



CITY PLAN COMMISSION STAFF REPORT

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

March 15, 2022

Project Name

Southpointe UR Plan

Docket #8 Request

CD-CPC-2021-00211 - Rezoning with plan

Applicant

Mat Eblen
McClure Engineering

Owner

City of Kansas City/ Urban America
TIF Commission

Location	6232 Prospect Avenue
Area	About 32 acres
Zoning	B4-2/ B3-2/ R-2.5/ R-5
Council District	5th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned B3-2/ R-2.5/ R-6, single family residences and commercial.

South: zoned B3-2/ R-0.5, commercial.

East: zoned R-2.5, Bruce R. Watkins Dr.

West: zoned R-1.5/ R-5, single family residences.

Major Street Plan

East 63rd Street is classified as a 4-lane Through street and a local link typology by the City's Major Street Plan at this location. Bruce R. Watkins Drive is classified as a freeway.

Land Use Plan

The Swope Area Plan recommends Mixed Use Neighborhood and Open Space/ Buffer land uses on this parcel. The proposed zoning is consistent with the future land recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Blue Hills Neighborhood and Town Fork Creek Neighborhood Associations and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on March 5, 2022, a summary of which is attached.

EXISTING CONDITIONS

The 32-acre project site is portion of a 60-acre Southtown Urban Life Redevelopment Plan back in 2008. The area was cleared as part of that development. Olive Street, Wabash Avenue and E. 62nd Street are barricaded as the project stalled. The UR site is generally located on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. As a result, the project site has multiple frontages on several public streets.

There is an existing gas station at the northeast corner of E. 63rd Street and Prospect Avenue that is planned to remain. The rest of the block is proposed to be redeveloped. Surrounding land use are conservation open space around the creek and existing single-family residences to the north and west. CVS Store and Research Medical Center is located south of E. 63rd Street.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Recommendation
Approval Subject to the Corrections and Conditions.

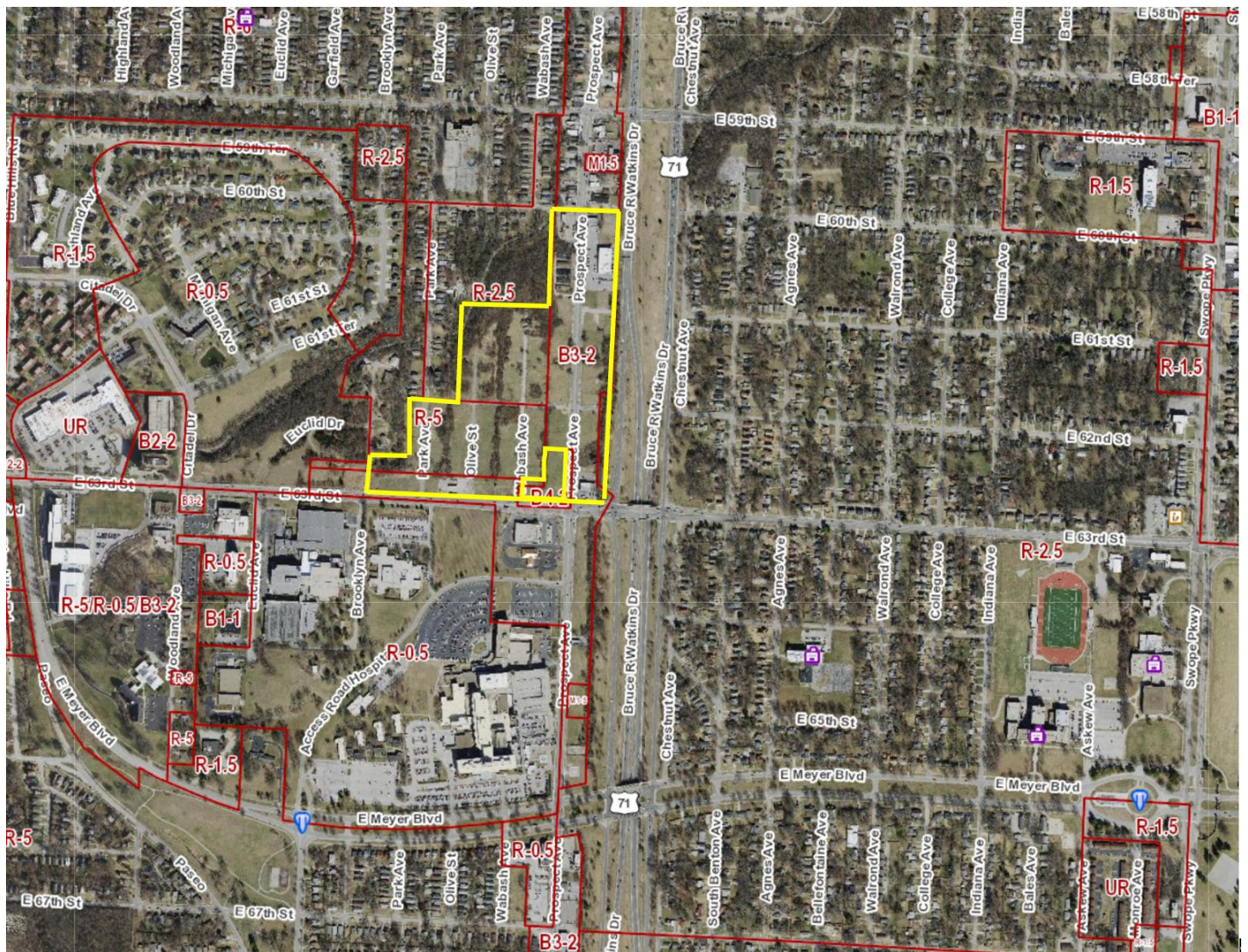
CONTROLLING CASES

There is no controlling case for this site.

