



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

09/05/2023

**Project Name**  
CitiHome KC Mixed Use

**Docket 2**

**Request**  
CD-CPC-2023-00109  
Rezoning to UR

**Applicant**  
Thong Thai  
B+A Architecture  
600 Broadway Blvd, Suite 209  
Kansas City, MO

**Owner**  
BKT Development LLC  
8700 NW 85<sup>th</sup> Crt  
Kansas City, MO 64153

Location            625 Prospect Ave  
Area                 About 1.2 acres  
Zoning               B3-2, B4-5, R-6  
Council District    3  
County               Jackson  
School District    KCMO 110

**Surrounding Land Uses**  
**North:** Commercial/Residential Uses, zoned B3-2, R-1.5  
**South:** Civic Uses, zoned B3-2  
**East:** Residential Uses, zoned R-6  
**West:** Commercial Use, zoned B3-2

**Major Street Plan**  
Prospect Ave is identified on the City's Major Street Plan. Prospect Ave is a local link between Independence Ave and E 12<sup>th</sup> St.

**Land Use Plan**  
The Truman Plaza Area Plan recommends Mixed Use Neighborhood and Residential Urban Low Density for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 6/24/2022. No Scheduling deviations from 2023 Cycle P have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Independence Plaza Neighborhood Council is tied to the subject site.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 7/13/2023. A summary of the meeting is attached to the staff report, see Attachment #3.")

## EXISTING CONDITIONS

The subject site is currently vacant.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to UR (Urban Redevelopment), with associated Development Plan and Preliminary Plat, to site a mixed-use project (retail and residential).

## CONTROLLING + RELATED CASES

Ordinance 160513 APPROVED  
Creating a Special Character Overlay District to be called Independence Corridor Overlay (ICO) for the Independence Corridor in the area generally bounded by Independence Ave from Forest to Ewing. Paseo from Independence to 8<sup>th</sup> St and Prospect from Independence to 7<sup>th</sup> St; and removing the Independence Ave East and West Special Review Districts.  
\*\* Amendment in 2018 to update signage provisions.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #2      Recommendation  
Approval, Subject to Conditions

**PLAN REVIEW**

Urban Redevelopment (UR) districts promote the development and redevelopment of underdeveloped and blighted sections of Kansas City by accommodating flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment. Development plans accompany these types of rezoning to allow for the City Council to review plans proposing significant development, to determine whether such plans further the purpose of the Zoning and Development Code. The Independence Plaza URA is the tax incentive plan presiding over the area, making the proposed project eligible for UR rezoning.

The Independence Ave Overlay District (ICO) aims to promote design excellence and walkability for all parcels in and around the Independence Corridor.

The proposed project includes 78 apartment-style units above retail space (between two structures) with a parking lot to the rear.

**PLAN ANALYSIS**

*ICO, Use- Specific (88-300), and Development Standards (88-400)*

*\*indicates adjustment/deviation*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
ICO*	Yes	No	See Conditions Report
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	Yes	Yes	See Site Plan and Conditions Report
Parking and Loading Standards (88-420)*	Yes	Yes	See Site Plan and Conditions Report
Landscape and Screening Standards (88-425)*	Yes	No	See Site Plan and Conditions Report
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan and Conditions Report
Sign Standards (88-445)	Yes	-	No detailed sign plan was provided. See Conditions Report.
Pedestrian Standards (88-450)	Yes	Yes	See Site Plan and Conditions Report

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (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;  
*Yes, the Truman Plaza Area Plan is the Area Plan of record for the subject site. Mixed Use Neighborhood is the land use designation that corresponds to B1- zoning (B1-3 is the underlying zoning for the proposed project). The Truman Plaza Area Plan also states that the Mixed Use Neighborhood land use designation is "primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors." AE*
- B.** Zoning and use of nearby property;  
*The Independence Blvd corridor is just north of the proposed project. High-density residential and commercial uses are along the corridor. AN*
- C.** Physical character of the area in which the subject property is located;  
*Low-density commercial structures are directly adjacent to the subject site. The proposed project will buffer Prospect Ave from a residential neighborhood comprised of detached dwelling units (single-family homes). AN*
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;  
*The appropriate City Staff who review public facility (utility and infrastructure) components of the project have evaluated the proposal. AN*
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;  
*The proposed project could not be sited at the subject property without a rezoning, half the site is zoned R-6 which mainly permits detached dwelling units. AN*
- F.** Length of time the subject property has remained vacant as zoned;  
*The site has been vacant since at least 2020. AN*
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and  
*City staff does not believe that the rezoning will detrimentally affect the nearby properties. AN*
- 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.  
*Diverse housing options and additional retail opportunities are positive additions for the general public, especially in and around major thoroughfares such as Prospect Ave and Independence Blvd. AN*

**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;  
*See Plan Analysis, above. AN*

- B.** The proposed use must be allowed in the district in which it is located;  
*The UR Plan identifies B1-3 as an underlying zoning district that guides permitted uses within the project.*  
AN
- 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;
- *With the parking lot being located behind the building (off Prospect) and the ingress/egress off E 6<sup>th</sup> and E 7<sup>th</sup> streets, the vehicular circulation is efficient and convenient for the proposed project.*
  - *Parking reductions for the retail use, via a deviation, are attached to this case because of the close proximity to the bus line along Independence Blvd.* AN
- D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;  
*The proposed project provides safe, efficient, and convenient pedestrian access to major thoroughfares and bicycle parking.* AN
- E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.  
*The appropriate City Departments have reviewed the development for adequate infrastructure and utility services.* AN
- 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.  
*After discussion occurred at community meetings regarding the proposed project, the developer redesigned the aesthetics of the project to align with community input. The location and orientation of the proposed project are also compatible with Prospect Ave and the Independence Ave Overlay District.* AN
- 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 project is sited directly adjacent to a low-density residential neighborhood. The proposed lighting does not violate spillover lighting requirements and the proposed parking lot landscaping buffer meets the Kansas City Zoning and Development Code.* AN
- 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 design of the vehicular parking area is consistent with the needs of the project. The parking is located behind the primary structure with access points off 6<sup>th</sup> and 7<sup>th</sup> Streets.* AN
- 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 proposed project is exempt from 88-424.* AN

## ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable [N/A]

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval, Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

Ahna Nanoski, AICP  
Lead Planner



## Plan Conditions

Report Date: August 31, 2023

Case Number: CD-CPC-2023-00109

Project: CitiHome KC Mixed Use

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*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.*

1. Per 88-425-13 an administrative adjustment is approved to site 2 street trees and native landscape plantings in lieu of 25 street trees.
2. 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.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. No detailed signage plan included. All signs must comply with 88-445-07 [Tenant(s) in a multi-tenant building with exterior entrance] and the Independence Ave Overlay District and are subject to permitting.
5. UR Final Plan must be approved prior to building permit review.
6. A deviation in the amount of 1 foot to the maximum height requirement for structures within the Independence Ave Overlay District.
7. A deviation to the required parking for retail uses to be reduced by 9 spaces.

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

8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
9. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
10. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
13. 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.

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

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

14. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. 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)
16. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1
17. 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).
18. 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.*

19. As indicated on plans, the developer shall pay money-in-lieu of parkland dedication. The fee shall be based on the 2023 parkland rate and paid prior to Certificate of Occupancy.

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

20. 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>
21. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Sean Allen - 816-513-0318  
North of River contact - Pedro Colato 816-513-4892

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

23. The developer shall have a Missouri professional engineer perform an analysis of the existing 1885 vintage 6" water main for adequate flow and pressure to serve the new fire and domestic demands of the proposed buildings combined with the existing water distribution system demands. If the 6" main is inadequate then a water main extension to upsize and replace mains will be necessary, the extents of which will depend on the required demands.  
The developer shall submit water main (extension/abandonment/relocation) drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for new fire hydrants and potentially a new water main extension.  
See:  
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>).

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

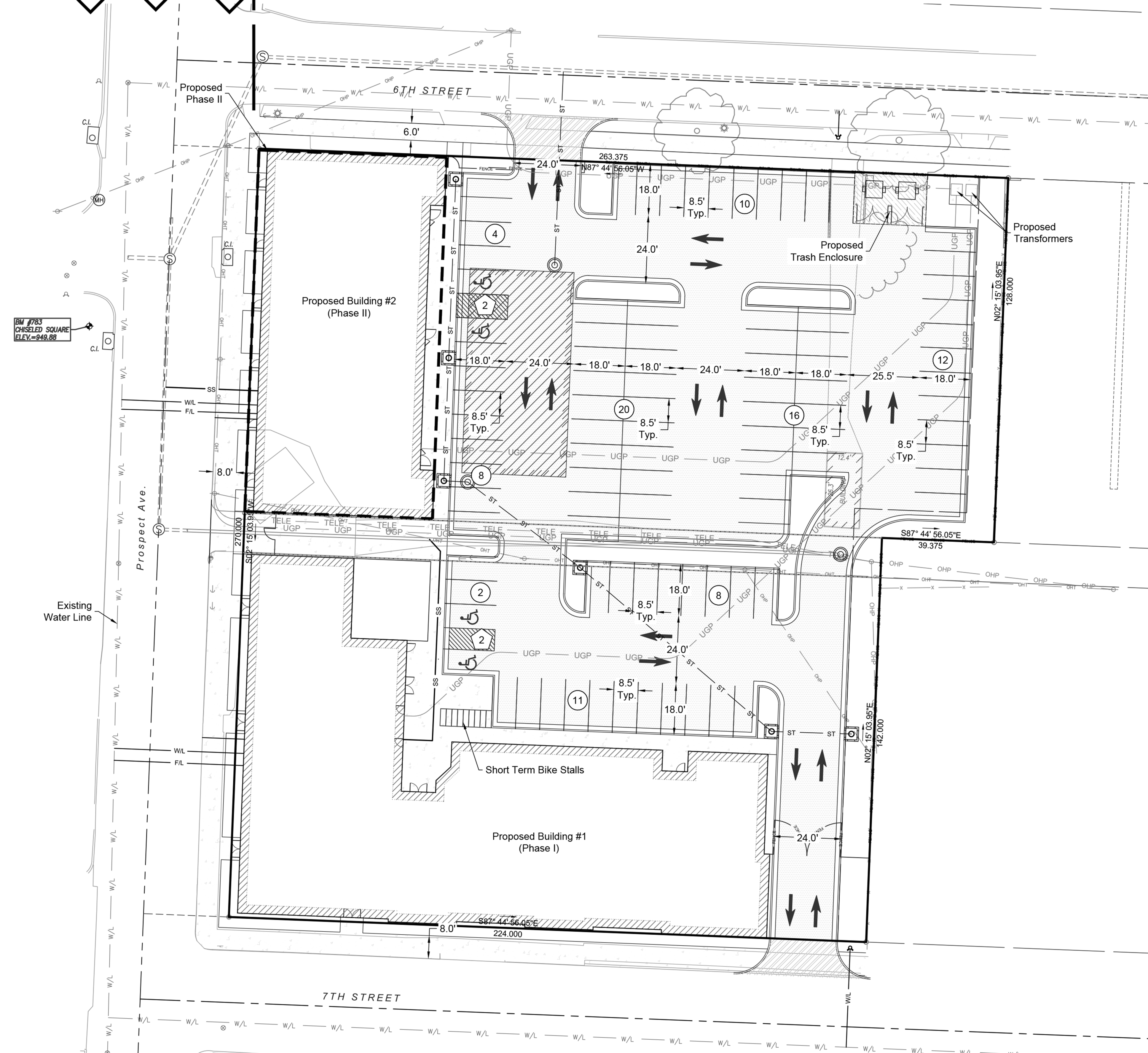
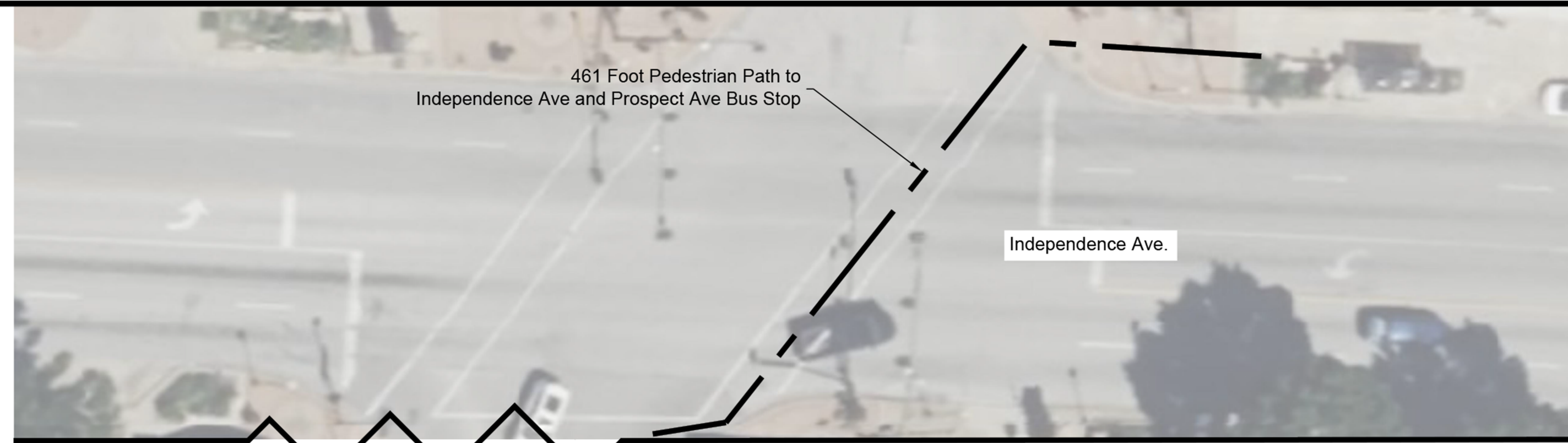
24. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
25. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
26. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

27. The developer shall remove or abandon in place the existing sanitary sewer line located in the vacated alleyway and release the easement for the portion of the line to be abandoned/removed to convert the remaining portion of the line to a private service line. This must be completed prior to the issuance of a building permit or recording the final plat, whichever occurs first.







