

SIGNAGE SHALL COMPLY WITH CHAPTER 88-445

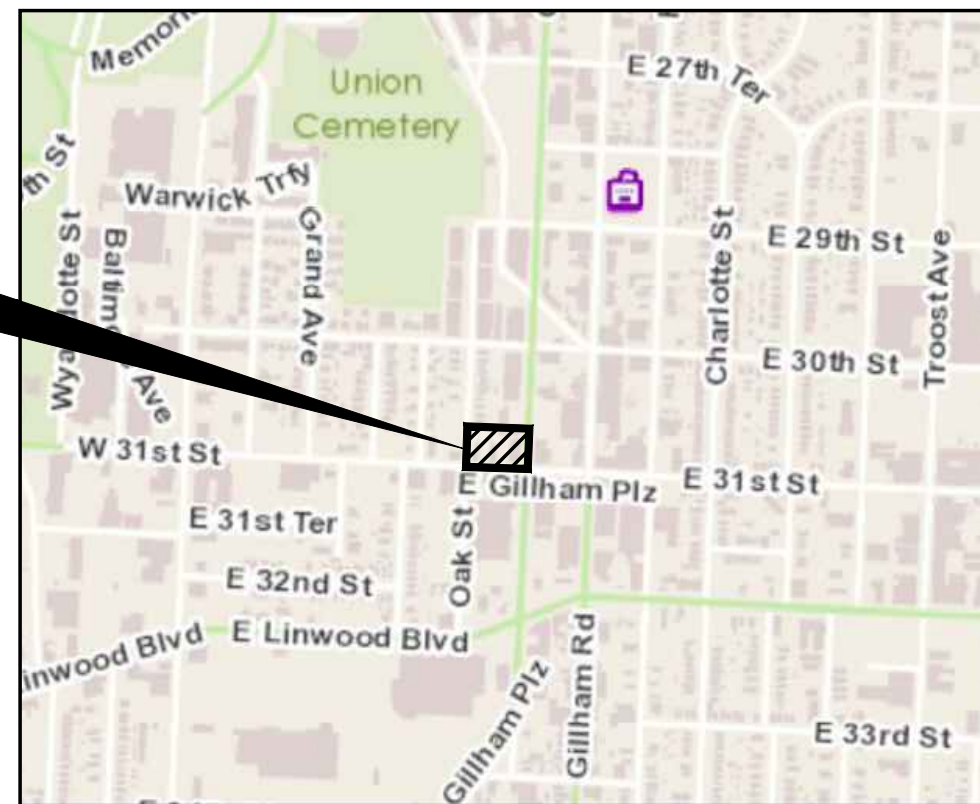
**LEGAL DESCRIPTION:**

CONTAINING 9,583 SQUARE FEET OR 0.22 ACRES  
 ALL OF LOT 19, AND THE EAST FIFTEEN (15) FEET OF LOT 20, PINKSTON'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.  
 LOT 28, AND THE WEST EIGHT (8) FEET OF LOT 27, BENTLEY'S SPRINGFIELD ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**PROJECT TIMELINE:**

CONSTRUCTION START: FALL 2022  
 CONSTRUCTION END: FALL 2023

PROJECT LOCATION

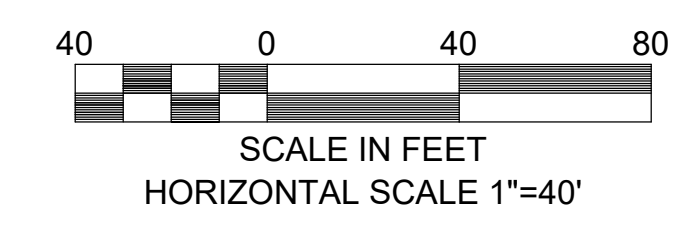


SECTION 17 TOWNSHIP 49N RANGE 33W  
 NOT TO SCALE

**LOCATION MAP**



**MARTINI CORNER AREA MAP**



**LEGEND**

--- UR MAJOR AMENDMENT BOUNDARY

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-0003** on **4/2/2024**

*Diane Binkckley*  
 Diane Binkckley, ACP  
 Secretary of the City Plan Commission

