CITY PLAN COMMISSION STAFF REPORT

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

September 20, 2022

Project Name
The Reserve & The Porches

Docket #14

Request
CD-CPC-2022-00136
Rezoning to UR/MPD

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, P.C

Owner
Tim Whitten
Whitten Development, Inc.

Location	6203 E. 93rd Street
Area	About 20 acres
Zoning	UR
Council District	5th
County	Jackson
School District	Hickman Mills 140

Surrounding Land Uses
North: UR, commercial
South: R-7.5 & UR, residential
East: UR, residential & parkland
West: UR, vacant commercial

Major Street Plan
E. 93rd Street is not identified on the City's Major Street Plan.

Land Use Plan
The Hickman Mills Area Plan recommends office/residential for the land use.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on 07/29/2022. No scheduling deviations from 2022 Cycle R have occurred.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The Applicant hosted a meeting on 09/08/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject property consists of seven (7) individual parcels with three vacant dwelling units. The undeveloped parcels have a significant amount of trees and vegetation.

SUMMARY OF REQUEST
A request to rezone about 20 acres generally located at E. 93rd Street and Hillcrest Road from UR (Urban Redevelopment) to UR (Urban Redevelopment) and approving a UR development plan and preliminary plat for 313 residential units.

CONTROLLING + RELATED CASES
The City Plan Commission meeting on November 6, 2007 recommended approval of **Case No. 6720-URD-14** to rezone to URD and the approval of a development plan for a commercial development.

PROFESSIONAL STAFF RECOMMENDATION
Docket #14 Recommendation
Approval with Conditions

PLAN REVIEW

The applicant is proposing two separate housing developments on two different lots south of E. 93rd Street and the Oracle Campus and east of Hillcrest Road. The developments are called "The Porches" and "The Reserve" and will provide a total of 313 dwelling units over roughly 20 acres. On Lot 1, "The Porches" will have 20 units constructed in the style of townhouses (connected by vertical planes); "The Porches" will be located on the far western edge of the overall development. On Lot 2, "The Reserve" will be located on nearly 15 acres with a total of 293 dwelling units built in the traditional multi-unit building style (similar to what was presented for the "Trails at Bannister" which is directly located to the southeast. The overall development will be constructed in two phases and the first phase will consist of a total of 180 dwelling units between "The Porches" and "The Reserve."

PLAN ANALYSIS

The proposed residential development located near Bannister Road and Interstate 435 generally complies with the Zoning and Development Code and will be entirely gated. "The Porches" will be separated by a fence from "The Reserve" as they are two different projects and overall products, and each have their own character. Staff has asked the developer to comply with the landscaping standards to provide screening of vehicle headlights coming in from "The Reserve" and shining west into the windows of "The Porches." The proposed plan provides ample outdoor and open space for the number of units being constructed including a large pool and club house. The applicant did provide additional trees to provide shade within the open spaces located next to the pool and club house.

"The Porches" will have one vehicular ingress and egress from E. 93rd Street while the "The Reserve" will provide two vehicular access points from E. 93rd Street. Staff will ensure that pedestrian safety is maintained when the applicant provides more detailed plans when they apply for a UR Final Plan prior to receiving a building permit. Staff does want to acknowledge that the applicant has provided multiple raised pedestrian crossings within their development to enhance safety for pedestrians.

Staff would have like to see more tree preservation (please refer to the tree preservation removal plan sheet) on this generally undeveloped site of roughly 20 acres. The applicant did manage to preserve a large grouping of trees on the southwest corner of the site which will provide additional screening to the homes located to the south of the site on White Avenue. As stated earlier the landscaping generally complies with 88-425 of the Zoning and Development Code but staff will need to see additional screening (of at least 4' in height) along the western edge of "The Reserve" where it meets with the "The Porches."

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Applicant shall provide revised plans prior to ordinance request
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

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

A. Conformance with adopted plans and planning policies;
The Hickman Mills Area Plan recommends office and residential for the parcels that are to be developed. The proposed project is in conformance with the adopted area plan.

B. Zoning and use of nearby property;
The existing zoning districts that are adjacent to this property are UR (Urban Redevelopment) on the west and north, to the south the zoning is UR and R-7.5.

C. Physical character of the area in which the subject property is located;
The proposed development will sit on roughly 20 acres which is a total of seven (7) lots. The project site is predominantly undeveloped primarily covered with old-growth trees.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
Public infrastructure and services are within proximity to serve the proposed development. The applicant shall meet all City standards related to extending any infrastructure to the proposed site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The existing zoning is UR but does not permit the proposed development. Without rezoning, the desired use for this property is not possible.

F. Length of time the subject property has remained vacant as zoned;
The project area is primarily undeveloped with three vacant detached dwellings.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The proposed rezoning would not detrimentally affect nearby properties; the proposed change in the zoning district would allow for the proposed residential development.

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.
Denial of the rezoning would inhibit the use of the existing property

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 proposed plan complies with all city ordinances, policies and standards of the Code except the applicant is seeking a waiver to 88-405-10-B which requires connections to abutting property. Staff supports this waiver because the applicant is providing a turnaround for public services and emergency vehicles while also preserving a significant number of trees.

B. The proposed use must be allowed in the district in which it is located;
The current approved plan does not permit the proposed project. Rezoning from UR to UR is required to allow for the proposed development.

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 safe, efficient and convenient movement of traffic along E. 93rd Street and internally within each development.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The applicant is providing multiple raised pedestrian crossings throughout "The Reserve" which will provide a more comfortable and safer pedestrian environment and will also help deter erratic driving habits.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
The plan generally provides adequate utilities although the applicant will be required to work with the development to the south and southeast to extent the sanitary sewer and to coordinate all stormwater discharge points.

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 project is compatible with recently approved projects in the area and the building materials are high quality and comply with the recommendations of the Hickman Mills area plan.

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 applicant generally complies with 88-425 (landscaping standards of the Zoning and Development Code). Staff has asked the applicant to comply and provide the required screening on the western perimeter of "The Reserve" to reduce headlights from entering residences of "The Porches."

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 applicant is providing roughly three times the amount of required parking. As there is no rapid transit within walking distance and the proximity to Interstate 435 and US 71/ Interstate 49 it is understandable that this is an auto oriented area of Kansas City which can justify the parking area. Many of the dwelling units will be two-bedroom and it is understandable that many of the residents may have two vehicles especially if they are roommates, domestic partners, etc.

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 applicant provided a tree removal plan sheet as required by Code which shows all existing trees that will either be removed or preserved. Most of the trees will be removed but the applicant is preserving the trees located in the southwestern quadrant of the site to provide screening at the terminus of White Avenue.

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

Andrew Clarke
Staff Planner

Plan Conditions

Report Date: September 14, 2022

Case Number: CD-CPC-2022-00136

Project: The Reserve & The Porches

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

1. All dumpsters, utility and mechanical equipment shall be screened pursuant to 88-425-08.

2. 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.

3. 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.

4. That 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.

5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

6. The applicant shall show perimeter landscaping of vehicular use areas in compliance with 88-425-05 specifically along western, southern and eastern perimeter of "The Reserves" prior to ordinance request.

7. Please illustrate fence material and fence height to ensure this development complements neighboring development to the east and southeast prior to ordinance request.

8. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

9. The following correction from KC Water shall be resolved prior to any building permit being issued:
   Clarify that coordination has taken place with the owner of the Trails at Bannister project to the south and east of where the sanitary sewer is to be provided. The proposed phase must show a where your private service line will connect to the public main.

10. The following correction from KC Water shall be resolved prior to any building permit being issued:
    Coordinate the storm discharge point with the project to the south and east and indicate how this will be addressed.

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

11. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

12. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

14. 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 a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

    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 -2013 § 8.7.2)

16. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

17. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of ($64,220.18) per acre. Should the developer elect to dedicate open space, said space shall be platted into private open space tracts. This requirement shall be satisfied prior to certificate of occupancy or final plat, whichever occurs first.

19. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

20. Proposed open space serving to satisfy the parkland dedication requirements of 88-408 shall be platted into private open space tracts via final plat.

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

21. The developer's engineer shall submit an analysis determining the size and capacity of the existing and proposed water mains. The demand calculations shall include both fire and domestic flows.

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

22. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

23. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

24. 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.

25. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

26. That the South half of E. 93rd Street shall be improved as required by Chapter 88, to current City standards, including curbs and gutters, sidewalks, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

27. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

28. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction in the public right of way.

29. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

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

30. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
31. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
32. The owner/developer must 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.
33. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Travis Kiefer at (816) 513-2139 / Travis.Kiefer@kcmo.org with questions.

34. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

THE RESERVE AND THE PORCHES

UR DEVELOPMENT PLAN AND PRELIMINARY PLAT

Section 25, Township 48 North, Range 33
Kansas City, Jackson County, Missouri
6001 East 93rd Street Kansas City, Missouri

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 33 WEST, AND A PORTION OF LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 02°11'25" EAST, 1320.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 86°51'16" WEST, 661.26 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE; THENCE, ALONG THE NORTHERLY PROLONGATION OF SAID LOT 3, SOUTH 02°11'10" WEST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°11'10" WEST, 640.54 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 3;

THENCE, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3, NORTH 86°47'06" WEST, 661.20 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 3;

THENCE, ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FILED FEBRUARY 25, 2011 AS DOCUMENT NO. 2011E0018838, AND ALONG THE NORTH LINE OF WILLIAMSBURG, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, NORTH 86°57'29" WEST, 660.88 FEET TO THE NORTHWEST CORNER OF WILLIAMSBURG;

THENCE, ALONG THE EAST LINE OF TRACT 2C OF BENJAMIN PLAZA, FIFTH PLAT, REPLAT OF LOT 2 AND ALONG THE EAST LINE OF TRACT A OF THE CERTIFICATE OF SURVEY FILED JUNE 30, 1997 AS DOCUMENT NO. 1997K0030540, NORTH 01°59'47" EAST, 216.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE, ALONG THE EAST LINE OF TRACT B OF SAID CERTIFICATE OF SURVEY, DOCUMENT NO. 1997K0030540, AND ALONG THE EAST LINE OF LOT 2A OF BENJAMIN PLAZA, FIFTH PLAT, REPLAT OF LOT 2, NORTH 02°13'26" EAST, 404.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF 93RD/ STREET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 93RD/ STREET, SOUTH 86°56'12" EAST, 661.44 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE;

THENCE, ALONG THE WEST LINE OF SAID LOT 3, NORTH 02°11'45" EAST, 19.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 86°51'16" EAST, 661.08 FEET TO THE TRUE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016019010.

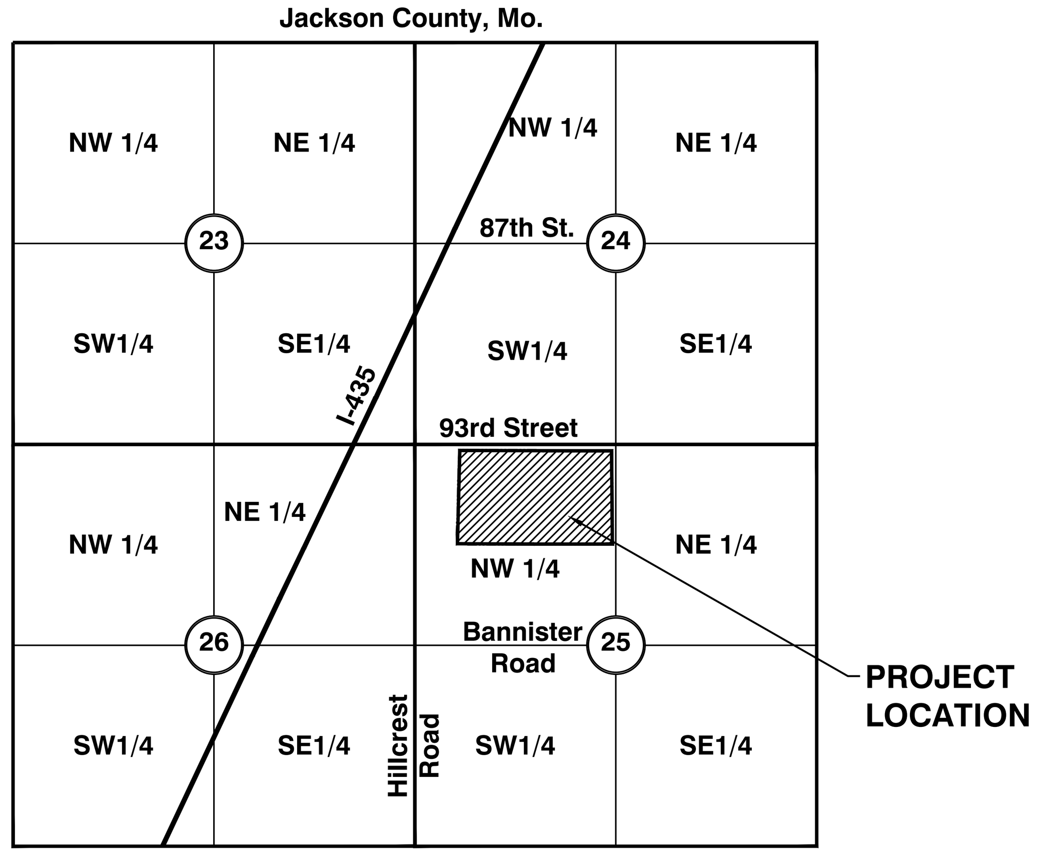
CONTAINS 19.136 ACRES, MORE OR LESS.

INDEX OF SHEETS :

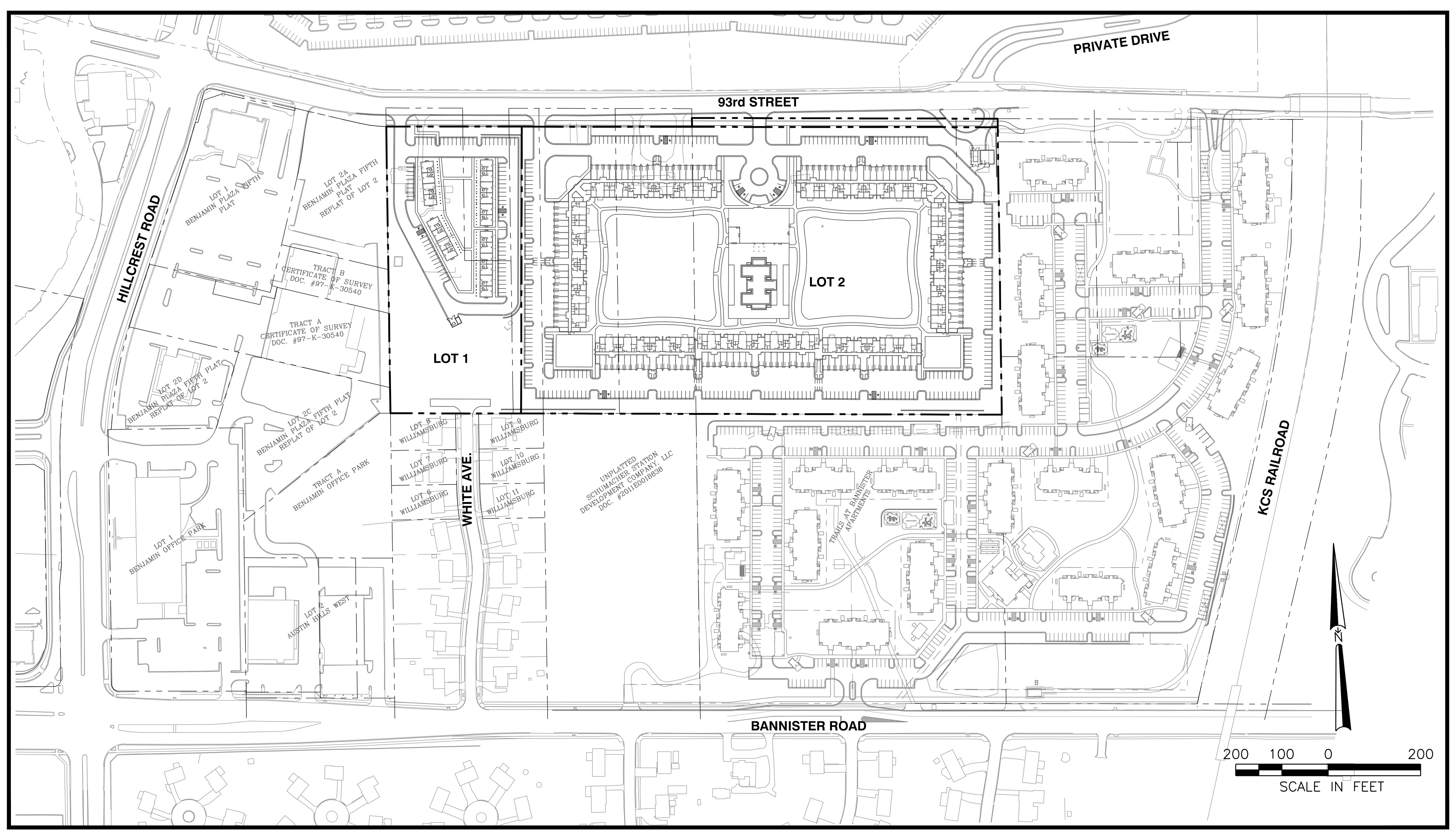
FLOODPLAIN:

THIS SITE DOES NOT LIE WITHIN A FEMA REGULATED FLOODPLAIN

TWP 48N - RNG 33W
Jackson County, Mo.