DEVELOPMENT SUMMARY TABLE	
ITEM	DESCRIPTION
A	<b>ZONING</b>
	EXISTING =
	PROPOSED =
	PROPOSED USE =
	<b>TOTAL LAND AREA</b>
B	EXISTING =
	PROPOSED =
C	<b>PROPOSED BUILDING COVERAGE</b>
	TOTAL =
D	<b>STRUCTURAL HEIGHT AND NUMBER OF FLOORS</b>
	MAX. ABOVE GRADE-SOUTH BUILDING (88-820-13)
	REQUIRED PER ICO =
	SOUTH BUILDING - PHASE 1 =
	NORTH BUILDING - PHASE 2 =
	NUMBER OF FLOOR (ICO > 2 STORY)
E	<b>GROSS FLOOR AREA</b>
	SOUTH BUILDING - PHASE 1
	LEVEL 1 =
	LEVEL 2 =
	LEVEL 3 =
	LEVEL 4 =
TOTAL =	
F	<b>BUILDING COVERAGE AND FLOOR AREA RATIO</b>
	FAR =
	<b>NUMBER OF DWELLING UNITS</b>
	SOUTH BUILDING - PHASE 1 =
	NORTH BUILDING - PHASE 2 =
	TOTAL =
G	<b>VEHICLE PARKING</b>
	REQUIRED RESIDENTIAL PARKING =
	REQUIRED RETAIL PARKING =
	TOTAL PROVIDED PARKING =
H	<b>BIKE PARKING</b>
	REQUIRED SHORT TERM SPACES =
	PROVIDED SHORT TERM SPACES =
	PROVIDED LONG TERM SPACES =
I	<b>CONSTRUCTION TIMELINE</b>
	BEGIN =
	COMPLETION =

- Note:**
- Truman Plaza is the Area Plan of record. Mixed Used Neighborhood is the recommended land use which corresponds with B1- zoning.
  - Retail sales is the only use permitted in the commercial spaces.

**PARKING COUNT & LEGEND**

- Standard Parking Stalls
- ADA Parking Stalls

**Pavement Legend**

- Standard Duty Asphaltic Pavement
- Heavy Duty Concrete Pavement
- Sidewalk



ARCHITECT  
**B+A ARCHITECTURE**  
 600 BROADWAY BLVD, SUITE 290  
 KANSAS CITY, MO 64105  
 PH: 816-753-6100

CIVIL ENGINEER  
**RENAISSANCE INFRASTRUCTURE CONSULTING**  
 8653 PENROSE LANE  
 LENEXA, KANSAS 66219  
 PH: 913-317-9500

**CITIHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124

SEAL

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	UR PLAN - CITY COMMENTS	08.18.2023

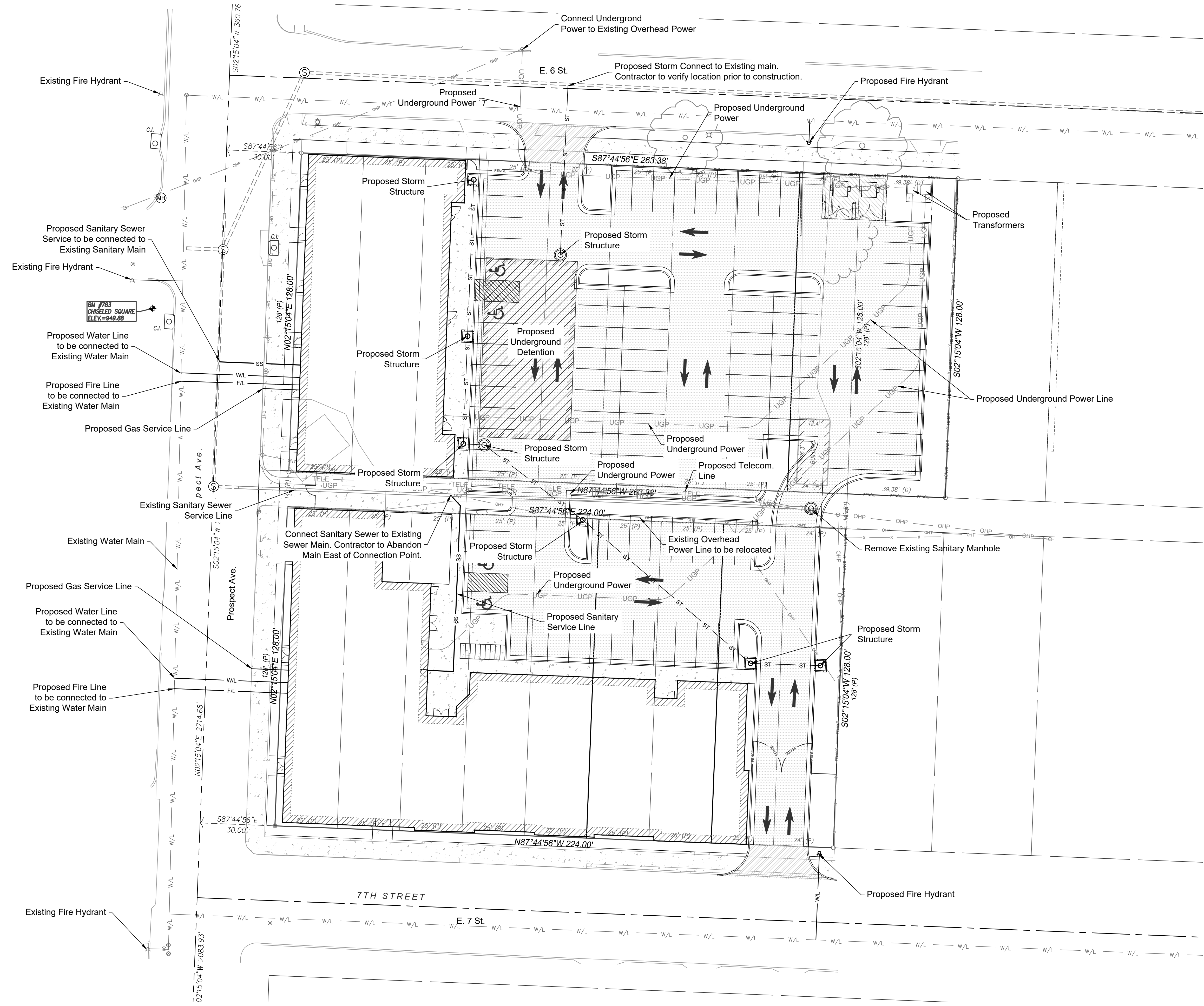
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Site Plan

**C01**



**CITHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124

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 CONSTRUCTION

ISSUED:	NO.	REVISION	DATE
JUNE 26 2023	1	UR PLAN - CITY COMMENTS	08.18.2023

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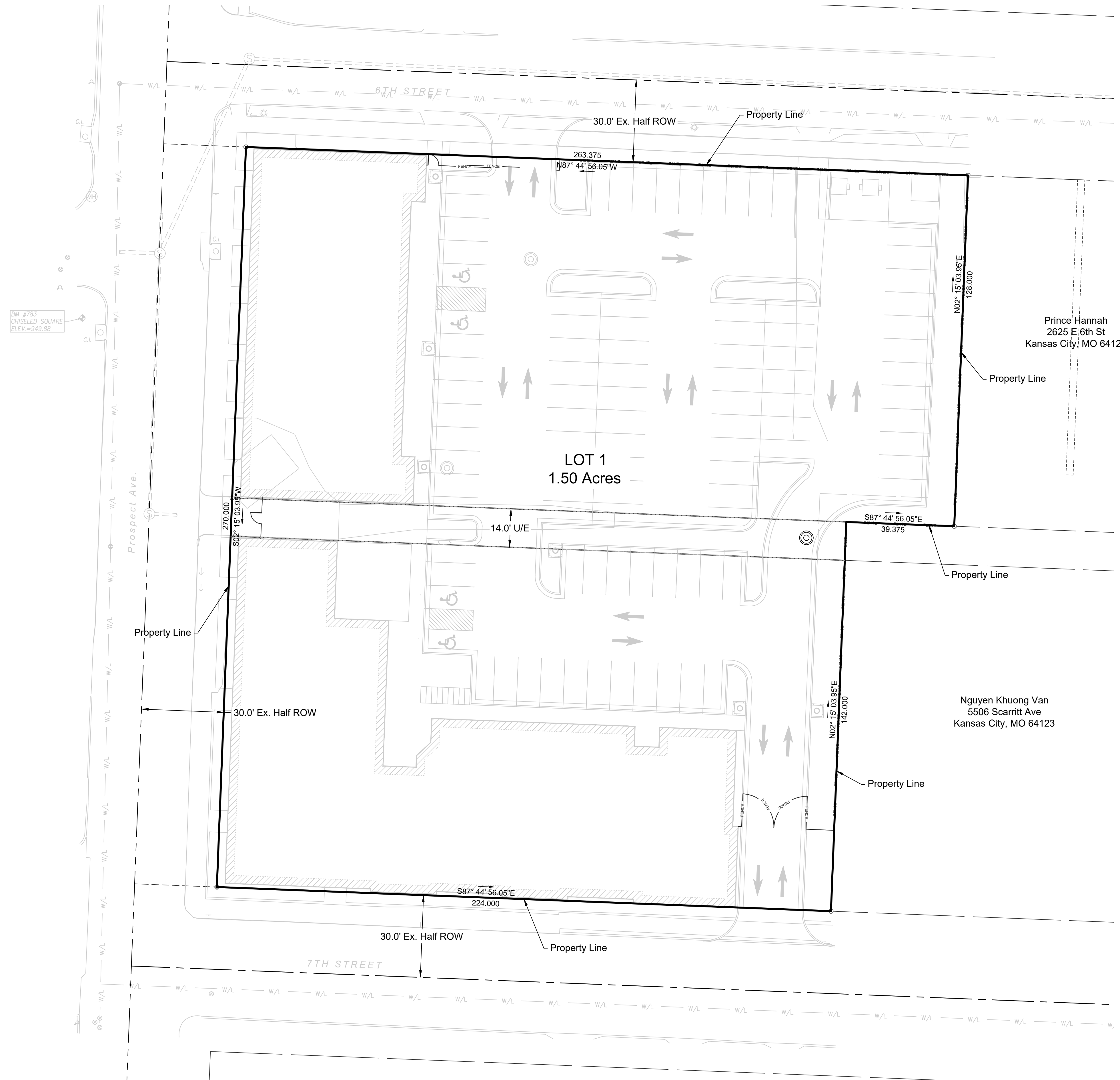
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Utility Plan

**C02**



**CITYHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124



BM #783  
 CHISELED SQUARE  
 ELEV = 949.88

Prince Hannah  
 2625 E 6th St  
 Kansas City, MO 64124

Nguyen Khuong Van  
 5506 Scarritt Ave  
 Kansas City, MO 64123

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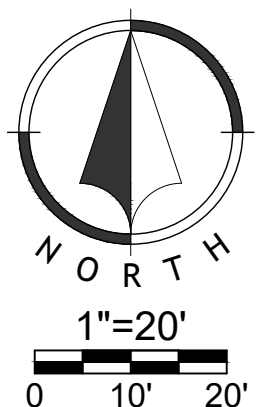
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Preliminary Plat

**C03**





**LANDSCAPE CALCULATIONS**

**Street Trees**  
 Required: 1 tree / 30'  
 Provided:  
 North Street (265') = 9 trees required, 2 provided (incl. 2 existing)\*  
 West Street (297') = 9 trees required, 0 provided\*  
 South Street (228') = 7 trees required, 0 provided\*  
 \*Due to close proximity of the proposed buildings and sidewalk to the street, street trees have been reduced. Grasses and shrubs have been provided in between the building and sidewalk in lieu of street trees.