PREVIOUS AND RELATED CASES

Case No. 13869-URD-1 – A request for approval of a rezoning from Districts R-2a (two-family dwellings, low density), R-2b (two-family dwellings), C-2 (local retail business), C-3a1-p (intermediate business, low buildings district, limited), and M-1 (light industrial) to URD (urban redevelopment district) and the approval of a development plan for retail, office, residential and open spaces uses on about 61 acres, generally located between 59th, 60th, and 61st Streets on the north, Highway 71 on the east, 63rd St on the south, and Wabash Ave, Olive St, and just west of Brooklyn Ave on the west. (City Plan Commission recommended approval on December 2, 2008. No further action to date.) This is the Southtown Urban Life UR Redevelopment Plan.

PROJECT LOCATON



PLAN REVIEW

The request is to consider rezoning 32 acres in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. The request is to rezone the parcels from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial, market, restaurant, hotel storage and an Anchor retailer. The proposed UR plan expressly prohibits businesses that sell alcohol for off premise consumption and off track betting/ gaming.

The plan proposes about 820,000 square feet of mixed use residential, commercial, office, hotel, theater, and a golf entertainment complex with 1,308 parking spaces, on 13 lots, in four (4) phases and allows for the following:

1. The plan proposed to vacate portions of Olive Street, Wabash Avenue and E. 62nd Streets.
2. Create a new hierarchy of public and private streets through the development (primary and secondary).
3. Provide development pods that will allow for flexibility when potential clients are identified.
4. Include a design guidelines to help expedite final UR plan approval. There are preliminary architectural elevations for each proposed building.
5. The proposed UR development plan also serves as a preliminary plat showing the POS tract with amenities that will count towards parkland dedication. This tract will be outside the proposed UR zoning boundary.
6. The plan shows a KCATA transit on Prospect Avenue.

The plan shows a main street through the site that connects to east-west drive from Prospect Avenue to E. 63rd Street. The developer worked extensively with staff to revise the overall site layout several times to arrive at the current plan. Staff has requested some revisions to the design guidelines and will continue to work with the developer prior to City Council action and final UR plan approval. The submitted plan did not include a signage plan, but shows tracts designated for entry/ gateway signage. Staff recommends that the applicant submit a signage plan that meets the requirement of Chapter 88-445 or submit Council Approved Signage Plan. A lighting plan that meets the requirement of 88-430 shall be submitted as part of the final plan approval.

The plan proposes two apartment buildings (building L) parallel to Prospect Avenue forming a courtyard. 250 multi-family units are proposed in two buildings with 264 parking spaces.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		SEE PLAN ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES	YES	SEE PLAN ANALYSIS
<i>Landscape and Screening Standards (88-425)</i>	YES		WILL REVIEW AT FINAL PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		WILL REVIEW AT FINAL PLAN
<i>Sign Standards (88-445)</i>	YES		WILL REVIEW AT FINAL PLAN
<i>Pedestrian Standards (88-450)</i>	NO		SEE PLAN ANALYSIS

Tax Incentive Plan

The proposed development is located within the 63rd and Prospect PIEA planning area. The plan was recommended for approval by the PIEA board by Resolution No. 2166 adopted on July 15, 2021.

The developer is required to submit a final plan to the City Plan Commission for approval if a design guideline is not submitted. This includes building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse. Phase 1 final UR plan will be approved by the Director of City Planning and Development prior to issuance of building permit.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 250 residential dwelling units are proposed. Pursuant to this section a total of 3 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$250 \text{ multi-family lots} \times 2 \times 0.006 = 3 \text{ acres}$$

$$3 \text{ acres} \times \$48,801.37 = \$146,404.11$$

That the developer can either dedicate 3 acres of parkland or contribute \$146,404.11 in lieu of parkland dedication for the 108 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

UR Plan Review Criteria

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Swope Area Plan recommendations.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed uses are permitted in the existing zoning districts and the proposed UR district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan provided for private and public sidewalks. Staff recommends a sidewalk network with additional delineation within the parking area and around the buildings to connect to public streets.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department review and approval.

88-516-05-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 plan will meet the Swope Area Plan design guidelines. The 4-story apartments are proposed to be primarily stone, bricks, EIFS, horizontal and vertical lapsiding.

88-516-05-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 plan is compliant based on the preliminary landscaping submitted and staff recommended corrections.

88-516-05-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 plan is compliant.

88-516-05-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.

