



CITY PLAN COMMISSION STAFF REPORT

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

January 3, 2023

Project Name
Amethyst Place

Docket # 5

Request
CD-CPC-2022-00207
Development Plan - Residential

Applicant
Brad Sonner
Olsson

Owner
Amethyst Place

Location 2770 Tracy Avenue
Area About 1.27 acres
Zoning R-1.5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Residential, zoned R-1.5
South: Residential, zoned R-1.5
East: Residential, zoned R-1.5
West: Residential, zoned R-1.5

Major Street Plan

Tracy Avenue and E. 28th Street are not identified on the City's Major Street Plan.

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Residential for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 11/14/2022. No scheduling deviations from 2023 Cycle A have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The applicant satisfied the public engagement requirement and contacted the Beacon Hill - McFeders Community Council (formerly Beacon Hill - McFeders Neighborhood Association).

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 12/15/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The existing site is generally flat and currently vacant land located on the corner of E. 28th Street and Tracy Avenue.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a residential development plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units.

The City of Kansas City, Missouri Housing Trust Fund awarded \$500,000 for this project on August 4, 2022 (**Ordinance No. 220642**).

CONTROLLING + RELATED CASES

There are no controlling or related cases associated with this property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
5 **Approval with Conditions**

PLAN REVIEW

Amethyst Place is proposing to construct three (3) buildings for a total of 37 affordable residential units on roughly 1.2 acres of vacant land. The three buildings and number of units proposed are permitted in the existing R-1.5 zoning district. The plan proposes a 25 unit, three-story building on the northeastern perimeter of the site and two townhouse style buildings along the southern perimeter. The parking area will be screened by the three buildings as well as a decorative fence.

PLAN ANALYSIS

The overall residential development plan generally complies with the Zoning and Development Code and all other applicable City ordinances and policies. The three buildings are of a similar scale and character and complement the existing context of the surrounding area. The 25 unit apartment building will be three stories and the two residential buildings on the south will be two stories. The buildings have plenty of windows to provide a sense of passive surveillance. Amethyst Place will also have offices located on the ground floor of the 25 unit apartment building. All the proposed units will be affordable, and the applicant is only required to provide half the required parking for a total of .5 stalls per unit. The parking area of 28 total stalls is nearly entirely screened by the proposed buildings. The applicant is seeking a deviation of a two-foot setback on the western perimeter to allow for parking and comply with the driveway width required for emergency vehicles. Due to the two foot deviation related to the setback the applicant will also need to apply for an administrative adjustment to 88-425-05 to the Director of City Planning and Development prior to issuance of any building permit to provide additional landscaping. The applicant must also show that the driveway complies with the Pedestrian standards (88-450) prior to receiving a building permit.

***indicates adjustment/deviation**

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420) *	Yes	No	The applicant is requesting a deviation of two feet to the required side yard setback in a R-1.5 zoning district (88-420-12)
Landscape and Screening Standards (88-425) *	Yes	Yes, subject to conditions	The applicant shall apply for an administrative adjustment to 88-425-05 to the Director of City Planning and Development prior to issuance of any building permit
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	The applicant must show that the driveway crosswalk complies with 88-450 upon issuance of building permit

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

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

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

The applicant is seeking one deviation to allow for more parking and to meet fire code; all other components of the proposed plan comply with the Zoning and Development Code and all other applicable City ordinances and policies.

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

The proposed residential buildings are permitted in the existing R-1.5 zoning district.

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 applicant is proposing a single point of ingress and egress to and from the site. The applicant must show the pedestrian crossing complies with 88-450 of the Zoning and Development Code prior to receiving a building permit.

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

The development will be gated with a limited number of vehicles coming in and out of the site which will reduce any conflicts related to pedestrian and bicycle movement.

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

The plan provides for adequate utilities based on City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed materials for the three buildings complement the existing multi-unit buildings within the immediate area. The applicant provided additional windows that are of a similar scale to the surrounding 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.

The proposed landscape, fence on the perimeter of the property and the orientation of the buildings will buffer adjacent properties from any negative influences that may be created by the plan.

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 project is proposing underground detention with a limited amount of impervious surface to serve the residential units.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant is removing two (2) trees but will plant additional trees to exceed what the Code requires.


ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink that reads "Andrew Clarke". The signature is written in a cursive, flowing style.

Andrew Clarke
Staff Planner



Plan Conditions

Report Date: December 28, 2022

Case Number: CD-CPC-2022-00207

Project: Amethyst Place - 28th & Tracy

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

1. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. 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.
3. 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.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. All mechanical equipment shall be screened pursuant to 88-425-08.
6. The developer shall provide a revised site plan to show pedestrian crossing that complies with 88-450 prior to issuance of any building permit.
7. Council hereby approves a deviation of two feet to the required side yard setback in a R-1.5 zoning district (88-420-12).
8. The developer shall apply for an administrative adjustment to 88-425-05 to the Director of City Planning and Development prior to issuance of any building permit.

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

9. 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.
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. 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.
12. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
13. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, 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.

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

14. 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.
15. 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.
16. 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.
17. 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.
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.

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

19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. 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)
21. Required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5), required fire department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
22. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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)
23. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
24. 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).

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

25. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat (if dedicating private open space), or prior to Certificate of Occupancy (if paying money-in-lieu of).

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

26. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

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

27. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Pedro Colato – 816-513-4892

28. No water service line will be less than 1-1/2” in diameter where three or more units or Commercial building will be served by one domestic service line and meter.

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

29. 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/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>
)

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

30. 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.