DEVELOPERS:  
 ARAK PARTNERS LLC  
 3829 MAIN ST STE 103  
 KANSAS CITY MO 64111  
 ILANSALZBERG@GMAIL.COM

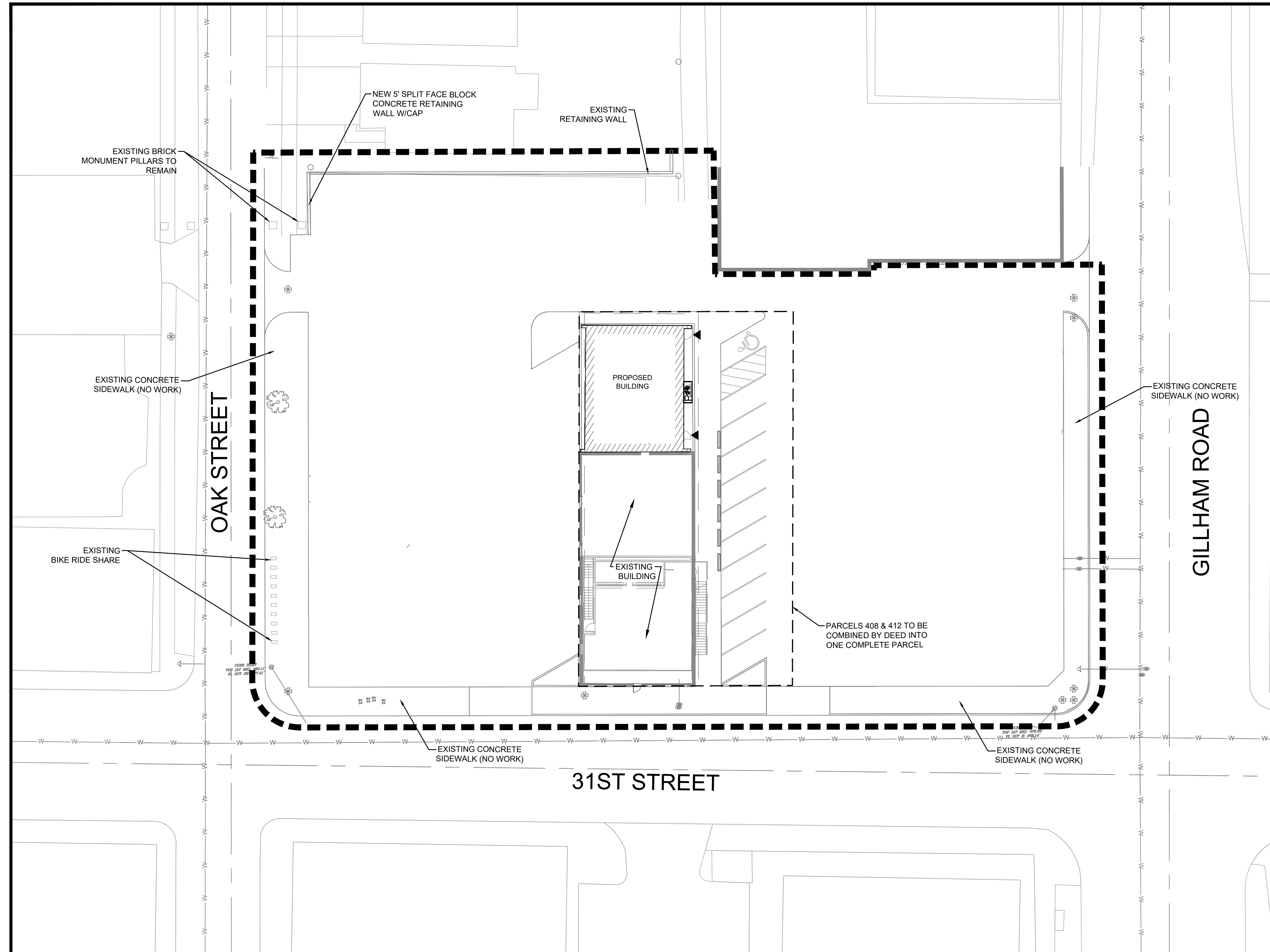
UR FINAL PLAN

Leonard J. Graham Engineer License No.: E-18801		DWG. NO.: C001													
SOL CANTINA 408 E 31 STREET KANSAS CITY, MISSOURI 64108		UR FINAL PLAN													
Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture / Architecture & Surveying 1020 E. 8th STREET KANSAS CITY, MISSOURI 64106 PH (816) 283-3436 PROFESSIONAL CORPORATION MISSOURI LICENSE NO. 00046 KANSAS LICENSE NO. 1481 T&B ARCHITECTURAL CORPORATION LICENSE #201507506		<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS AND RECORD OF ISSUE</th> <th>NO.</th> <th>BY</th> <th>CK</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP						
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I. & B. Project No. 77-1720	File Name:														









**SITE LEGEND:**

- ■ ■ ■ ■ UR MAJOR AMENDMENT BOUNDARY
- BIKE PARKING FOR  
3 - SHORT-TERM SPACES &  
3 - LONG-TERM SPACES
- ◀ BUILDING ENTRANCE

**TABLE 1 - SITE DATA**

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	UR	UR	No	
Gross Land Area				
in square feet	5,242	9,566	No	
in acres	0.12	0.219	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Right-of-way Vacation				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Net Land Area				
in square feet	5,242	9,566	No	
in acres	0.12	0.219	No	
Building Area (sq. ft.)	4,444	7,390	No	
Floor Area Ratio	0	0	No	
Residential Use Info				
Total Lots				
Residential	0	0	No	
Public/Civic	0	0	No	
Commercial	2	1	No	
Industrial	0	0	No	
Other	0	0	No	

**TABLE 2 - BUILDING DATA**

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	0 ft	0 ft	No	
Front Setback	0 ft	0 ft	No	
Side Setback	0 ft	33 ft	No	
Side Setback (abutting street)	0 ft	0 ft	No	
Height	-	28 ft	No	

**TABLE 3 - LANDSCAPE PLANS**

SEE L100 UR LANDSCAPE PLANS

**TABLE 4.1 - PARKING - EXISTING BUILDING**

Building Data	Vehicle Spaces		Bike Spaces	
	Required	Provided	Required	Provided
Proposed Use(s)				
Parking Space	19	13		
Short Term Bicycle				
Long Term Bicycle				
Total	19	13		

Parking Ratios for Existing Building  
 Required 10 spaces for 1,000 sq ft. eating/drinking establishment (30 for 3,000 sq ft.)  
 Required 5 spaces for 1,000 sq ft. uncovered deck (7 for 1,444 sq ft.)  
 Per the design standards, the required spaces of 37 are reduced by 50% to 19.