There are no significant trees on the development site.

88-515-08. Rezoning Review Criteria

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:

88-515-08-A. Conformance with adopted plans and planning policies;

The Swope Area Plan recommends Mixed Use Neighborhood and Open Space/ Buffer land uses on this parcel. The proposed zoning is consistent with the future land recommendation.

88-515-08-B. Zoning and use of nearby property;

The surrounding parcels are zoned commercial and residential.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is predominantly commercial along E. 63rd Street and Prospect Avenue with residential west of the project site.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is adequately served by public facilities. The developer will have to vacate and extend private streets, sewer and water to serve this development.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The UR zoning is necessary because the developer is seeking incentives from the EDC and will allow for a mixed-use development.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has been vacant since around 2008.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed UR zoning will allow for much needed housing in this area, and provide access to the Blue River trail and parkland.

88-515-08-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 request would not result in any gain to the public health, safety or welfare.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Olofu O. Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: March 11, 2022

Case Number: CD-CPC-2021-00211

Project: Southpointe

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Provide overall design guidelines or each project phase will require CPC approval of a final UR plan prior to issuance of building permit. Staff to provide example. (2/23/2022)
2. Update the accompanying walkability study per staff recommendation. Show overall trails (pedestrian connectivity) or site amenities. Specify those to count towards parkland dedication. (2/23/2022)
3. A signage plan that meets the requirement of Chapter 88-445 in its entirety. (2/23/2022)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

4. Previous comment not addressed and not included in response letter. Please respond.
For stream buffers, allowable disturbance percentage is based on outer zone area and only the portion of the outer zone within the property boundaries. Middle zone does not appear to accurately reflect FEMA-designated 1% floodplain boundary. Outer zone does not extend beyond 250-feet from edge of middle zone. Revise buffer boundaries and calculations for outer zone area, include area of outer zone proposed to be disturbed. (2/23/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

5. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (12/06/2021)
6. That the developer submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Heart of the City design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. Staff recommends that the guidelines call for four sided architecture for buildings E, I, J & K. See sample uploaded in Compass.

If there is no design guidelines, the developer shall submit a Project Plan in lieu of a final UR Plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations prior to issuance of building permit. (12/06/2021)

7. 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. (12/06/2021)
8. That the developer apply for a Street Naming Plan prior to issuance of any building permit if streets are to be vacated. – Separate application. (12/06/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

9. The developer must design and construct all interior streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (11/30/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

10. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (11/30/2021)
11. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (11/30/2021)
12. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted. (11/30/2021)
13. 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. (11/30/2021)
14. 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. (11/30/2021)
15. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (11/30/2021)
16. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (11/30/2021)
17. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (11/30/2021)
18. 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. (11/30/2021)
19. The developer must dedicate additional right of way for Prospect Avenue as required by the adopted Major Street Plan along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (11/30/2021)
20. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (11/30/2021)
21. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process. (11/30/2021)
22. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (11/30/2021)
23. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (11/30/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

24. 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. (11/30/2021)
25. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (11/30/2021)
26. 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. 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. (11/30/2021)
27. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (11/30/2021)
28. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (11/30/2021)
29. 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. (11/30/2021)
30. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (11/30/2021)
31. 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. (11/30/2021)
32. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (11/30/2021)
33. The developer must dedicate additional right of way for 63rd Street as required by the adopted Major Street Plan along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (11/30/2021)

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

34. Water Flow The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/01/2021)
35. Hydrant 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) (12/01/2021)
36. Fire Department Connection 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) (12/01/2021)
37. Fire Department Connection The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1). (12/01/2021)
38. Fire Department Connection All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1). (12/01/2021)
39. Access 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) (12/01/2021)

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

40. Access 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). (12/01/2021)

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

41. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (12/01/2021)
42. 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. If dedicating private open space, said areas must be platted into private open space tracts. 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (12/01/2021)
43. The developer indicates 5 tracts totaling 3.45 acres are to be platted as private open space tracts to satisfy the parkland dedication requirements of 88-408. The developer shall submit a final UR plan via City Planning - Development Management detailing each private open space tract reserved for parkland dedication detailing amenities to be provided within each tract. Final plan shall be submitted and approved by Parks and Rec/City Planning staff prior to recording final plat. (12/30/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

44. The developer shall construct a westbound right turn lane with 150 feet of storage plus taper on 63rd Street at Prospect Avenue, prior to certificate of occupancy. (12/29/2021)
45. The developer shall construct an additional left turn only lane with 170 feet of storage plus taper on the southbound US-71 exit ramp at Prospect Avenue, prior to certificate of occupancy. (12/29/2021)
46. The layout and design of Prospect Avenue will need further review prior to construction. (12/29/2021)

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

47. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(12/01/2021)

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

48. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvement necessary to deliver adequate flows and pressures. (11/24/2021)
49. The developer must submit water main extension 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 Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(11/24/2021)
50. Please provide a soils analysis showing the soil is asbestos free, before any underground work is started for KC Water Services. (12/01/2021)
51. Please provide a utility plan showing and labeling the water mains including designating size, type, as well as public or private. Show and label existing & proposed easements, domestic and fire service lines, kills, meters, and backflow preventers. (12/30/2021)

