



CITY PLAN COMMISSION STAFF REPORT

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

January 3, 2023

Project Name
Plaza East Apartments

Docket # 3

Request
CD-CPC-2022-00192
Development Plan - Residential

Applicant
Amanda Grosdeck
Plaza East Equities LLC

Owner
Plaza East Equities LLC

Location 1500 E. 46th Street
Area About 20.6 acres
Zoning R-1.5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Commercial and Residential, zoned B1-1 and R-2.5
South: MLK Park/Brush Creek, zoned R-2.5
East: Residential, zoned R-0.5
West: Commercial, zoned B3-2

Major Street Plan

Emanuel Cleaver II Boulevard is identified on the City's Major Street Plan as a Boulevard.

Land Use Plan

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

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/26/2022. Scheduling deviations from 2022 Cycle W have occurred.

- A deviation to the schedule occurred as the applicant revised the project landscape plan and satisfied the public engagement requirement.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The applicant satisfied the public engagement requirement and contacted the Ivanhoe Neighborhood Council.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 12/07/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The existing residential development has existed for decades and has 362 apartment units and 18 duplex units.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved development plan to add new fencing and the construction of a new parking area on about 20.6 acres generally located at Emanuel Cleaver II Boulevard and E. 46th Street.

CONTROLLING + RELATED CASES

Case No. 10962-CUP-1 allowed for the once former condos to convert to 362 apartment units and 18 duplexes (11-19-1991).

Case No. 10962-CUP-2 approved a final plan for residential development (2-4-1992).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
3 **Approval with Conditions**

PLAN REVIEW

The existing 20.6-acre site was once several hundred condominiums and in 1991 the units were converted into apartments and duplexes, for a total of 380 residential units. The existing residential development has seen reinvestment and upkeep over the last few years. The developer is proposing to construct an additional parking lot which required a major amendment to the controlling plan. Major amendments to existing plans require that the development comply with the current Zoning and Development Code. Staff reviewed the plan to ensure that the developer is complying with the Boulevard and Parkway standards (88-323) and Landscape standards (88-425).

PLAN ANALYSIS

The proposed plan is comprised of the addition of a new parking area, additional fencing and gates and a landscape plan that complies with the Zoning and Development Code. The new vehicular use area is in the southwest quadrant of the site and will provide eleven (11) additional parking stalls. The developer will also make improvements to the existing fence and provide additional fencing and gates throughout the entire site. The developer shall revise the landscape plan and remove non-invasive species prior to ordinance request. Staff has requested the developer to remove the dwarf winged euonymus and morning light maiden grass and replace with native grasses. The proposed improvements were reviewed and approved by the Parks and Recreation department and comply with the Boulevard and Parkway standards (88-323).

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	Yes	Yes, subject to conditions	
Parkland Dedication (88-408)	No	-	No additional units are being constructed
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	No building permit shall be issued until a landscape affidavit is submitted to City Planning and Development
Outdoor Lighting Standards (88-430)	No	Yes	No lighting was proposed
Sign Standards (88-445)	No	Yes	No signs were proposed

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 applicant shall revise the landscape plan prior to ordinance request. All other improvements within this development plan comply with the Zoning and Development Code and all other applicable City ordinances and policies.

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

The proposed use is permitted.

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 plan and existing conditions provide for safe, efficient, and convenient movement of traffic.

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

The plan and existing conditions provide for safe, efficient, and convenient non-motorized travel opportunities.

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

No utility improvements are being proposed at this time.

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.

No buildings are being proposed. The additional fencing will match what is currently on site.

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 plan will enhance the existing buffer that is on site.

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 proposed plan does not result in the construction of excessive impervious surfaces.

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.

The developer will replace the trees to be removed for the new vehicular use area.

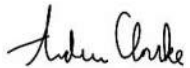
ATTACHMENTS

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
Staff Planner



Plan Conditions

Report Date: December 28, 2022

Case Number: CD-CPC-2022-00192

Project: Plaza East Apartments

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 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 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.
3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. Prior to ordinance request the developer shall revise the landscape plan to remove and replace all invasive species.

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

6. 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).

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

7. All proposed work shall comply with and remain in compliance with the Parkway & Boulevard Standards of 88-323 as Paseo to the west and Emanuel Cleaver II Blvd to the south are both identified on the major street plan and subject to these standards.

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

8. 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>

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

9. Please do not build fences or any permanent structures over or within a few feet of public/ KC Water Mains

PLAZA EAST APARTMENTS

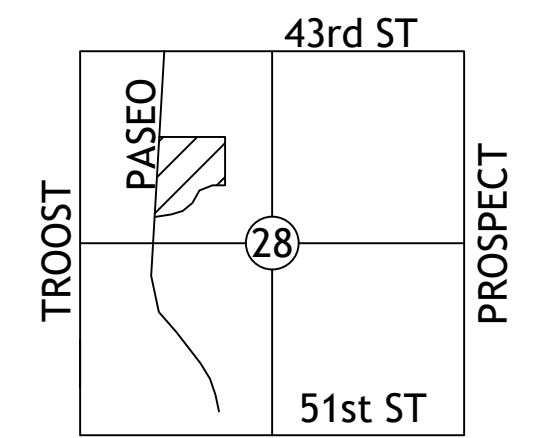
SECTION 28 , TOWNSHIP 49 , RANGE 33
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

KIVA NO.

APN NO. JA3062026030000000

PRIVATE IMPROVEMENT PLANS

BRUSH CREEK IS THE WATERSHED FOR THE PROJECT.
DISTURBED AREA: 0.14ac



VICINITY MAP
SECTION 28-49-33
KANSAS CITY,
JACKSON COUNTY, MISSOURI
1"=2640'

PRIVATE QUANTITIES:

ITEM	UNIT	QUANTITY
EARTHWORK CUT-87, FILL-12	CY	201 (C)
SIDEWALK REMOVAL	SF	960
ASPHALT PAVING	SY	692
EROSION CONTROL	LS	1
SEEDING	SF	3,500
6' TALL FENCING	LF	2,148
PEDESTRIAN GATES	EA	36
MOTORIZED DRIVE THRU GATES	EA	6

PROPERTY DESCRIPTION:

VILLAGE GREEN CONDOMINIUMS TRACT 2 COMMON AREAS, KANSAS CITY,
JACKSON COUNTY, MISSOURI



UTILITIES:

