

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00121, CD-CPC-2025-00122

North Oak Apartments

September 17, 2025

Docket # 5

Request

5.1: Rezoning
5.2: Development Plan

Applicant

Rachel Barth
NorthPoint Development

Owner

Jack Mills
NorthPoint Development

Site Information

Location	3519 N Oak Trfy
Area	8.5 Acres
Zoning	B3-2
Council District	4th
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Commercial, B3-2
South: Office, B3-2 & R-0.5
East: Residential, R-6
West: Residential, R-6

KC Spirit Playbook Alignment

CD-CPC-2025-00122: High

Land Use Plan

The Briarcliff/Winwood Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A, page 6, for more information.

Major Street Plan

North Oak Trafficway is identified as a thoroughfare with 4 lanes at this location.

Approval Process



Overview

The applicant is seeking approval of a Rezoning from current District B3-2 (Commercial) to proposed District B3-4 (Commercial) and approval of a Development Plan on about 8.5 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street (to the west), to develop three multi-family residential buildings.

Existing Conditions

The subject site is currently 5 parcels, with two of the parcels developed with a building. The north side of the development has an auto transmission shop which will be demolished. On the south side is a structure that has been without a tenant for an extended amount of time but most recently hosted a plumbing business. To the south are the offices of NorthPoint Development. There is an associated regulated stream that runs on the eastern side of the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 9, 2025, meeting summary is attached; see Attachment #3.

Project Timeline

The application was filed on July 25, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #5.1 Approval
Docket # 5.2 Approval with Conditions

VICINITY MAP



REZONING REVIEW

The applicant is requesting to rezone approximately 5 acres from District B3-2 to District B3-4. This rezoning would not change the permitted uses but would update the intensity designation, which affects lot and building standards. Specifically, the change would increase the maximum floor area ratio from 2.2 to 4.0 and increase the allowable building height from 45 feet to 65 feet.

The request is tied to an accompanying Development Plan that proposes construction of a multi-unit residential building with a height of 60 feet. The project site consists of five lots, two of which currently contain existing buildings.

The eastern portion of the site, which contains the stream buffer and tree preservation area is not proposed to be rezoned and will remain R-6.

REZONINGS, ZONING AND DEVELOPMENT CODE MAP AMENDMENTS (88-515-08)

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

A. Conformance with adopted plans and planning policies.

The Briarcliff/Winwood Area Plan recommends Mixed Use Community land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

B. Zoning and use of nearby property.

Properties to the north are zoned B3-2, consistent with the proposed use. To the south is the NorthPoint Office Building, which is zoned R-0.5 but operates as a legal nonconforming office use. To the east are single-unit homes located approximately 50 feet below the grade of the proposed residential building, zoned R-6. To the west are single-unit homes and Water Works Park, both zoned R-6.

C. Physical character of the area in which the subject property is located.

Adjacent properties to the north and south consist mainly of commercial structures with a variety of material uses. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The current zoning designation is B3-2. The proposed rezoning will change the zoning to B3-4, This will allow for the development of the site into a multi-unit residential building. This rezoning is in line with the adopted area plan and the property is suitable for the proposed use.

F. Length of time the subject property has remained vacant as zoned.

There are two existing structures on the site. The northern portion is currently occupied by an operating transmission shop, while the southern building has been vacant since approximately January 2024. The remaining lots between these two structures have not ever been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning is not expected to detrimentally affect nearby properties as the topography and mature vegetation will buffer the single unit homes to the east and west. North Oak Trafficway is a commercial corridor and this proposal is similar in size and massing to the existing office building to the south.

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.

A denial of the application will not provide any gain to the public health, safety, and welfare.

PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street.

The proposal consolidates the existing unplatted parcels into one lot and three tracts to accommodate three multi-unit residential buildings. No deviations from the standards of the B3-4 District are requested.

The development includes two apartment buildings with footprints of approximately 14,300 square feet each and one building with a footprint of approximately 18,800 square feet, for a total of 167 dwelling units. The site plan identifies 255 parking spaces located east of the buildings. Vehicular access will be provided from two existing curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation consistent with surrounding development. Primary materials include brick veneer, cement lap siding, and textured masonry.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parkland Dedication (88-408)	Yes, Subject to Conditions	Applicant must dedicate and/or pay money in lieu of dedication.
Tree Preservation & Protection (88-424)	Yes	Tree Preservation Plan provides more tree preservation than code requirement.
Parking & Loading (88-420)	Yes	Site provides more parking than required by code.
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	Yes	
Signs (88-445)	Yes, subject to conditions	

Standards	Meets	Notes
Pedestrian Standards (88-450)	Yes	

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed Development Plan complies with all standards of the Zoning and Development Code.

The resubmission for North Oak Apartments addressed concerns related to sidewalks, landscaping, and ADA access, moving the Playbook and area plan alignments from “medium” to “high.” The project provides housing along N. Oak Trafficway, a major street in the Northland, with landscaped parking that should reduce the heat island effect and high-quality materials on all facades. The applicant has included a plan for accessibility given the site’s awkward topography and will provide sidewalks along the perimeter of the project. - Luke Ranker, 4th District Planner, Community Planning Division

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

The use of a multi-unit residential building is allowed in the B3 Zoning District. Due to the number of units a Development Plan is required.

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.

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. There are two access points proposed for the site, the applicant is proposing to remove one existing access of North Oak and propose sidewalk connections.

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 Development Plan does not inhibit pedestrian circulation and safety. There are pedestrian connections throughout the site, the applicant is proposing to connect sidewalks along N. Oak Trafficway allowing for full pedestrian circulation around all three buildings.

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

Adequate utilities exist on site for the proposed multi-unit residential buildings.

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.

Proposed structures are compatible with the adjacent properties. Adjacent properties to the north and south consist mainly of commercial structures with a variety of construction materials. The proposed rezoning is not expected to change the physical character of the area.

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.

Proposed landscaping is in conformance with the requirements set forth in Section 88-425 of the Zoning and Development Code.

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.

Excess impervious area is not proposed with this Development Plan, and is consistent with this type of development.

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 Development Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the Rezoning and APPROVAL WITH CONDITIONS for the Development Plan as stated in the conditions report.

Respectfully submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: September 11, 2025

Case Number: CD-CPC-2025-00122

Project: N Oak Apartments

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
8. That prior to City Council introduction the applicant revise plans to satisfy outstanding corrections by the Water Services Department and Public Works Department.

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

9. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. 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)
11. 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
12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. 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)
14. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. 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 Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

16. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
17. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

18. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.
19. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

20. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
21. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of Final Plat.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

22. 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.
23. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

24. 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.
25. 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.
26. 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.
27. The developer must petition for the right of way vacation along the property frontage of N Oak Trfy as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.

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

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

28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
29. No water service tap permits will be issued until the public water main is released for taps.
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772
32. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

33. The developer shall employ a Missouri PE to design water main extension plans to provide adequate water distribution along the North Oak frontage to provide for service line connections and public fire hydrants at 300' max. spacing. The water main extension plans shall follow KC Water Rules and Regulations for Water Main Extensions and shall be under contract (permitted) prior to building permit issuance.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

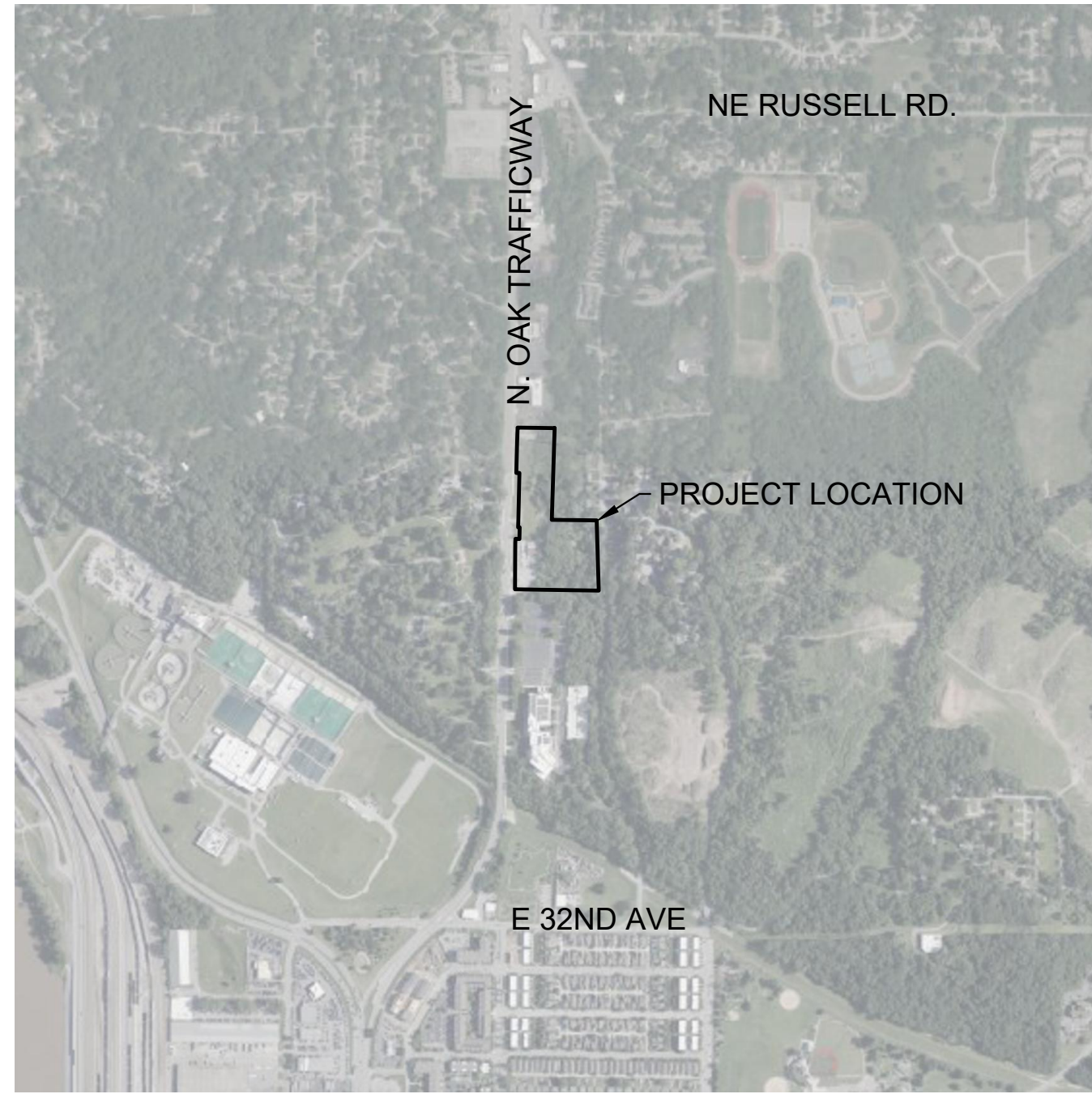
34. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
35. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
36. 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.
37. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.
39. The developer must grant a [BMP and Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
40. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. The developer shall submit a final stream buffer plan to KC Water 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

42. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
43. The developer must submit covenants, conditions and restrictions to KC Water 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.

N OAK APARTMENTS DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT/REZONING

IN KANSAS CITY, CLAY COUNTY, MO



LOCATION MAP
SCALE 1:1,000

PROJECT TEAM:

OWNER
 NP NORTH OAK RESIDENTIAL, LLC
 3315 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64116
 CONTACT: JACK MILLS
 PHONE: 816.888.7380
 EMAIL: JMILLS@NORTHPOINTKC.COM

DEVELOPER
 CARDINAL CREST HOMES
 1539 SWIFT STREET
 KANSAS CITY, MO 64116
 CONTACT: JOE CHRISTENSEN
 PHONE: 816.499.3156
 EMAIL: JOE@CARDINALCRESTKC.COM

ENGINEER
 SITEPOINT, LLC
 3315 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64116
 CONTACT: NEIL W. HAAS, P.E.
 PHONE: 816.888.7380
 EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
 SITEPOINT, LLC
 3315 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64116
 CONTACT: TOBIN ROBERTS
 PHONE: 816.888.7380
 EMAIL: TROBERTS@NORTHPOINTKC.COM

ARCHITECT
 STUZIONORTH ARCHITECTURE
 3315 N. OAK TRAFFICWAY
 KANSAS CITY, MO 64116
 CONTACT: ADAM GERBER
 PHONE: 816.888.7380
 EMAIL: AGERBER@STUZIONORTHKC.COM

UTILITY CONTACT LIST:

AT&T
 ATTN: MARK MANION
 500 EAST 8th STREET
 KANSAS CITY MISSOURI
 (816) 772-0267

COMCAST
 ATTN: ANDY BELL
 (816) 795-2255

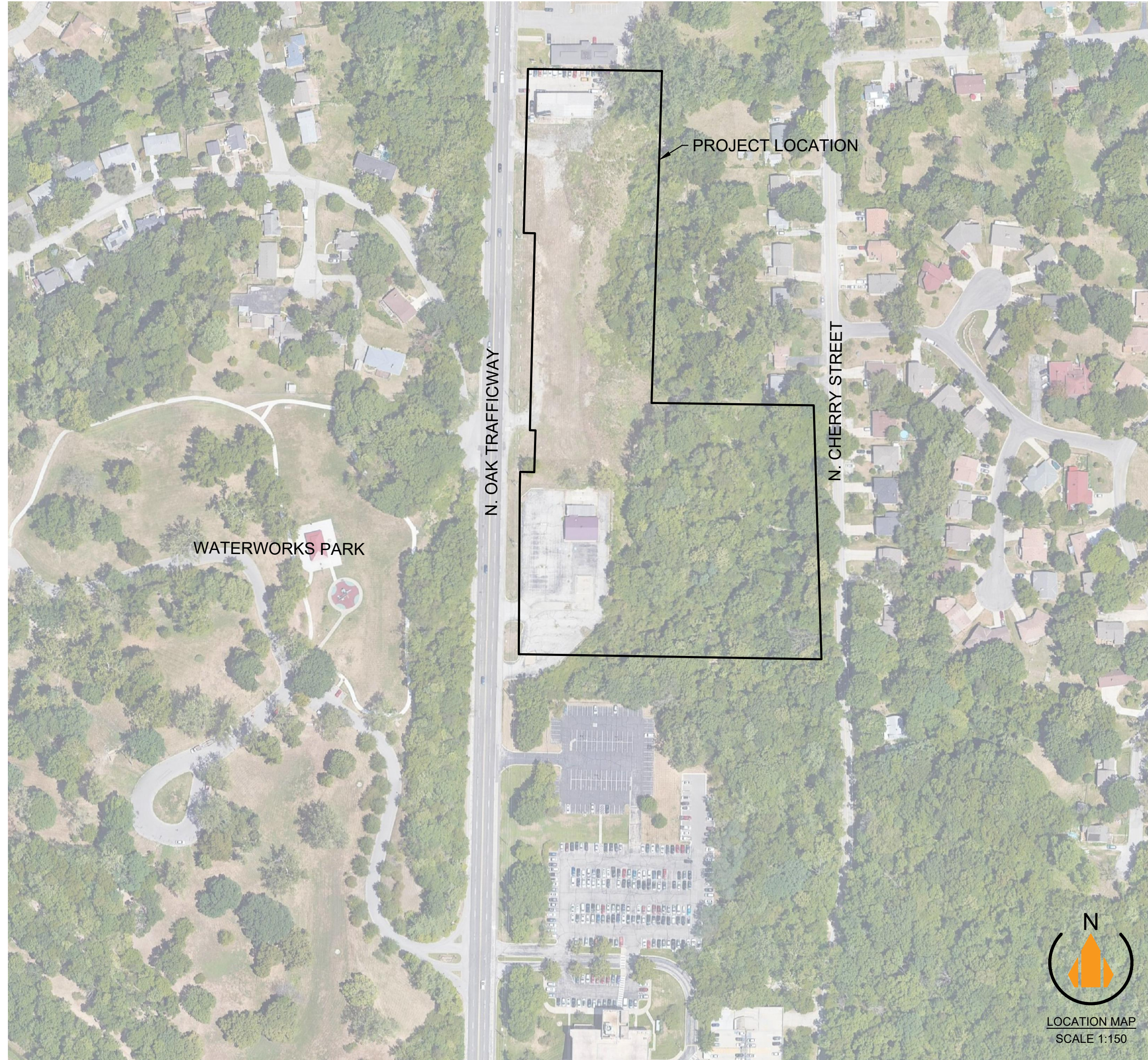
EVERGY
 ATTN: BRENT GERLING
 (816) 420-4803