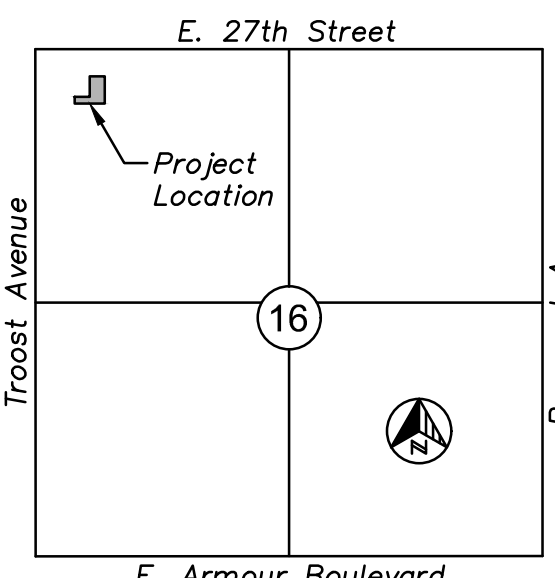
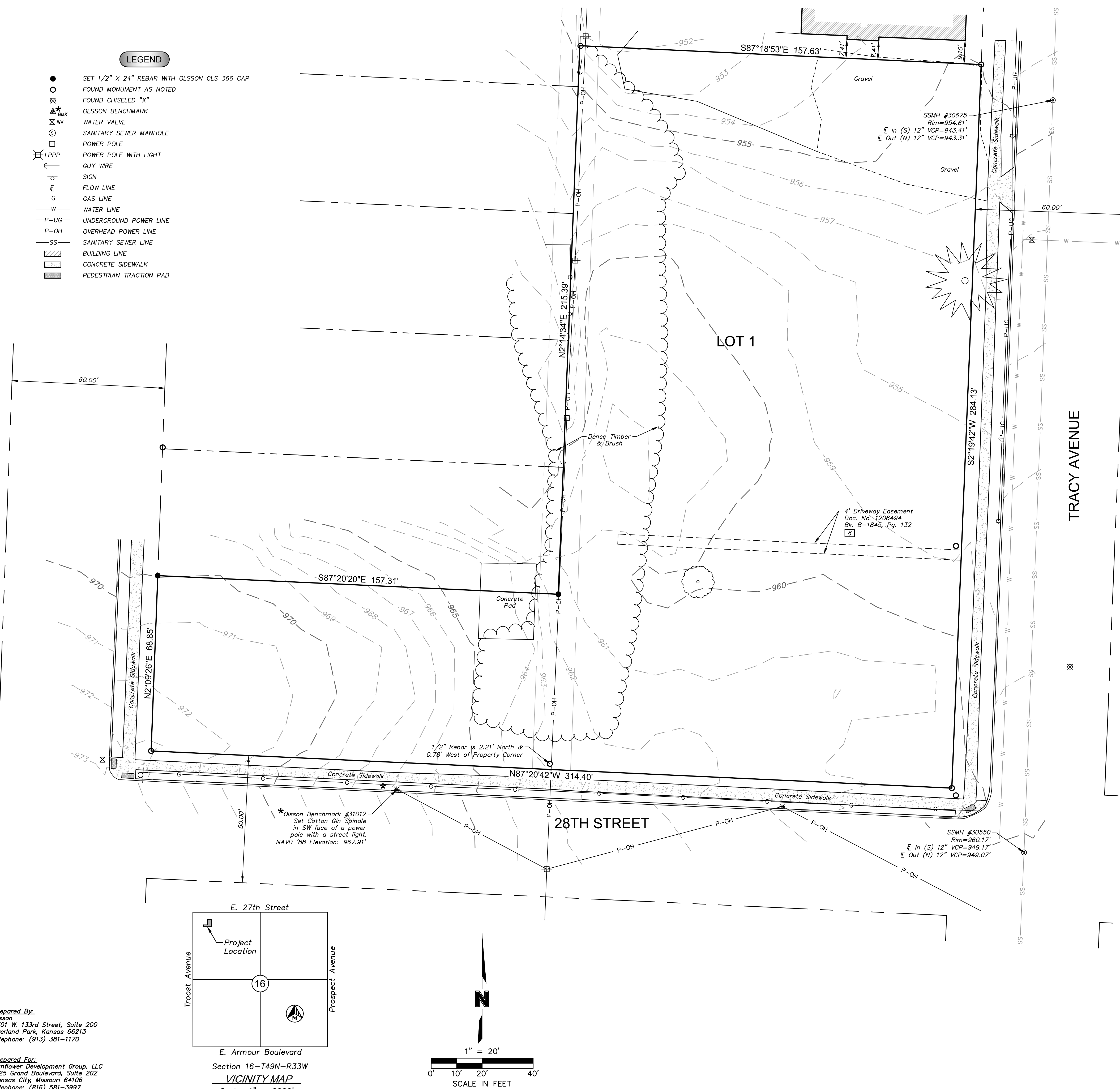
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 DATE: Dec 15, 2022 12:16pm AREFS: C:\PTBLK_02205689

Prepared By:
 Olsson
 7301 W. 133rd Street, Suite 200
 Overland Park, Kansas 66213
 Telephone: (913) 381-1170

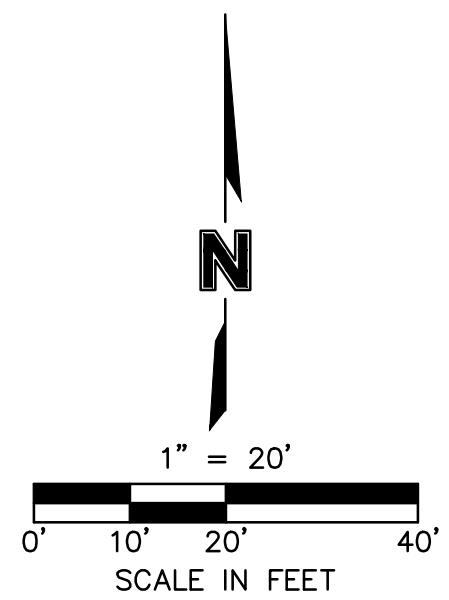
Prepared For:
 Sunflower Development Group, LLC
 1125 Grand Boulevard, Suite 202
 Kansas City, Missouri 64106
 Telephone: (816) 581-3997

