



CITY PLAN COMMISSION STAFF REPORT

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

December 19, 2023

Project Name
Lion House Cottages

Docket # 3

Request
CD-CPC-2023-00167
Development Plan - Residential

Applicant
Melanie Klein
DRAW architecture + urban design llc

Owner
Starzette Palmer
Our Spot KC Inc.

Location 3702 E. 61st Street
Area About .68 acres
Zoning R-2.5
Council District 5th
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Residential, zoned R-2.5
South: Residential, zoned R-2.5
East: Residential, zoned R-2.5
West: Residential, zoned R-2.5

Major Street Plan

E. 61st Street is not identified on the City's Major Street Plan.

Land Use Plan

The Swope Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/29/2023. No scheduling deviations from 2023 Cycle W have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on December 9th, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The .68-acre lot on E. 61st has been vacant since 2017. The lot is roughly 100' wide and 300' in depth and is generally flat sloping from the east to the west.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a residential cottage house development in district R-2.5 on about 1 acre generally located at E. 61st Street and Swope Parkway.

CONTROLLING + RELATED CASES

There are no controlling or related cases on this property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

3 APPROVAL WITH CONDITIONS

PLAN REVIEW

The applicant is proposing to construct nine cottage homes on the .68-acre lot at 3702 E. 61st Street. The cottages range in size from 480 square feet to 1248 square feet which includes one-bedroom, two-bedroom and three-bedroom units. Our Spot KC will construct the nine cottages for rapid rehousing and has offices at the adjacent property located at 6024 Swope Parkway. Cottage house developments require front porches to provide passive surveillance along the private drive that will be located through the center of the development.

PLAN ANALYSIS

The applicant worked very closely with staff to attempt to comply with the Cottage Home Standards (88-110-06-C(2)). The overall design promotes a community focused design with front porches facing a centralized space and a variety of cottage types. Due to the current Kansas City Fire Code the applicant will be required to install an impervious private drive to allow for fire vehicles to serve the site along with a "Y" shaped turnaround on the northern end of the property. Fire Code also requires that the private drive be 20' in width; due to this requirement the applicant is seeking deviations to the requirements of a front porch for a cottage home (please refer to Sheet 1 of the plans for a list of deviations). The applicant is also seeking a deviation to allow for a 3:12 roof slope instead of a 6:12 for three of the units. The applicant will be providing five parking stalls on the 3702 E. 61st Street lot and an additional four stalls on the 6024 Swope Parkway property to comply with the parking requirements of 88-420.

The applicant will be providing underground stormwater detention as this property is within a combined sewer overflow area. The applicant will also be responsible for private trash collection and the proposed dumpster is centrally located on the site and does comply with 88-425. The applicant will construct a retaining wall on the northern perimeter of the site and the cottage development will have an ornamental fence around the entire eastern, western and northern perimeter of the site.

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110-06-C(2))*	Yes	Yes, subject to conditions	The applicant is seeking deviations
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	The applicant shall file an alternative parking agreement with City Planning and Development
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	

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 generally complies with the Zoning and Development Code. The applicant is seeking three deviations related to the size of the porches and the slope of the roof for the three-bedroom units. The applicant will also be required to submit an alternative compliance parking plan to City Planning and Development.

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

Cottage developments are permitted in the R-2.5 zoning district with the approval of a residential development plan.

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

The proposed plan provides for safe vehicular ingress and egress to and from the site.

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

The proposed plan does provide for safe, efficient and convenient non-motorized travel opportunities for pedestrian and bicycle movement.

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

The proposed plan does provide for 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 proposed cottage development will bring a unique and high-quality character of housing options to this area. There will be studios, one-bedroom, two-bedroom and three-bedroom units with different orientations, colors and roof lines.

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 proposed fence, location of the cottages and landscaping will buffer the site from undesirable views, noises, lighting or other off-site negative influences.

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.

City Planning and Development would have preferred to see a large reduction in the amount of impervious surface for the private drive that runs through the middle of the site. Staff had asked KCFD if a ribbon driveway would meet Fire Code but unfortunately it does not.

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.

Ten trees are being removed along the southeast corner of the lot. The applicant will be planting nine new trees.

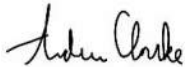
ATTACHMENTS

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,



Andrew Clarke, AICP
Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: December 13, 2023

Case Number: CD-CPC-2023-00167

Project: Pride Cottages

Plan Conditions

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

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (11/16/2023)
2. 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. (11/16/2023)
3. 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. (11/16/2023)
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (11/16/2023)
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. (11/16/2023)
6. The applicant shall provide revised site plans to the Development Management Division prior to ordinance request. (12/11/2023)
7. An alternative parking plan shall be submitted to the Development Management Division prior to Council approval. (12/12/2023)

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

8. 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. (12/06/2023)
9. 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. (12/06/2023)
10. 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. (12/06/2023)

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

11. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 the Land Development Division prior to issuance of any certificate of occupancy. (12/06/2023)
12. 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. (12/06/2023)
13. 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. (12/06/2023)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

14. • 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). Fire Department Access (11/15/2023)
15. • Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) Fire Department Access (11/15/2023)
16. • 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)
 - 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)
Permeable Pavers are not allowed. Fire Department Access (11/15/2023)
17. • 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 Hydrant (11/15/2023)
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) Fire Water Flow (11/15/2023)

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

19. Dumpster screening should abide by 88-425-08-A, but consider raising the screening approximately 1 1/2 to 2 inches off the ground to allow pedestrians sight within the concealment area for safety. A convex mirror could also be considered to remove the concealment area created by dumpster screening. KCPD (11/15/2023)
20. The property will have fencing around which will enforce territorial reinforcement but consider transparent fencing such as rod iron with lateral pickets. KCPD (11/15/2023)
21. Addresses should be shown on elevations to verify that they will be large and clearly visible from the roadway. KCPD (11/15/2023)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

22. The developer shall pay money-in-lieu parkland dedication as noted on plans. The amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to final plat or certificate of occupancy, whichever occurs first. (11/15/2023)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

23. 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. (11/15/2023)

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

24. 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 - Pedro Colato 816-513-4892 (11/08/2023)

25. 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>
(11/08/2023)

26. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations. (11/08/2023)

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

27. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 the Land Development Division prior to issuance of any certificate of occupancy. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 the Land Development Division prior to issuance of any certificate of occupancy.
(12/06/2023)



OUR SPOT KC RAPID REHOUSING LION HOUSE COTTAGES

88-110 - R-2.5 RESIDENTIAL DISTRICT
88-110-04-A Cottage House development
Cottage houses are subject to the lot and building standards of 88-110-06 (table 110-2) except as modified or supplemented by the cottage house development standards of 88-110-06-C. Deviation requested in table 2.

TABLE 6 - BUILDING USE & SF BREAKDOWN

BUILDING USE	COTTAGE 1 RESIDENTIAL	COTTAGE 2 RESIDENTIAL	COTTAGE 3 RESIDENTIAL	COTTAGE 4 RESIDENTIAL	COTTAGE 5 RESIDENTIAL	COTTAGE 6 RESIDENTIAL	COTTAGE 7 RESIDENTIAL	COTTAGE 8 RESIDENTIAL	COTTAGE 9 RESIDENTIAL
Third Floor	-	-	-	-	-	-	-	-	-
Mezzanine/ Second Floor	416 SF	-	-	-	-	-	-	-	416 SF
First Floor	832 SF	767 SF	480 SF	608 SF	608 SF	480 SF	830 SF	767 SF	830 SF
Basement	-	-	-	-	-	-	-	-	-
TOTAL	1248 SF	767 SF	480 SF	608 SF	608 SF	480 SF	1248 SF	767 SF	1248 SF

INDEX

G001	COVER SHEET
W001	SITE SURVEY
C001	PROPOSED SITE PLAN
C002	PROPOSED GRADING PLAN
C003	PROPOSED UTILITY PLAN
C004	SITE DETAILS
L100	LANDSCAPE PLAN
A200	BUILDING ELEVATIONS (CONCEPT)

TABLE 1 - SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	R-2.5	R-2.5	NO	
Gross Land Area	29,969.28	29,969.28	NO	
in square feet	29,969.28	29,969.28	NO	
in acres	0.688	0.688	NO	
Right-of-way Dedication	N/A	N/A	N/A	
in square feet	N/A	N/A	N/A	
in acres	N/A	N/A	N/A	
Net Land Area	29,969.28	29,969.28	NO	
in square feet	29,969.28	29,969.28	NO	
in acres	0.688	0.688	NO	
Building Area (sq. ft.)	0	7,454	NO	
Floor Area Ratio	0.092	0.25	NO	
Residential Use Info				
Total Dwelling Units	0	0		
Detached House	0	0		
Zero Lot Line House	0	0		
Cottage House	0	9		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit House	0	0		
Total Lots	1	1	NO	
Residential	0	0		
Public/ Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	0		

TABLE 2 - BUILDING DATA - TYPICAL 9 COTTAGES

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	10' 0"	10' 0"	No	
Front Setback	15' 0"	15' 0"	No	
Side Setback	10' 0"	10' 0"	No	
Side Setback	10' 0"	10' 0"	No	
Height	25' 0" max (as defined for cottage development)	25' 0" max (as defined for cottage development, except roof slope of 3:12 for roof above 18'0" flat drawing BS, B10, A6 and A10 on sheet A200)	Yes	
Setback between cottages	10' 0"	10' 0"	No	
Porch	80 SF, with smaller side at least 8'0"	70 SF porch with smaller side at least 5'9"	Yes	

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED?	APPROVED
88-425-03 Street Trees	1	1	No	
88-425-04 General	3	5	No	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Not Applicable			
Buffer Width				
Trees				
Shrubs/ Wall/ Berm				
Adjacent to Residential Zones	Not Applicable			
Buffer Width				
Shrubs/ Wall/ Berm				
88-425-06 Interior Vehicular Use Area				
Interior Area	245 SF	3766 SF		
Trees	1	1		
Shrubs	7	1		
88-425-07 Parking Garage Screening	NA			
88-425-08 Mechanical/ Utility Equipment Screening	NA			
88-425-09 Outdoor Use Screening	NA			

TABLE 3B - LANDSCAPE SCHEDULE

88-425 LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	See L101 Landscape Plan
88-425-04 General	See L101 Landscape Plan
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets	Not Applicable
Buffer Width	
Trees	
Shrubs/ Wall/ Berm	
Adjacent to Residential Zones	Not Applicable
Buffer Width	
Shrubs/ Wall/ Berm	
88-425-06 Interior Vehicular Use Area	
Interior Area	245 SF 3766 SF
Trees	1 1
Shrubs	7 1
88-425-07 Parking Garage Screening	Not Applicable
88-425-08 Mechanical/ Utility Equipment Screening	The trash enclosures will be screened from public view on all sides with a solid fence constructed of cedar or other similar building material reflecting the overall design of the site, and be appropriately landscaped.
88-425-09 Outdoor Use Screening	Not Applicable

TABLE 4 - PARKING

88-420- PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATE PROPOSED? (SEE 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
Proposed Use(s)					
Residential					
New Cottages (1 per cottage)	9	5	NA	NA	See below table 4a
Total	9	5			

TABLE 4a - ALTERNATE COMPLIANCE PARKING

88-420- ALTERNATE COMPLIANCE PARKING	APPROVED
Alternative Proposed (See 88-420-16b)	There is an agreement with 6024 Swope Parkway, Kansas City, MO 64130 that remainder of 4 parking stalls are available on that lot.

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425- OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	The owner dedicates 1,320.8 SF of land as private open space. The owner is aware they will need to pay parkland dedication fees.
88-415 Stream Buffers	Not applicable
88-430 Outdoor Lighting	Deferred submittal
88-435 Outdoor Display/Storage and Work Areas	Not applicable
88-445 Signs	Not applicable
88-450 Pedestrian Standards	Public sidewalk access

OWNER:
OUR SPOT KC
500 W. 7TH ST. TRAFFICWAY
KANSAS CITY, KANSAS 66101
T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
& URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
& URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL ENGINEER:
APEX
1628 LOCUST ST.
KANSAS CITY, MO 64108
T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST.
KANSAS CITY, MO 64108
T 816-265-3466

**LION HOUSE
COTTAGES**
3702 E. 61ST, KANSAS CITY, MO 64130

DRAW
214 W 21ST STREET, SUITE 200, KANSAS CITY, MO 64114
PHONE: 816.531.8303
drawarch.com

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ORIGINAL DRAWINGS SCALE TO 3/4" = 1'-0" SHEET

KEY PLAN

[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

RELEASE SCHEDULE

NO.	RELEASE	DATE
2	CPC-DEVELOPMENT PLAN RESPONSE	2023.12.01
1	CPC-DEVELOPMENT PLAN	2023.09.27

COVER SHEET
G 001
NOT FOR CONSTRUCTION
Printed 12/13/2023 8:04:31 AM

ALTA / NSPS LAND TITLE SURVEY

PART OF LOT 5, SWOPE PARK HIGHLANDS

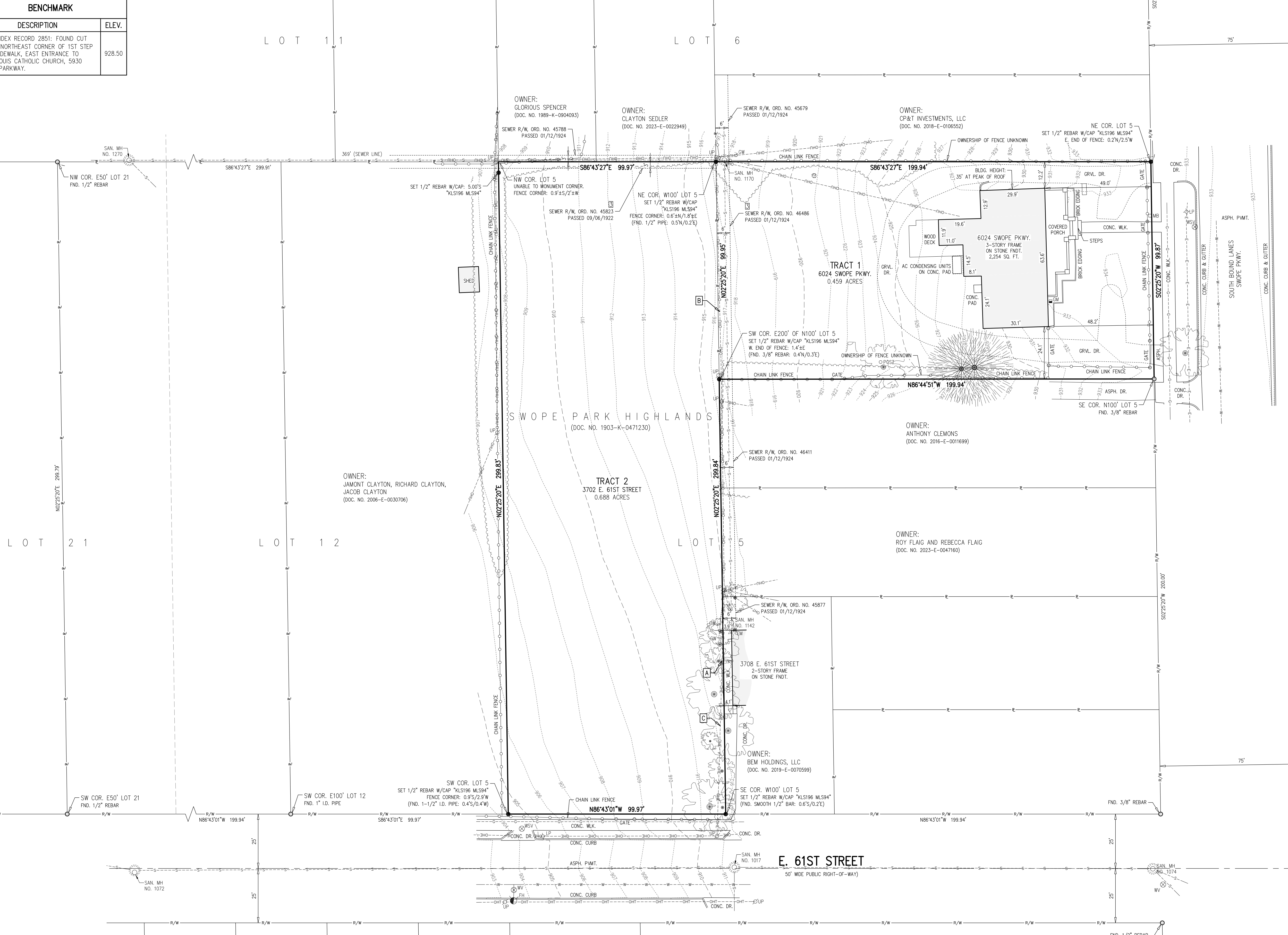
KANSAS CITY, JACKSON COUNTY, MISSOURI

KCNO NO.	T&B NO.	TOP ELEV.	FLOWLINE - IN	FLOWLINE - OUT	PIPE	NOTES
S105-348	1017	911.38	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE
S105-303	1072	894.82	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE
S105-347	1074	833.12	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE
S105-350	1170	918.52	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE
S105-349	1182	915.12	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE
S105-364	1270	887.34	3" DIA. 10' DIA. BRICK SANITARY SEWER	3" DIA. 10' DIA. BRICK SANITARY SEWER	12" VCP	MANHOLE

EM	ELECTRIC METER
FM	FIRE HYDRANT
GM	GAS METER
GW	GUY WIRE AND/OR LIGHT POLE
LP	LIGHT POLE
MB	MAIL BOX
MB	MANHOLE
PVC	POLYVINYL CHLORIDE
SAN	SANITARY
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WV	WATER SERVICE VALVE
WV	WATER VALVE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	OVERHEAD TELEPHONE
---	OVERHEAD UTILITIES
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SANITARY SEWER
---	WATER

VICINITY MAP
NE 1/4 SEC. 3, TWP. 48, RNG. 33
NOT TO SCALE

DESCRIPTION	ELEV.
KCNO INDEX RECORD 2851: FOUND CUT "A" AT NORTHEAST CORNER OF 1ST STEP FROM SIDEWALK, EAST ENTRANCE TO SAINT LOUIS CATHOLIC CHURCH, 5930 SWOPE PARKWAY.	928.50



SURVEYOR'S NOTES - ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON.
- ADDRESSES OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: AS SHOWN.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC FLOODING ONLY: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C02686, EFFECTIVE DATE: JANUARY 20, 2017.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): AS SHOWN.
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE: CONTOURS ARE AT 1 FOOT INTERVALS DERIVED FROM A GROUND-RUN SURVEY BASED ON NAVD83 VERTICAL DATUM ORIGINATING FROM KCNO BM INDEX RECORD 2851.
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAN OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: ZONING REPORT OR LETTER NOT PROVIDED.
- (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAN OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: ZONING REPORT OR LETTER NOT PROVIDED.
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- (b) SQUARE FOOTAGE OF:
 - EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
- (c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT, IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: AS SHOWN.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE): SITE IMPROVEMENTS/CONDITIONS AS SHOWN. FIELD WORK COMPLETED SEPTEMBER 6, 2023.
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: NONE.
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES: NOT DESIGNATED BY CLIENT.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.1.) AS DETERMINED BY:
 - PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION): NONE PROVIDED BY CLIENT.
 - MARKINGS CONDUCTED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST: MISSOURI ONE CALL WAS NOTIFIED AUGUST 29, 2023, TICKET NUMBERS 23241609-23241611. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, GOOGLE FIBER, SPIRE NW WEST, CITY OF KANSAS CITY WATER-TRAFFIC-STREET.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.1. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE: NONE SPECIFIED BY CLIENT.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS: IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL.", AS SHOWN.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: NONE OBSERVED.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: AT THE TIME OF THE SURVEY THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED ITEMS), INCLUDING PARAGRAPH A ITEM 11, INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR: APPURTENANT OFFSITE EASEMENTS NOT PROVIDED.