**TABLE 4.2 - PARKING - PROPOSED BUILDING**

Building Data	Vehicle Spaces		Bike Spaces	
	Required	Provided	Required	Provided
Proposed Use(s)				
Parking Space	20	11		
Short Term Bicycle			3	3
Long Term Bicycle			3	3
Total	20	11	3	3

Parking Ratios for Proposed Building  
 Required 10 spaces for 1,000 sq ft. eating/drinking establishment (30 for 3,000 sq ft.)  
 Required 5 spaces for 1,000 sq ft. uncovered deck (7 for 1,444 sq ft.)  
 Required 1 spaces for 1,000 sq ft. (3 for 2,946 sq ft.)  
 Per the design standards, the required spaces of 40 are reduced by 50% to 20.

**TABLE 4.2.1 - PARKING - PROPOSED BUILDING**

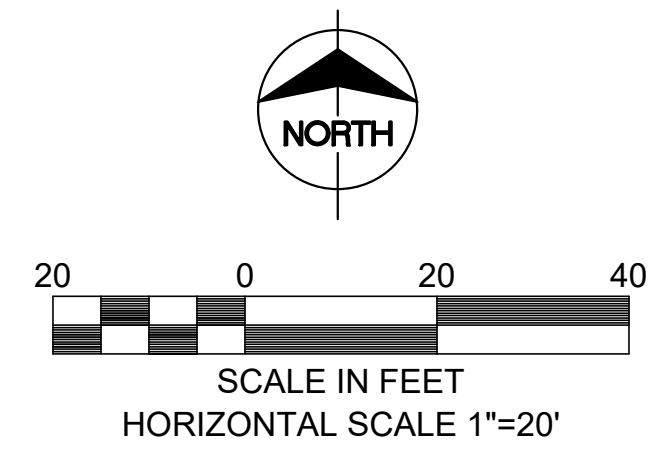
88-420-06 - DEVIATION TO PARKING STANDARDS		Deviation Requested	Approved
Alternatives Proposed (See 88-420-16-H)	Request deviation to parking to allow 11 spaces onsite with balance supported by adjacent and related parcels and reduced per previously approved URD adjustment (50%).	YES	

**USE PERMITTED**

- NOTES:  
 1. USE CATEGORY FOR B2 ONLY

**TABLE 5 - OTHER DEVELOPMENT STANDARDS**

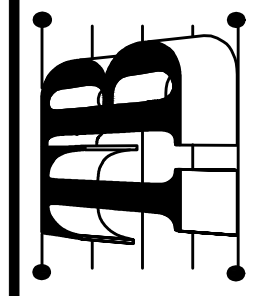
88-425 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	All existing lighting to remain.
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.



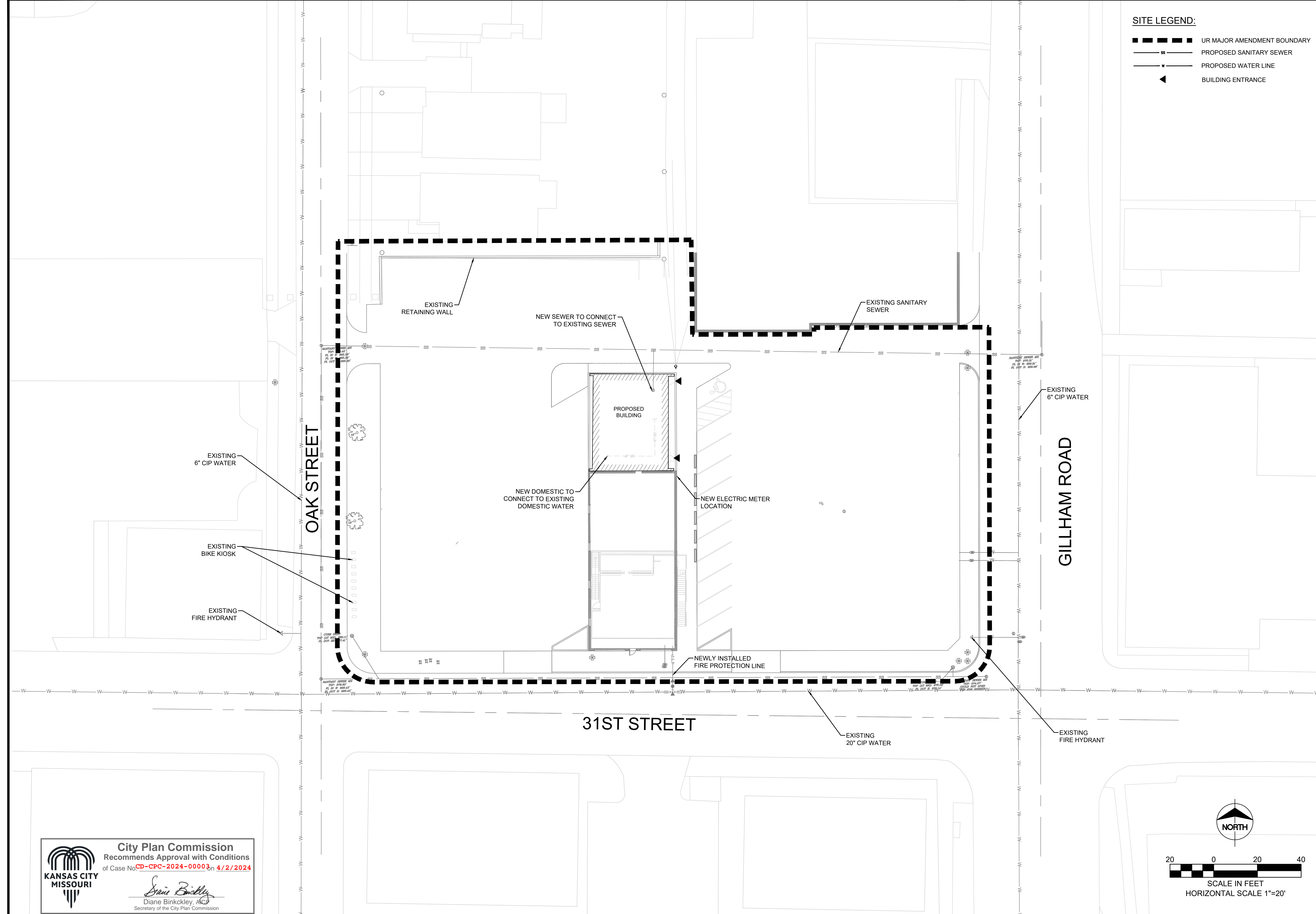
Leonard J. Graham  
 Engineer  
 License No.: E-18901  
 DWG. NO.: C002