Public Meeting Notice

Please join UA KC SouthPointe, LLC

for a meeting about The SouthPointe Redevelopment Plan

case number CD- 300'CPC-2021-00211

proposed for the following address: 63rd Street & Prospect Avenue et al, Kansas City, MO

Meeting Date: March 5, 2022 (Saturday)

Meeting Time: 11:00am (CST)

Meeting Location: Via Zoom (You will need the zoom app)

Join Zoom Meeting

<https://us02web.zoom.us/j/81283652993?pwd=aG9qM2xXcUg5bHN3R3dSSURVVRXN4UT09>

Meeting ID: 812 8365 2993

Passcode: 522925

One tap mobile

+13126266799,,81283652993#,,,,*522925# US (Chicago)

+19292056099,,81283652993#,,,,*522925# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 812 8365 2993

Passcode: 522925

Project Description: Master Development of 36-acres including public amenities at 63rd Street & Prospect Avenue

If you have any questions, please contact:

Name: Robert C. Farmer, Jr.

Phone: (412)969-2725

Email: rfarmer@urbanamerica.com



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.

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. You may search by project type and address/case number to find project details.

Sincerely,

Robert Farmer

PE Zoom Meeting Participant List

For - Case No. CD-CPC-2021-00211 - Southpointe @ 63rd UR Plan

Held on Sat, March 5, 2022.

Find a participant

NC	Nicole Curry (Me)	Mute	More >		
R	Robert Farmer (Host)				
HH	Herbert Hardwick				
CP	Carl Poke				
CR	CW Ryana Parks-Shaw				
EG	Esther Gillmore				
	Jon Gripka				
KP	Khadijah Peeler iPhone				
LB	Linda Braxton				
L	Lindabrown				

DEVELOPMENT PLAN LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 3 AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48, RANGE 33, INCLUDING ALL THAT PART OF LOT 1, SUMMERS WHARF, LOTS 1 THRU 6, INCLUSIVE, AND LOTS 18 THRU 105, INCLUSIVE, BEACHWOOD, LOTS 1 THRU 25, INCLUSIVE, EASTLAKE ADDITION, LOTS 1 THRU 22, INCLUSIVE, MILLERS ADDITION, LOTS 69 THRU 73, INCLUSIVE, BEAUFORT, AND LOTS 1 THRU 15, INCLUSIVE, JOST PLAZA, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE RIGHTS-OF-WAYS OF PROSPECT AVENUE, WABASH AVENUE, OLIVE STREET, PARK AVENUE, E. 61ST STREET AND E. 62ND STREET, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LOT 1, SUMMERS WHARF, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. 63RD STREET, 50 FEET NORTH OF THE CENTERLINE THEREOF; THENCE N86°58'41"W (PLAT: N86°49'02"W), ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET AND ITS WESTERLY PROLONGATION, 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE THEREOF, 295.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF WABASH AVENUE, SAID POINT BEING ON THE EAST LINE OF LOT 40 IN SAID BEACHWOOD; THENCE S02°15'37"W, ALONG THE EAST LINE OF SAID LOT 40, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE SAID E. 63RD STREET, 30.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N86°58'41"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET AND ITS WESTERLY PROLONGATION THEREOF, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 885.65 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND FOR NEW RIGHT-OF-WAY DESCRIBED BY DOCUMENT NO. 1990-K-0930339, BEING THE WEST 5 FEET OF THE SOUTH 5 FEET OF LOT 99 IN SAID BEACHWOOD; THENCE N02°15'37"E, PARALLEL WITH THE WEST LINE OF SAID LOT 99, 5.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE N86°58'41"W, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET, 5.00 FEET TO THE WEST LINE OF SAID LOT 99, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF BROOKLYN AVENUE; THENCE N02°15'37"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 280.05 FEET TO THE NORTHWEST CORNER OF LOT 105 IN SAID BEACHWOOD; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 137.64 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 91 IN SAID BEACHWOOD; THENCE N02°15'37"E, ALONG THE WEST LINE OF LOTS 91, 90, 89, 88, 87, 86, AND 85 IN SAID BEACHWOOD, 280.