

Crosshatching indicates area to be rezoned

EXISTING ZONING B1-1
EXISTING ZONING R-2.5
PROPOSED ZONING B1-1

Boundary of Project Plan

LEGAL DESCRIPTION
LOTS 60-62, INCLUSIVE AND THE NORTH 111.89 FEET OF LOT 63, KLAPMEYER ESTATES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

REZONING DESCRIPTION
LOTS 60, KLAPMEYER ESTATES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

INDEX OF SHEETS:
C1 - OVERALL SITE PLAN
C2 - SITE PLAN
C3 - GRADING PLAN
L1-1 - LANDSCAPE PLAN
PH-1 - PHOTOMETRIC PLAN

ADJACENT OWNERSHIP

- | | | | | | |
|---|---|---|--|---|--|
| 1 Wang Yongdi & Liu Yiqin
12901 State Line Rd
Zoning: R-7.5 | 8 Maxwell H James Trust
1050 W Blue Ridge Blvd
Zoning: R-7.5 | 16 Barnum Revocable Trust
900 Tam Oshanter Dr
Zoning: R-7.5 | 24 Covey Gary L & Kathryn A - Trustees
907 Tam Oshanter Dr
Zoning: R-7.5 | 32 DSB Enterprises Inc
13613 E Frontage Rd
Grandview, MO 64030
Zoning: B1-1 | 38 Southmarket North Retail LLC
% Price Brothers
12721 Metcalf Ave Ste 200
Overland Park, KS 66213-2619
Zoning: B2-2 |
| 2 Lott Thomas E & Denise G
12843 State Line Rd
Zoning: R-7.5 | 9 Harvey Joseph L & Janice L - Trustees
12844 St Andrews Dr
Zoning: R-7.5 | 17 Dorrain Kimberly Ann
904 Tam Oshanter Dr
Zoning: R-7.5 | 25 Guzman Carmen P
905 Tam Oshanter Dr
Zoning: R-7.5 | 33 V V V Sai Investment LLC
8129 NW 106th Lane
Parkland, FL 33076
Zoning: B1-1 | 39 4 Seam LLC
6501 Timber Wolf Trl
Plano, TX 75093
Zoning: B2-2 |
| 3 Giles Craig W & Tamara R
12831 State Line Rd
Zoning: R-7.5 | 10 Young John David & Kelley Lynn
12900 St Andrews Dr
Zoning: R-7.5 | 18 Daniels Thomas R
908 Tam O Shanter Dr
Zoning: R-7.5 | 26 Howard Jerry L & Jackie D
903 Tam O Shanter Dr
Zoning: R-7.5 | 34 1050 Blue Ridge Blvd LLC
6606 S 168th St Ste 100
Omaha, NE 68135
Zoning: B1-1 | 40 Southmarket North Retail LLC
% Price Brothers
12721 Metcalf Ave Ste 200
Overland Park, KS 66213-2619
Zoning: B2-2 |
| 4 Stouss Brian & Allyson
1007 Tam-o-shanter Dr
Zoning: R-7.5 | 11 Wolstenholme Ian
12908 St Andrews Dr
Zoning: R-7.5 | 19 910 Tam O Shanter LLC
910 Tam O Shanter Dr
Zoning: R-7.5 | 27 Terwel Anthony J & Catherine L
901 Tam O Shanter Dr
Zoning: R-7.5 | 35 1050 Blue Ridge Blvd LLC
6606 S 168th St Ste 100
Omaha, NE 68135
Zoning: B1-1 | |
| 5 Morris Denise K
1003 Tam-o-shanter Dr
Zoning: R-7.5 | 12 Lewis Larry W & Bernadette E
12914 St Andrews Dr
Zoning: R-7.5 | 20 Cusick William A & Kendra E
914 Tam O Shanter Dr
Zoning: R-7.5 | 28 Fishwick Thomas A & Linda
14572 Berwick St
Livonia, MI 48154
Zoning: R-7.5 | 36 Keyser Larry L & Elizabeth A
11000 Holly
Kansas City, MO 64114
Zoning: B1-1 | |
| 6 Equity Trust Company Custodian
Fbo Jeffrey Asbell Ira
7715 Shawnee Mission Pkwy
Overland Park, KS 66202
Zoning: R-7.5 | 13 Sterner John
12922 St Andrews Dr
Zoning: R-7.5 | 21 Ordway Dwight A
915 Tam O Shanter Dr
Zoning: R-7.5 | 29 Martin Muriel
807 Tam-o-shanter Dr
Zoning: R-7.5 | 37 Ary Holdings LLC
6245 Prospect Ave
Kansas City, MO 64130
Zoning: B1-1 | |
| 7 Horton Hunter & Dambrowskaya
Anastasia
1004 Tam-o-shanter Dr
Zoning: R-7.5 | 14 Brickle Bohdan
929 St Andrews Dr
Zoning: R-7.5 | 22 McGuire James D Sr & Jeanne
911 Tam O Shanter Rd
Zoning: R-7.5 | 30 Lampton Jeffrey S - Trustee
908 W Blue Ridge Blvd
Zoning: R-7.5 | | |
| | 15 Jones Wayne W & Teresa R
806 Tam O Shanter Dr
Zoning: R-7.5 | 23 Jackson Johnny & Wynne C
909 Tam O Shanter Dr
Zoning: R-7.5 | 31 Pool Man Inc The
PO Box 4122
Zoning: B1-1 | | |