LOCATION MAP
Scale 1" = 2000'



GENERAL LAYOUT

Developer:	Whitten Development, Inc.
Name:	Tim Whitten
Address:	971 Edwards Road Atkins, AR 72823
Phone:	(479) 968-2117
Email:	tim@whittencompanies.com

Architect:	Chasen Garrett Architects
Contact Name:	Alex Sharum
Address:	7309 Chad Colley Blvd., Suite C Barling, AR 72923
Phone:	(479) 461-6241
Email:	alex@cbgarchitects.com
Design Professional:	SK Design Group, Inc.
Contact Name:	Sassan Mahobian, P.E.
Address:	4600 College Boulevard, Suite 100 Overland Park, Kansas 66211
Phone:	(913) 451-1818
Fax:	(913) 451-7599
Email:	sassan@skdg.com
Landscape Architect:	MCG Landscape Consulting
Contact Name:	Mike McGrew
Address:	Lee's Summit, MO
Phone:	(513) 801-9100
Email:	mcgrew888@gmail.com
Lighting Designer:	LightWorks, Inc.
Contact Name:	Katie Green, LEED AP
Address:	1701 Oak, Suite 200 Kansas City, MO. 64108
Phone:	(816) 640-9948 Ext. 3
Email:	katie@lightworkskc.com
Surveyor:	Minney Surveying
Contact Name:	Ann Smoke, Principal Surveyor
Address:	10101 West 87th Street, Suite 103 Overland Park, KS 66212
Phone:	(913) 766-5141
Email:	anne@minneysurvey.com

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022
CITY COMMENTS	08/29/2022

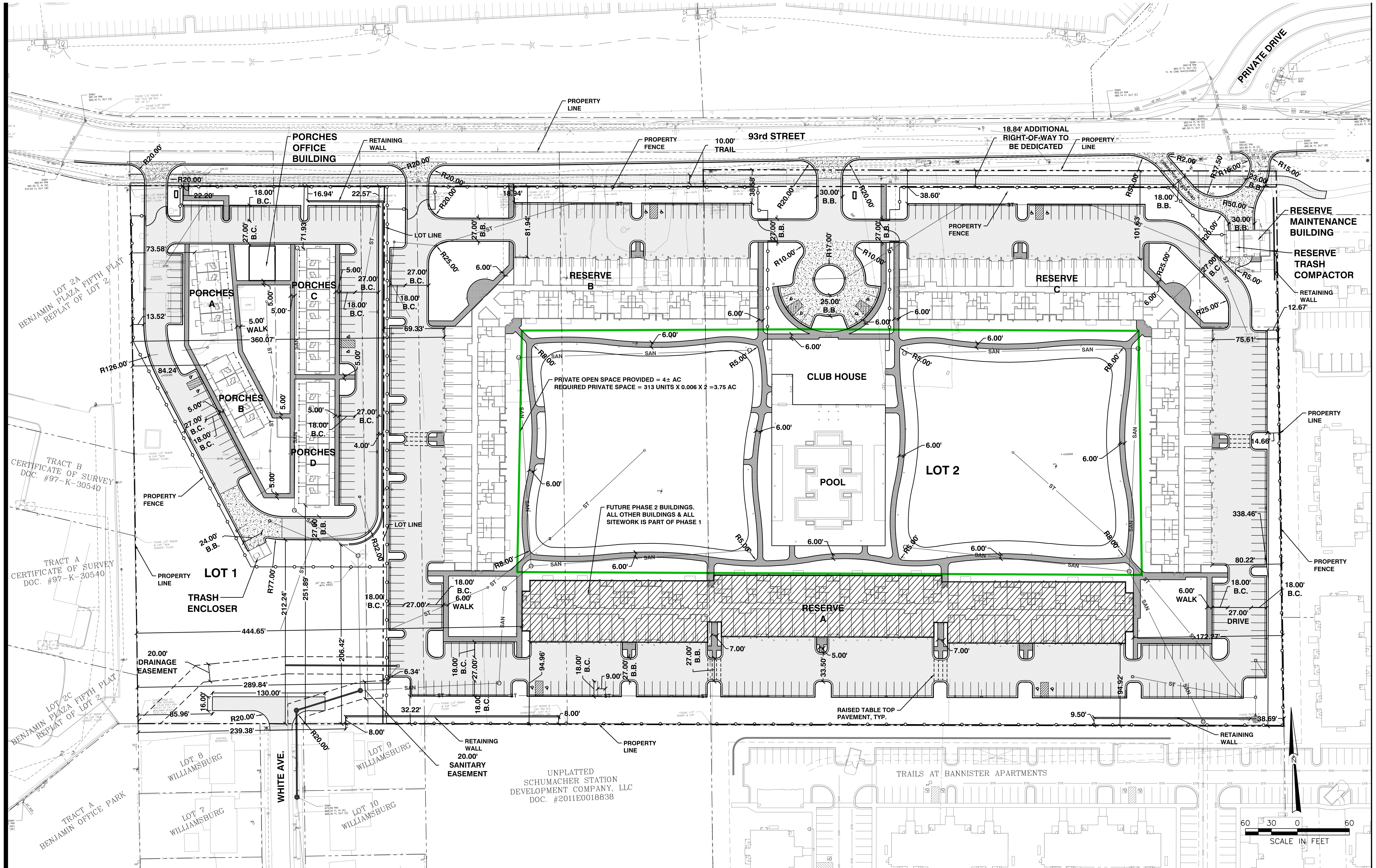
SHEET NAME
COVER SHEET

SHEET NUMBER
C100

DATE 08-01-2022

PROJECT NO.

7/20/2022 12:58:37 PM



LOT 1:
ACCESSIBLE PARKING STALLS = 4
TOTAL PARKING STALLS = 73

LOT 2:
ACCESSIBLE PARKING STALLS = 12
TOTAL PARKING STALLS = 276

NOTE:
REFER TO UTILITY PLAN (SHEET C400) FOR STORMWATER DETENTION

LEGEND:

- NEW ASPHALT PAVEMENT
- NEW ASPHALT PARKING PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- NEW TYPE CG-1 CURB & GUTTER
- NEW PROPERTY FENCE
- NEW RETAINING WALL

WAIVER REQUEST:
A WAIVER TO STREET CONNECTIONS IN ACCORDANCE WITH 88-405-25 IS MADE BY THIS PLAN.

7/20/2022 12:58:37 PM

Lot 1 - The Porches - Development Summary Table		
Zoning		
Existing		UR
Proposed		UR
Total Land Area		
Existing		4.1 Acres
Right of Way		
Existing		0 Acres
Proposed		0 Acres
Net Area		
Existing		4.1 Acres
Proposed		4.1 Acres
Proposed Uses		
The Porches		Townhomes - Multi-Family
Structure Height & Number of Floors		
Building A	Number of Floors	2 stories
	Height above Grade	33' - 10" feet
Building B	Number of Floors	2 stories
	Height above Grade	33' - 10" feet
Building C	Number of Floors	2 stories
	Height above Grade	33' - 10" feet
Building D	Number of Floors	2 stories
	Height above Grade	33' - 10" feet
Office	Number of Floors	1 stories
	Height above Grade	23' - 8" feet
Gross Floor Area & Number of Units		
Building A	Building Footprint	2,555 SF
	Units per Building	4 Units
	Total Gross Area	5,110 SF
Building B	Building Footprint	2,555 SF
	Units per Building	4 Units
	Total Gross Area	5,110 SF
Building C	Building Footprint	3,829 SF
	Units per Building	6 Units
	Total Gross Area	7,658 SF
Building D	Building Footprint	3,829 SF
	Units per Building	6 Units
	Total Gross Area	7,658 SF
Rec/Leasing	Building Footprint	1,200 SF
	Units per Building	- Units
	Total Gross Area	1,200 SF
Project Total Gross Area		26,736 SF
Project Total Units		20 Units
Density		
Net Density (Units/Proposed Net Land Area)		4.87 Units per Acre
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)		6,521 SF per Acre
Vehicle Parking		
Ratio Required		No Off-Street Parking Required
Stalls Required		20 stalls
Stalls Provided		73 stalls
Bicycle Parking		
Short-Term Stalls Required		2 stalls
Short-Term Stalls Provided		2 stalls
Long-Term Stalls Required		7 stalls
Long-Term Stalls Provided		7 stalls

Lot 2 - The Reserve - Development Summary Table		
Zoning		
Existing		UR
Proposed		UR
Total Land Area		
Existing		15.04 Acres
Right of Way		
Existing		0 Acres
Proposed		0.29 Acres
Net Area		
Existing		15.04 Acres
Proposed		14.75 Acres
Proposed Uses		
The Reserve		Multi-Family
Structure Height & Number of Floors		
Building A	Number of Floors	4 stories
	Height above Grade	58' - 10" feet
Building B	Number of Floors	3 stories
	Height above Grade	47' - 7" feet
Building C	Number of Floors	3 stories
	Height above Grade	47' - 7" feet
Clubhouse	Number of Floors	1 stories
	Height above Grade	20 feet
Maintenance	Number of Floors	1 stories
	Height above Grade	20 feet
Gross Floor Area & Number of Units		
Building A	Building Footprint	47,555 SF
	Units per Building	133 Units
	Total Gross Area	189,742 SF
Building B	Building Footprint	40,323 SF
	Units per Building	80 Units
	Total Gross Area	120,660 SF
Building C	Building Footprint	40,323 SF
	Units per Building	80 Units
	Total Gross Area	120,660 SF
Clubhouse	Building Footprint	10,548 SF
	Units per Building	0 Units
	Total Gross Area	10,548 SF
Maintenance	Building Footprint	1,500 SF
	Units per Building	- Units
	Total Gross Area	1,500 SF
Project Total Gross Area		443,110 SF
Project Total Units		293 Units
Density		
Net Density (Units/Proposed Net Land Area)		19.86 Units per Acre
Floor Area Ratio (Gross Building Area/Proposed Net Land Area)		30,559 SF per Acre
Vehicle Parking		
Ratio Required		No Off-Street Parking Required
Stalls Required		293 stalls
Total Stalls Provided		526 stalls
One-Car Garage		125 stalls
Space Behind One-Car Garage		125 stalls
Uncovered		276 stalls
Bicycle Parking		
Short-Term Stalls Required		53 stalls
Short-Term Stalls Provided		6 stalls
Long-Term Stalls Required		20 stalls
Long-Term Stalls Provided		108 stalls

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

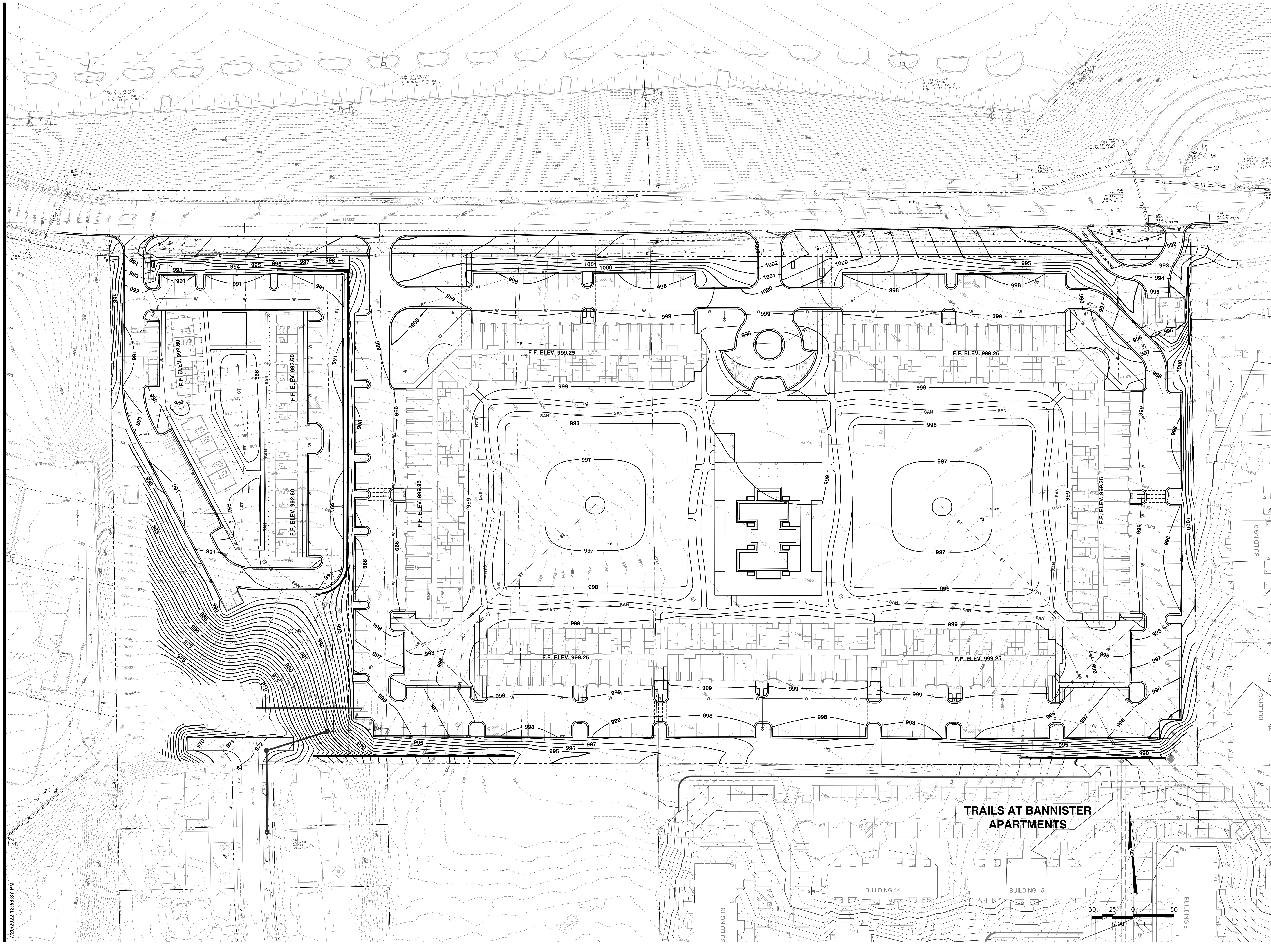
DESCRIPTION	DATE
UR PLAN	08/01/2022
CITY COMMENTS	08/29/2022

SHEET NAME
SITE PLAN

SHEET NUMBER
C200

DATE 08-01-2022

PROJECT NO.



CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022
CITY COMMENTS	08/29/2022

SHEET NAME

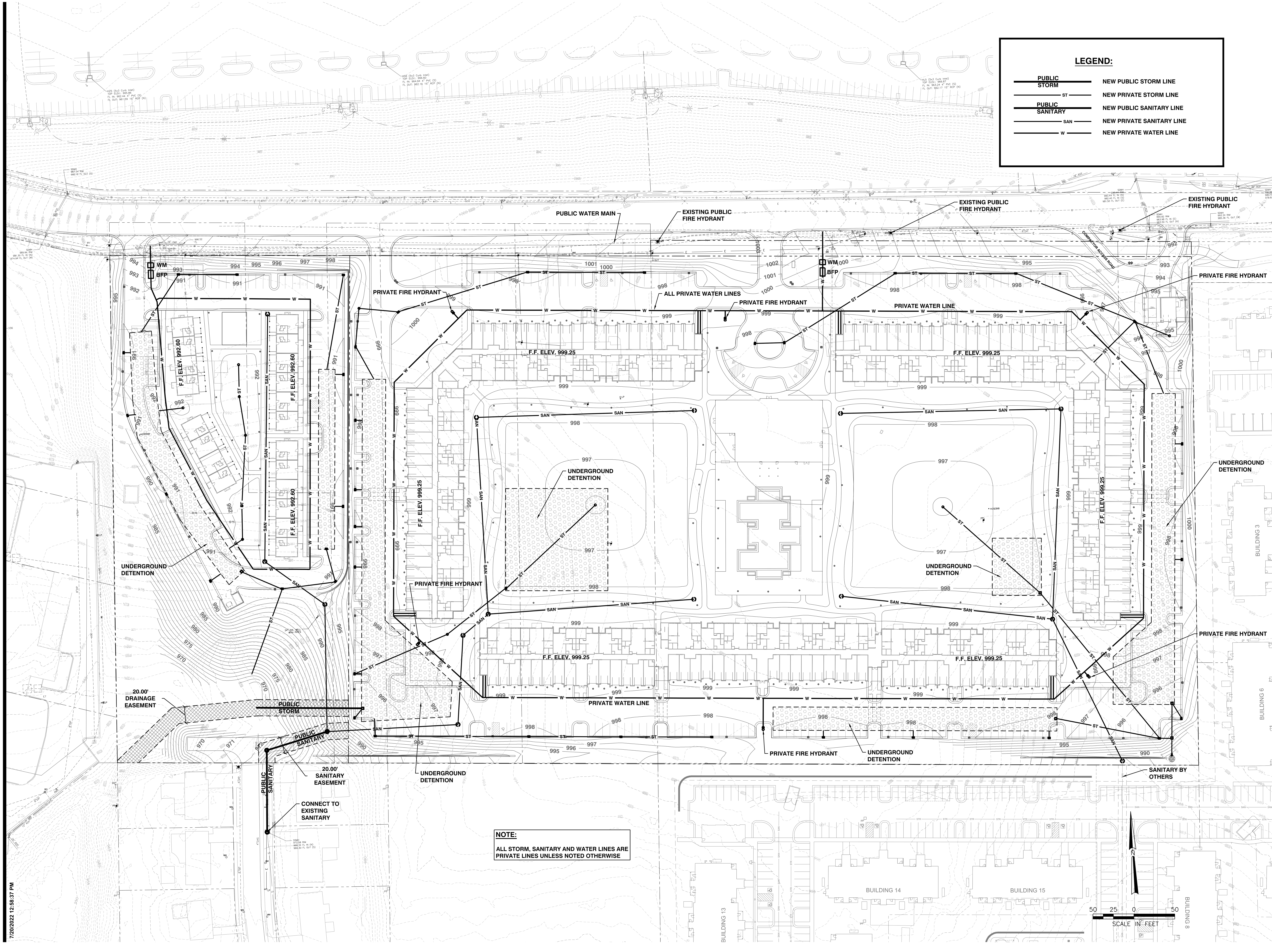
SITE GRADING PLAN

SHEET NUMBER

C300

DATE 08-01-2022

PROJECT NO.