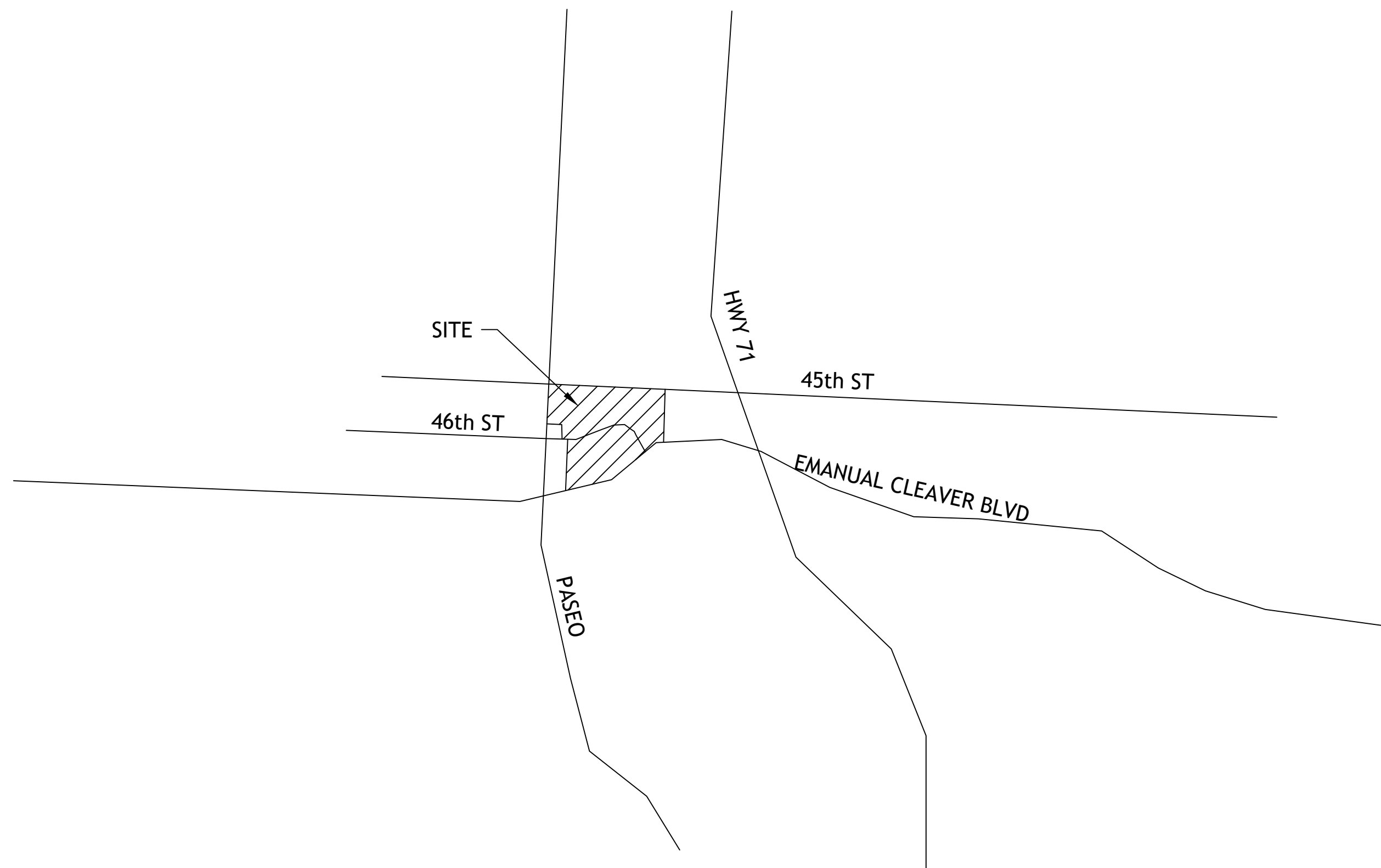
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED

- Kansas City Power & Light _____ 816-471-0060
- Southwestern Bell Telephone _____ 816-871-9900
- KPL Gas Service Company _____ 816-221-2200
- Kansas City Public Works _____ 816-274-2281
- American Cablevision _____ 816-231-1444
- Water Pollution Control Dept. _____ 816-274-2800
- Missouri One-Call System _____ 1-800-DIG-RITE

LEGEND

Existing	Proposed		
⊙ Control Point	— — — — — Centerline	● Post	— — — — — Right of Way
⊙ Clean Out	⌒ Curb Inlet	⊕ Power Pole	- - - - - Silt Fence
⊙ Electric Meter	□ Field Inlet	⊖ Sign	— — — — — Storm Sewer
-X-X- Fence	□ Grading Limits	○ Man Hole	X Spot Elevation
— Gas — Gas	□ Junction Box	⊕ Telephone Riser	- - - - - Sediment Logs/Waddles
○ Fire Hydrant	— — — — — Property Line	⊕ Tree	— — — — — Waddle
⊙ Down Guy	(R) Remove	⌒ Vegetation Line	— — — — — Water Main
⊙ Iron Pin	(R & R) Remove & Replace	— UGT — Underground Telephone	
⊙ Light Pole		⊕ Water Meter	
⊕ Mail Box		⊕ Water Valve	



LOCATION MAP

PROJECT NOTES

- The construction covered by these plans shall conform to the current "City Standards" and Specifications of the CPS-DS-LDD, Kansas City, Missouri, except as noted.
- Elevations are based upon Kansas City, Missouri Datum. NAVD 88 +722.57
- All street name signs shall be installed in accordance with the requirements of the Transportation Department as part of the street construction work, by the paving contractor.
- Developer shall be responsible for the control of erosion and siltation during all phases of construction.
- All asphalt street construction shall be of virgin material.
- Manhole top elevations designated as "Field Verify" are located outside the street right-of-way. Developer ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
- Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the CPS-DS-LDD" or as required by the City field representative. Prior to ordering pre-cast structures, shop drawings are to be submitted to the design engineer for approval. The design engineer shall indicate approval of the shop drawings and add the permit type and number on them and then submit them to the City Planning & Development Dept., Land Development Division,
- Development Services on the 5th floor of City Hall, 414 E. 12th St. KCMO 64106.
- All new sidewalk construction in front of the residential frontage will be the responsibility of the Builder.
- ADA ramps are to be constructed in conformance with DOJ/ADA standards.
- Storm Sewers crossing public streets shall conform to the flowable fill requirements as per the revised APWA Section 2602.3 Backfilling of Trenches dated April 2000.

OWNER

PLAZA EAST EQUITIES LLC
55 FIFTH AVE FL 15
NEW YORK, NY 10003

ORIGINAL SURVEY

ANDERSON SURVEY CO.
1270 NE DELTA SCHOOL RD
LEE'S SUMMIT, MO 64064

SURVEYOR FOR PROJECT AREAS

SCHMIDT, BECK & BOYD ENGINEERING, LLC
1415 SW TOPEKA BLVD.
TOPEKA, KS 66612
(785) 215-8630

ENGINEER

PFEFFERKORN ENGINEERING & ENVIRONMENTAL
19957 W 162nd ST
OLATHE, KS 66062
913-490-3967

SHEET INDEX:

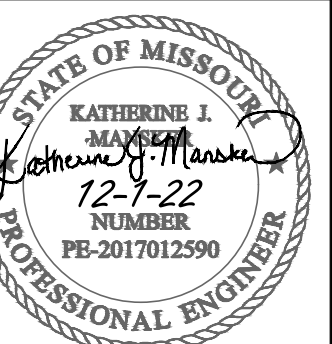
- COVER
- C-1 DIMENSION PLAN
- C-2 GRADING PLAN
- C-4 EROSION CONTROL PLAN
- C-5 LANDSCAPE PLAN
- C-6 LANDSCAPE PLAN
- C-7 LANDSCAPE PLAN
- C-8 LANDSCAPE PLAN
- C-9 DETAILS

PFEFFERKORN ENGINEERING & ENVIRONMENTAL
PH. 913-490-3967
19957 W 162nd St
Olathe, Kansas 66062
FX. 913-426-9138
www.p-e2.com