**General Landscape**  
 Required: 1 tree / 5,000 sf building coverage  
 Provided: 21,761 sf building = 5 trees

**Perimeter Landscaping of Vehicular Use Areas adj. to Street**  
 Required: 10' landscape buffer, 1 tree / 30", cont. evg. shrub hedge min. 3' ht.  
 Provided: cont. evg. shrub hedge  
 \*Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

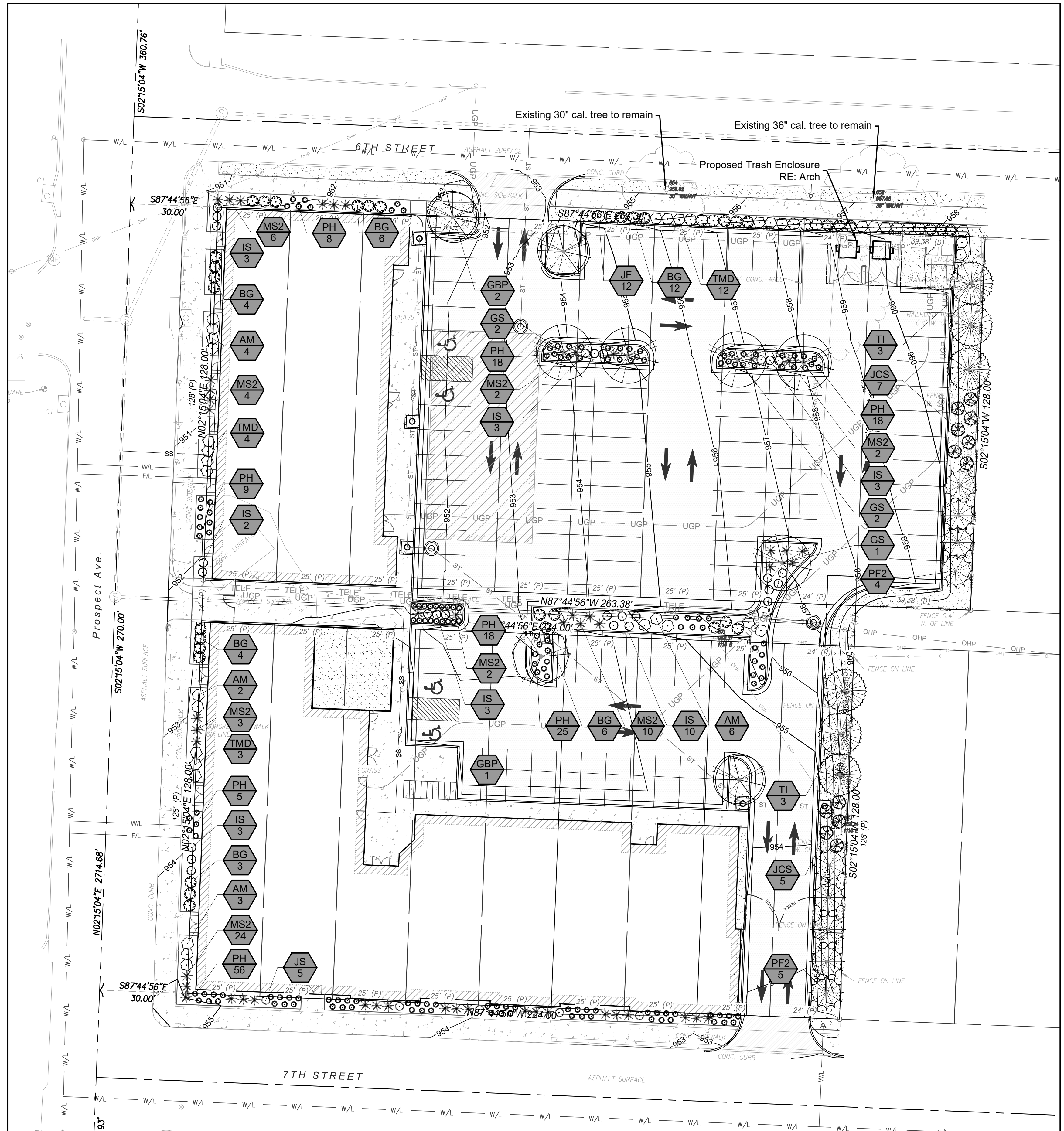
**Interior Landscaping of Parking Lots**  
 Required: 35 sf landscape area / space, 1 tree / 5 spaces, 1 shrub / space  
 Provided: 95 parking spaces = 3,325 sf landscape area, 19 trees, 95 shrubs

**Screening of Containers and Mechanical/Utility Equipment**  
 Required: Screened from public view  
 Provided: As required

**NOTE: Per Section 88-424-03-C, projects in which no tree canopy cover will be impacted or removed are exempt from 88-424-03-C with a certified statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri.**

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GBP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	B&B, 2" Cal.		3
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.		5
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	B&B, 2" Cal.		12
	MT	Malus transitoria 'Royal Raindrops' / Royal Raindrops Crabapple	B&B, 2" Cal.		1
	PF2	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	B&B	5'-6" Ht.	9
	TI	Thuja x 'Green Giant' / Green Giant Arborvitae	B&B	5'-6" Ht.	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 Gal.		15
	BG	Buxus x 'Green Velvet' / Boxwood	5 Gal.		35
	IS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	5 Gal.		27
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		12
	JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5 Gal.		5
	MS2	Miscanthus sinensis 'Morning Light' / Eulalia Grass	3 Gal.		50
	PH	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	3 Gal.		157
	TMD	Taxus x media 'Densiformis' / Densiformis Yew	5 Gal.		19
GROUND COVERS	CODE	BOTANICAL / COMMON NAME			QTY
	TF3	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod			3,983 sf



ARCHITECT  
 B+A ARCHITECTURE  
 600 BROADWAY BLVD, SUITE 290  
 KANSAS CITY, MO 64105  
 PH: 816-753-6100

CIVIL ENGINEER  
 RENAISSANCE  
 INFRASTRUCTURE  
 CONSULTING  
 8653 PENROSE LANE  
 LENEXA, KANSAS 66219  
 PH: 913-317-9500

**CITHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
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Landscape Plan



L01

LANDSCAPE NOTES:

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

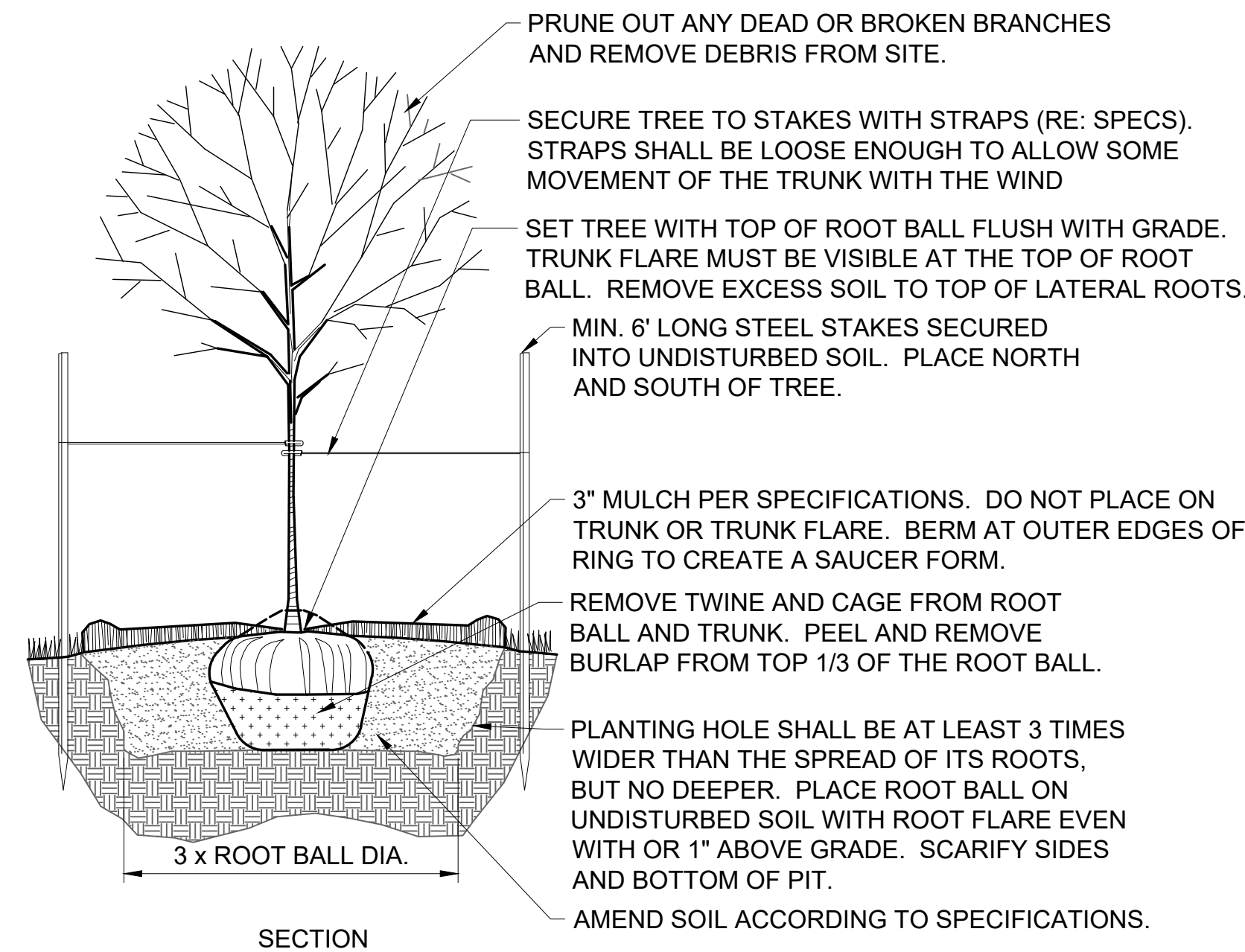


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

NOTES:

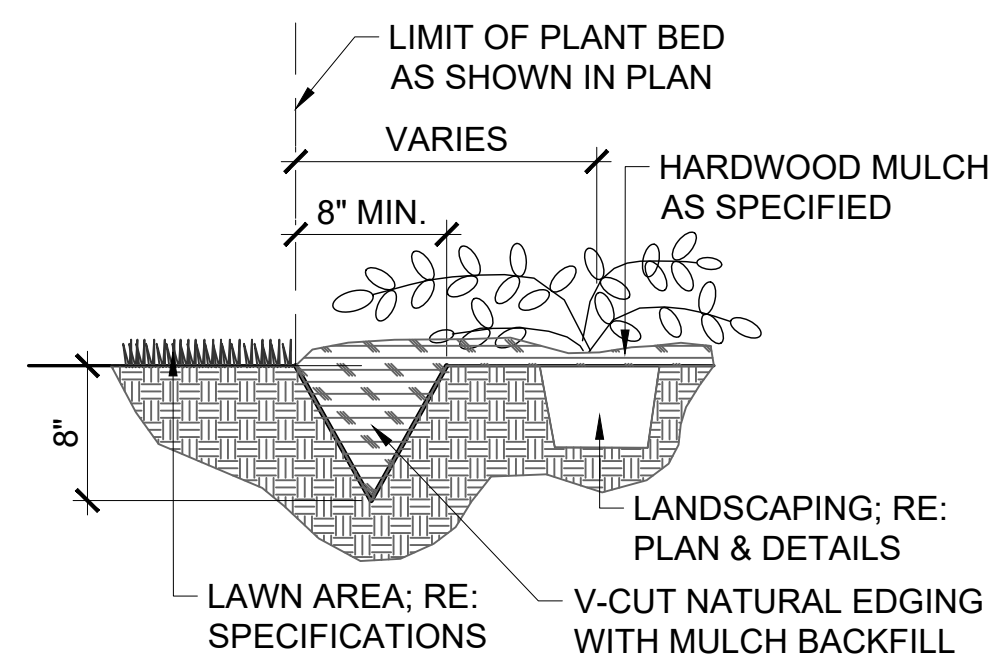
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