KC WATER (WATER)
 ATTN: MELANIE JOLLETT
 (816) 513-0154

KC WATER (SANITARY)
 ATTN: KATRINE PAPIKLAN
 (816) 513-0300

VERIZON
 ATTN: BRYAN BURGER
 (816) 204-4494

SPIRE INC.
 ATTN: KATELYNN LIBERTY
 CONSTRUCTION ENGINEER I
 3025 SE CLOVER DR.
 LEE'S SUMMIT, MO 64082
 816 260-6581



LOCATION MAP
SCALE 1:150

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0110	TREE REMOVAL PLAN
C-0120	PRELIMINARY PLAT
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STREAM BUFFER PLAN
C-0900	UTILITY PLAN
E-0100	PHOTOMETRIC PLAN
E-0200	PHOTOMETRIC DETAILS
L-0100	LANDSCAPE PLAN OVERALL
L-0200	LANDSCAPE PLAN DETAILED
L-0201	LANDSCAPE PLAN DETAILED
L-0300	LANDSCAPE TABLES AND DETAILS
A1.01	FLOOR PLANS
A1.11	FLOOR PLANS
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A4.03	ELEVATIONS
A4.04	ELEVATIONS



REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025.07.25	INITIAL SUBMITTAL	
DM	2025.08.10	CITY RESUBMITTAL	
DM			
SP PROJECT #:			
3085			
NEIL W. HAAS, P.E.			
2022034072			

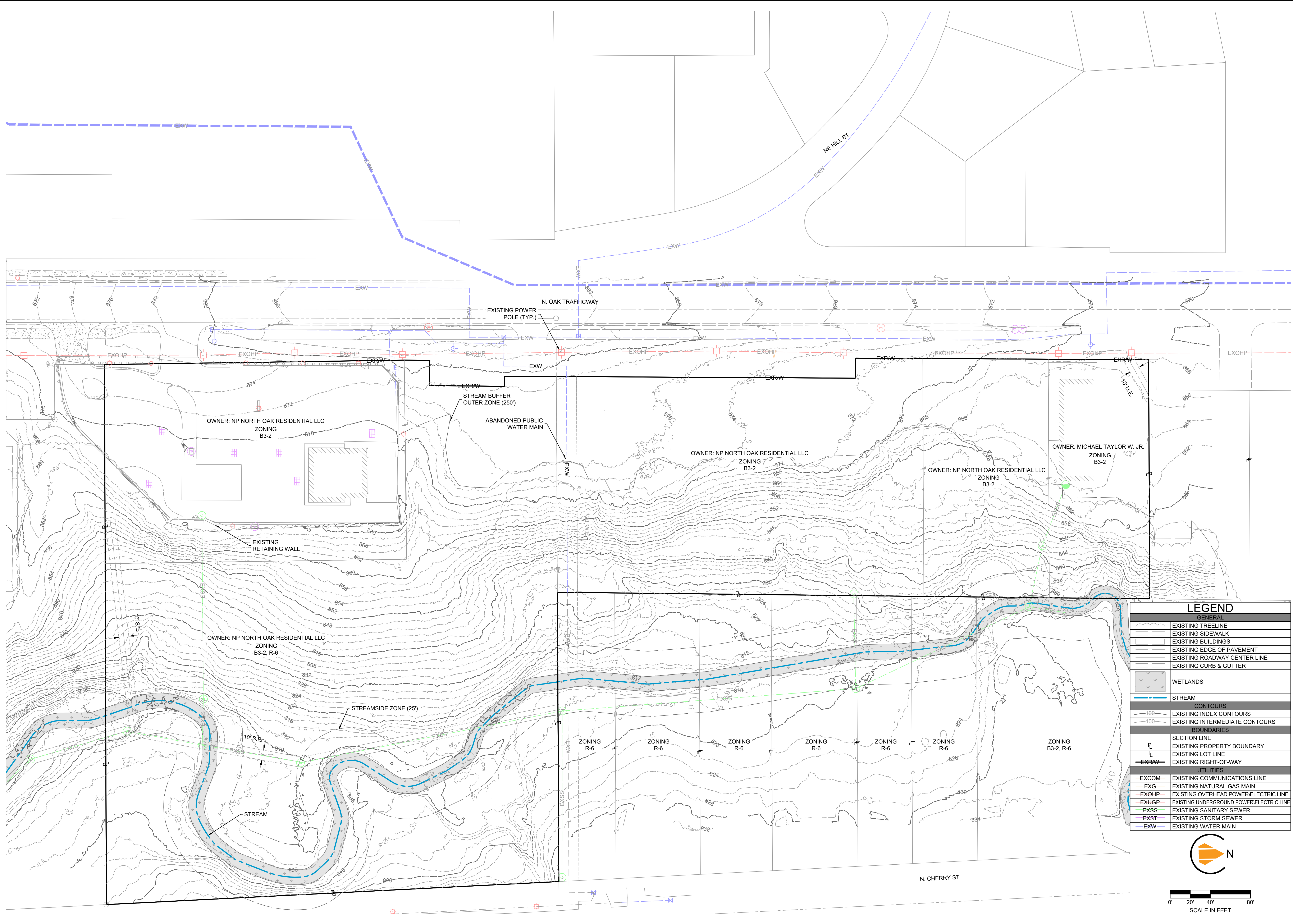
COVER SHEET
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



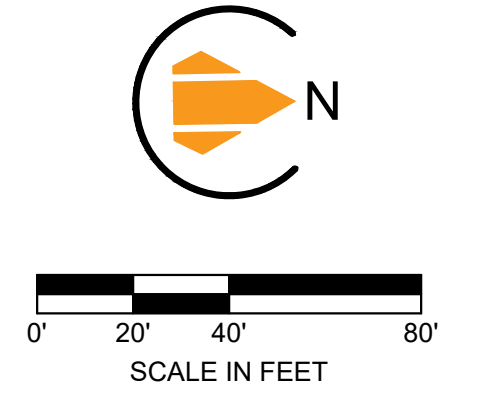
SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\01_PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 30223C-0100 EXISTING CONDITIONS PLAN.DWG

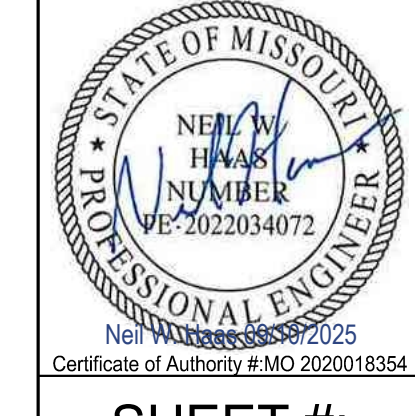


LEGEND	
GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	WETLANDS
	STREAM
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN

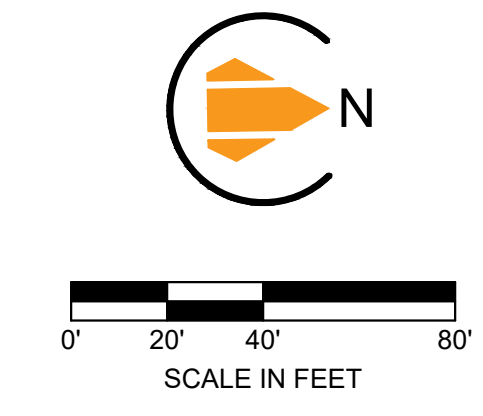
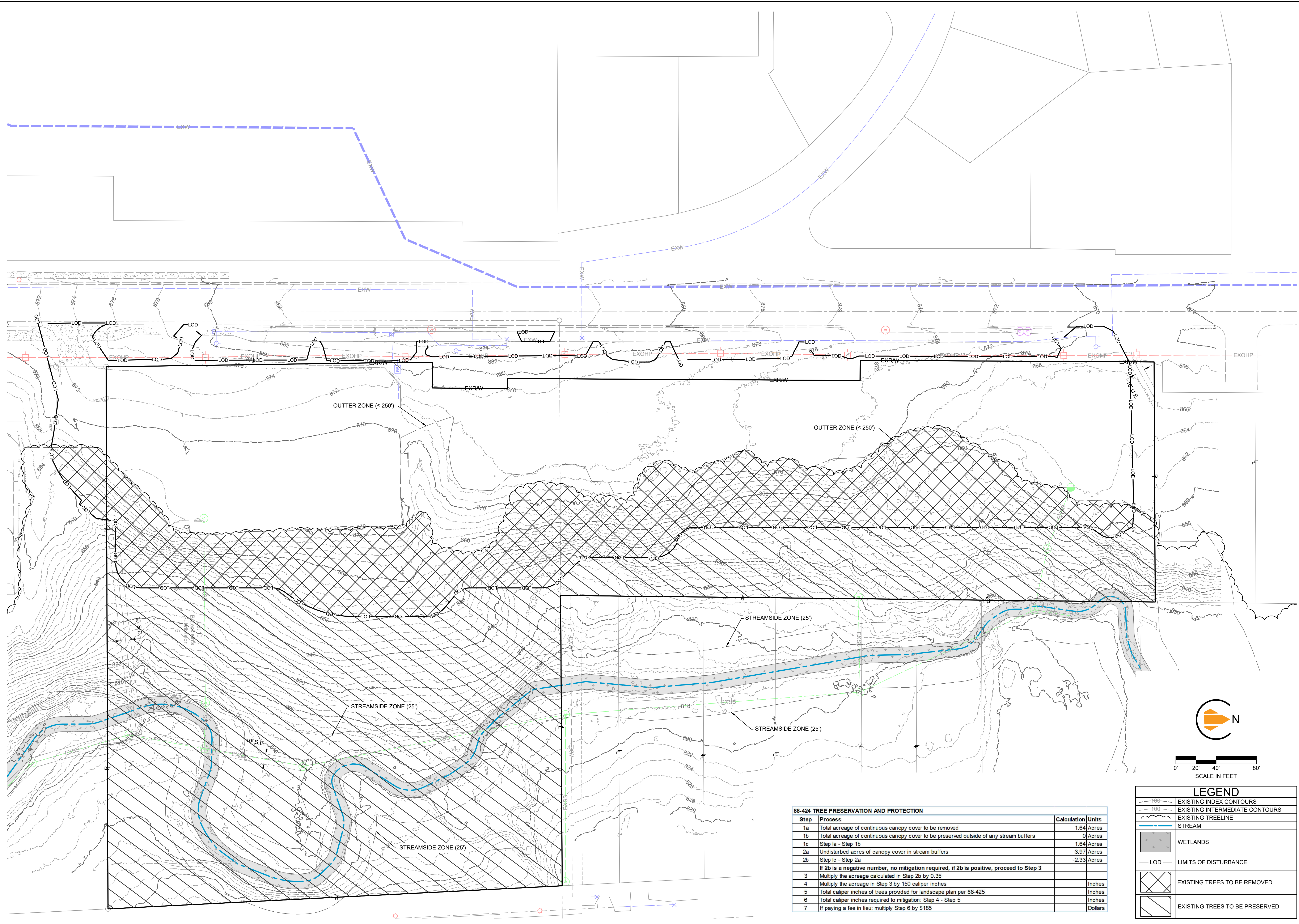


REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025.07.25		INITIAL SUBMITTAL
DM			
DM			
SP			
3085			
NEIL W. HAAS, P.E.			
2022034072			

EXISTING CONDITIONS PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01 - PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 302AC-010 TREE REMOVAL PLANDWG



88-424 TREE PRESERVATION AND PROTECTION

Step	Process	Calculation	Units
1a	Total acreage of continuous canopy cover to be removed		1.64 Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers		0 Acres
1c	Step 1a - Step 1b		1.64 Acres
2a	Undisturbed acres of canopy cover in stream buffers		3.97 Acres
2b	Step 1c - Step 2a		-2.33 Acres
If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3			
3	Multiply the acreage calculated in Step 2b by 0.35		
4	Multiply the acreage in Step 3 by 150 caliper inches		Inches
5	Total caliper inches of trees provided for landscape plan per 88-425		Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5		Inches
7	If paying a fee in lieu: multiply Step 6 by \$185		Dollars

LEGEND

	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	WETLANDS
	LIMITS OF DISTURBANCE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE PRESERVED

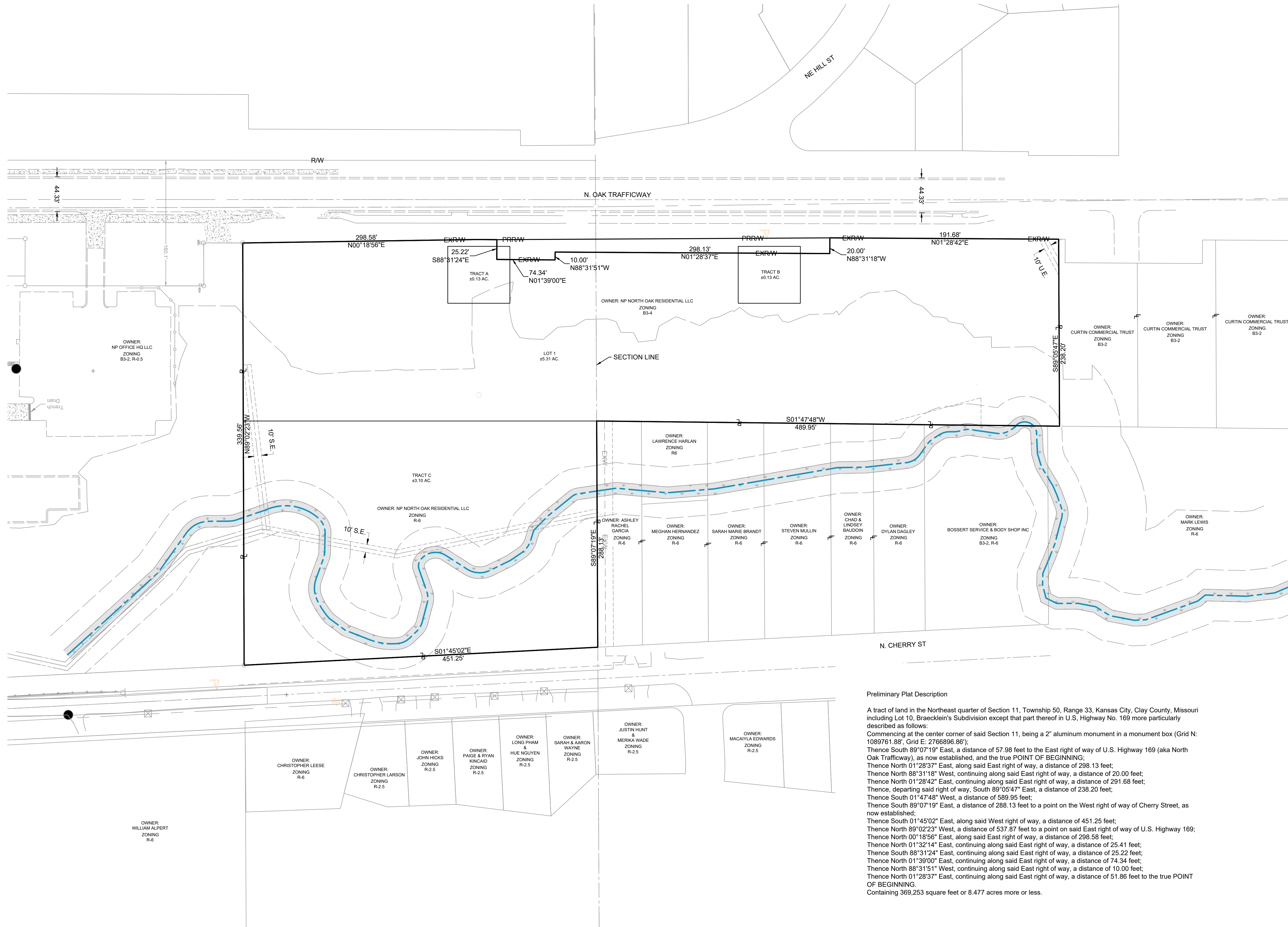
REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025.07.25		INITIAL SUBMITTAL
DM	2025.08.10		CITY RESUBMITTAL
DM			
SP PROJECT #:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

TREE REMOVAL PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



N OAK APARTMENTS PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO



PROJECT TEAM:

OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
PHONE: 816.888.7380
EMAIL: JMILLS@NORTHPOINTKC.COM

DEVELOPER
CARDINAL CREST HOMES
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KANSAS CITY, MO 64116
CONTACT: JOE CHRISTENSEN
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EMAIL: JOE@CARDINALCRESTKC.COM

ENGINEER
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3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL W. HAAS, P.E.
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SURVEYOR
SITEPOINT, LLC
3315 N. OAK TRAFFICWAY
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ARCHITECT
STUDIORTH ARCHITECTURE
3315 N. OAK TRAFFICWAY
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EMAIL: AGERBER@STUDIORTHKCC.COM



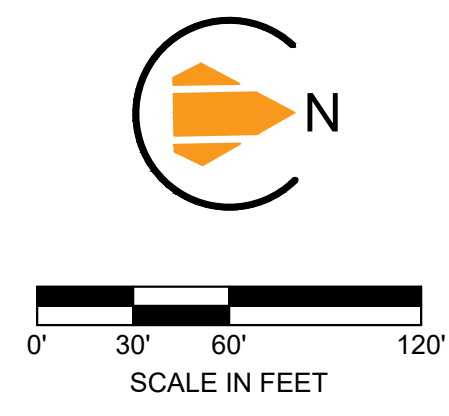
REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2025.07.25	NH	DM	DM	5085	2022034072

LAND DATA	AREA
CURRENT LAND AREA	8.48 AC.
PROPOSED VACATED RIGHT OF WAY AREA	0.19 AC.
TOTAL PROPERTY AREA	8.67 AC.