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 85, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E. 62ND STREET; THENCE S86°58'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION THEREOF, 316.34 FEET (PLAT: 316.09 FEET) TO THE NORTHEAST CORNER OF LOT 84 IN SAID BEACHWOOD; THENCE N01°56'58"E, 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. 62ND STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 15 IN SAID EASTLAKE ADDITION; THENCE N02°15'30"E, ALONG THE WEST LINE OF LOTS 15 THRU 25, INCLUSIVE, IN SAID EASTLAKE ADDITION, 385.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 146.79 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE S86°58'41"E, 51.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3 IN SAID EASTLAKE ADDITION; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N15°36'49"E, HAVING A RADIUS OF 700.00 FEET THROUGH A CENTRAL ANGLE OF 014°13'02", AN ARC DISTANCE OF 173.70 FEET (PLAT: 172.64 FEET) TO THE NORTHWEST CORNER OF LOT 1 IN SAID EASTLAKE ADDITION; THENCE S87°28'08"E, ALONG THE NORTH LINE OF SAID LOT, 49.50 FEET (PLAT: 50 FEET) TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF LOT 22 IN SAID MILLERS ADDITION; THENCE N02°15'37"E, ALONG THE WEST LINE OF SAID LOT, 16.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 128.97 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF WABASH AVENUE; THENCE CONTINUING S86°58'41"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID WABASH AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 IN SAID MILLERS ADDITION; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 128.97 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING 169 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N02°15'37"E, 169 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 380.84 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 1993-K-1106908; THENCE S87°28'09"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, 129.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE S02°15'37"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 331.87 FEET TO THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF E. 61ST STREET; THENCE S86°43'02"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 61ST STREET, AND ITS WESTERLY PROLONGATION THEREOF, 280.01 FEET TO THE SOUTHEAST CORNER OF LOT 74 IN SAID BEAUFORT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY EXHIBIT E40350 IN DOCUMENT NO. 2006-E-0030540, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 71; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, THE FOLLOWING COURSES AND DISTANCES: S02°15'37"W, 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 73 IN SAID BEAUFORT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY EXHIBIT E40351 IN SAID DOCUMENT NO. 2006-E-0030540, SAID POINT BEING 211.58 FEET RIGHT OF CENTERLINE STA. 355+55.67; THENCE S02°15'37"W, 150.00 FEET TO A POINT 212.42 FEET RIGHT OF CENTERLINE STA. 357+07.08; THENCE S07°09'08"W, 234.50 FEET TO A POINT 232.19 FEET RIGHT OF CENTERLINE STA. 359+41.67, SAID POINT BEING ON THE SOUTH LINE OF LOT 69 IN SAID BEAUFORT; THENCE N86°43'02"W, ALONG THE SOUTH LINE OF SAID LOT 69 AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, 50.00 FEET TO THE NORTHEAST CORNER OF THE WEST 10 FEET OF LOT 28 IN SAID JOST PLAZA; THENCE S02°15'37"W, 656.21 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND FOR SAID MISSOURI ROUTE 71 RIGHT-OF-WAY BY DOCUMENT NO. 1990-K-0914472; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, THE FOLLOWING COURSES AND DISTANCES: S74°14'22"W (DEED: N74°08'08"E), 45.75 FEET; THENCE S82°04'12"W (DEED: N81°57'58"E), 25.50 FEET; THENCE N86°37'12"W (DEED: S86°43'26"E), 61.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, N83°50'28"W, 80.19 FEET TO THE NORTHERLY MOST SOUTHEAST CORNER OF SAID LOT 1, SUMMERS WHARF, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PROSPECT AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET; THENCE S43°01'57"W (PLAT: S43°51'23"W), ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET, 18.54 FEET (PLAT: 18.46 FEET) TO THE POINT OF BEGINNING, CONTAINING 31.897 ACRES, MORE OR LESS.

