

# CD-CPC-2024-00165

Embrace Your Shine Cottage Home Development Plan

01/15/2025

City Plan Commission



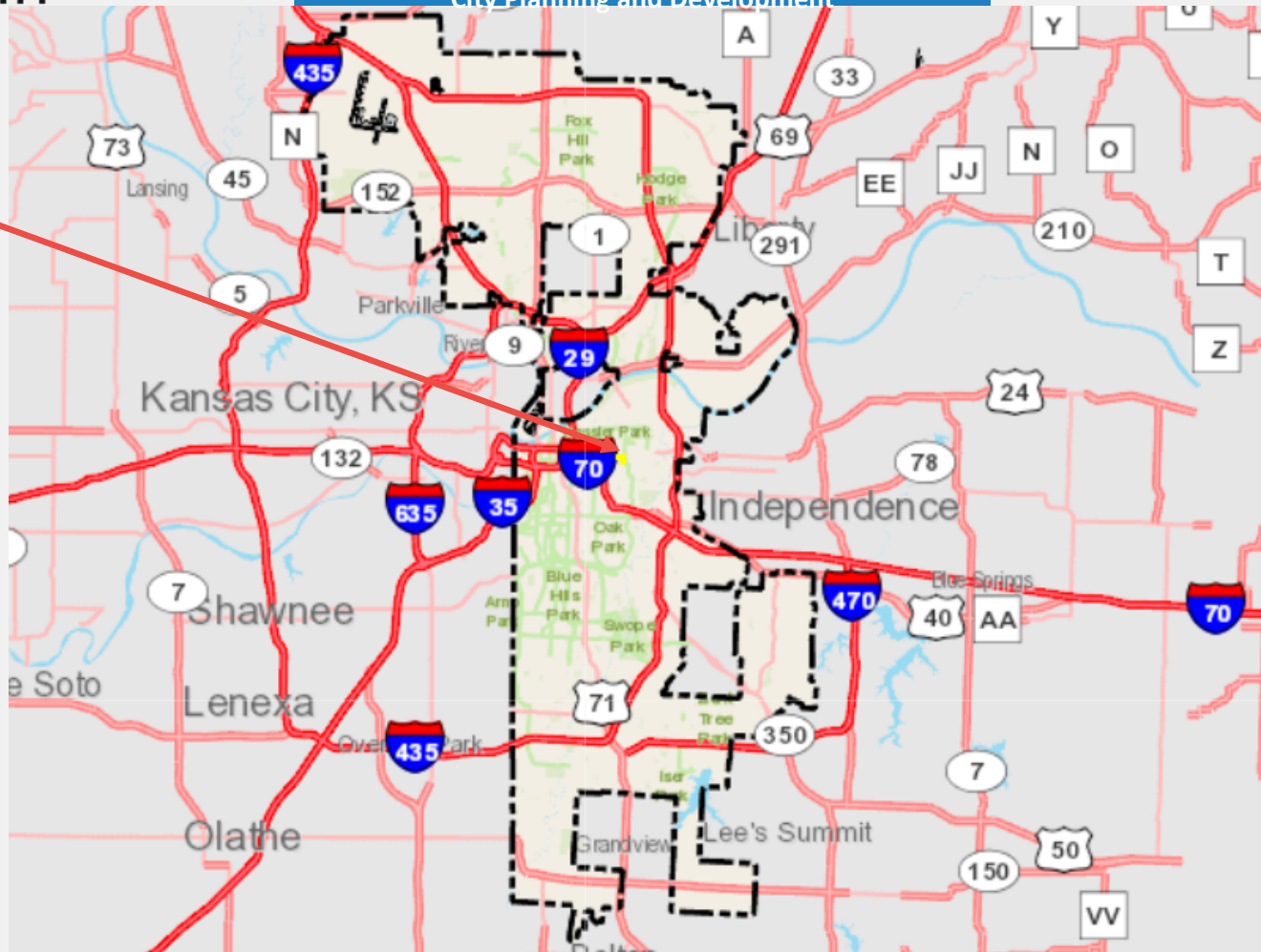


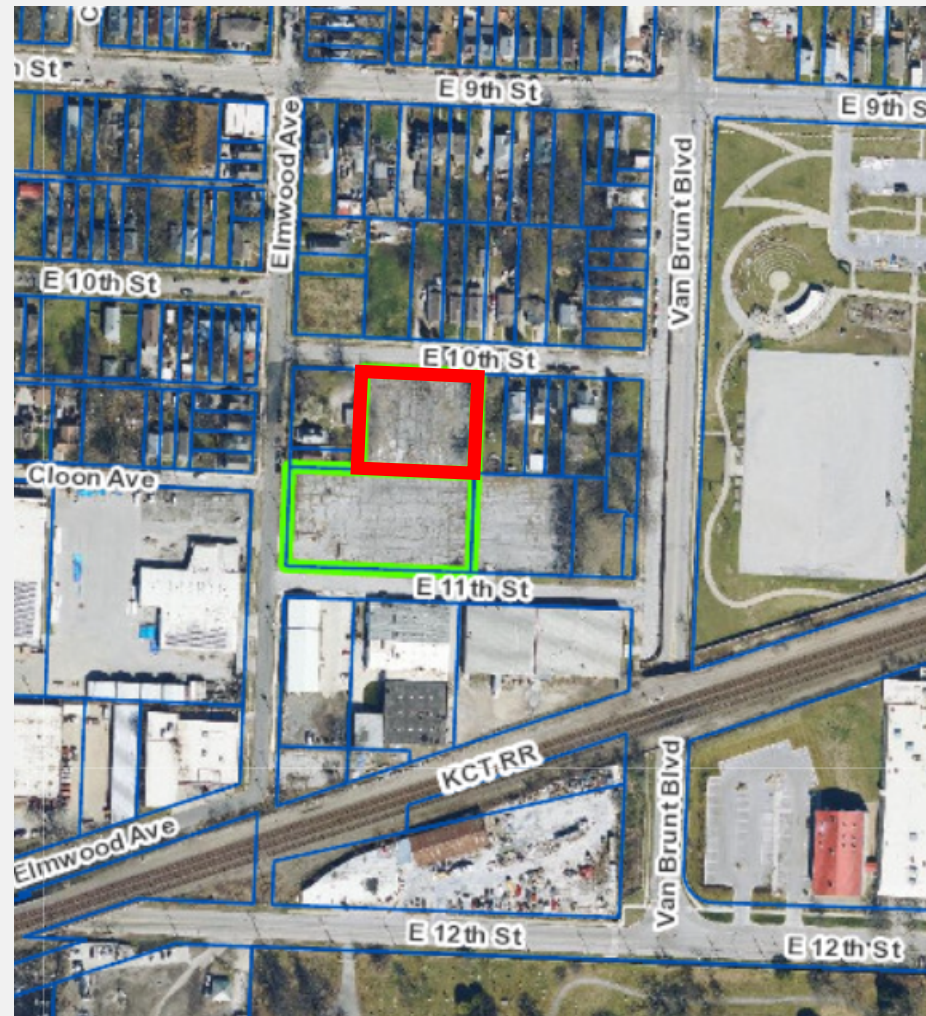