7/20/2022 12:58:37 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022
CITY COMMENTS	08/29/2022

SHEET NAME
SITE UTILITIES PLAN

SHEET NUMBER
C400

DATE 08-01-2022
PROJECT NO.

LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE PRESERVED

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022
CITY COMMENTS	08/29/2022

SHEET NAME

TREE REMOVAL PLAN

SHEET NUMBER

C500

DATE 08-01-2022

PROJECT NO.

PRELIMINARY PLAT

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 33 WEST, AND A PORTION OF LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 02°11'25"EAST, 1320.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 86°51'16"WEST, 661.26 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE; THENCE, ALONG THE NORTHERLY PROLONGATION OF SAID LOT 3, SOUTH 02°11'10"WEST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE EAST LINE OF SAID LOT 3, SOUTH 02°11'10"WEST, 640.54 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID LOT 3;

THENCE, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3, NORTH 86°47'06"WEST, 661.20 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 3;

THENCE, ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED FILED FEBRUARY 25, 2011 AS DOCUMENT NO. 2011E0018838, AND ALONG THE NORTH LINE OF WILLIAMSBURG, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, NORTH 86°57'29"WEST, 660.88 FEET TO THE NORTHWEST CORNER OF WILLIAMSBURG;

THENCE, ALONG THE EAST LINE OF TRACT 2C OF BENJAMIN PLAZA, FIFTH PLAT, REPLAT OF LOT 2 AND ALONG THE EAST LINE OF TRACT A OF THE CERTIFICATE OF SURVEY FILED JUNE 30, 1997 AS DOCUMENT NO. 1997K0030540, NORTH 01°59'47"EAST, 216.44 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE, ALONG THE EAST LINE OF TRACT B OF SAID CERTIFICATE OF SURVEY, DOCUMENT NO. 1997K0030540, AND ALONG THE EAST LINE OF LOT 2A OF BENJAMIN PLAZA, FIFTH PLAT, REPLAT OF LOT 2, NORTH 02°13'26"EAST, 404.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF 93RD STREET;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 93RD STREET, SOUTH 86°56'12"EAST, 661.44 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 OF THE SUBDIVISION OF SECHREST ESTATE;

THENCE, ALONG THE WEST LINE OF SAID LOT 3, NORTH 02°11'45"EAST, 19.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 86°51'16"EAST, 661.08 FEET TO THE TRUE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016019010.

CONTAINS 19.136 ACRES, MORE OR LESS.

PHASING

PHASE 1 2023–2024
PHASE 2 2025–2026

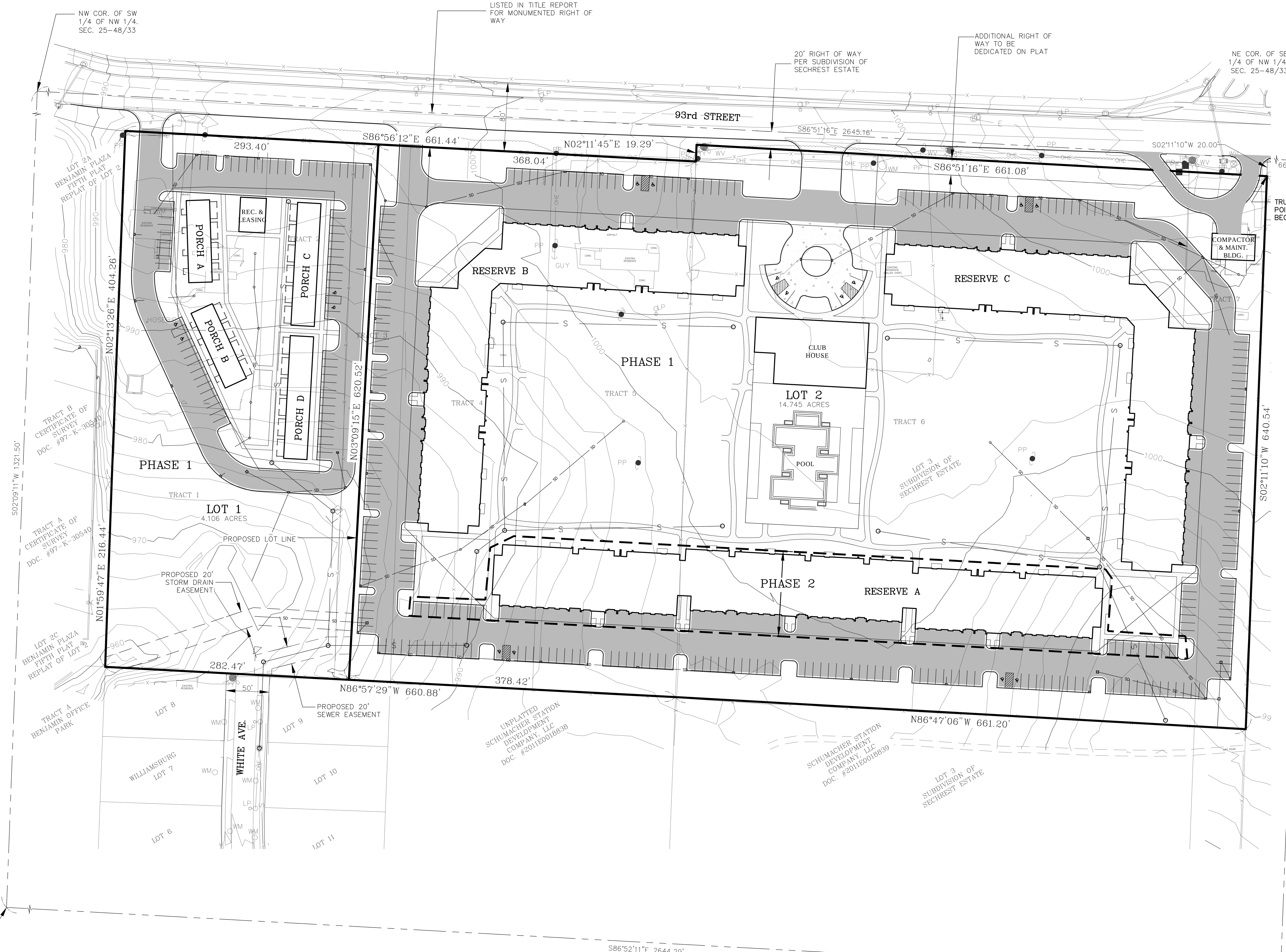
UNIT TABLE

THE PORCHES

PORCHES A	4 UNITS
PORCHES B	4 UNITS
PORCHES C	6 UNITS
PORCHES D	6 UNITS
TOTAL	20 UNITS

THE RESERVE

RESERVE A	133 UNITS
RESERVE B	80 UNITS
RESERVE C	80 UNITS
TOTAL	293 UNITS

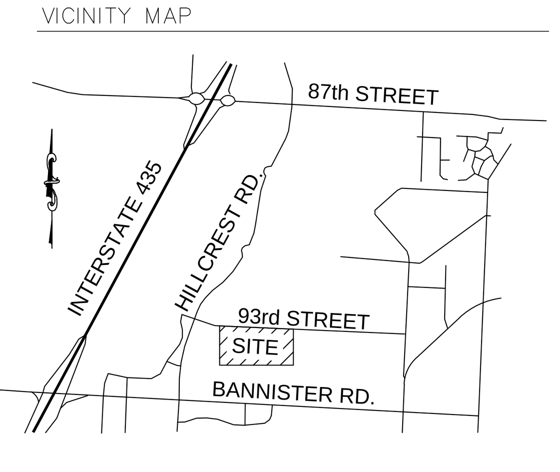


GRAPHIC SCALE

0' 30' 60' 120'

(IN FEET)
1 inch = 60 ft.

VICINITY MAP



STATE OF MISSOURI
ANNE M. SMOKE
NUMBER PLS-2016019010
PROFESSIONAL LAND SURVEYOR

FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF KANSAS CITY, MISSOURI, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0384G, MAP REVISED JANUARY 20, 2017.

MINNEY SURVEYING
15547 W 81ST STREET
LENEXA, KS 66219
PH. (559) 322-8235
www.minneysurvey.com

CHASEN GARRETT ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

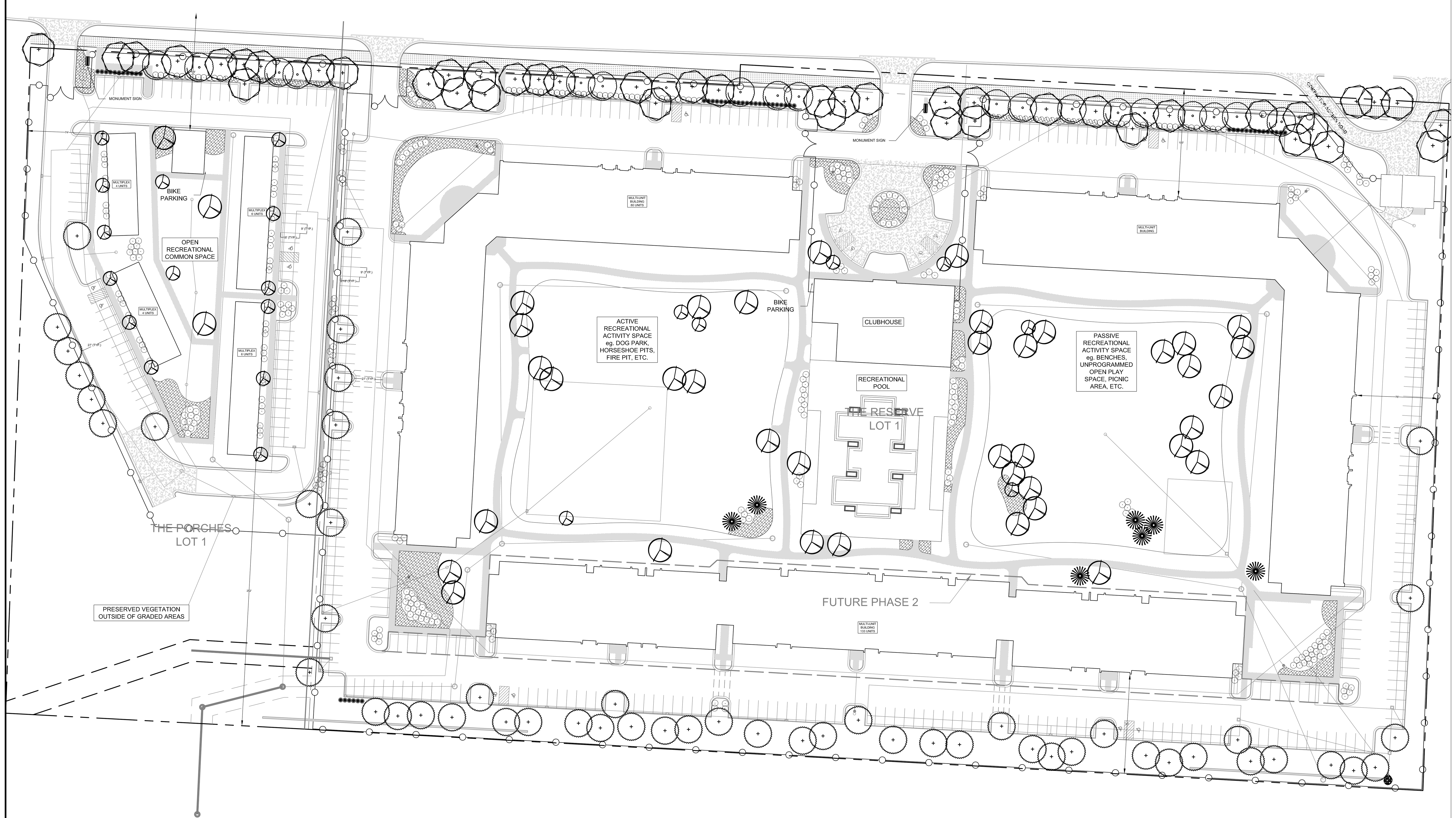
SHEET NAME
PRELIMINARY PLAT

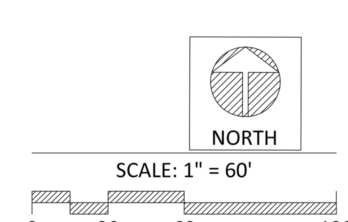
SHEET NUMBER
SUR100

DATE 08-01-2022

PROJECT NO.

7/20/2022 12:58:37 PM





7/20/2022 12:58:37 PM

LANDSCAPE REQUIREMENTS

ORDINANCE/SECTION	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	44	44	N	
88-425-04 GENERAL	31	68	N	
88-425-05 PERIMETER VEHICULAR USE AREA	19	19	N	
ADJACENT TO STREETS			N	
Buffer Width	10'-0"		N	
Trees	19		N	
Shrubs/Wall/Berm	159	159	N	
ADJACENT TO RESIDENTIAL ZONES				
Buffer Width	10'-0"			
Shrubs/Berm/Fence/Wall	6	6		
88-425-06 INTERIOR VEHICULAR USE AREA			N	
Interior Area	9,205	11,902	N	
Trees	53	73	N	
Shrubs/Wall/Berm	263	303	N	
88-425-07 PARKING GARAGE SCREENING	n/a			
88-426-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	Solid wall dumpster enclosures, landscape screening of utilities.			
88-425-09 OUTDOOR USE SCREENING	n/a			

NOT A CONSTRUCTION DOCUMENT. CONCEPTUAL LANDSCAPE PLAN IS COMPLIANT WITH CITY OF KANSAS CITY, MISSOURI STANDARDS FOR PRELIMINARY PLANS INDICATIVE OF FORM, MASSING, AND LOCATION OF LANDSCAPING IN THE ASSOCIATED PLAN AREA. ALL WORK DESCRIBED IN THE LANDSCAPE PLAN SHALL COMPLY WITH ASSOCIATED CODES, ORDINANCES, AND PLAN REPORT REQUIREMENTS BY THE CITY OF KANSAS CITY, MISSOURI AND THE PROPERTY MASTER PLAN UNLESS SPECIFICALLY MODIFIED BY AGREEMENT BETWEEN THE OWNER AND CITY OF KANSAS CITY, MO., IN WHICH CASE THE MODIFIED AGREEMENT REQUIREMENTS SHALL TAKE PRECEDENCE.
REFER TO ARCHITECTURAL PLANS DEVELOPMENT TABLE FOR ADDITIONAL INFORMATION.

LANDSCAPE MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	QTY
STREET TREES (S.T.)						
	Acer rubrum 'October Glory'	October Glory Maple	B&B	2.5"		44 (25 STREET TREES +19 ADJ. TO STREET TREES)
	Gleditsia Triachanthos 'Skyline'	Skyline Honeylocust	B&B	2.5"		
	Quercus macrocarpa	Bur Oak	B&B	2.5"		
	Quercus muehlenbergii	Chinkapin Oak	B&B	2.5"		
	Tilia Cordata	Littleleaf Linden	B&B	2.5"		
	Zelkova Serrata 'Musashino'	Sawleaf Zelkova	B&B	2.5"		
GENERAL LANDSCAPE TREES (G.L.T.)						
	Cercis canadensis var.	Eastern Redbud	B&B	2.5"		68
	Cornus florida var. 'Rubr'	Pink Dogwood	B&B	2.5"		
	Malus sp. 'Prairiefire'	Prairiefire Crabapple	B&B	1.5"		
	Prunus triloba	Double Flowering Plum	B&B	2.5"		
	Quercus robor 'Fastigiata'	Upright English Oak	B&B	2.5"		
	Tilia cordata 'Greenspire'	Greenspire Linden	B&B	2.5"		
	Zelkova Serrata 'Musashino'	Sawleaf Zelkova	B&B	2.5"		
	Pinus strobus	White Pine	B&B		6' HT.	
	Taxodium distichum	Bald Cypress	B&B	2.5"		
PERIMETER VEHICULAR USE AREA						
	SAME LIST AS GENERAL LANDSCAPE TREES		*REFER TO G.L.T. LIST*			19
ADJACENT TO STREETS						
TREES	*SAME LIST AND SYMBOL AS STREET TREES*		*REFER TO S.T. LIST*			19
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	
			5 GAL.			159
	Euonymous fortunei 'Moonshadow'	Mountain Fire Pieris	5 GAL.			
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 GAL.			
	Chamaecyparis pisifera 'Lemon Thread'	Lemon Thread False Cypress	5 GAL.			
	Euonymus alatus 'Fire Ball'	Sea Green Juniper	5 GAL.			
	Juniperus viginiana 'Grey Owl'	Grey Owl Juniper	5 GAL.			
	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	3 GAL.			
	Miscanthos sinenses 'Morning Light'	Morning Light Maidengrass	3 GAL.			
INTERIOR VEHICULAR USE AREA						
	INTERIOR LANDSCAPE AREA					11,902
	SAME LIST AS GENERAL LANDSCAPE TREES		*REFER TO G.L.T. LIST*			53
	SAME LIST AS ADJACENT TO STREETS-SHRUBS		*REFER TO ADJACENT TO STREES-SHRUB LIST*			303

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN COMPANIES
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

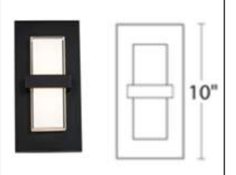
DESCRIPTION	DATE
UR PLAN	09/02/2022

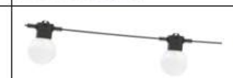
SHEET NAME
LANDSCAPE PLAN

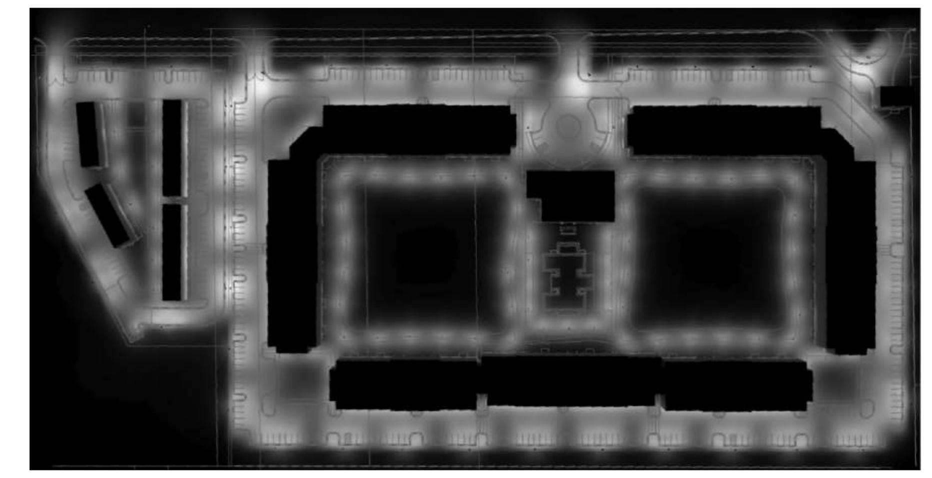
SHEET NUMBER
L100

DATE 08-01-2022
PROJECT NO.