SOUTHPOINTE UR DISTRICT

REZONE & PRELIMINARY DEVELOPMENT PLAN

LOCATED IN

**SECTION 3 & 4, TOWNSHIP 48N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI**



INDEX OF SHEETS	
NUMBER	TITLE
C001	COVER SHEET
C002	GENERAL LAYOUT
C003	PROJECT SUMMARY PLAN
C004	PRE-DEVELOPMENT CONDITIONS
C005	PRELIMINARY PLAT
C006	PHASING PLAN
C007	STREET LAYOUT PLAN
C100	OVERALL SITE PLAN
C101-C102	ENLARGED SITE PLANS
C200	OVERALL GRADING PLAN
C201-C202	ENLARGED GRADING PLANS
C300	OVERALL UTILITY PLAN
C301-C302	ENLARGED UTILITY PLANS
C303	VACATED UTILITIES PLAN
C400	STREAM BUFFER PLAN
L100	OVERALL LANDSCAPE PLAN
L200-L202	ENLARGED LANDSCAPE PLANS
L300-L303	STREETSCAPE SECTION PLANS
E100-E102	PHOTOMETRIC PLANS
A100-A214	ARCHITECTURAL PLANS

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Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS



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P 913-262-9095

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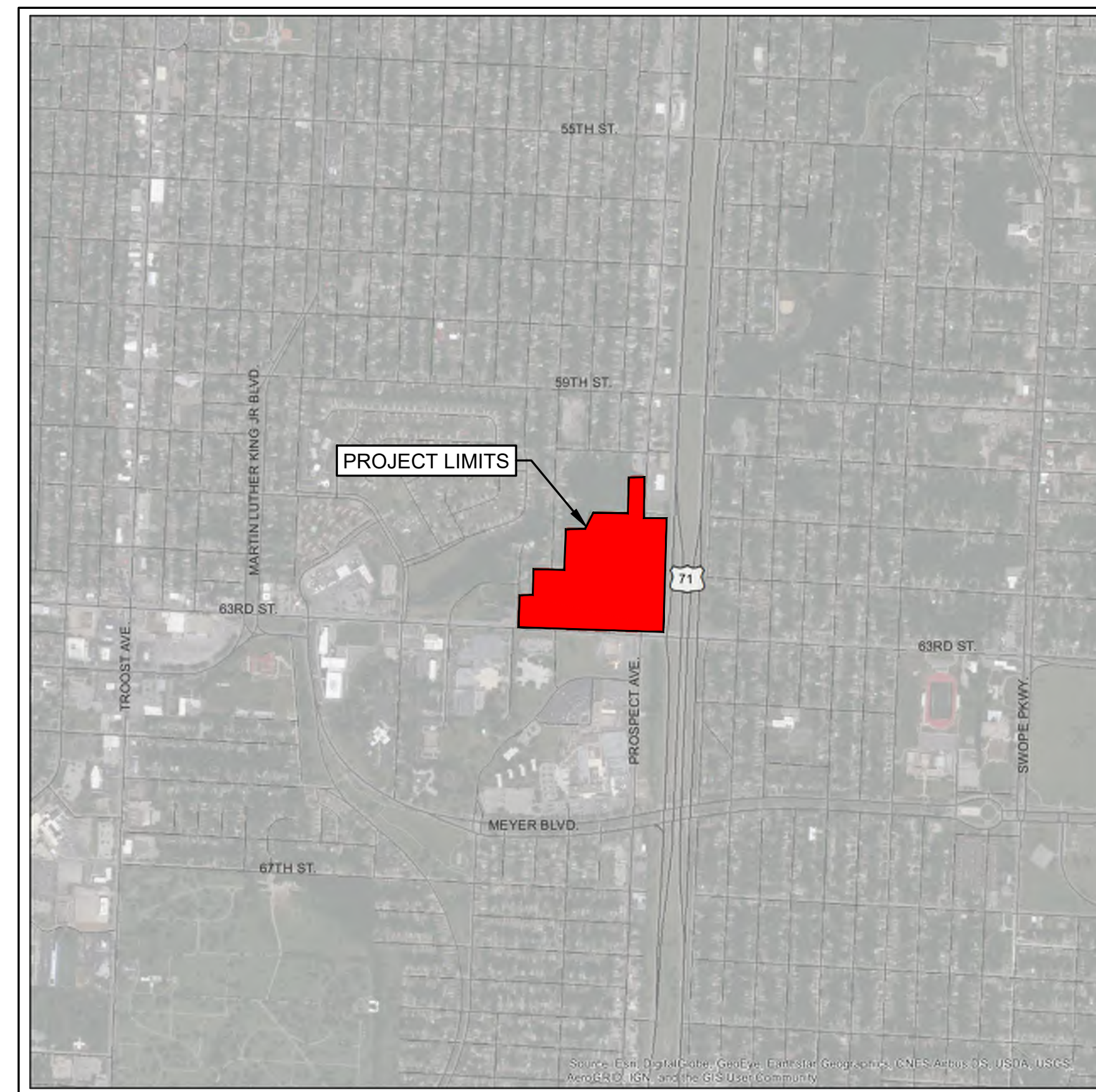
REVISIONS

PROJECT INFO
190438-000

ENGINEER DRAWN BY CHECKED BY
AB BK

SOUTHPOINTE
KANSAS CITY, JACKSON COUNTY, MISSOURI
UR DISTRICT

REZONE & PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP
NOT TO SCALE

MASTER DEVELOPER:	
CONTACT NAME:	URBAN AMERICA
EMAIL:	ROBERT C. FARMER, JR. RFARMER@URBANAMERICA.COM
PHONE:	412.969.2725
ADDRESS:	1452 HUGHES RD, SUITE 200 GRAPEVINE, TX 76051
PLANNER & CIVIL ENGINEER	
CONTACT NAME:	MCCLURE
ADDRESS:	MATT EBLEN, P.E. 1700 SWIFT ST STE 100 NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444
EMAIL:	MEBLEN@MCCLUREVISION.COM

CONSULTANTS

COMPANY:	MCCLURE
ROLE:	LANDSCAPE ARCHITECT
CONTACT NAME:	ANTHONY DEPRIEST
EMAIL:	ADEPRIEST@MCCLUREVISION.COM

COMPANY:	BRR ARCHITECTURE, INC.
ROLE:	ARCHITECT
CONTACT NAME:	JON GRIPKA
EMAIL:	JON.GRIPKA@BRRARCH.COM

COMPANY:	TALIAFERRO & BROWNE, INC.
ROLE:	SURVEY
CONTACT NAME:	RICK GARD
EMAIL:	RGARD@TB-ENGR.COM

COMPANY:	PRIORITY ENGINEERS, INC.
ROLE:	TRAFFIC ENGINEER
CONTACT NAME:	KRISTIN SKINNER
EMAIL:	KRISTIN.SKINNER.PE@GMAIL.COM

DRAWING NO.
COVER SHEET

C001



USE LEGEND

■ ANCHOR USE - RETAIL	■ RESIDENTIAL
■ HOTEL	■ RETAIL/RESTAURANT
■ MARKET	■ STORAGE
■ MIXED USE - OFFICE OVER RETAIL	■ TRANSIT STOP

