



CITY PLAN COMMISSION STAFF REPORT

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

August 21, 2024

Project Name
Quintanilla Farms MPD

Docket #2

Request
CD-CPC-2023-00017
- Rezoning with Plan (Preliminary Plat)

Applicant
Timothy Gates

Owners
Carlos & Daisey Quintanilla

Location
2804 & 2808 Blue Ridge Blvd. 8949 E. 27th Street
Area About 45 acres
Zoning R-7.5
Council District 3rd
County Jackson
School District KCMO

Surrounding Land Uses
North: Blue Ridge Lawn Cemetery, West Rock Creek Park, zoned R-7.5.
South: Single Family residences, zoned R-7.5
East: City of Independence - Single Family residences.
West: Interstate Underground Warehouse and Industrial Park, zoned M1-5.

Major Street Plan
The City's Major Street Plan identifies Blue Ridge Boulevard as a Thoroughfare with 2 lanes at this location.

Land Use Plan
The Blue Ridge Area Plan recommends Low Density Residential land use for this location. This proposal is consistent with the future land use plan recommendation.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 17, 2024. Scheduling deviation from 2024 Cycle 8.1 have not occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The is no active neighborhood organization or HOA association tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant sent out meeting invitations to be held on July 30, 2024. A summary of the meeting will be presented at the CPC hearing.

EXISTING CONDITIONS

The 45-acre subject site of this proposed rezoning is generally located on the south side of E. 27th Street (extending to Stark Avenue) and on the west side of Blue Ridge Boulevard. The site is a combination of 3 parcels with about 180 feet of frontage on Blue Ridge Blvd. Blue Ridge Boulevard and E. 27th Street are unimproved streets without curb, gutter or sidewalk at this location. There is an existing residence and multiple accessory buildings on the site. There is a large pond on the western portion of the property.

To the north is Blue Ridge Lawn Cemetery and West Rock Creek Park, zoned R-7.5. The subject site also abuts some single family residences. To the south of the site are existing single-family residence within district R-7.5. To the east are existing single-family residences within the City of Independence, Missouri. West of Stark Avenue is the Interstate Underground Warehouse and Industrial Park, zoned M1-5.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from District R-7.5 to District MPD, and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas in two phases.

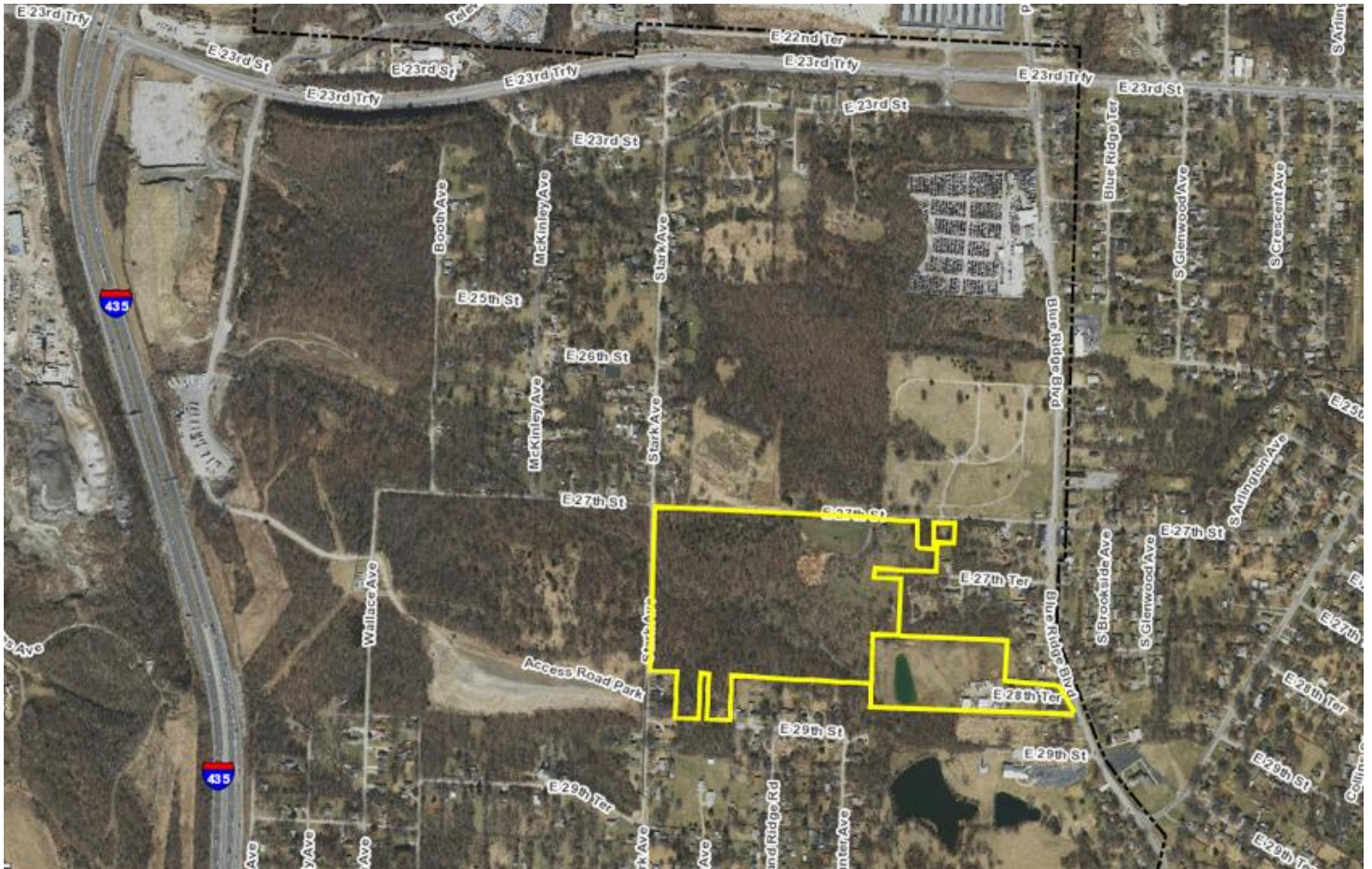
PROFESSIONAL STAFF RECOMMENDATION

Docket #2. Approval with Conditions

CONTROLLING

There is no controlling case for the site.

PROJECT LOCATION



PRIOR AND RELATED CASES

CD-CPC-2023-00085 – On October 17, 2023, the City Plan Commission recommended denial of the request to rezone about 10 acres from district R-7.5 to district R-80 generally located at the northwest corner of E. 29th Street and Blue Ridge Boulevard.

Background

The property received citations in 1997 for illegal dumping of demolition debris, storage of cars, and operation a salvage yard. These violations were resolved by obtaining BZA approval and a conditional permit with a time limit. This citation was cured with the BZA cases listed below and the site has been restored to pastoral land.

Case No. 9775-A-5 – The Board of Zoning Adjustment granted approval for a salvage yard.

Case No. 9775-A-4 – The Board of Zoning Adjustment granted approval for the construction of the large garage/ barn to store antique tractors.

Case No. 9775-A-3 – The Board of Zoning Adjustment granted Conditional Use Permit for a demolition and debris land fill till October 1, 1998.

As part of the review and testimony provided during the 2023 rezoning request, the applicant was cited for storage of commercial vehicles and for an unapproved surface parking (gravel) in a residential zoning district.

PLAN REVIEW

The applicant is seeking approval to rezone about 45 acres from District R-7.5 (Residential) to District MPD (Master Planned Development), and approval of a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas in 2 phases. The subject site is generally located at the southeast corner of E. 27th Street and Stark Avenue. The proposed development has about 180 feet of frontage on the west side of Blue Ridge Boulevard. Access to the development is proposed via two connections, one on E. 27th Street and the other on Blue Ridge Boulevard.

The proposed Quintanilla Farm MPD will maintain the existing residence and farming operations while allowing the tree service business to operate out of the site. See attached MPD Statement. The plan shows that the existing structures will remain, and construction of four (4) new buildings. Building five (5), which is proposed as part of phase 2 is a 30,000 sq. ft. metal building with office, living quarters, equipment storage and maintenance. This is proposed along E. 27th Street and screened with street trees. The plan proposes a berm to screen the operations from the public right of way.

The plan preserve a significant amount of the existing tree canopy specifically around the regulated stream buffer. Staff has requested an accompanying stream buffer preliminary plan and a tree preservation plan as part of the revised submittal.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	YES	YES	This is an MPD
Boulevard and Parkway Standards (88-323)	NO	N/A	
Parkland Dedication (88-408)	YES	YES	*Will be at Building Permit
Parking and Loading Standards (88-420)	YES	YES	To be reviewed with Final MPD Plan.
Landscape and Screening Standards (88-425)	YES	NO	To be reviewed with Final MPD Plan.
Outdoor Lighting Standards (88-430)	NO	N/A	To be reviewed with Final MPD Plan.
Sign Standards (88-445)	YES	YES	Must comply with 88-445.
Pedestrian Standards (88-450)	YES	YES	To be reviewed with Final MPD Plan.

Requested Waivers

None

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can either, dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. A plat is providing a need for the following:

- 1 additional single-family lot x 3.7 x 0.006 = 5.5 acres
- 0.022 acres x \$64,220.18 (2024 Fees) = \$1,425.69

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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

A. Conformance with adopted plans and planning policies;

The Blue Ridge Area Plan recommends Low Density land use for this location. This proposed rezoning is consistent with the future land use recommendation. (OA)

B. Zoning and use of nearby property;

Nearby properties are zoned R-7.5, but primarily on smaller size parcels. The larger parcel to the south is zoned R-80. Larger tract on the west side of Stark Avenue is zoned M1-5. (OA)

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

This is a mix of existing single-family homes zoned R-7.5 on small, medium and large tracts of land. (OA)

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

There are existing public infrastructure serving the site. The rezoning to MPD will not require additional need for public infrastructure. (OA)

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

The current zoning designation of R-7.5 which limits animal service uses like stables for the horses. Agriculture (Animal) is specifically governed by Chapter 14 of the Code of Ordinance. (OA)

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

The property has not been vacant. (OA)

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

The rezoning is not expected to detrimentally affect nearby properties. (OA)

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. (OA)

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 development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the Blue Ridge Area Plan. (OA)

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

Detached houses, office and tree service operation will be permitted in the MPD zoning district. (OA)

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 proposed plan meets the requirements for vehicular access and circulation. (OA)

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 is compliant. (OA)

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

There are adequate utilities proposed for the site. Existing water main connections are available. (OA)

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 Development Plan is proposing new building on E. 27th Street is compatible with the surrounding land uses. (OA)

- 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 development plan includes a preliminary landscape plan which shows a berm to screen the operations along E. 27th Street. (OA)

- 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 proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. (OA)

- 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 site is extensively vegetated, and the preservation of the trees and natural area are stated as part of the MPD Plan. Staff have requested a tree preservation plan. The existing trees within the regulated stream area will be shown on the preliminary stream buffer plan and will be preserved. (OA)

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

Approval with Conditions

Respectfully Submitted,



Olofu Agbajji
Planner



Plan Conditions

Report Date: August 15, 2024

Case Number: CD-CPC-2024-00087

Project: Quintanilla Farm MPD

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@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. 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.
3. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit for the future phases.
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.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That the plan be revised to address the following corrections prior to ordinance request:
 - a) Provide all information required for Development Plan and Preliminary plat as outlined on the Director's Minimum Submittal checklist. Also make sure to include the Development Data Table to provide all the information required by #28 (a-m).
 - b) Clearly outline allowed uses and prohibited uses on the face of the plan.
 - c) Provide additional buffer treatment between the existing single family house directly north of this parcel. Revised plan to show the 200 feet limit required by Chapter 14-12-A of the Municipal Code.
 - d) Provide a preliminary plat sheet that shows the proposed lots. Lot 1 should be the consolidation of 2804 and 2808 Blue Ridge Blvd. This can be done administratively. Lot 2 to be the remainder of the farm.