LEGEND

- SET 1/2" X 24" REBAR WITH OLSSON CLS 366 CAP
- FOUND MONUMENT AS NOTED
- ⊗ FOUND CHISELED "X"
- ⊗_{BMK} OLSSON BENCHMARK
- ⊗_{WV} WATER VALVE
- ⊗_{SMH} SANITARY SEWER MANHOLE
- ⊗_P POWER POLE
- ⊗_{LP} POWER POLE WITH LIGHT
- ⊗_G GUY WIRE
- ⊗_S SIGN
- FLOW LINE
- GAS LINE
- WATER LINE
- _{UG} UNDERGROUND POWER LINE
- _{OH} OVERHEAD POWER LINE
- _{SS} SANITARY SEWER LINE
- ▭ BUILDING LINE
- ▭ CONCRETE SIDEWALK
- ▭ PEDESTRIAN TRACTION PAD



Section 16-T49N-R33W
VICINITY MAP
 Scale: 1" = 2000'



PROPERTY DESCRIPTION

ALL OF LOTS 10 THROUGH 15 AND PART OF LOT 16, ALONG WITH PART OF THE VACATED ALLEYWAY, ALL BEING IN BLOCK 7 OF "BLOCKS 7, 8 & 9 OF PORTER PARK", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS DESCRIBED BY TIMOTHY BLAIR WISWELL, MISSOURI PROFESSIONAL LICENSED SURVEYOR, PLS-2009000067, AND BEING THE SAME PROPERTY AS DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2020E0026039, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

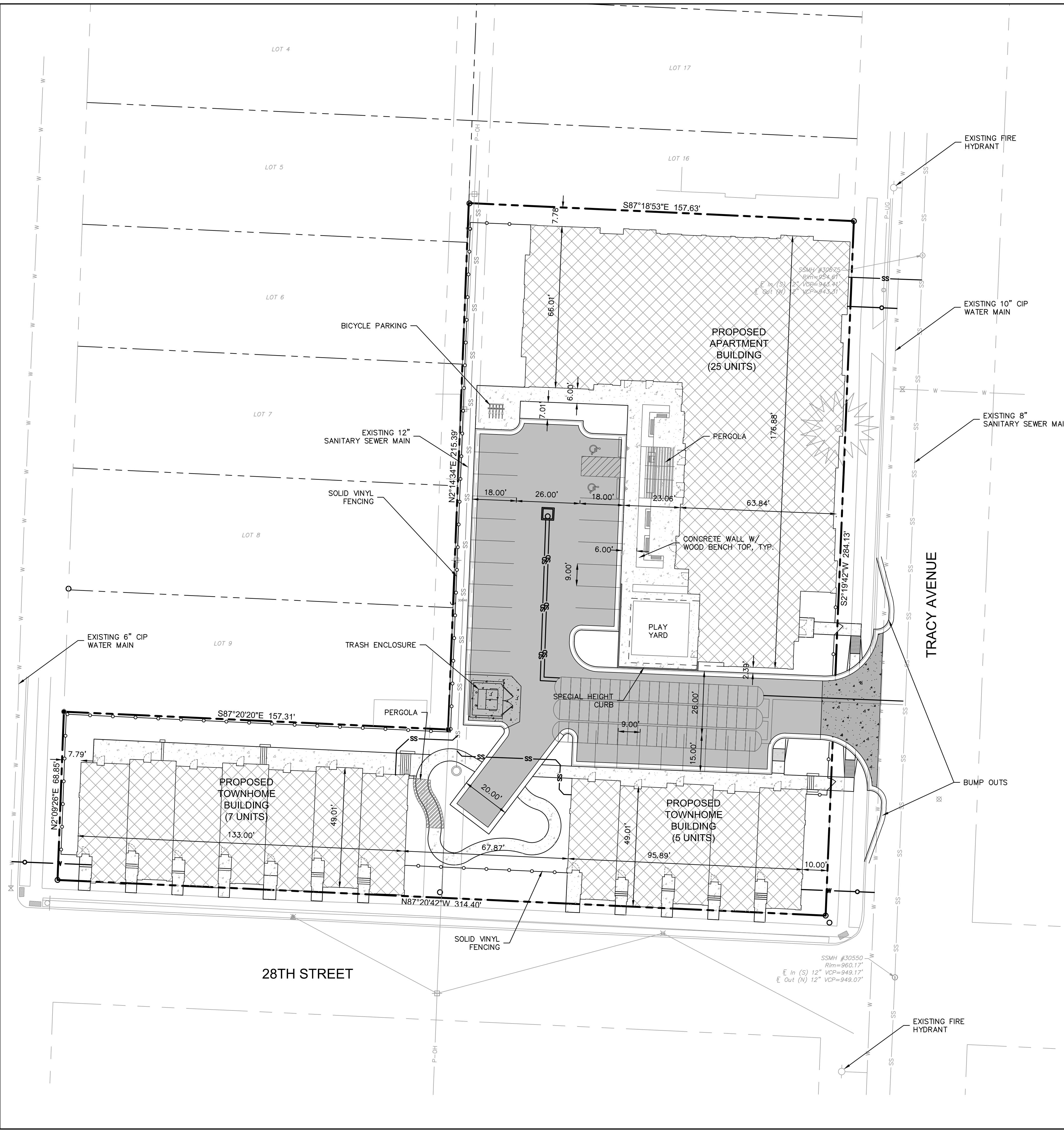
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FOREST AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF 28TH STREET, AS BOTH WERE ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE NORTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID LOT 10, AND ON THE EAST RIGHT-OF-WAY LINE OF SAID FOREST AVENUE, A DISTANCE OF 68.85 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87 DEGREES 20 MINUTES 20 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 157.31 FEET, TO A POINT ON THE CENTERLINE OF THE VACATED ALLEY, AS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 02 DEGREES 14 MINUTES 34 SECONDS EAST, ON THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 215.39 FEET, TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 157.63 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TRACY AVENUE, AS ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE SOUTH 02 DEGREES 19 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF LOTS 16, 15, 14, 13, 12 AND 11, AND ON THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, A DISTANCE OF 284.13 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET; THENCE NORTH 87 DEGREES 20 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF LOTS 11 AND 10, AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET, A DISTANCE OF 314.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 55,557 SQUARE FEET OR 1.2754 ACRES, MORE OR LESS.