LIGHTING FIXTURE SCHEDULE

SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
LO1		LED, 750 LUMENS	2700-3000K, 80CRI	9.5W	NOMINAL 4" RECESSED LED DOWNLIGHT.	PRIVATE COVERED PORCHES AND PATIOS	LESS THAN 4050 LUMENS AND SHIELDED BY ARCHITECTURE
LO2	 10"	LED, 190 LUMENS	2700-3000K, 80CRI	8W	DECORATIVE SCONCE. EXACT FIXTURE TO BE DETERMINED.	PRIVATE UNCOVERED PORCHES AND PATIOS	LESS THAN 4050 LUMENS
LO3		LED, 1250 LUMENS	2700-3000K, 80CRI	16W	WALL MOUNTED GOOSENECK DOWNLIGHT WITH WAREHOUSE STYLE SHADE.	ABOVE GARAGE DOORS	LESS THAN 4050 LUMENS
LO4		LED, 2250 LUMENS	2700-3000K, 80CRI	16W	NOMINAL 12' TALL POLE MOUNTED DOWNLIGHT WITH ROUND BELL SHAPED SHADE.	ALONG PATHWAYS	LESS THAN 4050 LUMENS
LO5		LED, 230 LUMENS	2700-3000K, 80CRI	7W	NOMINAL 22" TALL BOLLARD WITH DOWNLIGHT OPTIC.	GARDEN BOLLARD	LESS THAN 4050 LUMENS

SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
LO6		LED, 1160 LUMENS	2700-3000K, 80CRI	18W	NOMINAL 3" DIAMETER FLOOD WITH EITHER STAKE OR TREE MOUNT.	TREE ACCENT	LESS THAN 4050 LUMENS
LO7		LED, 15 LUMENS PER FOOT	2700-3000K, 80CRI	.23W PER FOOT	GLOBE MOUNTED STRING LIGHTS 12" ON CENTER.	STRING LIGHTS	STRING LIGHTS MOUNTED IN GATHERING AREAS OF GARDEN
LO8	 VOTO 6, DOWN ONLY shown in bronze	LED, 538 LUMENS	2700-3000K, 80CRI	11.5W	DECORATIVE SCONCE. EXACT FIXTURE TO BE DETERMINED.	DOOR SCONCES	PUBLIC DOORS
SP1-2-HS		LED, 10627 LUMENS PER HEAD	3000K, 80CRI	129W	NOMINAL 20' TALL POLE MOUNTED AREA LIGHT. SINGLE HEAD. TYPE II OPTICS. INTEGRAL HOUSE SIDE SHIELD.	PARKING AND DRIVES	B1-U0-G2, FULL CUTOFF
SP1-3-2-HS		LED, 10887 LUMENS PER HEAD	3000K, 80CRI	258W	NOMINAL 20' TALL POLE MOUNTED AREA LIGHT. TWO HEADS MOUNTED 90 DEGREES IN PLAN. TYPE III OPTICS. INTEGRAL HOUSE SIDE SHIELD.	PARKING AND DRIVES	B1-U0-G2. FULL CUTOFF
SP1-4-2		LED, 15027 LUMENS PER HEAD	3000K, 80CRI	258W	NOMINAL 20' TALL POLE MOUNTED AREA LIGHT. TWO HEADS MOUNTED 180 DEGREES IN PLAN. TYPE IV OPTICS.	PARKING AND DRIVES	B2-U0-G3, FULL CUTOFF
SP1-4-HS		LED, 10608 LUMENS	3000K, 80CRI	129W	NOMINAL 20' TALL POLE MOUNTED AREA LIGHT. SINGLE HEAD. TYPE IV OPTICS. INTEGRAL HOUSE SIDE SHIELD.	PARKING AND DRIVES	B1-U0-G3, FULL CUTOFF
SP1-4W-HS		LED, 10828 LUMENS	3000K, 80CRI	129W	NOMINAL 20' TALL POLE MOUNTED AREA LIGHT. SINGLE HEAD. TYPE IV WIDE OPTICS. INTEGRAL HOUSE SIDE SHIELD.	PARKING AND DRIVES	B1-U0-G2, FULL CUTOFF



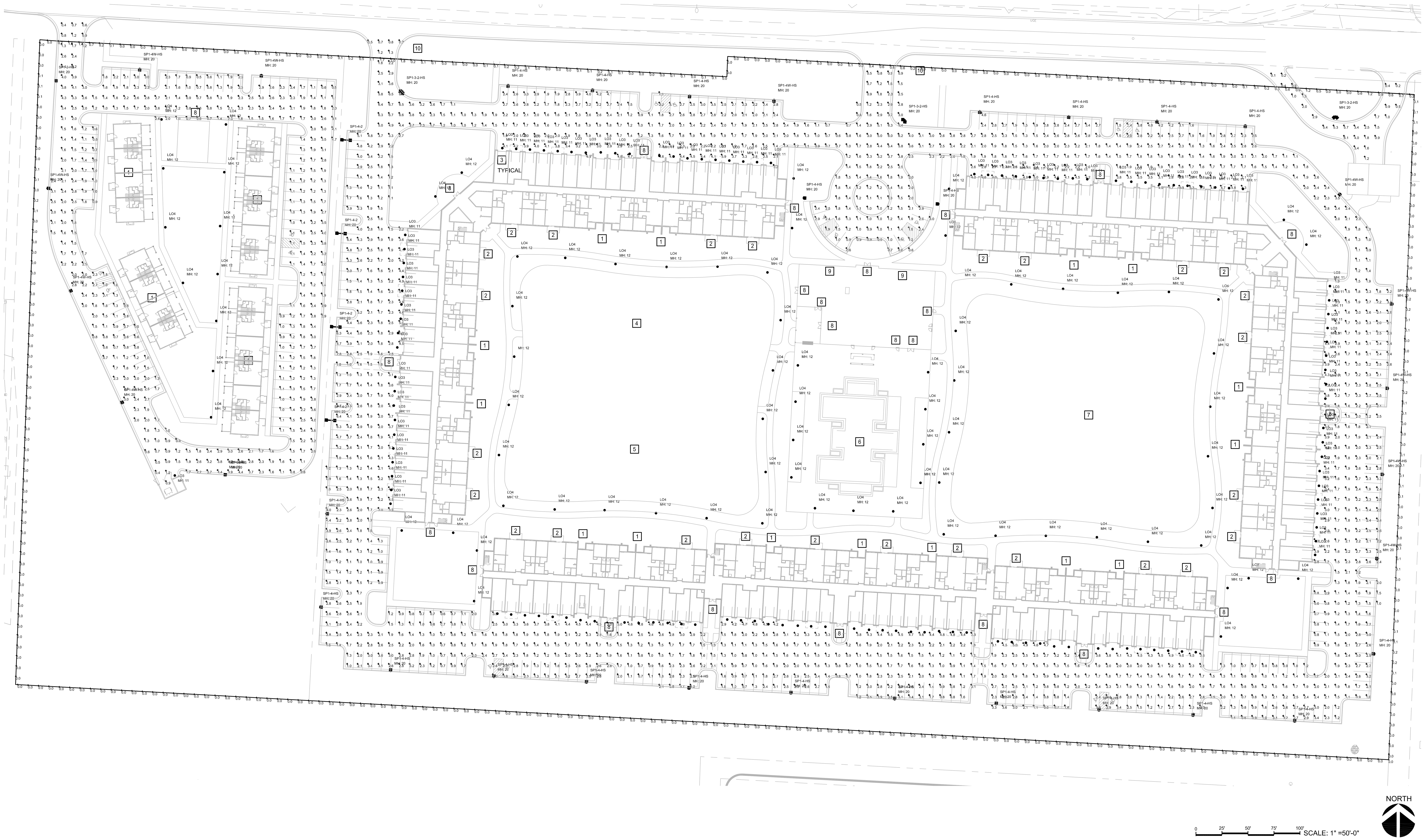
PHOTOMETRIC SCHEDULES

Luminaire Schedule								
Symbol	Qty	Tag	Arrangement	Lum. Watts	Arr. Watts	Total Lamp Lumens	LLF	Description
	2	SP1-2-HS	SINGLE	129	129	N.A.	0.850	GLEON-SA4A-830-U-T2-HSS
	3	SP1-3-2-HS	2 @ 90 DEGREES	129	258	N.A.	0.850	GLEON-SA4A-830-U-T3-HSS
	4	SP1-4-2	2 @ 180 DEGREES	129	258	N.A.	0.850	GLEON-SA4A-830-U-T4FT
	22	SP1-4-HS	SINGLE	129	129	N.A.	1.000	GLEON-SA4A-830-U-T4FT-HSS
	11	SP1-4W-HS	SINGLE	129	129	N.A.	0.850	GLEON-SA4A-830-U-T4W-HSS
	122	LO3	SINGLE	16	16	1250	0.850	WHS16-1250LM - DOME
	78	LO4	SINGLE	19	19	N.A.	0.850	77910_BEGA_IES

Calculation Summary								
Project: CALCS								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LVRatio
MAINTENANCE DRIVE	Illuminance	Fc	2.08	6.1	0.1	20.80	61.00	N.A.
PROPERTY LINE DRIVE 1	Illuminance	Fc	1.10	1.6	0.7	1.57	2.29	N.A.
PROPERTY LINE DRIVE 2	Illuminance	Fc	1.42	2.0	0.5	2.84	4.00	N.A.
PROPERTY LINE DRIVE 3	Illuminance	Fc	0.48	0.6	0.2	2.40	3.00	N.A.
PROPERTY LINE DRIVE 4	Illuminance	Fc	0.54	1.2	0.1	5.40	12.00	N.A.
PROPERTY LINE DRIVE 5	Illuminance	Fc	0.63	1.2	0.2	3.15	6.00	N.A.
PROPERTY LINE NOT AT DRIVE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.	N.A.
THE PORCHES PARKING	Illuminance	Fc	1.82	4.7	0.4	4.55	11.75	N.A.
THE RESERVES PARKING	Illuminance	Fc	2.22	8.3	0.5	4.44	16.60	N.A.
TRASH APRON	Illuminance	Fc	0.72	1.2	0.4	1.80	3.00	N.A.

KEY NOTES

1. RECESSED DOWNLIGHT TYPE LO1 ON EACH PORCH/PATIO. LOCATION AND QUANTITIES TBD. THESE WILL BE LOCALLY CONTROLLED BY OCCUPANTS AND HAVE NOT BEEN INCLUDED IN THE PHOTOMETRIC LIGHTING STUDY.
2. WALL MOUNTED AREA LIGHT TYPE LO2 AT EACH UNCOVERED PATIO. LOCATION AND QUANTITIES TBD. THESE WILL BE LOCALLY CONTROLLED BY OCCUPANTS AND HAVE NOT BEEN INCLUDED IN THE PHOTOMETRIC LIGHTING STUDY.
3. WALL MOUNTED GOOSENECK DOWNLIGHT LO3 AT EACH GARAGE DOOR. CONTRIBUTIONS HAVE BEEN INCLUDED IN THE PHOTOMETRIC LIGHTING STUDY.
4. BOLLARDS TYPE LO5, TREE ACCENT LO6, AND STRING LIGHTS TYPE LO7 SHALL SUPPLEMENT THE PEDESTRIAN POLE LIGHTING TYPE LO4 LIGHTING IN THE RECREATION AREA.
5. PEDESTRIAN POLE TYPE LO4 SHALL ILLUMINATE THE DOG PARK.
6. PEDESTRIAN POLE TYPE LO4 SHALL ILLUMINATE THE POOL DECK. CABANAS WILL HAVE INTEGRAL LIGHTING.
7. PEDESTRIAN POLE TYPE LO4 SHALL ILLUMINATE THE GROVE AREA. TREE ACCENT LO6 SHALL BE LOCATED IN SELECT LANDSCAPE AREAS TBD.
8. WALL-MOUNTED DECORATIVE TYPE LO8 SHALL PROVIDE GENERAL ILLUMINATION AT DOORS.
9. WALL-MOUNTED DECORATIVE SHALL PROVIDE SOFT PATHWAY LIGHTING. LO8 OR SIMILAR.
10. SIGN LIGHTING TBD.



NORTH

SCALE: 1" =50'-0"

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

SK Design Group, Inc.
4600 College Boulevard, Suite 100
Overland Park, Kansas 66211
Phone: 913-451-1818
Fax: 913-451-7599

Sassan Mahobian, P.E. - Civil Engineer
Missouri Licence #: E - 20961
SK Design Group, Inc.
Mo State Certificate of Authority: 001274

LANDSCAPE ARCHITECT
MCG Landscape Architects
513.801.9100

LIGHTING DESIGNER
LightWorks, Inc.
816.640.9948

SURVEYORS
Minney Surveying
913.766.5141

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6001 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	09/02/2022

SHEET NAME
PHOTOMETRIC PLAN

SHEET NUMBER
E100

DATE 08-01-2022

PROJECT NO.

7/20/2022 12:58:37 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.

THE RESERVE & THE PORCHES

6601 E 93 STREET, KANSAS CITY, MO 64138

1 FIRST FLOOR PLAN - MIDDLE
SCALE: 3/32" = 1'-0"

2 FIRST FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"

BUILDING A - GROSS BUILDING AREA	
LEVEL	SQUARE FOOTAGE
FIRST FLOOR	47555 SF
SECOND FLOOR	47395 SF
THIRD FLOOR	47395 SF
FOURTH FLOOR	47395 SF
GRAND TOTAL	189742 SF

BUILDING A - UNIT MATRIX	
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	9
2 BEDROOM	10
	19
02 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
03 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
04 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
GRAND TOTAL	133

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

THE RESERVE - BUILDING A - PLANS

SHEET NUMBER

A101

DATE 08/01/2022

PROJECT NO. 22502

7/28/2022 3:39:49 PM

1 FIRST FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"

BUILDING A - GROSS BUILDING AREA	
LEVEL	SQUARE FOOTAGE
FIRST FLOOR	47555 SF
SECOND FLOOR	47395 SF
THIRD FLOOR	47395 SF
FOURTH FLOOR	47395 SF
GRAND TOTAL	189742 SF

BUILDING A - UNIT MATRIX	
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	9
2 BEDROOM	10
	19
02 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
03 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
04 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
GRAND TOTAL	133

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.