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brr
 ARCHITECTURE

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MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006023253
 EXPIRES: DECEMBER 31, 2022

REVISIONS

PROJECT INFO
 190438-000

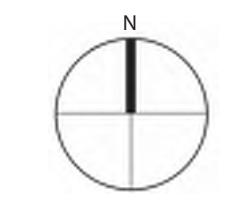
DRAWN BY: JRG CHECKED BY: JRG

SOUTHPOINTE
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 UR DISTRICT

REZONE & PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

1"=70'-0"



LAYOUT: MODEL BY: EMCQUEEN PLOT DATE: 11/12/2021 12:48 PM

EAST 63RD STREET

BROOKLYN AVENUE

PARK AVENUE

PROSPECT AVENUE

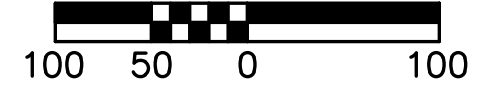
HIGHWAY 71

DRAWING NO.
 ILLUSTRATED SITE PLAN
A100

Development Summary Table			
Project #		190438-000	
Project Name:		SouthPointe	
a Zoning			
Existing	R-2.5; R-5; B 3-2; B 4-2		
Proposed	UR		
b Total Land Area			
Existing	31.46 Acres		
c Right-of-Way			
Existing	5.06 Acres		
Proposed	5.41 Acres		
d Net Land Area			
Existing	26.4 Acres		
Proposed	26.05 Acres		
e Proposed Uses			
Commercial			
f Structure Height & Number of Floors			
Number of floors	3 stories	BLDG A	
Height Above Grade	54'-2"		
Number of floors	1 stories	BLDG B	
Height Above Grade	51'-0"		
Number of floors	3 stories	BLDG C	
Height Above Grade	57'-9"		
Number of floors	3.5 stories	BLDG D	
Height Above Grade	59'-8"		
Number of floors	1 stories	BLDG E	
Height Above Grade	24'-4"		
Number of floors	1 stories	BLDG F	
Height Above Grade	51'-0"		
Number of floors	1 stories	BLDG G	
Height Above Grade	46'-6"		
Number of floors	1 stories	BLDG H	
Height Above Grade	50'-0"		
Number of floors	4 stories	BLDG I	
Height Above Grade	59'-0"		
Number of floors	1 stories	BLDG J	
Height Above Grade	22'-8"		
Number of floors	1 stories	BLDG K	
Height Above Grade	22'-10"		
Number of floors	4 stories	BLDG L	
Height Above Grade	63'-7"		
Number of floors	2 stories	BLDG M	
Height Above Grade	29'-0"		
g Gross Floor Area & Number of Units			
Total Gross Area	51,975 SF	BLDG A	
Total Gross Area	32,000 SF	BLDG B	
Total Gross Area	30,890 SF	BLDG C	
Total Gross Area	156,200 SF	BLDG D	
Total Gross Area	4,300 SF	BLDG E	
Total Gross Area	35,000 SF	BLDG F	
Total Gross Area	48,500 SF	BLDG G	
Total Gross Area	66,070 SF	BLDG H	
Total Gross Area	76,200 SF	BLDG I	
Total Gross Area	3,200 SF	BLDG J	
Total Gross Area	6,000 SF	BLDG K	
Total Gross Area	273,585 SF	BLDG L	
Total Gross Area	34,560 SF	BLDG M	
Project Total	818,480 SF		
h Building Coverage & Floor Area Ratio			
Coverage	818,480 SF		
FAR	0.721 FAR		
i Density			
Gross	31,420 SF per Acre		
Net	31,420 SF per Acre		
j Vehicle Parking			
Min. Stalls Required	41 Stalls		
Stalls Provided	102 Stalls	BLDG A	
Min. Stalls Required	110 Stalls		
Stalls Provided	110 Stalls	BLDG B	
Min. Stalls Required	28 Stalls		
Stalls Provided	49 Stalls	BLDG C	
Min. Stalls Required	195 Stalls		
Stalls Provided	61 Stalls	BLDG D	
Min. Stalls Required	6 Stalls		
Stalls Provided	6 Stalls	BLDG E	
Min. Stalls Required	87 Stalls		
Stalls Provided	53 Stalls	BLDG F	
Min. Stalls Required	121 Stalls		
Stalls Provided	159 Stalls	BLDG G	
Min. Stalls Required	166 Stalls		
Stalls Provided	310 Stalls	BLDG H	
Min. Stalls Required	20 Stalls		
Stalls Provided	126 Stalls	BLDG I	
Min. Stalls Required	15 Stalls		
Stalls Provided	14 Stalls	BLDG J	
Min. Stalls Required	35 Stalls		
Stalls Provided	26 Stalls	BLDG K	
Min. Stalls Required	250 Stalls		
Stalls Provided	264 Stalls	BLDG L	
Min. Stalls Required	5 Stalls		
Stalls Provided	28 Stalls	BLDG M	
Total Min Stalls Required	1079 Stalls		
Total Min Stalls Provided	1308 Stalls		
k Bike Parking			
Total Required	To be provided at final project plan stage		
Total Provided	To be provided at final project plan stage		
l Timeline			
Estimated Start Date:			
Estimated Completion Date:			
m Amendments to Development Plan			