**SOL CANTINA**  
 408 E 31 STREET  
 KANSAS CITY, MISSOURI 64108  
**SITE PLAN**

**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering, Landscape Architecture / Architecture & Surveying  
 1020 E. 8th Street  
 KANSAS CITY, MISSOURI 64106  
 PH (816) 233-3436  
 MISSOURI LICENSE NO. 00466 KANSAS LICENSE NO. 1481  
 IAB ARCHITECTURAL CORPORATION LICENSE #201507506



File Name:	NO. BY	CK APP
I & B Project No. 77-1720		
REVISIONS AND RECORD OF ISSUE		
DATE		

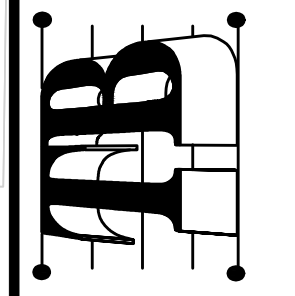


- SITE LEGEND:**
- UR MAJOR AMENDMENT BOUNDARY
  - SS— PROPOSED SANITARY SEWER
  - W—W— PROPOSED WATER LINE
  - ▲ BUILDING ENTRANCE

Leonard J. Graham  
 Engineer  
 License No.:  
 E-18801  
 DWG. NO.:  
**C003**

**SOL CANTINA**  
 408 E 31 STREET  
 KANSAS CITY, MISSOURI 64108  
**SITE UTILITY PLAN**

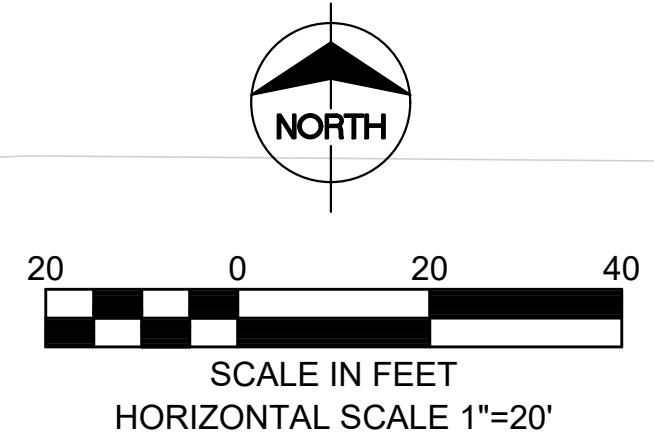
**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering, Landscape  
 Architecture / Architecture & Surveying  
 1020 E. 8th STREET  
 KANSAS CITY, MISSOURI 64106  
 PH (816) 233-3436  
 PROFESSIONAL CORPORATION  
 MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. F-1481  
 T&B ARCHITECTURAL CORPORATION LICENSE #201507506