PRELIMINARY PLAT		BY	REVISIONS DESCRIPTION
AMETHYST PLACE 28TH STREET AND TRACY AVENUE	DATE	REV. NO.	DATE
KANSAS CITY, MO	2022		
SHEET C1			

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olson.com

drawn by: _____ CAD
 checked by: _____ ENG
 approved by: _____ ENG
 QA/QC by: _____ ENG
 project no.: 022-05689
 drawing no.: PL101_02205689.dwg
 date: 11.11.22

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PROPERTY DESCRIPTION:

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BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF FOREST AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF 28TH STREET, AS BOTH WERE ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE NORTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID LOT 10, AND ON THE EAST RIGHT-OF-WAY LINE OF SAID FOREST AVENUE, A DISTANCE OF 88.85 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 87 DEGREES 20 MINUTES 20 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 157.31 FEET, TO A POINT ON THE CENTERLINE OF THE VACATED ALLEY, AS DESCRIBED IN SAID WARRANTY DEED; THENCE NORTH 02 DEGREES 14 MINUTES 34 SECONDS EAST, ON THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 215.39 FEET, TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 157.63 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 16, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF TRACY AVENUE, AS ESTABLISHED WITH SAID "BLOCKS 7, 8 & 9 OF PORTER PARK"; THENCE SOUTH 02 DEGREES 19 MINUTES 42 SECONDS WEST, ON THE EAST LINE OF LOTS 16, 15, 14, 13, 12 AND 11, AND ON THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, A DISTANCE OF 284.13 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID TRACY AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET; THENCE NORTH 87 DEGREES 20 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF LOTS 11 AND 10, AND ON THE NORTH RIGHT-OF-WAY LINE OF SAID 28TH STREET, A DISTANCE OF 314.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 55,557 SQUARE FEET OR 1.2754 ACRES, MORE OR LESS.

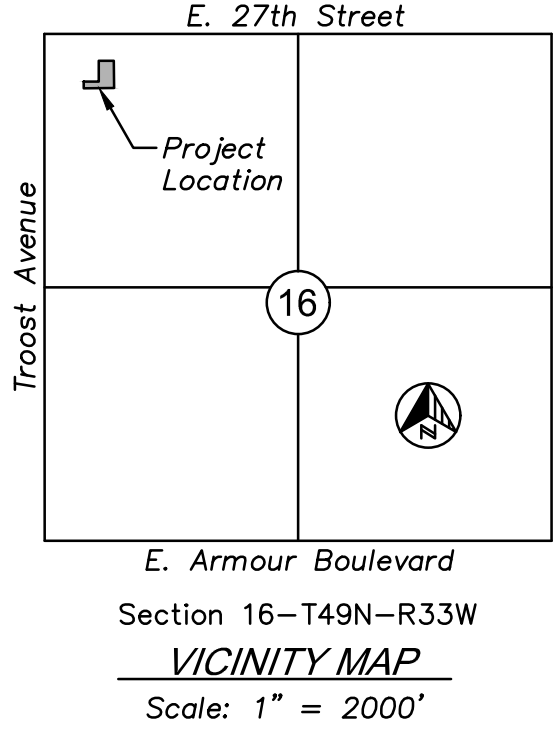
LEGEND

- PROPERTY LINE
- CONSTRUCT CONCRETE CURB & GUTTER
- INSTALL CONCRETE SIDEWALK
- INSTALL HEAVY DUTY ASPHALT PAVEMENT

DEVELOPMENT SUMMARY

ITEM	EXISTING	PROPOSED
A	EXISTING ZONING: R-1.5	PROPOSED ZONING: R-1.5
B	TOTAL LAND AREA	55,557 SF (1.2754 ACRES)
C	LAND AREA OR ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY	N/A
D	NET LAND AREA OR ACRES	1.27 ACRES
E	PROPOSED USAGE	TOWNHOMES & MULTI-FAMILY
F	HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING	APARTMENT BLDG: 3 STORIES (38'-5") TOWNHOMES: 2 STORIES (24'-9")
G	GROSS FLOOR AREA PER FLOOR	7-PLEX FLOOR 1: 5,947.62 SF FLOOR 2: 5,629.16 SF 5-PLEX FLOOR 1: 4,248.33 SF FLOOR 2: 4,020.83 SF APARTMENT BLDG FLOOR 1: 14,424 SF FLOOR 2: 13,742 SF FLOOR 3: 13,742 SF
H	BUILDING COVERAGE AND FLOOR AREA RATIO	61,754 SF FAR: 1.11
I	RESIDENTIAL DEVELOPMENT SHALL IN ADDITION, IDENTIFY GROSS & NET DENSITY.	GROSS: 29 UNITS/ACRE NET: 29 UNITS/ACRE
J	RATIO OF REQUIRED NUMBER OF PARKING SPACES	.5 SPACES PER UNIT 19 SPACES REQUIRED 28 PROVIDED
K	RATIO OF REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED, PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES.	SHORT TERM REQUIRED: (3), SPACES FOR BLDGS WITH 12 OR MORE UNITS. SHORT TERM PROVIDED: 3 SPACES LONG TERM REQUIRED: (9), 1 SPACE PER DWELLING FOR BLDGS WITH MIN. 12 UNITS LONG TERM PROVIDED: 9 SPACES
L	APPLICATIONS FOR AMENDMENTS TO DEVELOPMENT PLANS SHALL INCLUDE A WRITTEN DESCRIPTION OF THE CHANGES TO THE APPROVED DEVELOPMENT PLAN, INCLUDING ANY CHANGES IN USE, PHASES, PARKING, SIGNAGE OR SITE ARRANGEMENT	ACKNOWLEDGED

