

Antioch Manor

Resolution No. 220236 (CD-CPC-2021-00244 Area Plan Amendment)

**Ordinance No. 220237 (CD-CPC-2021-00243 Rezoning to R1.5 and
CD-CPC-2021-00242 Development Plan)**



PERSPECTIVE



**Neighborhood, Planning and Development Committee
March 30, 2022**

Paul Nagaoka Background

THE SYNDICATE STORY

Paul Nagaoka

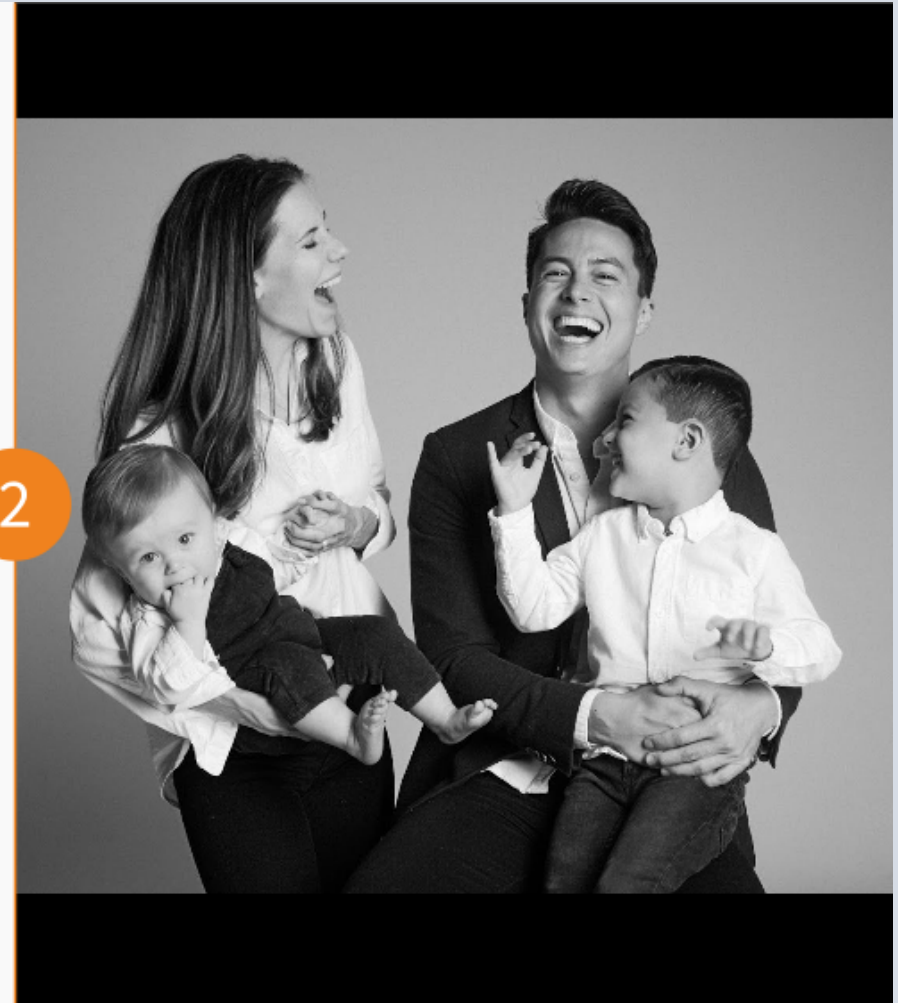
Paul Nagaoka started studying, "No Money Down Real Estate Investing," when he was twelve years old. After high school, he used the money he made from another business venture and started investing in real estate.

Over the past fourteen years, he has purchased over 50 properties totaling more than 350 residential and commercial units, built a support team of 35 including a construction crew, a property management company and a finance division.

Now focused on development, Paul partners with Clemons Real Estate as a 3rd party vendor to provide property management and construction management services.

Paul has resided in Kansas City for 10 out of the last 12 years with his wife and 2 boys.

2



Overview / Request

Applicant requests that the Neighborhood, Planning and Development Committee recommend approval of the following:

- 1) Area Plan Amendment to the Briarcliff-Winnwood Area Plan from “Residential Low Density” to “Residential High Density”;
- 2) Rezoning of the property from R6 to R1.5; and
- 3) Approval of a Development Plan for Antioch Manor.

All to allow the construction and development of Antioch Manor, a 108-unit multi-family storage container residential development.