- GENERAL NOTES:**
- THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
 - EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 - GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
 - PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.

Preliminary Plat Description

A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows:
Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');
Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;
Thence North 01°28'37" East, along said East right of way, a distance of 298.13 feet;
Thence North 88°31'15" West, continuing along said East right of way, a distance of 20.00 feet;
Thence North 01°28'42" East, continuing along said East right of way, a distance of 291.68 feet;
Thence, departing said right of way, South 89°05'47" East, a distance of 238.20 feet;
Thence South 01°47'48" West, a distance of 589.95 feet;
Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;
Thence South 01°45'02" East, along said West right of way, a distance of 451.25 feet;
Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way of U.S. Highway 169;
Thence North 00°18'56" East, along said East right of way, a distance of 298.58 feet;
Thence North 01°32'14" East, continuing along said East right of way, a distance of 25.41 feet;
Thence South 88°31'24" East, continuing along said East right of way, a distance of 25.22 feet;
Thence North 01°39'00" East, continuing along said East right of way, a distance of 74.34 feet;
Thence North 88°31'51" West, continuing along said East right of way, a distance of 10.00 feet;
Thence North 01°28'37" East, continuing along said East right of way, a distance of 51.86 feet to the true POINT OF BEGINNING.
Containing 369,253 square feet or 8.477 acres more or less.



S:\01 PROJECTS\MULTI-FAMILY\008 NORTH OAK TRAFFICWAY - PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022AC-020 PRELIMINARY PLATING

PRELIMINARY PLAT
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0120

S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRIBLEUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\AS\01-PRIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0200 SITE PLANNING

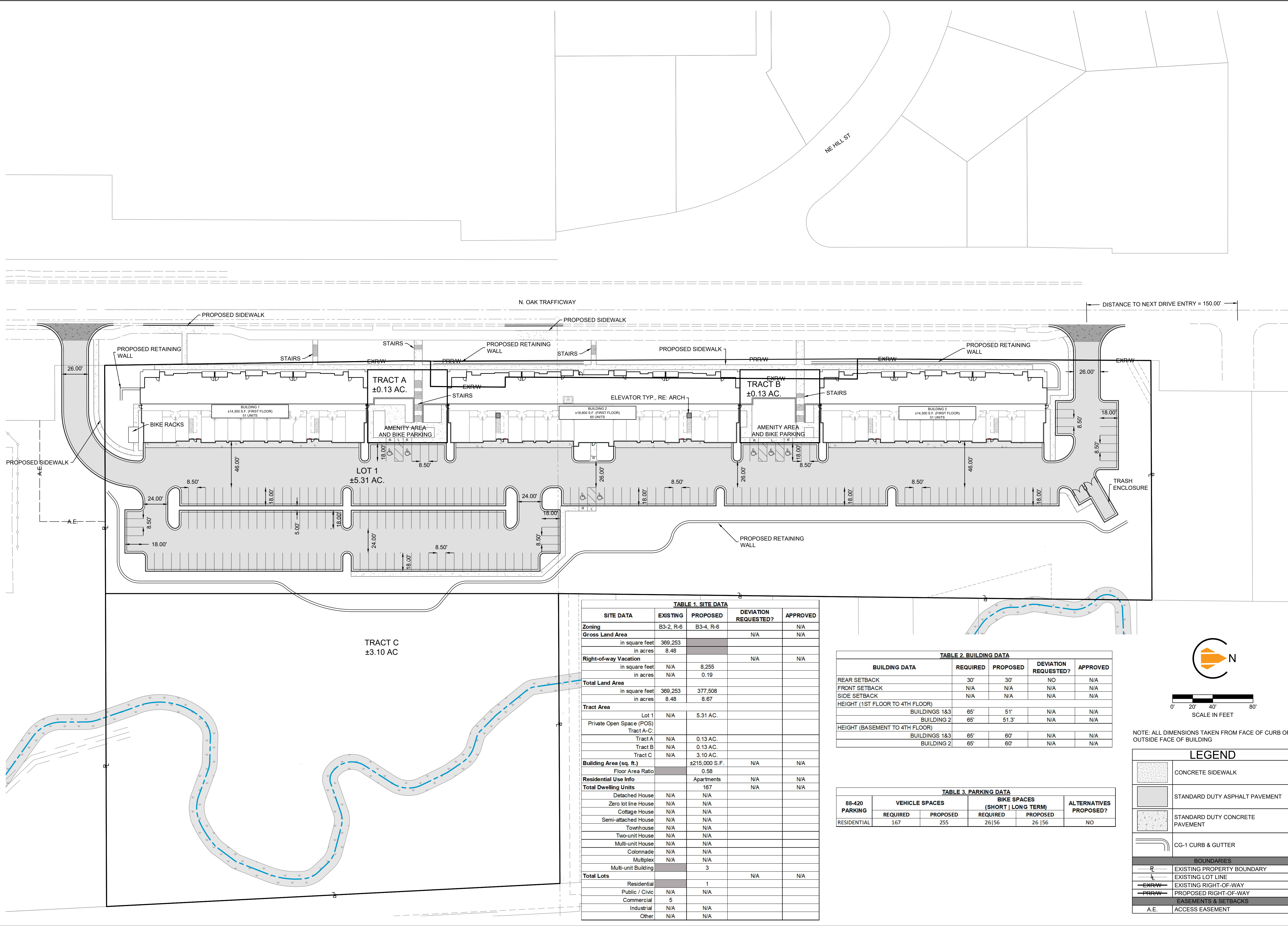
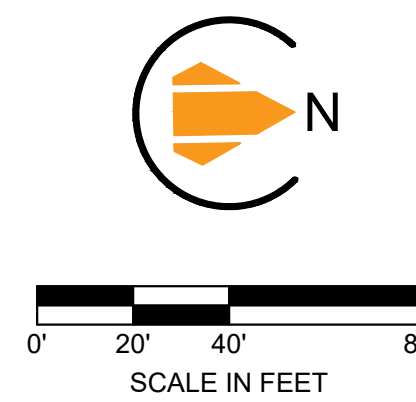


TABLE 1. SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	B3-2, R-6	B3-4, R-6		N/A
Gross Land Area			N/A	N/A
in square feet	369,253			
in acres	8.48			
Right-of-way Vacation			N/A	N/A
in square feet	N/A	8,255		
in acres	N/A	0.19		
Total Land Area				
in square feet	369,253	377,508		
in acres	8.48	8.67		
Tract Area				
Lot 1	N/A	5.31 AC.		
Private Open Space (POS) Tract A-C:				
Tract A	N/A	0.13 AC.		
Tract B	N/A	0.13 AC.		
Tract C	N/A	3.10 AC.		
Building Area (sq. ft.)		±215,000 S.F.	N/A	N/A
Floor Area Ratio		0.58		
Residential Use Info		Apartments	N/A	N/A
Total Dwelling Units		167	N/A	N/A
Detached House	N/A	N/A		
Zero lot line House	N/A	N/A		
Cottage House	N/A	N/A		
Semi-attached House	N/A	N/A		
Townhouse	N/A	N/A		
Two-unit House	N/A	N/A		
Multi-unit House	N/A	N/A		
Colonnade	N/A	N/A		
Multiplex	N/A	N/A		
Multi-unit Building		3		
Total Lots			N/A	N/A
Residential		1		
Public / Civic	N/A	N/A		
Commercial	5			
Industrial	N/A	N/A		
Other	N/A	N/A		

TABLE 2. BUILDING DATA				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	30'	NO	N/A
FRONT SETBACK	N/A	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A	N/A
HEIGHT (1ST FLOOR TO 4TH FLOOR)				
BUILDINGS 1&3	65'	51'	N/A	N/A
BUILDING 2	65'	51.3'	N/A	N/A
HEIGHT (BASEMENT TO 4TH FLOOR)				
BUILDINGS 1&3	65'	60'	N/A	N/A
BUILDING 2	65'	60'	N/A	N/A

TABLE 3. PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BIKE SPACES (SHORT LONG TERM)		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
RESIDENTIAL	167	255	26 56	26 56	NO



NOTE: ALL DIMENSIONS TAKEN FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING

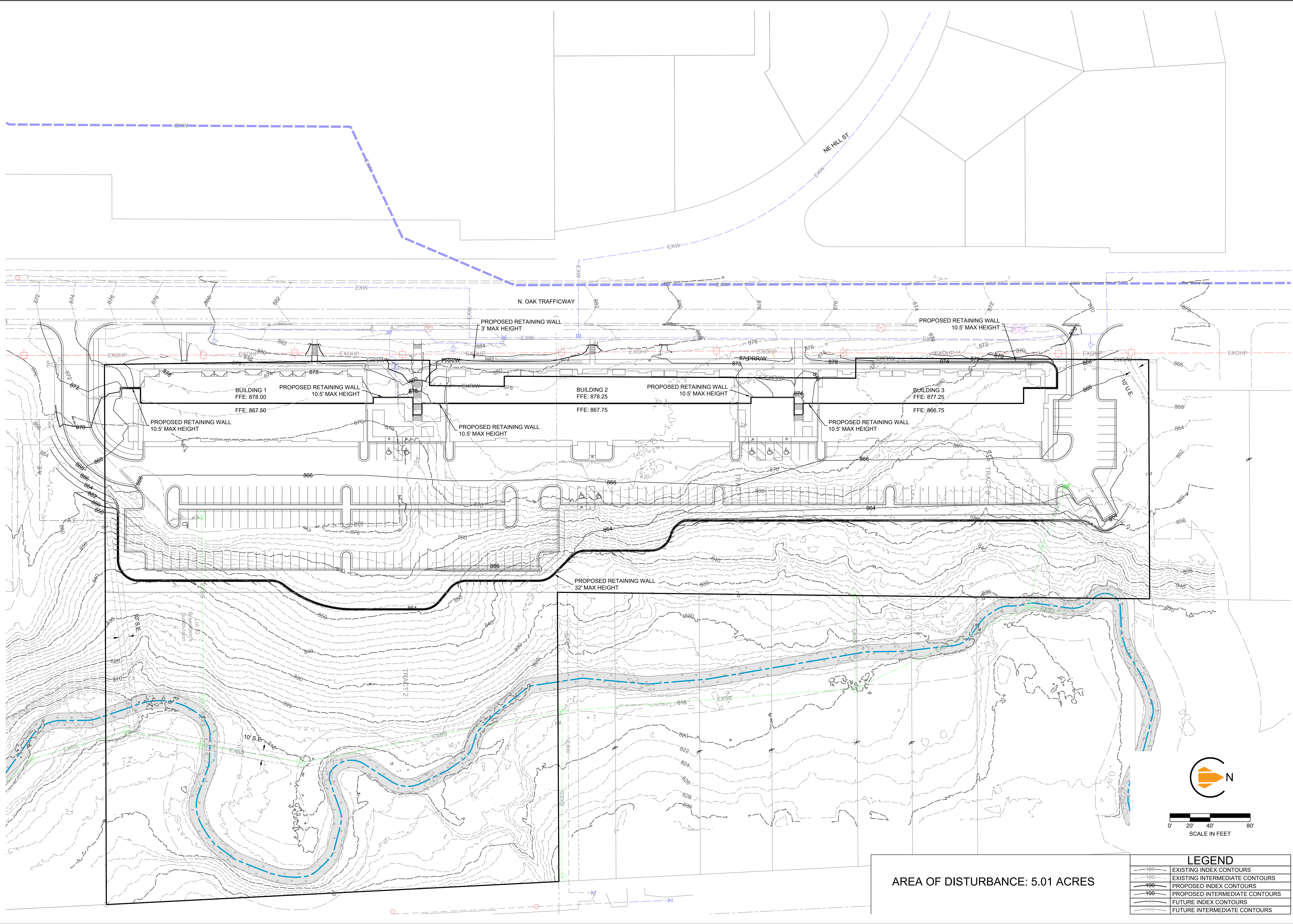
LEGEND	
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
BOUNDARIES	
	EXISTING PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EASEMENTS & SETBACKS
	A.E. ACCESS EASEMENT

REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2025.07.25	NH	DM	DM	3085	2022034072
CITY RESUBMITTAL		2025.08.10					

SITE PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



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AREA OF DISTURBANCE: 5.01 ACRES

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS

REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2025.07.25	NH	DM	DM	3085	2022034072

GRADING PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0400

S:\01 PROJECTS\MULTI-FAMILY\0505 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-STREAM BUFFER DEVELOPMENT PLAN & PROJECT PLAN 30223C-0500 STREAM BUFFER PLAN.DWG