**KANSAS CITY  
MISSOURI**

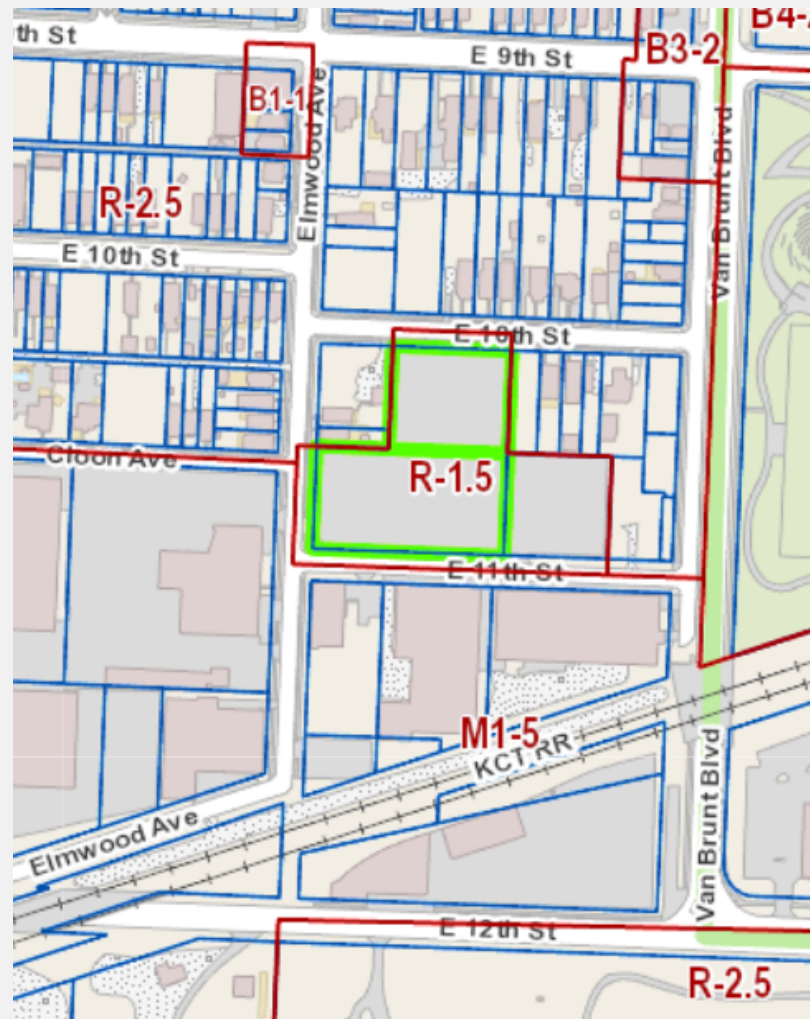
City Planning and Development

2

Subject  