Project Inspiration



Vancouver Shipping Container
Inspired Highrise



Vancouver Shipping Container
Apartment Building



California Shipping Container
Apartment Rendering



California Shipping Container
Apartment Community

Housing + Workforce Housing in KC

- City wide shortage of workforce housing options.
- Antioch Manor Apartments expected market rents are \$795 - \$1,375 per unit.
- Meets the Mayor and City Council's priorities of workforce market rate housing without tax incentives.

Photo Rendering



PERSPECTIVE

Elevations

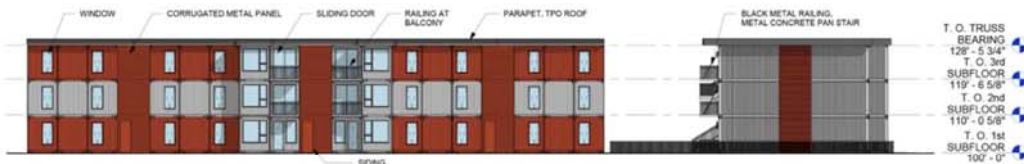


5 NORTH/SOUTH ELEVATION - E/W COMPLEX
1/16" = 1'-0"



4 WEST ELEVATION - E/W COMPLEX SOUTH ELEVATION - EAST COMPLEX
1/16" = 1'-0"

3 SOUTH/NORTH ELEVATION - E/W COMPLEX
1/16" = 1'-0"



2 EAST ELEVATION - EAST COMPLEX
1/16" = 1'-0"



1 WEST ELEVATION - EAST COMPLEX
1/16" = 1'-0"

ANTIOCH MANOR

Kansas City, MO

ELEVATIONS

January 15, 2022

A1

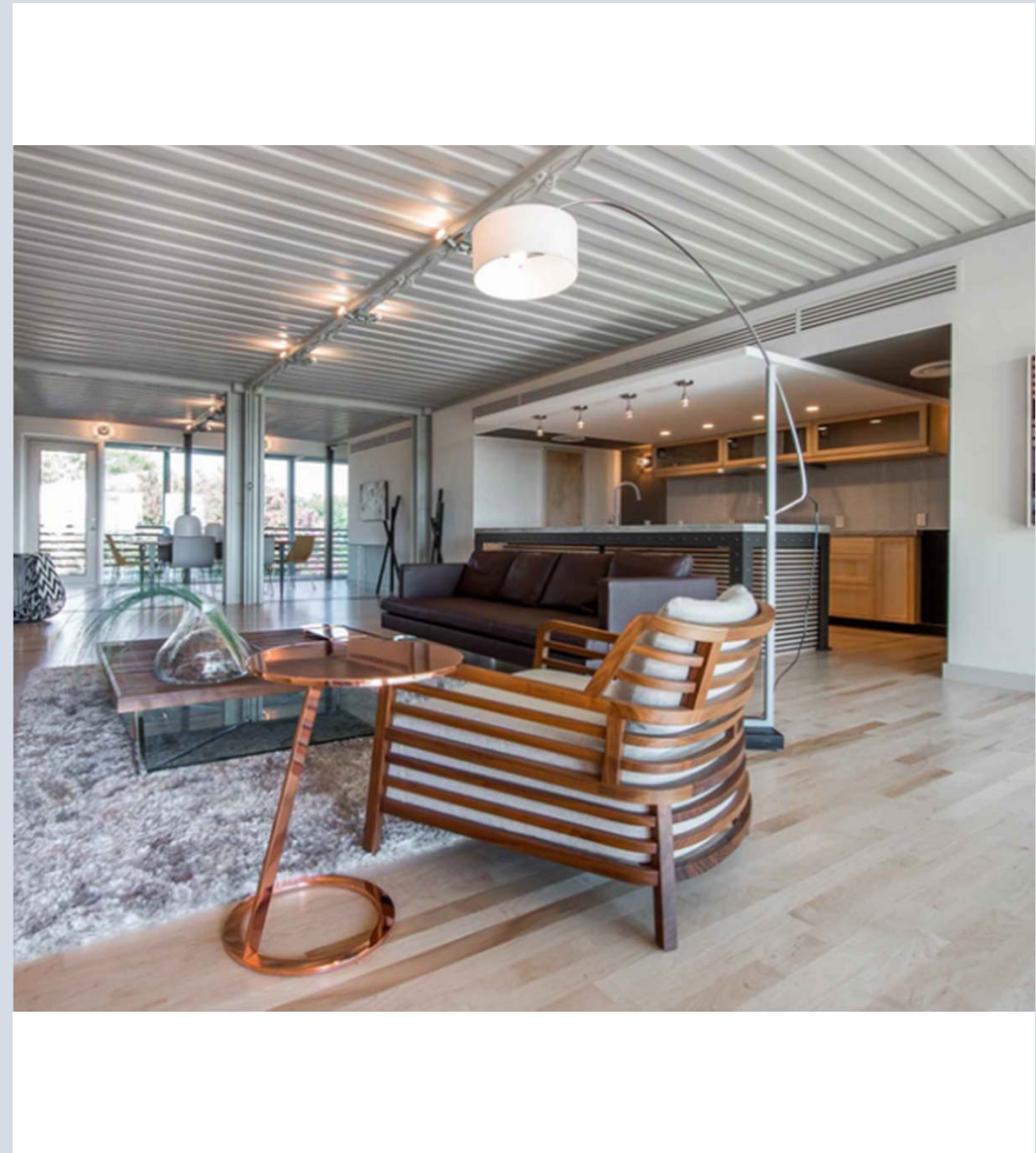
rosemann & ASSOCIATES, INC.