GENERAL NOTES

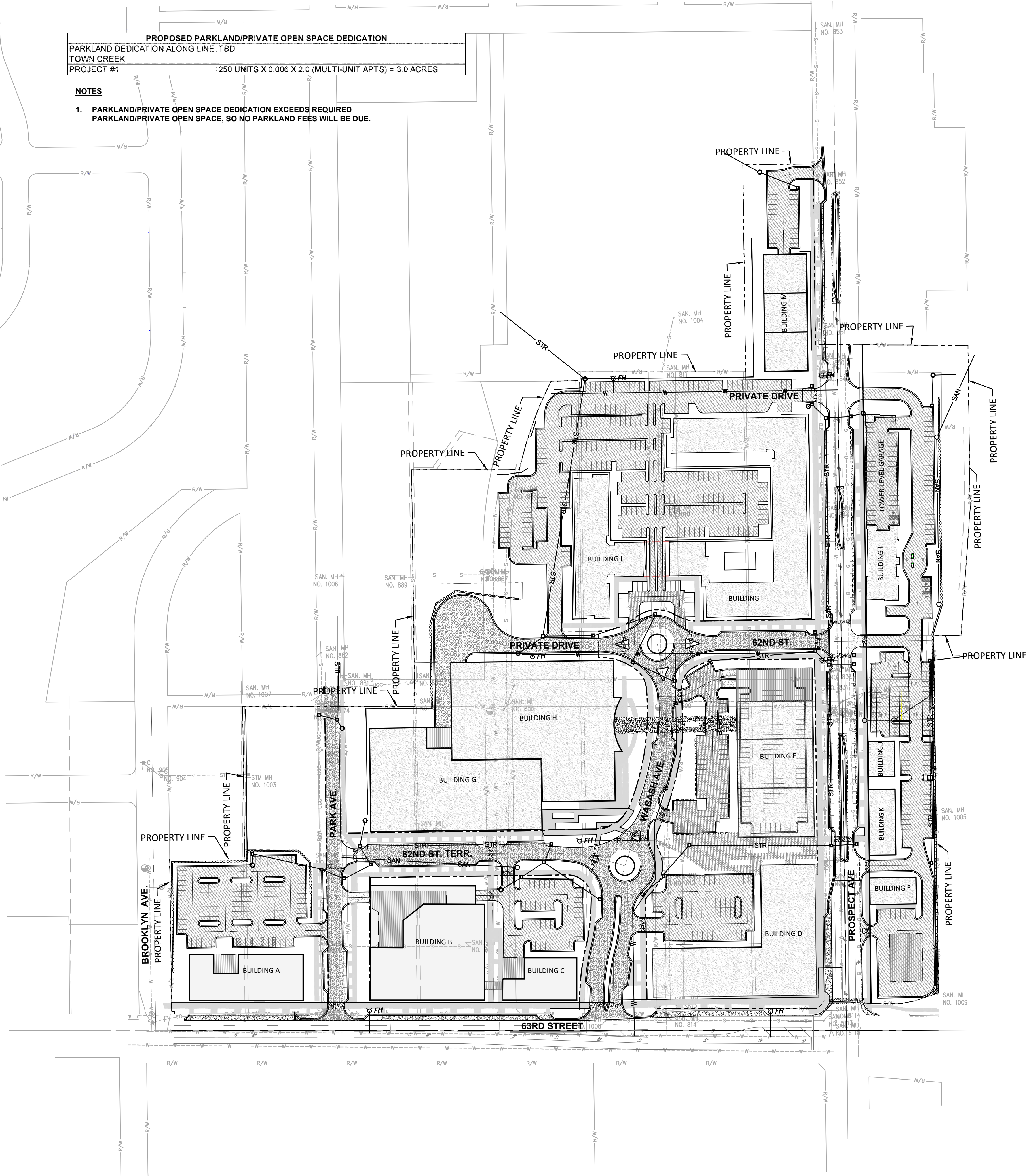
1. SEE ENLARGED SITE PLANS FOR SITE DIMENSIONS.



PROPOSED PARKLAND/Private OPEN SPACE DEDICATION
 PARKLAND DEDICATION ALONG LINE TBD
 TOWN CREEK
 PROJECT #1 250 UNITS X 0.006 X 2.0 (MULTI-UNIT APTS) = 3.0 ACRES

NOTES

1. PARKLAND/Private OPEN SPACE DEDICATION EXCEEDS REQUIRED PARKLAND/Private OPEN SPACE, SO NO PARKLAND FEES WILL BE DUE.



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PROJECT INFO

190438-000

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 AB BK

**SOUTHPOINTE
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 UR DISTRICT**

REZONE & PRELIMINARY DEVELOPMENT PLAN

DRAWING NO.
 OVERALL SITE PLAN

C100

LAYOUT SITE BY: EMCQUEEN PLOT DATE: 2/22/2022 3:00 PM