OWNER:

Leawood Village Associates LLC
7180 W 107th
Overland Park, KS 66212
Attn: David Noon
dnoon@realpac-kc.com

ENGINEER:

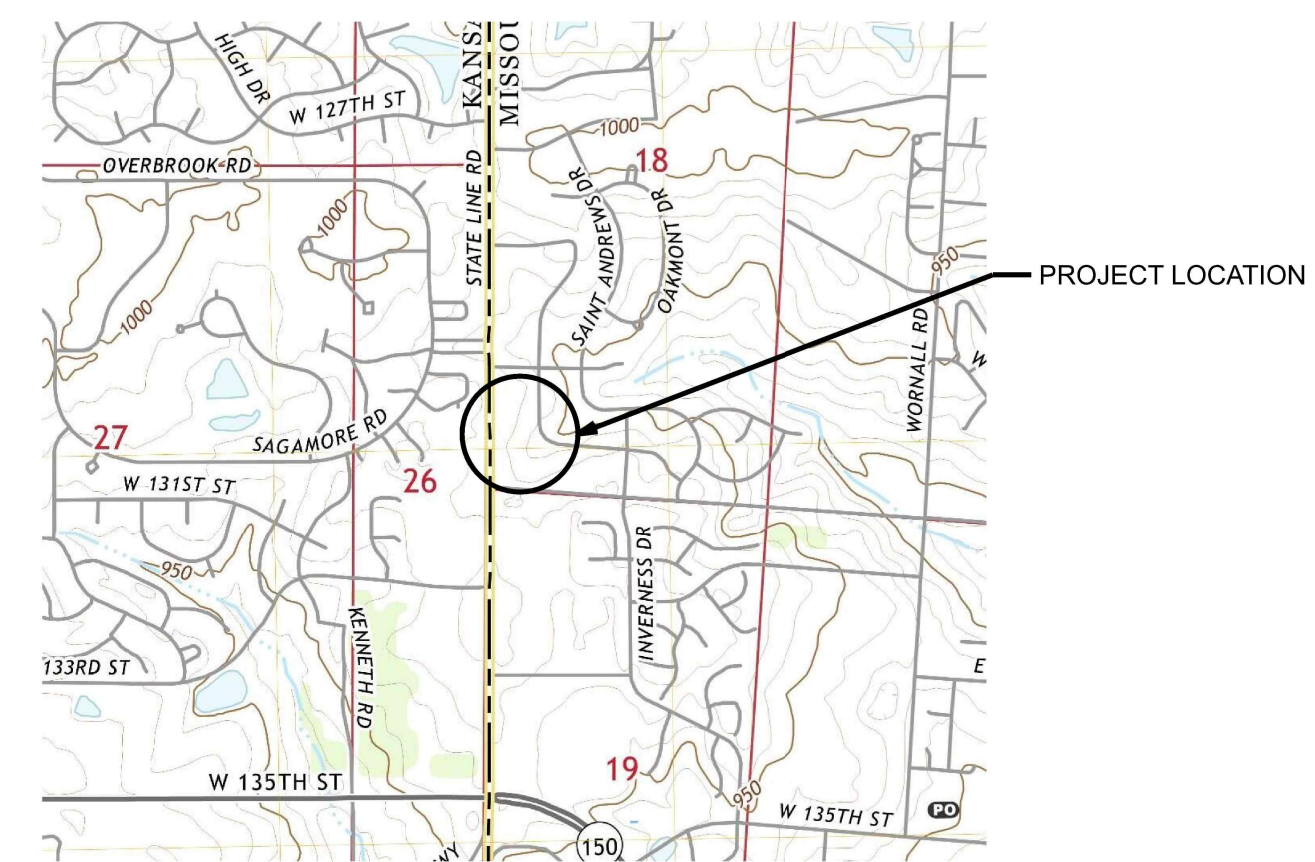
CFS Engineers Inc.
1421 E 104th Street Suite 100
Kansas City, MO 64131
Attn: Lance Scott
lscott@cfs.com