THE RESERVE & THE PORCHES

6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

THE RESERVE - BUILDING A - PLANS

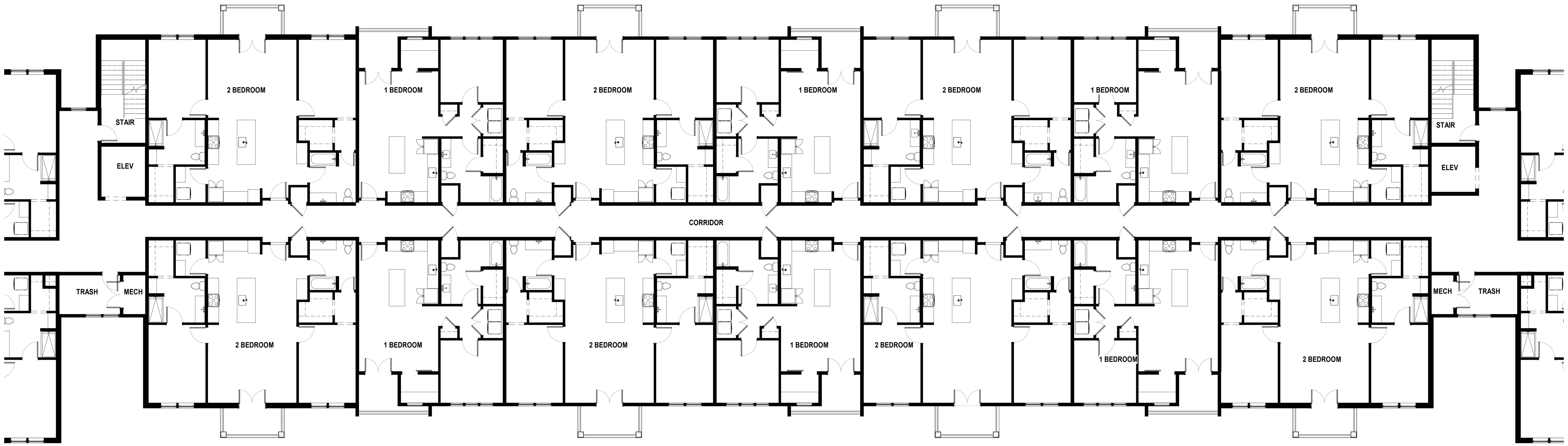
SHEET NUMBER

A102

DATE 08/01/2022

PROJECT NO. 22502

7/28/2022 3:39:51 PM



1 SECOND - FOURTH FLOOR PLAN - MIDDLE
SCALE: 3/32" = 1'-0"

2 SECOND - FOURTH FLOOR PLAN - EAST
SCALE: 3/32" = 1'-0"

BUILDING A - GROSS BUILDING AREA

LEVEL	SQUARE FOOTAGE
FIRST FLOOR	47555 SF
SECOND FLOOR	47395 SF
THIRD FLOOR	47395 SF
FOURTH FLOOR	47395 SF
GRAND TOTAL	189742 SF

BUILDING A - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	9
2 BEDROOM	10
	19
02 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
03 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
04 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
GRAND TOTAL	133

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

THE RESERVE - BUILDING A - PLANS

SHEET NUMBER

A103

DATE 08/01/2022

PROJECT NO. 22502

7/28/2022 3:39:55 PM

1 SECOND - FOURTH FLOOR PLAN - WEST
SCALE: 3/32" = 1'-0"

BUILDING A - GROSS BUILDING AREA	
LEVEL	SQUARE FOOTAGE
FIRST FLOOR	47555 SF
SECOND FLOOR	47395 SF
THIRD FLOOR	47395 SF
FOURTH FLOOR	47395 SF
GRAND TOTAL	189742 SF

BUILDING A - UNIT MATRIX	
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	9
2 BEDROOM	10
	19
02 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
03 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
04 - FF	
1 BEDROOM	18
2 BEDROOM	20
	38
GRAND TOTAL	133

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.

THE RESERVE & THE PORCHES

6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

THE RESERVE - BUILDING A - PLANS

SHEET NUMBER

A104

DATE 08/01/2022

PROJECT NO. 22502

7/28/2022 3:39:57 PM

3 SOUTH ELEVATION - EAST
SCALE: 3/32" = 1'-0"

1 SOUTH ELEVATION - MIDDLE
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION - WEST
SCALE: 3/32" = 1'-0"

7/28/2022 3:40:11 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE RESERVE - BUILDING A - EXTERIOR ELEVATIONS
SHEET NUMBER
A105

DATE 08/01/2022
PROJECT NO. 22502

3 NORTH ELEVATION - WEST
SCALE: 3/32" = 1'-0"

1 NORTH ELEVATION - MIDDLE
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION - EAST
SCALE: 3/32" = 1'-0"

7/28/2022 3:40:26 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE RESERVE - BUILDING A - EXTERIOR ELEVATIONS
SHEET NUMBER
A106

DATE 08/01/2022
PROJECT NO. 22502

2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

7/28/2022 3:40:51 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

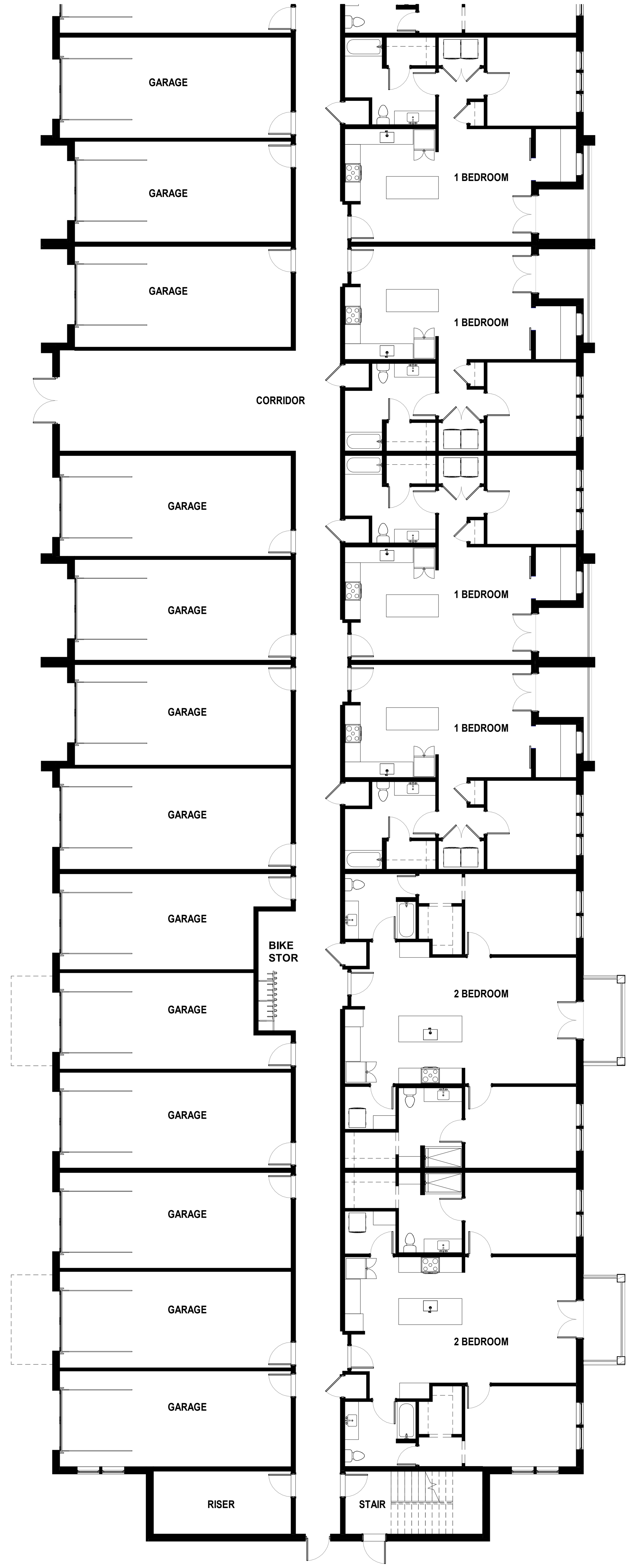
WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

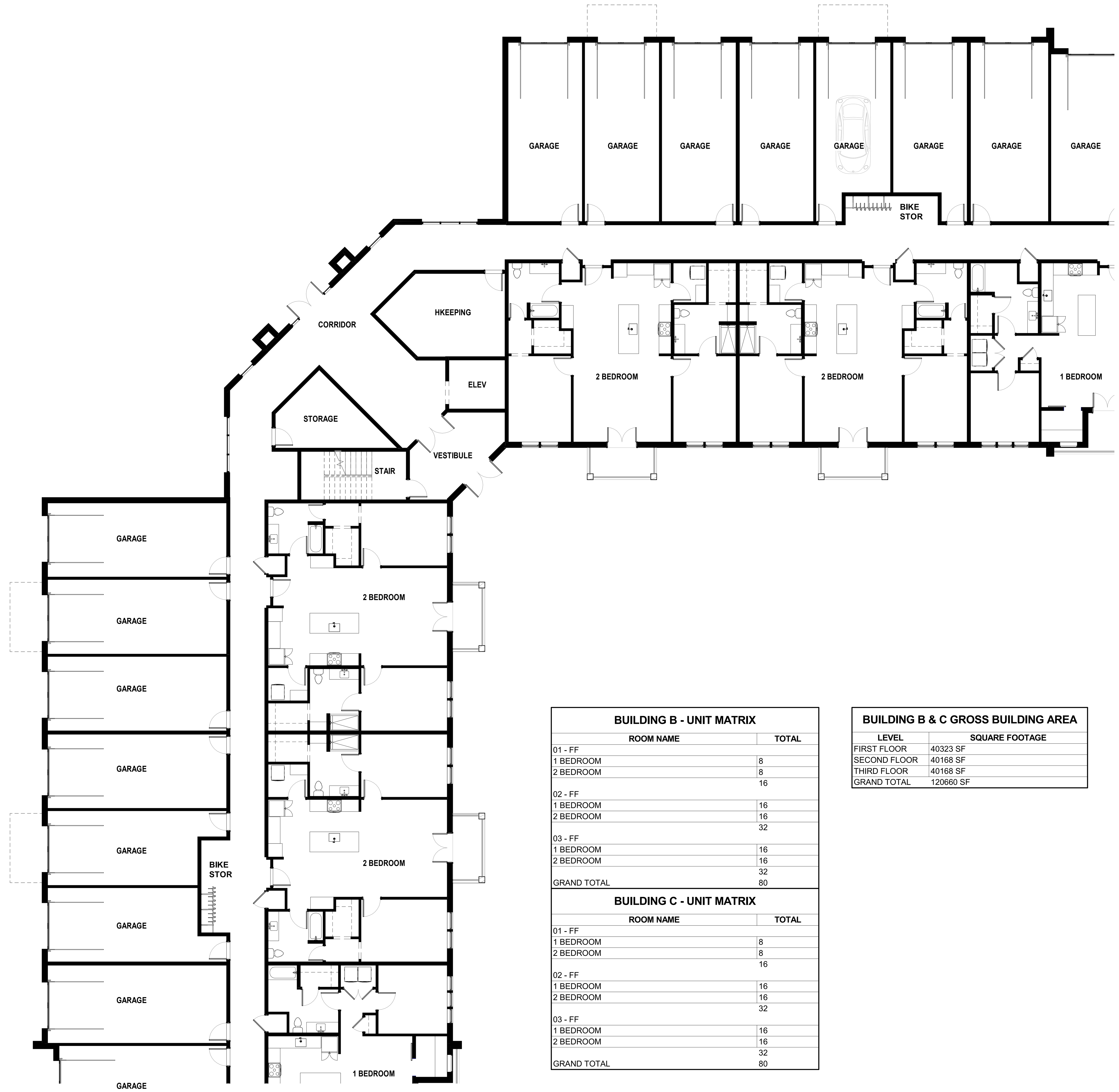
DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE RESERVE - BUILDING A - EXTERIOR ELEVATIONS
SHEET NUMBER
A107

DATE 08/01/2022
PROJECT NO. 22502



② FIRST FLOOR PLAN - SOUTH
SCALE: 3/32" = 1'-0"



① FIRST FLOOR PLAN - MIDDLE
SCALE: 3/32" = 1'-0"

BUILDING B - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING C - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING B & C GROSS BUILDING AREA

LEVEL	SQUARE FOOTAGE
FIRST FLOOR	40323 SF
SECOND FLOOR	40168 SF
THIRD FLOOR	40168 SF
GRAND TOTAL	120660 SF

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS
DESCRIPTION DATE

SHEET NAME
THE RESERVE - BUILDING B & C - PLANS

SHEET NUMBER
A108

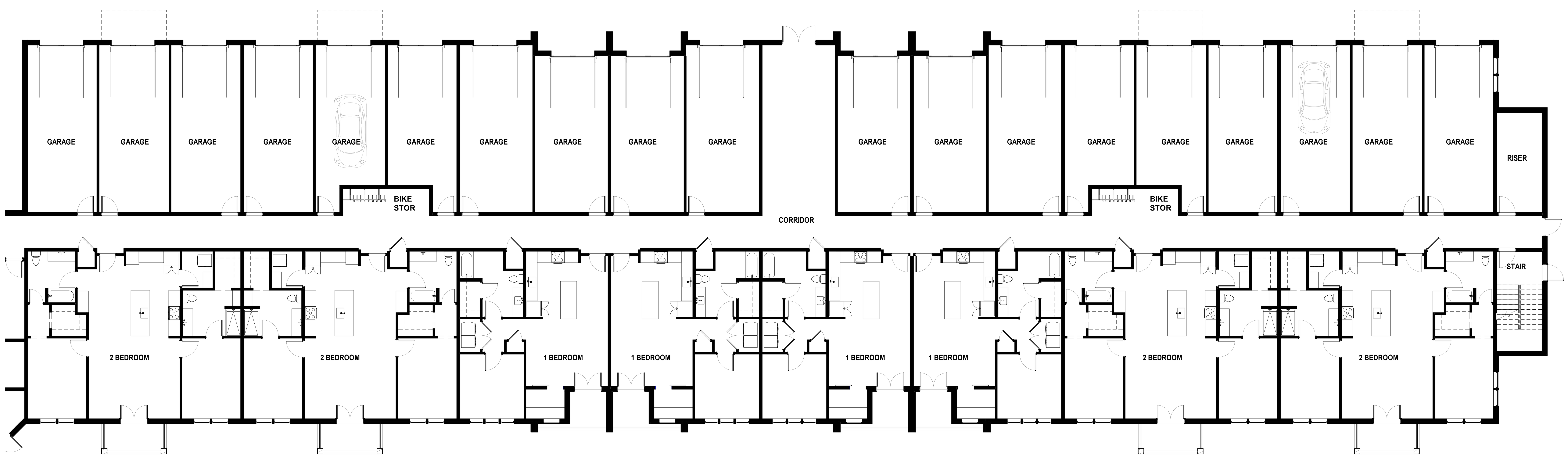
DATE 08/01/2022
PROJECT NO. 22502

7/28/2022 3:47:00 PM

BUILDING B - UNIT MATRIX	
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING C - UNIT MATRIX	
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING B & C GROSS BUILDING AREA	
LEVEL	SQUARE FOOTAGE
FIRST FLOOR	40323 SF
SECOND FLOOR	40168 SF
THIRD FLOOR	40168 SF
GRAND TOTAL	120660 SF



1 FIRST FLOOR PLAN - NORTH
SCALE: 3/32" = 1'-0"

7/28/2022 3:47:02 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93RD STREET, KANSAS CITY, MO 64138

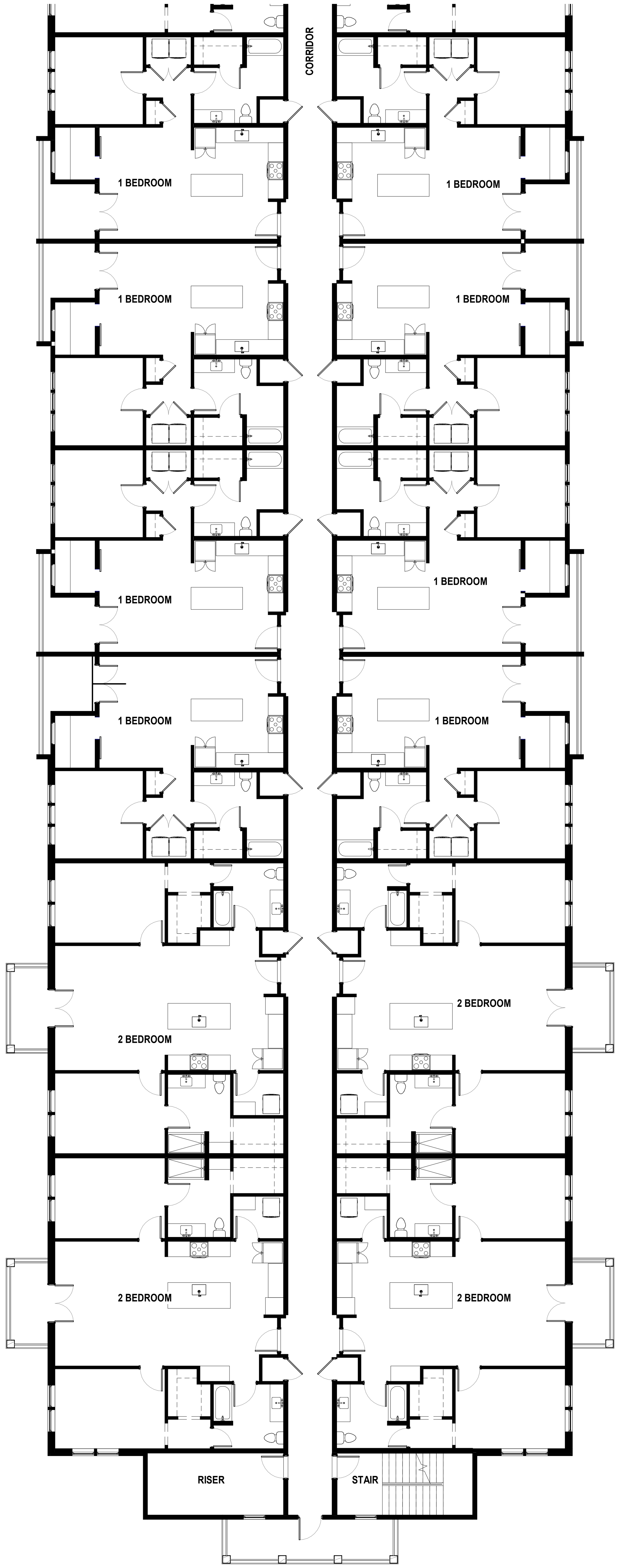
SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