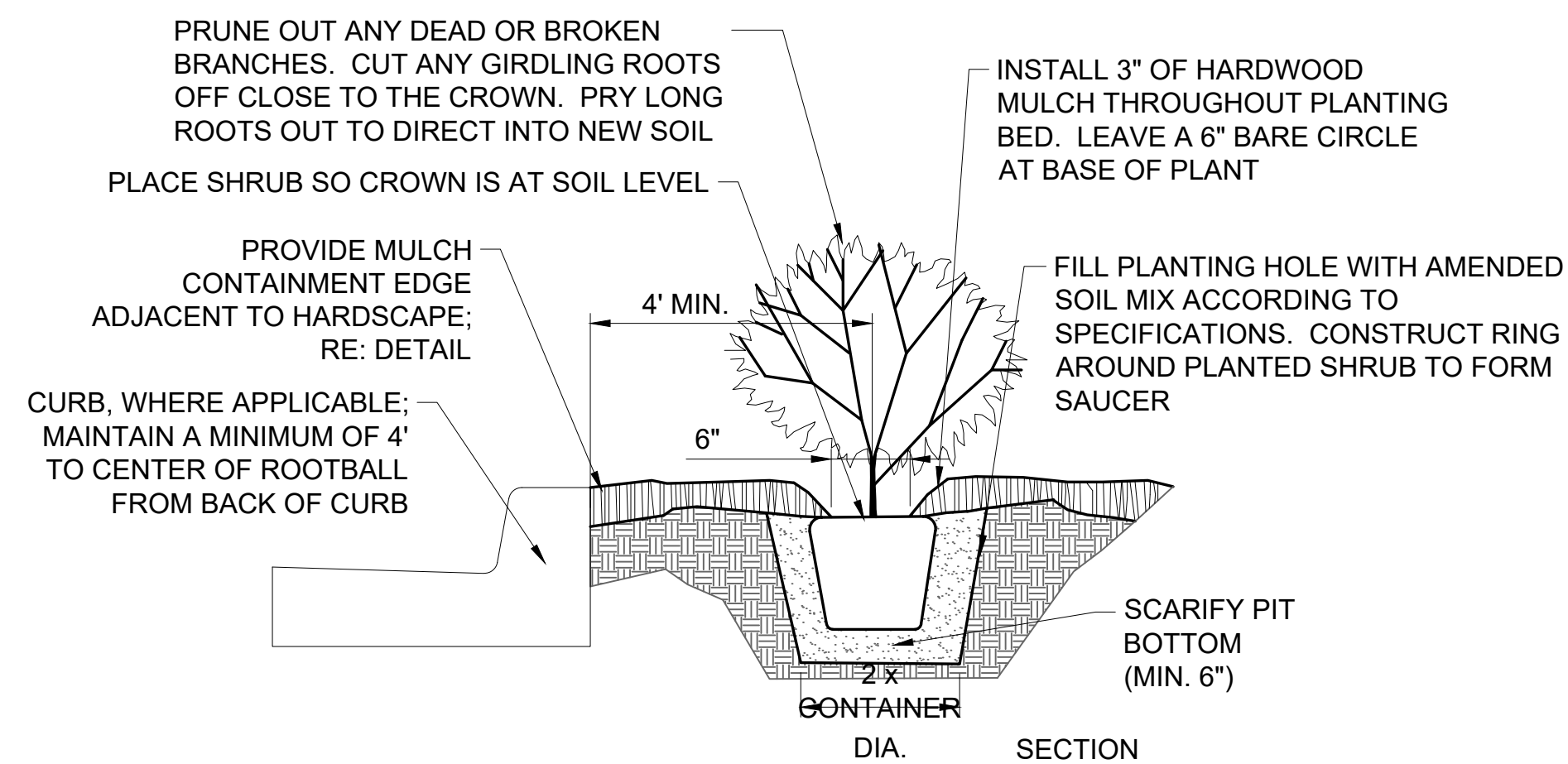
DECIDUOUS TREE PLANTING DETAIL - NTS

NOTES:

- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



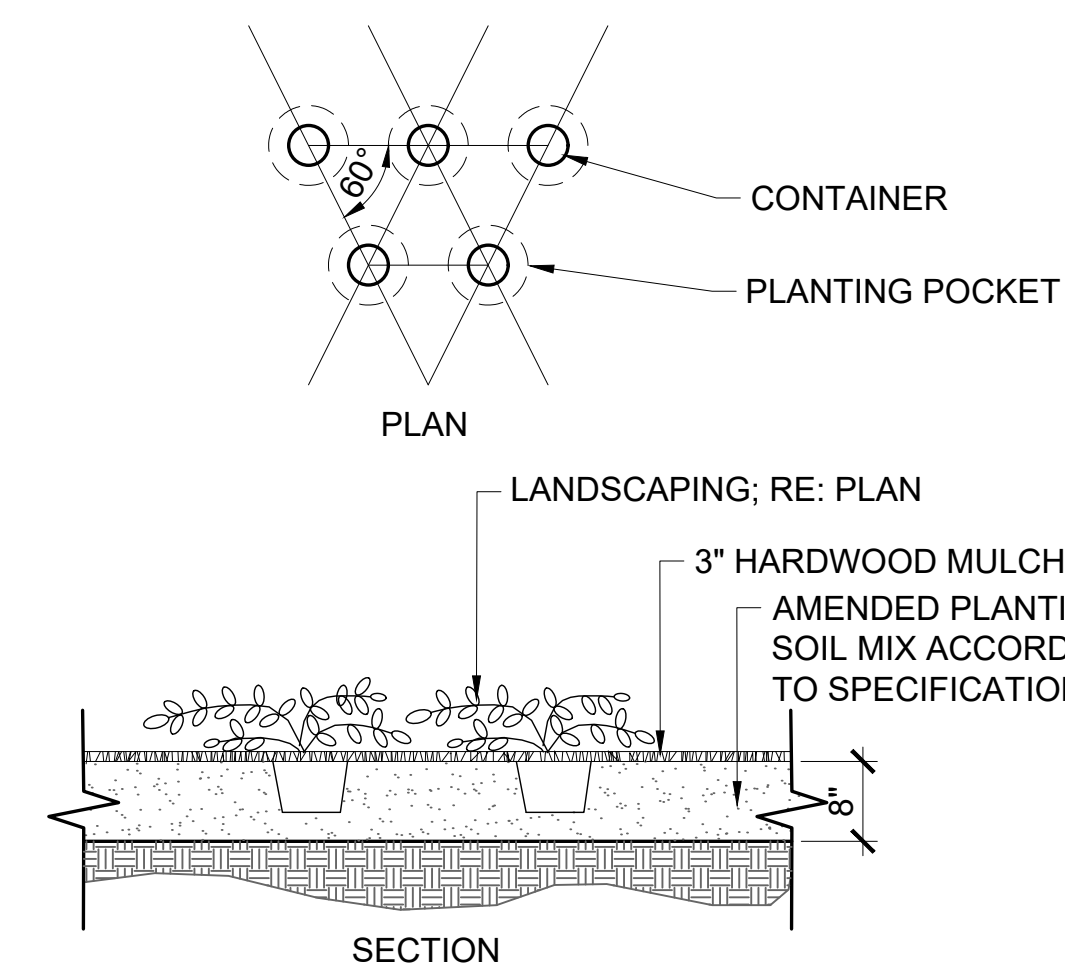
V-CUT NATURAL EDGE DETAIL - NTS



NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
- WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



CONTAINER PLANTING DETAIL - NTS

**CITHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124

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1	UR PLAN - CITY COMMENTS	08.18.2023

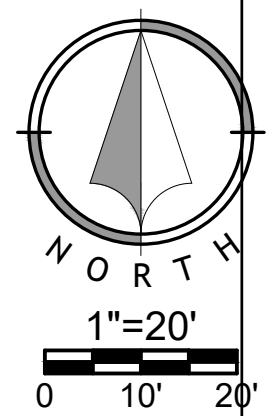
DESIGNED BY AS, CK  
 DRAWN BY CR, AS  
 CHECKED BY CK

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Landscape Details

L02



# PROJECT INFORMATION

## SOUTH BUILDING - PHASE 1

APARTMENT UNITS BREAK-DOWN											
NO.	UNIT TYPE	UNIT SQ.FT.	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	NO. OF UNITS	TOTAL	%	SQ.FT.	
1	TYPE A1-STUDIO-1BATH	504.0	-	2	2	2	6	6	9.7%	3,024.0	
2	TYPE B1a- 1BED-1BATH	660.0	2	2	2	2	8	36	58.1%	5,280.0	
3	TYPE B1b- 1BED-1BATH	725.0	-	1	1	1	3			2,175.0	
4	TYPE B2a- 1BED-1BATH	672.0	2	2	2	5	11			7,392.0	
5	TYPE B2b- 1BED-1BATH	696.0	2	2	2	-	6			4,176.0	
6	TYPE B2c- 1BED-1BATH	720.0		1	1	-	2			1,440.0	
7	TYPE B3- 1BED-1BATH	630.0		1	1	1	3			1,890.0	
8	TYPE B4- 1BED-1BATH	640.0		1	1	1	3			1,920.0	
9	TYPE C1a- 2BED-2BATH	980.0	1	1	1	3	6			20	32.3%
10	TYPE C1b- 2BED-2BATH	1,034.0	-	1	1	1	3	3,102.0			
11	TYPE C1c- 2BED-2BATH	1,073.0	1	1	1	-	3	3,219.0			
12	TYPE C1d- 2BED-2BATH	1,004.0	-	1	1	-	2	2,008.0			
13	TYPE C1e- 2BED-2BATH	1,014.0	-	1	1	-	2	2,028.0			
14	TYPE C2- 2BED-2BATH	999.0	1	1	1	1	4	3,996.0			
TOTAL			9	18	18	17	62	62	100.0%	47,530	

RETAIL SPACES BREAK-DOWN		
NO.	COMMERCIAL SPACE	SQ.FT.
1	RETAIL #S1	1,907
2	RETAIL #S2	1,332
TOTAL		3,239

AREA BREAK-DOWN PER FLOOR		
FLOOR	NAME	SQ.FT.
<b>INDOOR</b>		
<b>GROUND (1ST) FLOOR</b>	<b>RETAIL SPACES</b>	<b>3,239</b>
	APARTMENT UNITS	7,108
	AMENITIES (MAILROOM+ CLUBHOUSE)	1,958
	LOBBY & CORRIDOR	805
	ELEVATOR & STAIRS	436
	UTILITY ROOMS	547
Total Sq.ft.Ground Floor		14,093
<b>SECOND FLOOR</b>	APARTMENT UNITS	13,883
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	436
	CLOSETS & OTHERS	148
Total Sq.ft.Second Floor		15,780
<b>THIRD FLOOR</b>	APARTMENT UNITS	13,883
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	436
	CLOSETS & OTHERS	148
Total Sq.ft.Third Floor		15,780
<b>FOURTH FLOOR</b>	APARTMENT UNITS	12,656
	ROOFTOP CLUBHOUSE	700
	ROOFTOP DECK	280
	LOBBY/CORRIDOR	1,313
	ELEVATOR & STAIRS	436
	CLOSETS & OTHERS	148
Total Sq.ft.Fourth Floor		15,533
<b>TOTAL IN-DOOR SQ.FT.</b>		<b>61,186</b>
<b>OUTDOOR</b>		
	ASPHALT PARKING/DRIVEWAY	31,909
	HARDSCAPE/LANDSCAPE	11,068
	AMENITY (DOG PARK)	756
<b>TOTAL OUT-DOOR SQ.FT.</b>		<b>43,733</b>

BUILDING AREA PERCENTAGE			
NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
1	APARTMENT /LEASABLE AREA	47,530	77.7%
2	RETAIL SPACES /LEASABLE AREA	3,239	5.3%
3	APARTMENT AMENITIES	2,938	4.8%
4	CIRCULATION (STAIRS & CORRIDORS)	6,488	10.6%
5	STORAGE & UTILITIES	991	1.6%
<b>TOTAL</b>		<b>61,186</b>	<b>100.0%</b>
NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
A	INDOOR-BUILDING AREA	61,186	58.3%
B	OUTDOOR-PARKING/LANDSCAPE AREA	43,733	41.7%
<b>TOTAL</b>		<b>104,919</b>	<b>100.0%</b>

## NORTH BUILDING - PHASE 2

APARTMENT UNITS BREAK-DOWN									
NO.	UNIT TYPE	UNIT SQ.FT.	LEVEL 2	LEVEL 3	NO. OF UNITS	TOTAL	%	SQ.FT.	
1	TYPE A2-STUDIO-1BATH	486.0	2	2	4	4	25.0%	1,944.0	
2	TYPE B5a- 1BED-1BATH	740.0	1	2	3	4	25.0%	2,220.0	
3	TYPE B5b- 1BED-1BATH	783.0	1	-	1			783.0	
4	TYPE C3a- 2BED-2BATH	1,194.0	2	4	6	8	50.0%	7,164.0	
5	TYPE C3b- 2BED-2BATH	1,236.0	2		2			2,472.0	
TOTAL			8	8	16	16	100.0%	14,583	

RETAIL SPACES BREAK-DOWN		
NO.	COMMERCIAL SPACE	SQ.FT.
1	RETAIL #N1	1,235
2	RETAIL #N2	1,121
3	RETAIL #N3	1,121
4	RETAIL #N4	1,121
5	RETAIL #N5	1,121
6	RETAIL #N6	1,235
TOTAL		6,954

AREA BREAK-DOWN PER FLOOR		
FLOOR	NAME	SQ.FT.
<b>INDOOR</b>		
<b>GROUND (1ST) FLOOR</b>	<b>RETAIL SPACES</b>	<b>6,954</b>
	STAIRS & LOBBIES	582
Total Sq.ft.Ground Floor		7,536
<b>SECOND FLOOR</b>	APARTMENT UNITS	7,355
	STAIRS & LOBBIES	636
Total Sq.ft.Second Floor		7,991
<b>THIRD FLOOR</b>	APARTMENT UNITS	7,228
	STAIRS & LOBBIES	636
Total Sq.ft.Third Floor		7,864
<b>TOTAL IN-DOOR SQ.FT.</b>		<b>23,391</b>

BUILDING AREA PERCENTAGE			
NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
1	APARTMENT /LEASABLE AREA	14,583	62.3%
2	RETAIL SPACES /LEASABLE AREA	6,954	29.7%
3	CIRCULATION (STAIRS & CORRIDORS)	1,854	7.9%
<b>TOTAL</b>		<b>23,391</b>	<b>100.0%</b>
NO	SPACES	SQUARE FOOTAGE	PERCENTAGE
A	INDOOR-BUILDING AREA	23,391	96.2%
B	OUTDOOR-PARKING/LANDSCAPE AREA	912	3.8%
<b>TOTAL</b>		<b>24,303</b>	<b>100.0%</b>



ARCHITECT  
B+A ARCHITECTURE  
600 BROADWAY BLVD, SUITE 290  
KANSAS CITY, MO 64105  
PH: 816-753-6100

CIVIL ENGINEER  
RENAISSANCE  
INFRASTRUCTURE  
CONSULTING  
3653 PENROSE LANE  
LENEXA, KANSAS 66219  
PH: 913-317-9500

CITHOME KC MIXED USE  
625-637 PROSPECT AVE  
KANSAS CITY, MISSOURI 64124

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ISSUED: JUNE 26, 2023		
NO.	REVISION	DATE
1	UR PLAN - CITY COMMENTS	08.18.2023