ELECTRICAL ENGINEER:

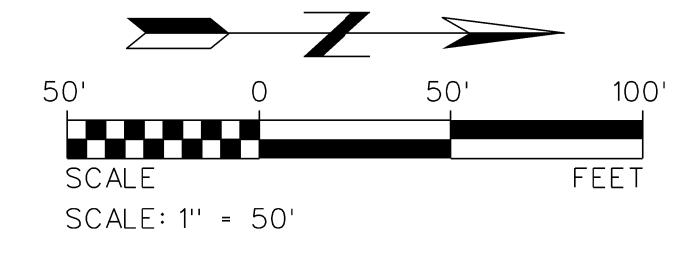
BC Engineers
5720 Reeder St.
Shawnee, KS 66203
Attn: Brad Krer
brad@bcengineer.com

LANDSCAPE ARCHITECT:

Verdigris Studio Midwest
9325 Catalina
Prairie Village, KS 66207
Attn: Kevin Vogt
kvogt@verdigrismidwest.com



LOCATION MAP



CFS ENGINEERS
cfs.com
MISSOURI LICENSE # 00832

Rev.	Date	By	Description
1	5-26-22	UWS	For Review

REZONING & PROJECT PLAN
LEAWOOD VILLAGE SHOPPING CENTER
13005 State Line Rd
Kansas City, MO 64115

Prepared by: UWS
Drawn by: UWS
Checked by: UWS
Submitted by: UWS
Date: 5/26/22
Project name: 13005 State Line Rd Shopping Center