PROPERTY DESCRIPTION:

TRACT 1:
THE EAST 200 FEET OF THE NORTH 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
THE WEST 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADDITIONS, AND OTHER MATTERS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALPHA TITLE GUARANTY, INC., ISSUING AGENT FOR ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 012314017, COMMITMENT DATE: FEBRUARY 7, 2023 (TRACT 1), AND POLICY NO. 20230235, POLICY DATE: MAY 4, 2023 (TRACT 2).
- TRACT 1 SURVEY RELATED SCHEDULE B-I ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: AS SHOWN: MAP SHOWING ORDINANCES PROVIDED BY CITY OF KANSAS CITY, MISSOURI WATER DEPARTMENT. ORDINANCE DOCUMENTATION NOT PROVIDED.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND: SEE LIST OF ENCROACHMENTS.
 - BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT: THERE ARE NO SETBACK LINES OR EASEMENTS SHOWN ON THE RECORDED PLAT OF SWOPE PARK HIGHLANDS.
- TRACT 2 SURVEY RELATED SCHEDULE B-I ITEMS:
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: AS SHOWN: MAP SHOWING ORDINANCES PROVIDED BY CITY OF KANSAS CITY, MISSOURI WATER DEPARTMENT. ORDINANCE DOCUMENTATION NOT PROVIDED.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: SEE LIST OF ENCROACHMENTS.
 - BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT, IN PLAT BOOK 12 AT PAGE 39: THERE ARE NO SETBACK LINES OR EASEMENTS SHOWN ON THE RECORDED PLAT OF SWOPE PARK HIGHLANDS.
 - DEED OF TRUST EXECUTED BY OUR SPOT KC INC., A MISSOURI NON-PROFIT CORPORATION TO NACHMAN REGISTERED, INC. AS TRUSTEE FOR LASHONDA C. FOWLER, A SINGLE PERSON, DATED APRIL 26, 2023, RECORDED MAY 4, 2023, AS DOCUMENT NO. 2023E031238, IN THE AMOUNT OF \$300,000.00: AFFECT SUBJECT PROPERTY BUT IS NOT A PLOTTABLE SURVEY MATTER.
- THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN THE ABOVE STATED TITLE COMMITMENTS.
- THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2023-E-0017356 (TRACT 1), AND DOCUMENT NO. 2023-E-0012337 (TRACT 2).
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
- ACCURACY STANDARD: TYPE URBAN

LIST OF ENCROACHMENTS

AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:

- (A) NW COR. CONC. WALK ON WEST SIDE OF WALK AT 208 E. 61ST STREET, 0.51 WEST OF PROP. LINE
- (B) EASEMENT NOT PROVIDED FOR OVERHEAD UTILITIES LINES AND PILES
- (C) EASEMENT NOT PROVIDED FOR OVERHEAD ELECTRIC LINES AND OUT WRES.

OWNER:
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500 N. 7TH ST. TRAFFICWAY
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713-335-8664

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LION HOUSE COTTAGES
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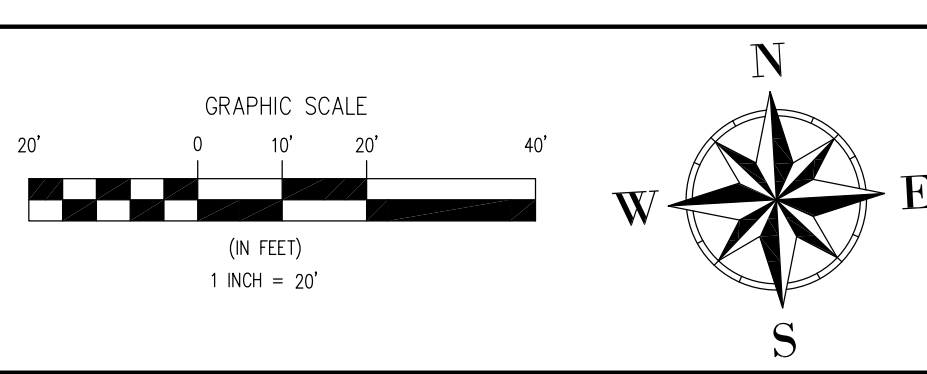
RELEASE SCHEDULE	DATE
1. RELEASE	2023.12.01
2. CPC DEVELOPMENT PLAN RESPONSE	2023.09.27
3. CPC DEVELOPMENT PLAN	

SITE SURVEY

V 001

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DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP.

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094 KANSAS LICENSE NO. LS-196

FOR: DRAW ARCHITECTURE & URBAN DESIGN

OUR SPOT KC TRANSITIONAL & RAPID REHOUSING COTTAGES

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATION:
TO DRAW ARCHITECTURE & URBAN DESIGN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 6b, 7a, 7b1, 7c, 8-10, 11a, 11b, 12, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 6, 2023.

DATE: September 8, 2023

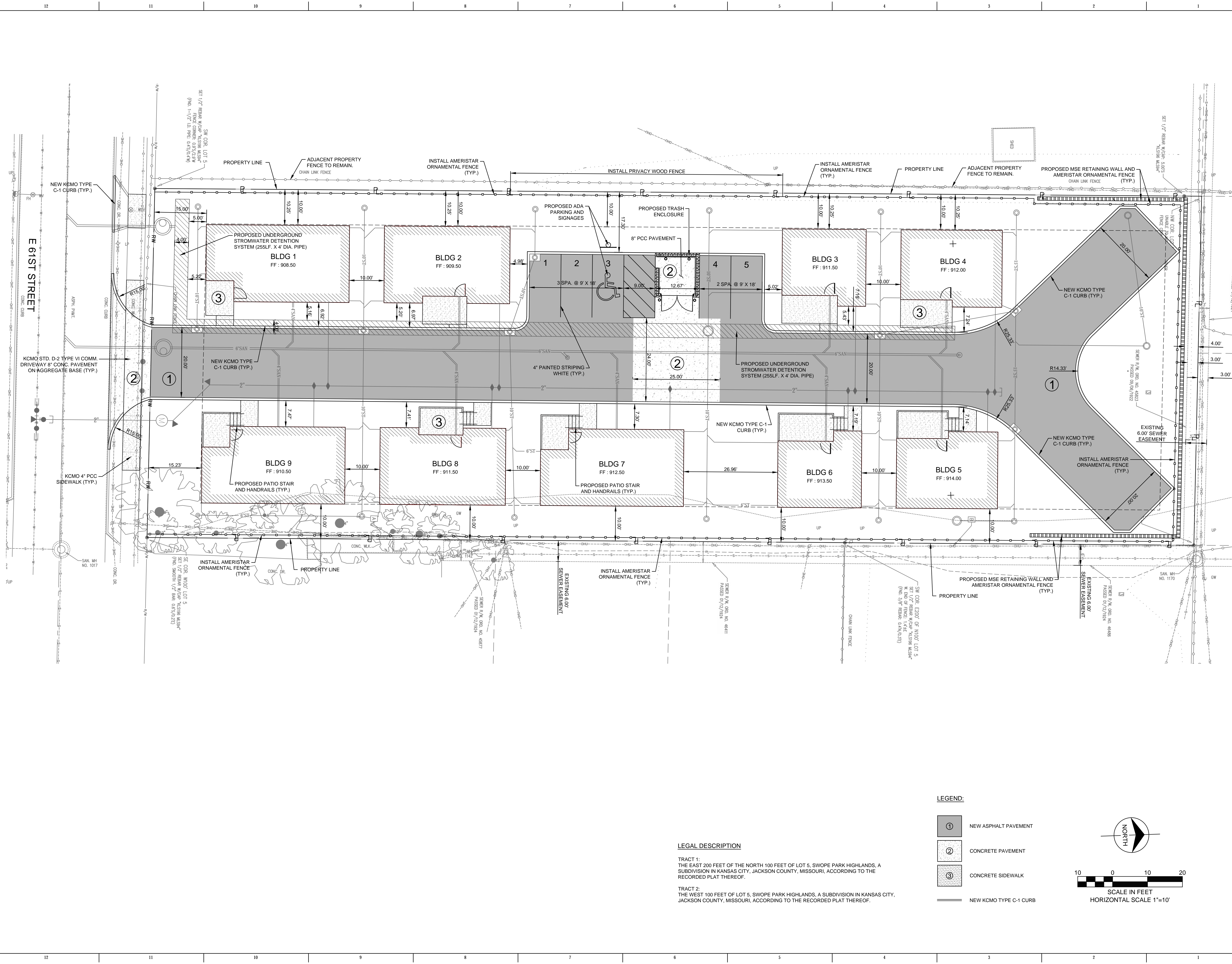
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KANSAS CITY, MO 64108

T & B PROJECT NO.
73-0450-001

DRAWING:
73-0450V-AS01.DWG

Sheet 1 of 1





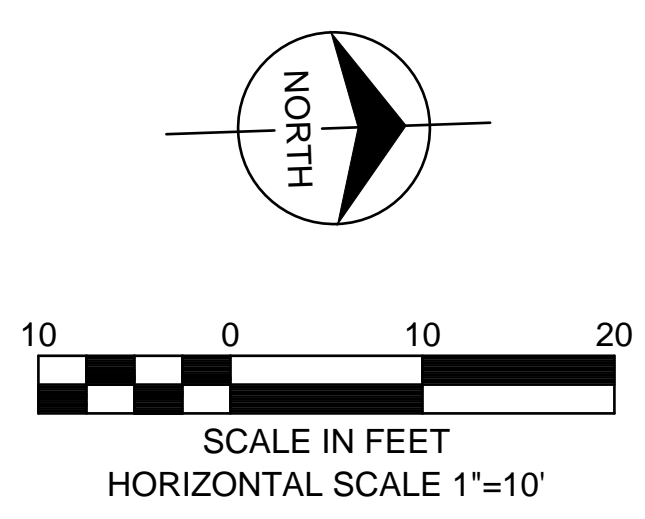
LEGEND:

- ① NEW ASPHALT PAVEMENT
- ② CONCRETE PAVEMENT
- ③ CONCRETE SIDEWALK
- NEW KCMO TYPE C-1 CURB

LEGAL DESCRIPTION

TRACT 1:
THE EAST 200 FEET OF THE NORTH 100 FEET OF LOT 5, SWOPE PARK HIGHLANDS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:
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OUR SPOT KC
500 N. 7TH ST. TRAFFICWAY
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T 913-303-8664

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+ URBAN DESIGN LLC
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T 816-531-8303

LANDSCAPE ARCHITECT:
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**LION HOUSE
COTTAGES**

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RELEASE SCHEDULE	DATE
1 CPC DEVELOPMENT PLAN RESPONSE	2023.12.01
2 CPC DEVELOPMENT PLAN RESPONSE	2023.09.27

PROPOSED SITE PLAN

C001

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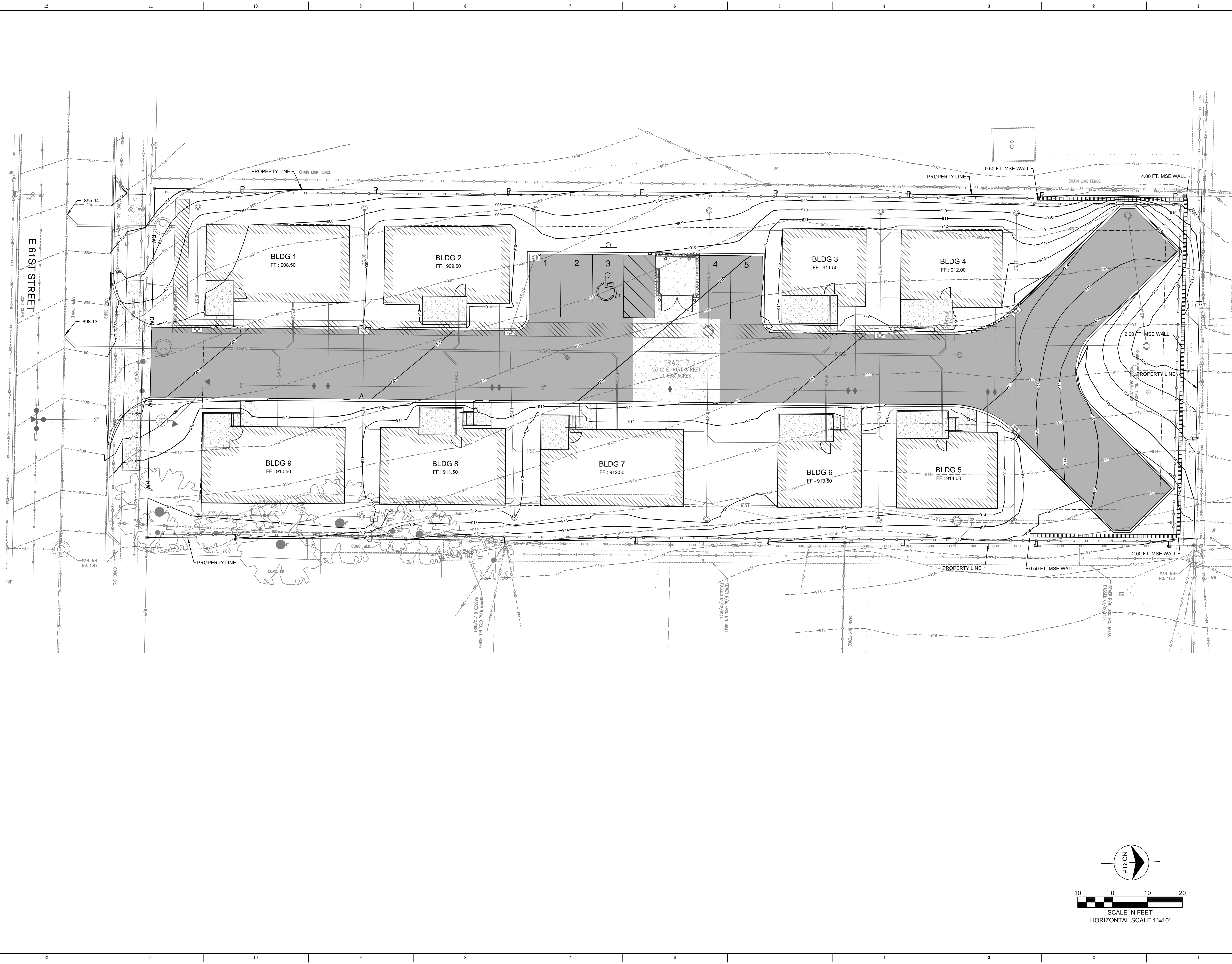
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TB-2014-CIVILD-NEW-COLOR-STB

VENGHENG, LEY

1 December 2023



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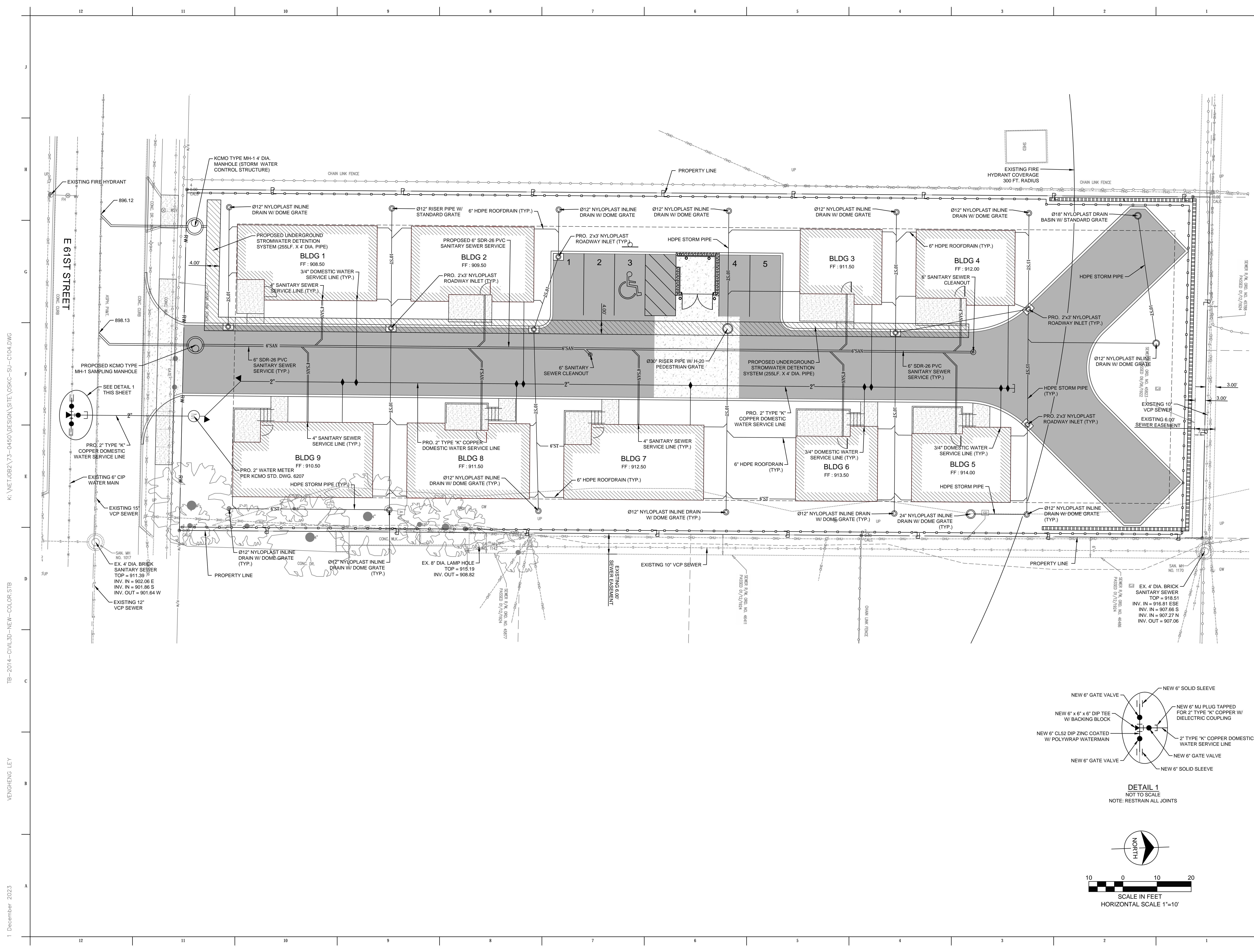
REVISION	DATE
2	2023.12.01
1	2023.09.27