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

8. 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)
9. 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
10. The 30,000 building on the north of the property will likely require a sprinkler system

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

11. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
 - A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - 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 gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
 - Shall provide fire lane signage on fire access drives.
 - 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 Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer shall submit verification of vertical and horizontal sight distance to the Land Development Division for the drive connection to E. 27th Street public right-of-way 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.
13. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. 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.

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

15. The developer shall employ a Missouri PE to complete a comparative analysis of the proposed fire and domestic water demands to the capacity of the adjacent water mains to supply these demands. If necessary the developer shall design and install upsized public water distribution mains to accommodate the new demands prior to building permit issuance.

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

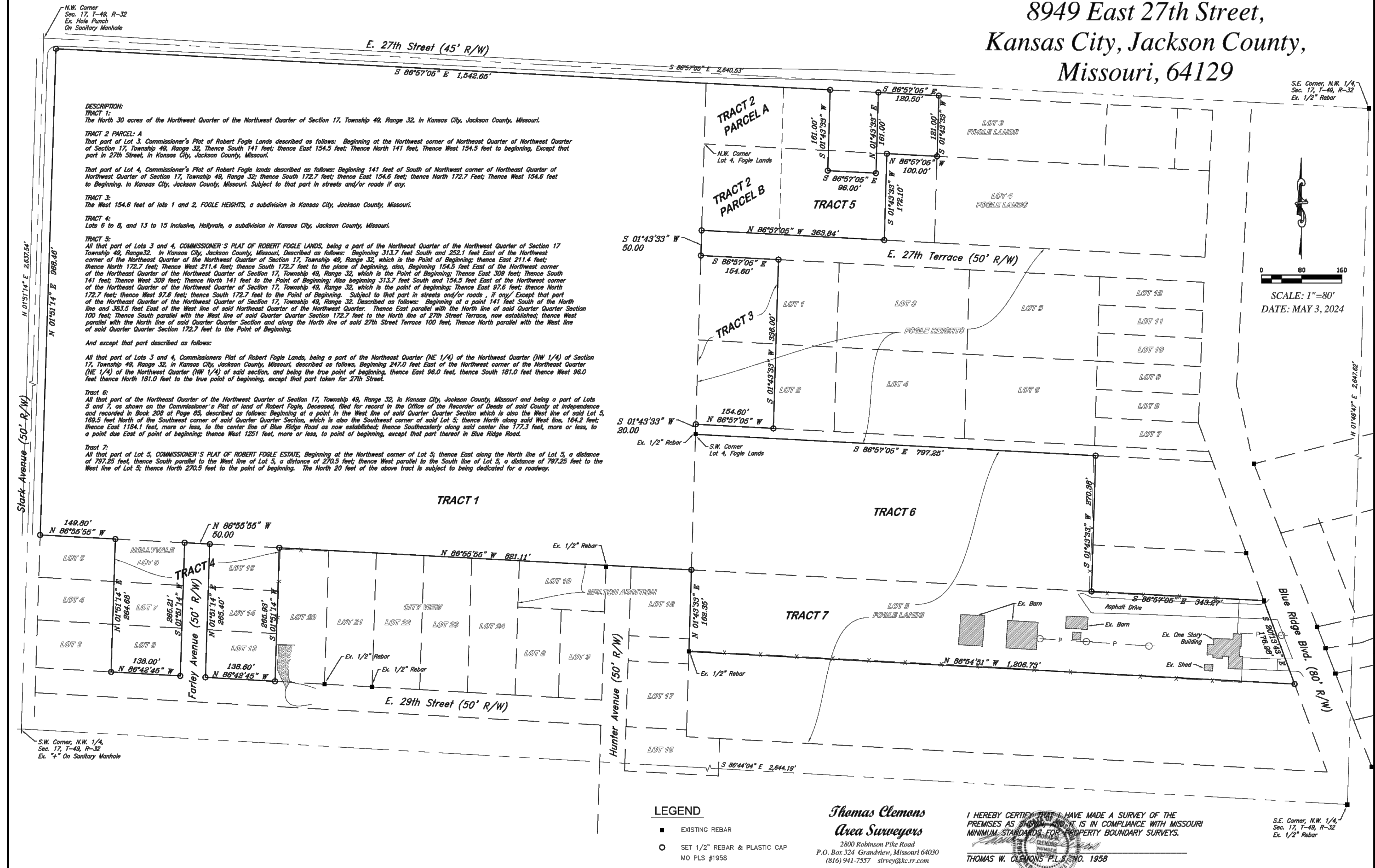
16. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
18. 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.
19. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
20. 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 storm water detention area tracts, prior to recording the plat or issuance of a building permit whichever occurs first.
21. 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.
22. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

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

23. 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.
24. The developer shall demonstrate that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to issuance of permit for private sewage disposal system.

CERTIFICATE OF SURVEY

8949 East 27th Street, Kansas City, Jackson County, Missouri, 64129



DESCRIPTION:
TRACT 1:
 The North 30 acres of the Northwest Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri.

TRACT 2 PARCEL A
 That part of Lot 3, Commissioner's Plat of Robert Fogle Lands described as follows: Beginning at the Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32, thence South 141 feet; thence East 154.5 feet; thence North 141 feet; thence West 154.5 feet to beginning, Except that part in 27th Street, in Kansas City, Jackson County, Missouri.

TRACT 2 PARCEL B
 That part of Lot 4, Commissioner's Plat of Robert Fogle lands described as follows: Beginning 141 feet of South of Northwest corner of Northeast Quarter of Northwest Quarter of Section 17, Township 49, Range 32; thence South 172.7 feet; thence East 154.6 feet; thence North 172.7 feet; thence West 154.6 feet to beginning. In Kansas City, Jackson County, Missouri. Subject to that part in streets and/or roads if any.

TRACT 3:
 The West 154.6 feet of lots 1 and 2, FOGLE HEIGHTS, a subdivision in Kansas City, Jackson County, Missouri.

TRACT 4:
 Lots 6 to 8, and 13 to 15 Inclusive, Hollyvale, a subdivision in Kansas City, Jackson County, Missouri.

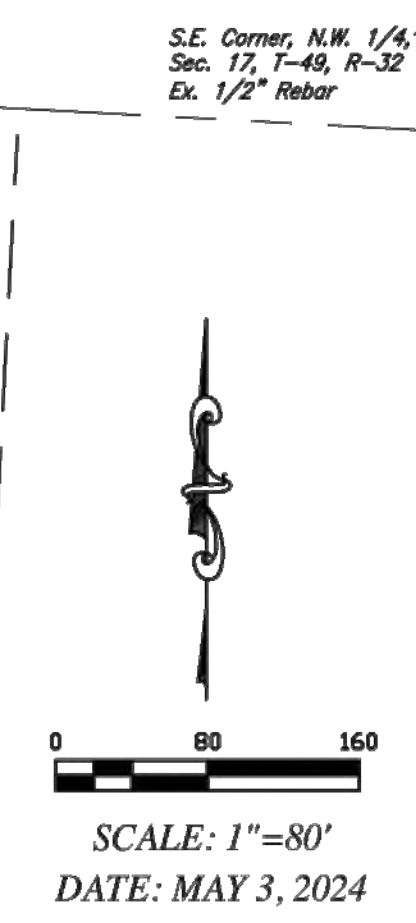
TRACT 5:
 All that part of Lots 3 and 4, COMMISSIONER'S PLAT OF ROBERT FOGLE LANDS, being a part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning 313.7 feet South and 252.1 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 211.4 feet; thence North 172.7 feet; thence South 172.7 feet to the place of beginning, also, Beginning 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the Point of Beginning; thence East 309 feet; thence South 141 feet; thence West 309 feet; thence North 141 feet to the Point of Beginning; Also beginning 313.7 feet South and 154.5 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, which is the point of beginning; thence East 97.6 feet; thence North 172.7 feet; thence West 97.6 feet; thence South 172.7 feet to the Point of Beginning. Subject to that part in streets and/or roads, if any; Except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, described as follows: Beginning at a point 141 feet South of the North line and 363.5 feet East of the West line of said Northeast Quarter of the Northwest Quarter. Thence East parallel with the North line of said Quarter Quarter Section 100 feet; thence South parallel with the West line of said Quarter Quarter Section 172.7 feet to the North line of said 27th Street Terrace, now established; thence West parallel with the North line of said Quarter Quarter Section and along the North line of said 27th Street Terrace 100 feet, thence North parallel with the West line of said Quarter Quarter Section 172.7 feet to the Point of Beginning.

And except that part described as follows:

All that part of Lots 3 and 4, Commissioners Plat of Robert Fogle Lands, being a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri, described as follows: Beginning 247.0 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said section, and being the true point of beginning, thence East 96.0 feet, thence South 181.0 feet thence West 96.0 feet thence North 181.0 feet to the true point of beginning, except that part taken for 27th Street.

TRACT 6:
 All that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 49, Range 32, in Kansas City, Jackson County, Missouri and being a part of Lots 5 and 7, as shown on the Commissioner's Plat of land of Robert Fogle, Deceased, filed for record in the Office of the Recorder of Deeds of said County at Independence and recorded in Book 208 at Page 65, described as follows: Beginning at a point in the West line of said Quarter Quarter Section which is also the West line of said Lot 5, 166.5 feet North of the Southwest corner of said Quarter Quarter Section, which is also the Southwest corner of said Lot 5; thence North along said West line, 164.2 feet; thence East 1184.1 feet, more or less, to the center line of Blue Ridge Road as now established; thence Southeast along said center line 177.3 feet, more or less, to a point due East of point of beginning; thence West 1251 feet, more or less, to point of beginning, except that part thereof in Blue Ridge Road.

TRACT 7:
 All that part of Lot 5, COMMISSIONER'S PLAT OF ROBERT FOGLE ESTATE, Beginning at the Northwest corner of Lot 5; thence East along the North line of Lot 5, a distance of 797.25 feet, thence South parallel to the West line of Lot 5, a distance of 270.5 feet; thence West parallel to the South line of Lot 5, a distance of 797.25 feet to the West line of Lot 5; thence North 270.5 feet to the point of beginning. The North 30 feet of the above tract is subject to being dedicated for a roadway.