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DRAWN BY TT, TL  
CHECKED BY HD

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PROJECT INFORMATION  
**A001**



**PARKLAND DEDICATION REQUIREMENT:**  
 PER 88-408-A, PARKLAND DEDICATION REQUIREMENTS ARE CALCULATED USING THE FOLLOWING FORMULA:  
 NUMBER OF DWELLING UNITS X 2 PEOPLE PER UNIT X 0.006 ACRE PER PERSON  
 -> 78 DWELLING UNITS X 2 PEOPLE PER UNIT X 0.006 ACRE PER PERSON = **0.936 ACRE**  
 THE DEVELOPER ELECTS TO PAY MONEY IN LIEU OF DEDICATING LAND



ARCHITECT  
**B+A ARCHITECTURE**  
 600 BROADWAY BLVD, SUITE 290  
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 PH: 816-753-6100

CIVIL ENGINEER  
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 LENEXA, KANSAS 66219  
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**1 LEVEL 1 - GROUND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

- RETAIL
- SOUTH BUILDING**
- STUDIO - 0 UNIT
- 1 BEDROOM - 6 UNITS
- 2 BEDROOM - 3 UNITS
- LEVEL 1 - TOTAL 9 UNITS**

SEAL

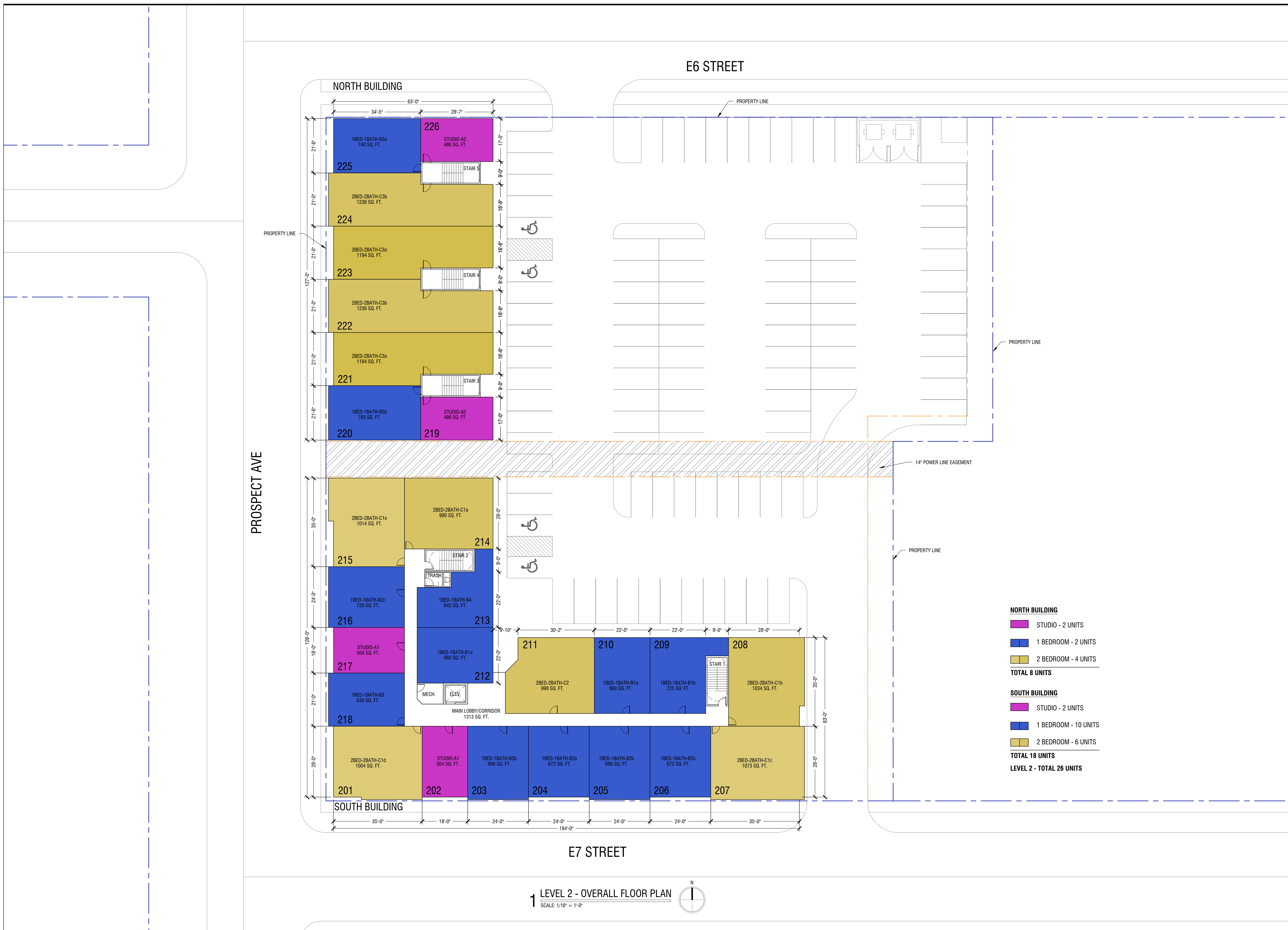
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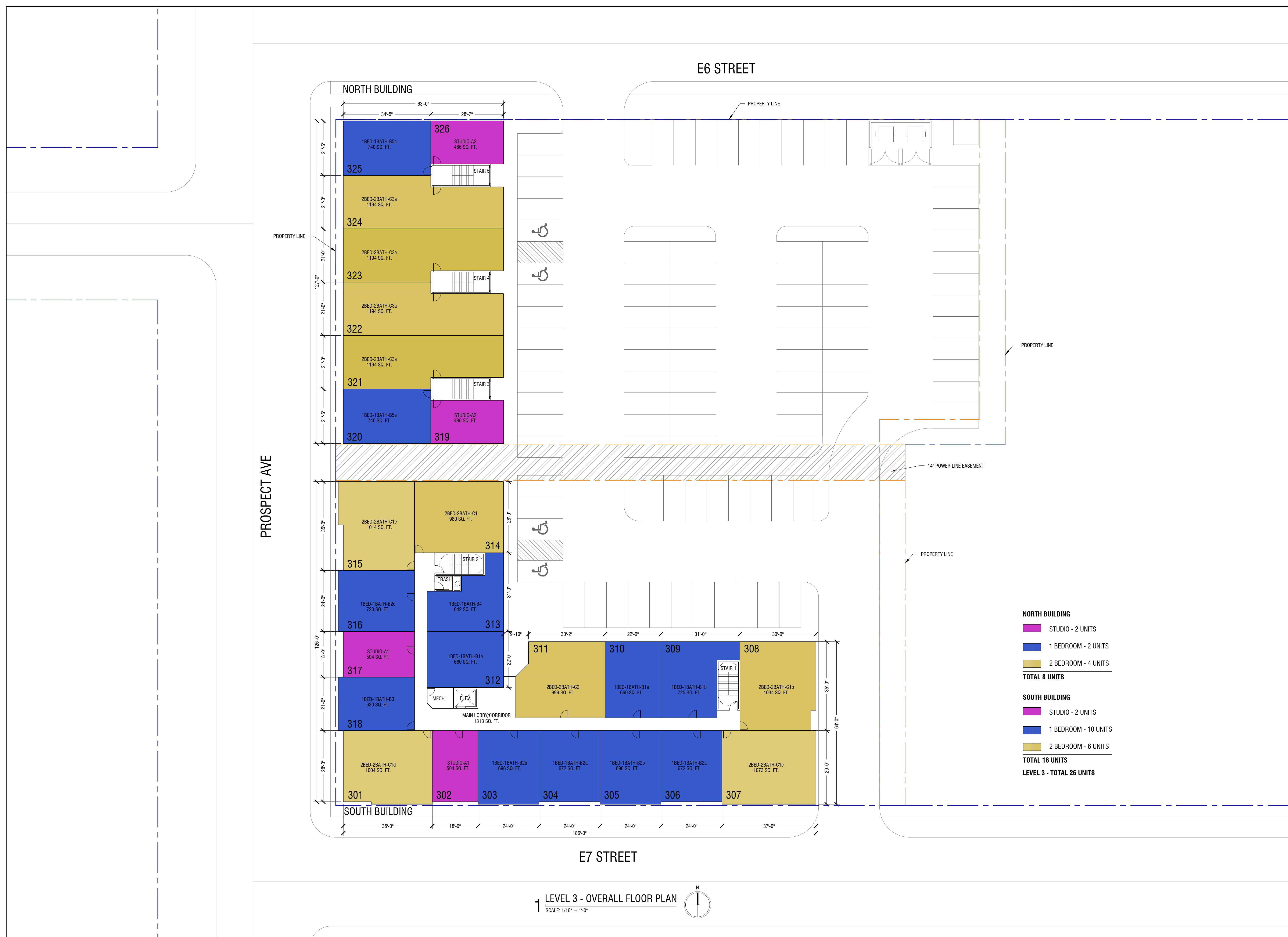
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E6 STREET

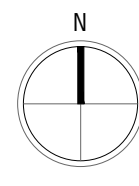
E7 STREET

PROSPECT AVE

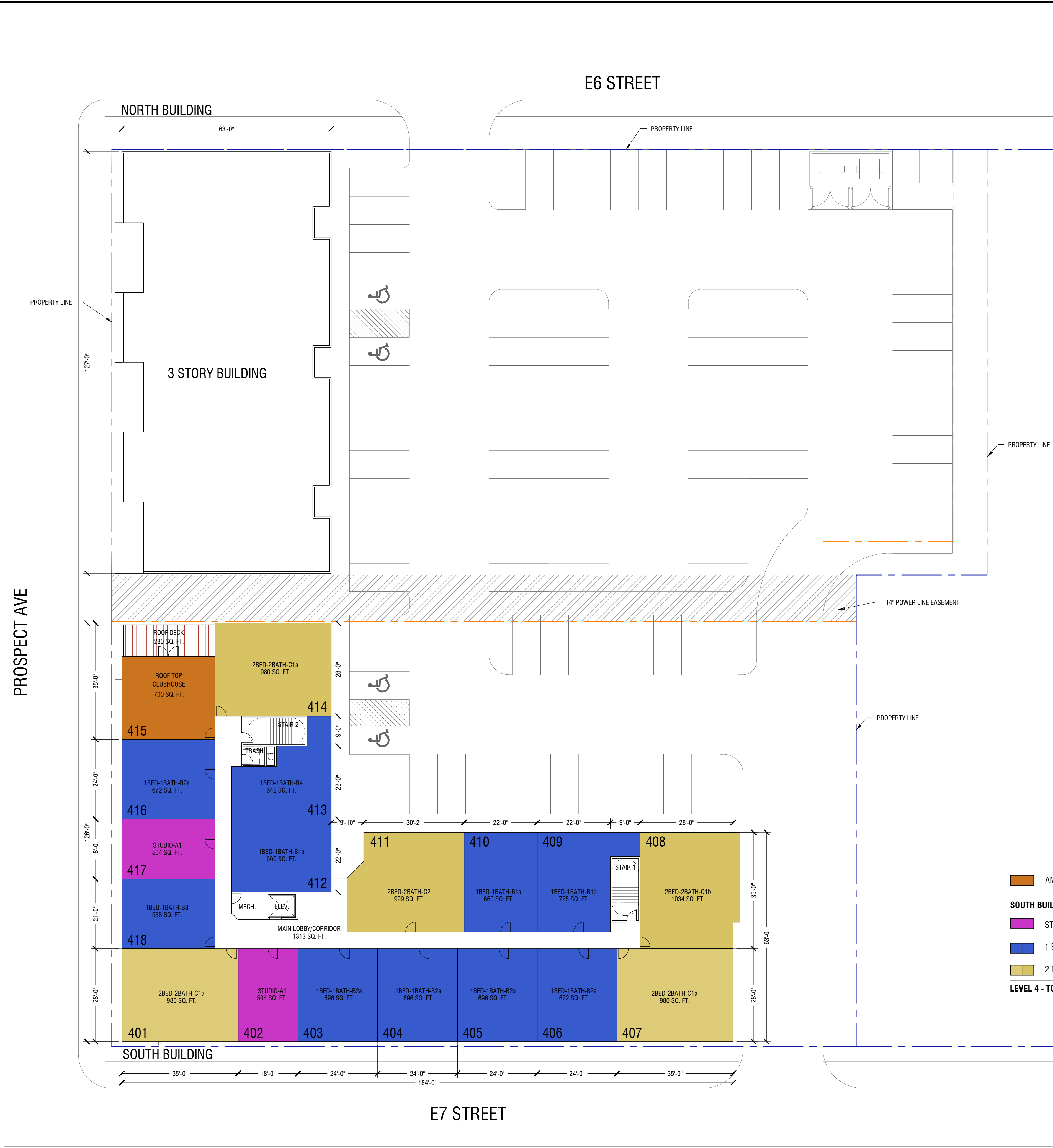
NORTH BUILDING

SOUTH BUILDING

**1 LEVEL 3 - OVERALL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

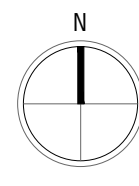


- NORTH BUILDING**
- STUDIO - 2 UNITS
  - 1 BEDROOM - 2 UNITS
  - 2 BEDROOM - 4 UNITS
- TOTAL 8 UNITS**
- SOUTH BUILDING**
- STUDIO - 2 UNITS
  - 1 BEDROOM - 10 UNITS
  - 2 BEDROOM - 6 UNITS
- TOTAL 18 UNITS**  
**LEVEL 3 - TOTAL 26 UNITS**