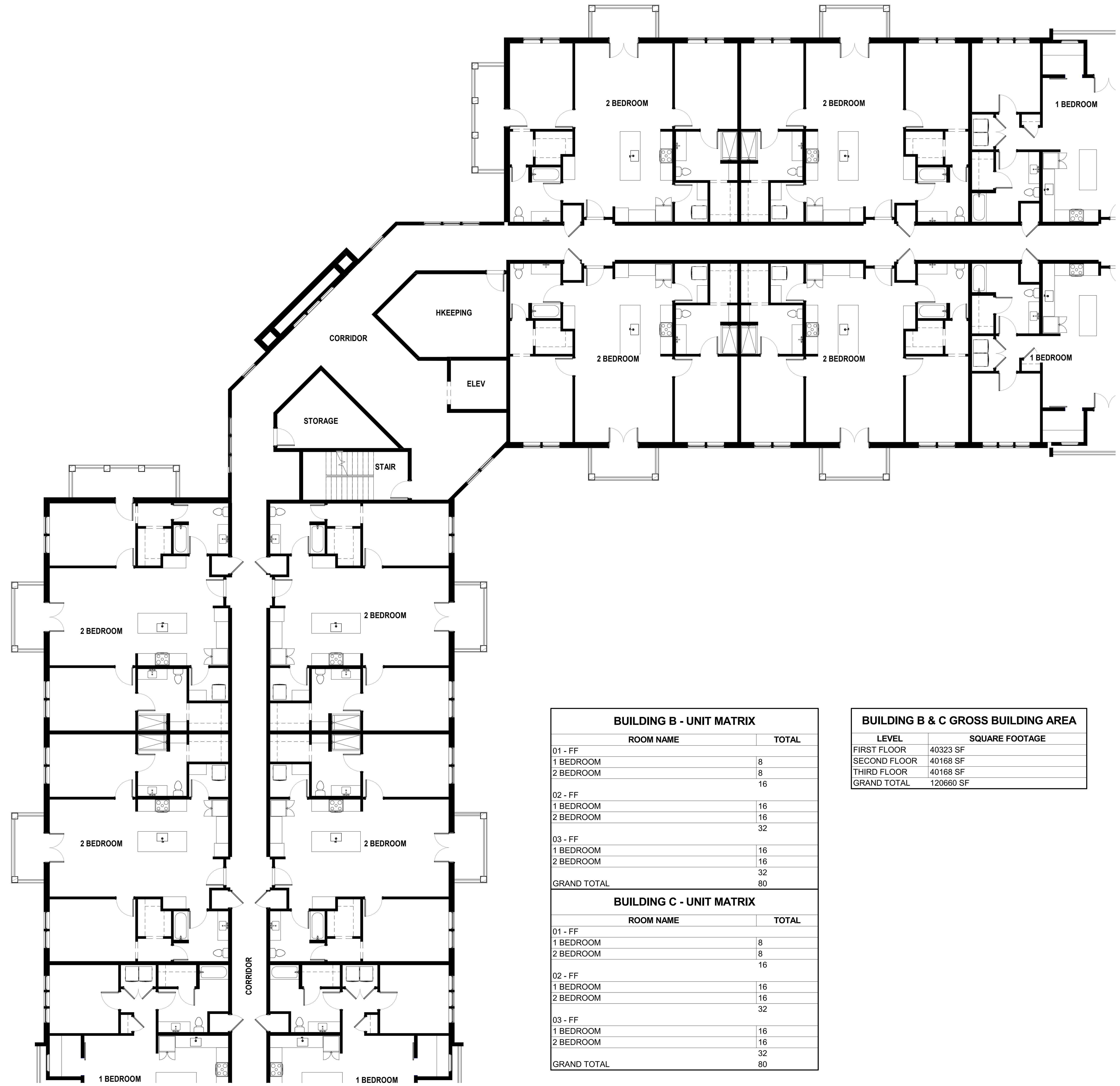
SHEET NAME
THE RESERVE - BUILDING B & C - PLANS

SHEET NUMBER
A109

DATE 08/01/2022
PROJECT NO. 22502



① SECOND - FOURTH FLOOR PLAN - SOUTH
SCALE: 3/32" = 1'-0"



② SECOND - FOURTH FLOOR PLAN - MIDDLE
SCALE: 3/32" = 1'-0"

BUILDING B - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING C - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING B & C GROSS BUILDING AREA

LEVEL	SQUARE FOOTAGE
FIRST FLOOR	40323 SF
SECOND FLOOR	40168 SF
THIRD FLOOR	40168 SF
GRAND TOTAL	120660 SF

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS
DESCRIPTION DATE

SHEET NAME
THE RESERVE - BUILDING B & C - PLANS

SHEET NUMBER
A110

DATE 08/01/2022
PROJECT NO. 22502

7/28/2022 3:47:06 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.

THE RESERVE & THE PORCHES

6601 E 93RD STREET, KANSAS CITY, MO 64138

BUILDING B - UNIT MATRIX

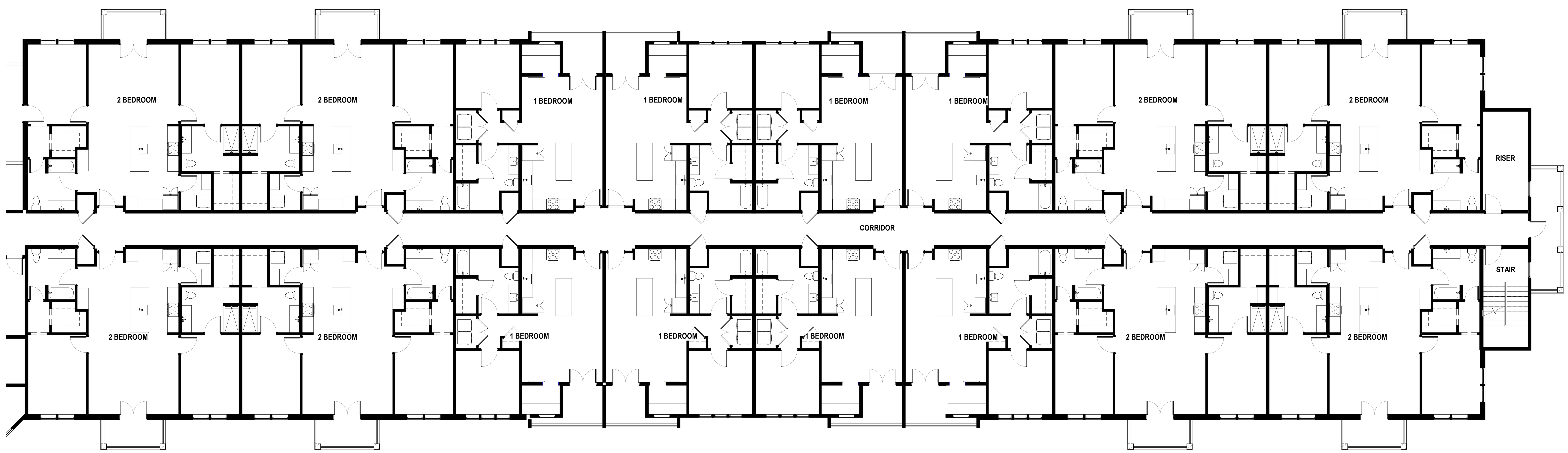
ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING C - UNIT MATRIX

ROOM NAME	TOTAL
01 - FF	
1 BEDROOM	8
2 BEDROOM	8
	16
02 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
03 - FF	
1 BEDROOM	16
2 BEDROOM	16
	32
GRAND TOTAL	80

BUILDING B & C GROSS BUILDING AREA

LEVEL	SQUARE FOOTAGE
FIRST FLOOR	40323 SF
SECOND FLOOR	40168 SF
THIRD FLOOR	40168 SF
GRAND TOTAL	120660 SF



1 SECOND - FOURTH FLOOR PLAN - NORTH
SCALE: 3/32" = 1'-0"

SET STATUS

DESCRIPTION	DATE

SHEET NAME
THE RESERVE - BUILDING B & C - PLANS

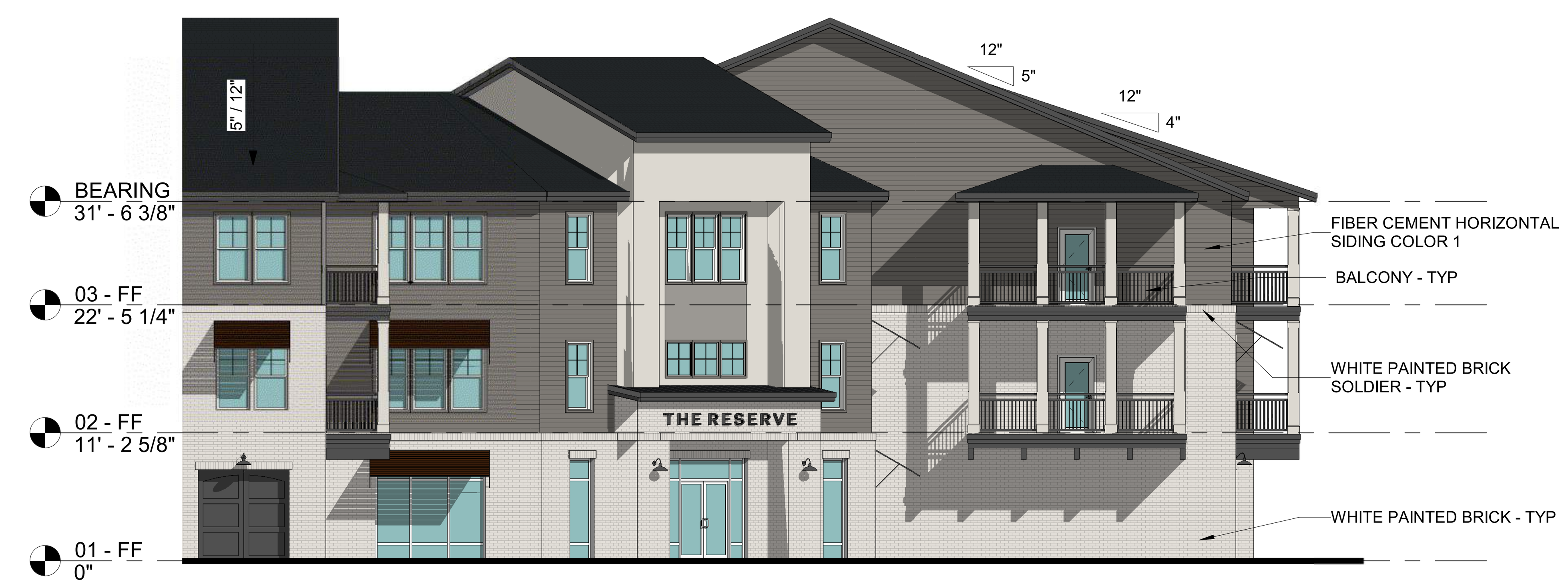
SHEET NUMBER
A111

DATE 08/01/2022
PROJECT NO. 22502

7/28/2022 3:47:08 PM

3 NORTH ELEVATION - EAST
SCALE: 3/32" = 1'-0"

2 WEST ELEVATION - NORTH
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - WEST
SCALE: 3/32" = 1'-0"

1 WEST ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

7/28/2022 3:47:24 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.

THE RESERVE & THE PORCHES

6601 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

THE RESERVE - BUILDING B & C - EXTERIOR ELEVATIONS

SHEET NUMBER

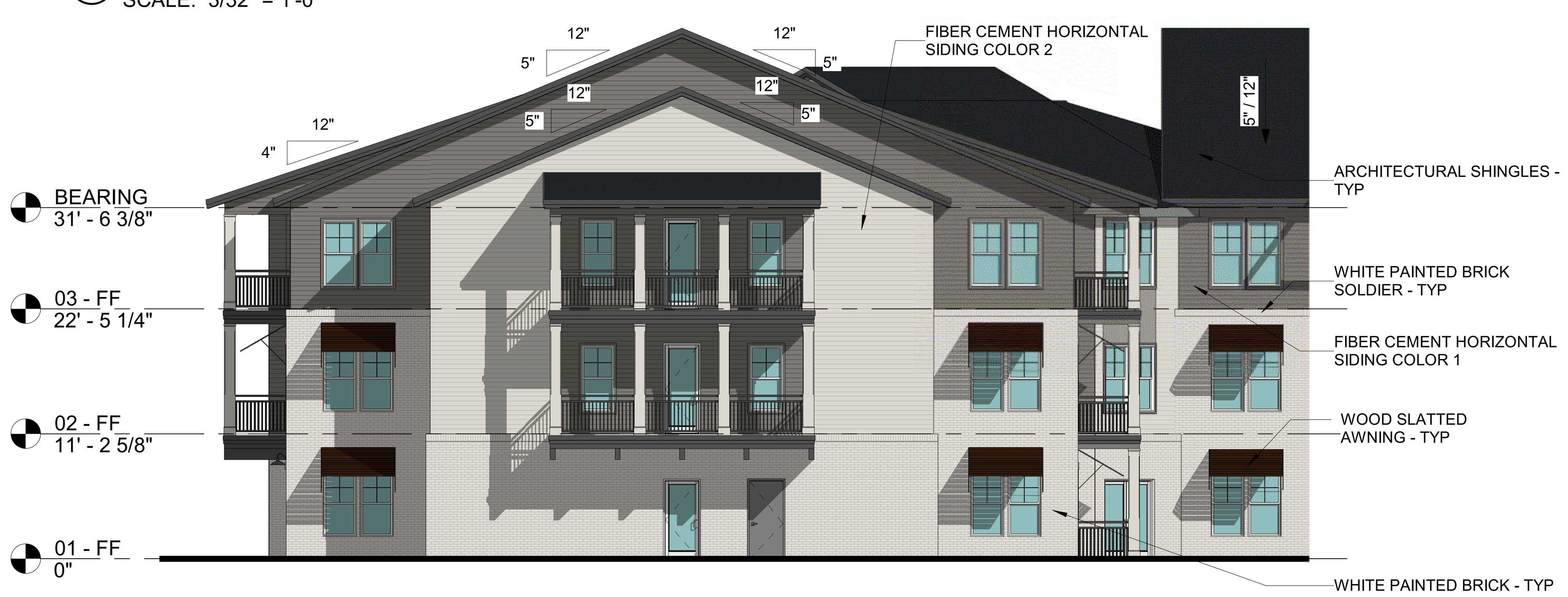
A112

DATE 08/01/2022

PROJECT NO. 22502

5 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

4 EAST ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - WEST
SCALE: 3/32" = 1'-0"

2 EAST ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

1 SOUTH ELEVATION - EAST
SCALE: 3/32" = 1'-0"

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE

SHEET NAME
THE RESERVE - BUILDING B & C - EXTERIOR ELEVATIONS

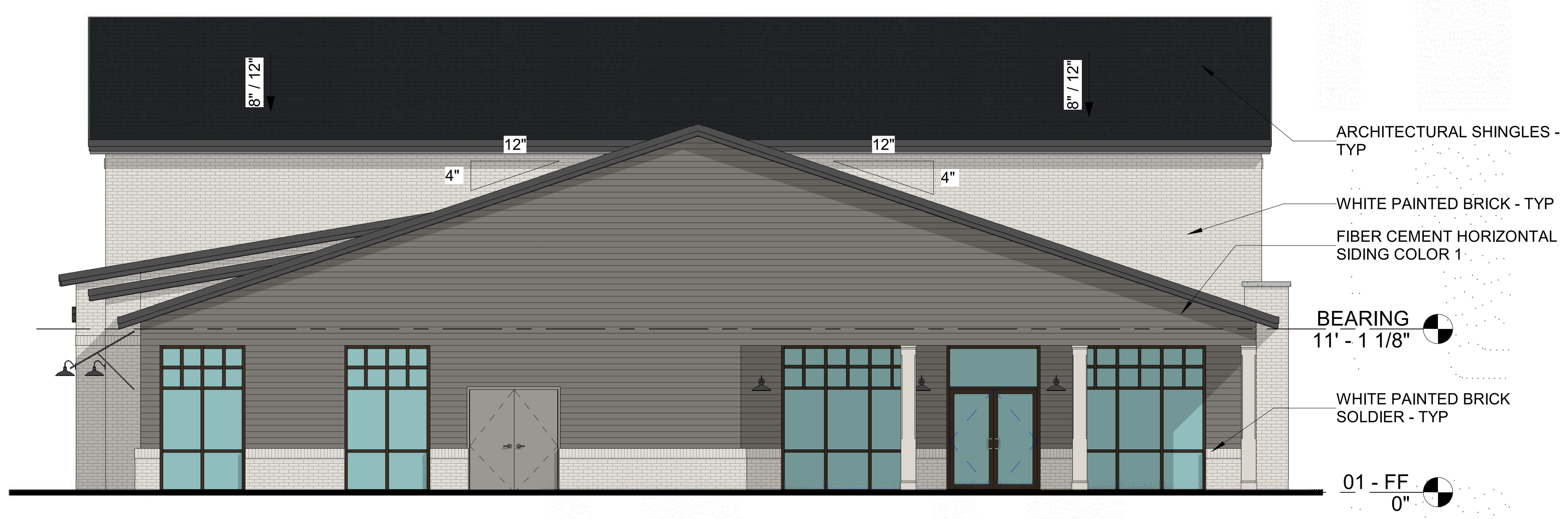
SHEET NUMBER
A113

DATE 08/01/2022
PROJECT NO. 22502

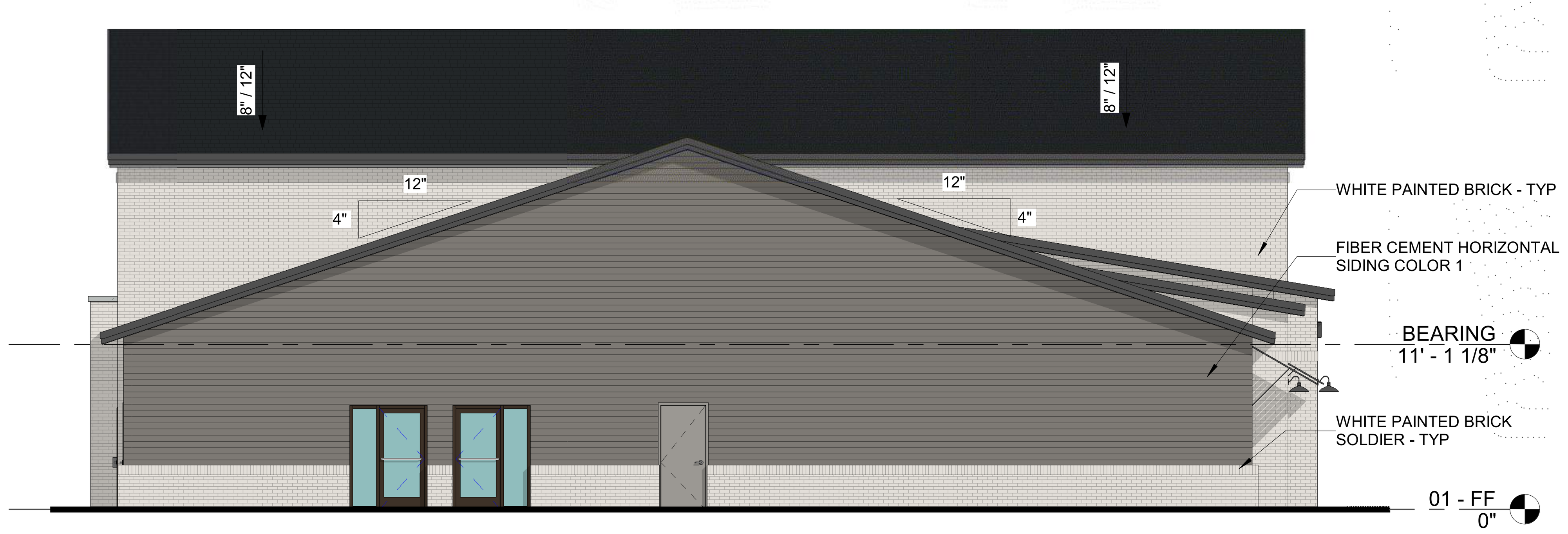
7/28/2022 3:47:42 PM

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 9,120 SF

7/28/2022 3:50:45 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93RD STREET, KANSAS CITY, MO 64138