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DATE				

**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-0003** on **4/2/2024**

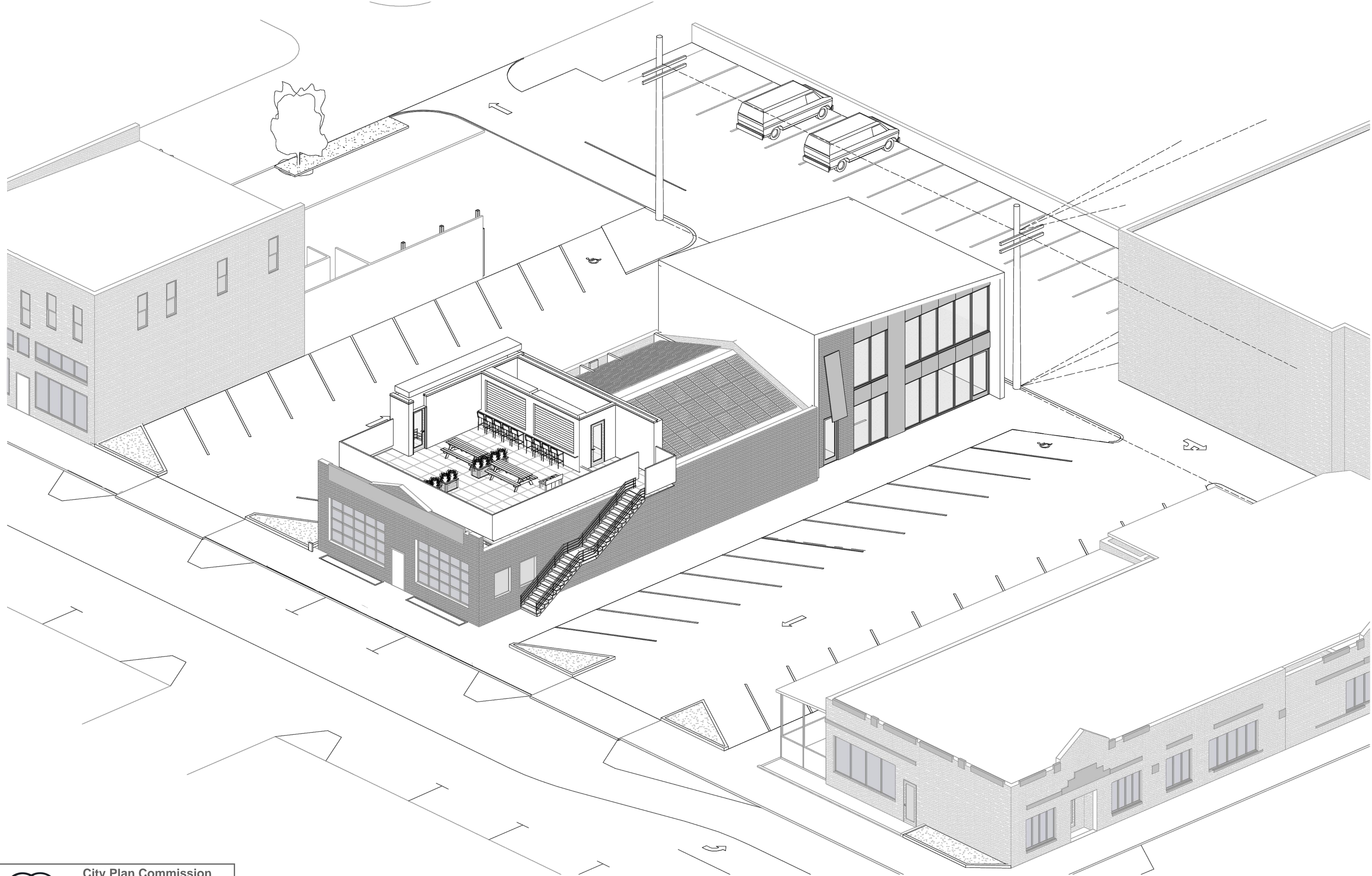
*Diane Binkckley*  
 Diane Binkckley, ACP  
 Secretary of the City Plan Commission







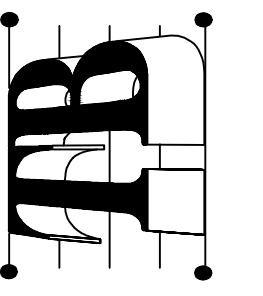




Leonard J. Graham  
 Engineer  
 License No.:  
 E-18801  
 DWG. NO.:  
 C005

**SOL CANTINA**  
 408 E 31 STREET  
 KANSAS CITY, MISSOURI 64108  
 BUILDING PERSPECTIVE

**Taliaferro & Browne, Inc.**  
 Civil / Structural Engineering, Landscape  
 Architecture / Architecture & Surveying  
 1020 E. 38th STREET  
 KANSAS CITY, MISSOURI 64106  
 PROFESSIONAL CORPORATION  
 MISSOURI LICENSE NO. 004466, KANSAS LICENSE NO. P-1481  
 T&B ARCHITECTURAL CORPORATION LICENSE #201507506



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-00003** on **4/2/2024**

*Diane Binkckley*  
 Diane Binkckley, ACP  
 Secretary of the City Plan Commission