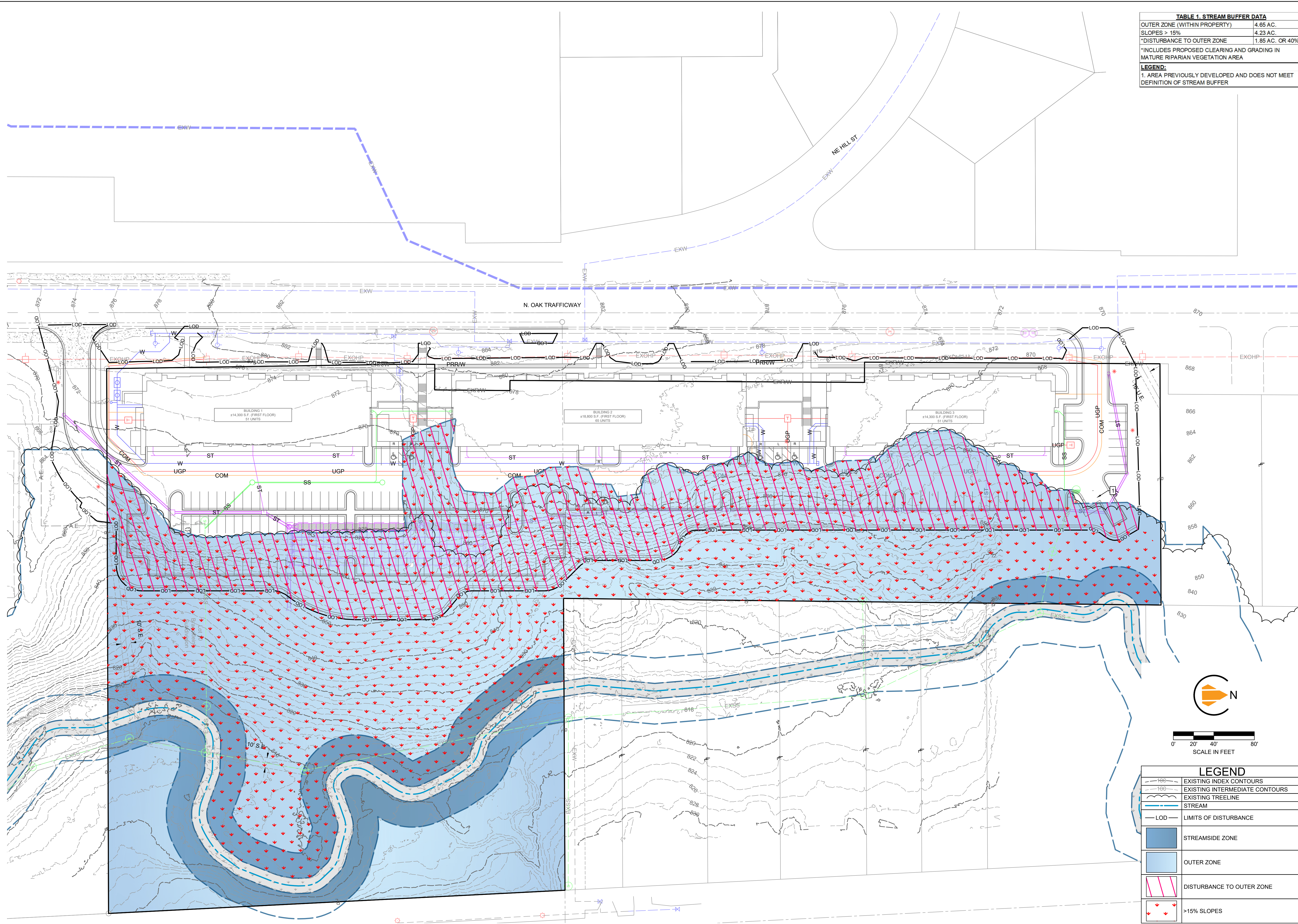
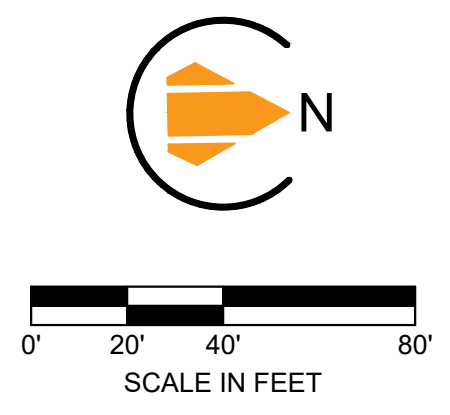


TABLE 1. STREAM BUFFER DATA	
OUTER ZONE (WITHIN PROPERTY)	4.65 AC.
SLOPES > 15%	4.23 AC.
*DISTURBANCE TO OUTER ZONE	1.85 AC. OR 40%
*INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA	
LEGEND:	
1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER	

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	LIMITS OF DISTURBANCE
	STREAMSIDE ZONE
	OUTER ZONE
	DISTURBANCE TO OUTER ZONE
	>15% SLOPES



SITEPOINT
A Division of NorthPoint Development

816.888.7380
sitepoint@northpointkc.com

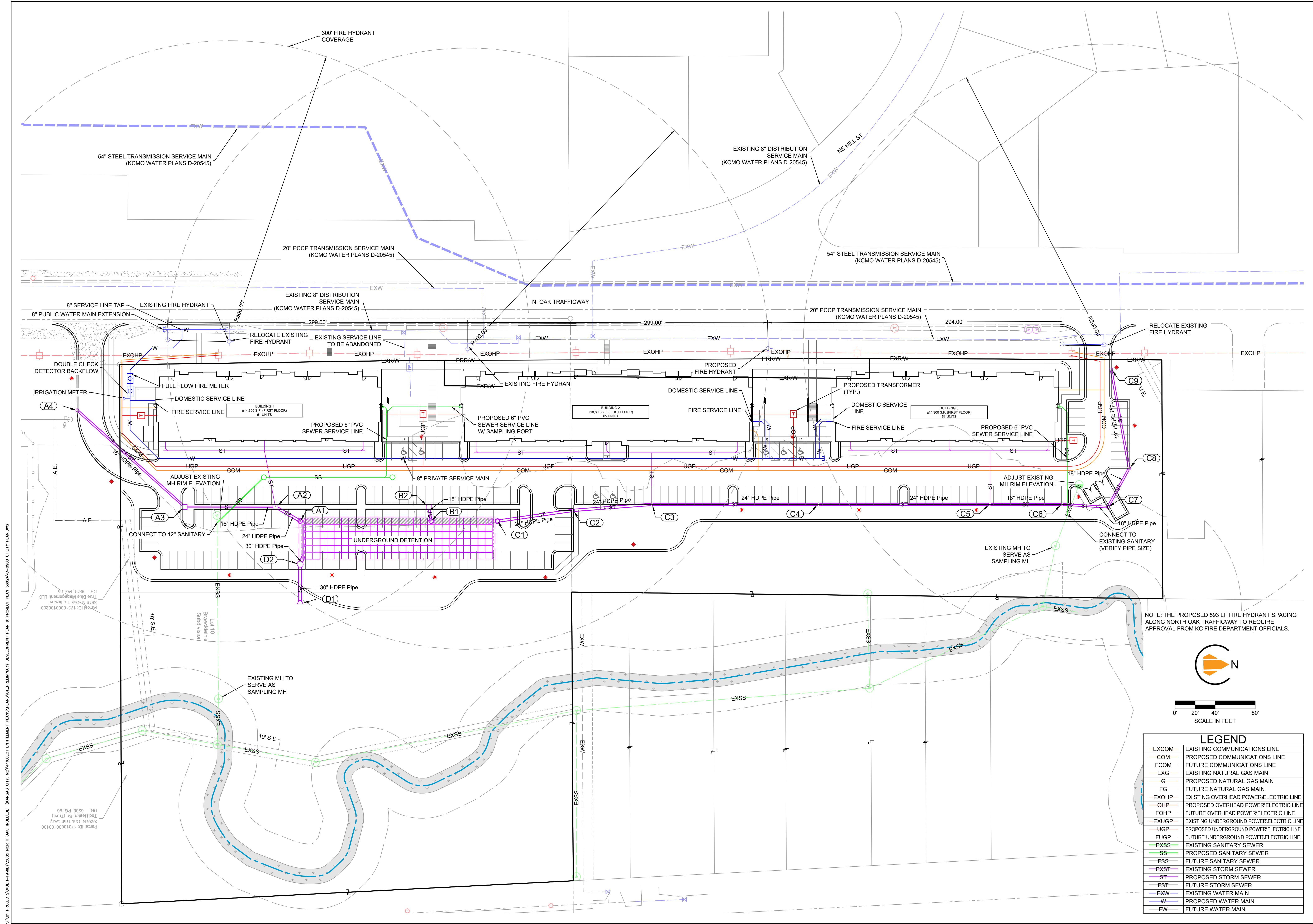
3315 N Oak Trafficway
Kansas City, MO 64116

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2025.07.25		INITIAL SUBMITTAL
DM	2025.08.10		CITY RESUBMITTAL
DM			
SP PROJECT #:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

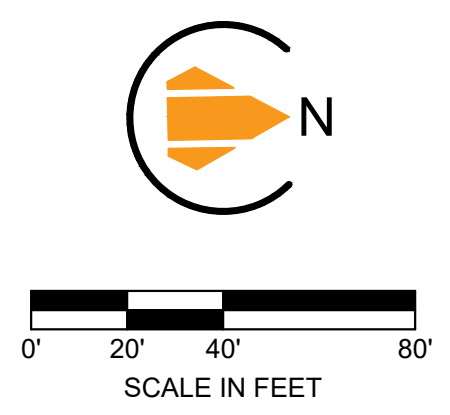
STREAM BUFFER PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:
C-0500



NOTE: THE PROPOSED 593 LF FIRE HYDRANT SPACING ALONG NORTH OAK TRAFFICWAY TO REQUIRE APPROVAL FROM KC FIRE DEPARTMENT OFFICIALS.



LEGEND	
EXCOM	EXISTING COMMUNICATIONS LINE
COM	PROPOSED COMMUNICATIONS LINE
FCOM	FUTURE COMMUNICATIONS LINE
EXG	EXISTING NATURAL GAS MAIN
G	PROPOSED NATURAL GAS MAIN
FG	FUTURE NATURAL GAS MAIN
EXOH	EXISTING OVERHEAD POWER/ELECTRIC LINE
OHP	PROPOSED OVERHEAD POWER/ELECTRIC LINE
FOHP	FUTURE OVERHEAD POWER/ELECTRIC LINE
EXUGP	EXISTING UNDERGROUND POWER/ELECTRIC LINE
UGP	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
FUGP	FUTURE UNDERGROUND POWER/ELECTRIC LINE
EXSS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
EXST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
FST	FUTURE STORM SEWER
EXW	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
FW	FUTURE WATER MAIN

REVISIONS/APPROVALS:	NO.:	DATE:
INITIAL SUBMITTAL		2025.07.25
CITY RESUBMITTAL		2025.08.10

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
NH	DM	DM	3085	2022034072

UTILITY PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

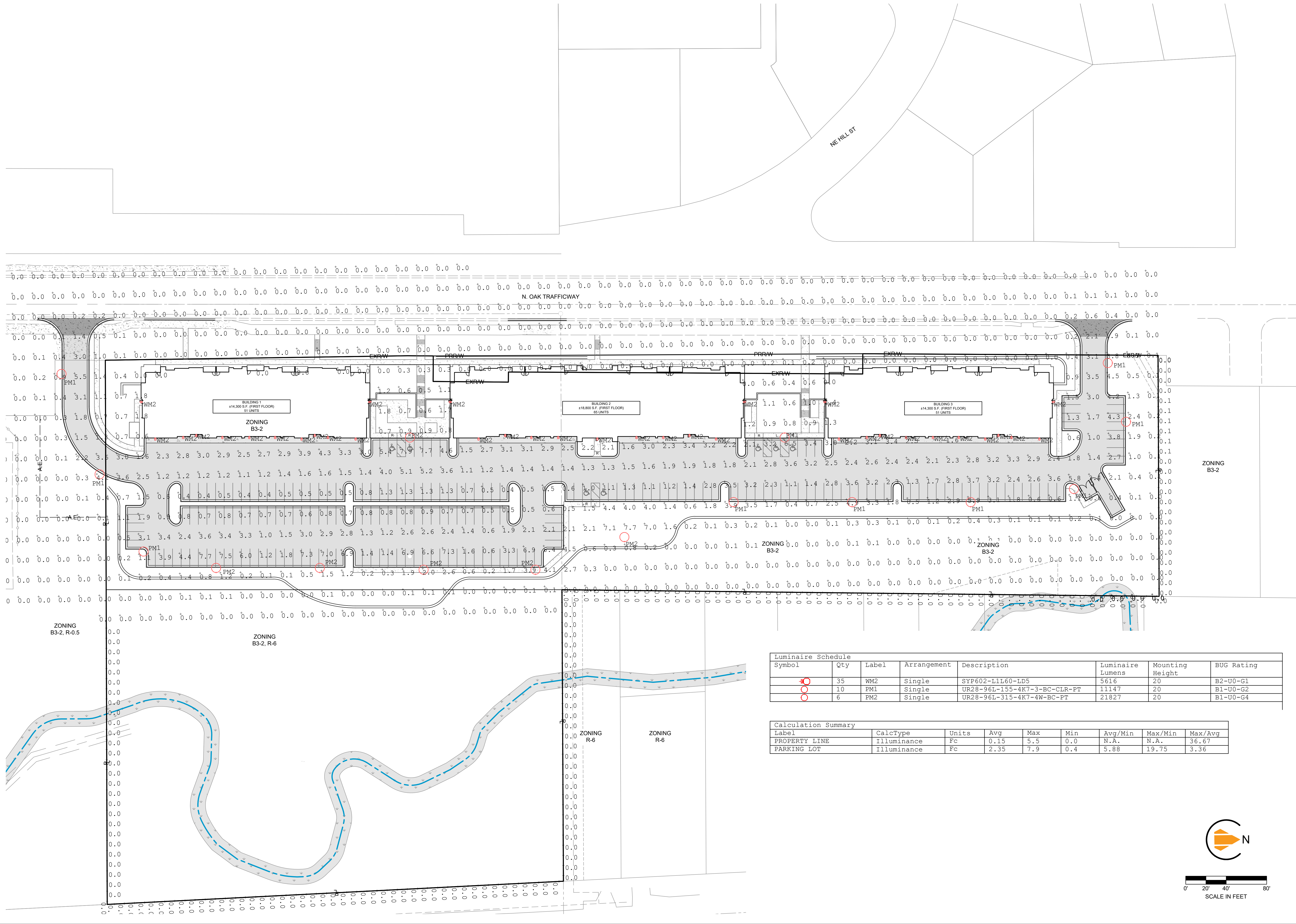


S:\01 PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAFFICWAY (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRIMARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0900 UTILITY PLANING

Parcel ID: 17318000100100
File # 6288, PG. 96
3525 N. Oak Trafficway
Fairfax, VA (Trent)

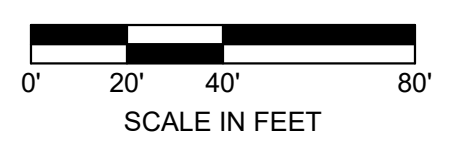
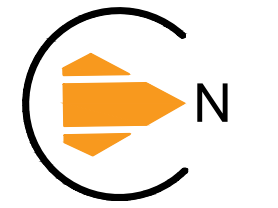
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File # 8811, PG. 55
3519 N. Oak Trafficway
Fairfax, VA (Trent)

S:\PROJECTS\MULTI-FAMILY\08 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-PRIMARY DEVELOPMENT PLAN & PROJECT PLAN 302426-0100 PHOTOMETRIC PLANING



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Luminaire Lumens	Mounting Height	BUG Rating
	35	WM2	Single	SYP602-L1L60-LD5	5616	20	B2-U0-G1
	10	PM1	Single	UR28-96L-155-4K7-3-BC-CLR-PT	11147	20	B1-U0-G2
	6	PM2	Single	UR28-96L-315-4K7-4W-BC-PT	21827	20	B1-U0-G4

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg	
PROPERTY LINE	Illuminance	Fc	0.15	5.5	0.0	N.A.	N.A.	36.67	
PARKING LOT	Illuminance	Fc	2.35	7.9	0.4	5.88	19.75	3.36	



NO.	REVISIONS/APPROVALS:	DATE
1	INITIAL SUBMITTAL	2025.07.25
2	CITY RESUBMITTAL	2025.08.10

REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
NH	DM	DM	3085	2022034072

PHOTOMETRIC PLAN
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

E-0100

UR28 ARCHITECTURAL AREA/SITE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

- FEATURES
• 28" size in post top, pole and wall mount
• High performance optics up to 35,000 delivered lumens



RELATED PRODUCTS

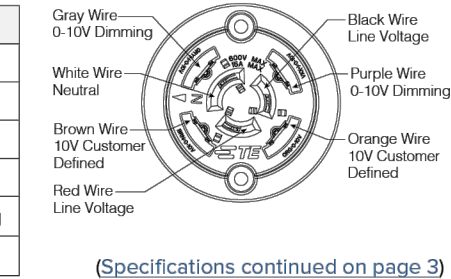
- Ouro Large Arm Mount
Ouro Small Post Top
Ouro Small Arm Mount

CONTROL TECHNOLOGY

SPECIFICATIONS

- CONSTRUCTION
• Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
• Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.

Table with 2 columns: KEY DATA and VALUE. Includes Lumen Range, Wattage Range, Efficacy Range (LPW), Reported Life (Hours), Weight, and EPA.