- LEGEND**
- EXISTING REBAR
 - SET 1/2" REBAR & PLASTIC CAP
 - MO PLS #1958

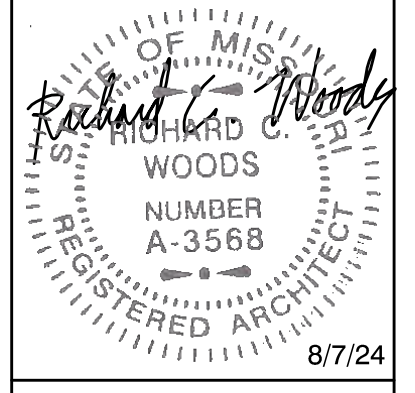
Thomas Clemons
Area Surveyors
 2800 Robinson Pike Road
 P.O. Box 324 Grandview, Missouri 64030
 (816) 941-7537 sirvey@kc.rr.com

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES AS SHOWN AND IT IS IN COMPLIANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THOMAS W. CLEMONS P.L.S. NO. 1958

S.E. Corner, N.W. 1/4,
 Sec. 17, T-49, R-32
 Ex. 1/2" Rebar

A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 2808 BLUE RIDGE BLVD.
 KC MO

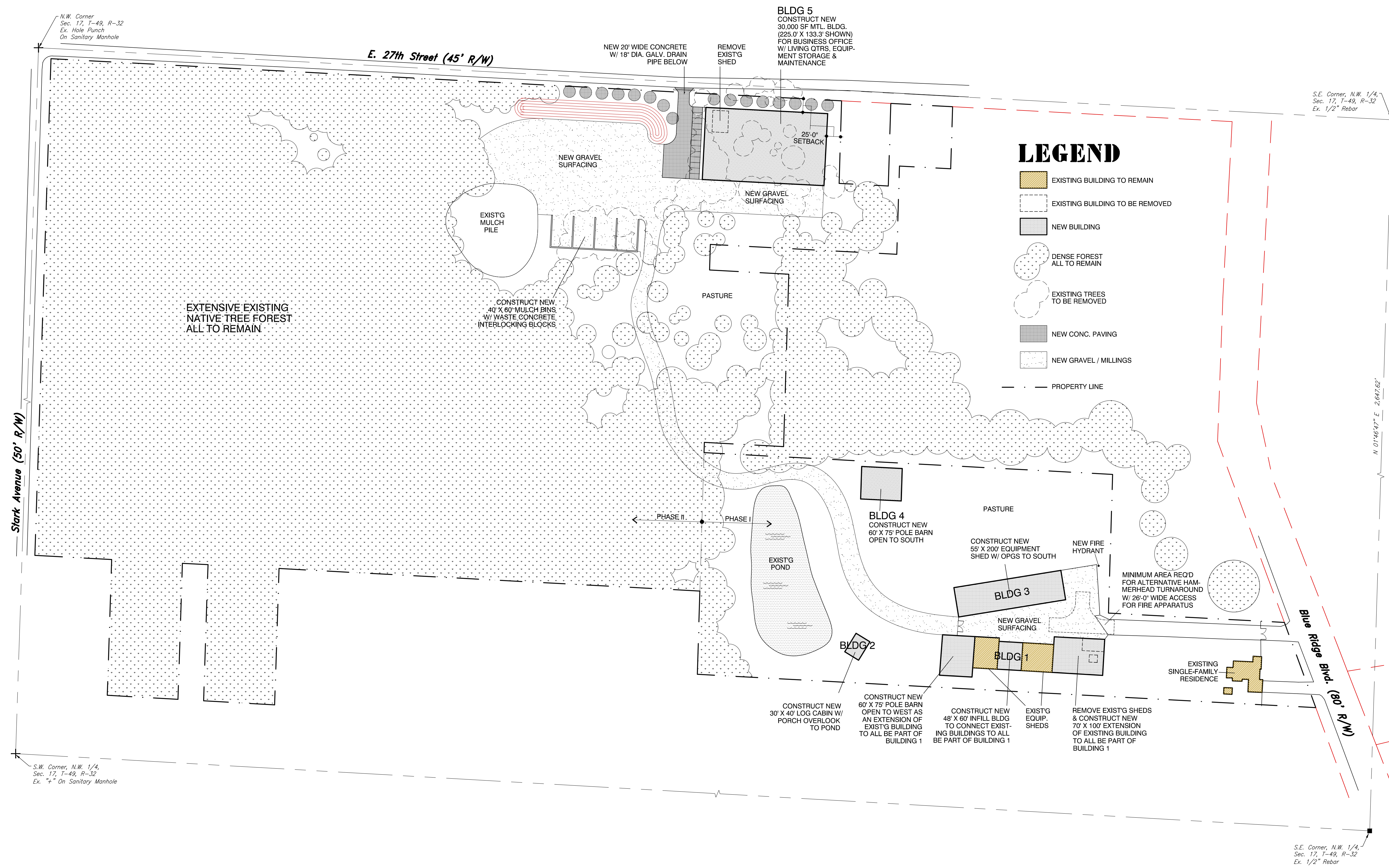


wagon ARCHITECTS
 4051 BROADWAY
 KANSAS CITY, MISSOURI 64111
 (816) 891-2820

DATE: 6/17/24
 REVISED: 8/7/24

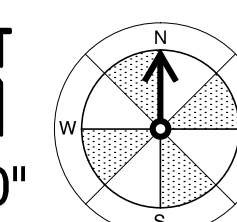
SURVEY

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GENERAL LAYOUT & SITE PLAN

1" = 80'-0"

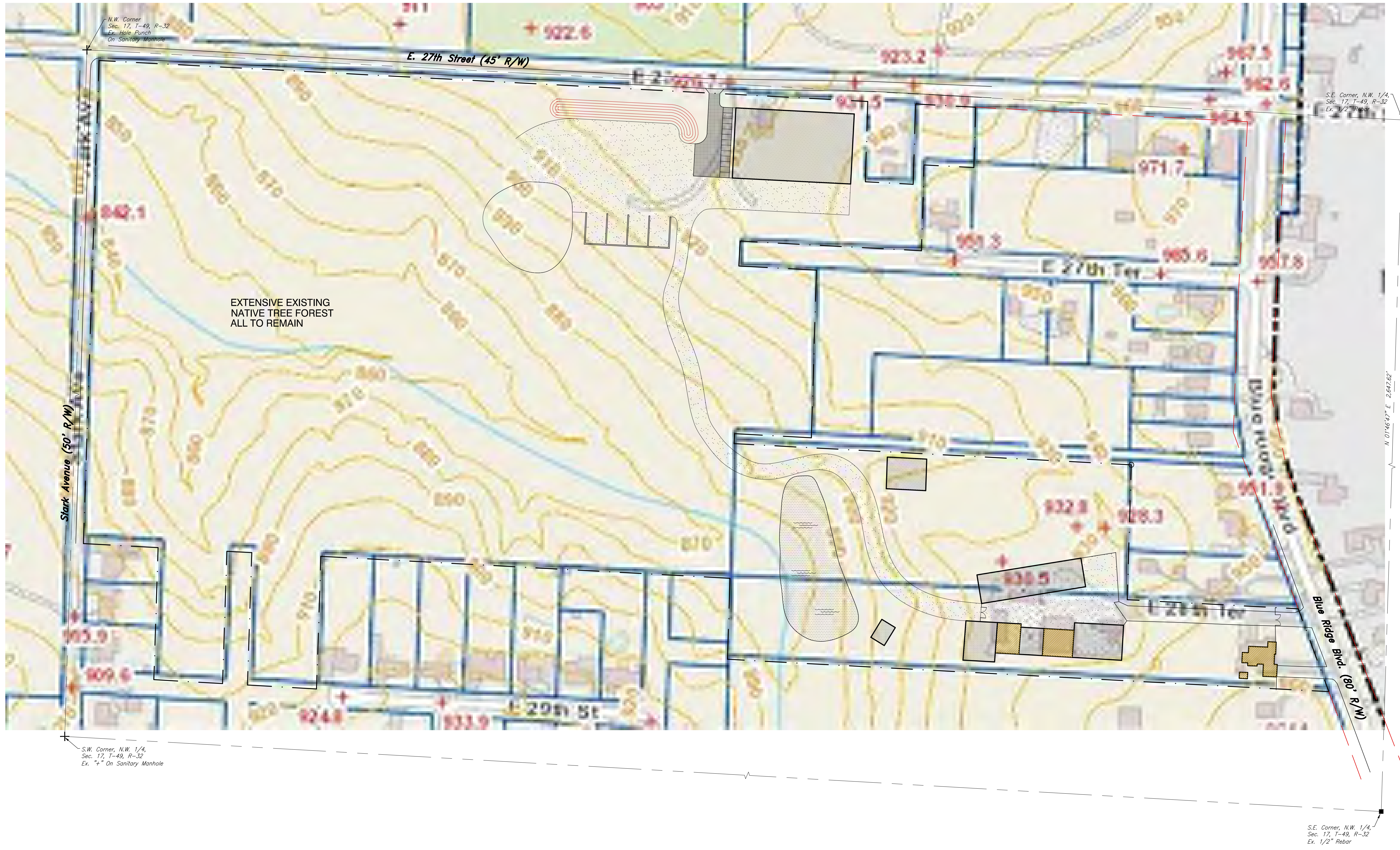


A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 2808 BLUE RIDGE BLVD. KCMO



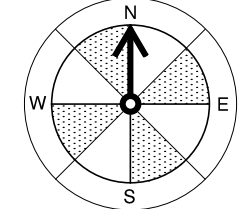
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ARCHITECTS
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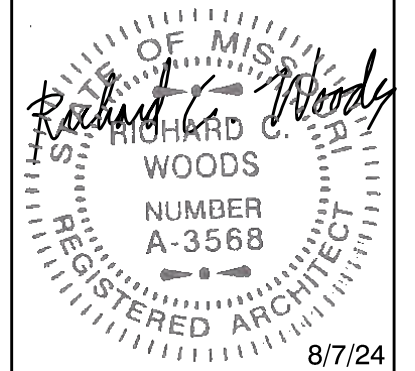


EXISTING GRADING

1" = 80'-0"

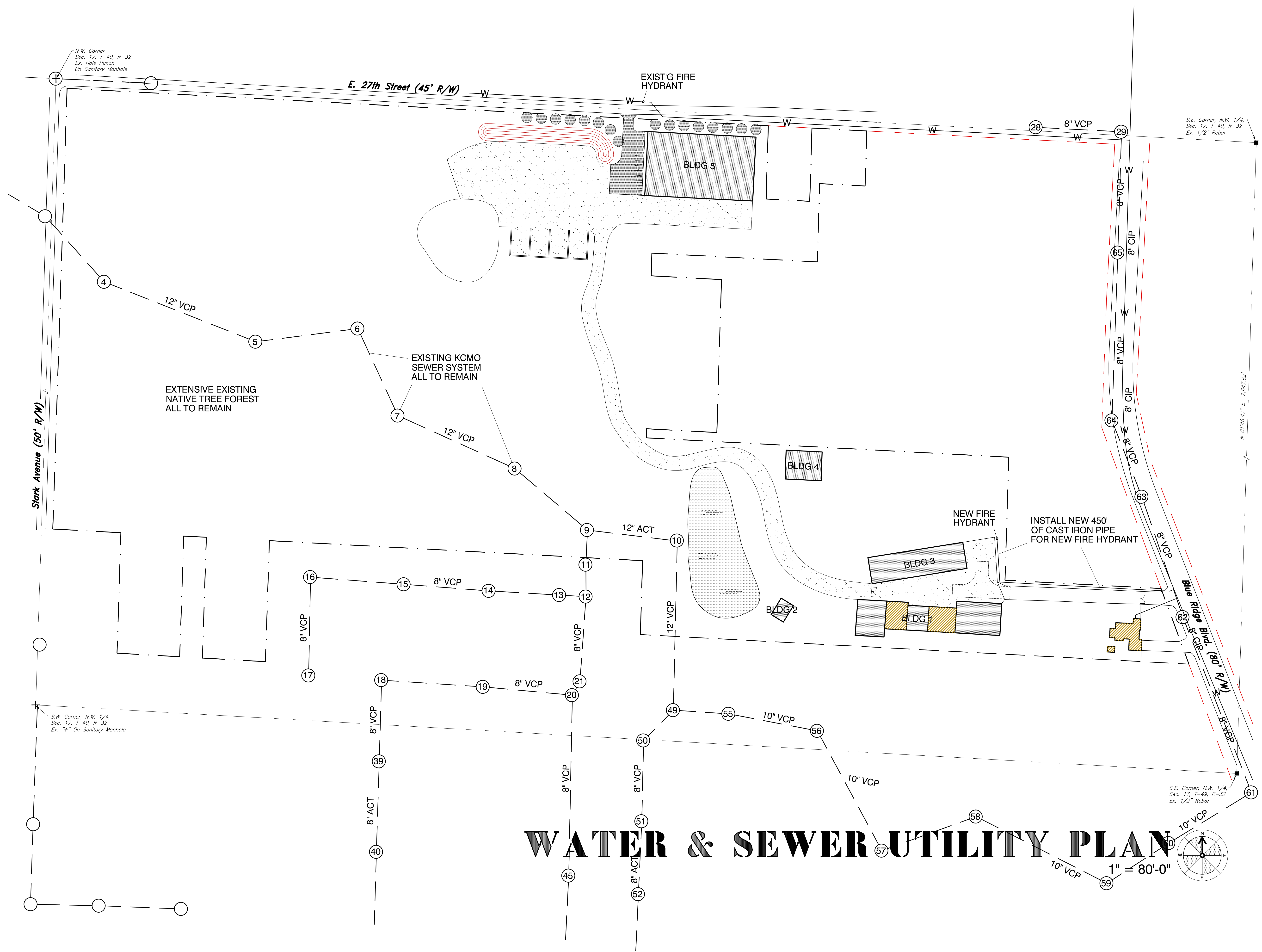


A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 2808 BLUE RIDGE BLVD. KCMO