- * 1,501 SF = MIN. LOT AREA PER UNIT (1,500 REQUIRED)
- ** PARKLAND DEDICATION - MONEY -IN-LIEU OF WILL BE PAID BY THIS DEVELOPMENT
- ** A DEVIATION OF TWO FEET TO THE REQUIRED SIDE YARD SETBACK IN A R-1.5 ZONING DISTRICT (88-420-12)
- ** THE DEVELOPER SHALL APPLY FOR AN ADMINISTRATIVE ADJUSTMENT TO 88-425-05 TO THE DIRECTOR OF CITY PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.



CONTACT INFORMATION:

ENGINEER:
 OLSSON
 7301 W. 133RD STREET, SUITE 200
 OVERLAND PARK, KANSAS 66213
 TELEPHONE: (913) 381-1170

DEVELOPER:
 SUNFLOWER DEVELOPMENT GROUP, LLC
 1125 GRAND BOULEVARD, SUITE 202
 KANSAS CITY, MISSOURI 64106
 TELEPHONE: (816) 581-3997

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

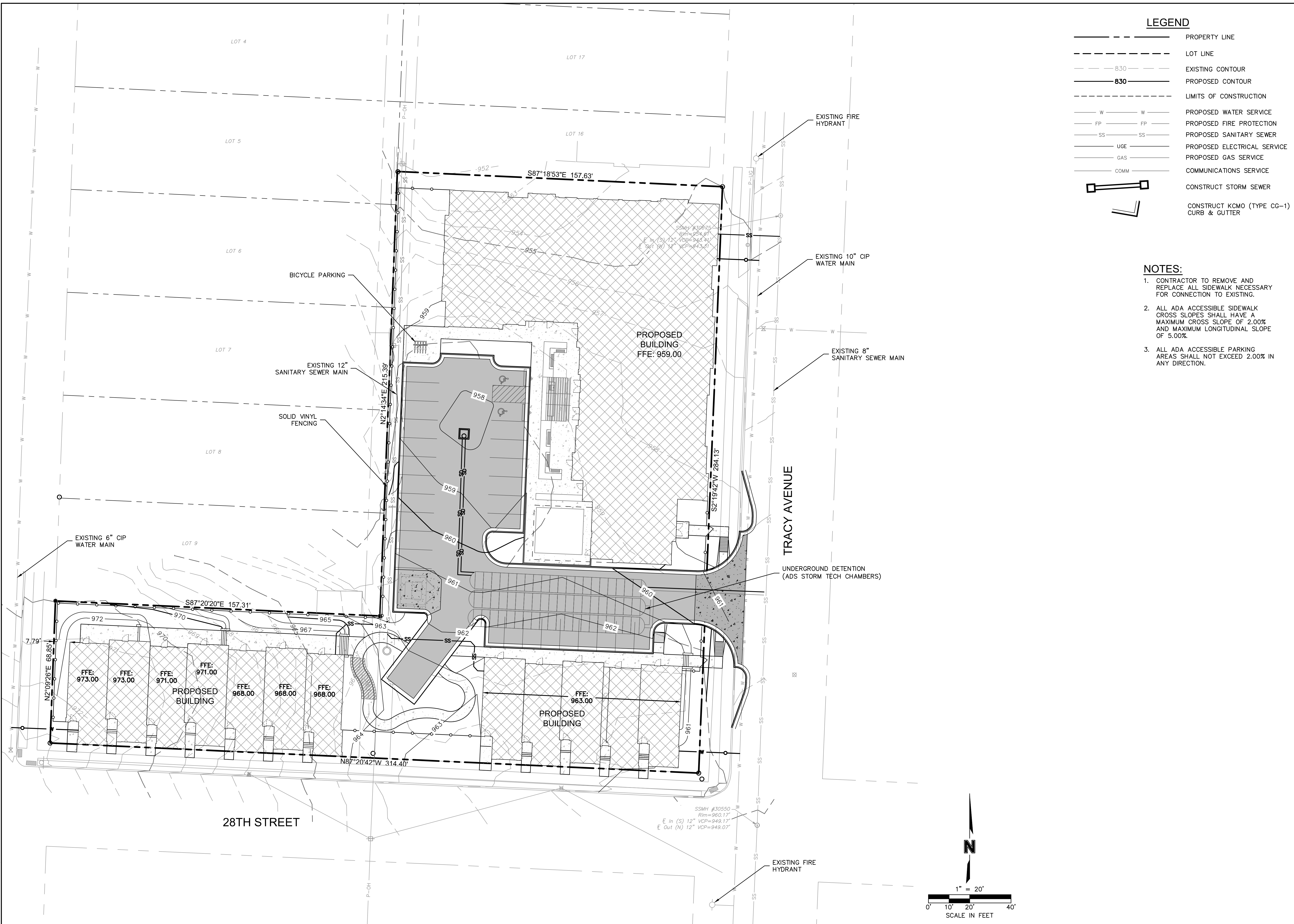
SITE PLAN DEVELOPMENT PLANS
 AMETHYST PLACE
 28TH STREET AND TRACY AVENUE
 KANSAS CITY, MO