SET STATUS

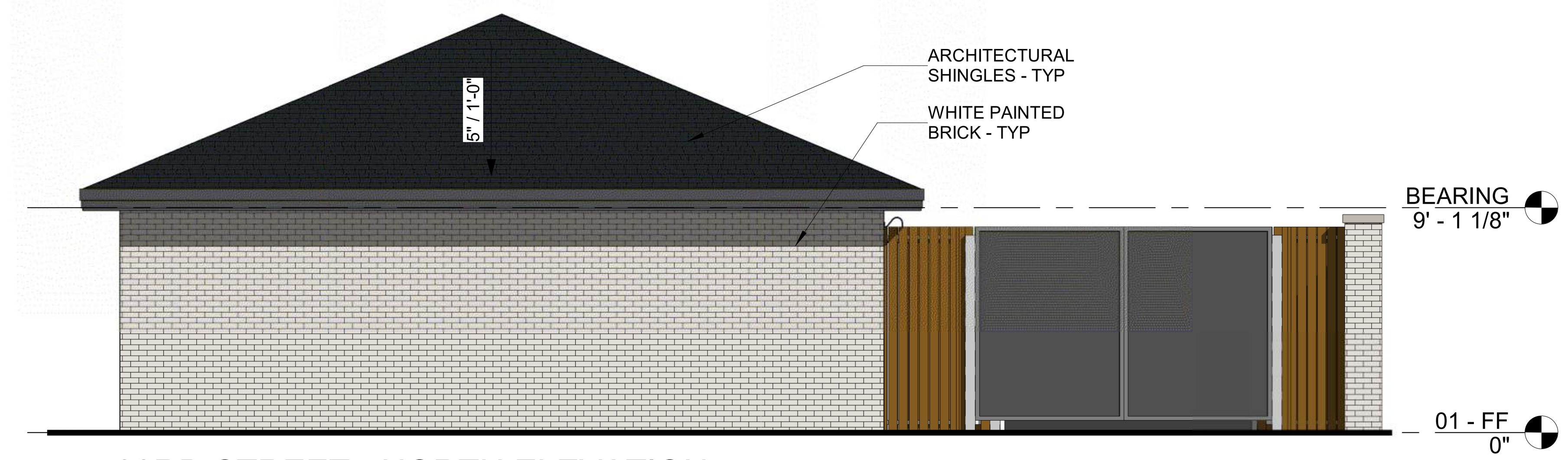
DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE RESERVE - CLUBHOUSE

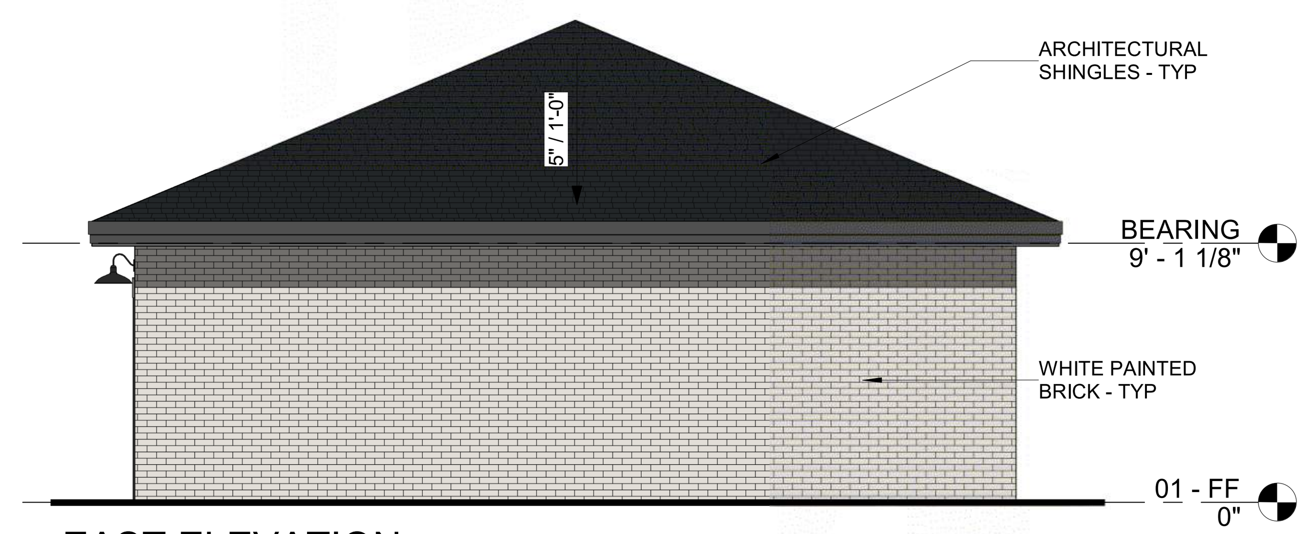
SHEET NUMBER
A114

DATE 08/01/2022
PROJECT NO. 22502

3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

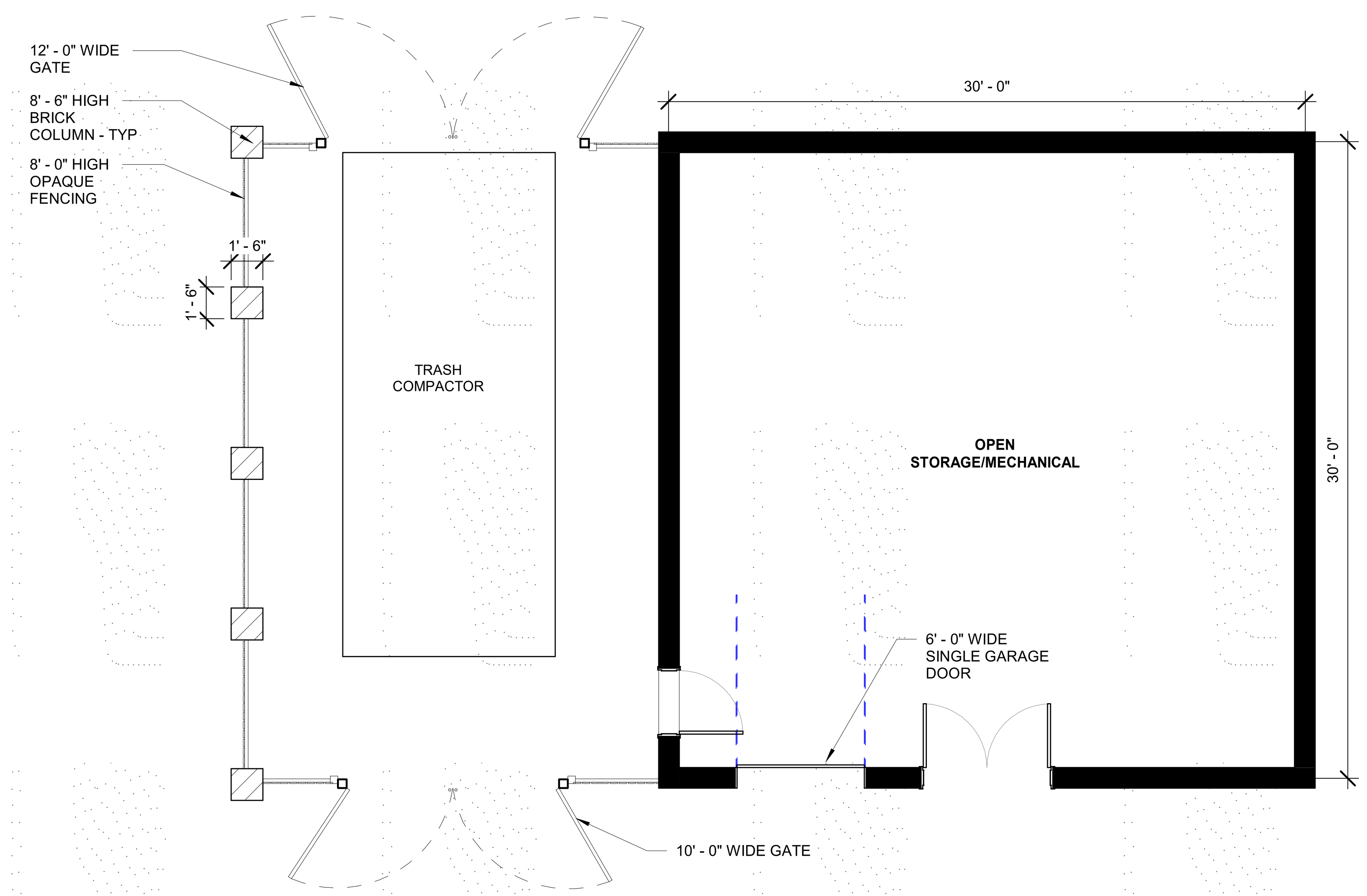


2 93RD STREET - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

5 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

900SQ FT

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE RESERVE - MAINTENANCE BUILDING

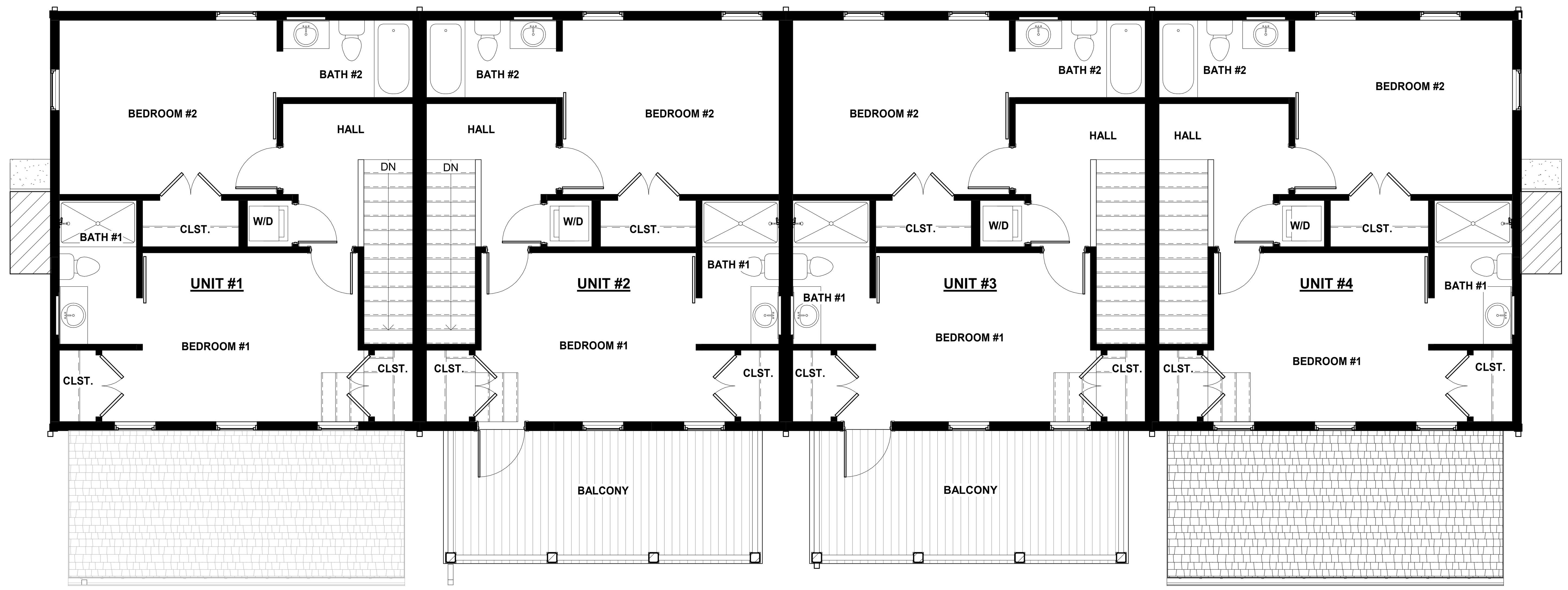
SHEET NUMBER
A115

DATE 08/01/2022
PROJECT NO. 22502

7/28/2022 4:17:17 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138



② SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

① FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

TOWNHOME BUILDING AREA

NAME	AREA
HEATED	
FIRST FLOOR	2555 SF
SECOND FLOOR	2557 SF
GRAND TOTAL	5112 SF

SET STATUS

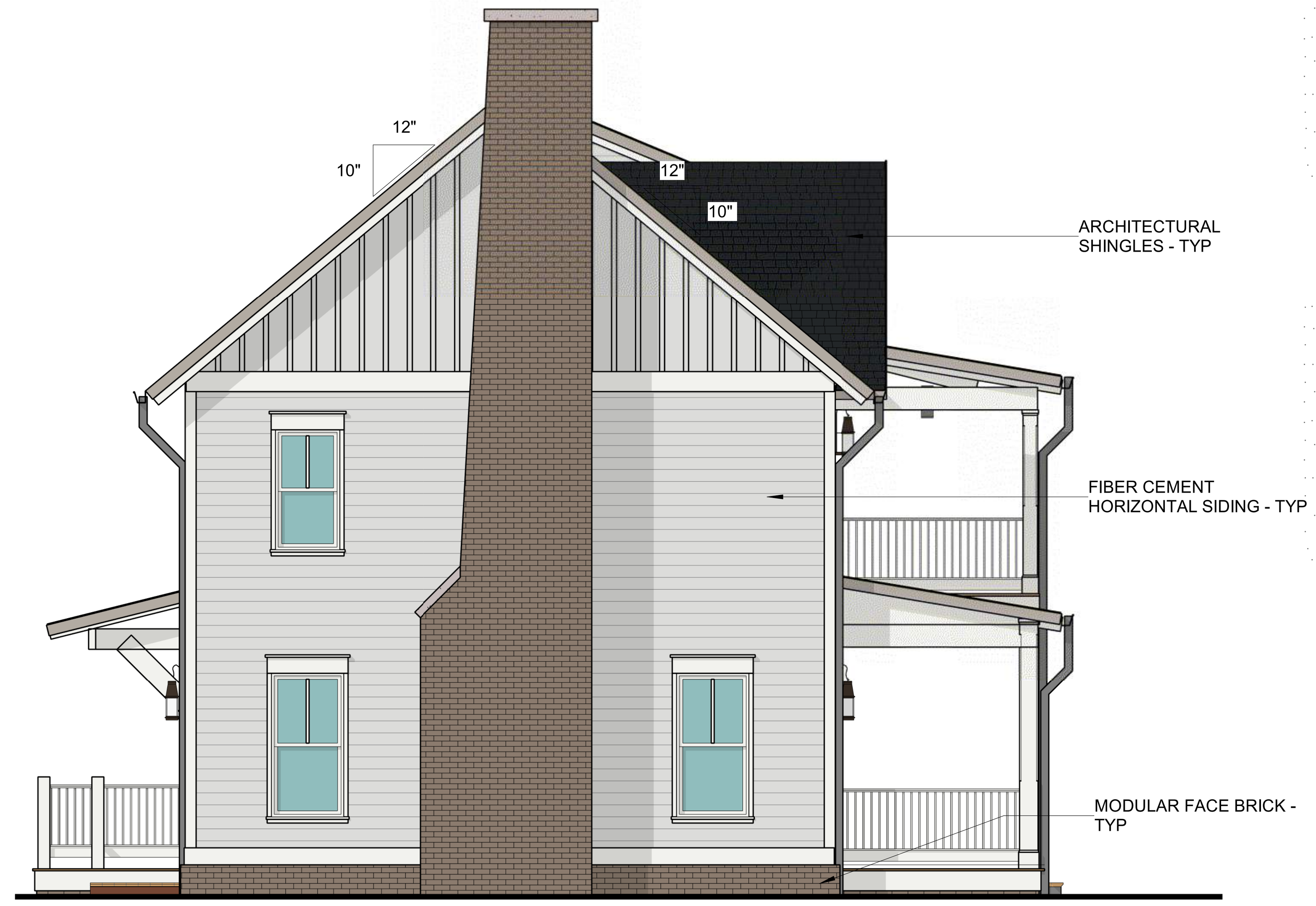
DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE PORCHES - BUILDING A & B - PLANS