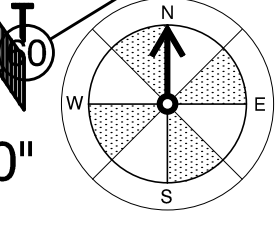
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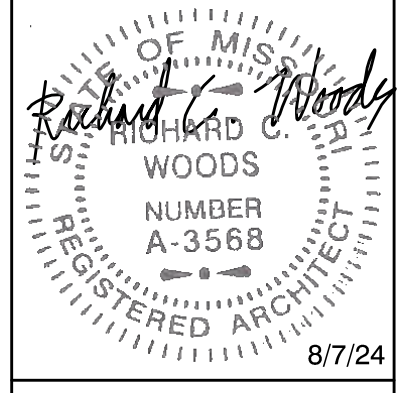


WATER & SEWER UTILITY PLAN

1" = 80'-0"

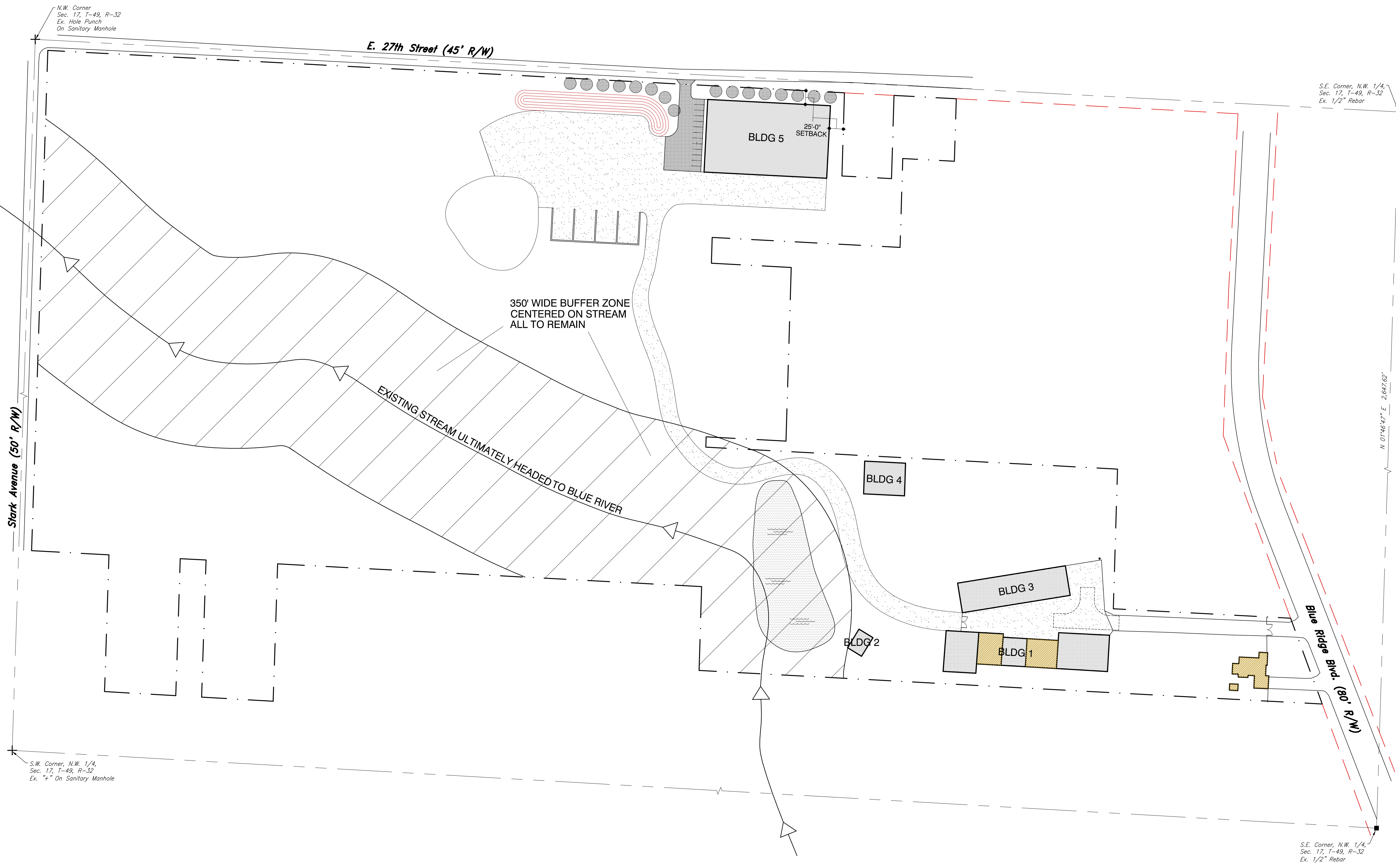


A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 KCMO
 2808 BLUE RIDGE BLVD.



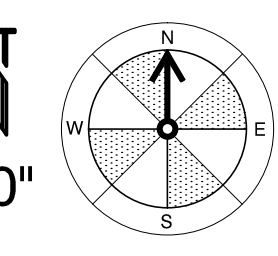
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DATE: 6/17/24
 REVISED: 8/7/24

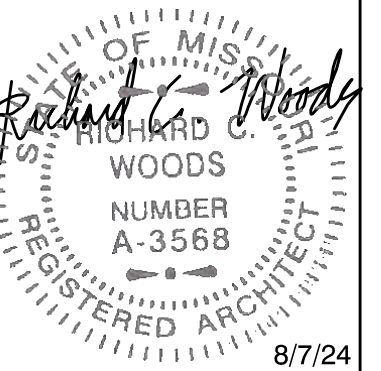


STREAM BUFFER ZONE PLAN

1" = 80'-0"

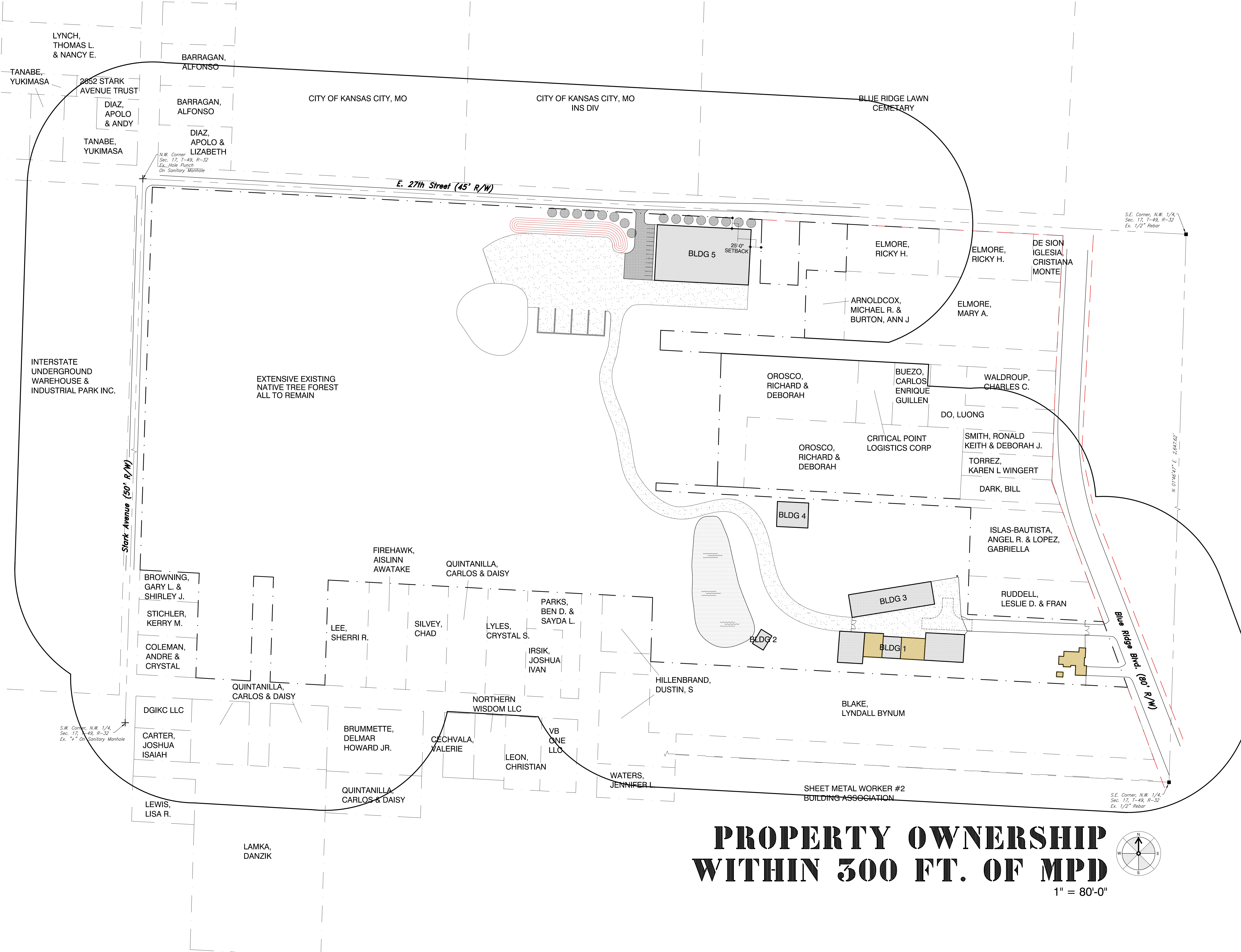


A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 2808 BLUE RIDGE BLVD.
 KCMO

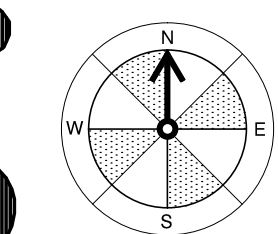


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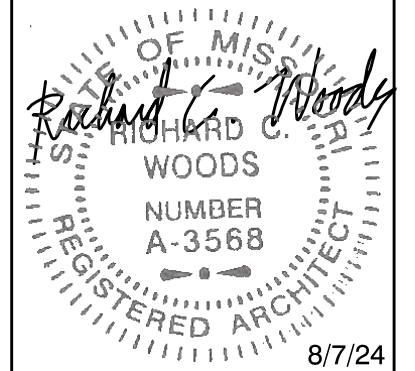


PROPERTY OWNERSHIP WITHIN 300 FT. OF MPD



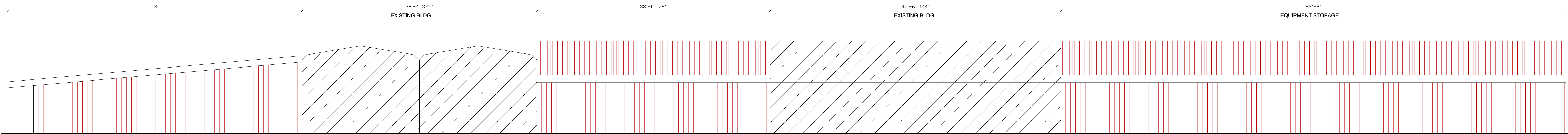
1" = 80'-0"

A MASTER PLAN DEVELOPMENT FOR
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 KCMO
 2808 BLUE RIDGE BLVD.