UR28 ARCHITECTURAL AREA/SITE

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

ORDERING GUIDE

Example: UR28-96L*55-3K8-3-L-UNV-ASQ-BLT-7PR-BC-SWTAB

Table with columns: HOUSING, Model, LED Engine, CCT/CRI, Distribution, Rotation, Voltage. Includes rows for UR28 and various lens options.

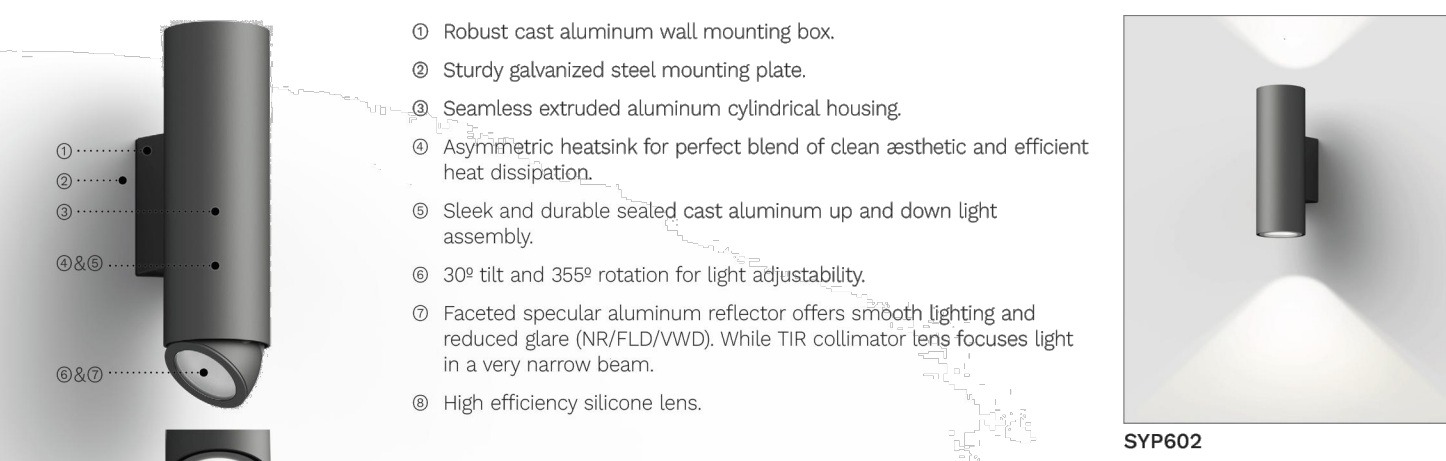
Table with columns: Mounting, Fixture Finish, Control Options, Options, Control Accessories. Lists various accessories like sensors, dimmers, and mounting hardware.

- 1. Not available with SQM, SQK, and SW distributors.
2. Not available with other sensor or wireless control options.
3. Specify group and zone at time of order. See...

LUMINIS

SYP602 SYRIOS PRO WALL

PROJECT NAME: QUANTITY: TYPE: ORDERING CODE:



- Robust cast aluminum wall mounting box
Sturdy galvanized steel mounting plate
Seamless extruded aluminum cylindrical housing

- WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind.

- ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (dms to 1%) with 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30C/-22F to 45C/103F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

- LED LIGHT ENGINE
Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI, 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas.

- FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

- CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS

SYP602 SYRIOS PRO WALL

ORDERING CODE

Table with columns: SERIES, DOWNLIGHT OUTPUT, DOWNLIGHT DISTRIBUTION, UPLIGHT OUTPUT, UPLIGHT DISTRIBUTION, CCT, VOLTAGE. Lists various output and distribution options.

Table with columns: DOWNLIGHT LENS, UPLIGHT LENS, DOWNLIGHT LOUVERS, UPLIGHT LOUVERS, CONDUIT COVER, PHOTOCELL, SURGE PROTECTOR. Lists various accessory options.

Table with columns: EMERGENCY, DUAL SWITCHING, CONTROLS, FINISH, WOOD FINISH, ENVIRONMENT. Lists various finish and environment options.

- NOTES
• Denotes a required field
1. Delivered lenses with thermal treated, low-iron, low-iron (L70B50) on a control spec. Available only with 30K.

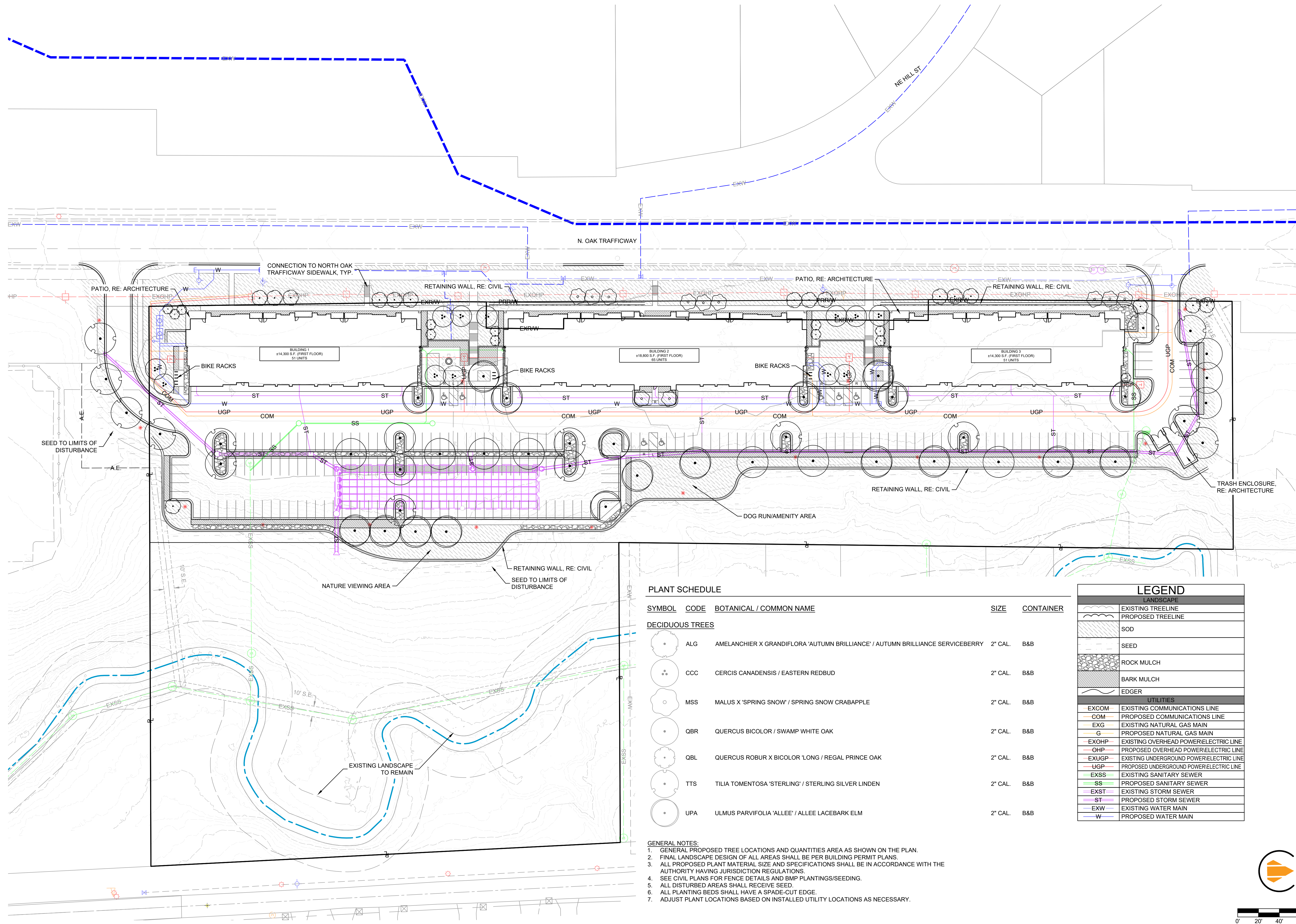


Table with columns: REVISIONS/APPROVALS, NO., DATE, REVIEWED BY, DESIGNED BY, DRAFTED BY, SP PROJECT #, NEIL W. HAAS, P.E. Includes revision history and project details.

PHOTOMETRIC DETAILS
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\01 PROJECTS\MULTI-FAMILY\085 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE DEVELOPMENT PLAN - OVERVIEWING

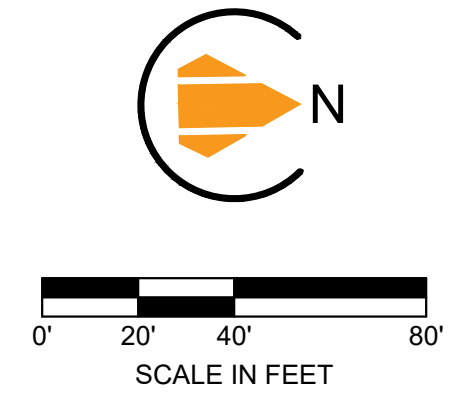


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B

- GENERAL NOTES:**
- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
 - FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
 - ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
 - SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
 - ALL DISTURBED AREAS SHALL RECEIVE SEED.
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 - ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.

LEGEND	
LANDSCAPE	
	EXISTING TREELINE
	PROPOSED TREELINE
	SOD
	SEED
	ROCK MULCH
	BARK MULCH
	EDGER
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING NATURAL GAS MAIN
	PROPOSED NATURAL GAS MAIN
	EXISTING OVERHEAD POWER/ELECTRIC LINE
	PROPOSED OVERHEAD POWER/ELECTRIC LINE
	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN

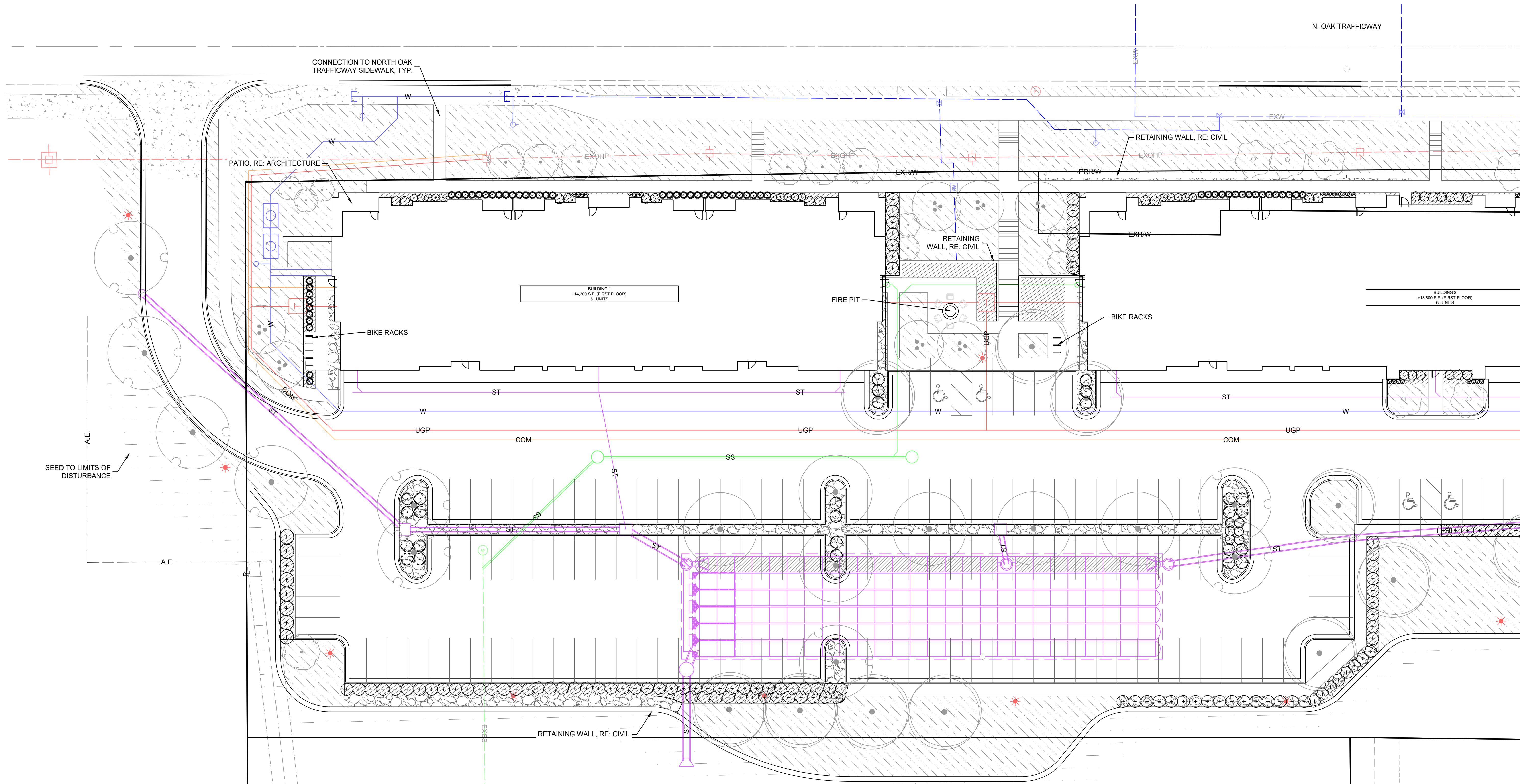


REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
JJK	2025.07.25		INITIAL SUBMITTAL
RB	2025.08.10		CITY RESUBMITTAL
RB			
RB			
SP PROJECT #:	3085		
JAMES KRAATZ, P.L.L.C.	2020005159		

LANDSCAPE PLAN OVERALL
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE\PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022A-0100 LANDSCAPE PLAN - OVERVIEWING



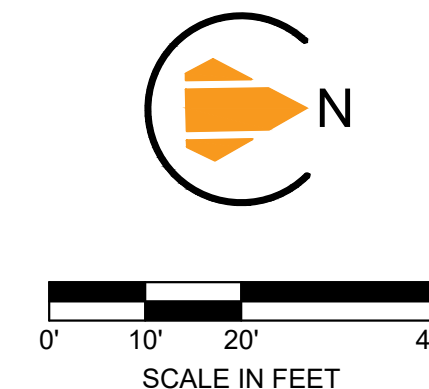
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONTAINER
	WFV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
EVERGREEN SHRUBS				
	CPG	CHAMAECYPARIS PISIFERA 'GOLD MOP' / GOLDEN MOP FALSE CYPRESS	5 GAL.	CONTAINER
	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
	JCS	JUNIPER CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	CONTAINER
	TMF	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW YEW	5 GAL.	CONTAINER
	TFC	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHEIF ARBORVITAE	5 GAL.	CONTAINER
ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

GENERAL NOTES:

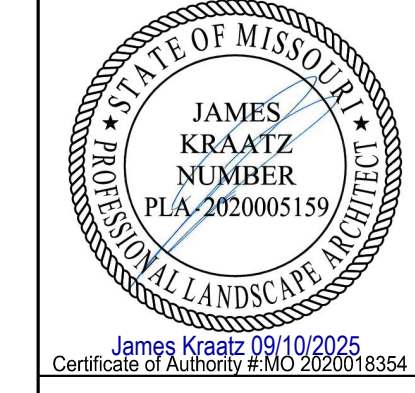
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LANDSCAPE	
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	SOD
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UTILITIES	
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	PROPOSED COMMUNICATIONS LINE
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	EXISTING UNDERGROUND POWER/ELECTRIC LINE
	PROPOSED UNDERGROUND POWER/ELECTRIC LINE
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	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN

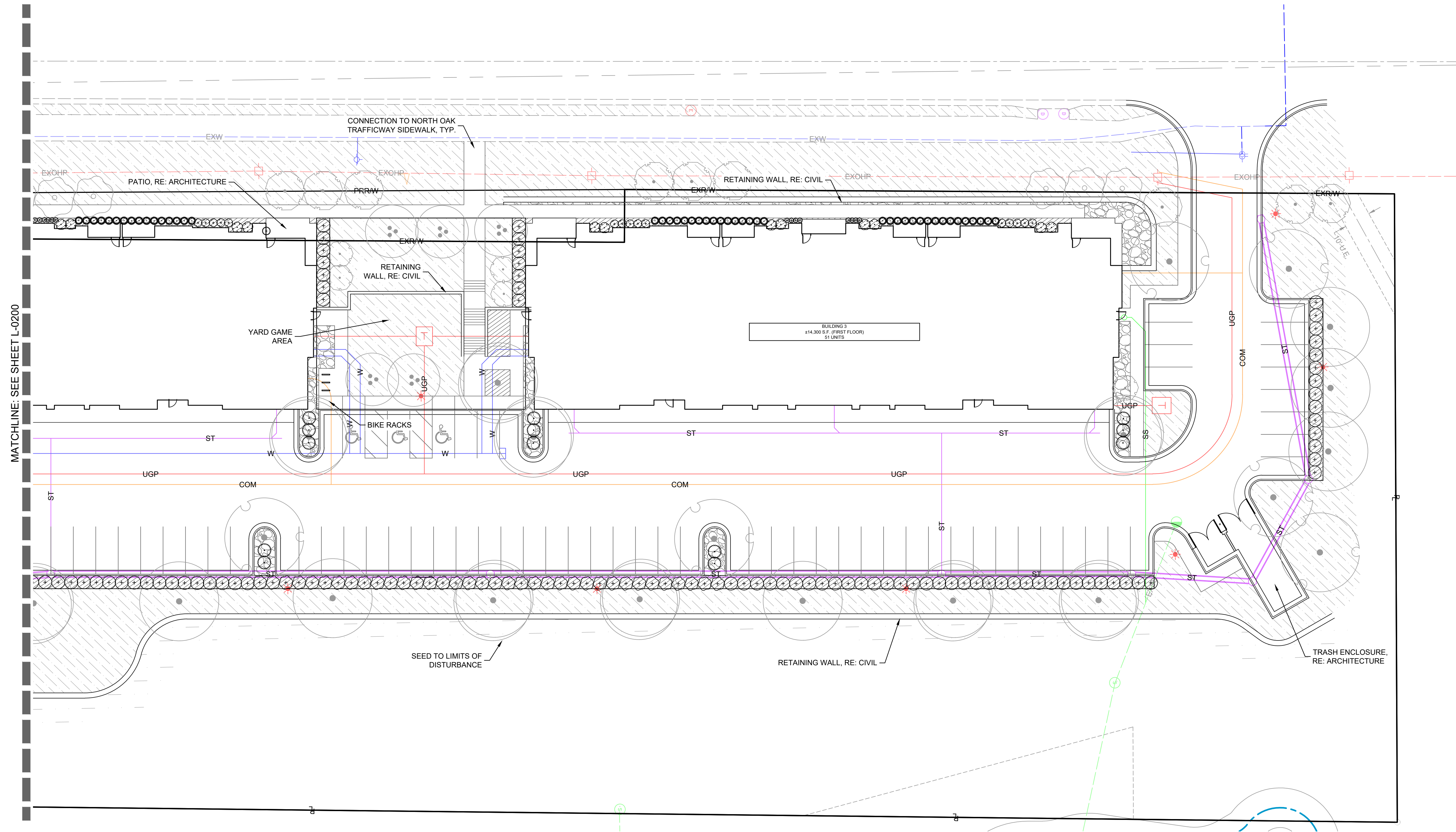


REVISIONS/APPROVALS:	NO.:	DATE:	REVIEWED BY:
INITIAL SUBMITTAL		2025.07.25	JK
CITY RESUBMITTAL		2025.09.10	RB

LANDSCAPE PLAN DETAILED
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



S:\PROJECTS\MULTI-FAMILY\088 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\LANDSCAPE DEVELOPMENT PLAN # PROJECT PLAN 3022A-0100 LANDSCAPE PLAN - OVERVIEW.DWG



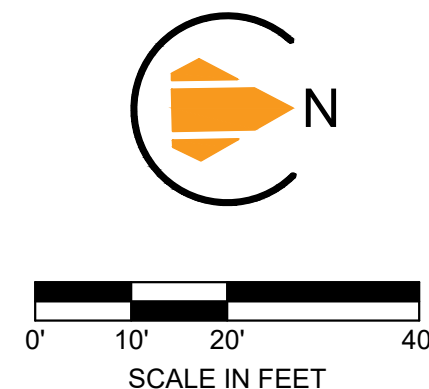
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	WV	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM RED WEIGELA	5 GAL.	CONTAINER
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	GBI	ILEX GLABRA 'SMNIGAB17' / GEM BOX INKBERRY HOLLY	5 GAL.	CONTAINER
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ORNAMENTAL GRASSES				
	KFF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	CONTAINER
	PVN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	3 GAL.	CONTAINER

GENERAL NOTES:

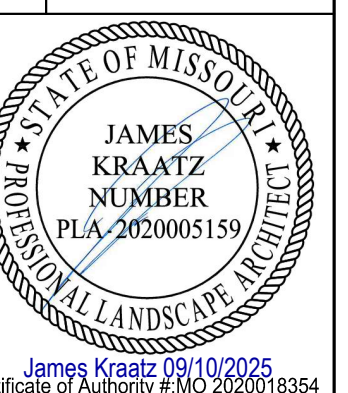
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LANDSCAPE	
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REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
JK	2025.07.25		INITIAL SUBMITTAL
RB	2025.09.10		CITY RESUBMITTAL
RB			
SP PROJECT #:			
JAMES KRAATZ, P.L.L.C.			
2020005159			

LANDSCAPE PLAN DETAILED
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO

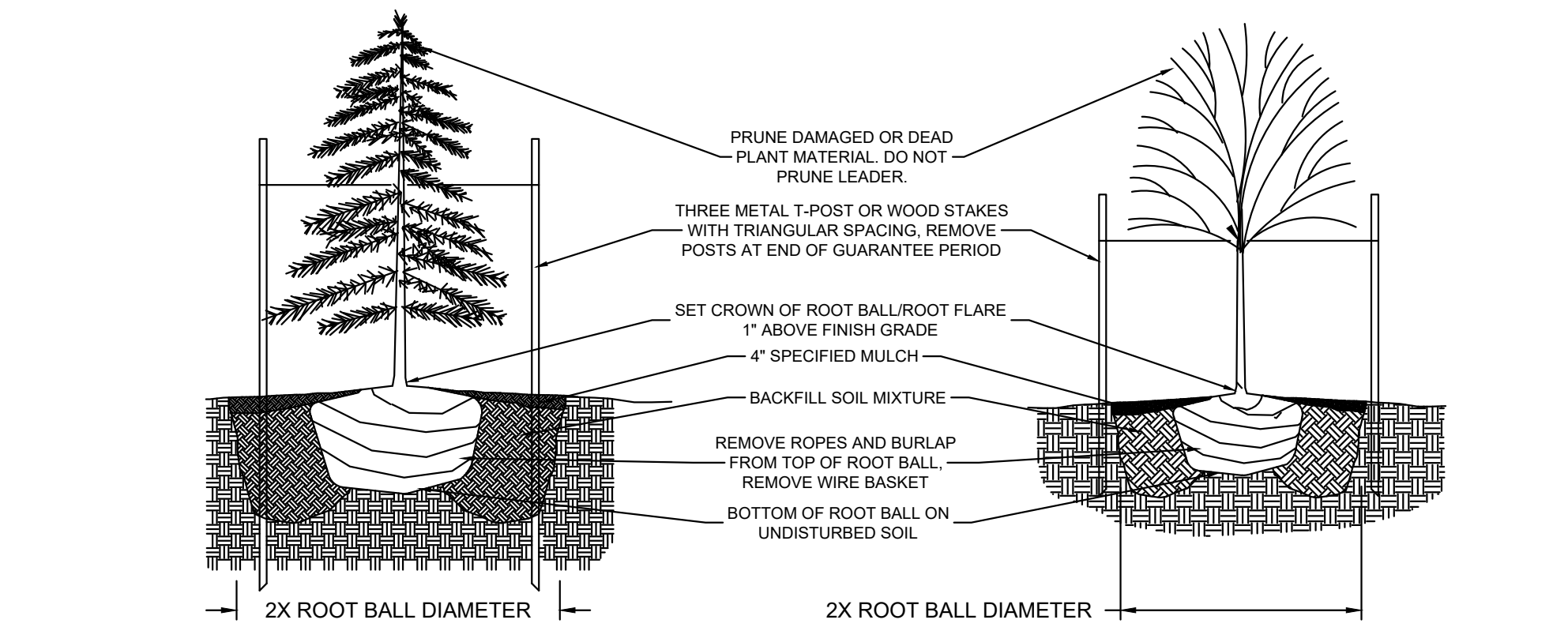


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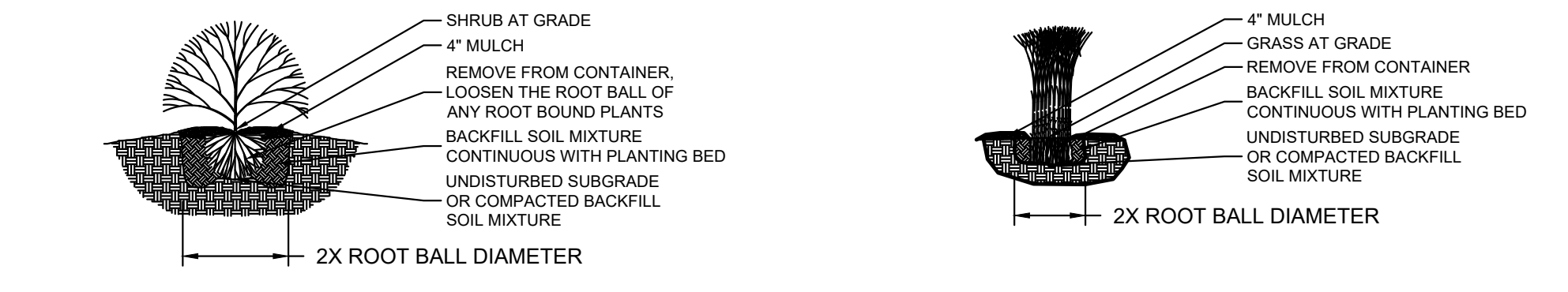
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PLANT SCHEDULE

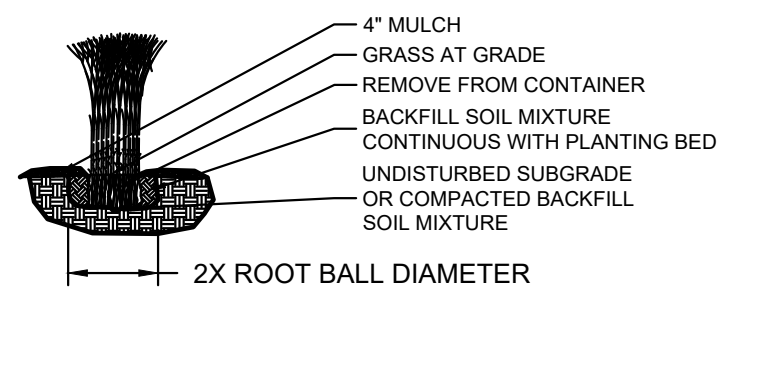
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
	ALG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B&B
	CCC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B
	MSS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B
	QBR	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B
	QBL	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	2" CAL.	B&B
	TTS	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	2" CAL.	B&B
	UPA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	2" CAL.	B&B
DECIDUOUS SHRUBS				
	HAA	HYDRANGEA ARBORESCENS 'ABETWO' / INCREDIBALL HYDRANGEA	3 GAL.	CONTAINER
	POD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL DWARF NINEBARK	5 GAL.	CONTAINER
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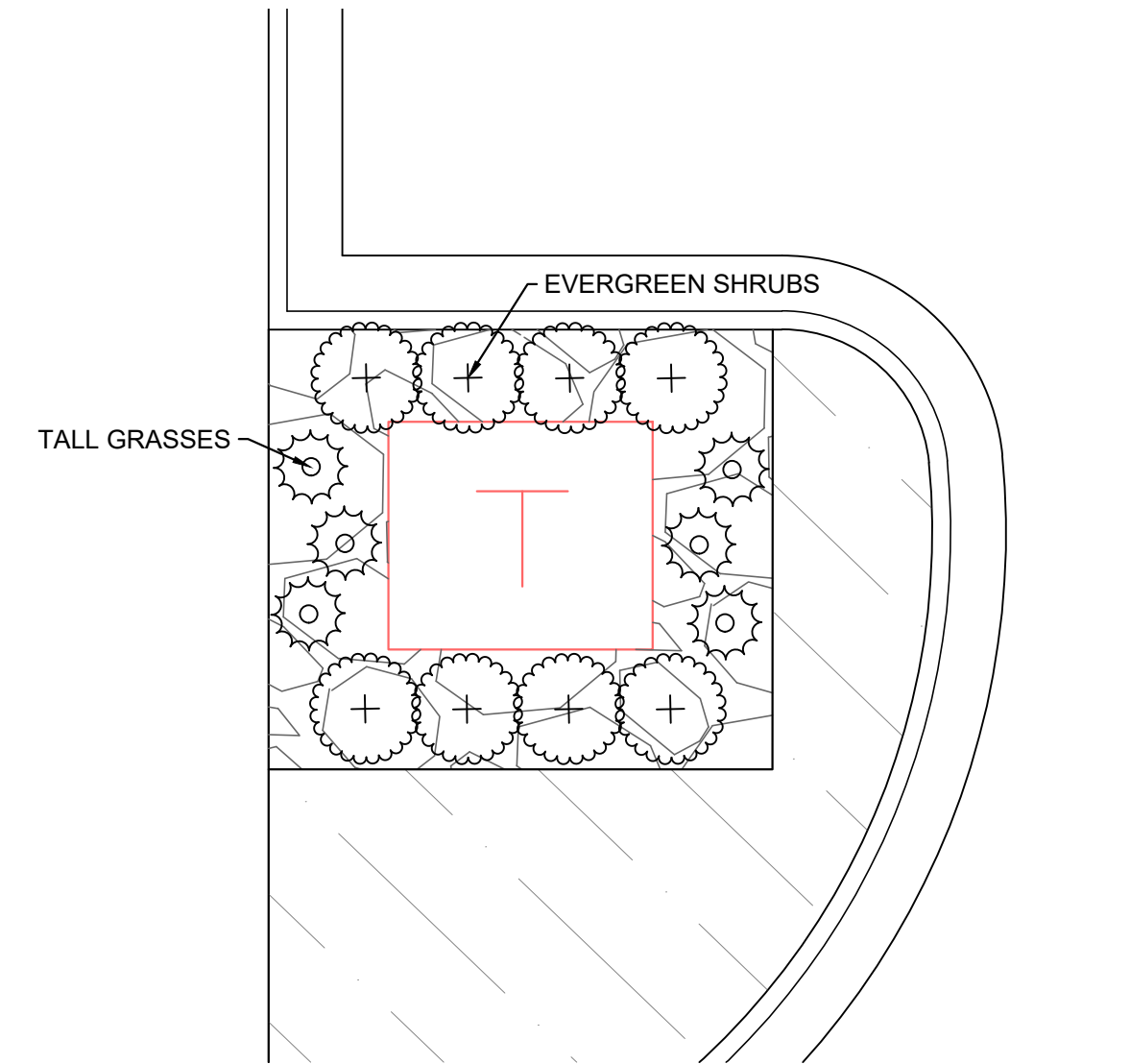
NOTES:
1. IN TURF AREA, PROVIDE 6" DIAMETER OF MULCH.
1 EVERGREEN/DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 SHRUB PLANTING DETAIL
N.T.S.