PROPOSED GRADING PLAN

C002

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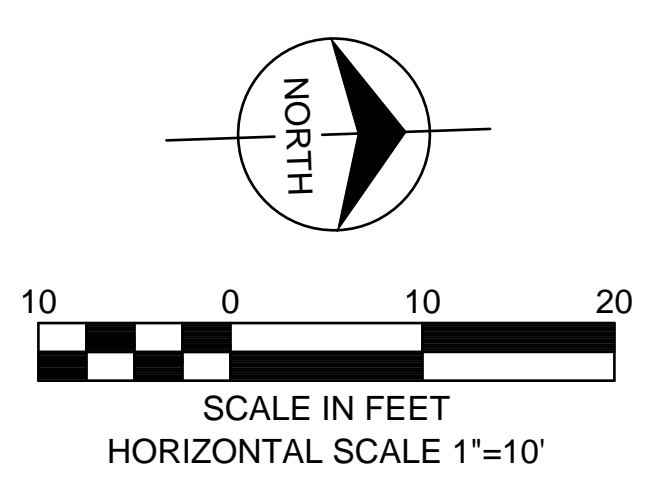
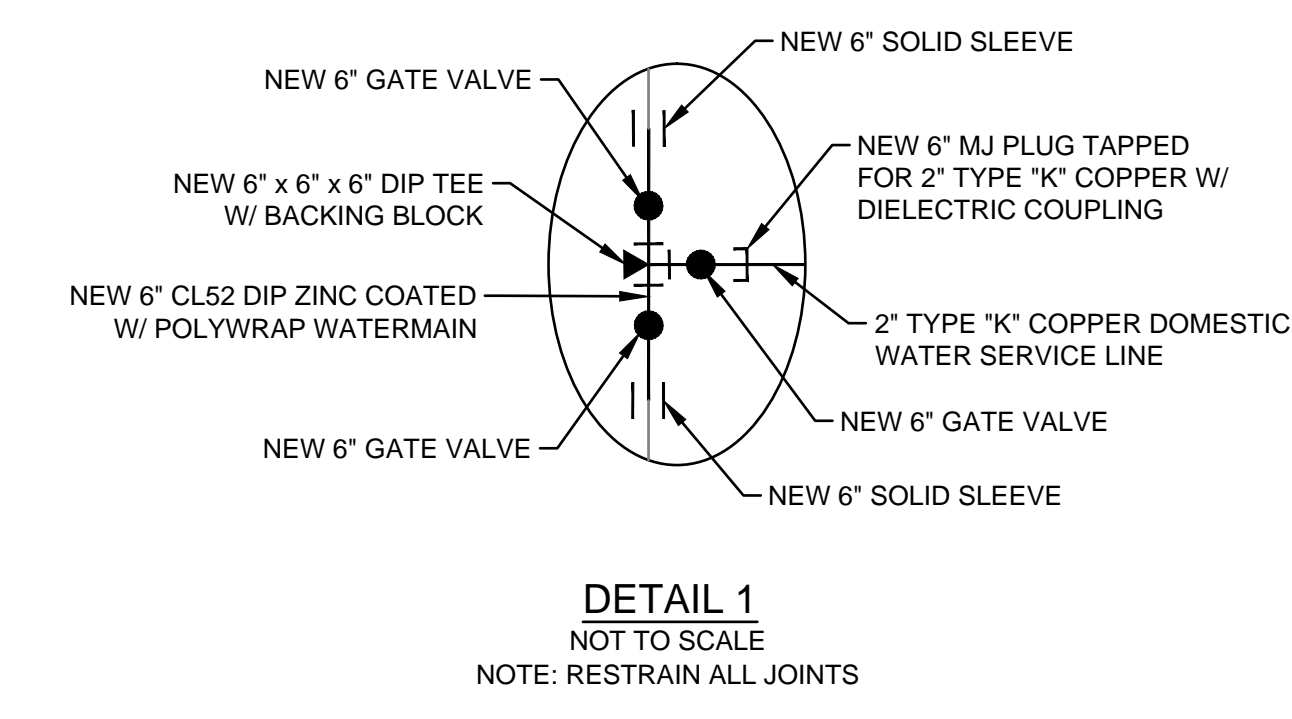
RELEASE SCHEDULE	DATE
1. CPC-DEVELOPMENT PLAN RESPONSE	2023.12.01
2. CPC-DEVELOPMENT PLAN RESPONSE	2023.09.27

PROPOSED UTILITY PLAN

C003

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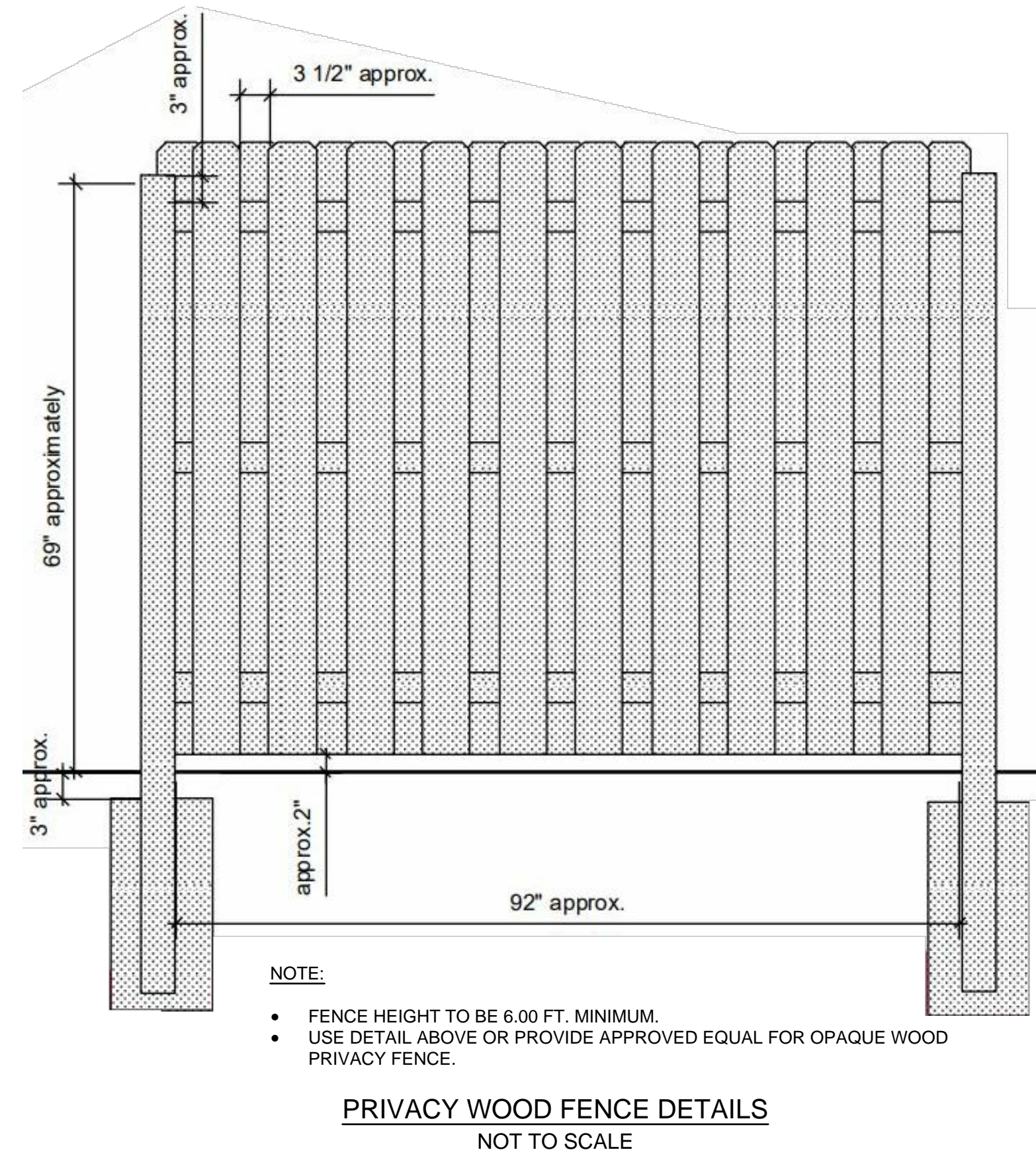
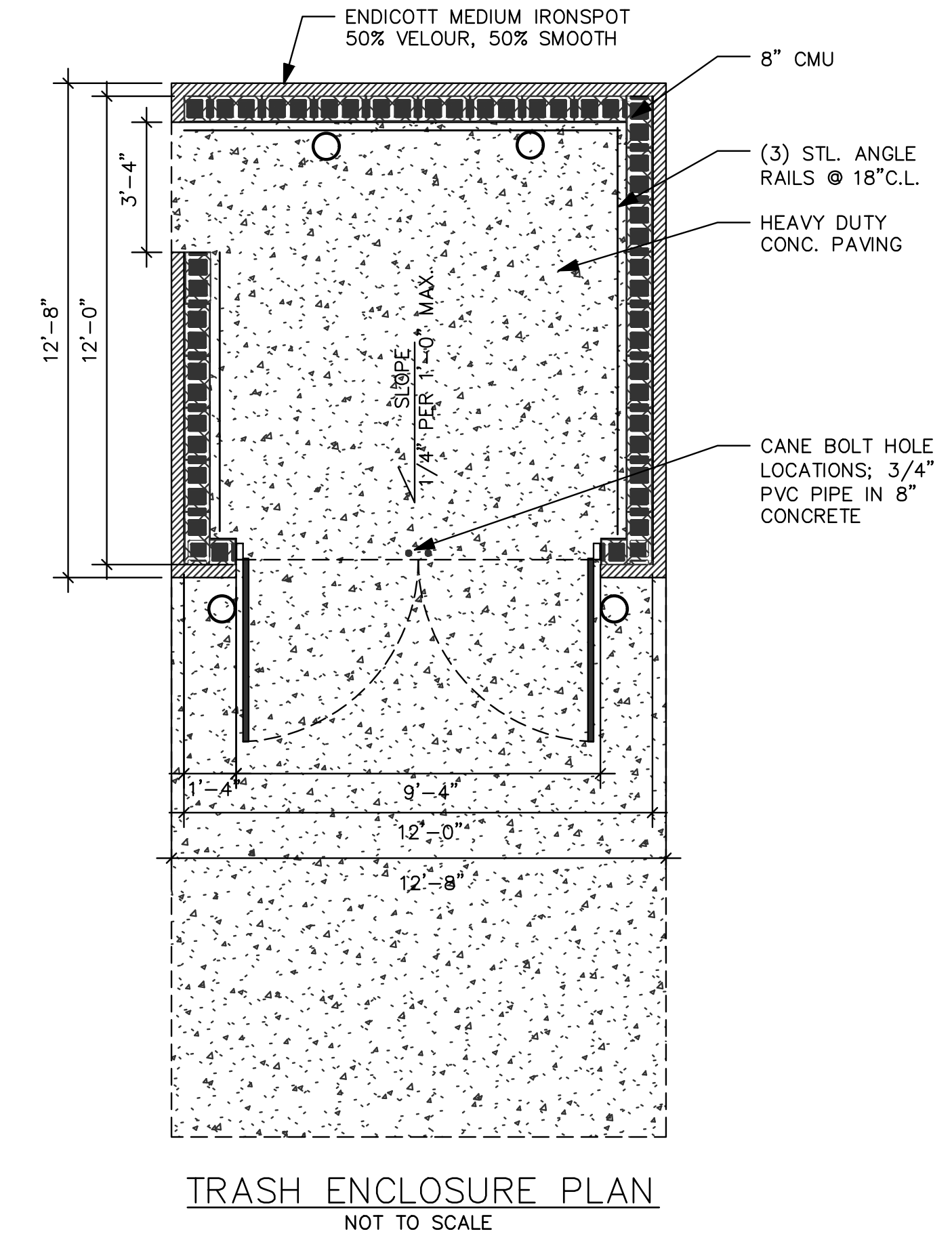
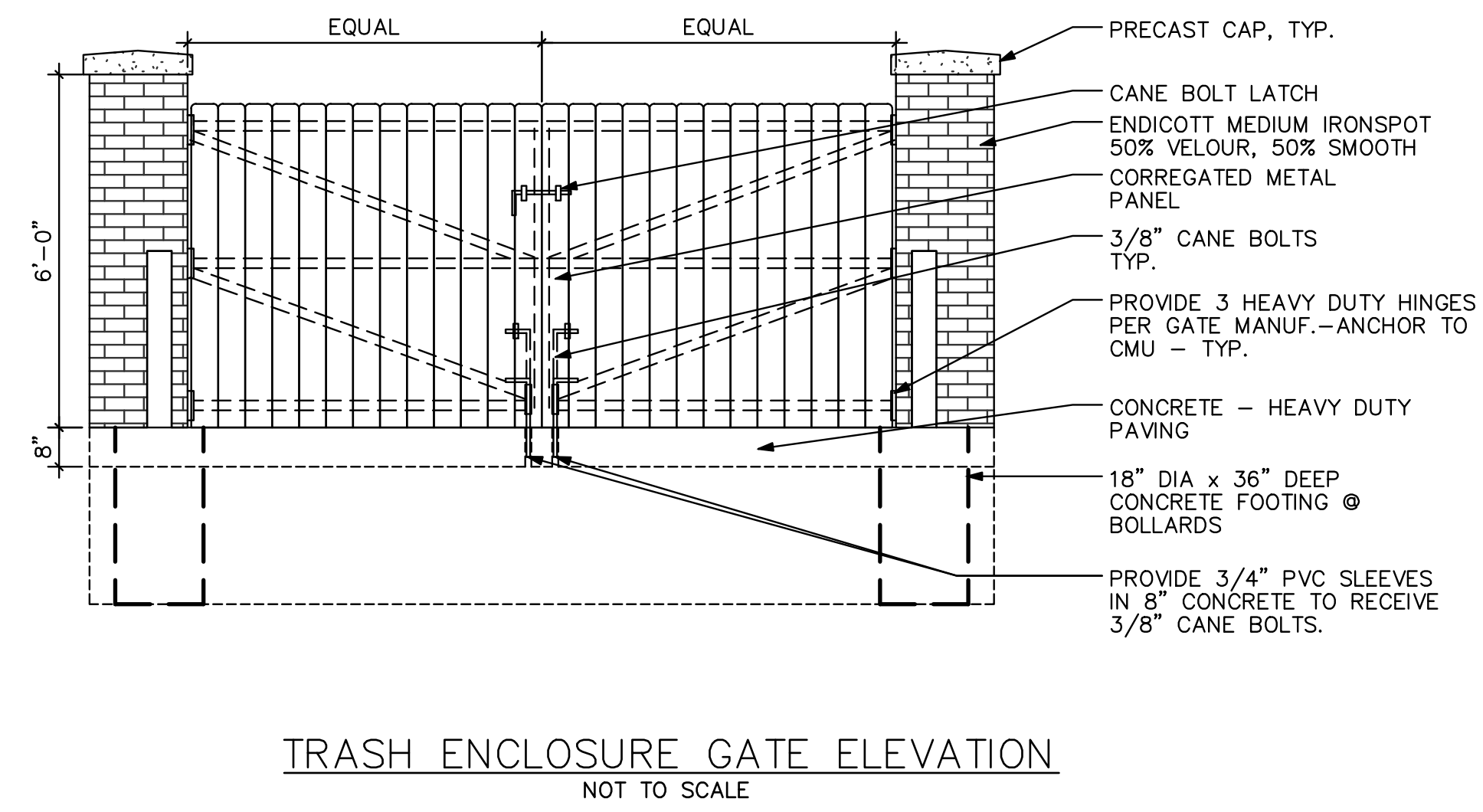
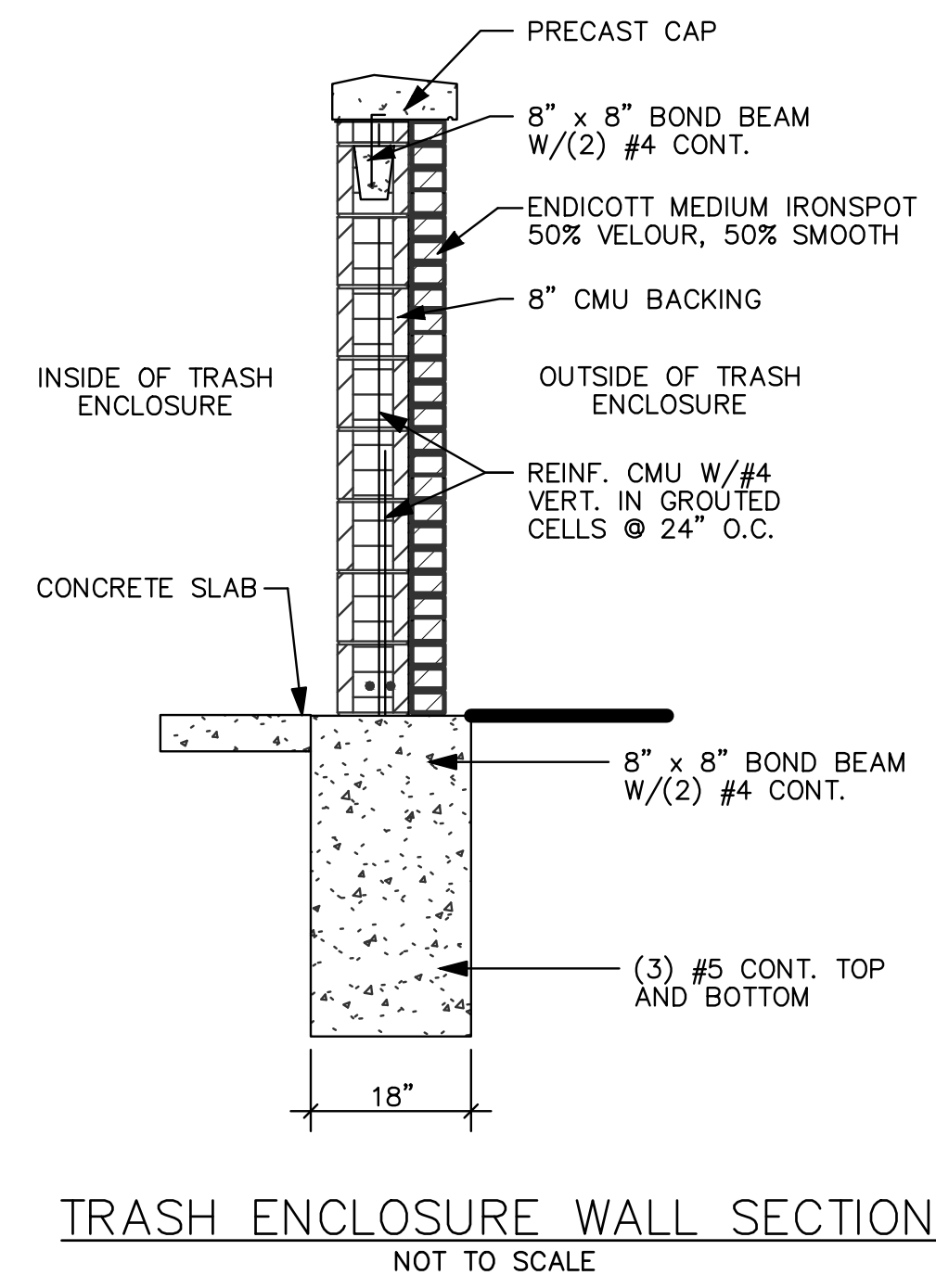
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VENGHENG, LEY
1 December 2023