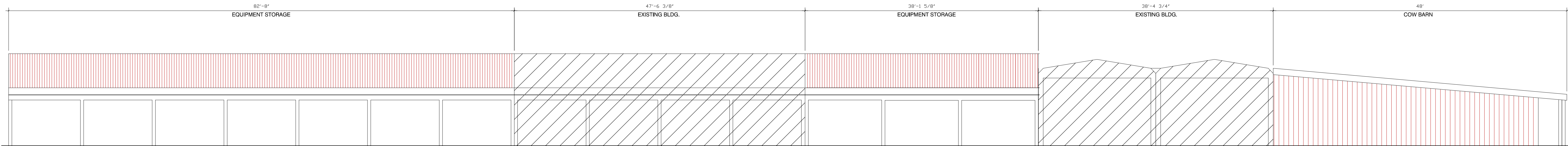


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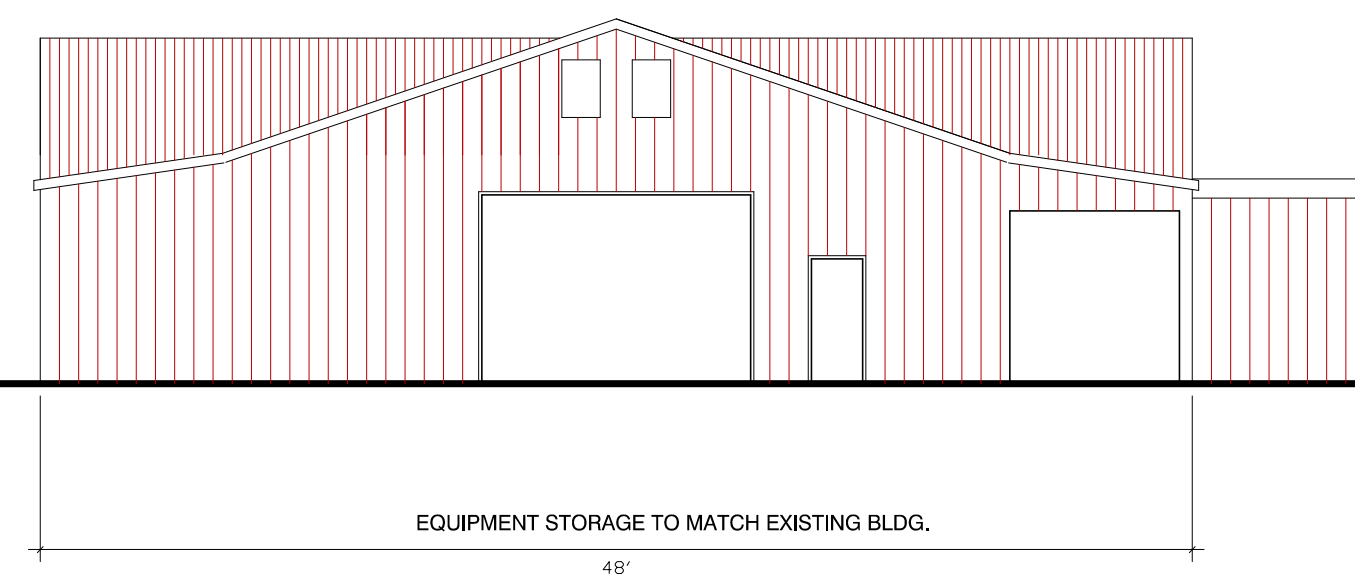
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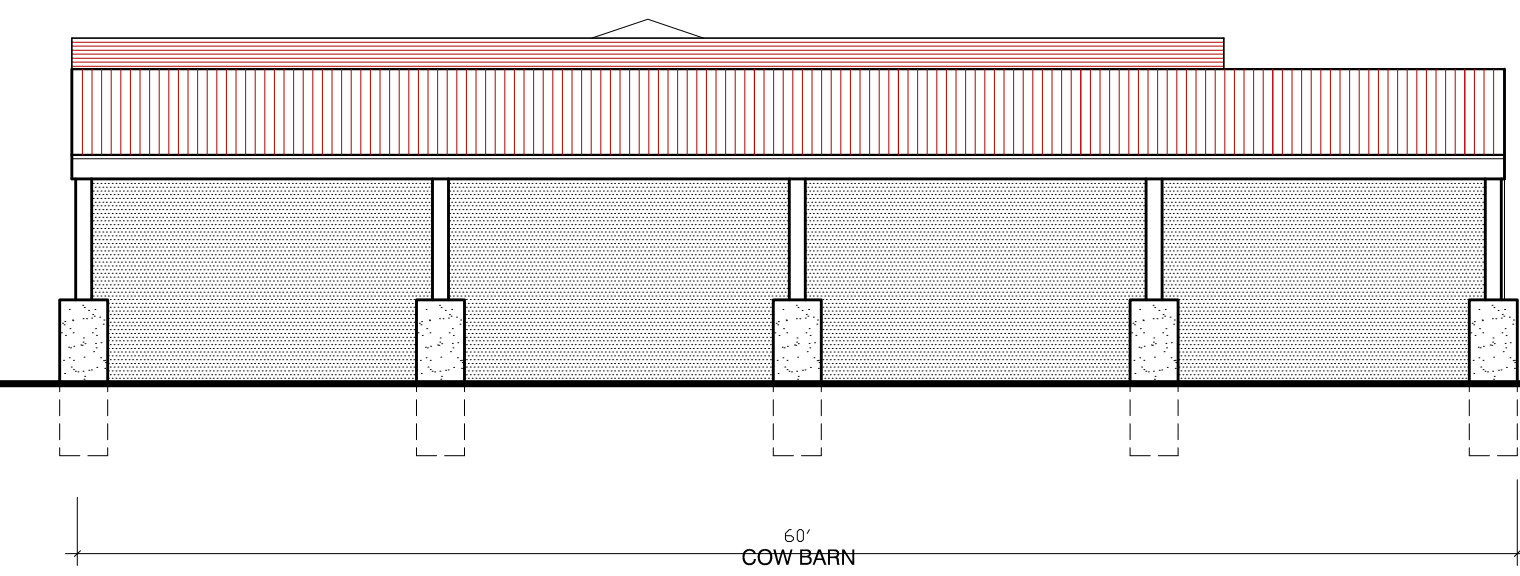
BLDG 2 - FRONT ELEVATION
1" = 20'-0"



BLDG 2 - FRONT ELEVATION
1/16" = 1'-0"

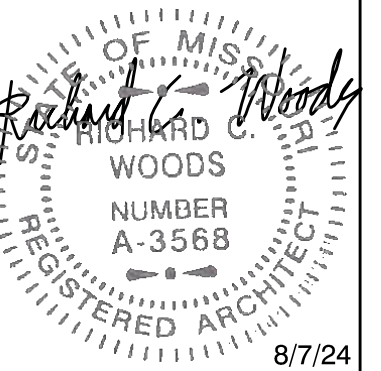


BLDG 1 - EAST ELEVATION
1" = 20'-0"



BLDG 2 - FRONT ELEVATION
1" = 20'-0"

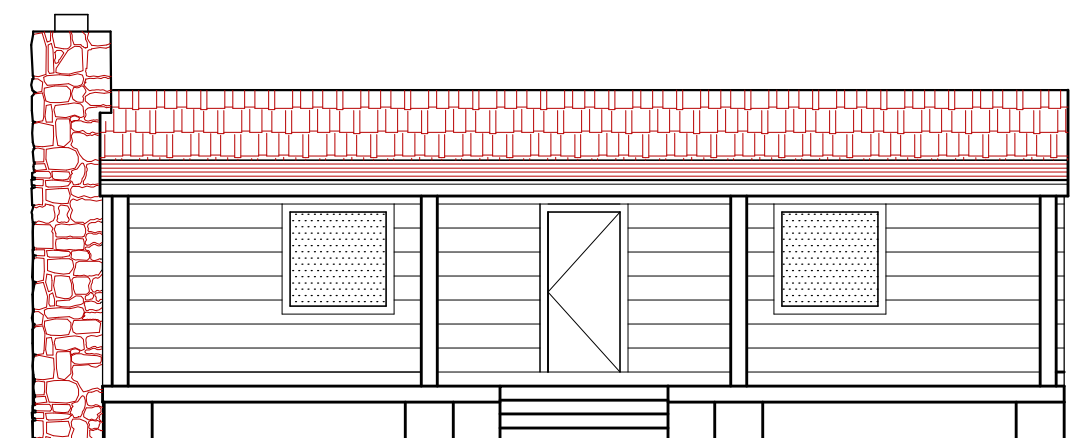
A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
 KCMO
 2808 BLUE RIDGE BLVD.



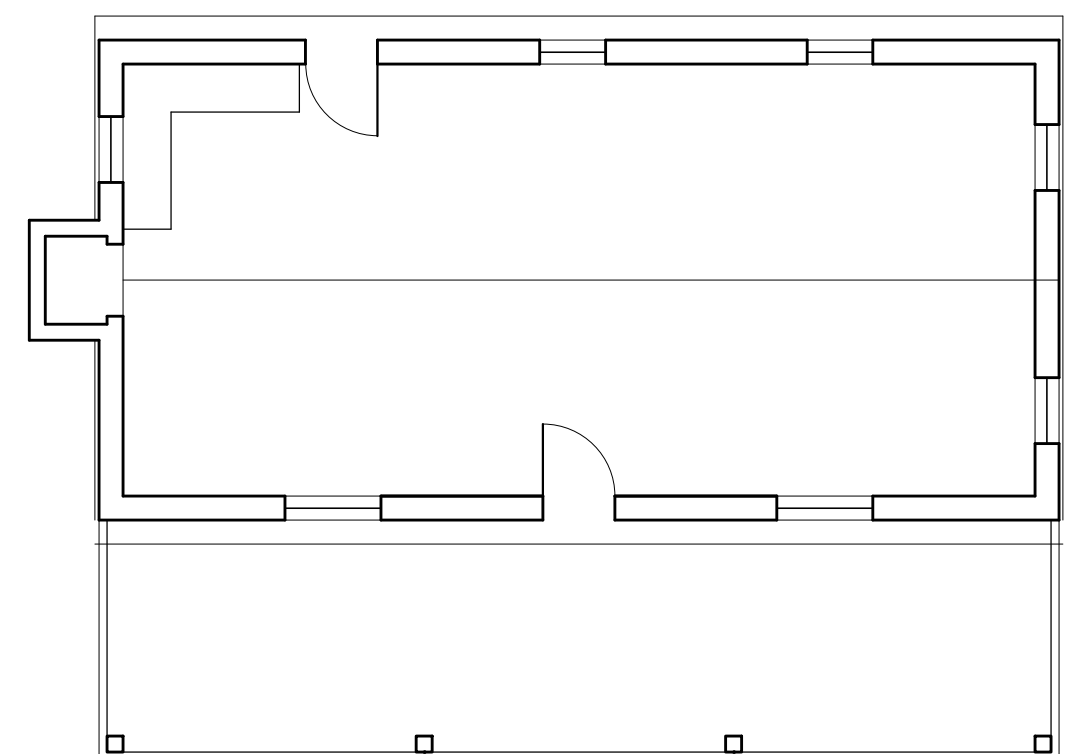
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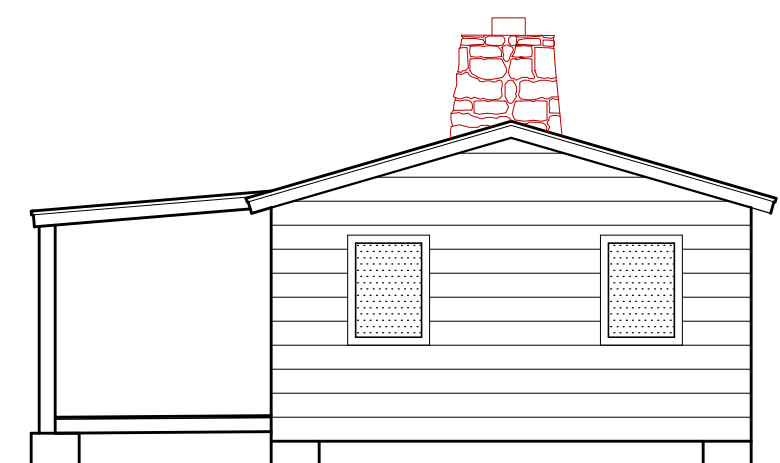