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP

File Name:  
 T & B Project No.:  
 77-1720

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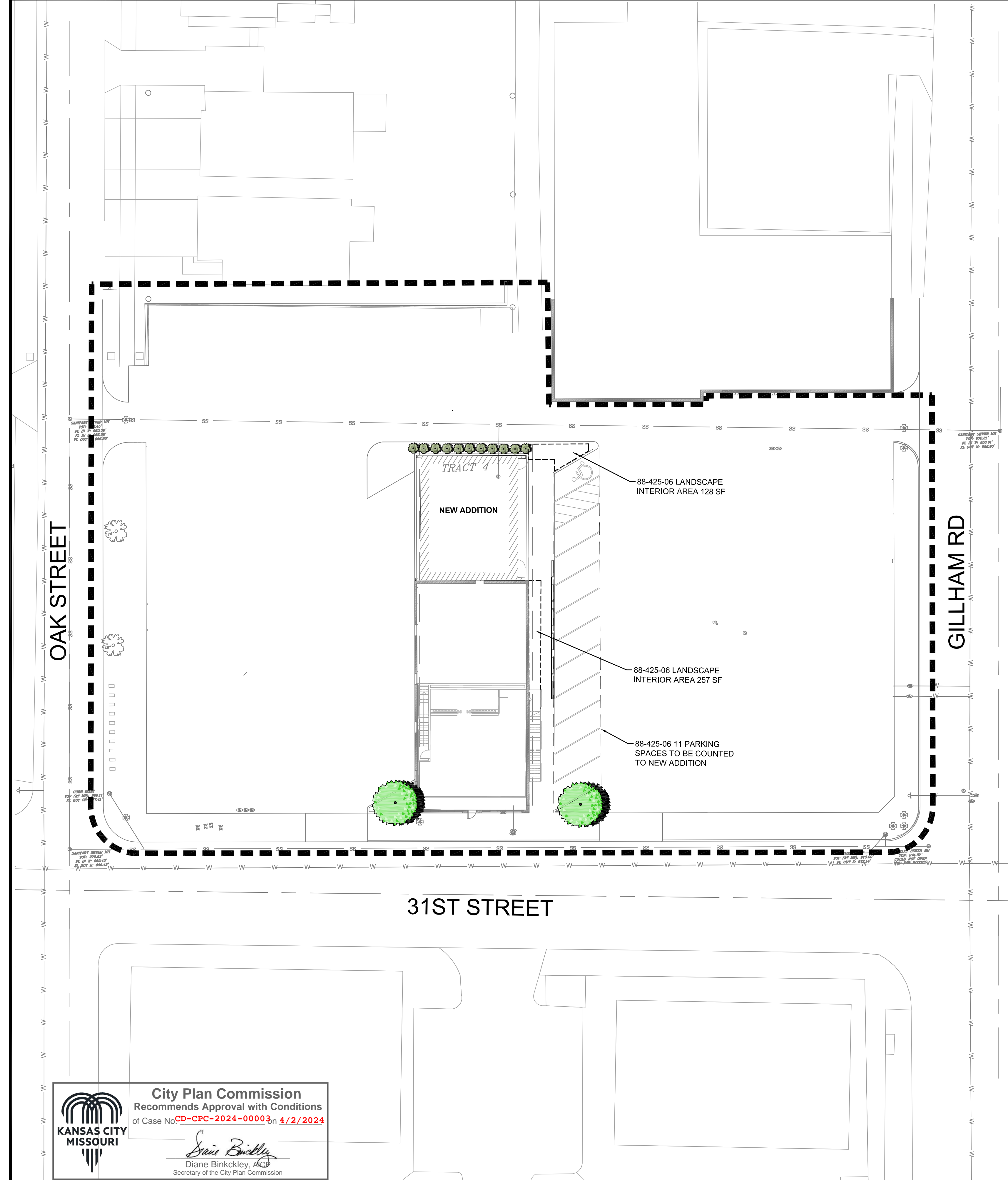


TABLE 3 - LANDSCAPE AND SCREENING

KCMO LANDSCAPE & SCREENING STANDARDS	Required	Proposed	Alternative Requested?	Approved
<b>88-425 - LANDSCAPE REQUIREMENTS</b>				
88-425-03 Street Trees	1	None	Yes *	
88-425-04 General	n/a	n/a		
88-425-05 Perimeter Vehicular Use Area				
<b>Adjacent to Streets</b>				
Buffer Width	n/a	n/a		
Trees	n/a	n/a		
Shrubs / Berms / Wall	n/a	n/a		
<b>Adjacent to Residential Zones</b>				
Buffer Width	n/a	n/a		
Shrubs / Berms / Fence / wall	n/a	n/a		
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area - (11 pkg spaces x 35 SF per space =)	385 SF	385 SF		
Trees - (11 pkg spaces /5 pkg spaces per tree = 2.2 trees)	2	2		
Shrubs - (11 pkg spaces x 1 shrub per pkg = 11 shrubs)	11	11		
88-425-Parking Garage Screening	n/a	n/a		
88-425-08 Mechanical/Utility Equipment Screening	n/a	n/a		
88-425-09 Outdoor Use Screening	n/a	n/a		

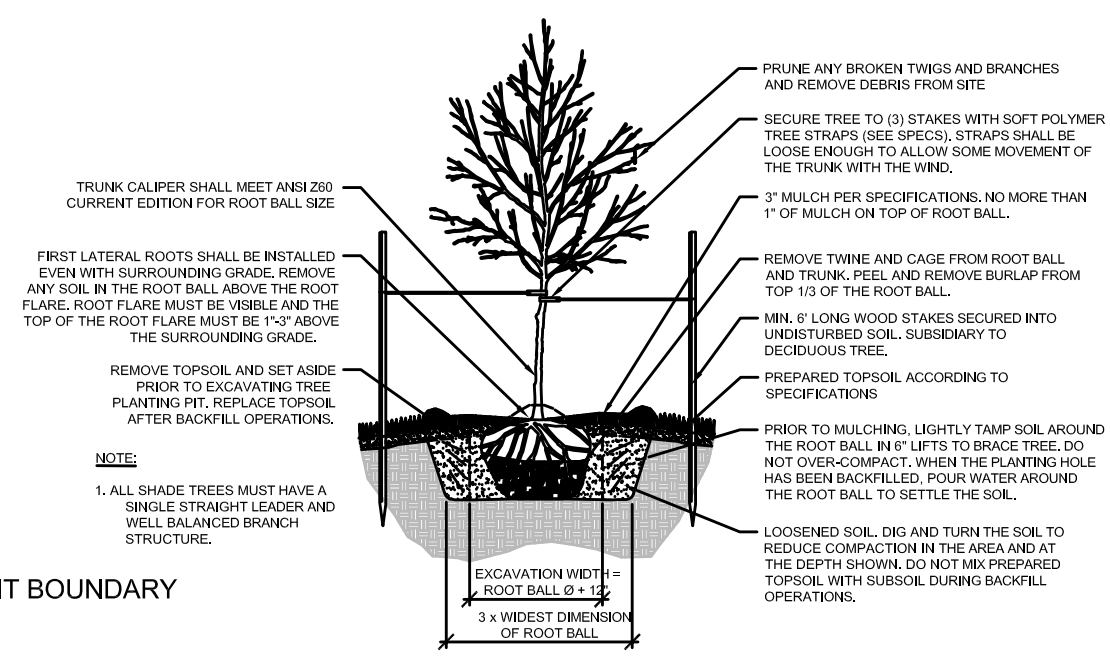
• DUE TO SITE CONSTRAINTS THE (1) STREET TREE REQUIRED WILL BE PUT INTO THE STREET TREE FUND AT A RATE OF \$185 PER TREE CALIPER INCH. A TWO INCH STREET TREE IS REQUIRED.