REVISIONS
 2022

drawn by: CAD
 checked by: ENG
 approved by: ENG
 QA/QC by: ENG
 project no.: 022-05689
 drawing no.: SIT01_02205689.dwg
 date: 11-11-22

SHEET
C2

DWG: F:\2022\05601-06000\022-05689\40-Design\AutoCAD\Primary Plans\Sheets\GNVC\AC_GRD01_02205689.dwg USER: hfjalilg
 DATE: Dec 15, 2022 1:54pm XREFS: C_XBASE_02205689 C_XTOP_02205689 C_PBLK_02205689



LEGEND

- PROPERTY LINE
- LOT LINE
- - - 8.30 - - - EXISTING CONTOUR
- 8.30 — PROPOSED CONTOUR
- LIMITS OF CONSTRUCTION
- W W PROPOSED WATER SERVICE
- FP FP PROPOSED FIRE PROTECTION
- SS SS PROPOSED SANITARY SEWER
- UGE PROPOSED ELECTRICAL SERVICE
- GAS PROPOSED GAS SERVICE
- COMM COMMUNICATIONS SERVICE
- CONSTRUCT STORM SEWER
- CONSTRUCT KCMO (TYPE CG-1) CURB & GUTTER

NOTES:

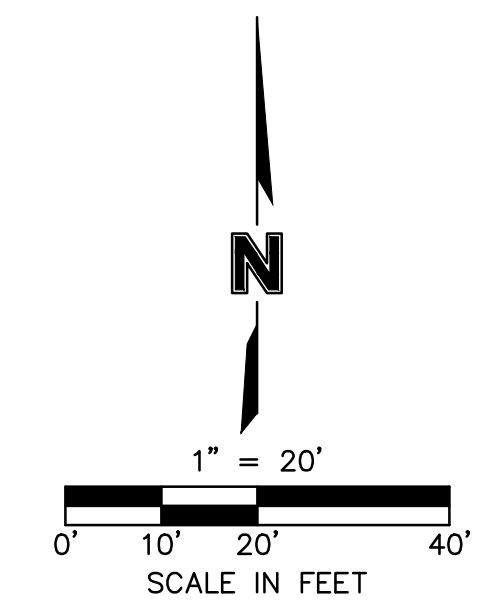
1. CONTRACTOR TO REMOVE AND REPLACE ALL SIDEWALK NECESSARY FOR CONNECTION TO EXISTING.
2. ALL ADA ACCESSIBLE SIDEWALK CROSS SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
3. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN
 DEVELOPMENT PLANS
 AMETHYST PLACE
 28TH STREET AND TRACY AVENUE
 KANSAS CITY, MO
 2022