OVERALL SITE PLAN

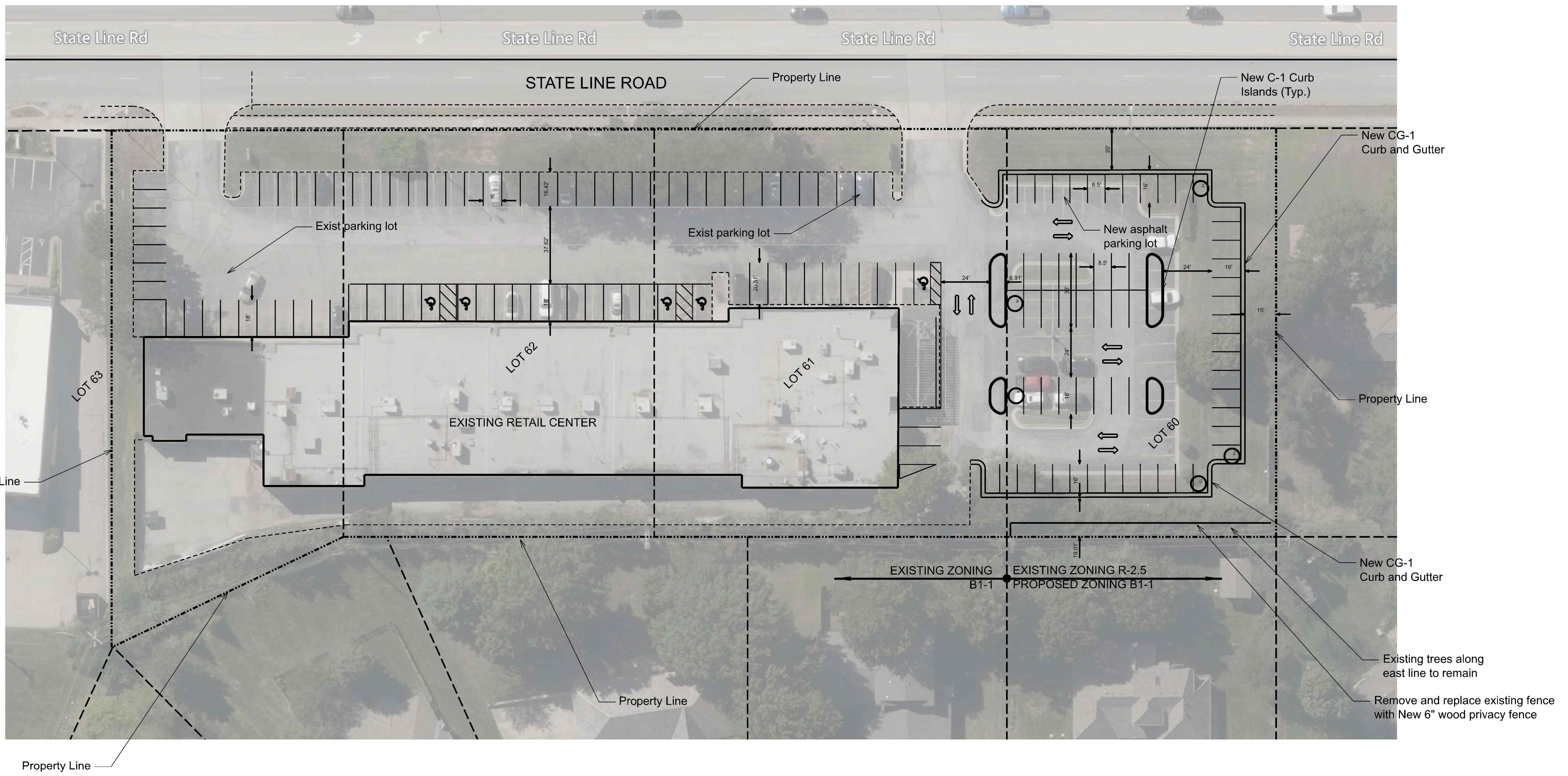
Sheet reference number:
C1

Rev.	Date	By	Description
1	5-26-22	UWS	Proposed

Designed by: UWS	Drawn by: AMP	Checked by: UWS	Reviewed by: UWS	Date: 5/26/22	Project: STILES
REZONING & PROJECT PLAN LEAWOOD VILLAGE SHOPPING CENTER <small>13305 State Line Rd Kansas City, MO 64145</small>			File name: STILES	Project name: STILES	Project number: STILES

SITE PLAN

Sheet reference number:
C2



SITE DATA TABLE

EXISTING ZONING	B1-1 AND R-2.5
REZONING R2.5 TO B1-1	
REZONING AREA -	0.588 Acres
TOTAL SITE AREA -	2.605 Acres
EXISTING PARKING COUNT =	122
PROPOSED PARKING COUNT =	147 (incl. 5 ADA spaces)