Interior Finish

SHIPPING CONTAINERS

A BEAUTIFUL & UNIQUE DESIGN

From Frank Lloyd Wright to the greatest architects of the 21st Century, timeless modern design starts with clean lines and simple shapes. This photograph is the best example of the interior finish in our future apartments; they'll include floor to ceiling windows that keep the room well lit and are topped by a 9.5' corrugated ceiling. Each unit will be carefully designed to feature a fusion of classic Industrial elements and traditionally modern finishes.

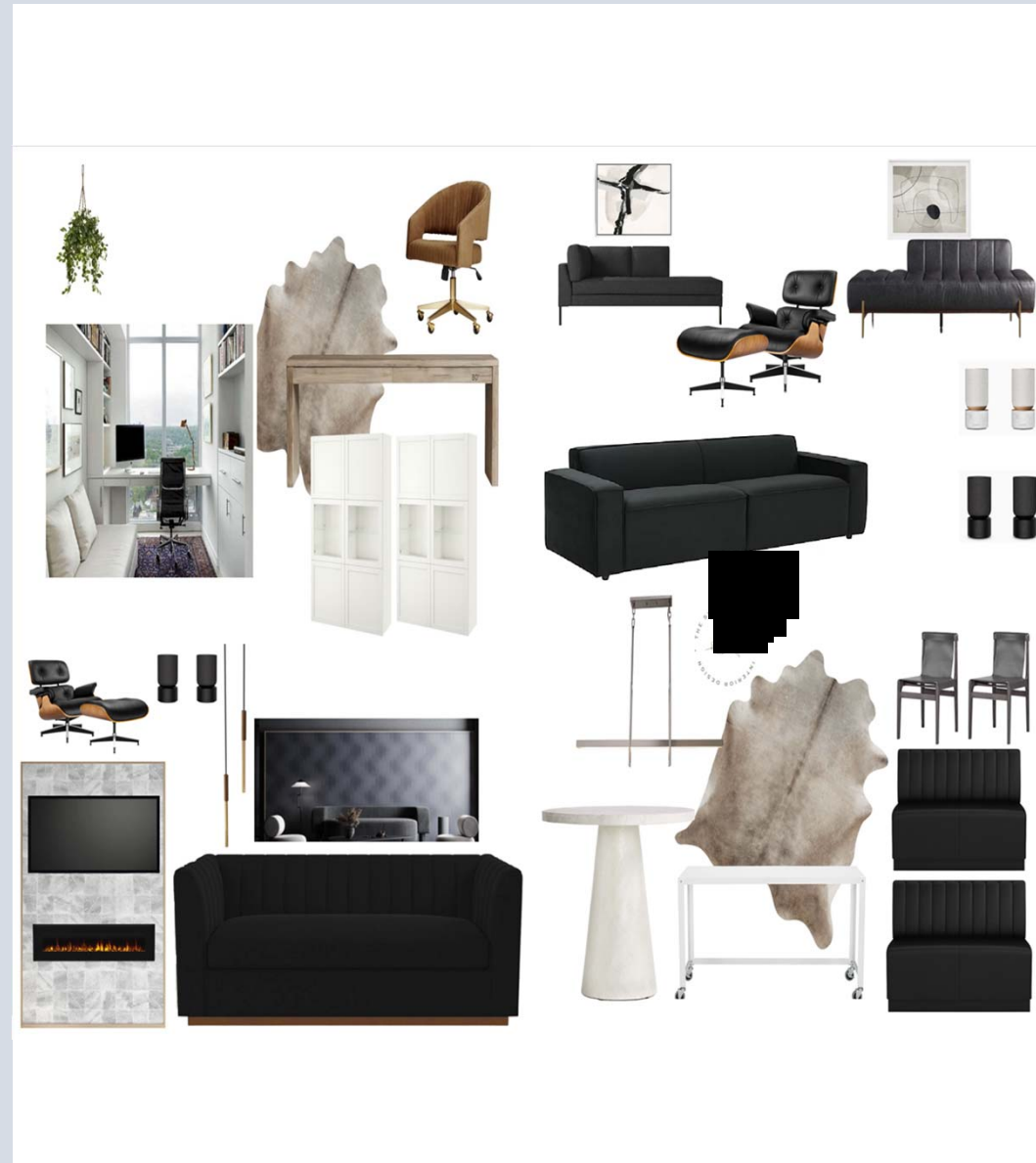


Interior Finish

LUXURY FINISHES

AT AFFORDABLE PRICES

In addition to its standard units, SBF Containers will also showcase an additional, elevated tier of interior design in its RED units. Focusing on elements of modern minimalism, our apartments differentiate themselves from other container developments by insisting on the highest quality of finish possible. This includes backlit Himalayan salt walls, white epoxy floors, highly optimized storage space, and a slew of smart technologies aimed at giving the consumer the highest degree of autonomy possible within their space— all a lower than market rates for comparable units.



Public Engagement

- **January 19, 2022**: Meeting with Yvonne Herrick, Chaumiere Neighborhood Association, Officer Rick Jones and Paul Nagaoka.
- **January 20, 2022**: Public Engagement Meeting with Chaumiere Neighborhood Association.
- **January 26, 2022**: Meeting with Northland Neighborhood Association's Planning and Development Committee.

Meeting Sign-In Sheet

Project Name and Address
 Antioch Manor

 4135 and 4121 NE Antioch

Name	Address	Phone	Email
Jeannie Willick	NE Antioch		
Mark Merrick	4218 N. Kansas		
Yvonne Herrick	4206 Chaumiere	Neighborhood Association Officer	
Ed Reuscher			
Christie Norton	Chaumiere Neighborhood Association		
Mike Jones	436 N. Chestnu		
Officer Rick Jones	KCMO PD Community Action Officer		
Russ & Alice Gresham			
Maddie B _____	Chestnut		
Kathleen Pine			