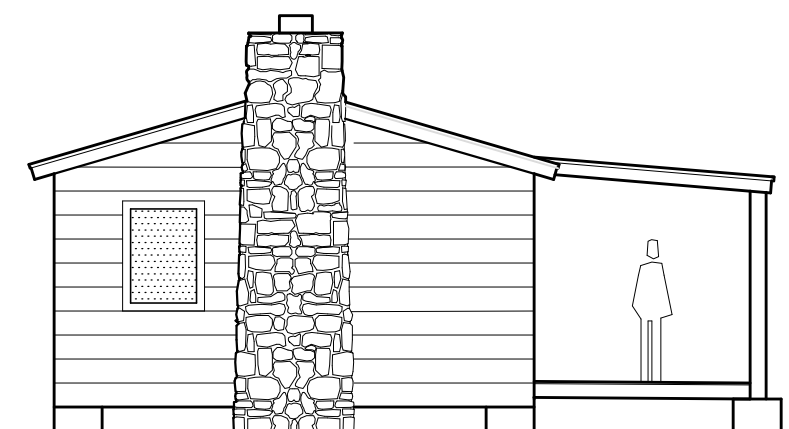
BLDG 2 - FRONT ELEVATION
1/16" = 1'-0"



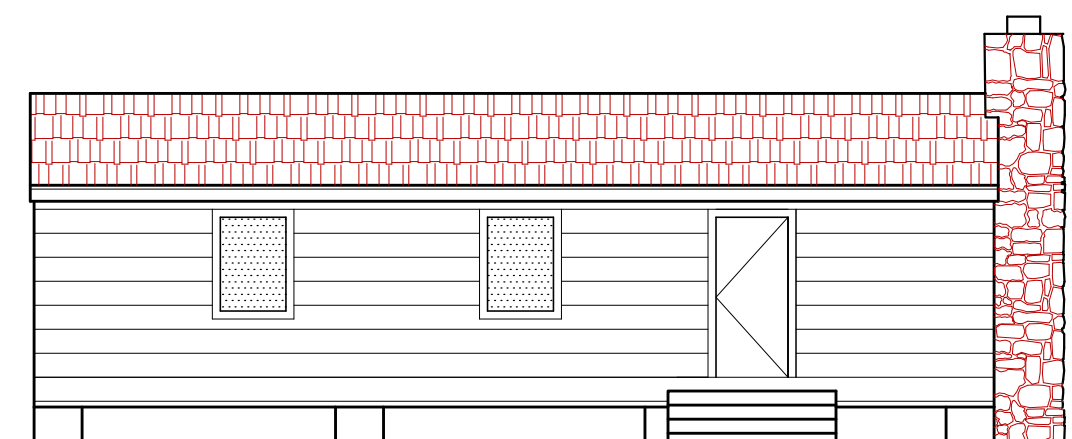
BLDG 2 - CABIN PLAN
1/16" = 1'-0"



BLDG 2 - RIGHT SIDE ELEVATION
1/16" = 1'-0"

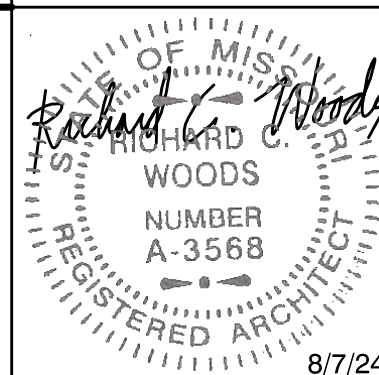


BLDG 2 - LEFT SIDE ELEVATION
1/16" = 1'-0"



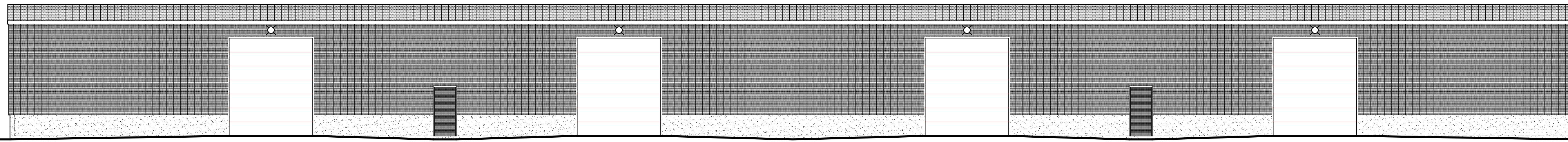
BLDG 2 - REAR ELEVATION
1/16" = 1'-0"

A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
KCMO
2808 BLUE RIDGE BLVD.

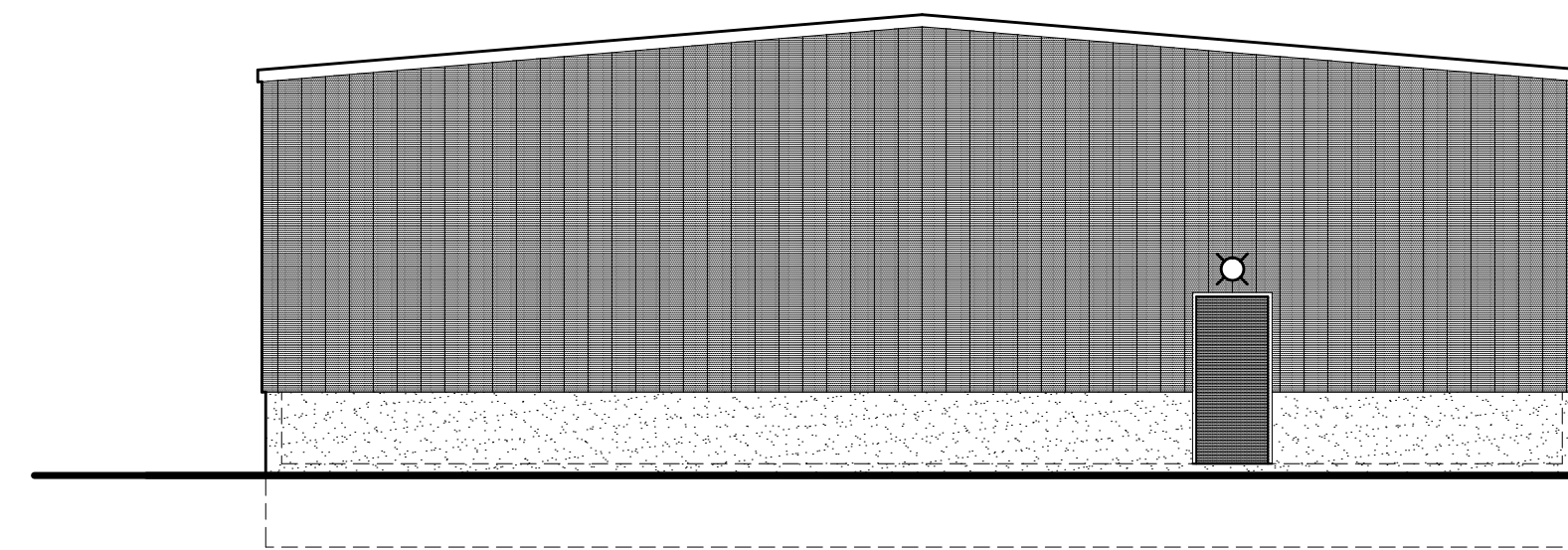


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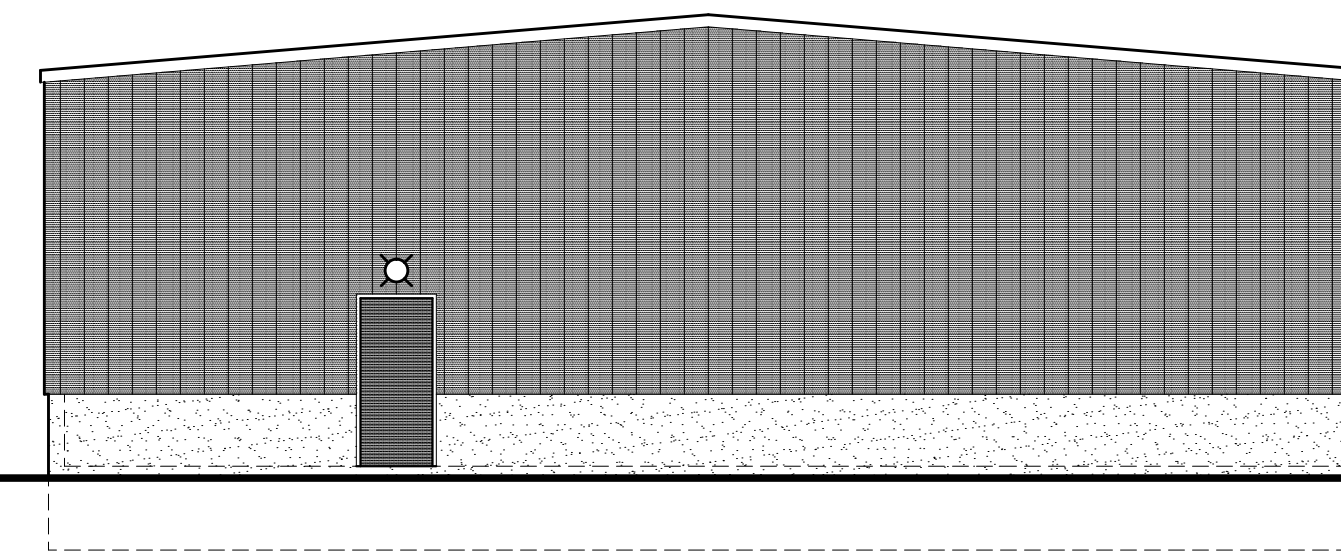
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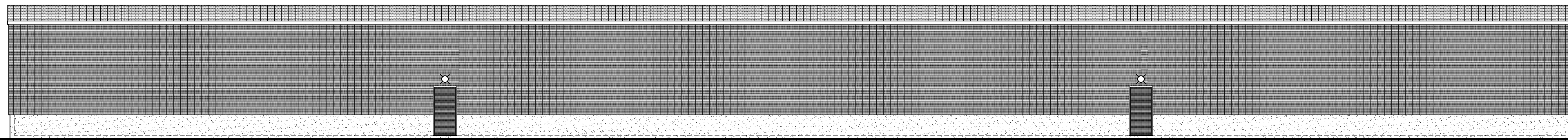
BLDG 3 - SOUTH ELEVATION
1/16" = 1'-0"