PLAZA EAST APARTMENTS
KANSAS CITY, MO

COVER SHEET

DATE	REVISION	BY	DATE	REVISION	BY



DATE	BY	DATE	BY

COVER

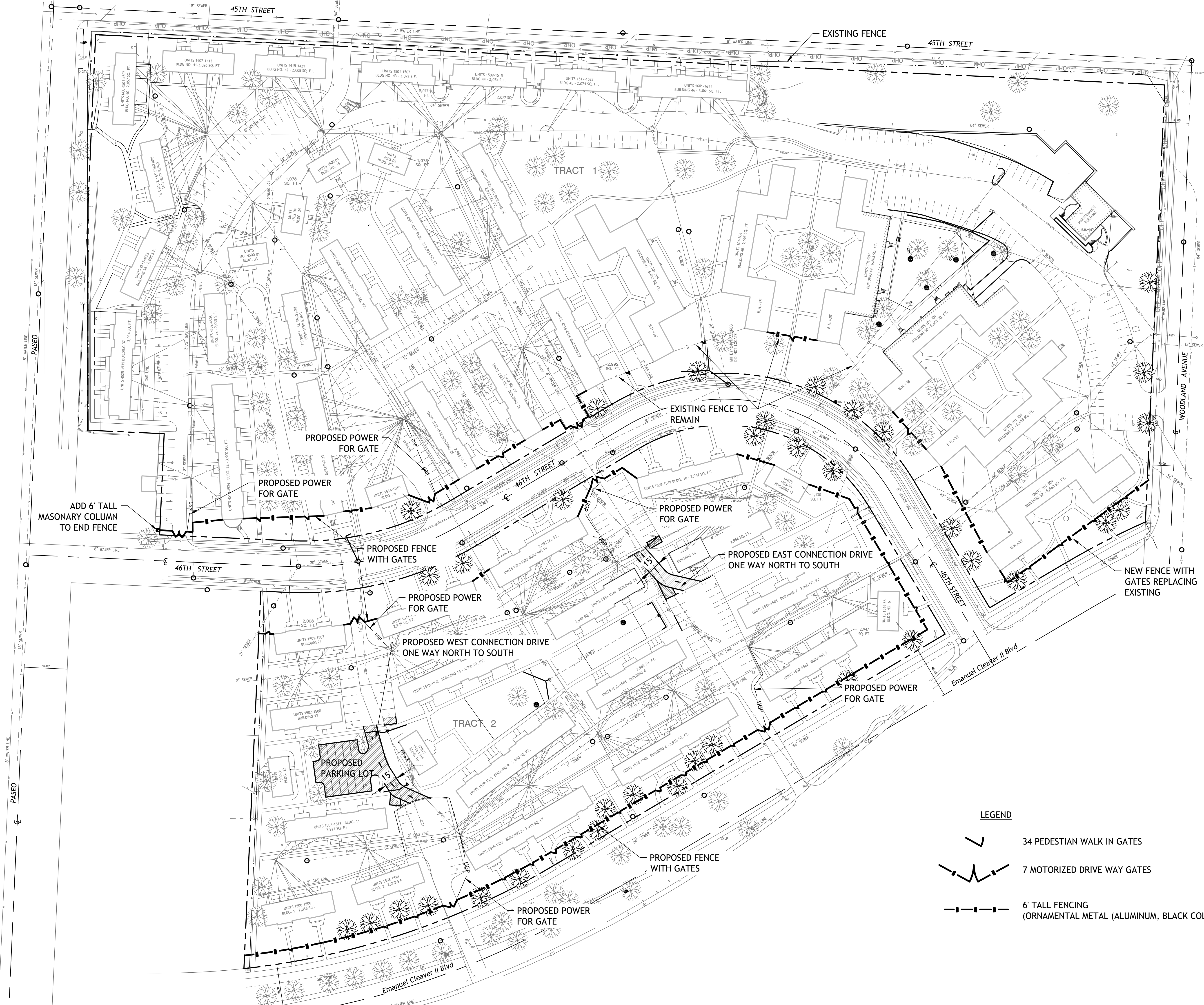
PLAZA EAST APARTMENTS
 KANSAS CITY, MO

OVERALL SITE PLAN

NO.	DATE	REVISION

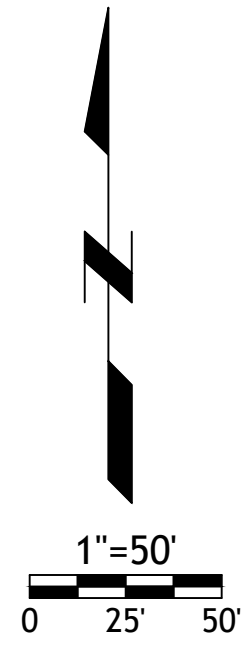


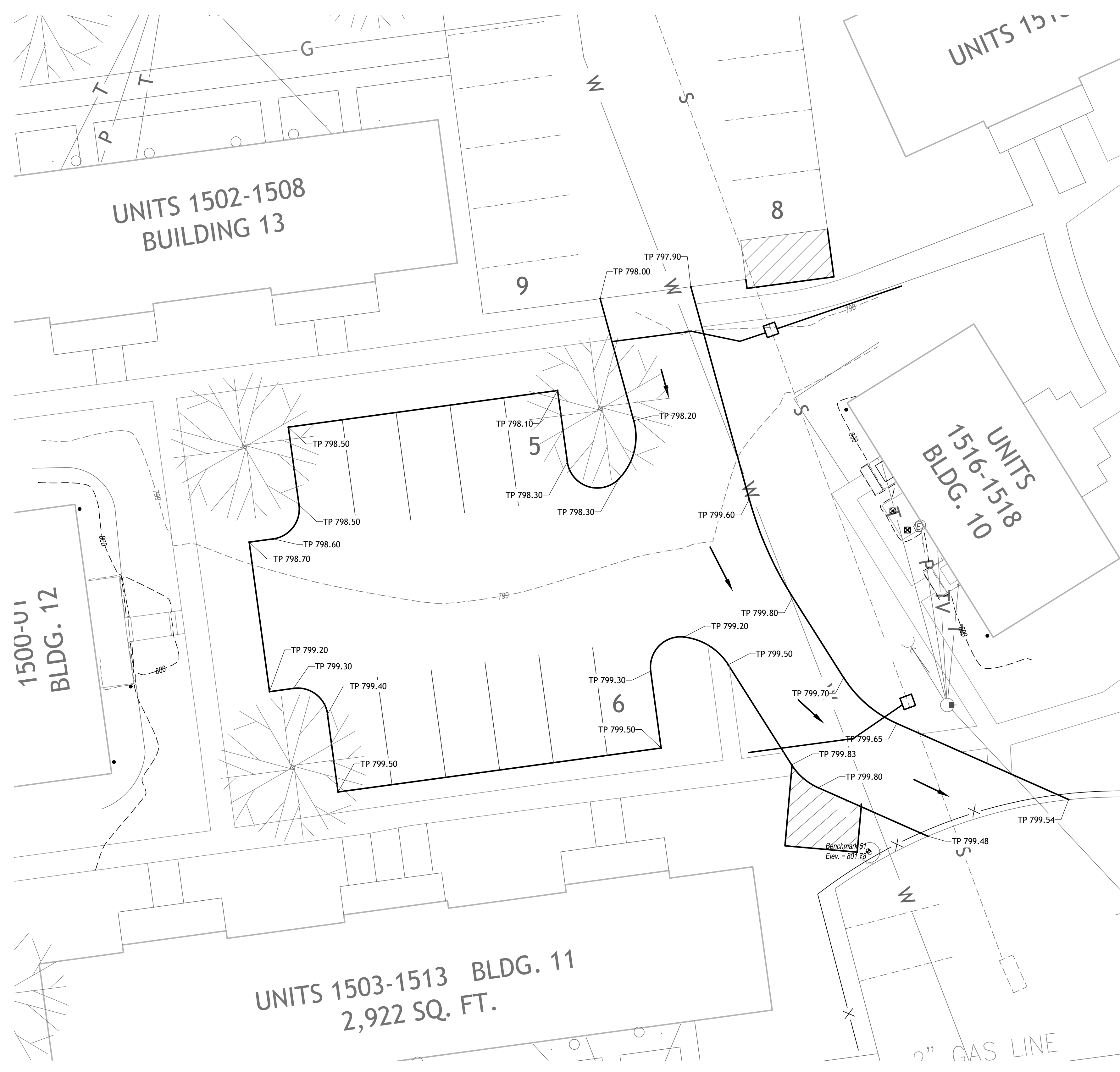
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LEGEND

- 34 PEDESTIAN WALK IN GATES
- 7 MOTORIZED DRIVE WAY GATES
- 6' TALL FENCING (ORNAMENTAL METAL (ALUMINUM, BLACK COLOR))

