: _____
 Date: 1/16/2023
 Scale: _____

AUBURNDALE COMMERCIAL SITE



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Kamille Chilcutt	11321 N. Windchester		
Mark Odom	11415 N. Bristol Ave.		
Sandy Patterson	11310 N. Bristol Ave.		
James Otterby	11327 N. Bristol Ave.		
Jarrett Muck	7302 NE 112th Terrace		