3 GRASS PLANTING DETAIL
N.T.S.



4 UTILITY SCREENING
N.T.S.

TABLE 3B - LANDSCAPE SCHEDULE				
88-425 LANDSCAPE SCHEDULE	SYMBOL			
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH				
TREES				
SHRUBS/WALL/BERM				
- ADJACENT TO RES. ZONES				
BUFFER WIDTH				
SHRUBS/WALL/BERM				
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA				
TREES				
SHRUBS				
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	3' + EVERGREEN SHRUB SCREEN			
88-425-09 OUTDOOR USE SCREENING	N/A			

TABLE 3 - LANDSCAPE REQUIREMENTS					
88-425 LANDSCAPE REQUIREMENTS	CODE REQUIREMENT	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	1 TREE PER 30 L.F. OF PUBLIC STREET	32	32*	NO*	N/A*
88-425-04 GENERAL	1 TREE PER 5,000 S.F. OF BLDG COVER	10	10	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS					
BUFFER WIDTH	MINIMUM 10' WIDTH	N/A	N/A	NO	N/A
TREES	1 TREE PER 30 L.F.	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	EVERGREEN SCREENING 3' HEIGHT	N/A	N/A	NO	N/A
ADJACENT TO RESIDENTIAL ZONES					
BUFFER WIDTH	10'	10'	>10'	NO	N/A
SHRUBS/WALL/BERM	3' HEIGHT VISUAL SCREEN	YES	YES	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA					
INTERIOR AREA	35 S.F. LANDSCAPE AREA PER STALL	7,385 S.F.	9,053 S.F.	NO	N/A
TREES	1 TREE PER 5 SURFACE STALLS	43	43	NO	N/A
SHRUBS	1 SHRUB PER SURFACE STALL	211	211	NO	N/A
88-425-07 PARKING GARAGE SCREENING	DENSELY PLANTED PERIMETER	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	30" HEIGHT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	3' HEIGHT VISUAL SCREEN	N/A	N/A	NO	N/A

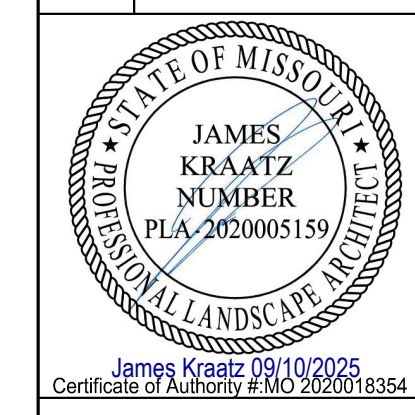
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*MAJORITY OF STREET TREES ARE LOCATED UNDERNEATH AN ELECTRIC TRANSMISSION LINE. IF UTILITY DOES NOT ALLOW TREE PLANTING, ALTERNATIVE COMPLIANCE WILL NEED TO BE DETERMINED.

S:\01 PROJECTS\MULTI-FAMILY\008 NORTH OAK TRAILBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS\PLANS\01-20 PRELIMINARY DEVELOPMENT PLAN # PROJECT PLAN 3022A-0100 LANDSCAPE PLAN - OVERVIEW.DWG

REVISIONS/APPROVALS:	NO.	DATE	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	REVIEWED BY:	DATE	NO.	DATE	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	REVIEWED BY:	DATE
INITIAL SUBMITTAL		2025.07.25	JK	RB	3085	JK								
CITY RESUBMITTAL		2025.09.10												

LANDSCAPE TABLES AND DETAILS
N OAK APARTMENTS
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT/REZONING
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

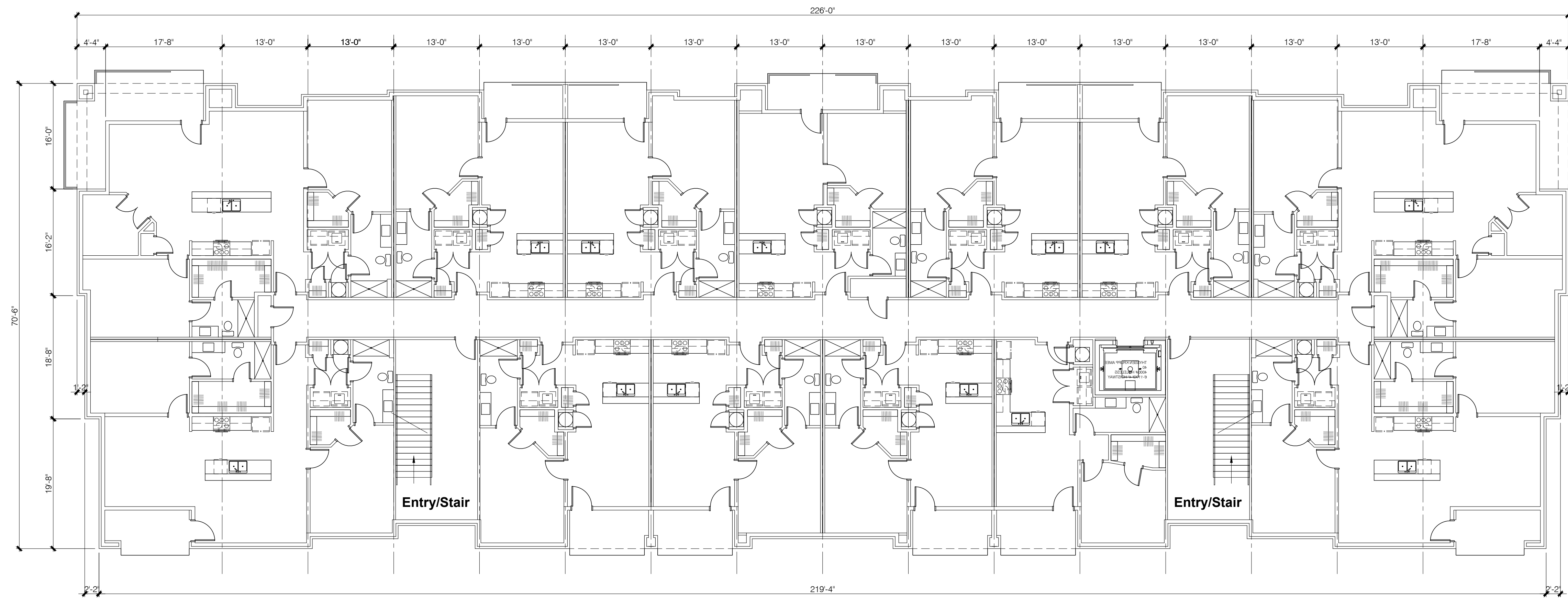
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ARCHITECTURE

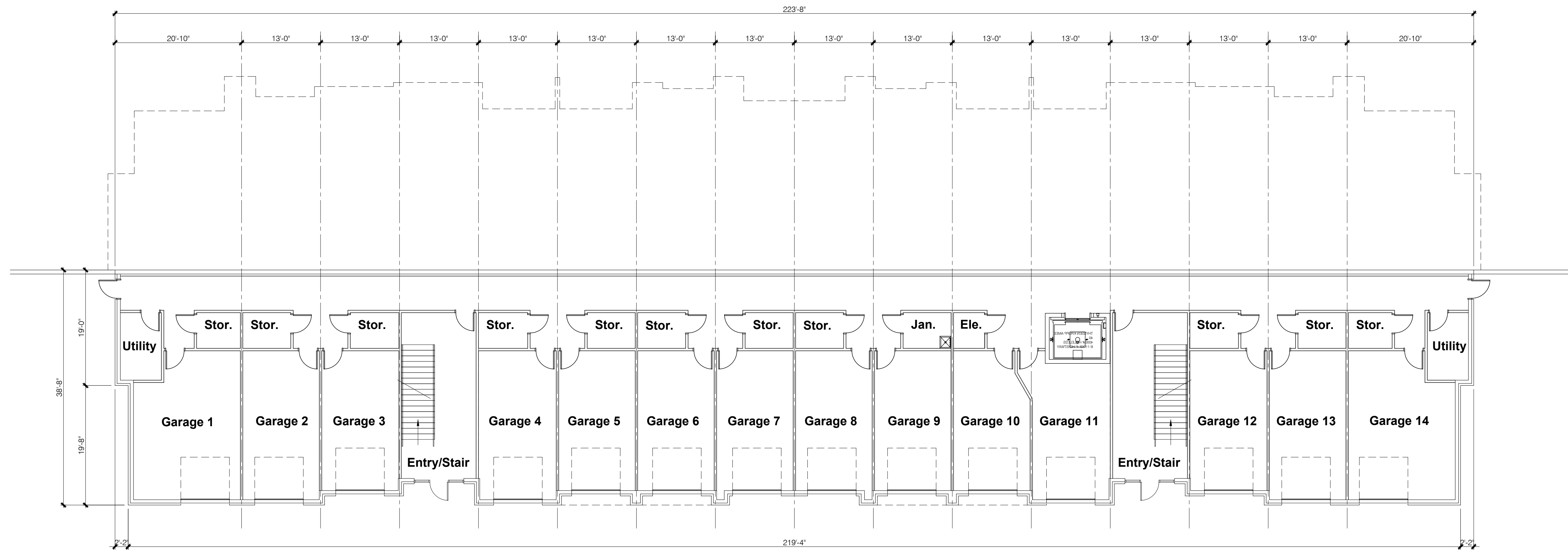
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816 | 888 | 7380
NP Studio North, LLC
Missouri Certificate of Authorization No. A-2017040540

- CIVIL SITEPOINT
- LANDSCAPE SITEPOINT
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



2 BUILDING 1&3 GROUND FLOOR PLAN

Scale: 1" = 10'-0"
0 10 20



1 BUILDING 1&3 BASEMENT PLAN

Scale: 1" = 10'-0"
0 10 20



North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No. 2025-084
 Date: 07.25.25
 Issued For: Development Plan/Project Plan/
 Preliminary Plat
 Drawn By: A. Gerber
 Reviewed By:

No.	Date	Description
08.29.25	Dev. Plan Review	Comments



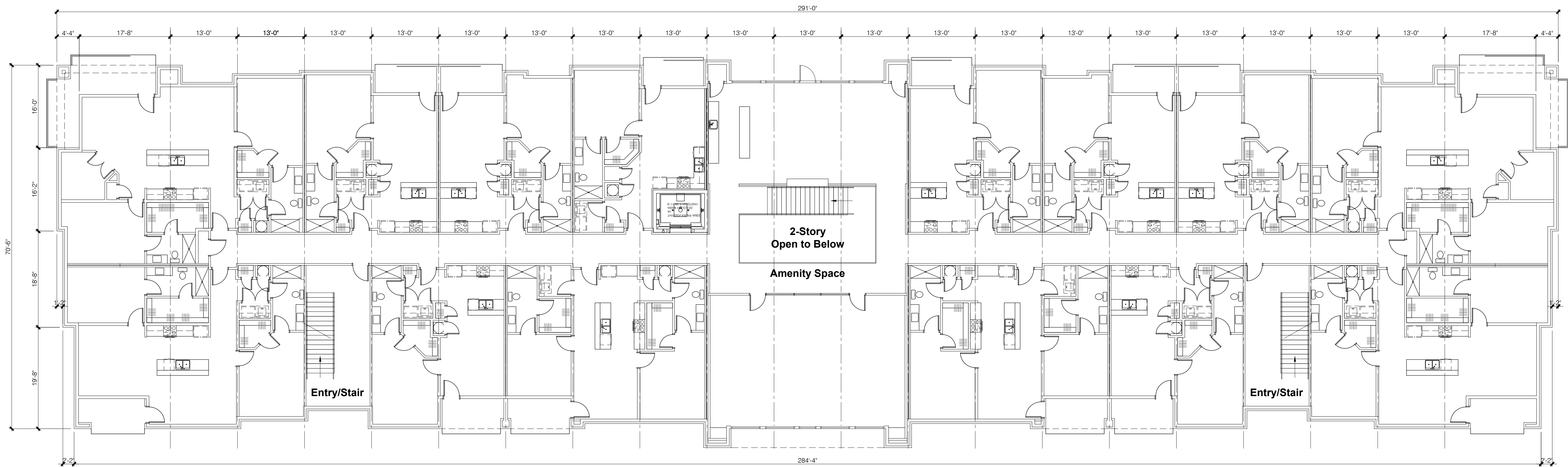
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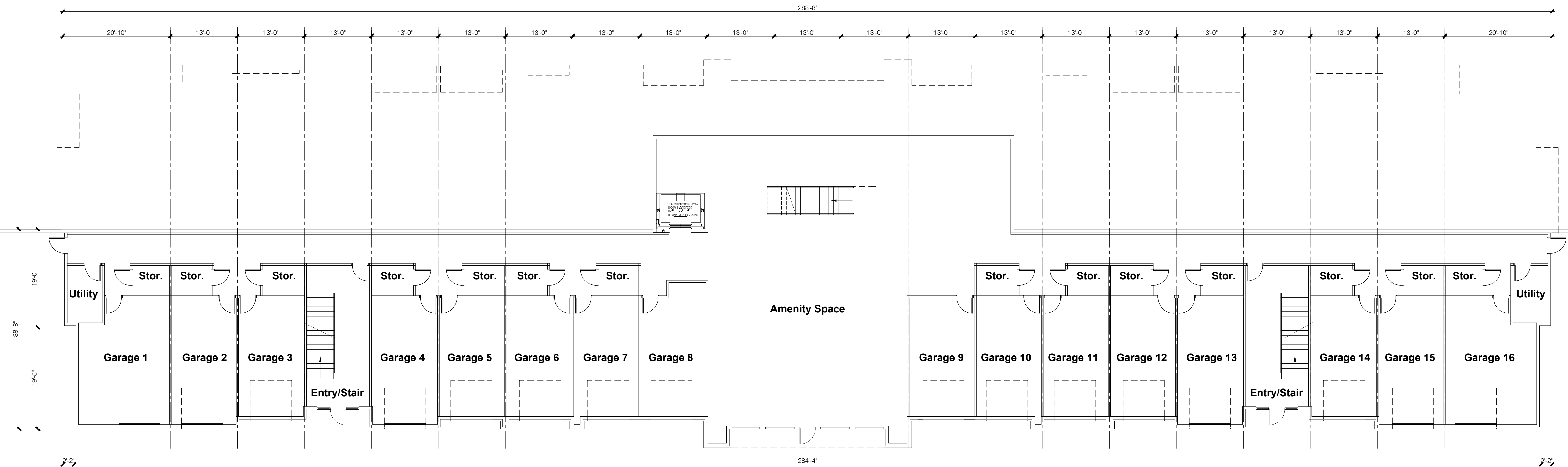
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ARCHITECTURE

3315 N Oak Trafficway | Kansas City, MO 64116
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2 BUILDING 2 GROUND FLOOR PLAN
Scale: 1" = 10'-0"
0 10' 20'



1 BUILDING 2 BASEMENT PLAN
Scale: 1" = 10'-0"
0 10' 20'



North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No. 2025-084
Date: 07.25.25
Issued For: Development Plan/Project Plan/
Preliminary Plat
Drawn By: A.Gerber
Reviewed By:
Revisions:
No. Date Description
06.29.25 Dev. Plan Review Comments



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ARCHITECTURE

3315 N Oak Trafficway | Kansas City, MO 64116
816 | 888 | 7380
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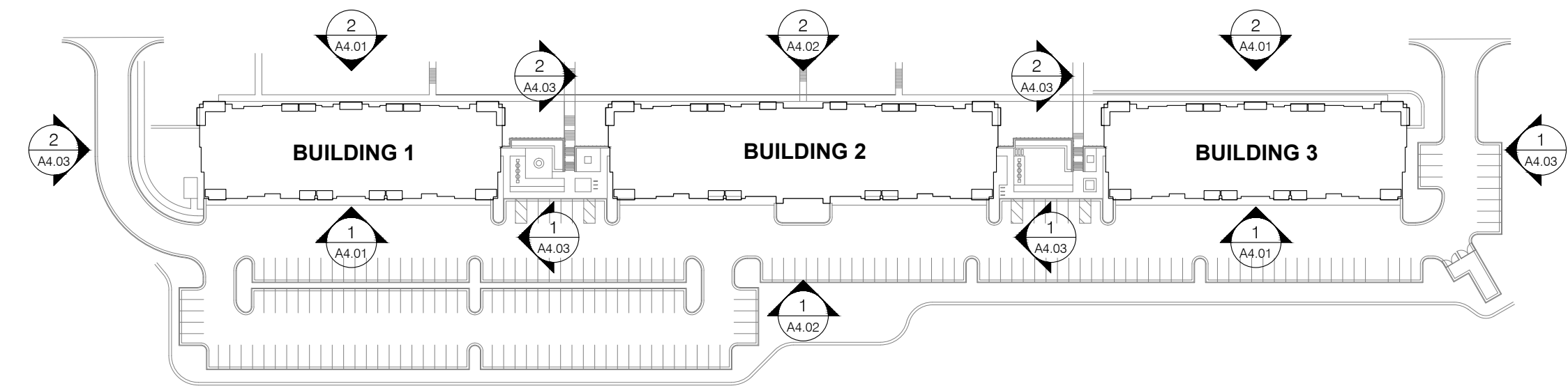
2 BUILDING 1&3 WEST ELEVATION