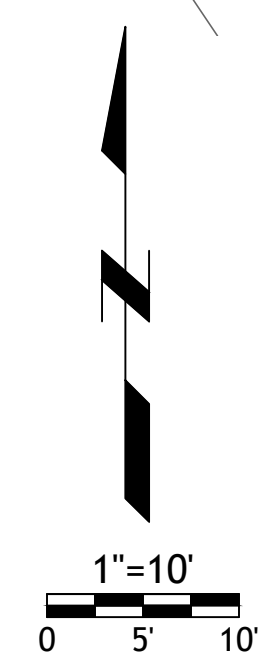




WEST CONNECTING DRIVE



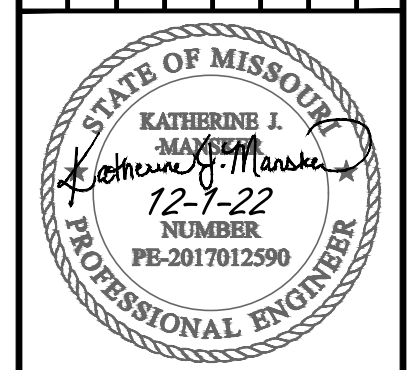
EAST CONNECTING DRIVE



**PLAZA EAST
APARTMENTS**
KANSAS CITY, MO

GRADING PLAN

NO.	DATE	REVISION



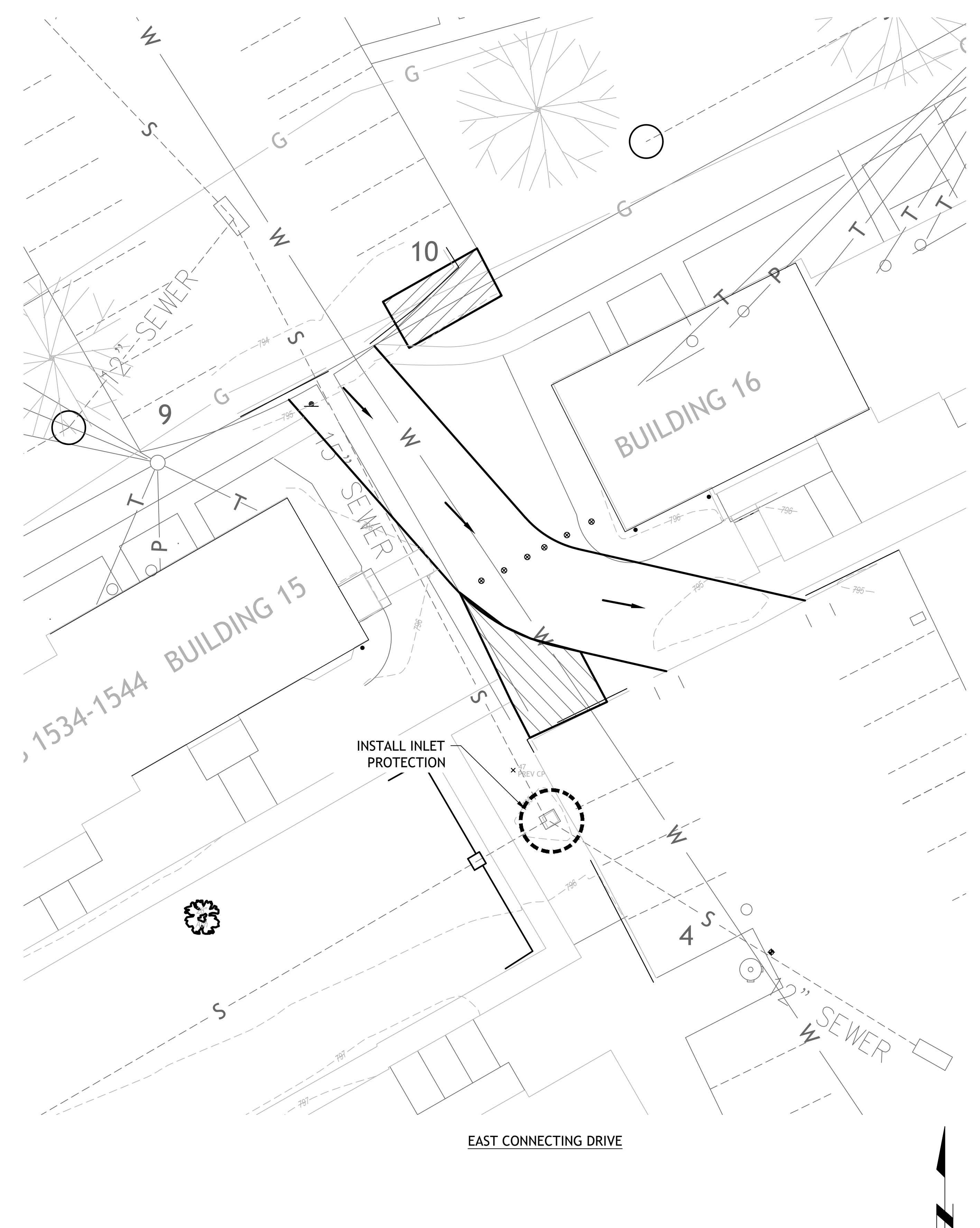
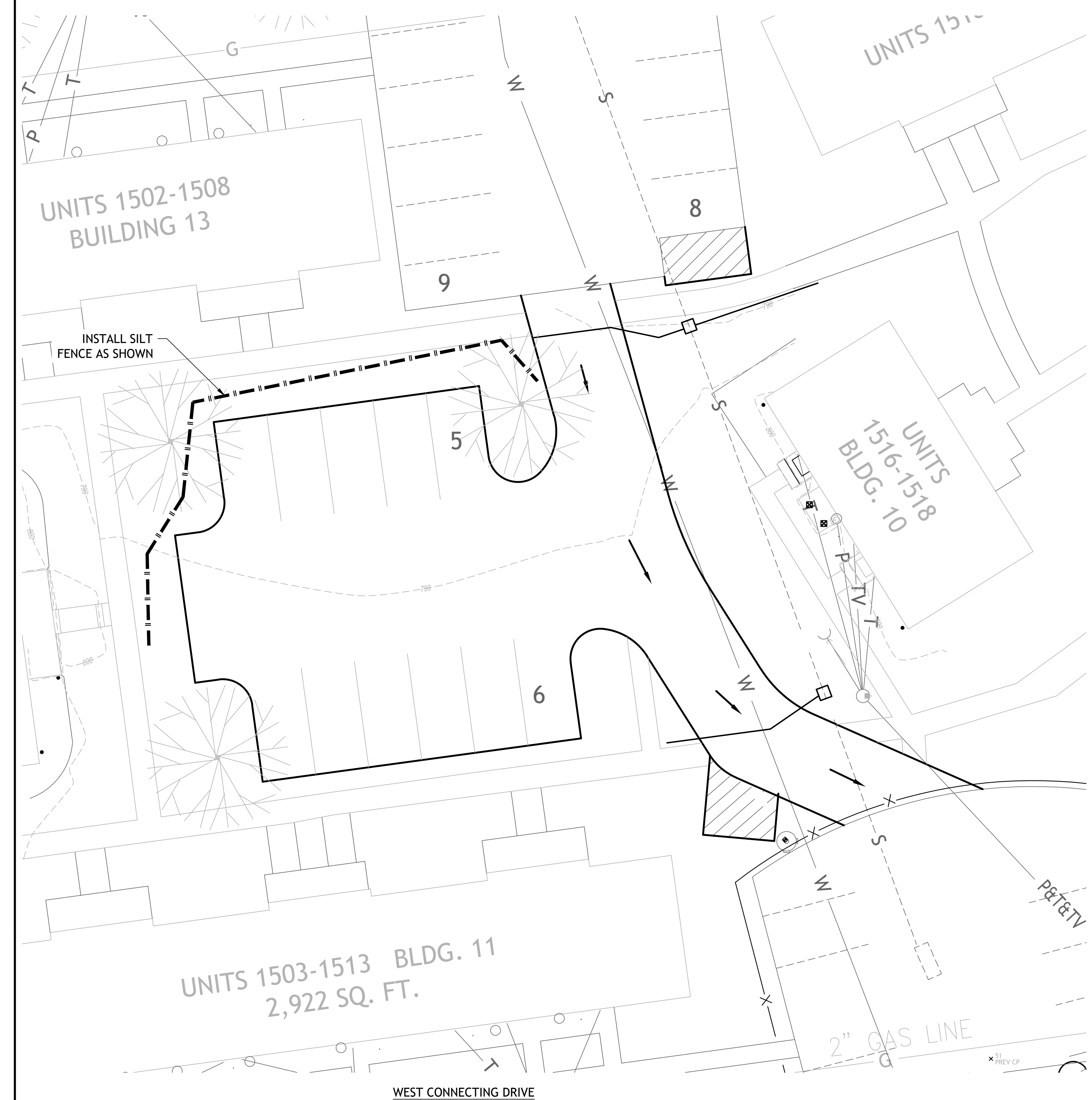
NO.	DATE	REVISION