Darrell Vinson			

From: Yvonne Herrick <yvonne.herrick@yahoo.com>
Sent: Tuesday, March 1, 2022 6:42 AM
To: Olofu.Agbaji@kcmo.org; markus.smith@kcmo.org; Heather Hall <heather.hall@kcmo.org>; Kevin O'Neill <kevin.oneill@kcmo.org>; Deb Hermann <deb_hermann@nni.org>
Subject: Fw: Antioch Manor/Residential Storage Container Development--Revised Concept Plan

Good morning! I don't see anything in the revised concept plan of concern. Our neighborhood association met with the builder and saw the previous version of the plan and had no objections. We are happy to welcome a market rate complex into our community.

Thank you,

Yvonne Herrick
 Chaumiere Neighborhood Association
 816-935-4544 cell

Public Engagement



Northland Planning & Development Committee Minutes January 26, 2022

Committee Members Present: Dave Mecklenburg, Chair, Tim Johnston, PO Rick Jones, David Slater, Yvonne Herrick,

Staff: Deb Hermann, Scott Henness

Guest(s): Shawn Duke (Snyder Associates), Patricia Jensen (Rouse Frets White Goss), Michael Gaillard, Paul Nagaoka, Benny Hoy (Hoy Excavating), Olofu Agbaji (KC Planning)

Welcome and Introductions: Dave Mecklenburg, Chair, opened the meeting at 4:00 pm and welcomed members of the Planning and Development Committee, staff, and guests.

4:00 P.M.

4121 & 4135 N Antioch

Patricia Jensen (Rouse Frets), Michael Gaillard, Paul Nagaoka, Benny Hoy (Hoy Excavating) Shawn Duke (Snyder Associates) representing

Plan Development and rezoning to allow for the construction of a 108-unit container apartment development.

Traffic, density, pedestrian access, green space, and building materials were all topics of questions and discussion.

PO Rick Jones, Shoal Creek Division, stated, that in his opinion, the project met CPTED principles. The projects full visibility from N Antioch is important.

Yvonne Herrick, Chaumiere Neighborhood, voiced her personal support for the project.

Olofu Agbaji, KC Planning, stated that city staff had not developed comments on the project yet.