Scale: 1" = 10'-0"
0 10' 20'



1 BUILDING 1&3 EAST ELEVATION

Scale: 1" = 10'-0"
0 10' 20'



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN



North Oak
Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No. 2025-084
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 Issued For: Development Plan/Project Plan/
 Preliminary Plat
 Drawn By: A.Gerber
 Reviewed By:
 Revisions:

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06.29.25	Dev. Plan Review Comments	



A4.01
ELEVATIONS

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ARCHITECTURE

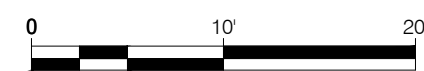
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- CIVIL SITEPOINT
- LANDSCAPE SITEPOINT
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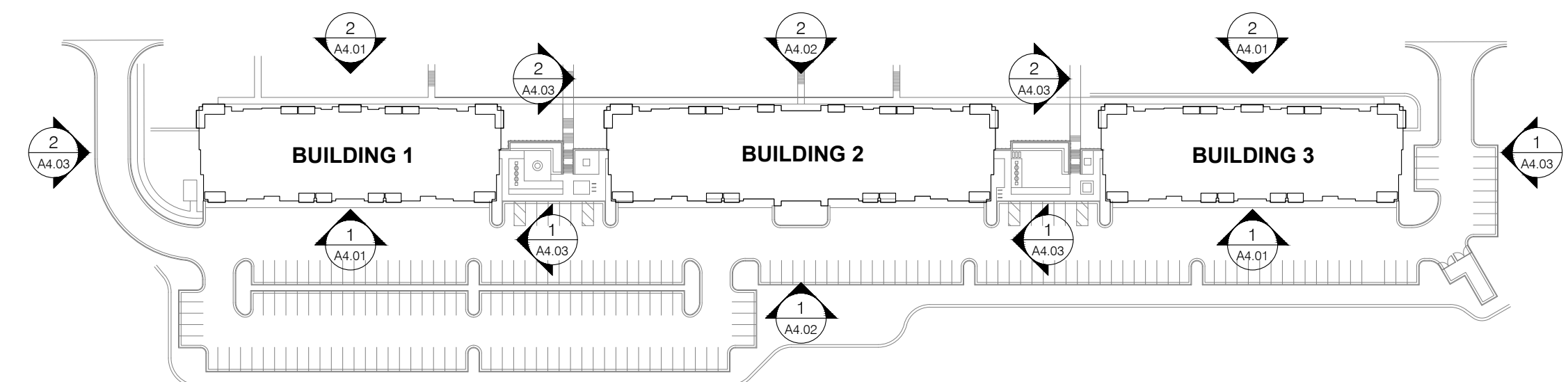
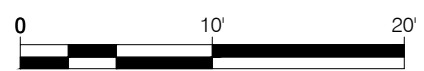
2 BUILDING 2 WEST ELEVATION

Scale: 1" = 10'-0"



1 BUILDING 2 EAST ELEVATION

Scale: 1" = 10'-0"



PRELIMINARY DEVELOPMENT PLAN - KEY PLAN

CARDINAL CREST
DESIGN BUILD

NorthPoint
DEVELOPMENT

North Oak
Apartments

North Oak Trafficway
Kansas City, MO 64116

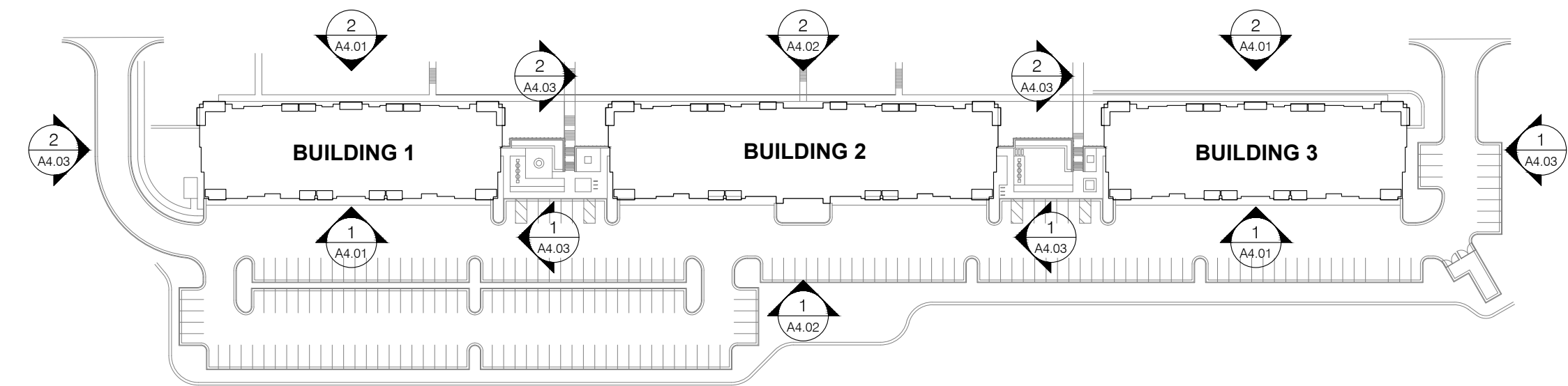
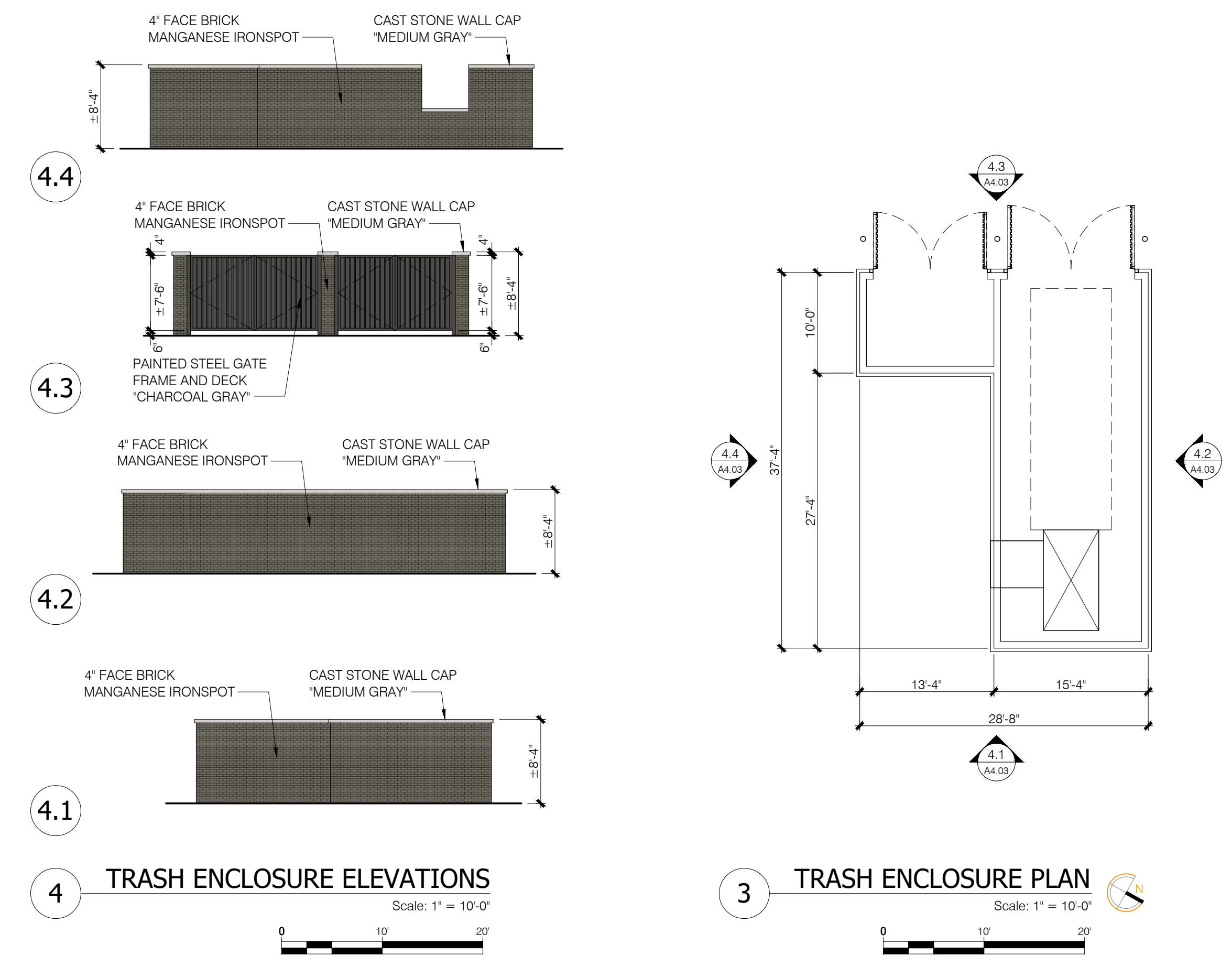
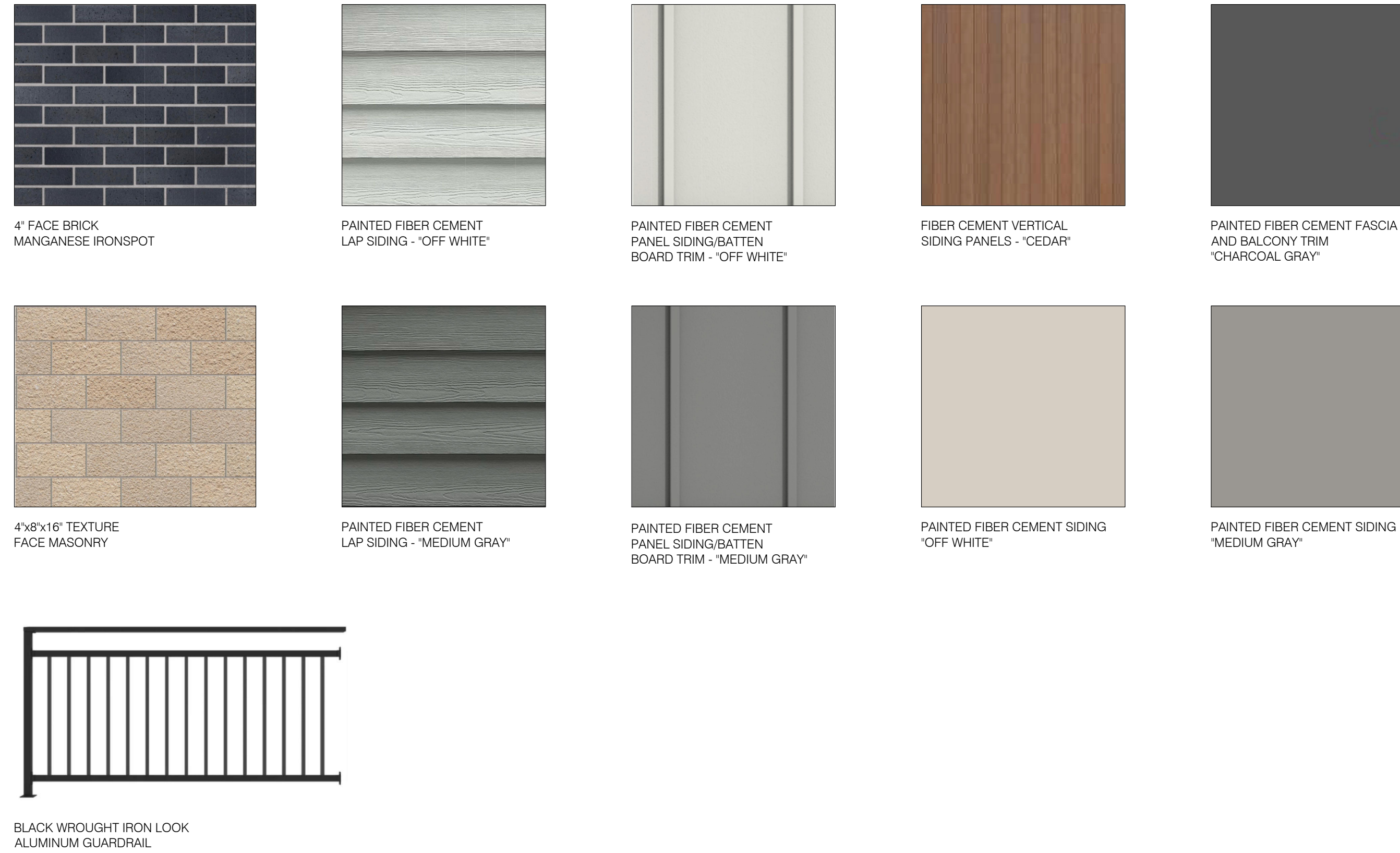
Project No.	2025-084	
Date:	07.25.25	
Issued For:	Development Plan/Project Plan/ Preliminary Plat	
Drawn By:	A.Gerber	
Reviewed By:		
Revisions:		
No.	Date	Description
	08.29.25	Dev. Plan Review Comments



A4.02
ELEVATIONS

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MATERIAL LEGEND



3315 N Oak Trafficway | Kansas City, MO 64116
 816 | 888 | 7380
 NP Studio North, LLC
 Missouri Certificate of Authorization No. A-2017040540

- CIVIL SITEPOINT
- LANDSCAPE SITEPOINT
- FOUNDATIONS
- STRUCTURAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE PROTECTION
- CONTRACTOR



North Oak Apartments
 North Oak Trafficway
 Kansas City, MO 64116

Project No. 2025-084
 Date: 07.25.25
 Issued For: Development Plan/Project Plan/
 Preliminary Plan
 Drawn By: A.Gerber
 Reviewed By:
 Revisions:

No.	Date	Description
08.29.25	Dev. Plan Review Comments	



A4.03
 ELEVATIONS

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VIEW 2 - MIDDLE ENTRY BUILDING 2



VIEW 1 - SOUTH END BUILDING 1

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North Oak Apartments

North Oak Trafficway
Kansas City, MO 64116

Project No. 2025-084
Date: 07.25.25
Issued For: Development Plan/Project Plan/
Preliminary Plat
Drawn By: A.Gerber

Reviewed By:
Revisions:

No.	Date	Description
1	08.29.25	Dev. Plan Review Comments



A4.04
RENDERINGS

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



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,

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Kris Rezac	3621 NE Bentley Cir		
Mullins	3540 Cherry St		



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Briarcliff-Winnwood: **High**
 KC Spirit Playbook Alignment: **High**

- CC- Connected City
- DO - Diversity & Opportunity
- HAC- History, Arts & Culture
- HE - Healthy Environment
- PAA - People of All Ages
- POS - Parks & Open Spaces
- SAN - Strong & Accessible Neighborhoods
- SC - Smart City
- SEG - Sustainable & Equitable Growth
- WDC - Well Designed City

Evaluation	Goal	Notes
High	CC DO SAN SEG WDC	CC – Sidewalk and accessibility plan DO, SAN – Diverse, dense housing SEG – Infill lot, landscaping WDC – Quality materials
Medium	HE PAA	HE – Landscaping in parking lot PAA – Diversify housing options
Low		

Alignment Comments:
 2-4 sentences providing justification for the alignment.

The resubmission for N Oak Apartments addressed concerns related to sidewalks, landscaping, and ADA access, moving the Playbook and area plan alignments from “medium” to “high.” The project provides housing along N. Oak Trafficway, a major street in the Northland, with landscaped parking that should reduce the heat island effect and high-quality materials on all facades. The applicant has included a plan for accessibility given the site's awkward topography and will provide sidewalks along the perimeter of the project.