DATE	NO. 02	10/15/20
PERSON	COMMENTS	REVISED WITH LOTS
DATE	NO. 01	10/15/20
PERSON	COMMENTS	REVISED WITH LOTS
DATE	NO. 00	10/15/20
PERSON	COMMENTS	REVISED WITH LOTS



DRAWN BY	DATE	1/13/21
DATE	1/13/21	PROJECT
PROJECT	REVISION #	

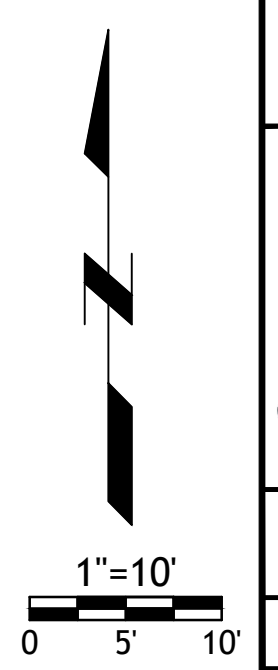
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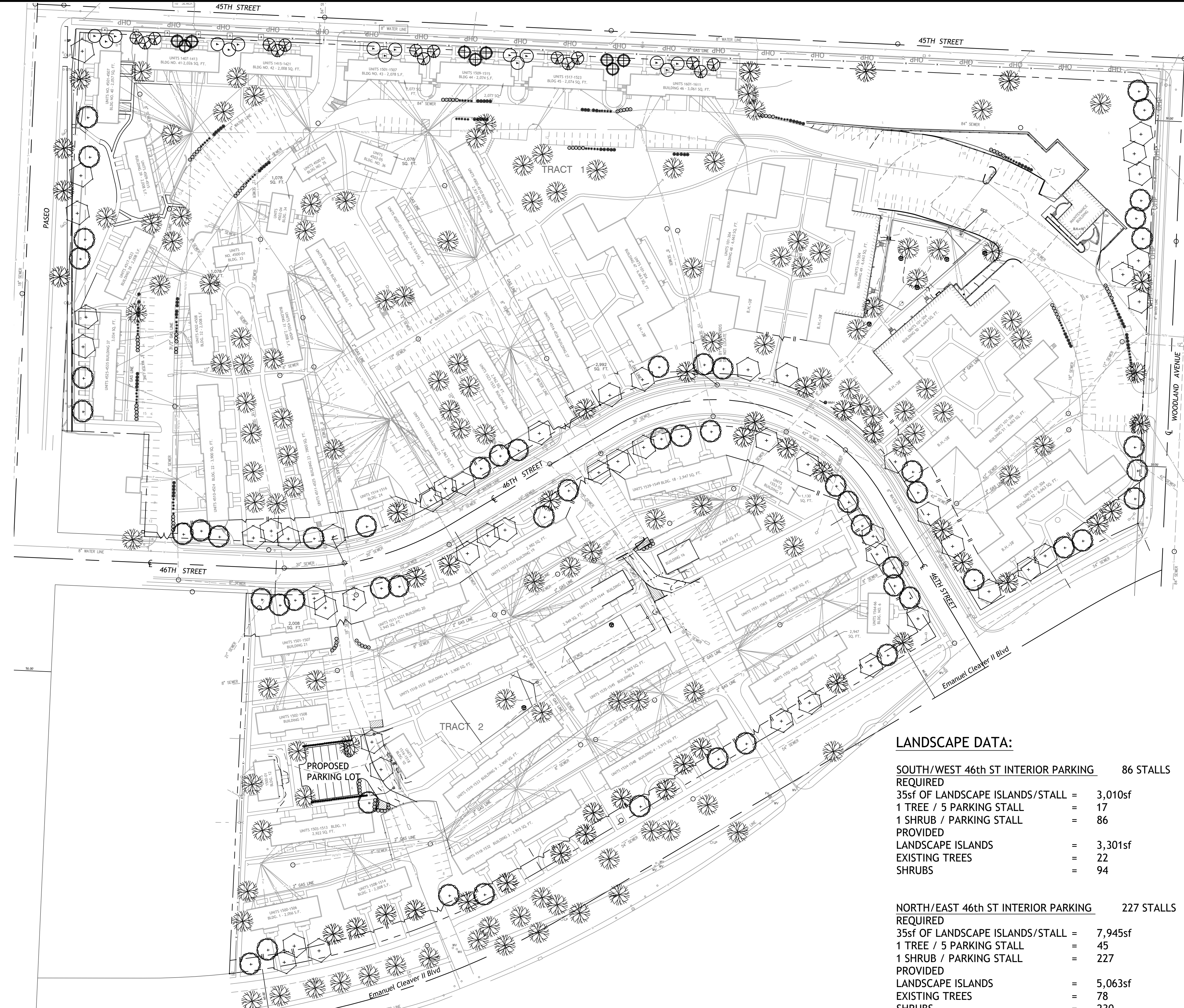


- LEGEND**
- PROPERTY LINE / LIMITS OF GRADING
 - - - - - SILT FENCE - POST MAX SPACING 8' USE ESC 10 DETAIL
 - INLET PROTECTION USE ESC-06

Erosion & Sedimentation control measures in place shall be checked & maintained weekly or within 24 hours following a rain measuring greater than 0.5 inches in 24 hours as recorded at KCI Airport.

NOTE:
NO WETLANDS PRESENT ON THIS PROPERTY





LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

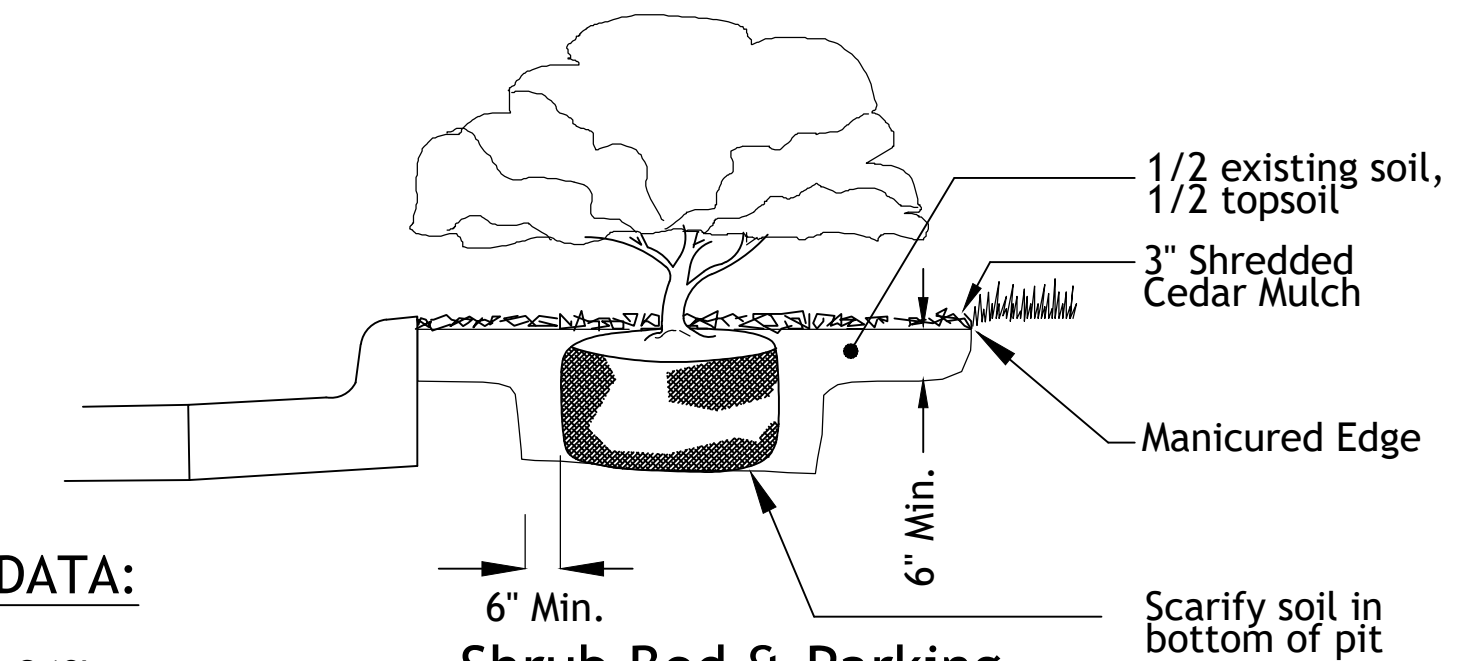
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