- AMENITIES
- SOUTH BUILDING**
- STUDIO - 2 UNITS
- 1 BEDROOM - 10 UNITS
- 2 BEDROOM - 5 UNITS
- LEVEL 4 - TOTAL 17 UNITS**

**1 LEVEL 4 - OVERALL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



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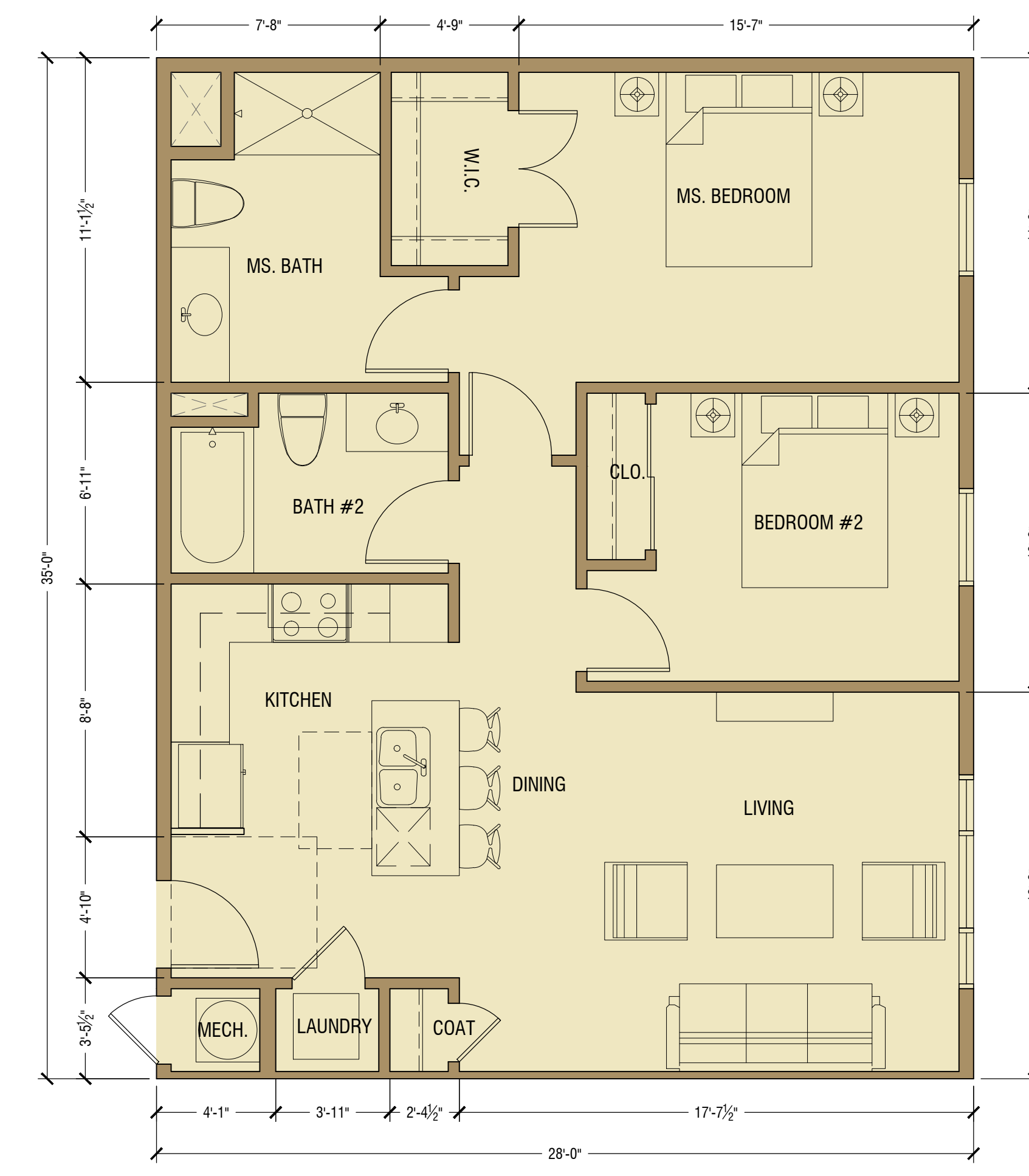
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ISSUED: JUNE 26, 2023		
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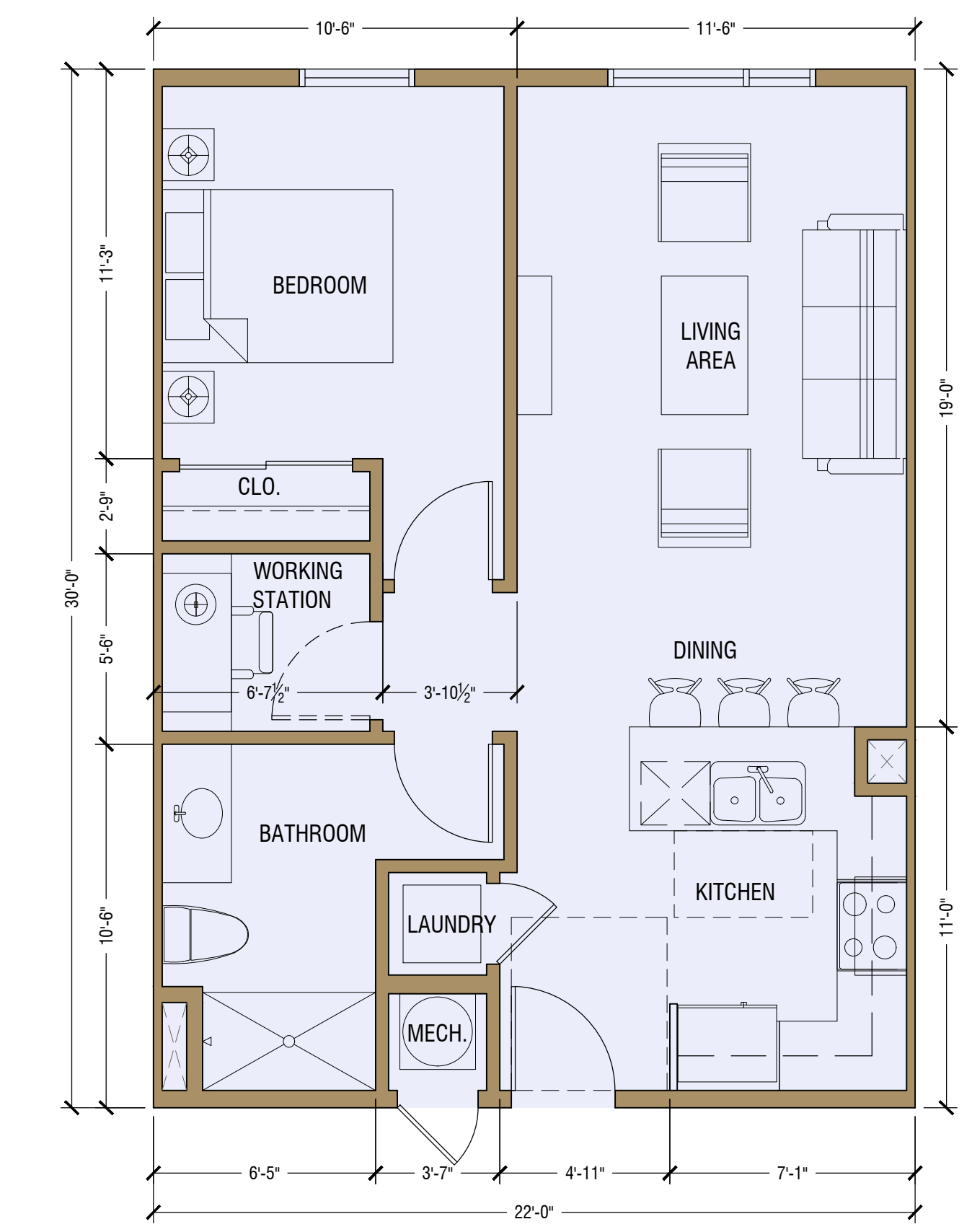
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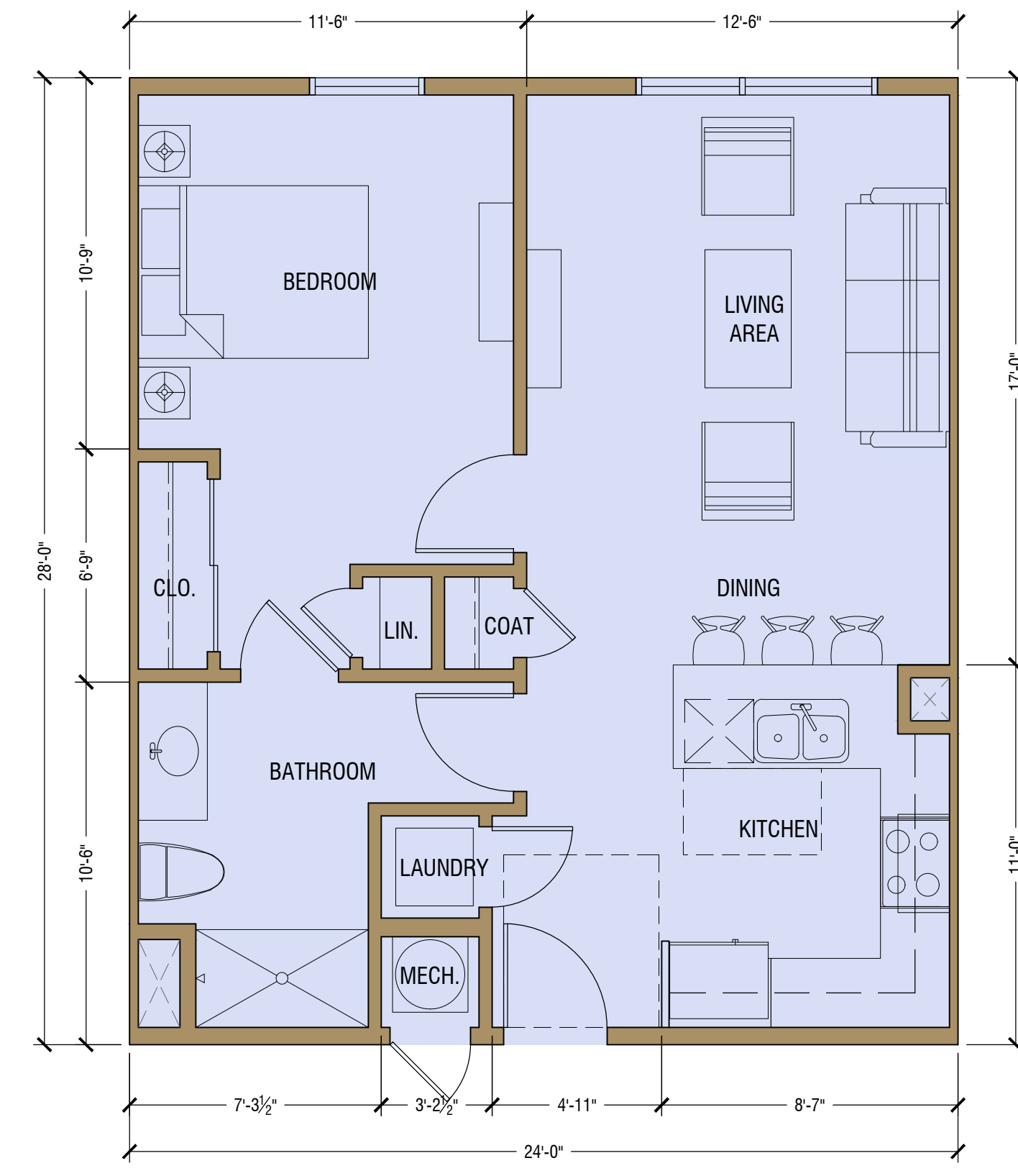
TOTAL AREA: 980 SQ. FT.