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TB-2014-CIVILD-NEW-COLOR-STB

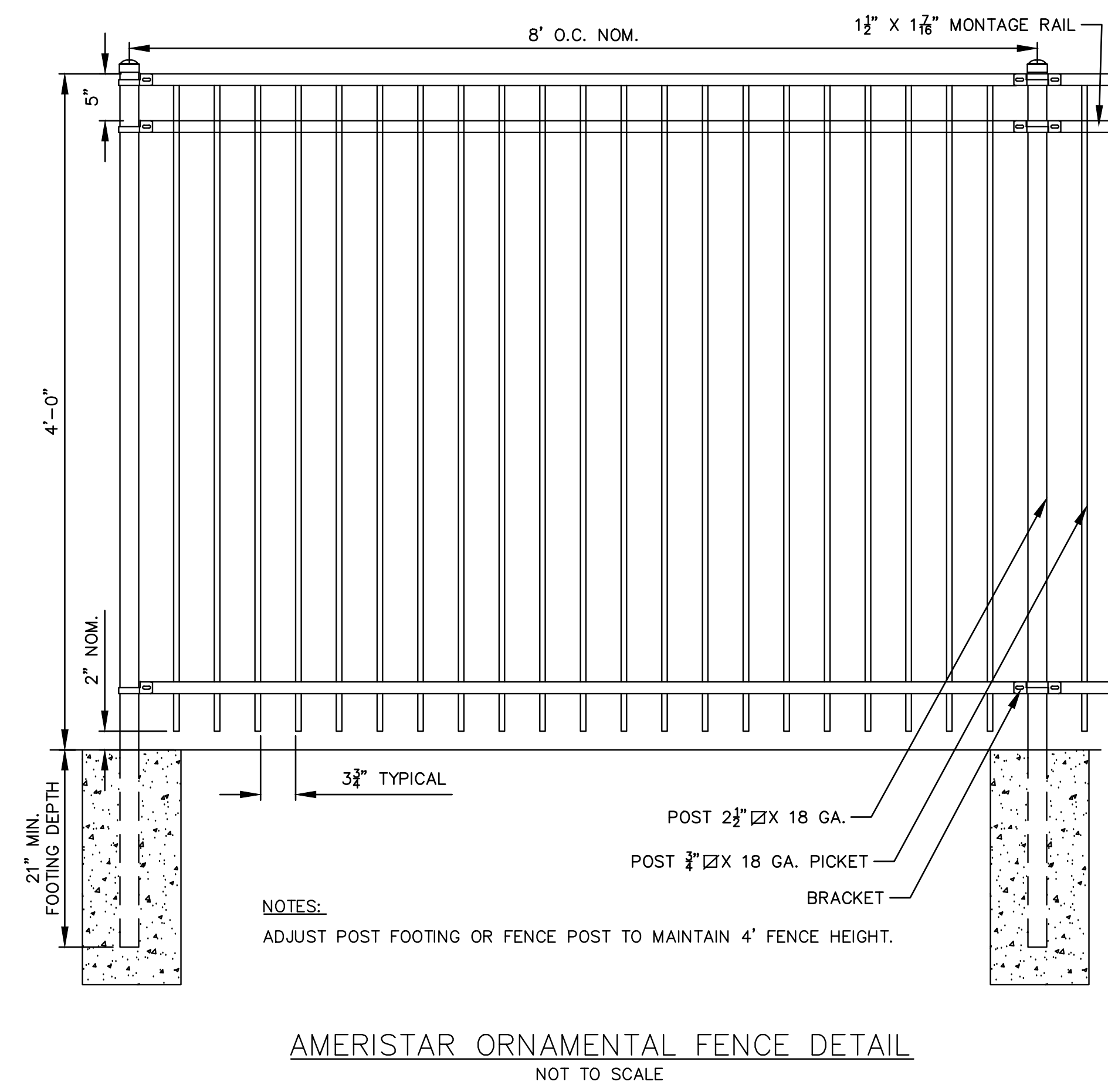
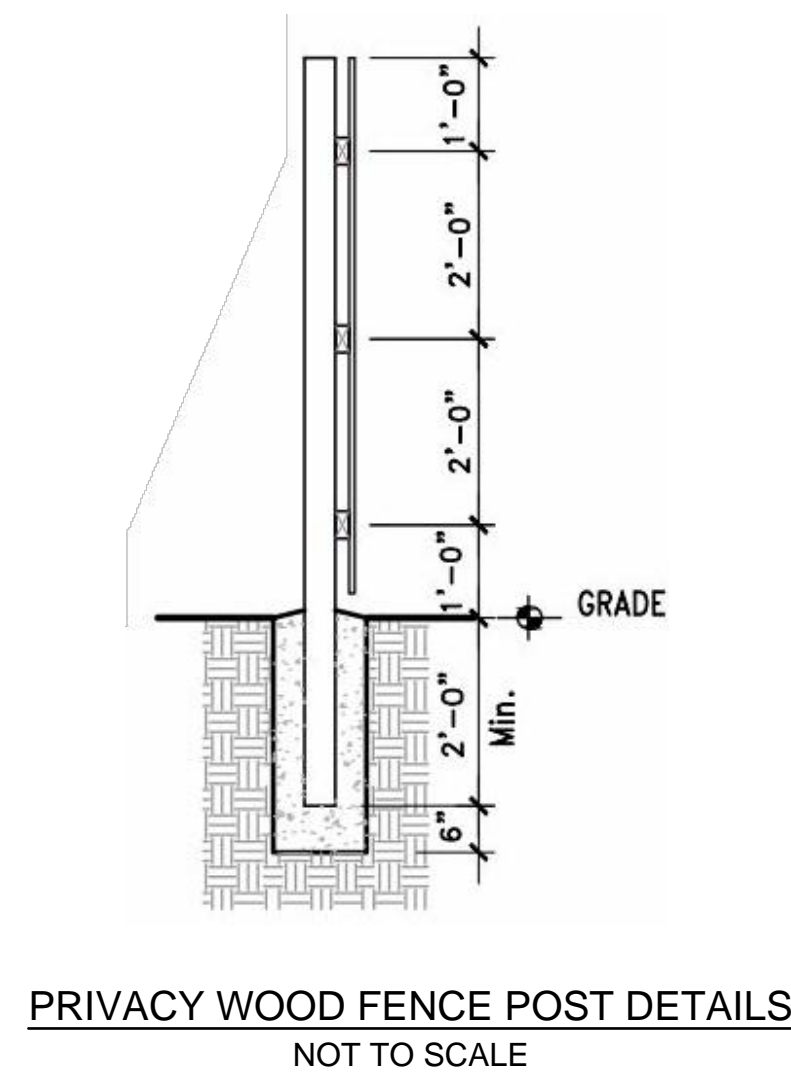
VENGHENG LEY

1 December 2023



Material:
 2" x 4" x 8' cedar
 1" x 6" x 6' (5 1/2" actual) pickets
 4" x 4" x 96" stained and treated posts
 1 7/8" aluminum coated nails @ pickets
 3" aluminum coated nails @ rails

Gaps:
 2" (±4") approx. @ bottom of fence
 May be gap at pickets when dried.



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OUR SPOT KC
500 N. 7TH ST. TRAFFICWAY
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T 913-303-8664

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LANDSCAPE ARCHITECT:
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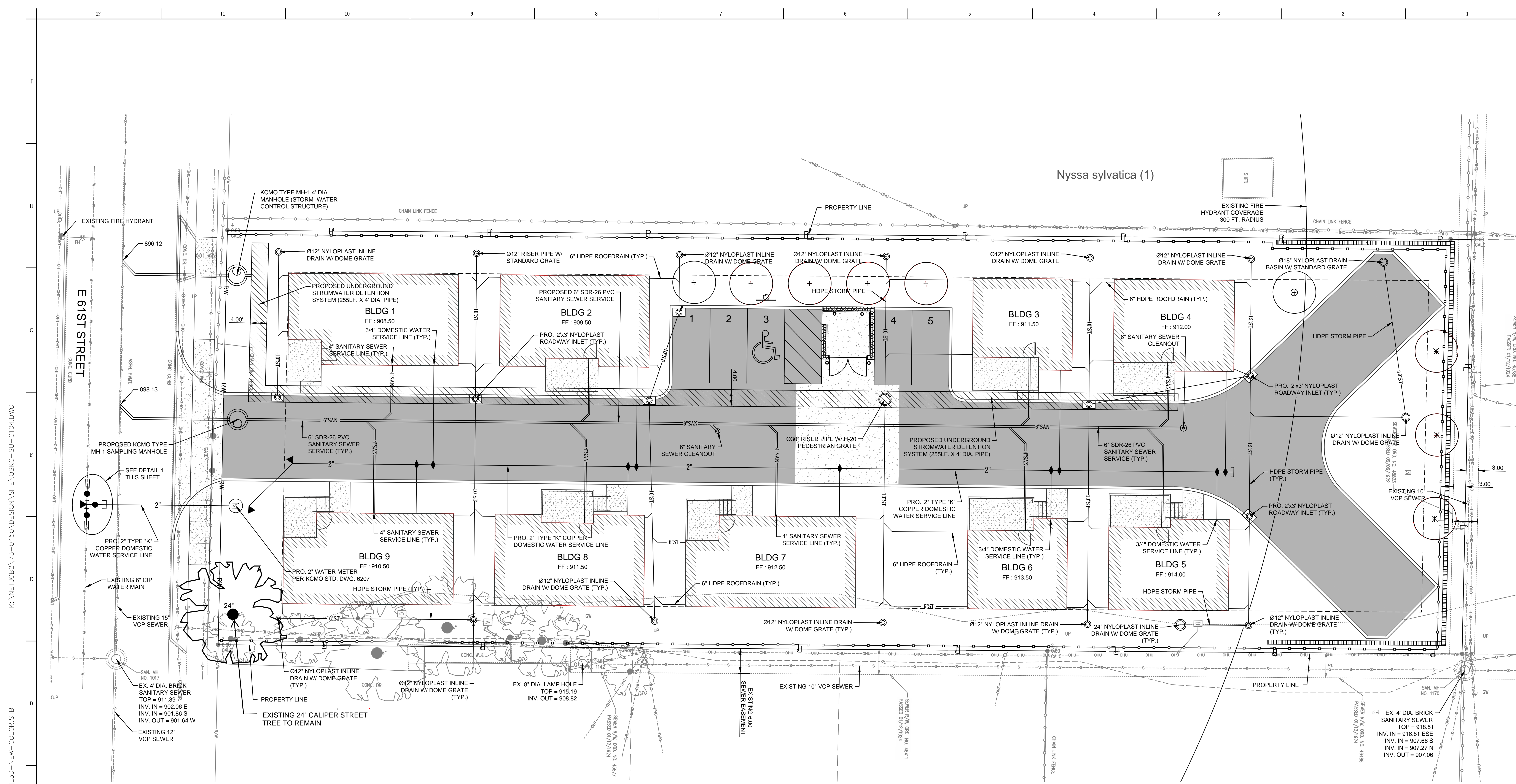
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RELEASE SCHEDULE	DATE
2 CPC DEVELOPMENT PLAN RESPONSE	2023.12.01
1 CPC DEVELOPMENT PLAN	2023.09.27

SITE MISCELLANEOUS DETAILS
C005
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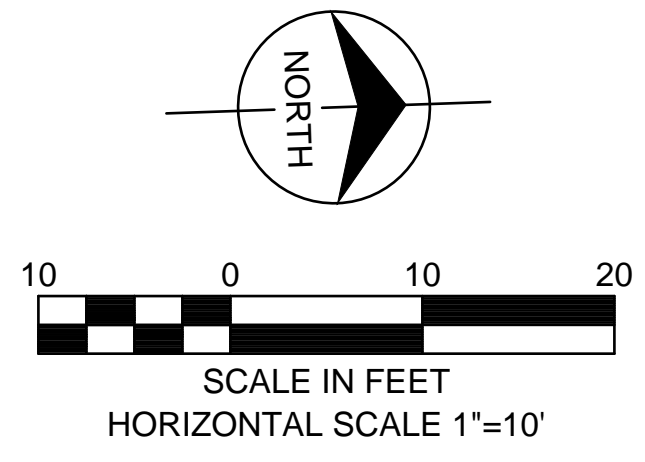


88-425 - LANDSCAPE SCHEDULE	SYMBOL	NAME
88-425-03 Street Trees	24" ●	Existing 24" Caliper Silver Maple Street Tree to Remain (1)
88-425-04 General: Trees	+	Carpinus caroliniana (5) AMERICAN HORNBEAM (5)
	⊕	Nyssa sylvatica (1) BLACK TUPELO (1)
	✱	Taxodium distichum (3) BALD CYPRESS

ALL TREES 2-3" CALIPER B&B RE: L2/L501

BALD CYPRESS - TAXODIUM DISTICHUM (3)
 NYSSA SYLVATICA - BLACK TUPELO (1)
 CARPINUS CAROLINIANA - AMERICAN HORNBEAM (5)

- LANDSCAPE NOTES
- LOCATE AND FIELD VERIFY ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
 - ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - ALL PLANT SPACING SHALL BE AS SHOWN ON PLANS.
 - CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - EXISTING TREES SHOWN TO REMAIN ARE TO BE SAVED AND PROTECTED ACCORDING TO CITY SPECIFICATIONS.



OWNER:
OUR SPOT KC
500 N. 7TH ST. TRAFFICWAY
KANSAS CITY, KANSAS 66101
T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL ENGINEER:
APEX
1825 LOCUST ST.
KANSAS CITY, MO 64108
T 816-421-3222

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST.
KANSAS CITY, MO 64106
T 816-285-3456

LION HOUSE COTTAGES

3702 E. 61ST, KANSAS CITY, MO 64130

DRAW
 214 W 21ST STREET, SUITE 200, KANSAS CITY, MO 64114
 PHONE: 816.531.8303
 drawarch.com

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NO.	RELEASE SCHEDULE	DATE
1	100% Design Development	11/03/2023
2	CPC Response	12/04/2023

LANDSCAPE PLAN

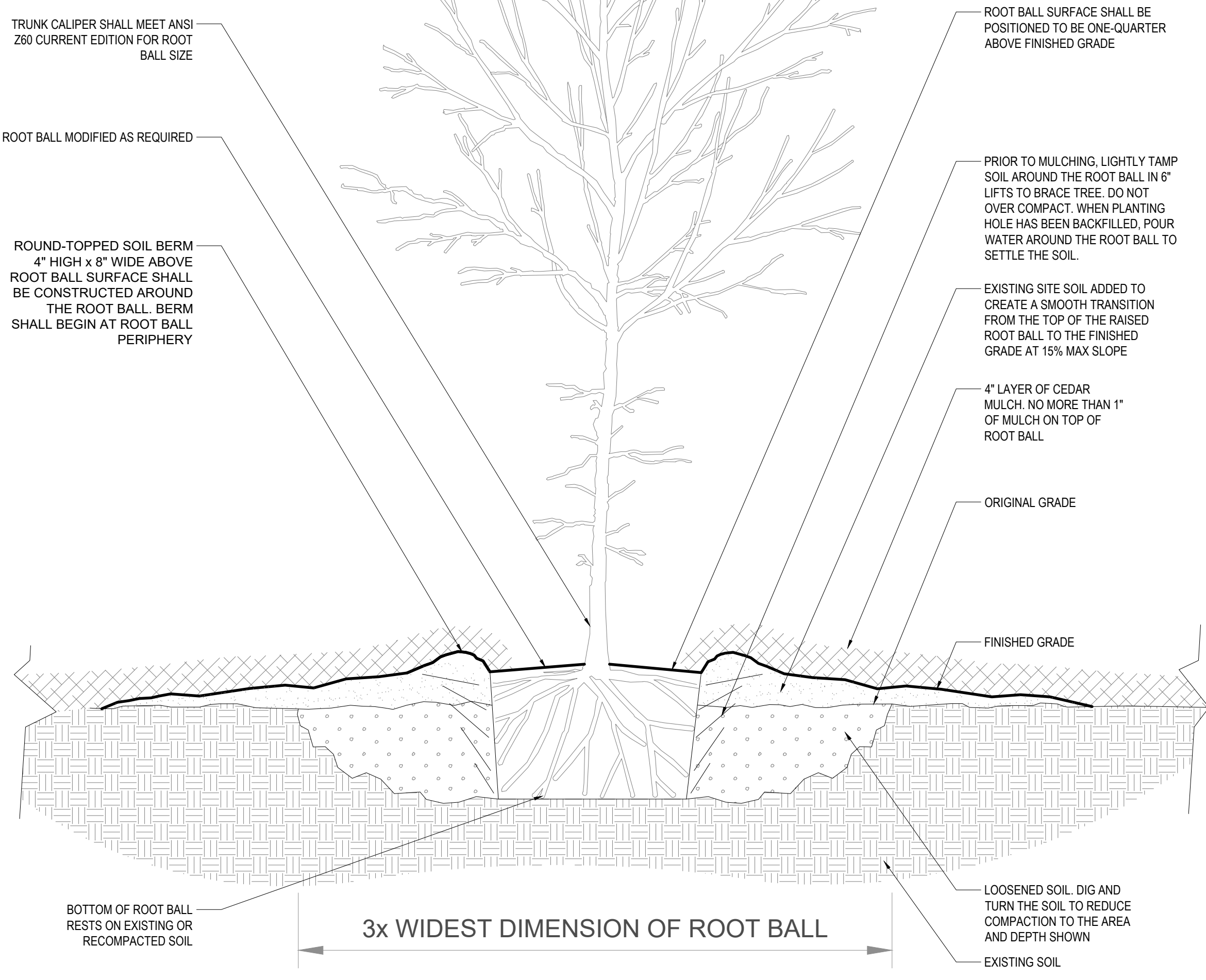
L101

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K:\NET\JOB2\73-0450\DESIGN\SITE\OSKC-SU-C104.DWG
 TB-2014-CIVIL3D-NEW-COLOR-STB
 MENGHENG.LEY
 1 December 2023