BLDG 3 - WEST ELEVATION
1/16" = 1'-0"

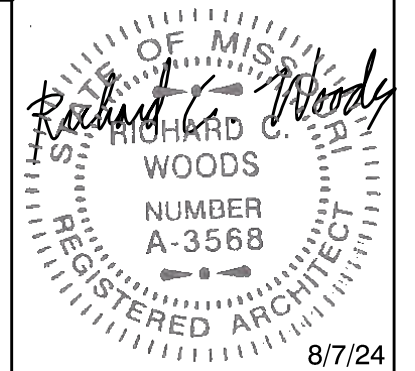


BLDG 3 - EAST ELEVATION
1/16" = 1'-0"



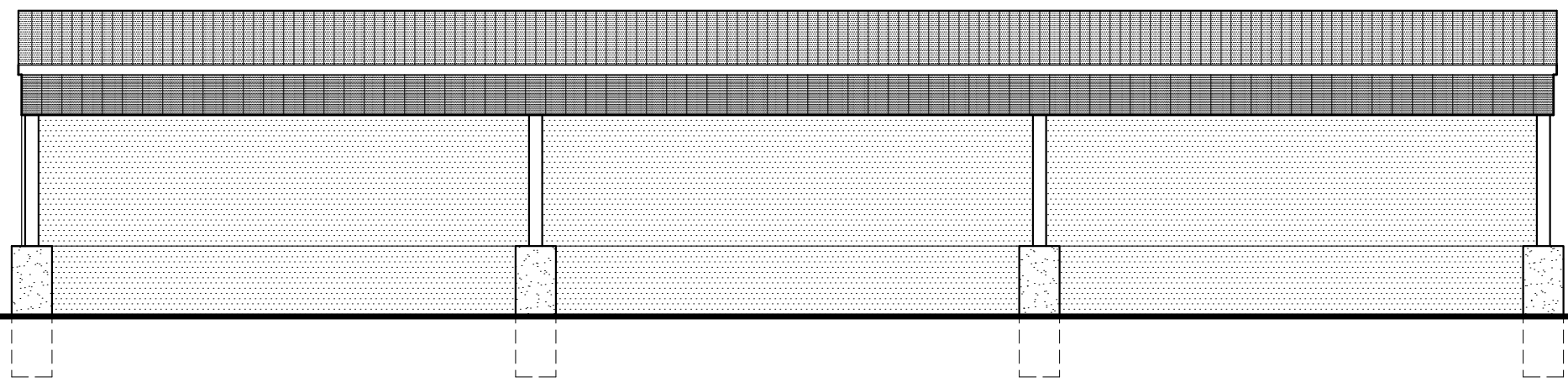
BLDG 3 - NORTH ELEVATION
1/16" = 1'-0"

A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
KCMO
2808 BLUE RIDGE BLVD.

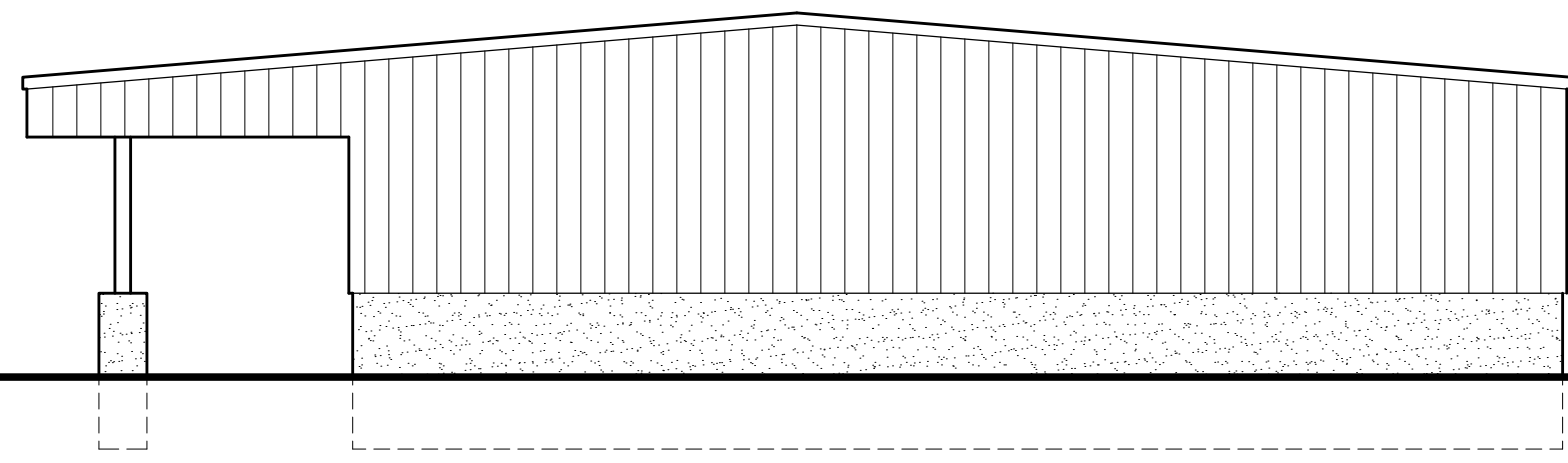


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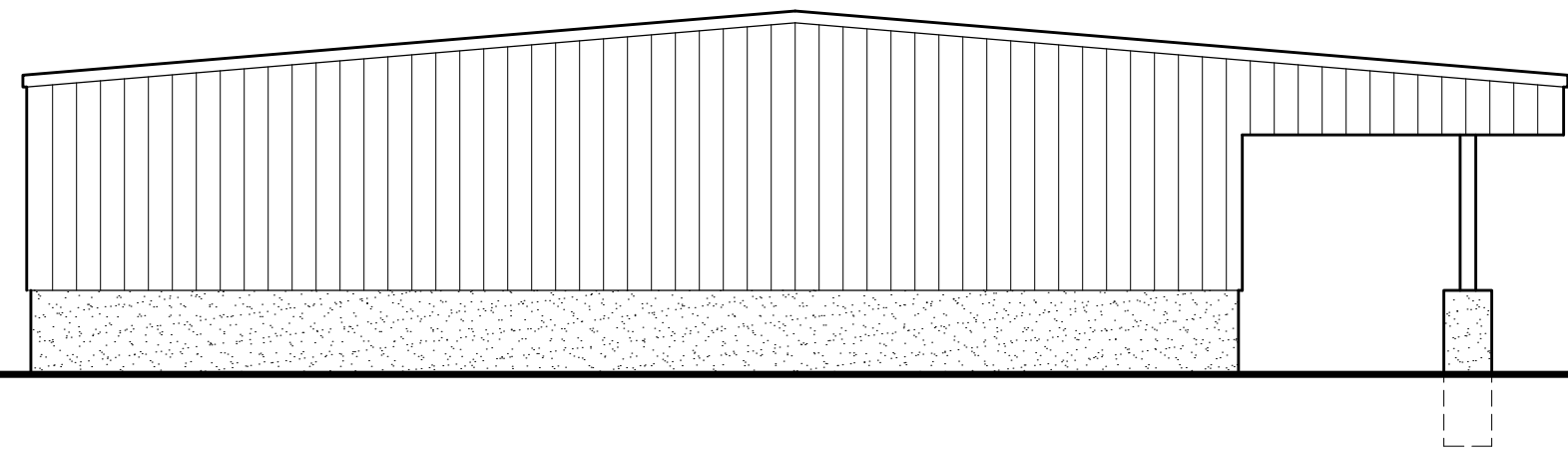
DATE: 6/17/24
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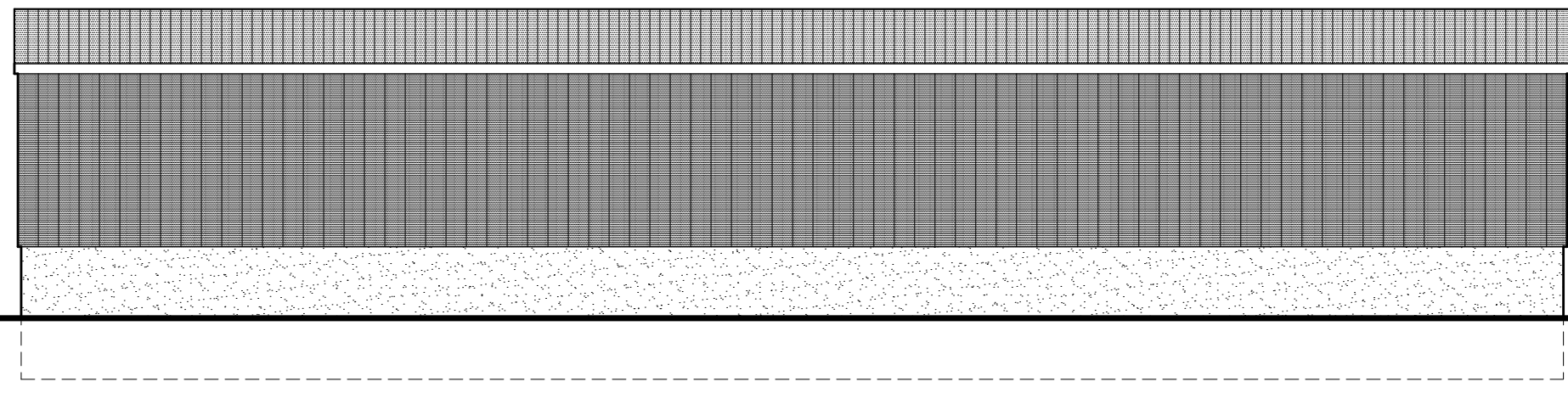
BLDG 4 - SOUTH ELEVATION
1/16" = 1'-0"



BLDG 4 - EAST ELEVATION
1/16" = 1'-0"

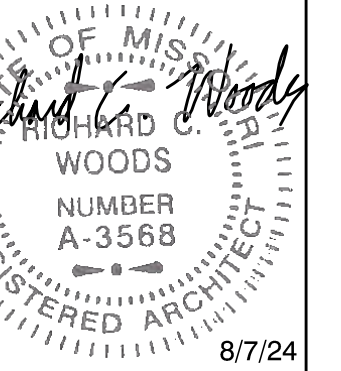


BLDG 4 - WEST ELEVATION
1/16" = 1'-0"



BLDG 4 - NORTH ELEVATION
1/16" = 1'-0"

A MASTER PLAN DEVELOPMENT FOR
QUINTANILLA FARM
KCMO
2808 BLUE RIDGE BLVD.