By consensus, the committee agreed to support the project with the following condition(s):

- 1) NNI will request that dollars collected in lieu of parkland be utilized to create recreation space/facilities at the old Brookwood School location.
- 2) The committee would like to review KC staff comments when they are available.

Meeting adjourned at 4:50 P.M.

Meetings with City Planning

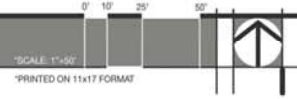
- **January 26, 2022**: Meeting with City Development Review Committee.
- **February 3, 2022**: Meeting with Jeff Williams, Joe Rexwinkle, Olofu Agbaji and other staff to discuss design.
- **February 9, 2022**: Second Meeting with Jeff Williams, Olofu Agbaji and other staff to discuss revised design and site layout.
- **February 14, 2022**: Email from Patricia Jensen to Jeff Williams and Olofu Agbaji with Revised Concept Plan following discussions.

Revised Site Plan following Staff Meetings



ANTIOCH MANOR
Kansas City, MO

CONCEPTUAL SITE PLAN
February 11, 2022



Zoning Amendment Review Criteria

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:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-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.

§ 88-515-08-A: Conformance with adopted plans and policies.



Briarcliff-Winnwood Area Plan

- Project is located in “Residential Low Density” and is adjacent to “Residential High Density” and “Mixed Use Neighborhood”
- Applicant is requesting Area Plan Amendment to “Residential High Density”

§ 88-515-08-B: Zoning & Use of nearby property.



§ 88-515-08-C: Physical character of the area in which subject is located.



Looking Northeast at Property



Looking East at Property



Looking East at Property

§ 88-515-08-C: Physical character of the area in which subject is located.



Looking Southeast from N. Antioch



Looking East on N.E. 42nd Street



Looking West from Property



Looking West on N.E. 43rd Street

§ 88-515-08-D: Public services and facilities are inadequate.



Looking South on N. Antioch



Looking North on N. Antioch

§ 88-515-08-D: Public services and facilities are adequate.

- Public water main located in N. Antioch right of way.
- Public fire hydrant will meet 400' requirement.
- Drive is 25' in width.
- N. Antioch will be improved with curbs, gutters and sidewalks.
- Stormwater detention and release will outperform current conditions.
- Sanitary is available from N. Antioch.

§ 88-515-08-E: Suitability of the property for the uses to which it has been restricted.



Looking Northeast at Property



Looking East at Property

§ 88-515-08-F: Length of time property has remained vacant as zoned.

- Property is currently undeveloped and has been for years. A previous home on Property was demolished due to issues of continued break-ins and causing issues for area.

§ 88-515-08-G: Extent to which approving rezoning will detrimentally effect nearby property.

- Photometric Plan will meet requirements of Code Sec. 88-430-05-C.
- Landscaping and fencing are proposed along the north, east and south sides of Property to screen adjacent residential properties.
- More than minimum parking provided.
- Increased traffic along N. Antioch not expected to materially impact existing level of service.

§ 88-515-08-H: Gain to public health, safety, and welfare due to denial of application as compared to hardship imposed on landowner.

- Impact of rezoning request has minimal impact on public health, safety, and welfare – denial of the application would not result in much public gain.
- Impact of denying the application to landowner would cause loss of economically viable uses.
- Denial would not provide opportunities for safe and secure workforce housing.

Development Plan Review Criteria - § 88-516-05-A through I

- A. The development plan complies with all development standards (with requested waivers).
- B. Proposed use is allowed in the district (with rezoning).
- C. Vehicular access is safe, efficient, and convenient.
- D. Safe pedestrian and non-motorized travel.
- E. Adequate utilities based on City Standards.
- F. Architecture and design materials are compatible.
- G. Adequate landscaping, berms, and fencing.
- H. Adequate design of streets, drives, and parking.
- I. Identifies trees to be preserved.

Original and Revised Submissions



Original



Revised

Request

Applicant requests that the Neighborhood, Planning and Development Committee recommend approval of:

- 1) Resolution No. 220236 (Area Plan Amendment to the Briarcliff-Winnwood Area Plan);
- 2) Ordinance No. 220237 (Rezoning of the property from R6 to R1.5 and Approval of Development Plan for Antioch Manor).

Subject to conditions as contained in the ordinance introduced by Councilman Kevin O'Neill and Councilwoman Heather Hall.

Thank You

Side Elevation

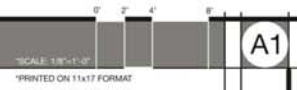


NE ANTIOCH CONTAINER HOUSING

BUILDING SIDE ELEVATION - FACING ANTIOCH

Kansas City, MO

March 27, 2022



A1