**4** TYPICAL UNIT PLAN - 2BED-2BATH-UNIT TYPE C1  
 SCALE: 1/4" = 1'-0"



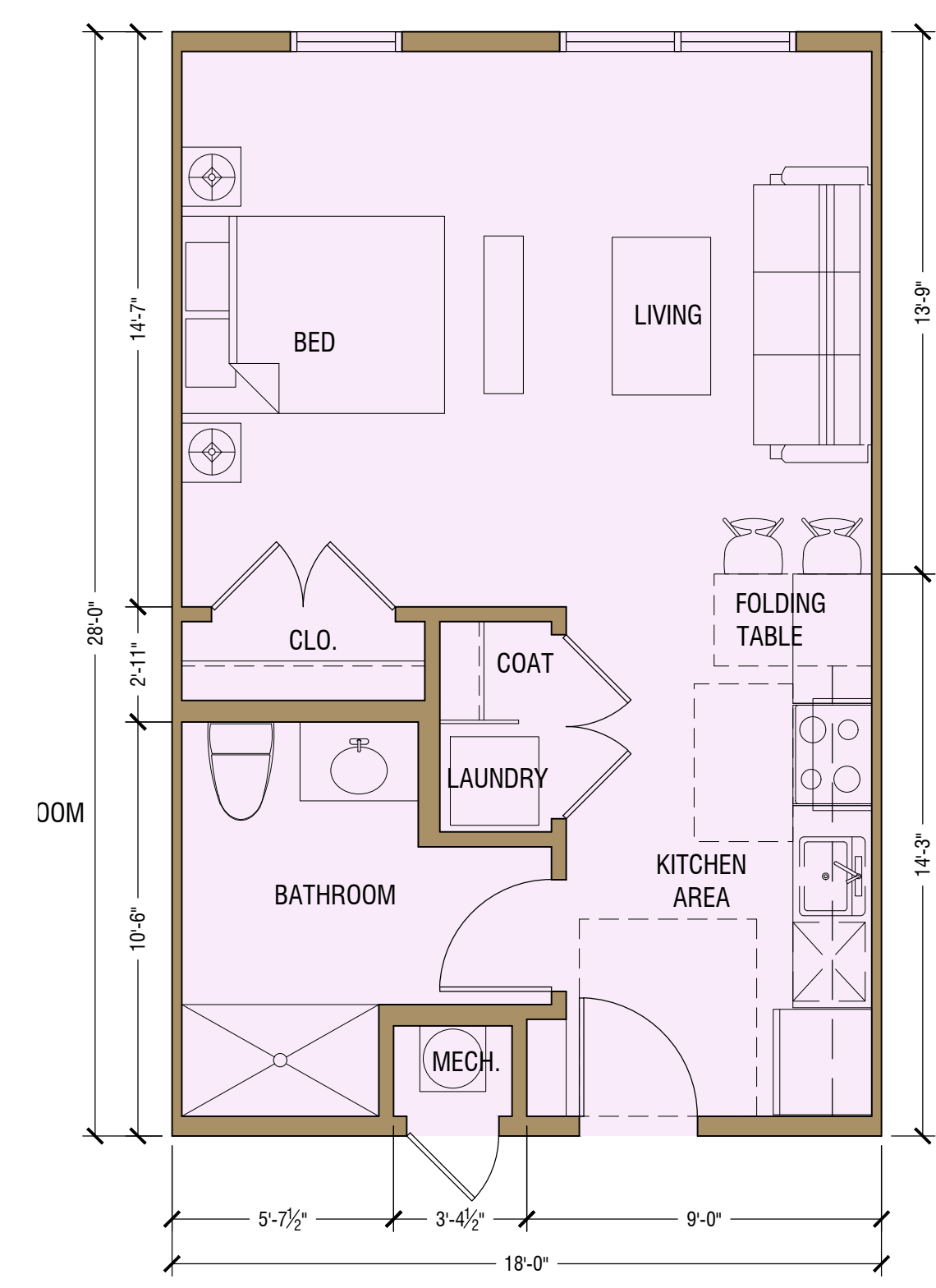
TOTAL AREA: 660 SQ. FT.

**2** TYPICAL UNIT PLAN - 1BED-1BATH-UNIT TYPE B1  
 SCALE: 1/4" = 1'-0"



TOTAL AREA: 672 SQ. FT.

**3** TYPICAL UNIT PLAN - 1BED-1BATH-UNIT TYPE B2  
 SCALE: 1/4" = 1'-0"



TOTAL AREA: 504 SQ. FT.

**1** TYPICAL UNIT PLAN - STUDIO-UNIT TYPE A1  
 SCALE: 1/4" = 1'-0"



**GENERAL NOTES**

1. ALL MECHANICAL EQUIPMENT WILL BE CONCEALED FROM VIEW (FROM THE STREET) BEHIND A PARAPET WALL ON ROOF OF BUILDING
2. ALL COMMERCIAL SIGNAGE WILL BE APPROVED BY SEPARATE APPLICATION AND REPLACE SIGNS SHOWN WILL GENERAL LOCATION WHERE SIGNS WILL BE LOCATED

ELEVATION KEYNOTES	
01	BRICK VENEER SIDING (PM)
02	STUCCO SIDING (SM)
03	VINYL WINDOW
04	PATIO/BALCONY RAILING
05	ALUMINUM-STOREFRONT
06	METAL COPING
07	SOUTH BUILDING MAIN ENTRANCE
08	NORTH BUILDING APARTMENT ENTRANCE



ARCHITECT  
**B + A ARCHITECTURE**  
 100 W 31ST STREET, SUITE 100  
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 PH: 816-753-6100

CIVIL ENGINEER  
**RENAISSANCE  
 INFRASTRUCTURE  
 CONSULTING**

8653 PENROSE LANE  
 LENEXA, KANSAS 66219  
 PH: 913-317-9500



**1** SOUTH ELEVATION - E7 STREET  
 1/8" = 1'-0"



**2** NORTH ELEVATION - E6 STREET  
 1/8" = 1'-0"

**CITYHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124

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DATE SUBMITTED: JUNE 24, 2023		
NO.	REVISION	DATE
2	UR PLANS-CITY COMMENTS	08/18/2023

DESIGNED BY TT  
 DRAWN BY TT, TL  
 CHECKED BY TT

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BUILDING ELEVATIONS  
**A200**

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 CONSTRUCTION

NO.	REVISION	DATE
2	UR PLANS-CITY COMMENTS	08/18/2023

DESIGNED BY TT  
 DRAWN BY TT, TL  
 CHECKED BY HD

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**ELEVATION KEYNOTES**

01	BRICK VENEER SIDING (PM)
02	STUCCO SIDING (SM)
03	VINYL WINDOW
04	PATIO/BALCONY RAILING
05	ALUMINUM-STOREFRONT
06	METAL COPING
07	SOUTH BUILDING MAIN ENTRANCE
08	NORTH BUILDING APARTMENT ENTRANCE

**GENERAL NOTES**

- ALL MECHANICAL EQUIPMENT WILL BE CONCEALED FROM VIEW (FROM THE STREET) BEHIND A PARAPET WALL ON ROOF OF BUILDING
- ALL COMMERCIAL SIGNAGE WILL BE APPROVED BY SEPARATE APPLICATION AND REPLACE SIGNS SHOWN WILL GENERAL LOCATION WHERE SIGNS WILL BE LOCATED

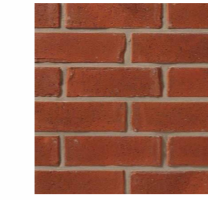
**TRANSPARENCY PERCENTAGES**

NO.	FLOOR	TRANSPARENCY		PRIMARY MATERIALS (PM)		SECONDARY MATERIALS (SM)	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	FIRST FLOOR	≥70%	89.7%	≥80%	90%	≤20%	10%
2	SECOND FLOOR & ABOVE	≥40%	43%	NOT REQUIRED	51.5%	NOT REQUIRED	48.5%

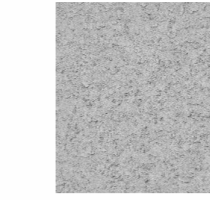
**EXTERIOR FINISHING SCHEDULE**

NO.	MATERIAL/ITEMS	DESCRIPTION/MANUFACTURER	COLOR/FINISH
1	BRICK (PM)	BRAMPTON BRICK OR EQUAL	COLOR: HISTORIC SERIES, TERRA COTTA
2	STUCCO (SM)	DRIVIT COMMERCIAL PLASTER CEMENT OR EQUAL, PAINTED W/ SHERWIN WILLIAMS	P1: TRICORN BLACK SW 6258 P2: HIGH REFLECTIVE WHITE SW 7757 P3: GRIZZLE GRAY SW 7068 P4: WEB GRAY SW 7075 P5: PEPPERCORN SW 7674 P6: SIERRA REDWOOD SW 7598
3	WINDOW	VINYL, PELLA WINDOW OR EQUAL	FRAME COLOR: BLACK, DUAL PANE INSULATING GLASS
4	PATIO/BALCONY RAILING	PREFABRICATED GLASS RAILING SYSTEM PRE-FINISHED ALUMINUM RAILING SYSTEM	TEMPERED GLASS STANDARD COLOR TO MATCH PAINT COLOR P2
5	ALUMINUM-STOREFRONT	ALUMINUM/GLASS STOREFRONT SYSTEM, WIN-VENT OR EQUAL	DUAL PANE INSULATING GLASS, FRAME COLOR: BLACK ANODIZED

CLAY RED STANDARD BRICK  
 HISTORIC SERIES, TERRA COTTA



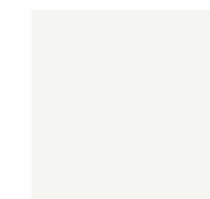
FINISHES-PLASTER-STUCCO  
 WET-DASH-GREY



P1: SW 6258



P2: SW 7757



PAINT COLORS (STUCCO/TRIM)

P3: SW 7068



P4: SW 7075



P5: SW 7674



P6: SW 7598



**1 EAST ELEVATION - PROSPECT AVE**  
 3/32" = 1'-0"



**2 WEST ELEVATION**  
 3/32" = 1'-0"





E7 STREET VIEW



E7 STREET VIEW



PROSPECT STREET & E6 STREET VIEW



ARCHITECT  
**B + A ARCHITECTURE**  
 100 W 31ST STREET, SUITE 100  
 KANSAS CITY, MO 64108  
 PH: 816-753-6100

CIVIL ENGINEER  
**RENAISSANCE  
 INFRASTRUCTURE  
 CONSULTING**

8653 PENROSE LANE  
 LENEXA, KANSAS 66219  
 PH: 913-317-9500

**CITYHOME KC MIXED USE**  
 625-637 PROSPECT AVE  
 KANSAS CITY, MISSOURI 64124

SEAL

NOT FOR  
 CONSTRUCTION

DATE SUBMITTED: JUNE 24, 2023

NO.	REVISION	DATE
2	UR PLANS-CITY COMMENTS	08/18/2023

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RENDERINGS  
**A210**



PROSPECT STREET VIEW



E7 STREET VIEW



ARCHITECT  
**B + A ARCHITECTURE**  
 100 W 31ST STREET, SUITE 100  
 KANSAS CITY, MO 64108  
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CIVIL ENGINEER  
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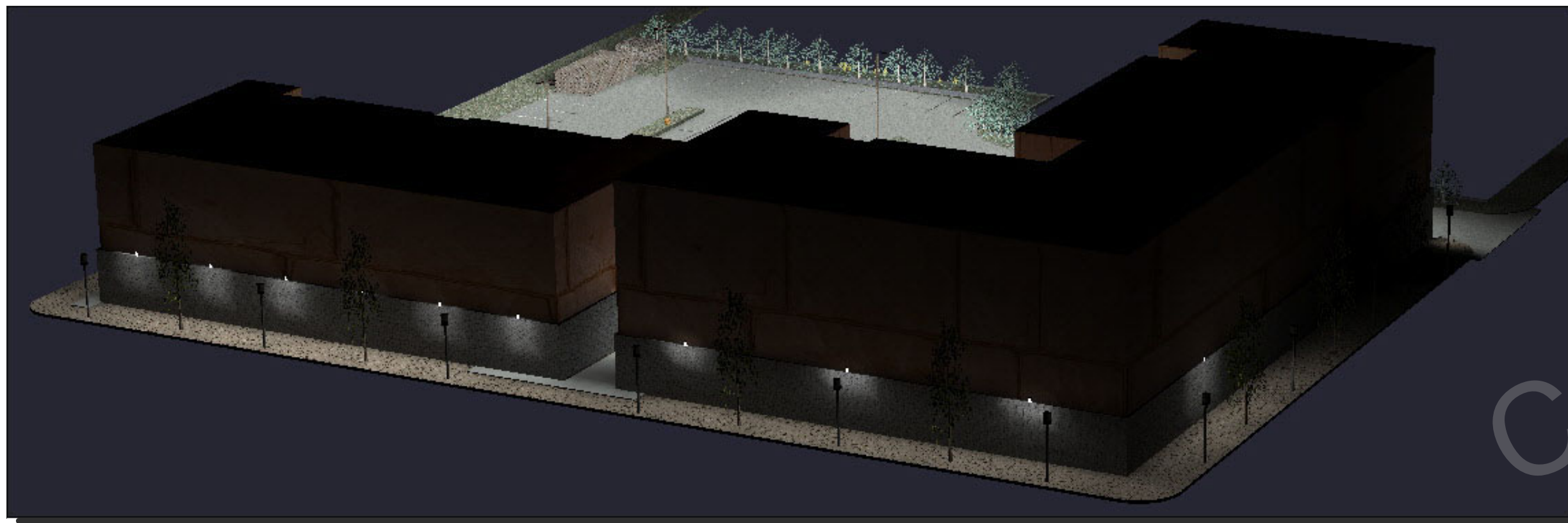
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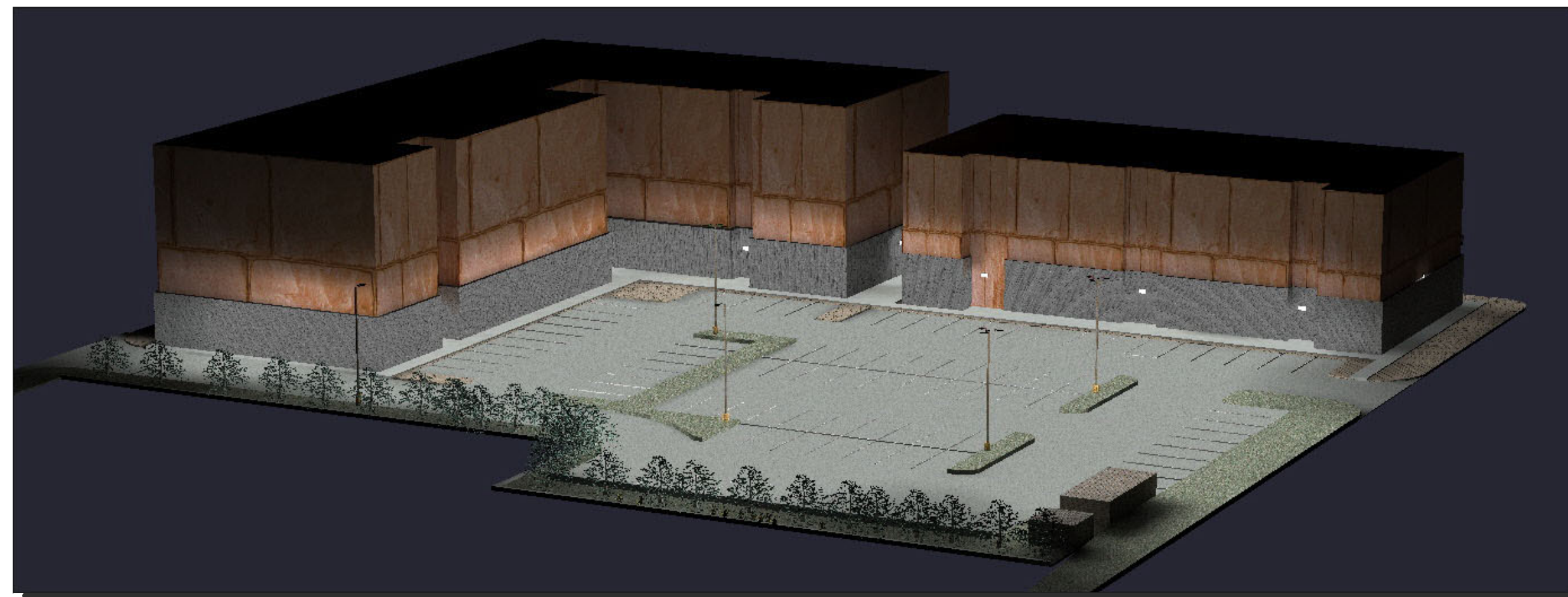
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RENDERINGS  
**A211**