LANDSCAPE DATA:

45th STREET 1,240'
 REQUIRED
 1 SHADE / 30' = 41
 PROVIDED
 EXISTING TREES = 3
 ORNAMENTAL TREES = 39 (EXISTING OVERHEAD POWER)

PASEO 458'
 REQUIRED
 1 SHADE / 30' = 15
 PROVIDED
 EXISTING TREES = 4
 SHADE TREES = 11

46th STREET (NORTH/EAST SIDE) 1,112'
 REQUIRED
 1 SHADE / 30' = 37
 PROVIDED
 EXISTING TREES = 8
 SHADE TREES = 29

46th STREET (SOUTH/WEST SIDE) 1,112'
 REQUIRED
 1 SHADE / 30' = 37
 PROVIDED
 EXISTING TREES = 7
 SHADE TREES = 29

WOODLAND AVE 507'
 REQUIRED
 1 SHADE / 30' = 17
 PROVIDED
 EXISTING TREES = 3
 SHADE TREES = 14

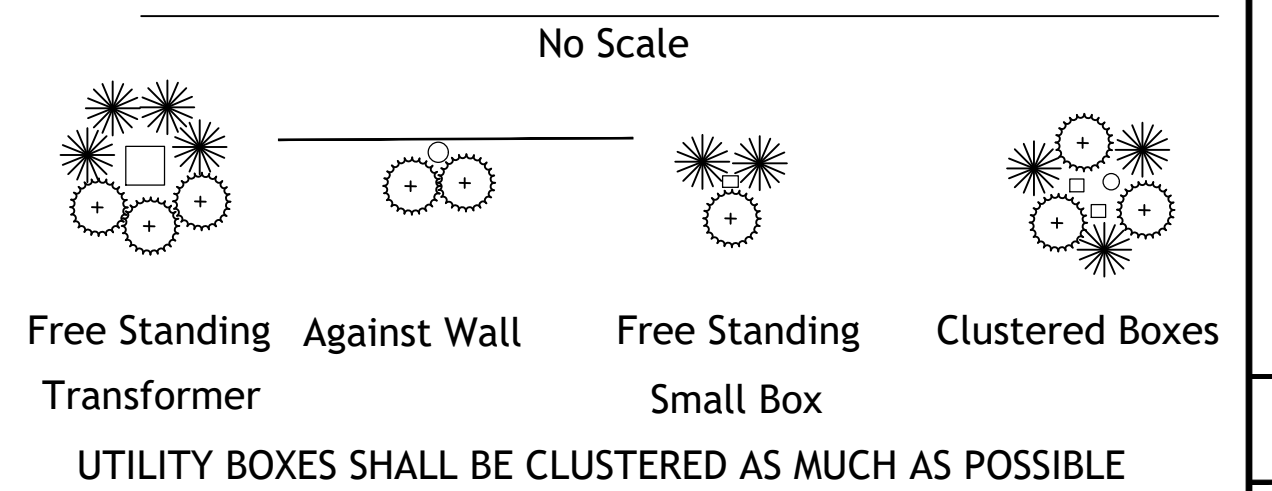
EMANUEL CLEVER BLVD 1,114'
 REQUIRED
 1 SHADE / 30' = 37
 PROVIDED
 EXISTING TREES = 18
 SHADE TREES = 19

LANDSCAPE DATA:

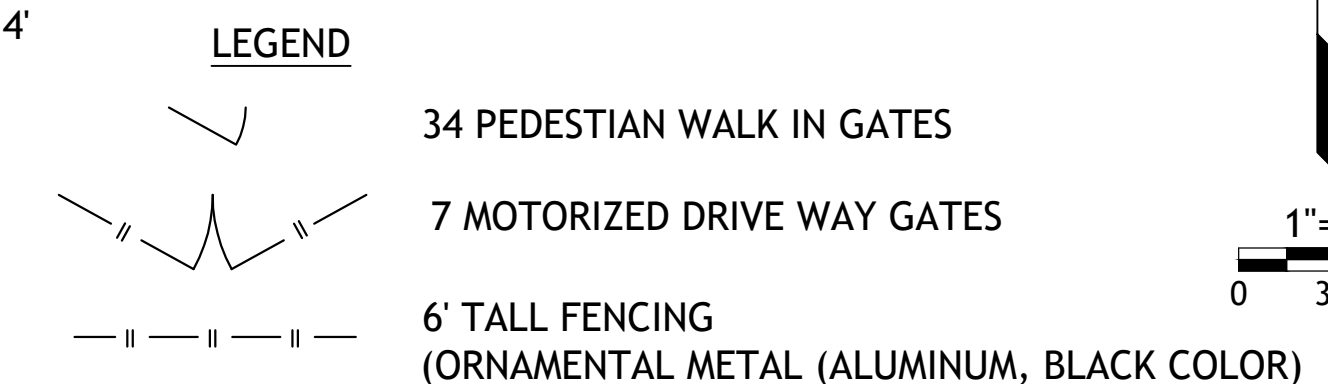
SOUTH/WEST 46th ST INTERIOR PARKING 86 STALLS
 REQUIRED
 35sf OF LANDSCAPE ISLANDS/STALL = 3,010sf
 1 TREE / 5 PARKING STALL = 17
 1 SHRUB / PARKING STALL = 86
 PROVIDED
 LANDSCAPE ISLANDS = 3,301sf
 EXISTING TREES = 22
 SHRUBS = 94

NORTH/EAST 46th ST INTERIOR PARKING 227 STALLS
 REQUIRED
 35sf OF LANDSCAPE ISLANDS/STALL = 7,945sf
 1 TREE / 5 PARKING STALL = 45
 1 SHRUB / PARKING STALL = 227
 PROVIDED
 LANDSCAPE ISLANDS = 5,063sf
 EXISTING TREES = 78
 SHRUBS = 230