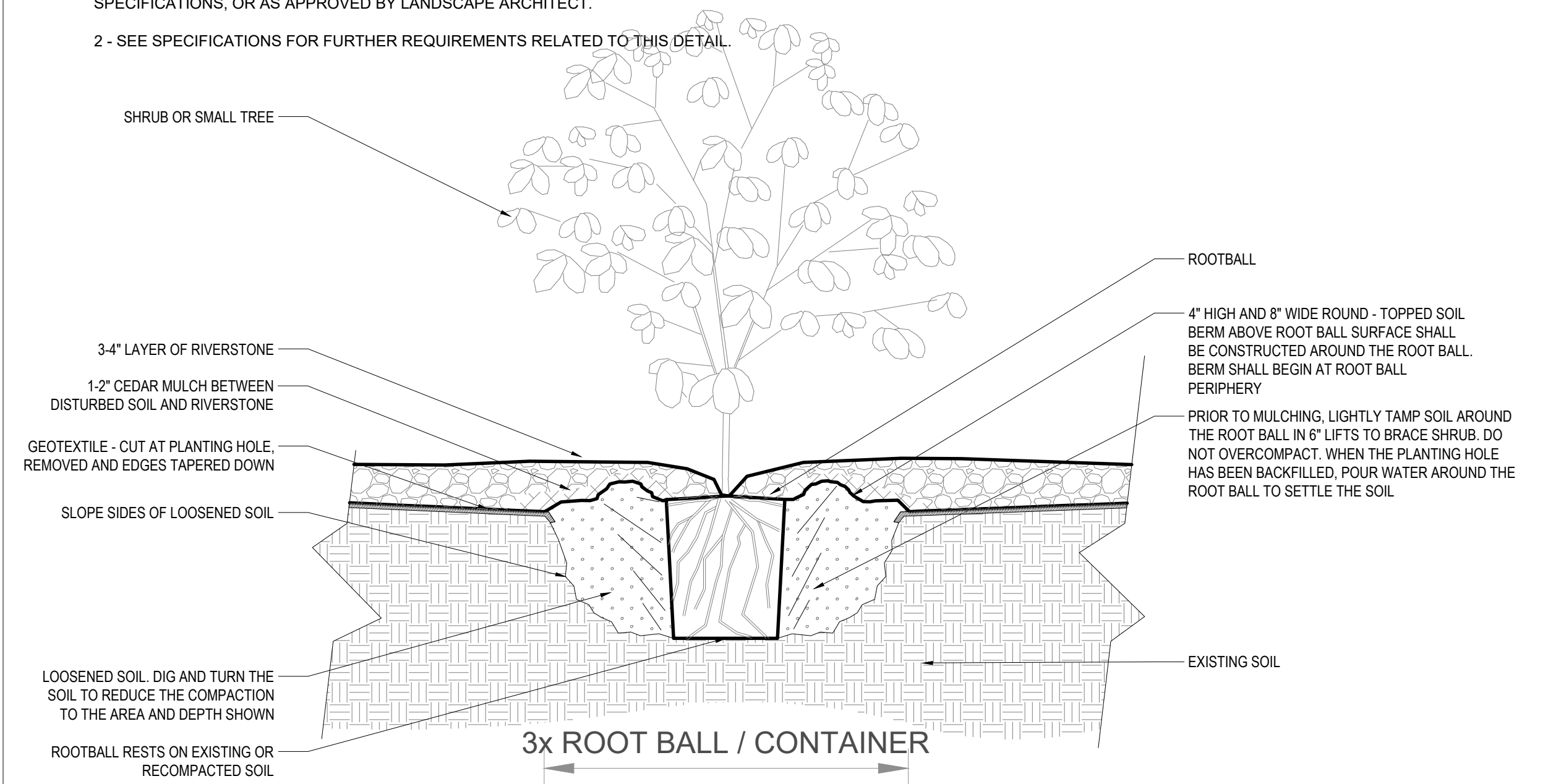
NOTES:
 1 - TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS, OR APPROVED BY LANDSCAPE ARCHITECT.
 2 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



L3 TREE PLANTING DETAIL
 1" = 1'-0" RE.

NOTES:

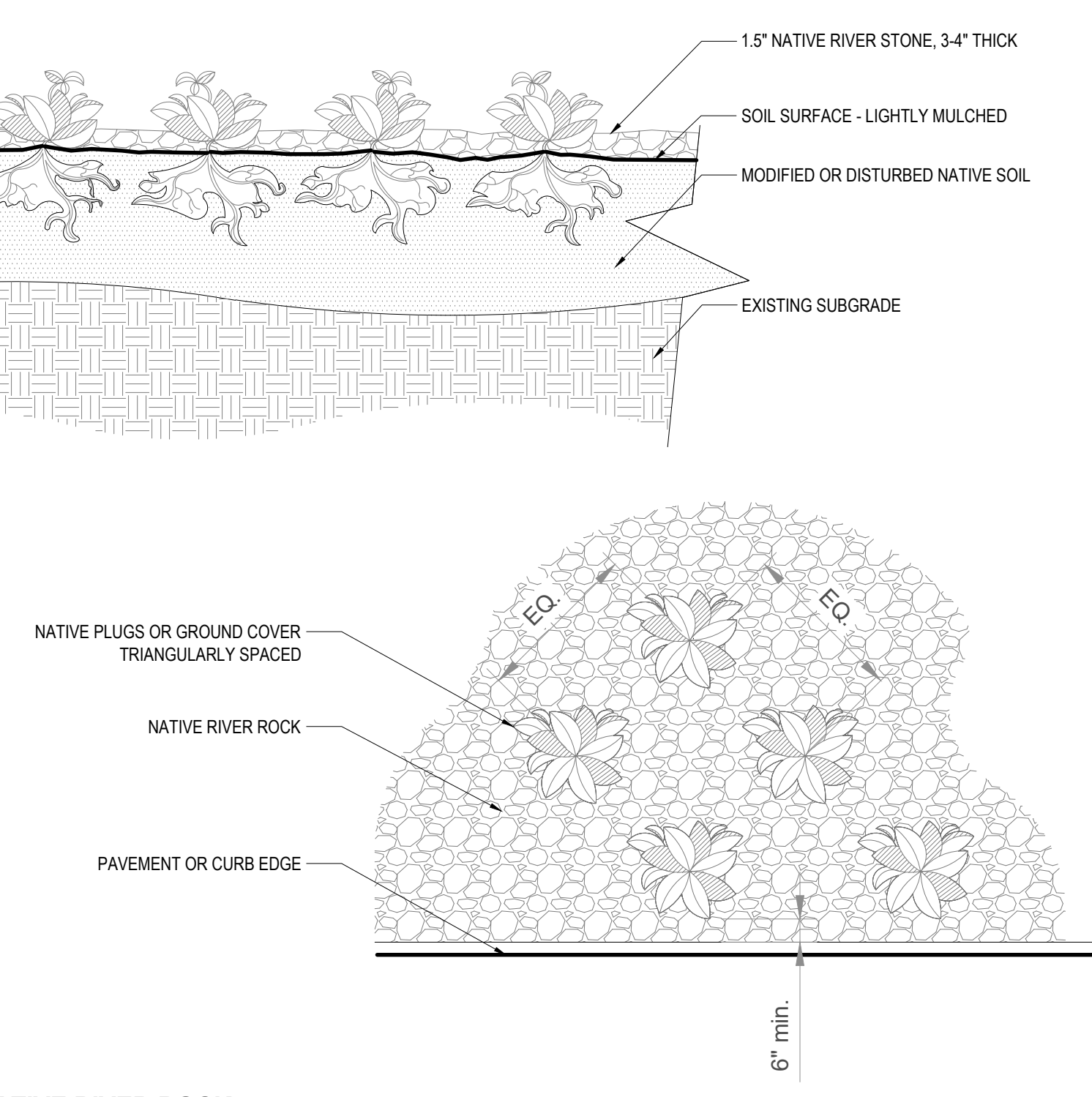
- 1 - SHRUBS SHALL BE OF QUALITY PRESCRIBED IN ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS, OR AS APPROVED BY LANDSCAPE ARCHITECT.
- 2 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



L4 SMALL TREE OR SHRUB NATIVE RIVER ROCK PLANTING DETAIL
 1" = 1'-0" RE.

NOTES:

- 1 - SEE PLANTING PLAN FOR GROUND COVER / PLUG SPECIES, SIZE AND SPACING.
- 2 - ROOTS ON PERIPHERY CAN BE REMOVED BY CUTTING VERTICALLY DOWN THE CONTAINER EDGE OR PLUG WITH SOIL KNIFE
- 3 - SETTLE SOIL AROUND NEWLY PLANTED GROUND COVER / PLUG BEFORE APPLYING CEDAR MULCH AND NATIVE RIVER ROCK



L5 GROUND COVER OR PLUGS PLANTED IN NATIVE RIVER ROCK
 1" = 1'-0" RE.

OWNER:
 OUR SPOT KC
 500 N. 7TH ST. TRAFFICWAY
 KANSAS CITY, KS 66101
 T 913-303-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST
 KANSAS CITY, MO 64108
 T 816-531-8303

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST, SUITE 200
 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL ENGINEER:
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 1628 LOCUST ST.
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 T 816-421-3222

CIVIL ENGINEER:
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 KANSAS CITY, MO 64106
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LION HOUSE COTTAGES
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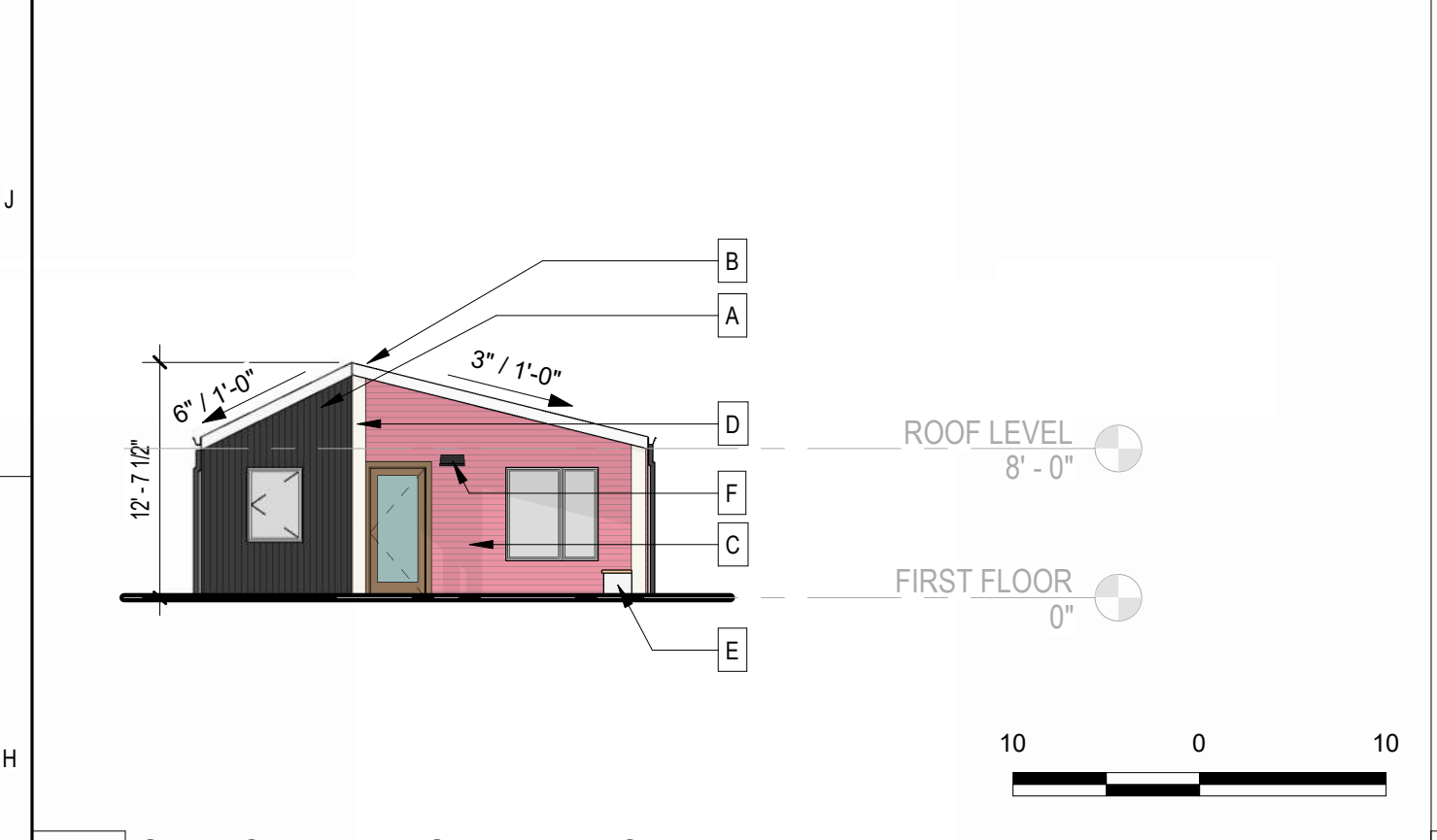
DOMINIQUE DAVIDSON		MO 620591023	
NO.	RELEASE	DATE	
2	100% Design Development	11/03/2023	
3	CPC Response	12/04/2023	

LANDSCAPE DETAILS

L501

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STUDIO - COTTAGE #3, #8
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN



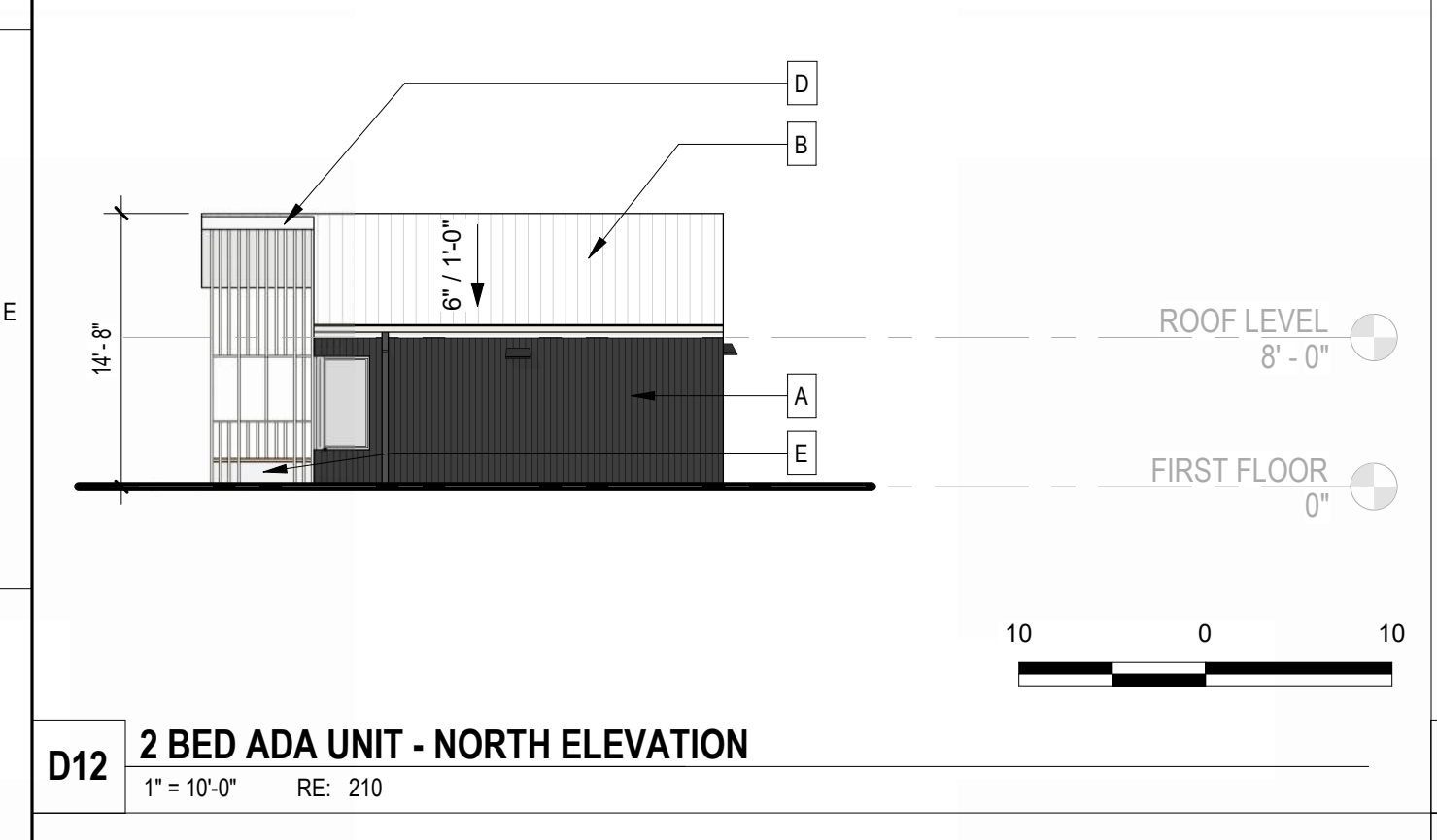
H12 STUDIO UNIT - EAST ELEVATION
 1" = 10'-0"