Property

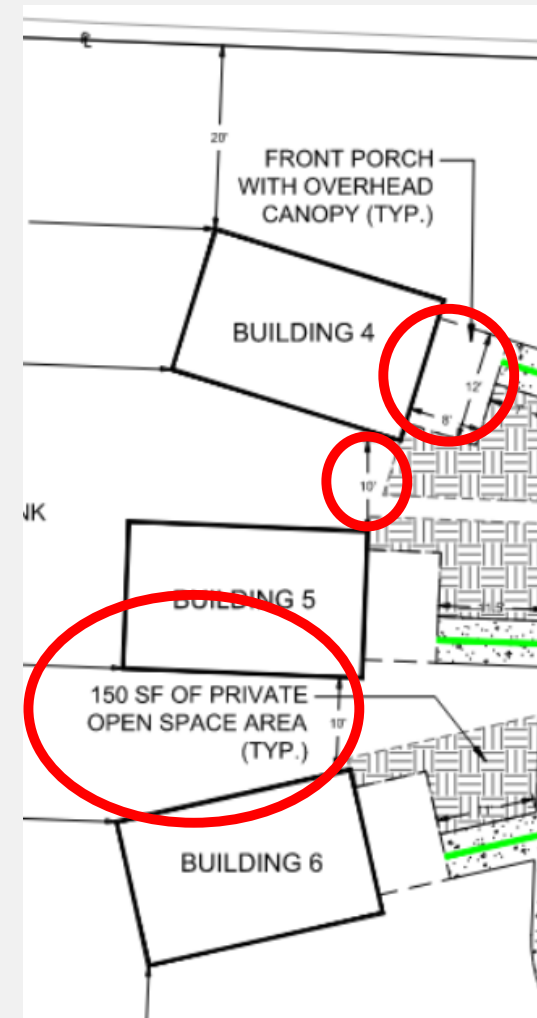
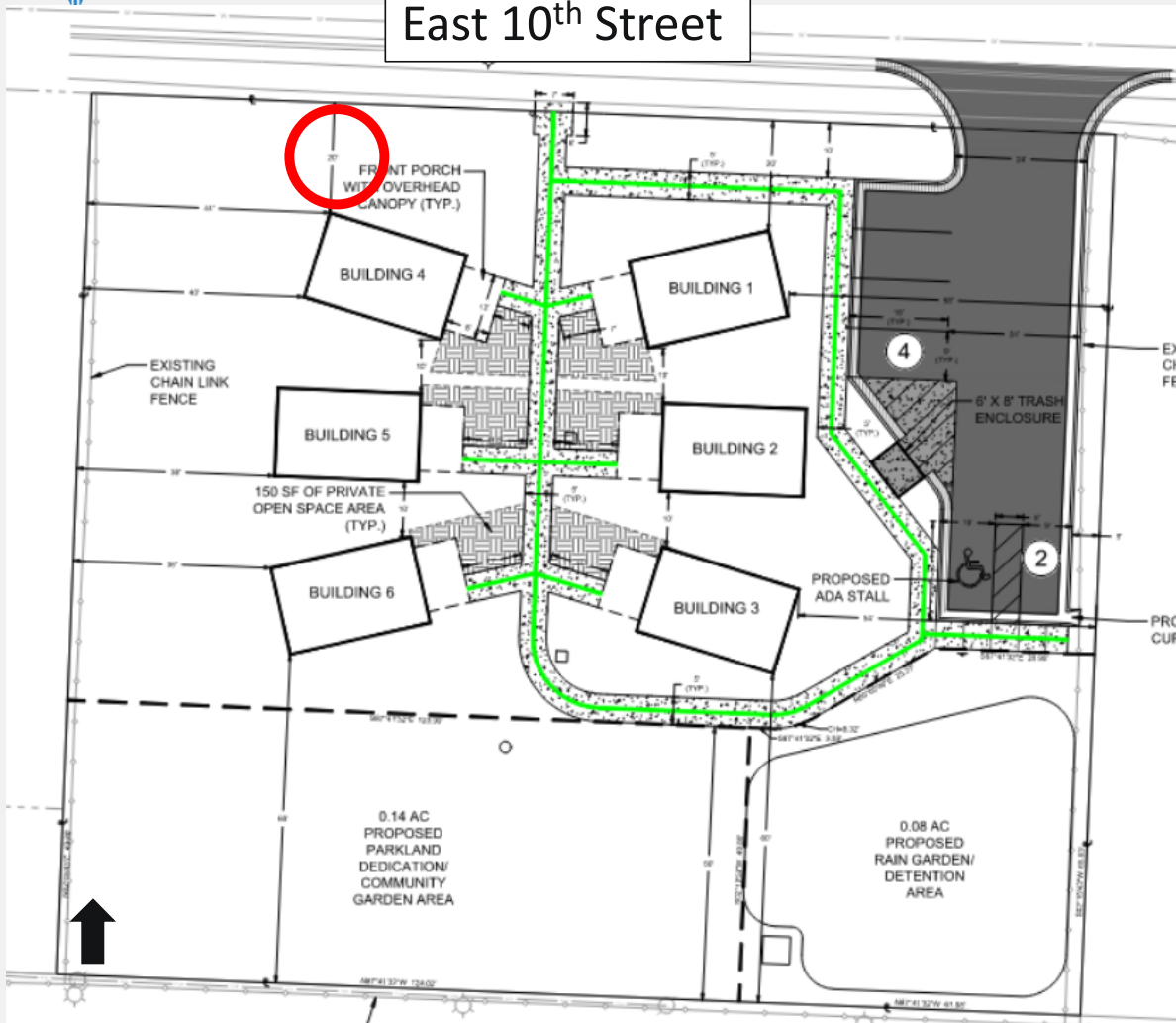