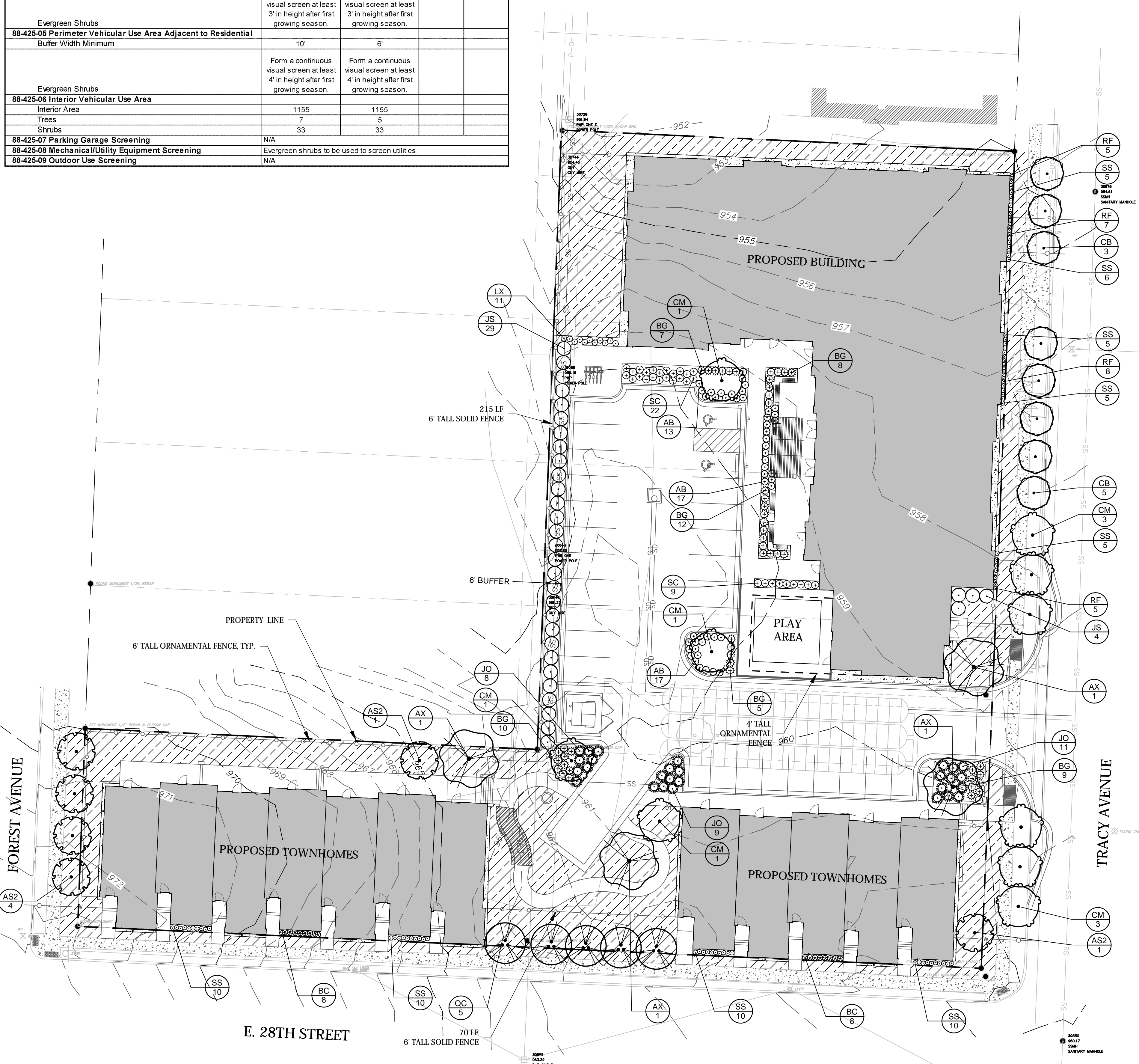
SHEET
 C3

olsson
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olson.com



drawn by: CAD
 checked by: ENG
 approved by: ENG
 QA/QC by: ENG
 project no.: 022-05689
 drawing: GRD01_02205689.dwg
 date: 11.11.22

88-425 Landscape Requirements				
Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code)				
	Required	Proposed	Alternative Requested	Approved
88-425-03 Street Trees				
Forest Avenue	2	4		
Tracy Avenue	9	14		
28th Street	10	5		
88-425-04 General Landscape Trees	5	5		
88-425-05 Perimeter Vehicular Use Area Adjacent to Public ROW				
Buffer Width Minimum	10'	10'		
Trees	N/A	N/A		
	Form a continuous visual screen at least 3' in height after first growing season.	Form a continuous visual screen at least 3' in height after first growing season.		
Evergreen Shrubs				
88-425-06 Perimeter Vehicular Use Area Adjacent to Residential				
Buffer Width Minimum	10'	6'		
	Form a continuous visual screen at least 4' in height after first growing season.	Form a continuous visual screen at least 4' in height after first growing season.		
Evergreen Shrubs				
88-425-06 Interior Vehicular Use Area				
Interior Area	1155	1155		
Trees	7	5		
Shrubs	33	33		
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening	N/A	Evergreen shrubs to be used to screen utilities.		
88-425-09 Outdoor Use Screening	N/A			



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AS2	6	SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE'	B & B
	AX	4	PACIFIC SUNSET® MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	B & B
	CB	8	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'COLUMNARIS'	B & B
	CM	10	MERLOT EASTERN REDBUD / CERCIS CANADENSIS 'MERLOT'	B & B
	QC	5	CRIMSON SPIRE™ OAK / QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	B & B
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	AB	48	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166'	2 GAL
	JO	28	GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL'	5 GAL
	JS	33	SEA GREEN JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL
GRASSES & PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	BC	16	SIDE OATS GRAMA / BOUTELOUA CURTIPENDULA	1 GAL
	BG	51	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS	1 GAL
	LX	11	PHENOMENAL LAVENDER / LAVANDULA X INTERMEDIA 'PHENOMENAL'	1 GAL
	RF	25	ORANGE CONEFLOWER / RUDBECKIA FULGIDA	1 GAL
	SS	66	SENSATION DEEP BLUE SAGE / SALVIA NEMOROSA 'SENSATION DEEP BLUE IMPROVED'	1 GAL
	SC	31	CAROUSEL LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	1 GAL
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	DR	932 SF	MISSOURI RAINBOW 1-3' / DECORATIVE ROCK	ROCK
	TF	10,587 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SEED

4' OR 6' TALL ANTI-CLIMB, ORNAMENTAL BLACK METAL FENCE EXAMPLE
REF: PLAN FOR HEIGHT



6' TALL SOLID BLACK VINYL FENCE EXAMPLES



2 FENCE TYPES
SCALE = NTS

PRINTS ISSUED
12/19/22 - REVISED DEVELOPMENT PLAN

REVISIONS:

roseman & associates P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

1526 Grand Boulevard
Kansas City, MO 64108-1404
P: 816.472.1448
W: www.roseman.com
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AMETHYST PLACE
28TH & TRACY

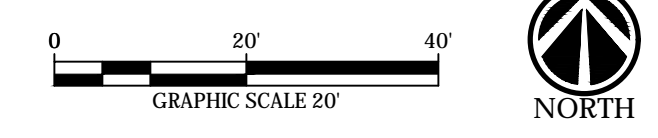
SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER: 22076

SHEET NUMBER:

L-100

1 LANDSCAPE PLAN
SCALE = 1" = 20'-0"



landworks
STUDIO

102 S. Cherry St. Olathe, KS 66061
Phone: 913-780-6707 www.landworksstudio.com

REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 5" PLANK METAL WOOD-LOOK SIDING
- KING SIZE BRICK - LIGHT GREY/BEIGE
- KING SIZE BRICK - CHARCOAL
- PREFINISHED FIBERCEMENT TRIM @ WINDOWS, DOORS, & CORNERS - PAINTED DARK BRONZE
- HIGH DENSITY FOAM CORBELS & CORNICES - PAINTED DARK BRONZE

PRINTS ISSUED
12/30/22 - PERMIT SUBMITTAL
REVISIONS:

rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING
1526 Grand Boulevard
Kansas City, MO 64108-1404
p: 816.472.1448
w: www.rosemann.com
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B1 APARTMENTS - NORTH ELEVATION
1/8" = 1'-0"



A1 APARTMENTS - EAST ELEVATION (TRACY AVE)
1/8" = 1'-0"