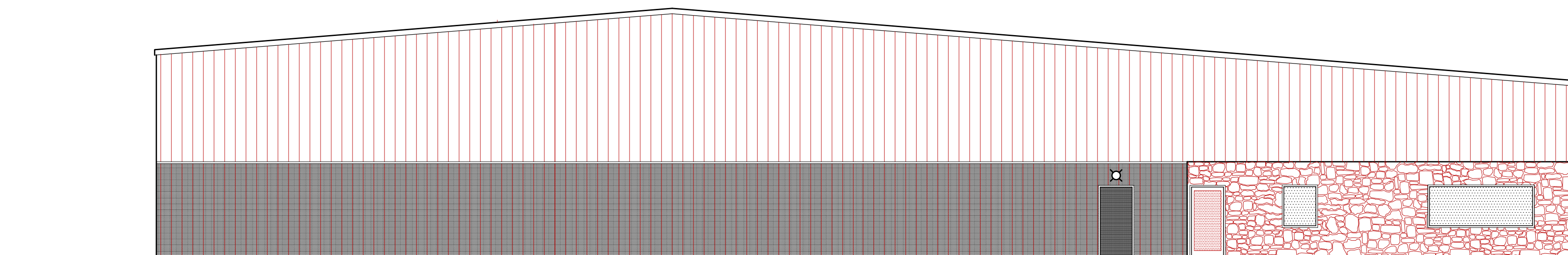
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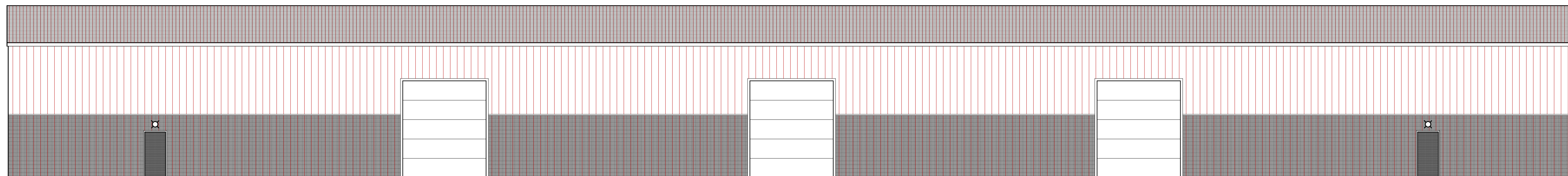
BLDG 5 - WEST ELEVATION

1/16" = 1'-0"



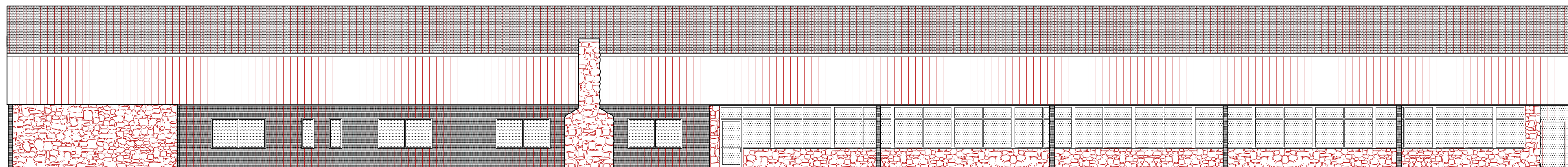
BLDG 5 - EAST ELEVATION

1/16" = 1'-0"



BLDG 5 - SOUTH ELEVATION

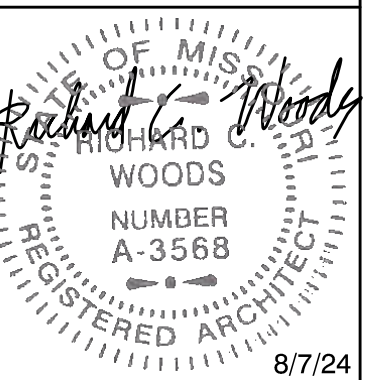
1/16" = 1'-0"



BLDG 5 - NORTH ELEVATION

1/16" = 1'-0"

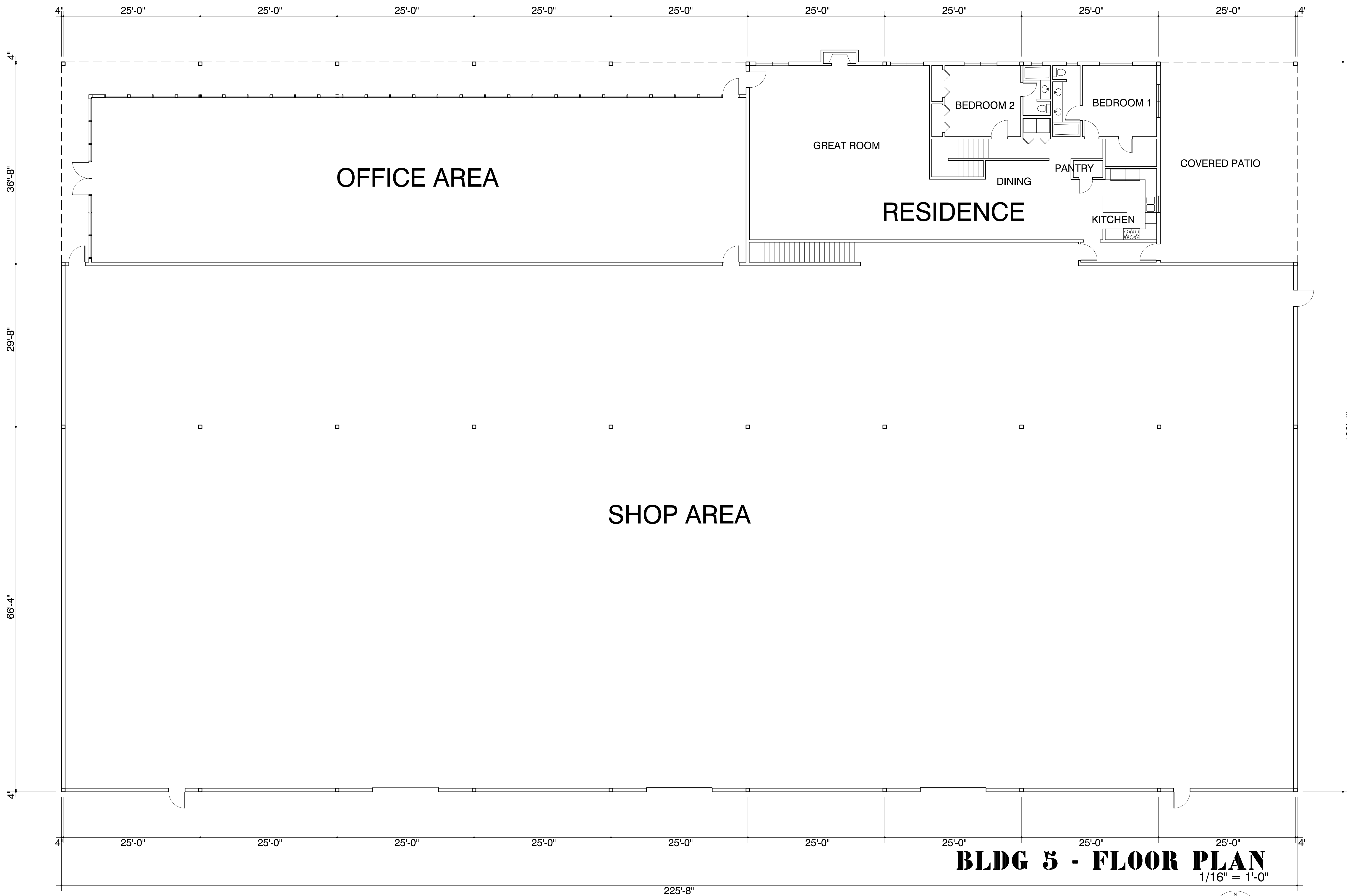
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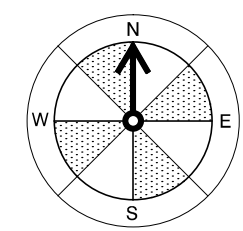
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BLDG 5 - FLOOR PLAN
1/16" = 1'-0"



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CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00087

Meeting Date: July 30, 2024

Meeting Location: Sheet Metal Workers BLDG 2902 Blue Ridge Blvd. KC., MO 64129

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

Additional Comments (optional):

Meeting Handouts included copy of MPD Plan, Copy of MPD Statement Of Intent, Copy of 2023 Agreement with Mr. & Mrs. Ruddell at 2806 Blue Ridge, Rezoning Support Letter. Discussion regarding stream buffer, building sizes/locations, additional items for Ruddell's support, discussion about required Fire Hydrant and Fire Truck Turnaround. Discussion about possible timelines for building in first phase, and second phase.

Host Tim Gates 913-645-3579

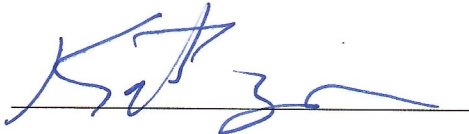
Name	Address	Phone Number	Email Address
To Rudolph	230 E Koi Road	2833 - 2934	
KAREN TO KEE	2724 Blue Ridge	816 804 4873	
Gnan Rudolph	2806 Blue Ridge Blvd	816 833 2934	
Sherril Lee	8804 E 29th St	816 365-0080	
Ricky Elmore	9231 E 27th ^{Blue Ridge} 2704	816-508-4759	
Deborah Smith	2714 Blue Ridge Dr.	816 836 9463	
Ann Rudolph		816-803-876	

CD-CPC-2024-00087 Rezoning Application from R-7.5 to MPD

X I attended the neighborhood meeting at 6pm on Tuesday July 30, 2024, at the Sheet Metal Workers Local #2 building at 2902 Blue Ridge Boulevard, Kansas City, Missouri 64129.

 I was not able to attend the neighborhood meeting but have visited with the applicant(s) and/or their representative Tim Gates about the application.

I wish this letter to be submitted at the public hearing on August 7, 2024, in support of Carlos and Daisy Quintanilla's rezoning application for 2804 & 2808 Blue Ridge Blvd and 8949 E 27th St., Kansas City, Missouri 64129 from R-7.5 to MPD.



Signature

KAREN L. TORREZ

Printed Name

2724 BLUE RIDGE KCMO 64129

Adress

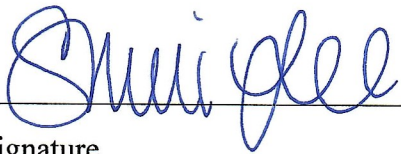
CD-CPC-2024-00087 Rezoning Application from R-7.5 to MPD

X

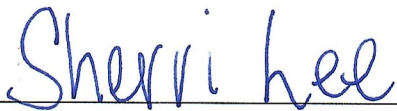
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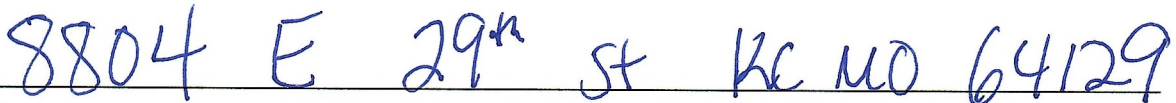
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Signature



Printed Name



Adress

CD-CPC-2024-00087 Rezoning Application from R-7.5 to MPD

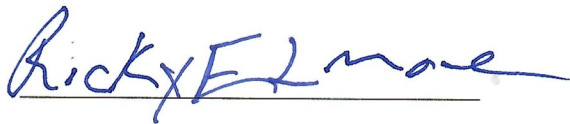
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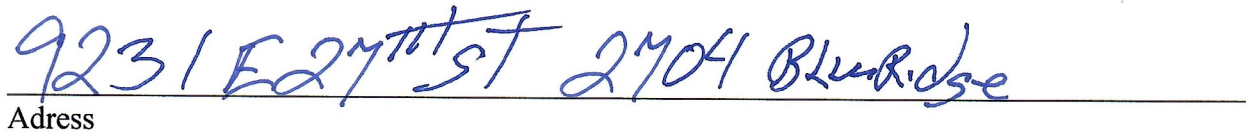
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Signature



Printed Name



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Signature

DEBORAH SMITH

Printed Name

2714 Blue Ridge Blvd. K.C. Mo. 64129

Adress