INFORMATION CONTAINED IN THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY. REFERENCES, RECOMMENDED PRACTICES, AND INDUSTRY STANDARDS ARE FOR LIGHT LEVEL & CALCULATION PURPOSES. THE USE OF THIS DOCUMENT FOR FINAL CONSTRUCTION DOCUMENTS IS STRICTLY PROHIBITED.



STREET VIEW OF NEW DEVELOPMENT



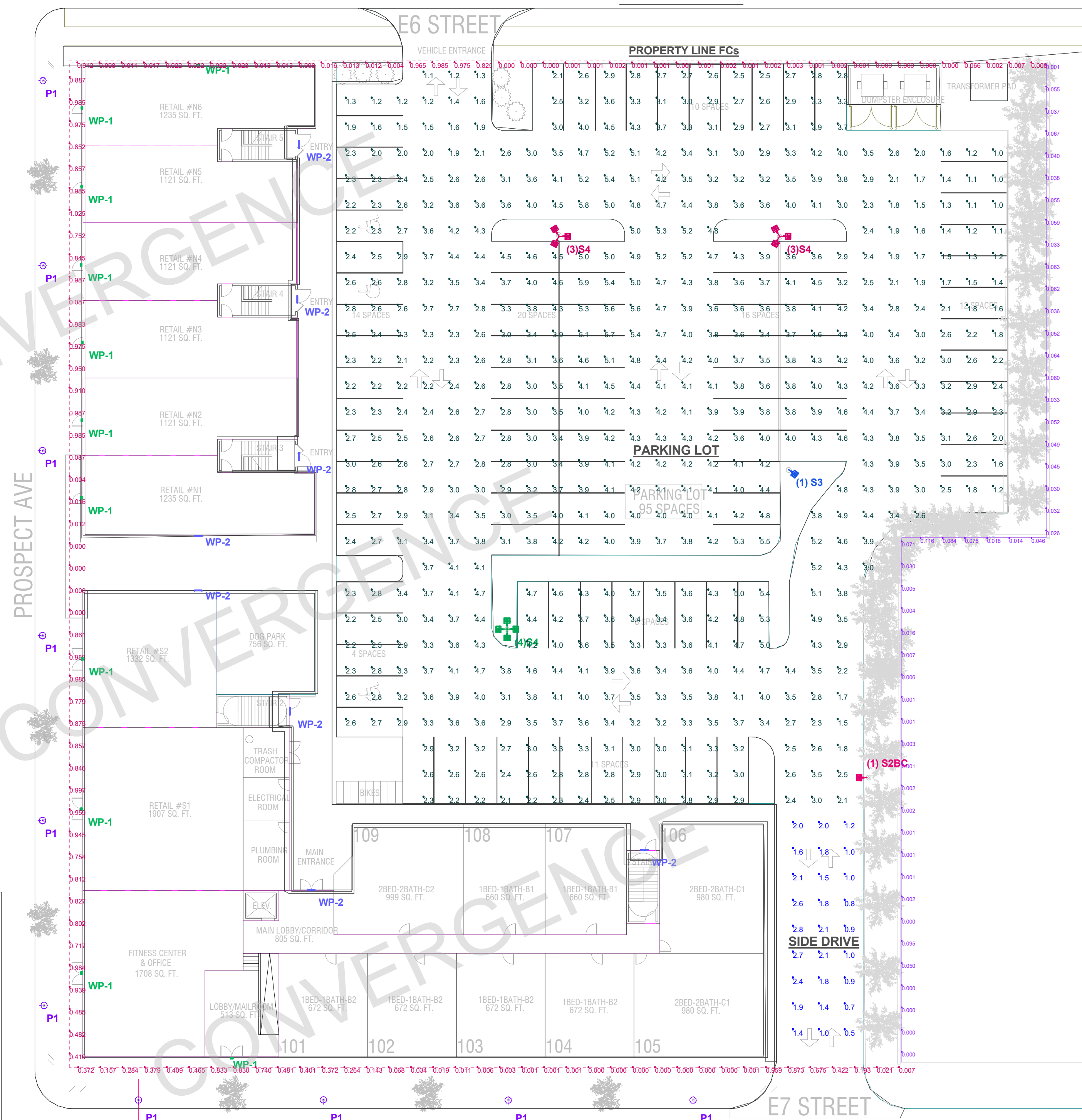
RENDERED VIEW OF PARKING AREA

**CALCULATION SUMMARY**

Label	Units	Avg	Max	Min	Max/Min
PARKING LOT	Fc	3.3	5.9	1.0	5.9
PUBLIC RT of WAY	Fc	0.2	0.997	0.000	N.A.
R-PROPERTY LINE	Fc	0.0	0.116	0.000	N.A.
SIDE DRIVE	Fc	1.6	2.8	0.5	5.6

**ASSUMPTIONS:**

Goal Illuminance:  
 Parking Lot: 2-5 FC Avg. Min. 1 FC  
 Right of Way: Not to Exceed 1 FC  
 R-Zoned P. Line: Not to Exceed 0.186 FC  
 Parking Max/Min: <15:1  
 Fixture Mounting Heights:  
 Parking Pole Ht: 28'-0"  
 Pedestrian Pole Height: 14'-0"  
 Wall Mt Above Door Frames: 8'-6"  
 Reflectance's:  
 Building: 40%, Concrete: 35%  
 Calculation Planes: @ Grade  
 Kelvin Temperature: 3000°



**SITE LIGHTING CALCULATIONS - CITI HOME - KC**

Scale: 1 inch= 20 Ft. Printed on ANSI D

**LIGHTING FIXTURE SCHEDULE**

Tag	Syb.	Arrangement	Qty.	Catalog #	Description	LLF	Watts	Lumens
(1) S2BC		SINGLE	1	(1) VP-2-320L-185-3K7-2-BC	BEACON-VIPER-STRIKE-3000°K-TYPE II WITH BACK CONTROL-SINGLE	0.900	191.4	16309
(1) S3		SINGLE	1	(1) VP-ST-2-72L-115-3K7-3	BEACON-VIPER-STRIKE-3000°K-TYPE III DISTRIBUTION-SINGLE	0.900	112.11	14509
(3)S4		3 @ 120 DEGREES	2	(3) VP-ST-2-72L-115-3K7-4W	BEACON-VIPER-STRIKE-3000°K-TYPE IV DISTRIBUTION-(3) @120°	0.900	112.11	14537
(4)S4		4 @ 90 DEGREES	1	(4) VP-ST-2-72L-115-3K7-4W	BEACON-VIPER-STRIKE-3000°K-TYPE IV DISTRIBUTION-(4) @90°	0.900	112.11	14537
P1		SINGLE	10	SP1-FLR-Y2-32LED-3K-550	ARCHITECTURAL AREA-SP1-POST TOP-TYPE II DIST. 3000°K	0.900	56.4	4378
WP-1		SINGLE	11	LNC-5LU-3K-2	EXO OUTDOOR LTG-COMPACT LED-LITEPAK- TYPE II DIST-3000°K	0.900	12.9	884
WP-2		SINGLE	8	RN-D-2-15-3K8-AS-DL	ARCHITECTURAL AREA-RND-PURSUIT DN-WALL MT-2 FT WD-3000°K	0.900	41.1	2526

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103 E 18th Avenue  
 North Kansas City, MO 64116  
 Phone: (816) 581-6300

**CITI HOME**  
 B+A Architecture LLC (Client)  
 Project Location:  
 625 Prospect Avenue  
 Kansas City, Missouri 64124  
 CALC-0131-CITI HOME-B+A-KANSAS CITY-MO-REV-02

DESIGNED BY: DJT  
 REVISIONS  
 REV-01: ADJ. BLD HTS  
 REV-02: CITY COMMENTS  
 DATE: 8/16/2023

**REV-02**



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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



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

Sincerely,

## Meeting Sign-In Sheet

Project Name and Address

CitiHome KC

625-637 Prospect Ave, Kansas City, Missouri

Name	Address	Phone	Email
Cynthia Herrington	President		<a href="mailto:herrington.cyn@gmail.com">herrington.cyn@gmail.com</a>
Megan Morgan	Secretary		<a href="mailto:meganna84@gmail.com">meganna84@gmail.com</a>
Lorenzo	SE Quadrant Leader		
Janice Love	NE Quadrant Leader		
Kiedra Louis	NW Quadrant Leader		
Forestine Beasley	SW Quadrant Leader		
Laura Palacios	Editor of newsletter		
Eve	Lives on 8 <sup>th</sup> St.		
Robert Croskell			
Chase Kohler			
Tim T.	Lives on 7 <sup>th</sup> St.		
Maeve Lorenz	b+a Architecture		<a href="mailto:maeve@baarchitecture.com">maeve@baarchitecture.com</a>
Sherry McHenry	Inspector		
Roger MacBride			
Drew Rogers			<a href="mailto:drogers@lawmo.org">drogers@lawmo.org</a>
Thong Thai+Butch Dougherty	B+a Architecture		<a href="mailto:thong@baarchitecture.com">thong@baarchitecture.com</a> <a href="mailto:butch@baarchitecture.com">butch@baarchitecture.com</a>



CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # CD-CPC-2023-00109

Meeting Date: CitiHome KC

Meeting Location: Virtual Meeting

Meeting Time (include start and end time): 6:30 pm - 7:30 pm

Additional Comments (optional):

This is the 4th meeting with the HOA. This time we mailed official notices to residents within 300 ft. of the property as well as the Independence Neighborhood Plaza board. This meeting was held over zoom and we were not able to pass around a sign-in sheet. However, we did request an attendance form from the HOA secretary.



## **Public Engagement Meeting 8/10 via Zoom**

President Cynthia Herrington opened the discussion up if anyone had any thoughts regarding the CitiHomes Project

- **Concern: Traffic Congestion**

Solution:

- parking lot behind building, a few parking spots in front of retail with time limits
- as of right now the city hasn't required any traffic impact study
- walkability to businesses
- Can work with local transportation authority: Prospect Us which works to solve transportation problems in the NorthEast
  - <https://www.prospectuskc.com/>

- **Concern: Heat from the asphalt and lighting in parking lot**

Solution:

- Working with city regarding lighting requirements
- Gate around parking lot
- Plant trees in parking lot

- **Concern: Security**

Solution:

- Security cameras to be installed (as well as inside the building)
- Hire overnight security? Titan? Or what about the neighborhood site?

- **Concern: Rent?**

- How many units?
- Lots of questions about affordable housing

Solution:

- Market rate for units
- 20% of units will be priced as 'affordable housing'

TASKS: The neighborhood is asking for an updated package for the newsletter