AMETHYST PLACE
28TH & TRACY

SHEET TITLE
APARTMENT EXTERIOR ELEVATIONS
PROJECT NUMBER: 22076
SHEET NUMBER:

A-200



B2 APARTMENTS - SOUTH ELEVATION
 1/8" = 1'-0"



B1 APARTMENTS - SOUTH ELEVATION - BUMP OUT
 1/8" = 1'-0"

- TRUSS BEARING
132' - 4 7/8"
- T. O. 3rd
SUBFLOOR
123' - 3 3/4"
- T. O. 3rd BEARING
121' - 3"
- T. O. 2nd
SUBFLOOR
112' - 1 7/8"
- T. O. 2nd BEARING
110' - 1 1/8"
- T. O. 1st
SUBFLOOR
100' - 0"



A2 APARTMENTS - WEST ELEVATION - BUMP OUT
 1/8" = 1'-0"



A1 APARTMENTS - WEST ELEVATION
 1/8" = 1'-0"

- TRUSS BEARING
132' - 4 7/8"
- T. O. 3rd
SUBFLOOR
123' - 3 3/4"
- T. O. 3rd BEARING
121' - 3"
- T. O. 2nd
SUBFLOOR
112' - 1 7/8"
- T. O. 2nd BEARING
110' - 1 1/8"
- T. O. 1st
SUBFLOOR
100' - 0"

AMETHYST PLACE
 28TH & TRACY

SHEET TITLE
 APARTMENT EXTERIOR
 ELEVATIONS
 PROJECT NUMBER: 22076
 SHEET NUMBER:

A-201

12/16/2022 2:56:14 PM
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REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND

- 5" PLANK METAL WOOD-LOOK SIDING
- KING SIZE BRICK - LIGHT GREY/BEIGE
- KING SIZE BRICK - CHARCOAL
- PREFINISHED FIBERCEMENT TRIM @ WINDOWS, DOORS, & CORNERS - PAINTED DARK BRONZE
- HIGH DENSITY FOAM CORBELS & CORNICES - PAINTED DARK BRONZE

PRINTS ISSUED
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B2 EAST ELEVATION - TOWNHOME
1/8" = 1'-0"



B1 SOUTH ELEVATION - TOWNHOME
1/8" = 1'-0"



A2 WEST ELEVATION - TOWNHOME
1/8" = 1'-0"



A1 NORTH ELEVATION - TOWNHOME
1/8" = 1'-0"

AMETHYST PLACE

28TH & TRACY

SHEET TITLE
TOWNHOME EXTERIOR
ELEVATION

PROJECT NUMBER: 22076

SHEET NUMBER:

A-210

12/16/2022 2:56:51 PM
C:\Users\lucash\OneDrive\Documents\2022\Town\Amethyst Place_B1_A1_A2\ECB014



B2 NORTH ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



B1 WEST ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



A2 SOUTH ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"



A1 EAST ELEVATION - STEPPED TOWNHOME
1/8" = 1'-0"

AMETHYST PLACE
28TH & TRACY

SHEET TITLE
STEPPED TOWNHOME EXTERIOR
ELEVATIONS
PROJECT NUMBER: 22076
SHEET NUMBER:

A-211

12/16/2022 3:57:29 PM
C:\Users\lucy\OneDrive\Documents\2021\Town_Amethyst Place_B1_A1\A1ELEV01.rvt

Public Meeting Notice

Please join Amethyst Place
for a meeting about our campus expansion at the NW Corner E. 28th St. & Tracy Ave.
case number CD-CPC-2022-00207

proposed for the following address: 2770 Tracy Avenue

Meeting Date: December 15, 2022

Meeting Time: 5:30 pm

Meeting Location: La Quinta Inn & Suites - 2321 Troost Ave., KCMO 64108
Conference Room

Project Description:
Development of a 3-story apartment building (25 units)
and 2-story townhomes (12 units)

If you have any questions, please contact:

Name: Starla Wulf Brennan

Phone: 913.687.6083

Email: starla@amethystplace.org

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,

 **PUBLIC HEARING**
CITY HALL, KANSAS CITY, MISSOURI
CD-CPC-2022-00207
1-3-23
City Plan Commission
For information call 816-513-8801

CASE NUMBER

CD-CPC-2022-00207

ADDRESS OR LOCATION

2770 Tracy

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Jackson

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

That I am the owner (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Starta Brennan
(Print Name)

[Handwritten Signature]
(Signature)

Subscribed and sworn to before me this 16 day of December, 2022.

Regina R. Green
Notary Public

My Commission Expires January 8, 2025

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

REGINA R. GREEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: January 08, 2025
Commission Number: 13397137



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Name	Email
Andrea Scimeca	A.Scimeca2021@gmail.com
Amanda Morechetti	amadamorechetti@gmail.com
Cheyenne Lewis	CHEY.LYNN9218@gmail.com
Esbeydi Villalobos	Vh69322@gmail.com
Angela Stamate	angela.stamate@uhkc.org
Sarah Knopf - Amelung	sarah@amethystplace.org
Jamila Edwards	jamila@amethystplace.org
Emily Clements	eclements@rosemann.com
Dave Hendrikse	dhendrikse@rosemann.com
Amy Robertson	1afla62@hotmail.com
Adrienne Foster	fosterconsultllc@gmail.com
Mollie Flores	Mollie@amethystplace.org
Erin Hestand	Erin@amethystplace.org
Jeanene Dunn	msj jeanenesdunn@gmail.com
Pepita Whatley	P.whatley@gmail.com
Alyce King	AEK816@yahoo.com
Beth Bangor	bethbangor@gmail.com
Amapole Garcia	sober2020living@gmail.com
CJ. WARRICK	myplanet3@yahoo.com
Sean Chester	Sean.Chester@twinkl.com
Jesus Borges	jcb723@yahoo.com