1 BED - COTTAGE #4, #5
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN

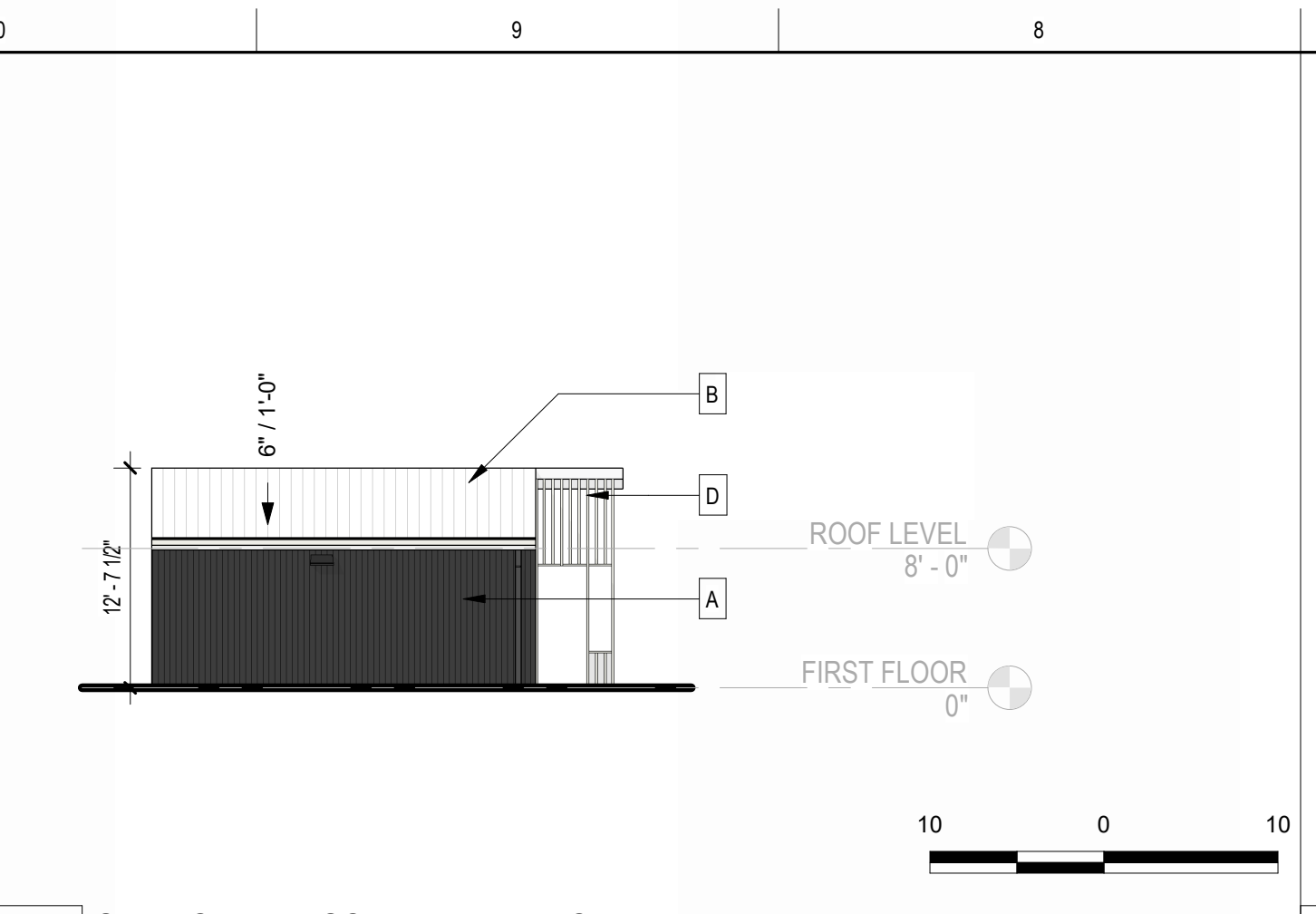


F12 1 BED UNIT - WEST ELEVATION
 1" = 10'-0"

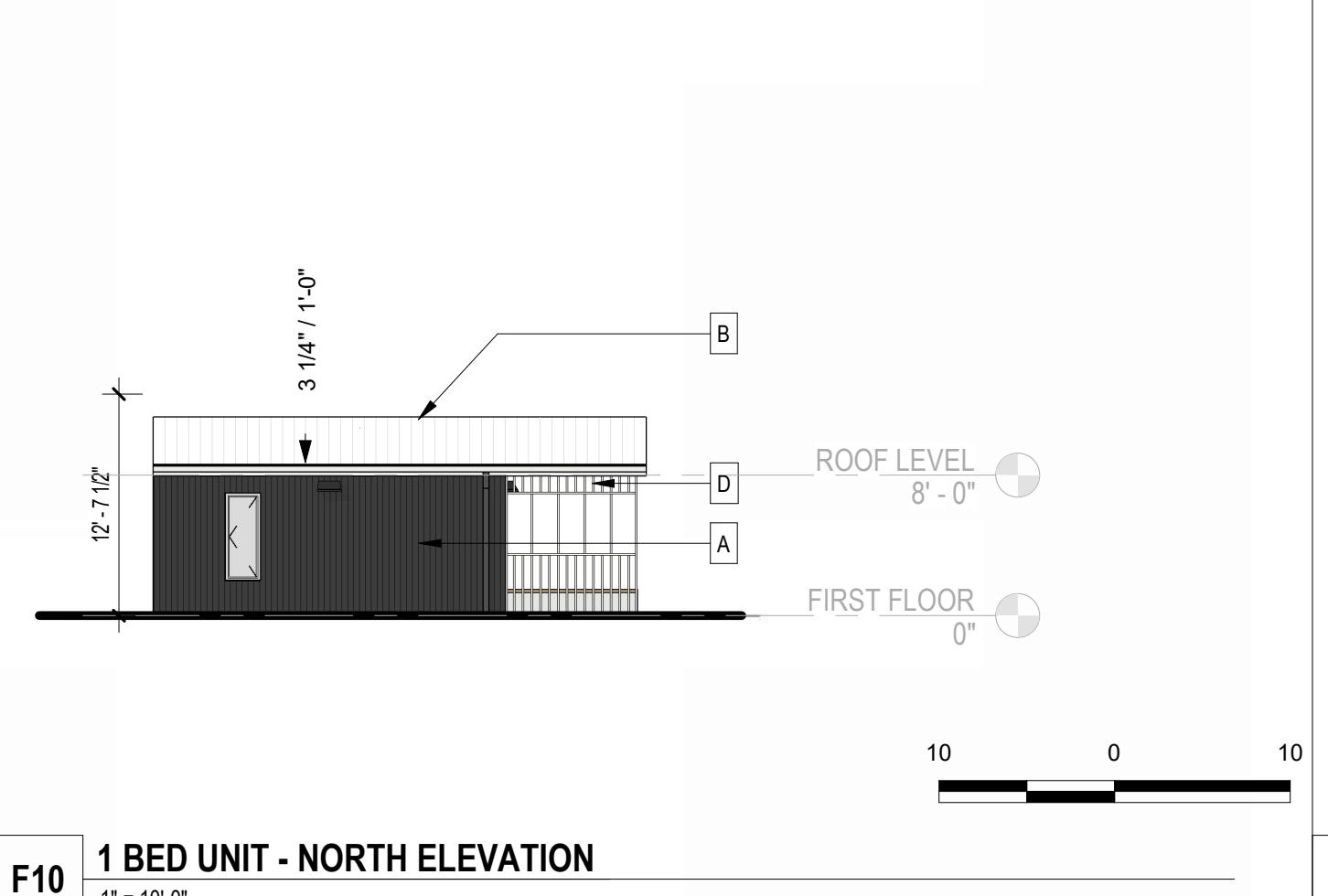
2 BED - COTTAGE #2, #6
 * UNIT IS MIRRORED ACROSS FIRE ACCESS LANE, REF. SITE PLAN



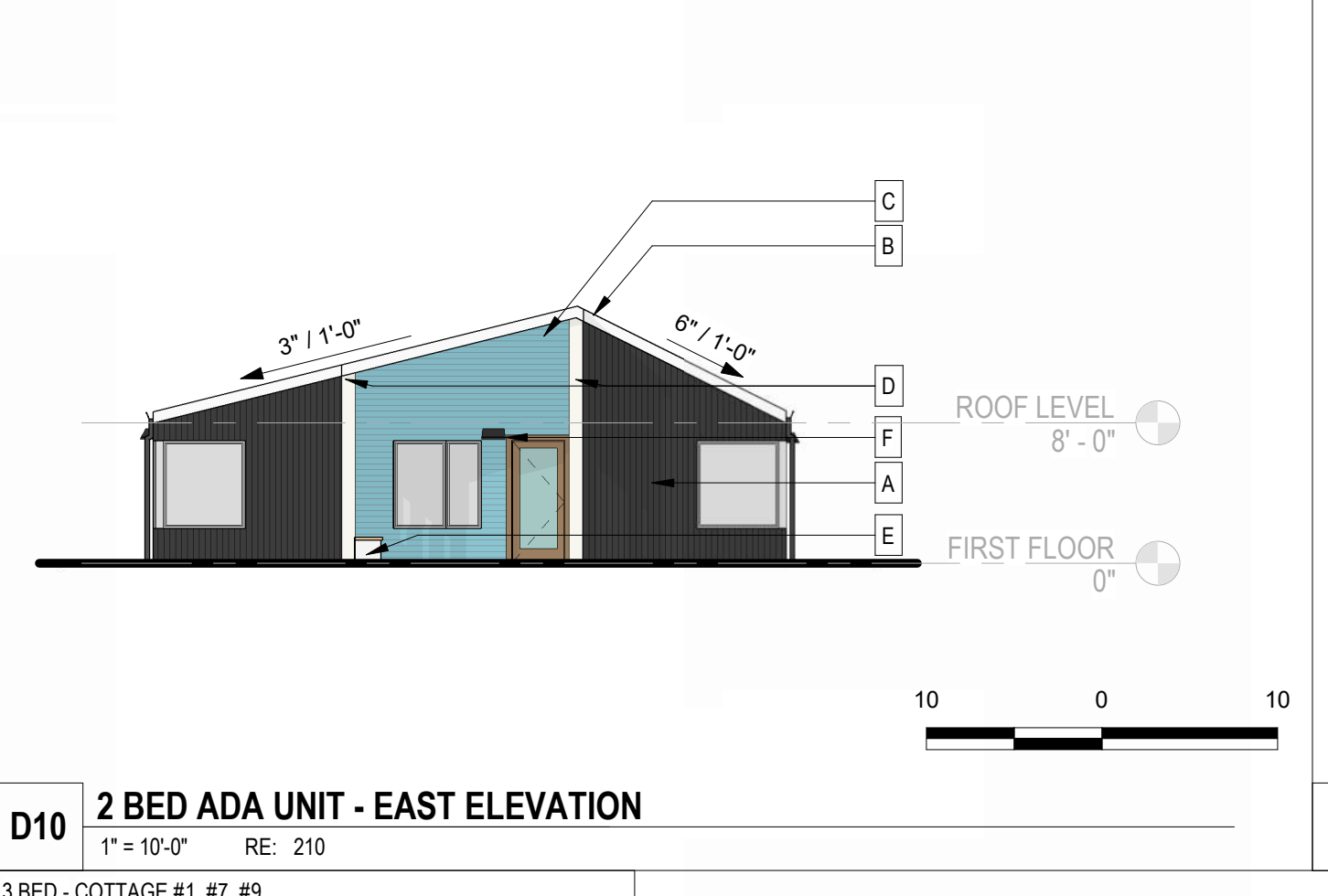
D12 2 BED ADA UNIT - NORTH ELEVATION
 1" = 10'-0" RE: 210



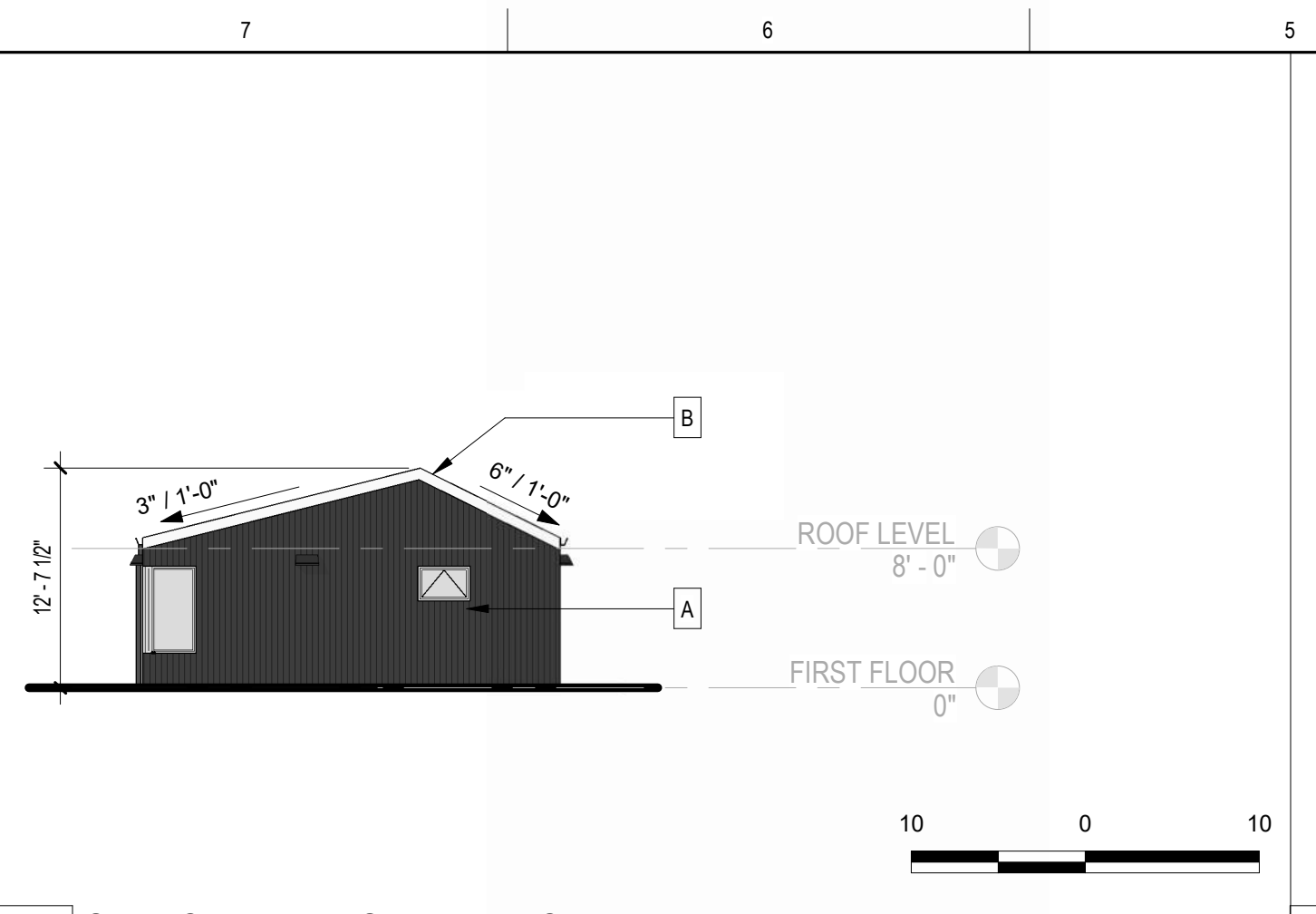
H10 STUDIO UNIT - SOUTH ELEVATION
 1" = 10'-0"



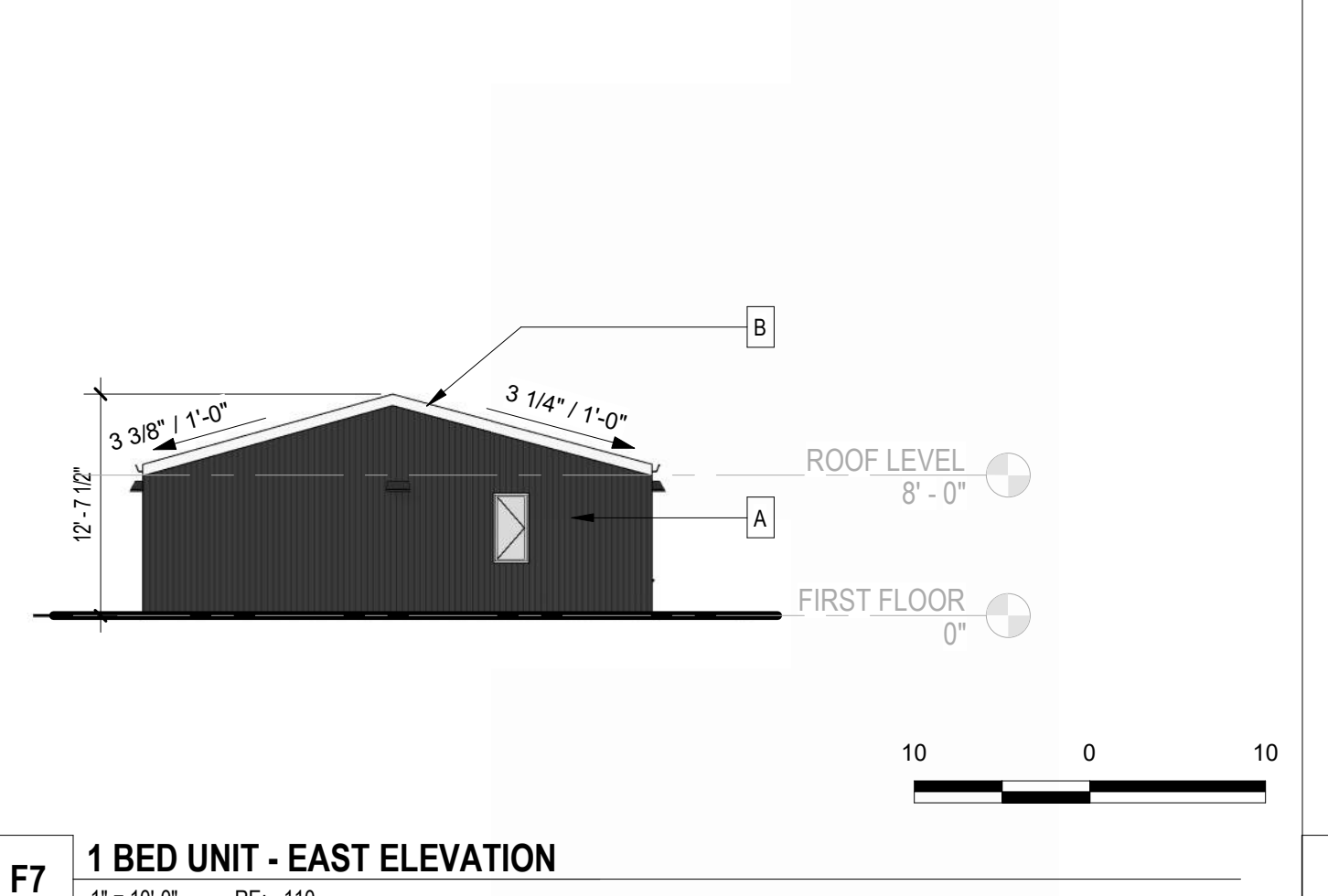
F10 1 BED UNIT - NORTH ELEVATION
 1" = 10'-0"