SHEET NUMBER
A116

DATE 08/01/2022
PROJECT NO. 22502

7/28/2022 12:31:57 PM



3 BUILDING A & B SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 REAR ELEVATION
SCALE: 3/16" = 1'-0"

1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

7/28/2022 4:32:20 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

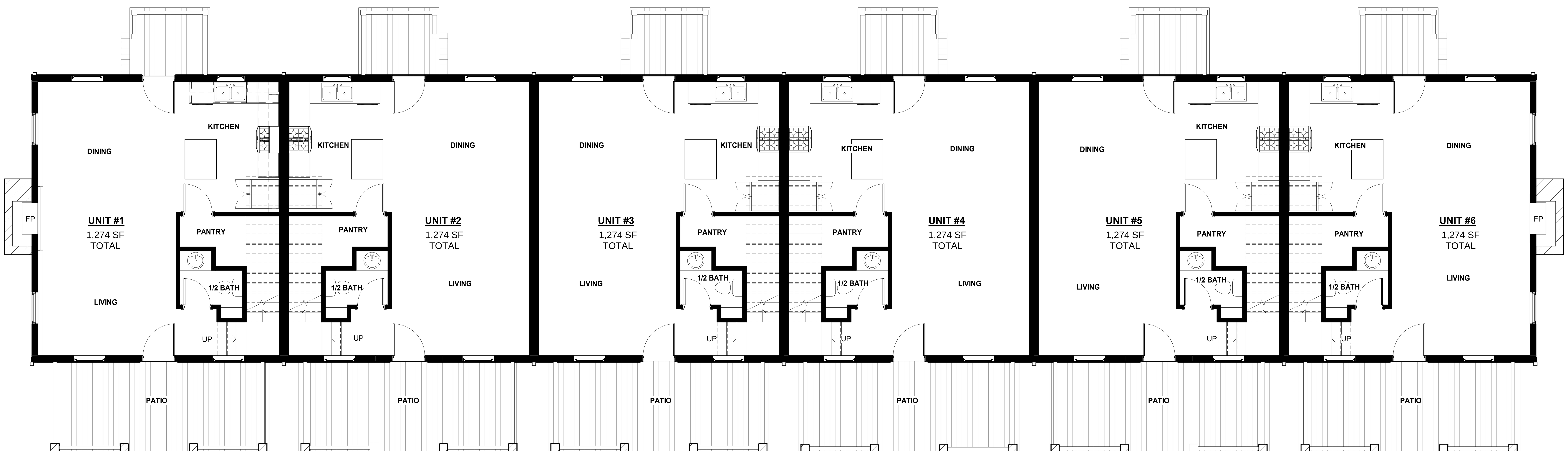
DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE PORCHES - BUILDING A & B - EXTERIOR ELEVATIONS
SHEET NUMBER
A117

DATE 08/01/2022
PROJECT NO. 22502

2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

TOWNHOME BUILDING AREA	
NAME	AREA
HEATED	
FIRST FLOOR	3829 SF
SECOND FLOOR	3856 SF
GRAND TOTAL	7685 SF



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

7/28/2022 12:35:26 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE PORCHES - BUILDING C & D - PLANS

SHEET NUMBER
A118

DATE 08/01/2022
PROJECT NO. 22502

③ SIDE ELEVATION
SCALE: 3/16" = 1'-0"

② REAR ELEVATION
SCALE: 3/16" = 1'-0"

① FRONT ELEVATION
SCALE: 3/16" = 1'-0"

7/28/2022 4:39:40 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.

THE RESERVE & THE PORCHES

6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME

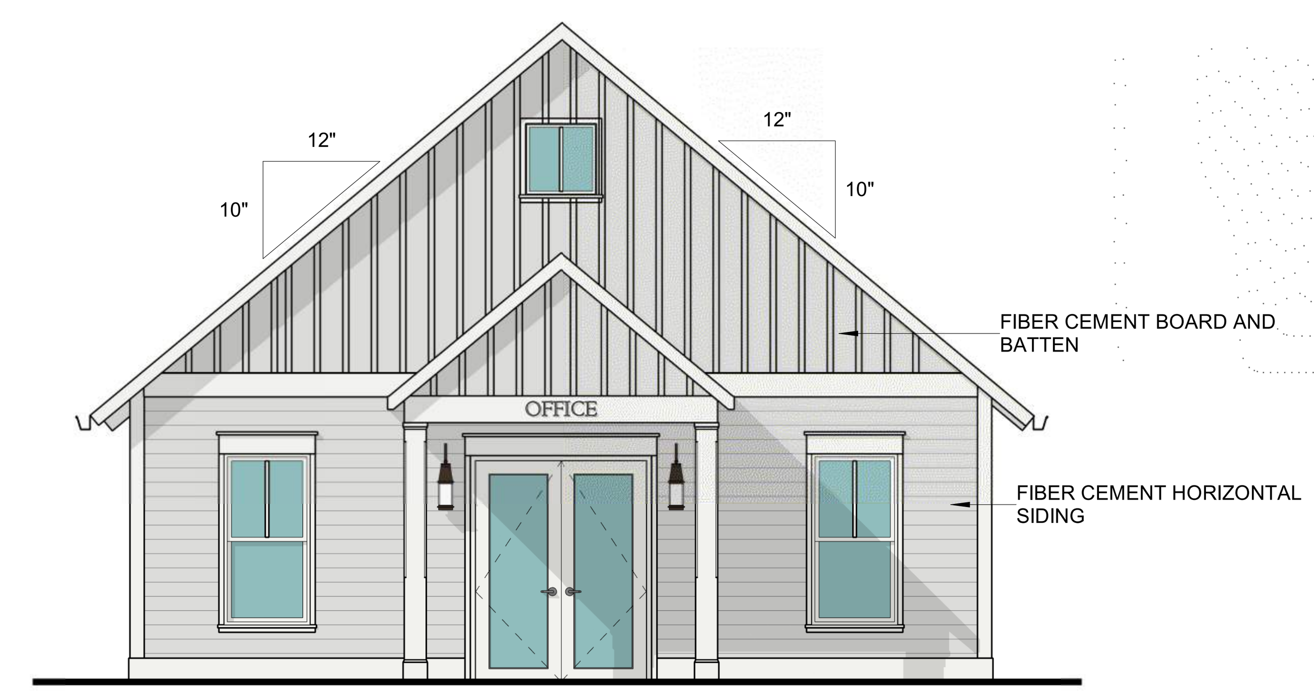
THE PORCHES - BUILDING C & D - EXTERIOR ELEVATIONS

SHEET NUMBER

A119

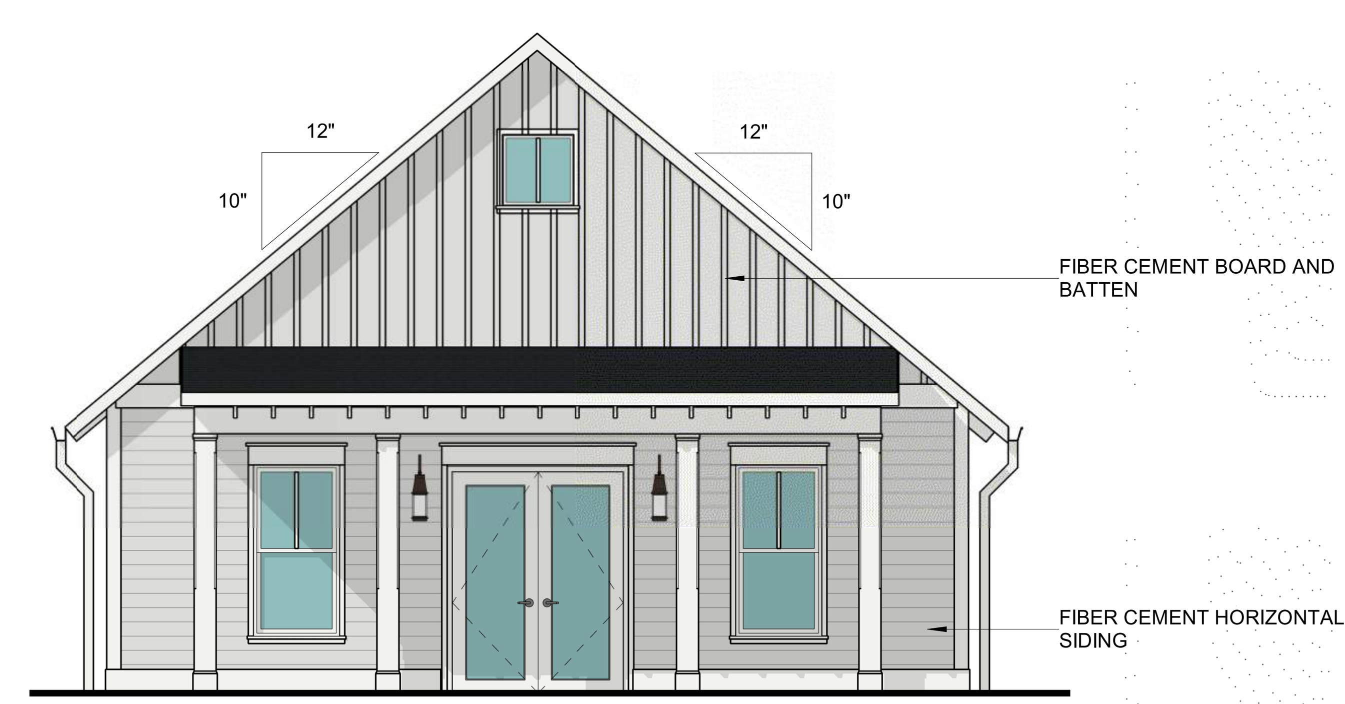
DATE	08/01/2022
PROJECT NO.	22502

5 EAST ELEVATION
SCALE: 3/16" = 1'-0"

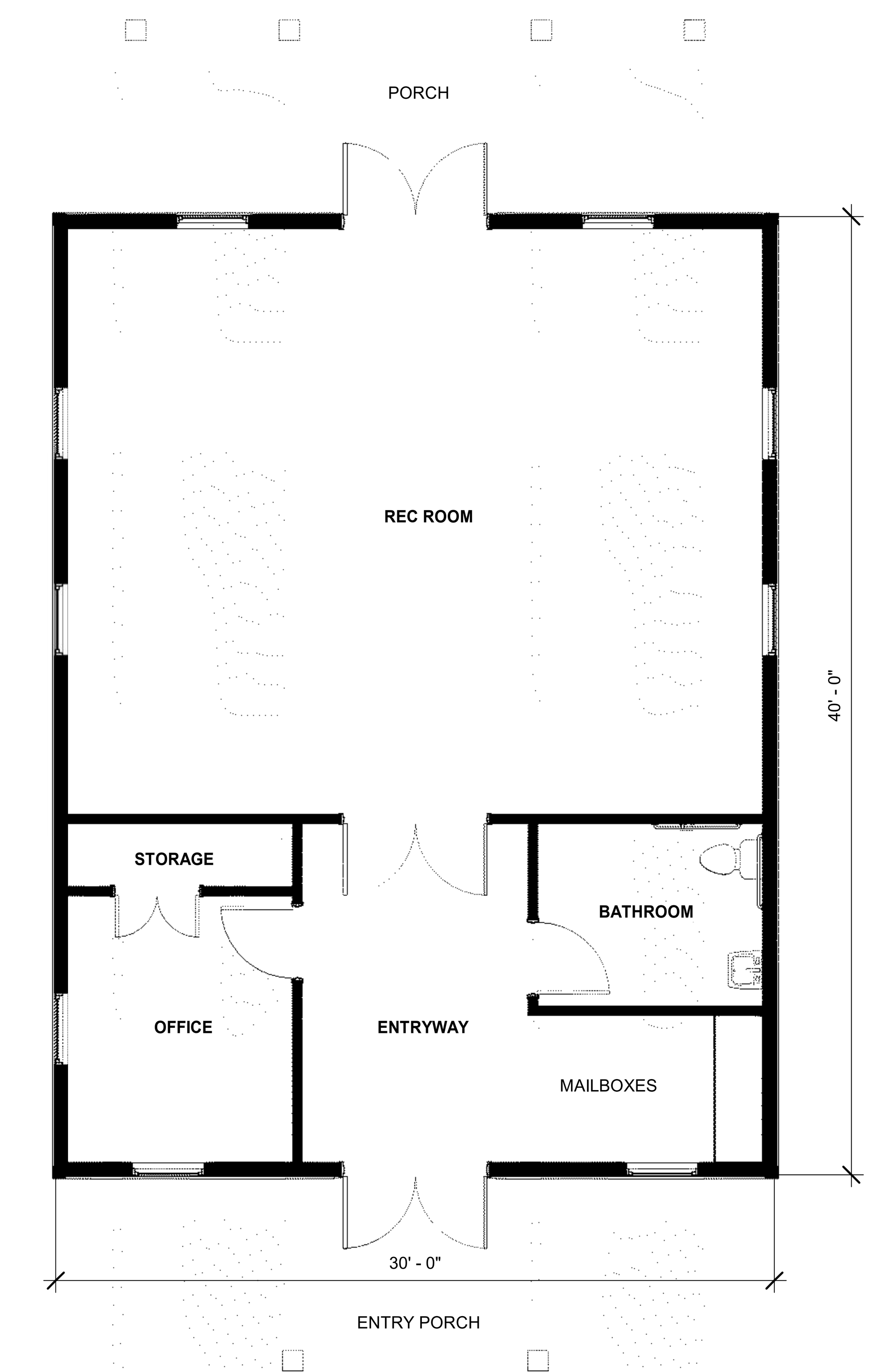


2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN OFFICE
SCALE: 3/16" = 1'-0"
1200SQ FT

7/28/2022 12:38:53 PM

CHASEN GARRETT
ARCHITECTS
7309 CHAD COLLEY BLVD. SUITE C
BARLING, ARKANSAS 72923

WHITTEN DEVELOPMENT, INC.
THE RESERVE & THE PORCHES
6601 E 93 STREET, KANSAS CITY, MO 64138

SET STATUS

DESCRIPTION	DATE
UR PLAN	08/01/2022

SHEET NAME
THE PORCHES - OFFICE BUILDING

SHEET NUMBER
A120

DATE 08/01/2022
PROJECT NO. 22502


PUBLIC HEARING
CITY HALL, KANSAS CITY, MISSOURI
CD-CPC-2022-00136
9-20-22
City Plan Commission
For information call 816-513-8801

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

August 11, 2022

VIA U.S. MAIL

Adjacent Property Owners within 300 Feet

Re: The Reserve & The Porches - CD-CPC-2022-00136

Dear Adjacent Property Owners:

We represent Whitten Development, Inc. concerning property located at 6001, 6011, 6015, 6105, 6111, 6203 and 6311 E. 93rd Street, generally located south of E. 93rd Street, Kansas City Southern Railroad on the east, and Benjamin Plaza on the west. We submitted an application to the City Plan Commission to request approval of a UR Development Plan for approximately 19 acres with a Preliminary Plat to allow for the development of about 312 multifamily apartment units and about 20 townhome units. (CD-CPC-2022-00136). Enclosed is a copy of the site plan and elevations from the UR Development Plan.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited to attend. This public meeting is an opportunity for you to come learn more about the application and to discuss these plans with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas 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.

The meeting will be held on Thursday, September 8, 2022 at 6:00 p.m. via Zoom conference call.

Join the Zoom Meeting at https://zoom.us/join. Call-in instructions are as follows:

Meeting ID:	836 2076 3624
Passcode:	546478
Or dial:	(312) 626-6799

Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	(816) 502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Whitten Development, Inc.

{34210 / 71557; 965043. }

If you are unable to attend the meeting and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The application will be heard by the City Plan Commission on Tuesday, September 20, 2022.

Very truly yours,

Patricia R. Jensen

PRJ:kab
enclosures

cc: Andrew Clarke, KCMO City Planning & Development Department, (via e-mail, w/ encl.)
City Planning and Development (via e-mail publicengagement@kcmo.org, w/ encl.)

CASE NUMBER CD-CPC-2022-00136

ADDRESS OR LOCATION 6001 E 93rd Street

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri)

COUNTY OF Jackson)

I, Dawn Shaumeyer being duly sworn upon my oath and being of sound mind and legal age state:

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.

Dawn Shaumeyer
(Print Name)

(Signature)

Subscribed and sworn to before me this 6th day of September, 2022.

Kathy A. Burrison
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

KATHY A. BURRISON
My Commission Expires
February 28, 2023
Jackson County
Commission #13920164

My Commission Expires 2/28/2023

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.

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00136 - The Reserve and The Porches

Meeting Date: September 8, 2022

Meeting Location: Zoom

Meeting Time (include start and end time): 6:05-6:46

Additional Comments (optional):

Public Engagement Meeting - The Reserve & The Porches

Meeting ID	Start Time	End Time	Duration (Minutes)	Participants
83620763624	9/8/2022 17:54	9/8/2022 18:46	53	13

Name (Original Name)	Total Duration (Minutes)	
Patricia Jensen	53	Rouse Frets White Goss
Kellee Madinger	53	Rouse Frets White Goss
Tim Whitten	52	Whitten Development
Katereh Mahobian	52	SK Design Group
Sassan Mahobian	50	SK Design Group
Margaret Haugh	52	
Jim Walker	50	
K51	48	
18165005184	47	
Jerry Mitchell	32	
Angela Clardy	29	
Bobbi Proctor	18	
Samsung SM-G970U	4	