CONCEPT PLANT SCHEDULE

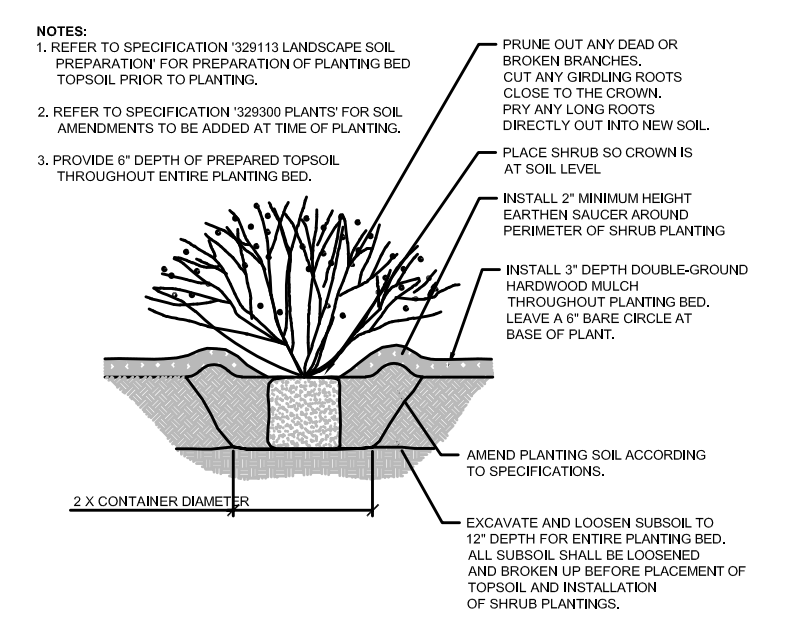
	<b>PARKING LOT TREES (88-425-06)</b> Acer rubrum 'Armstrong' / Armstrong Red Maple Cercis canadensis var. texensis / Oklahoma Redbud Nyssa sylvatica 'Wildfire' / Black Gum Quercus bicolor / Swamp White Oak	2
	<b>PARKING LOT SHRUBS (88-425-06)</b> Buxus microphylla var. koreana 'Winter Green' / Winter Green Boxwood Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark Viburnum carlesii / Korean Spice Viburnum	11

LEGEND:

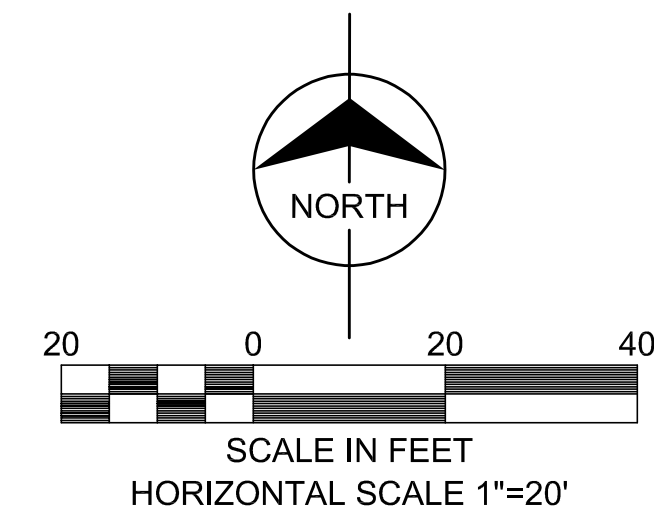
--- UR MAJOR AMENDMENT BOUNDARY



DECIDUOUS TREE 02  
N.T.S.



SHRUB PLANTING 03  
N.T.S.