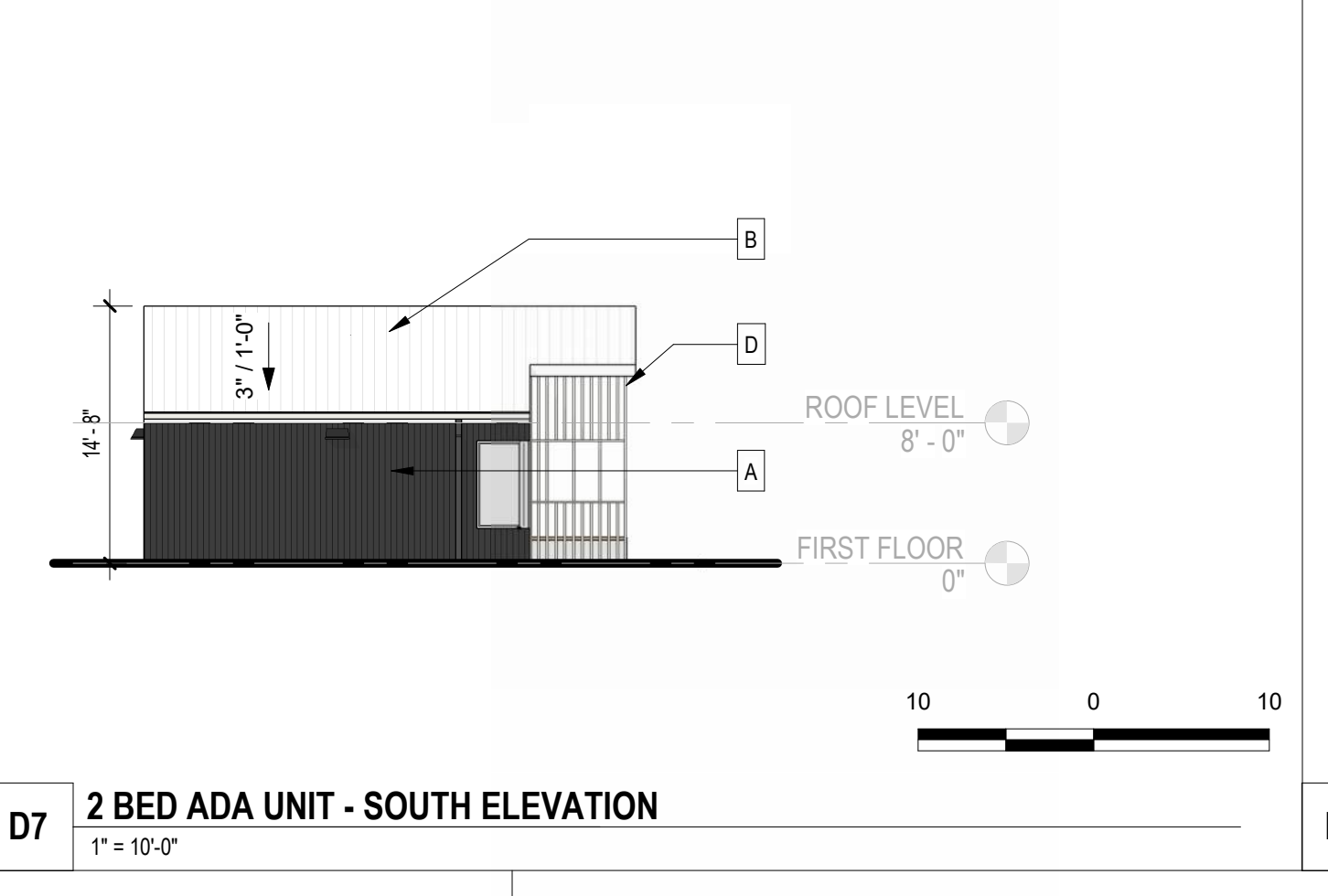
D10 2 BED ADA UNIT - EAST ELEVATION
 1" = 10'-0" RE: 210



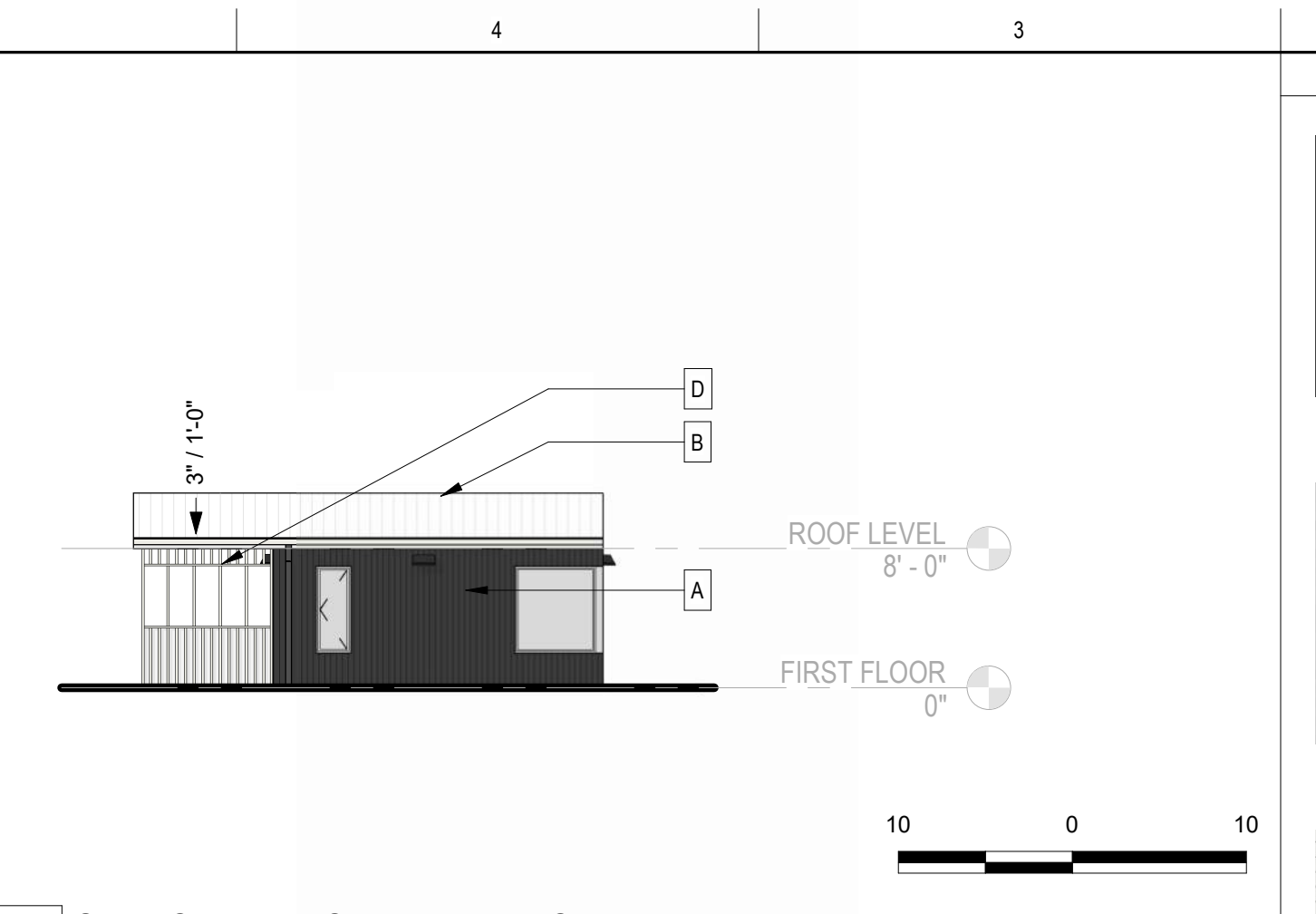
H7 STUDIO UNIT - WEST ELEVATION
 1" = 10'-0"



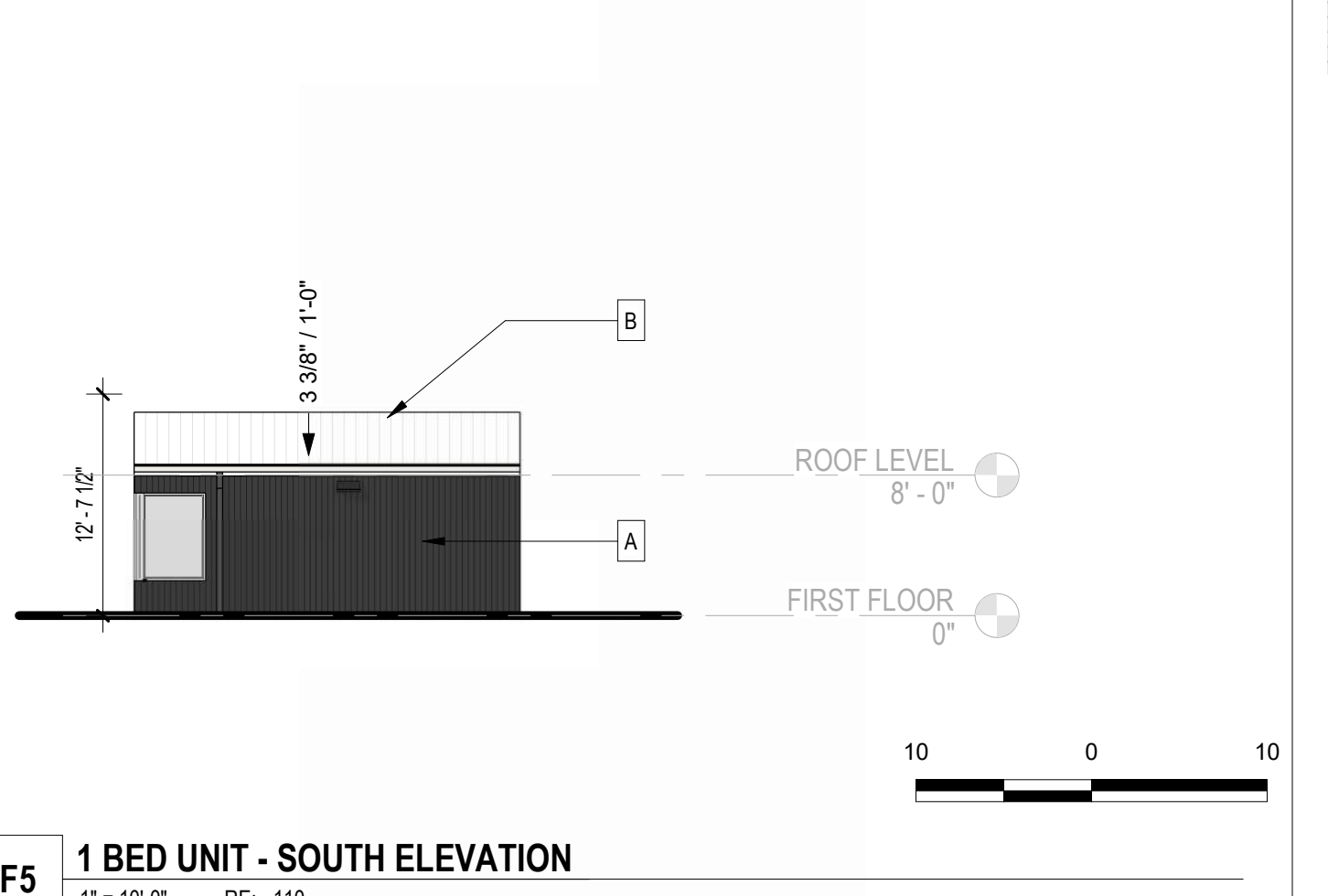
F7 1 BED UNIT - EAST ELEVATION
 1" = 10'-0" RE: 110



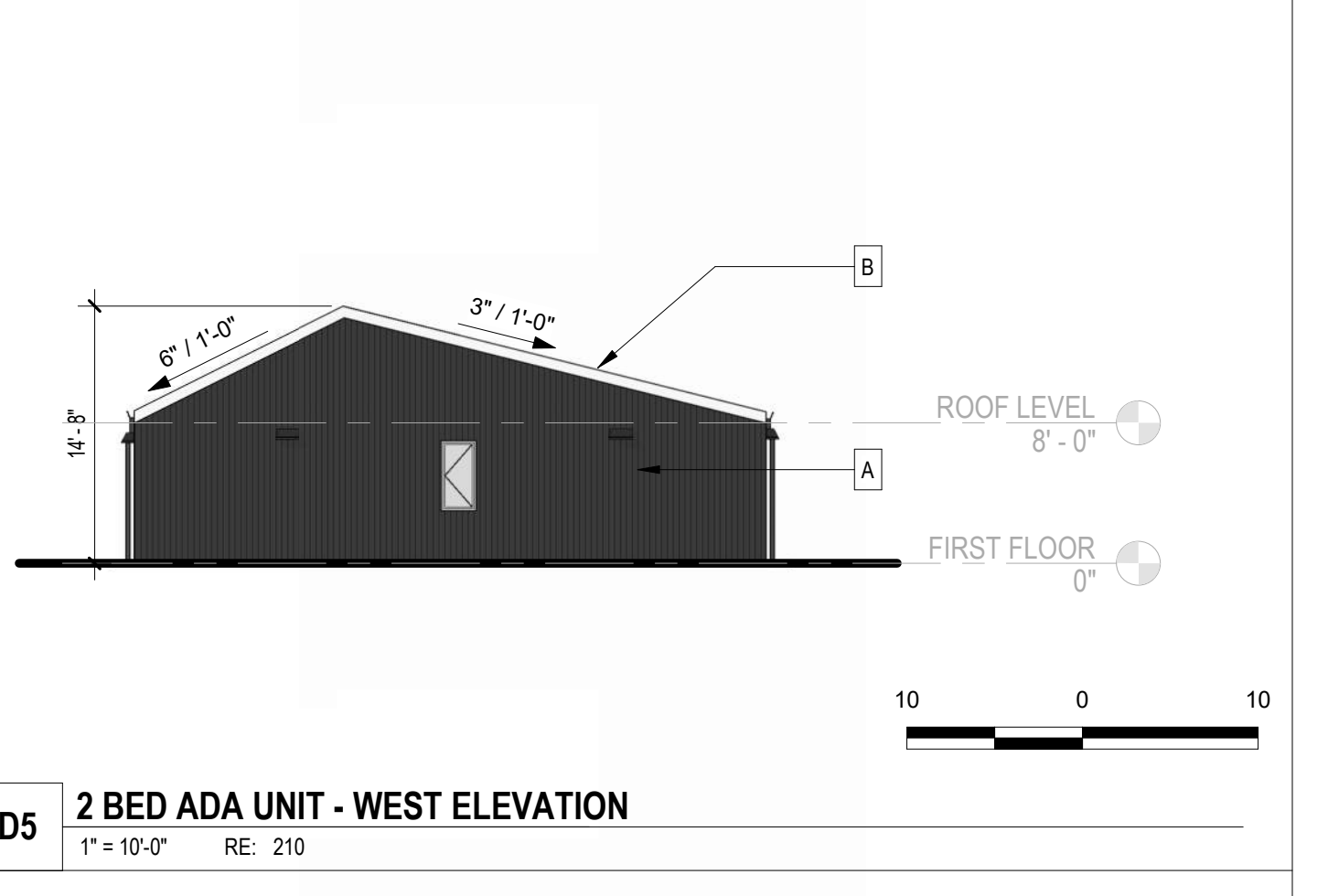
D7 2 BED ADA UNIT - SOUTH ELEVATION
 1" = 10'-0"



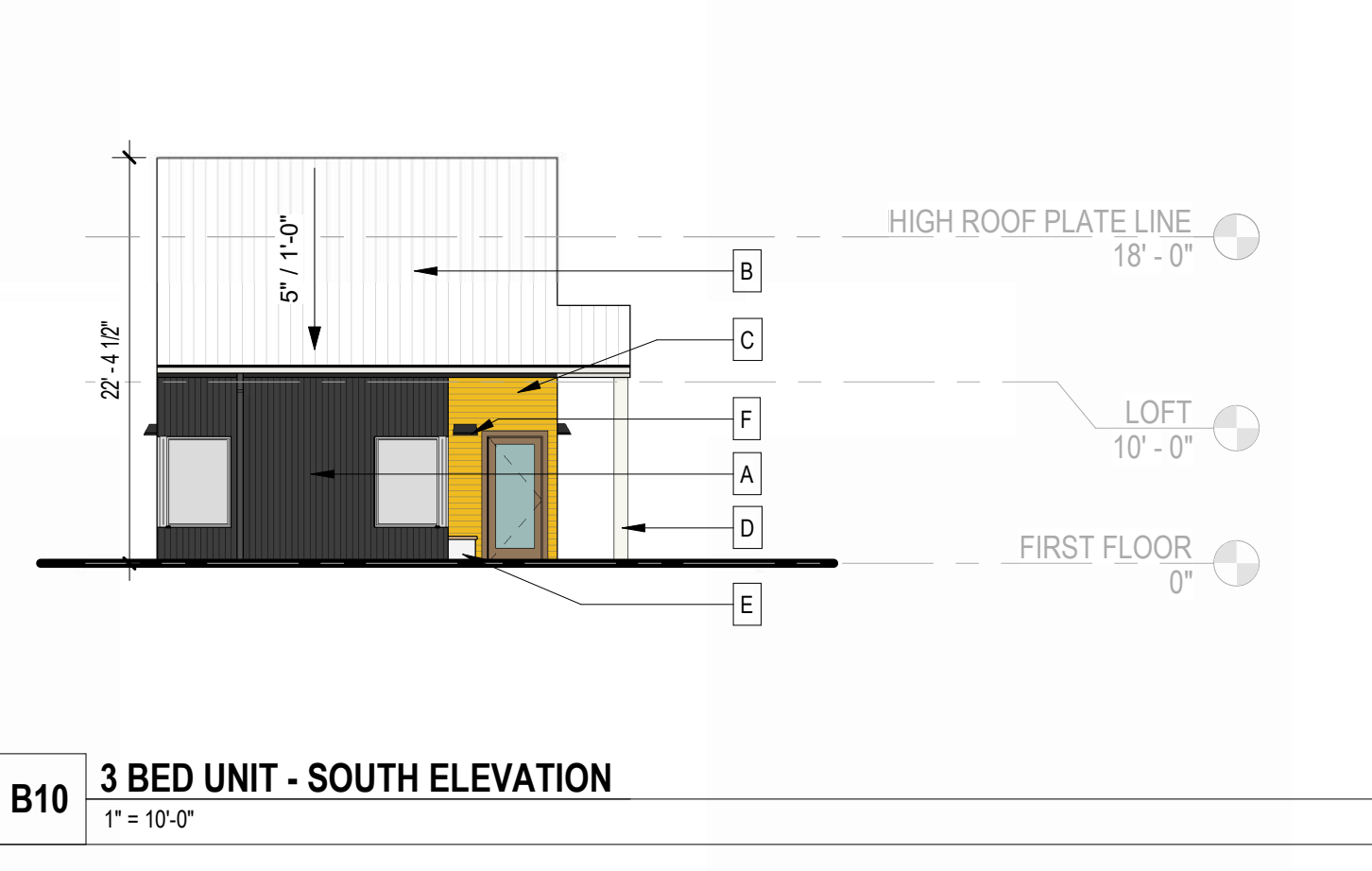
H5 STUDIO UNIT - NORTH ELEVATION
 1" = 10'-0"