East 10<sup>th</sup> Street







### Design Guidelines

These design guidelines aim to provide a cohesive and aesthetically pleasing appearance for residential houses while respecting the character of the surrounding neighborhood. The following criteria outline the acceptable materials, color schemes, and architectural elements for the exterior of houses.

#### Siding

##### Potential:

- Aesthetically pleasing painted wood
- Fiber cement siding
- Color-infused siding

##### Prohibited:

- Stone
- Brick

#### Roofing

##### Potential:

- Asphalt shingles
- Standing seam metal

##### Prohibited:

- Tile
- Slate

#### Color Scheme

##### Potential:

- Each building will have a matching color scheme that fits within the character of the surrounding neighborhood.
- Contrasting accent colors may only be allowed on front doors and shutters.

##### Prohibited:

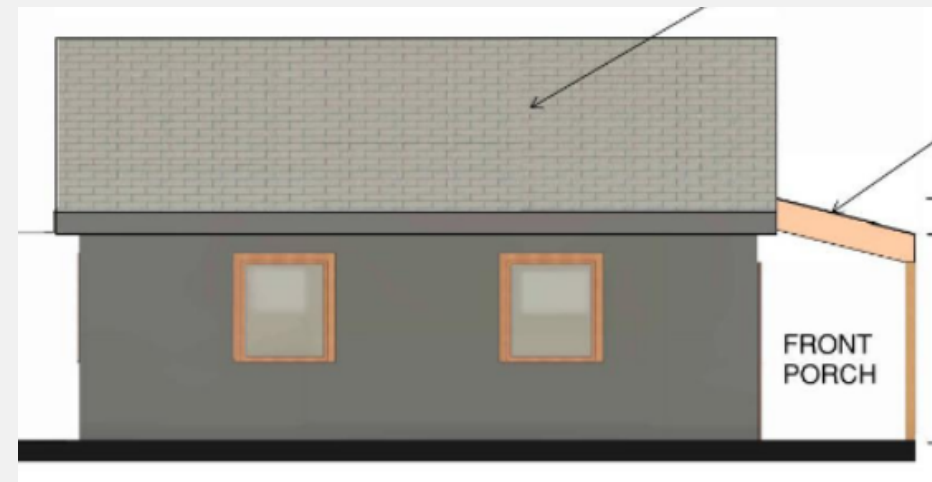
- Exceptionally bright colors

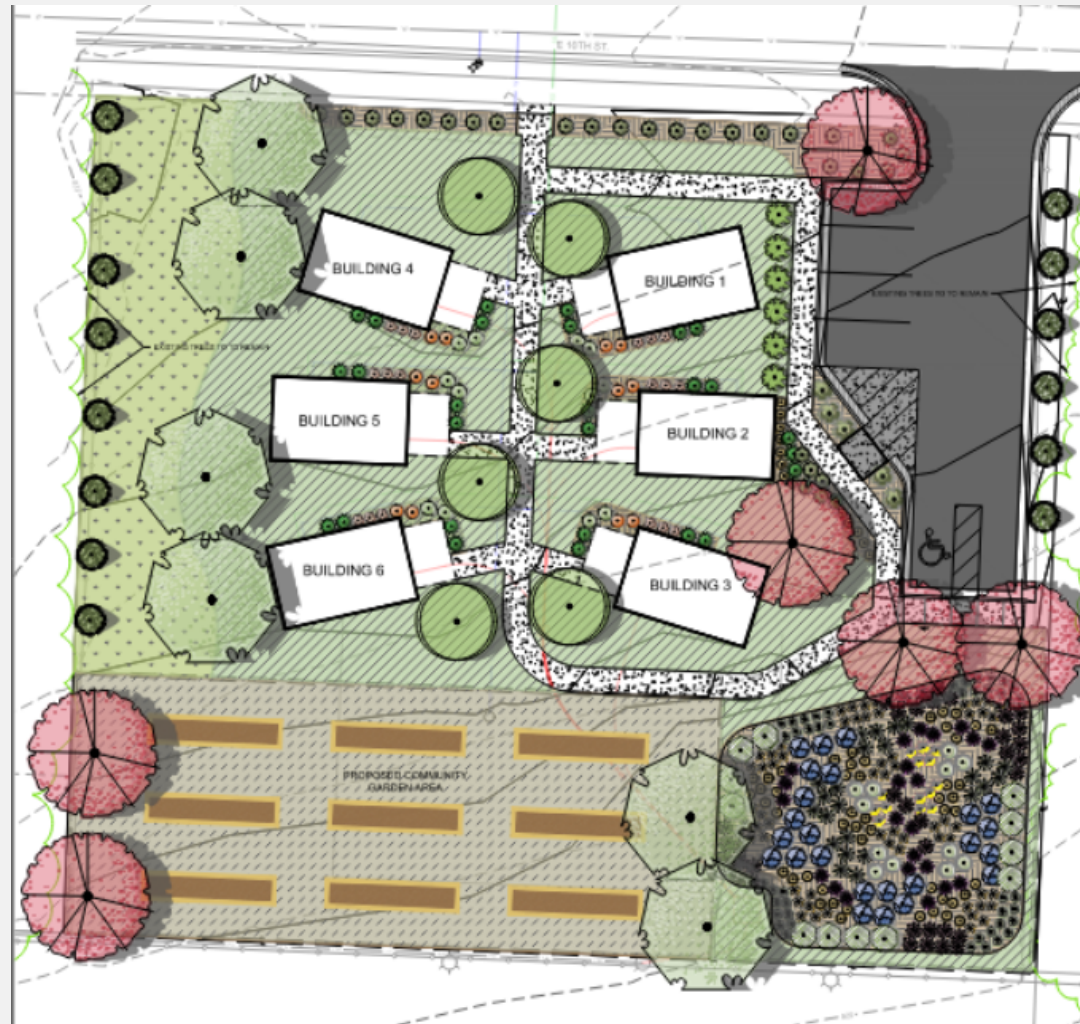
#### Windows and Doors

Windows and doors will complement the architectural style of the building.



S  
Sc









View from East 10<sup>th</sup> Street





View looking West down East 10<sup>th</sup> Street

## **Staff Recommendation:**

**CD-CPC-2024-00165 – Approval with  
Conditions**