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 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2024-00003** on **4/2/2024**

*Susan Binkley*  
 Diane Binkley, ACP  
 Secretary of the City Plan Commission

Steven L. Bauer  
 Architect  
 License No.: 00145  
 DWG. NO.: L100

**SOL CANTINA**  
 408 E 31 STREET  
 KANSAS CITY, MISSOURI 64108

**UR LANDSCAPE PLAN AND DETAILS**

Taliaferro & Browne, Inc.  
 Civil / Structural Engineering, Landscape Architecture / Architecture & Surveying  
 1020 E. 38th Street  
 FT. SCOTT, MISSOURI 64106  
 PROFESSIONAL LICENSE NO. 000446 KANSAS LICENSE NO. P-181  
 MISSOURI LICENSE NO. 000446 KANSAS LICENSE NO. P-181  
 T&B ARCHITECTURAL CORPORATION LICENSE #201507506

File Name: \_\_\_\_\_ NO. BY CK APP

T & B Project No. 77-1720 REVISIONS AND RECORD OF ISSUE



## Adapted Land Uses and Standards from 10494-URD-4

### Mixed Use Commercial & Residential

#### *Uses*

- I. Gasoline and Fuel Sales shall not be permitted on properties with frontage on Main Street, 31<sup>st</sup> Street, or Walnut Street.
- II. Motor vehicle repair, limited or general shall not be permitted.

#### *Lot and Building Standards*

- I. Height: Buildings or structures shall not exceed four stories or 60 feet in height.
- II. Side yards: No side yard is required in this Mixed Use Commercial & Residential district. On a corner lot, the side yard shall not be greater than a line projected from the established fronts of the structures on the side street.
- III. Rear yards: No rear yard is required in this Mixed Use Commercial & Residential district except where the rear yard abuts or adjoins a residential district. When this occurs, there shall be a rear yard at least 10 feet in depth. Where there is an alley, the rear yard shall be measured to the center of the alley.
- IV. Residential Structures: There shall be no lot area requirement for the residential structures.
- V. All other standards shall be determined by Section 88-110-07 where applicable.

#### *Parking*

- I. Parking and loading regulations for all uses and parking for buildings erected exclusively for dwelling purposes shall be as provided in Section 88-420. A minimum of one off-street parking space per dwelling unit is required for residential units in mixed use structures in this Mixed Use Commercial & Residential district.
- II. A minimum of one-half of the minimum parking requirements of Section 88-420-06 shall be provided for nonresidential uses in this Mixed Use Commercial & Residential district, unless otherwise exempt by Section 88-420-04.
- III. An individual nonresidential use may not provide more than two times the minimum parking requirements of Section 88-420 on the same lot or on a combination of the same and contiguous lots in any zoning district, unless the parking provided is completely enclosed within a building. Maximum parking restrictions shall not apply to hotels.

#### *Architecture and Design*

- I. Residential: The predominant style of Union Hill's remaining original housing is "Queen Anne." Other styles of original housing were "Italianate," "Second Empire," and "Gothic" and in areas that were rebuilt in the 20<sup>th</sup> Century, the "Shirtwaist" style predominates. DeGroff Way is unique with its "New England Saltbox" style. New residential construction should employ the most appropriate of these styles for the particular building site.
- II. Commercial: The predominant style of original commercial buildings is "Victorian." Most of the remaining original buildings are two or three stories. The general style employs plate glass windows at street level with transom windows above and transom windows above the entry door(s). Upper floors of brick or stone construction with cut or cast stone trim and



have a good deal of decorative detailing. Elaborate cornices are usually found on flat topped structures.

- III. All new commercial construction should evoke that above styles insofar as it is compatible with the intended use of the structure and shall evoke the “Victorian” or Turn of the Century” style. New structures shall be masonry construction and have masonry veneer. The preferred materials are red brick with cut cast stone trim and decorative details, or all natural stone, or a combination of the two. Discretion may be used for the renovation of existing buildings that may not be of the “Victorian” era.

## **Mixed Residential**

### *Lot and Building Standards*

- I. Height: Buildings or structures shall not exceed four stories or 60 feet in height.
- II. No front yard setback is required in this Mixed Residential district.
- III. No side yard setback is required in this Mixed Residential district.
- IV. No rear yard setback is required in this Mixed Residential district.
- V. The area occupied by a detached accessory building in the rear yard shall be limited to 50 percent of the area of the rear yard.
- VI. The minimum width of a lot shall be 16 feet.
- VII. There shall be no lot area requirement.
- VIII. All other standards shall be determined by Section 88-110-07 where applicable.

### *Architecture and Design*

- I. Materials for new construction or exterior renovations shall be of stone, brick, stucco or wood.
- II. Roof and ground mounted mechanical equipment shall be screened from view from the street and adjacent property.
- III. Fences shall be wrought iron, decorative steel, or wood picket construction. Chain link fences, with or without opaque slat inserts, are prohibited in this Mixed Residential district.
- IV. New residential construction or exterior renovation should use the most appropriate architectural style based on the predominate styles for the particular building site, “Queen Anne,” “Italianate,” “Second Empire,” “Gothic,” and “Shirtwaist.”

## **Single Family Detached Residential**

### *Lot and Building Standards*

- I. Accessory Structures:
  - a. The setback from a street side property line shall be no less than the setback established for the principal building.
  - b. No setback from the principal building is required, but must follow all building code fire rating requirements.
  - c. Accessory structures shall not occupy more than 50 percent of the rear yard.
- II. Minimum lot width shall be 25 feet in this Single Family Detached Residential district.





*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission

- III. Fences shall be wrought iron, decorative steel, or wood picket construction. Chain link fences, with or without opaque slat inserts, are prohibited in this Mixed Residential district.
- IV. New residential construction or exterior renovation should use the most appropriate architectural style based on the predominate styles for the particular building site, “Queen Anne,” “Italianate,” “Second Empire,” “Gothic,” and “Shirtwaist.”