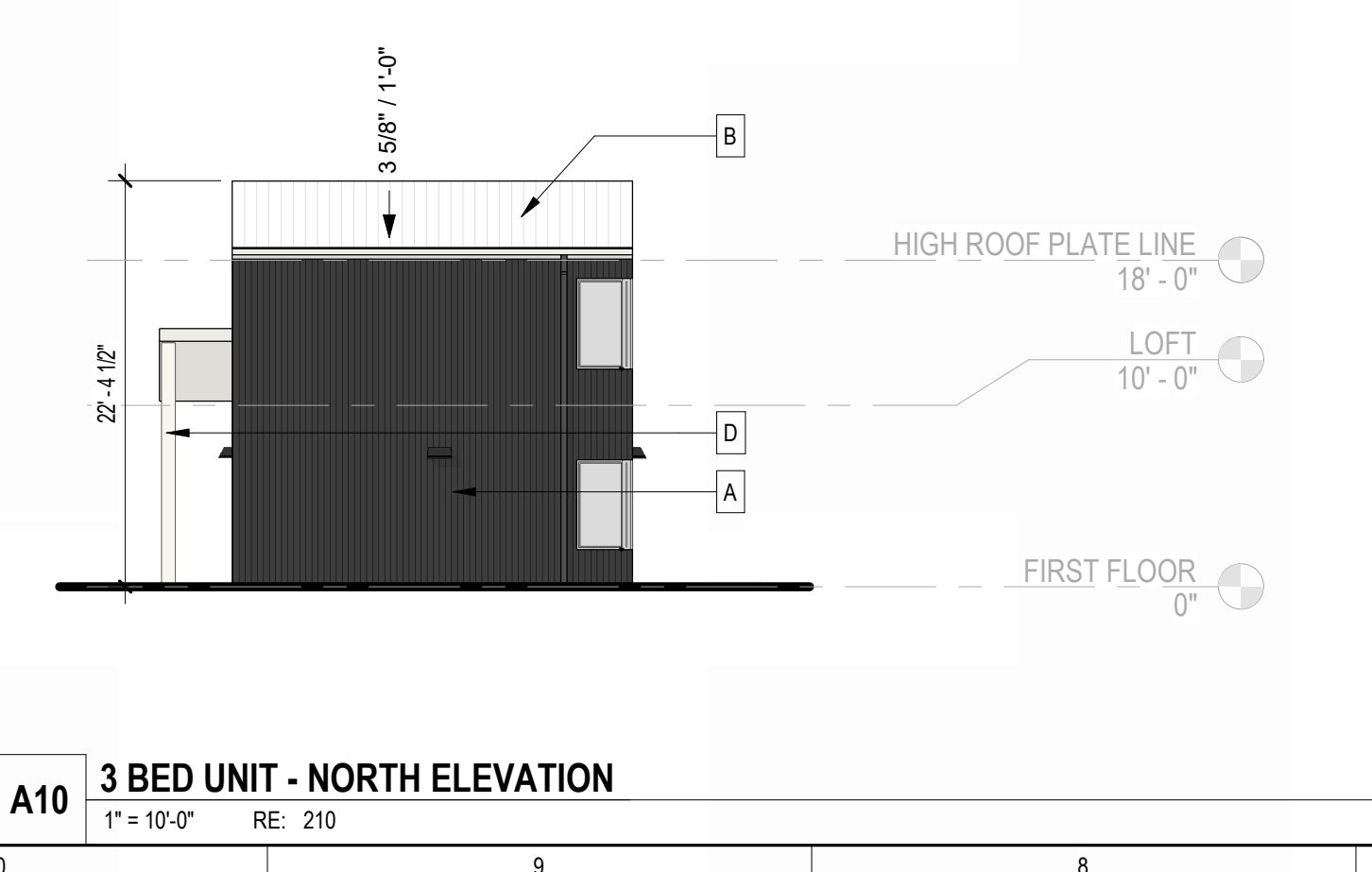
F5 1 BED UNIT - SOUTH ELEVATION
 1" = 10'-0" RE: 110



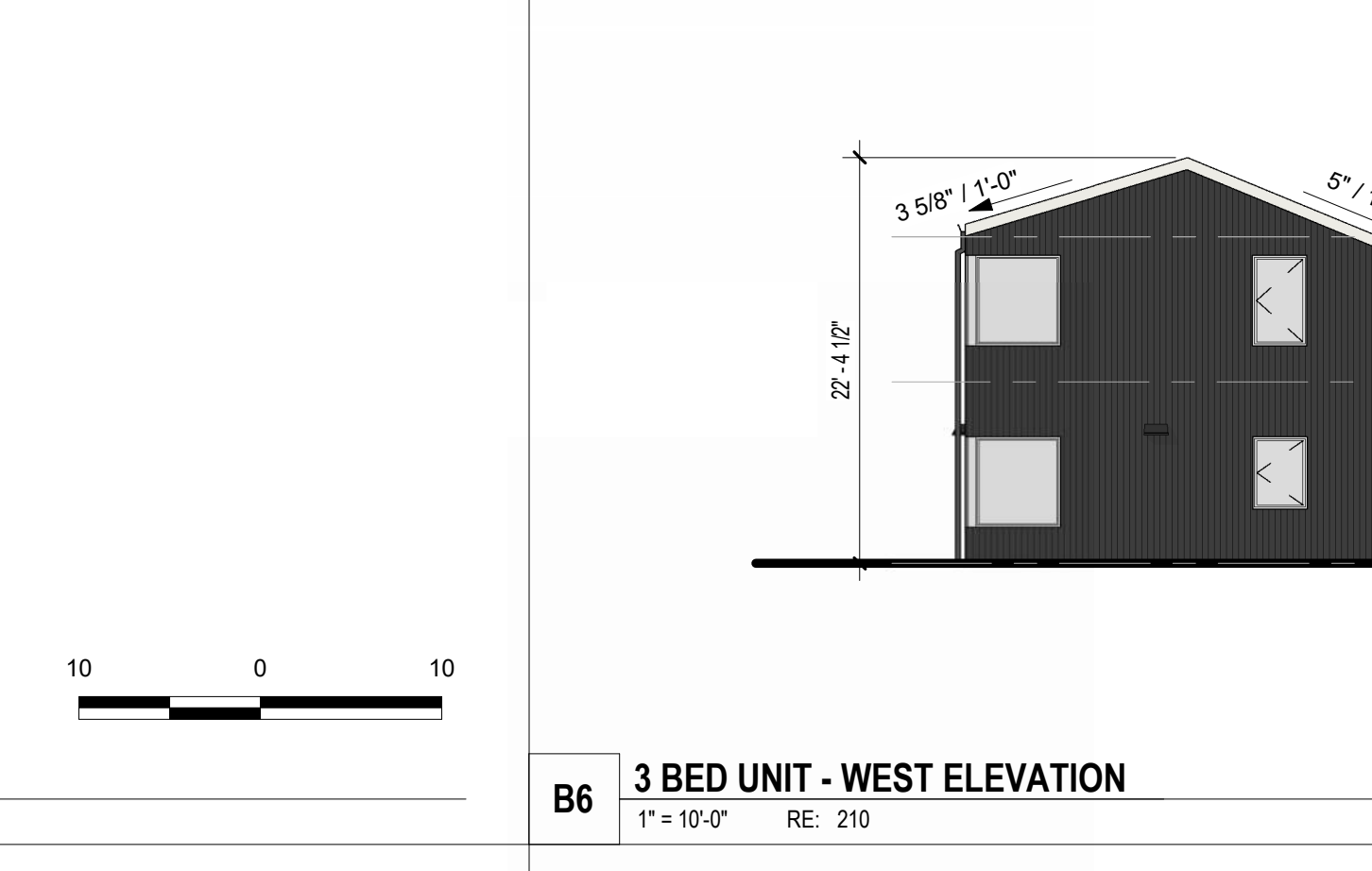
D5 2 BED ADA UNIT - WEST ELEVATION
 1" = 10'-0" RE: 210



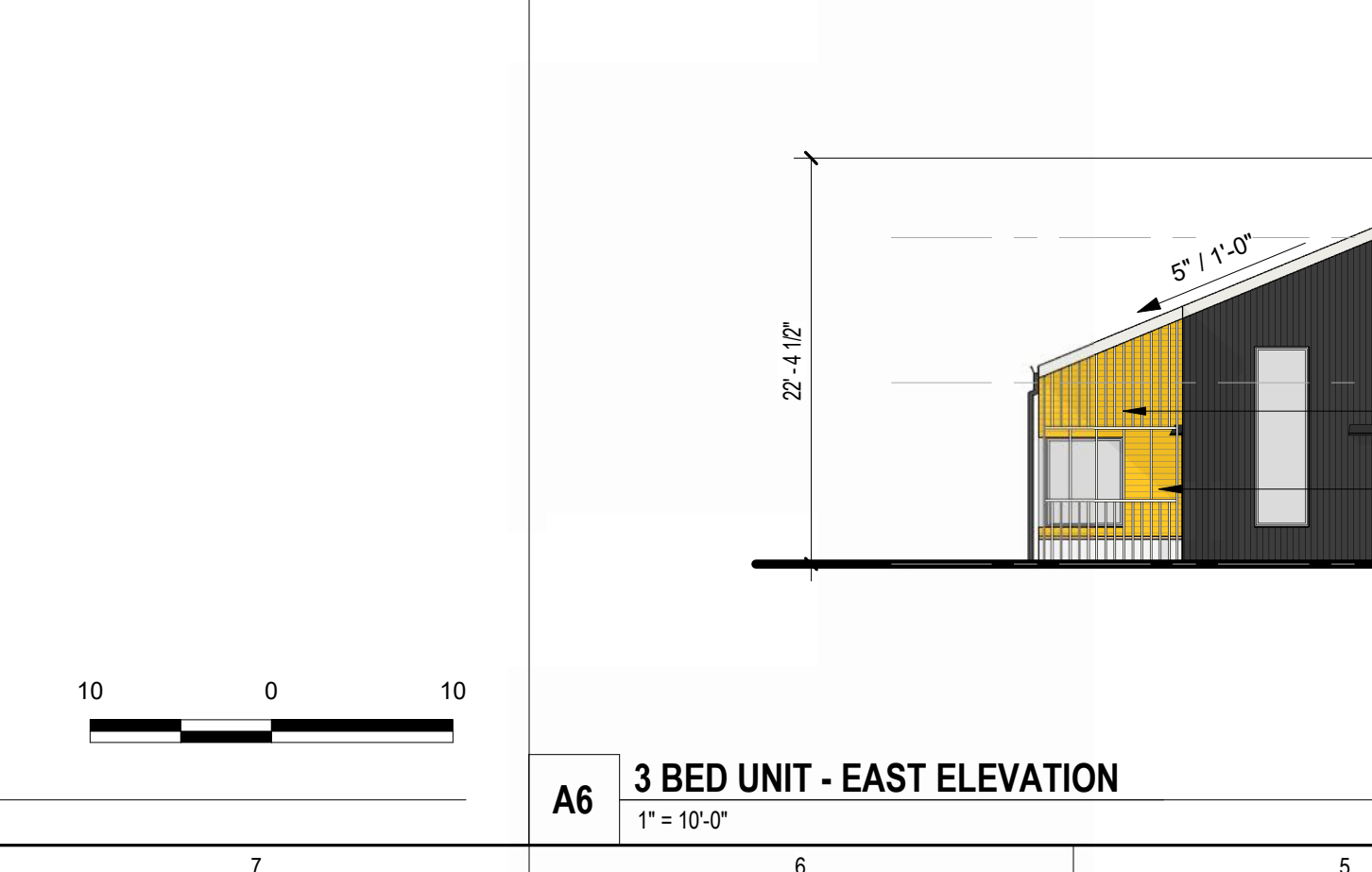
B10 3 BED UNIT - SOUTH ELEVATION
 1" = 10'-0"



A10 3 BED UNIT - NORTH ELEVATION
 1" = 10'-0" RE: 210



B6 3 BED UNIT - WEST ELEVATION
 1" = 10'-0" RE: 210



A6 3 BED UNIT - EAST ELEVATION
 1" = 10'-0"

MATERIAL LEGEND

- A** VERTICAL V-GROOVE SIDING (SW BLACK MAGIC)
- B** STANDING SEAM METAL ROOFING (SW PURE WHITE)
- C** HORIZONTAL SHIPLAP SIDING
 COLOR OPTIONS:
 SW RED TOMATO
 SW CHEERY
 SW OSAGE ORANGE
 SW CHEERFUL
 SW ENVY
 SW AFTER THE RAIN
 SW JAY BLUE
 SW AFRICAN VIOLET
 SW GROUNDED

- D** WOOD SLAT SOLAR SHADING (PAINTED SW PURE WHITE WITH COORD. ACCENT COLOR)
- E** BENCH
- F** EXTERIOR LIGHTING

OWNER:
OUR SPOT KC
 500 W. 7TH ST. TRAFFICWAY
 KANSAS CITY, KANSAS 66101
 T 913-333-8664

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
 + **URBAN DESIGN LLC**
 214 W 21ST ST
 KANSAS CITY, MO 64108
 T 816-531-8303

LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
TALIAFERRO & BROWNE
 1020 E 8TH ST.
 KANSAS CITY, MO 64106
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LION HOUSE
COTTAGES
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 IMPLEMENTATION

DONNIQUE DAVIDSON		NO 0209201203	
RELEASE SCHEDULE	NO. / RELEASE	DATE	
1	CPC-DEVELOPMENT PLAN RESPONSE	2023.12.01	
2	CPC-DEVELOPMENT PLAN RESPONSE	2023.09.27	

BUILDING ELEVATION (CONCEPT)

A 200
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 Printed 12/11/2023 2:13:12 PM

12/9/23

Meeting Sign-In Sheet

Project Name and Address

Lion House Cottages

3702 E. 61st Street

Name	Address	Phone	Email
Jamice Simmons	3033 E. 60 th	816-807 4331	ladyjsimmon@gmail.com
TRACY HORN	PO 1216 LSMO	970-471- 5641	team@ AGY&TIS.com
Eryc Reese	6314 E. 63 rd	816-585-6520	erycreese@oak. streethealth.com
Freedom Jamaal Clayton	3646 E 61 street KCMO 64130	816-726-4849	JALBOB33@gmail.com
J. Wright	3921 E. 59 th St	816-457-3394	
Tenesia Brown	5737 Swape Parkway KCMO	816-337-8626	Tenesia@kepr Realty groupinc.com
Alicia & Sten Rogers (Hughes)	3635 E 57 th St KCMO	(417) 970-2005 (469) 585-2003	bigcityrogers@gmail.com
Harrel Johnson	4741 Central St Ste 333 KCMO 64112	816 674 5715	Harrel Johnson Realty@gmail.com
Lauren Crawford	5827 Chestnut Ave	816 301 8729	L.n.crawford@yahoo.com
Matt Lee	4222 W 55 th BPKS	816-619-7494	matthlee@rdmarchitecture.com
MIKE SCHUMACHER	2423 FAYETTE NKC MO	816-853-6589	MIKE@RDMARCHITECTURE.COM

Public Meeting Notice

Please join Our Spot KC

for a meeting about a new housing development - Lion House Cottages

case number CD-CPC-2023-00167

proposed for the following address: 3702 E. 61st Street

Kansas City, MO 64130

Meeting Date: Saturday, December 9, 2023

Meeting Time: 11:00 AM

Meeting Location: 5931 Swope Parkway
Kansas City, MO 64130

Project Description:

New construction of 9 cottages ranging in size from studio to 3-bedroom units.

If you have any questions, please contact:

Name: **Nailah M'Biti**

Phone: **(816) 651-2665**

Email: **Nailah@accomak.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Nailah R. M'Biti

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District _____ to District _____

Project Description:

Lion House Cottages - new construction of 9 cottages ranging in size from studio to 3-bedrooms.

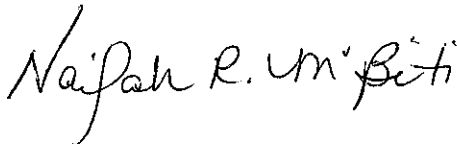
City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: **Nailah M'Biti**
Email: **nailah@accomak.com**
Phone: **(816) 651-2665**
Title/Role: **Development Consultant/Owner's Rep**
Company/Employer: **Accomak Development Group**
Our Spot KC
Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,



September 11, 2023

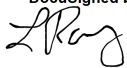
Dear Review Committee:

It is my pleasure to provide a letter of support for Our Spot KC's Rapid Rehousing/Lion House development project located at 3702 E. 61st Street, KCMO.

The South Town Fork Creek neighborhood welcomes community-minded development that turns vacant property into productive use, helps to stabilize and revitalize the neighborhood, and provides critical affordable housing for some of our most vulnerable populations. Our Spot's commitment to purchase and renovate the house at 6024 Swope Parkway for their homeless youth residential facility as well as plans to create eleven new rapid rehousing units for adults and families at 3702 E. 61st, demonstrates their long-term vision to ensure the houseless gain stability and the skills to move into permanent housing. The neighborhood was happy to hear that the development's residents would also have access to wraparound supportive services, financial literacy and pathways to homeownership.

Revitalization in the South Town Fork Creek neighborhood is made stronger by the presence of committed and invested community stakeholders who each share their unique and special skills and gifts. This is consistent with our commitment to creating the space for a diverse, multi-generational community and driving investments in health, real estate, and economic development that help residents to achieve their aspirations. We are truly fortunate to have agencies like Our Spot KC as an integral part and makeup of our neighborhood.

Sincerely,

DocuSigned by:

640152B8181F439...

Lisa Ray
Board President
South Town Fork Creek Neighborhood Association