Typical Utility Box Screening Details

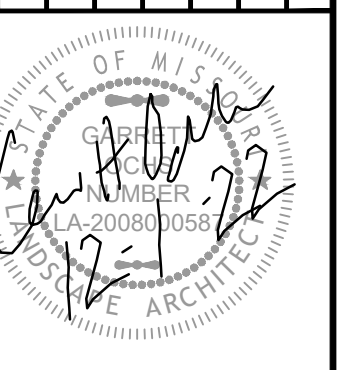


NOTE:
 ALL TRASH RECEPTACLES SHALL BE SCREENED WITH LANDSCAPE OR 6' TALL WOODEN FENCE

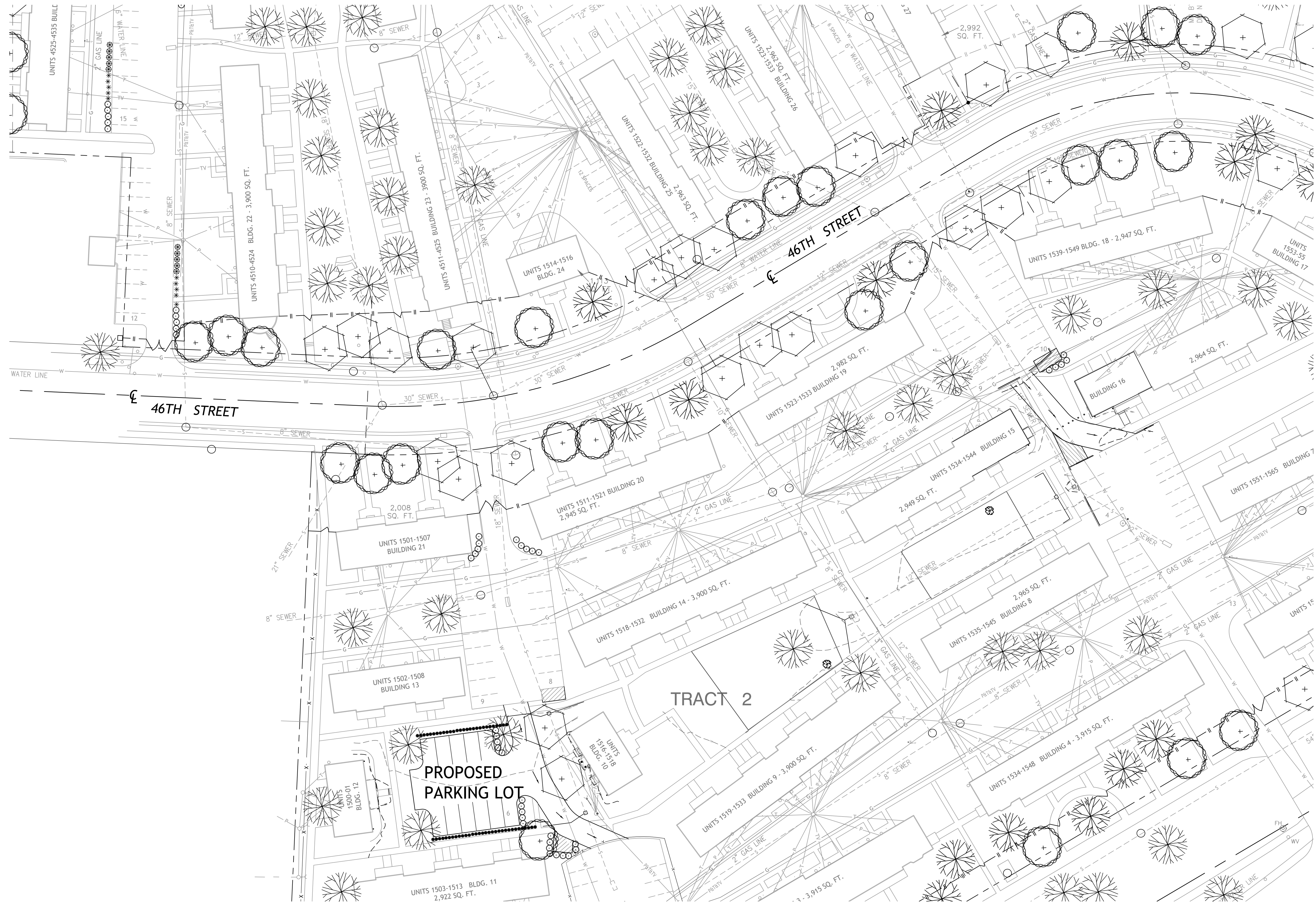


Shrub List					
Symbol	Quantity	Common Name	Botanical Name	Size	Condition Spacing
●	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont. 2'o.c.
○	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont. 4'o.c.
⊗	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont. 4'o.c.
*	75	Morning Light Maiden Grass	Miscanthus Sinensis 'Morning Light'	3 gal.	Cont. 4'o.c.
Tree List					
Symbol	Quantity	Common Name	Botanical Name	Size	Condition Spacing
⊕	55	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB As Shown
⊕	51	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB As Shown
⊕	15	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1.5" cal	BB As Shown
⊕	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB As Shown
⊕	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB As Shown
⊕		EXISTING TREE			

DATE	DESCRIPTION

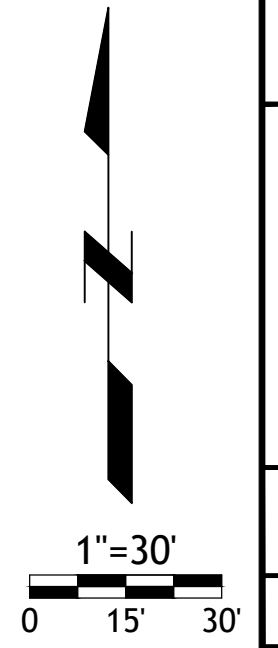
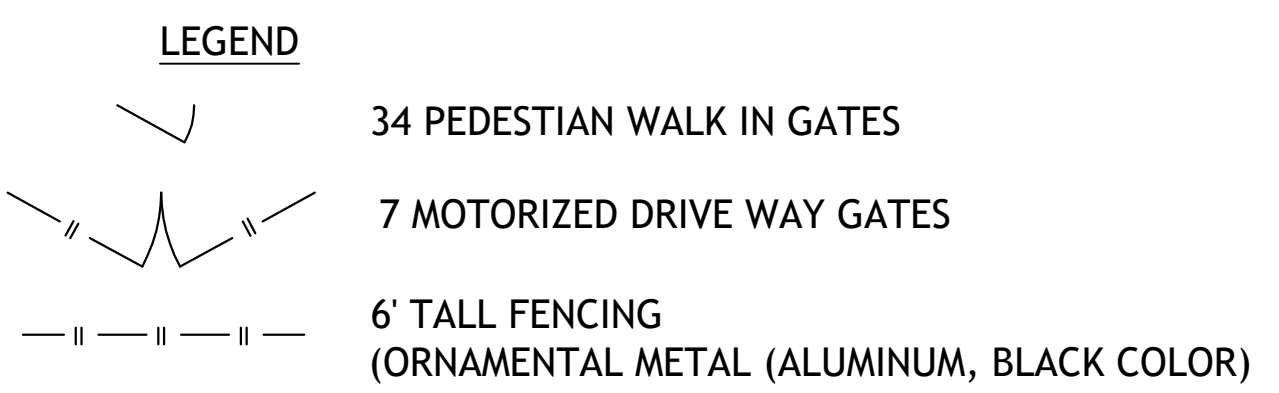


SCALE	1" = 60'
DATE	



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⊕	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown
⊕	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown
⊕		EXISTING TREE				



REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMITS
2	10/15/20	ISSUED FOR PERMITS
3	10/15/20	ISSUED FOR PERMITS

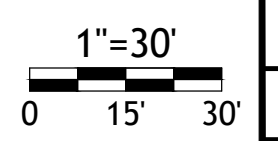
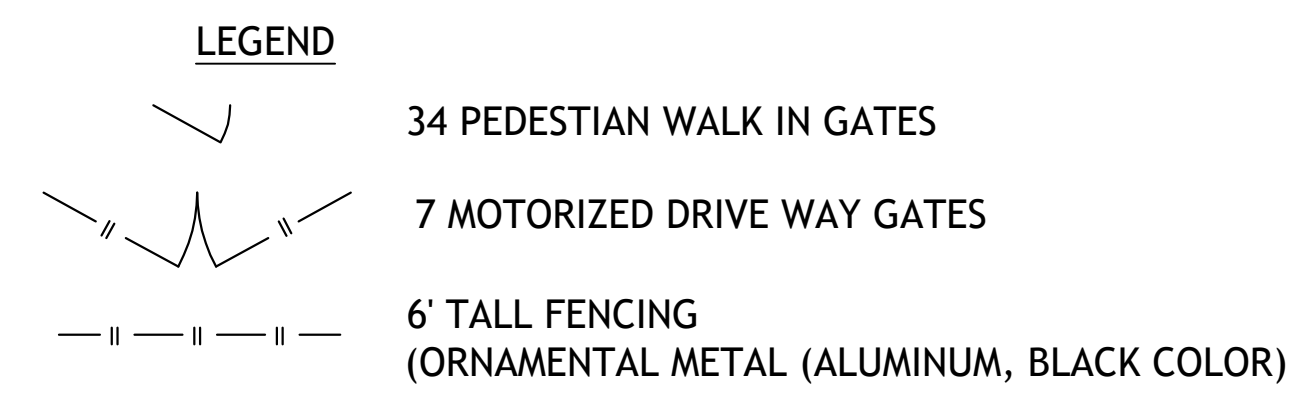
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]



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●	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	20.c.
○	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	40.c.
✱	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	40.c.
✱	75	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	40.c.

Tree List						
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
○	55	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
○	51	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
○	15	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1.5" cal	BB	As Shown
○	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown
○	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown

EXISTING TREE



DESIGNED BY	DATE	PROJECT NO.	REVISION #
DRAWN BY	DATE	PROJECT NO.	REVISION #
CHECKED BY	DATE	PROJECT NO.	REVISION #
IN CHARGE	DATE	PROJECT NO.	REVISION #

Scale: 1" = 30'



Shrub List

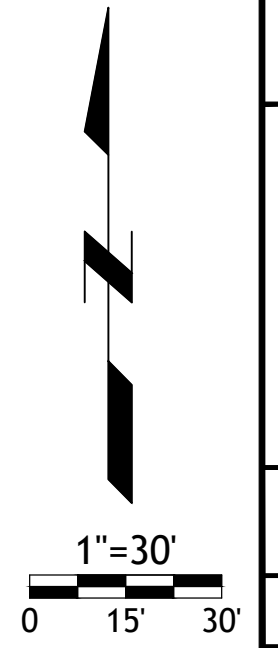
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
✱	60	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	2'o.c.
⊙	109	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	4'o.c.
⊗	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	3 gal.	Cont.	4'o.c.
⊕	75	Morning Light Maiden Grass	Miscanthus Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	55	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
⊕	51	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
⊕	15	Forest Pansy Redbud	Cercis Canadensis 'Forest Pansy'	1.5" cal	BB	As Shown
⊕	15	Golden Raintree	Koelreuteria Paniculata	1.5" cal	BB	As Shown
⊕	9	Amur Maple	Acer Ginnala 'Flame'	1.5" cal	BB	As Shown
⊕		EXISTING TREE				

LEGEND

- 34 PEDESTIAN WALK IN GATES
- 7 MOTORIZED DRIVE WAY GATES
- 6' TALL FENCING (ORNAMENTAL METAL (ALUMINUM, BLACK COLOR))



DATE: 10/15/20
 COMMENTS: REVISED WITH LATES
 DATE: 10/15/20
 COMMENTS: CITY COMMENTS
 DATE: 10/15/20
 COMMENTS: CITY COMMENTS

STATE OF MISSOURI
 ARCHITECT
 [Signature]



Style: Genesis



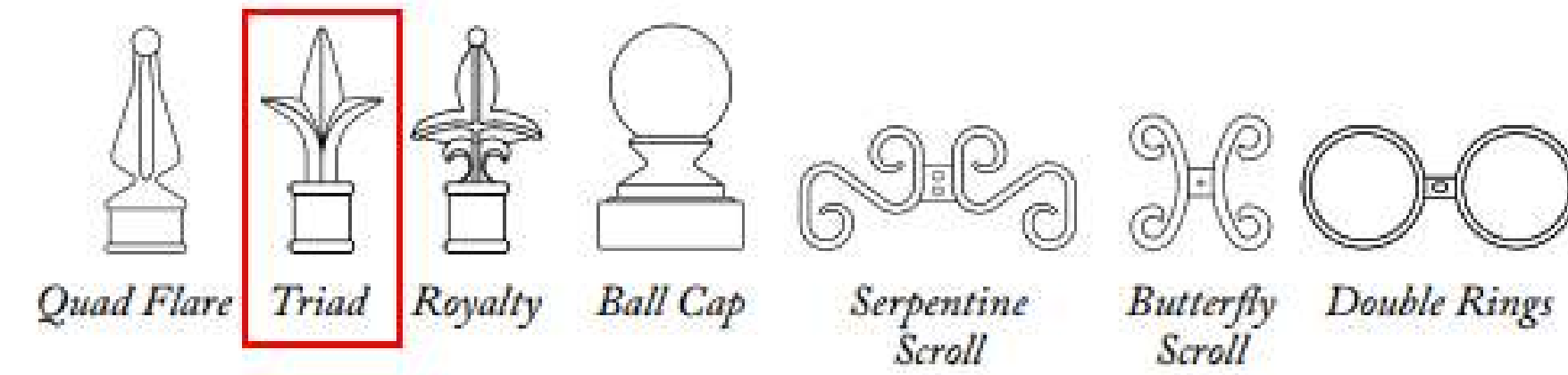
GENESIS™

Creatively Distinct

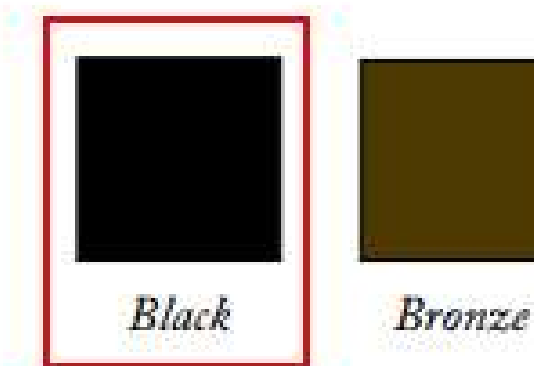
Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS



COLOR OPTIONS



FENCE DETAILS
MONTAGE® RESIDENTIAL ORNAMENTAL STEEL FENCE

DATE	
REVISION	
COMMENTS	
REV. DATE	BY
NO. 1	12/12/21
NO. 2	12/12/21
NO. 3	12/12/21



DRAWN BY	DATE
...	...
PROJECT	...
REVISION #	...

Scale: 1" = 20'



Plan Conditions

Report Date: December 28, 2022

Case Number: CD-CPC-2022-00192

Project: Plaza East Apartments

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 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 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.
3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. Prior to ordinance request the developer shall revise the landscape plan to remove and replace all invasive species.

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

6. 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).

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

7. All proposed work shall comply with and remain in compliance with the Parkway & Boulevard Standards of 88-323 as Paseo to the west and Emanuel Cleaver II Blvd to the south are both identified on the major street plan and subject to these standards.

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

8. 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>

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

9. Please do not build fences or any permanent structures over or within a few feet of public/ KC Water Mains



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

CASE NUMBER

CD-CPC-2022-00192

ADDRESS OR LOCATION

1500 E. 46th St. KCMO 64110

AFFIDAVIT OF SIGN POSTING

STATE OF

Missouri

COUNTY OF

Jackson

I, Victoria Psota
and legal age state:

being duly sworn upon my oath and being of sound mind

That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

VICTORIA PSOTA
(Print Name)

[Signature]
(Signature)



Subscribed and sworn to before me this 20 day of December, 2022.

Katrina Coleman
Notary Public

My Commission Expires 6-15-26

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.