



CITY PLAN COMMISSION STAFF REPORT

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

August 7, 2024

Project Name
Shiraz Condominium

Docket #2

Request
CD-CPC-2023-00017
- Development Plan (Preliminary Plat)

Applicant
Masoud Shabazi

Owners
UC IV, LLC.

Location 609 W. 49th Street
Area About 0.73 acres
Zoning R-5
Council District 6th
County Jackson
School District KCMO

Surrounding Land Uses

North: 433 Ward Parkway Condominiums, zoned R-0.5.
South: Single Family residences, zoned R-6.
East: Intercontinental Hotel.
West: Duplex townhomes, zoned R-5.

Major Street Plan

The City's Major Street Plan does not identify Sunset Drive at this location. West 49th Street is a private street.

Land Use Plan

The Midtown Plaza Area Plan recommends Residential Medium-High Density 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 October 10, 2023. Scheduling deviation from 2023 Cycle V has occurred due to the need to update the plan and hold public engagement meeting prior to the CPC hearing.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The 433 Ward Parkway Condominium Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on June 29, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site of this proposed development plan (preliminary plat) is generally located at the southeast corner of W. 49th Street and Sunset Drive. The site is platted as Lot 2 of Arnold Place. West 49th Street was vacated and now acts as a private drive serving 433 Ward Parkway Condo and this parcel. There is an existing duplex on the south side of vacated W. 49th Street. One of the major challenges of this site is the vertical change in grade from north to south.

To the north is 433 Ward Parkway Condominiums, and to the east is the Intercontinental Hotel. To the south are existing single-family residences. To the west is an existing duplex like the one on this parcel.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhomes in two (2) phases on one (1) lot.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2. **Approval with Conditions**

CONTROLLING

There is no controlling case for the site.

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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	
Boulevard and Parkway Standards (88-323)	NO	N/A	
Parkland Dedication (88-408)	YES	YES	*Will be at Building Permit/ Condo Plat
Parking and Loading Standards (88-420)	YES	YES	
Landscape and Screening Standards (88-425)	YES	YES	
Outdoor Lighting Standards (88-430)	NO	N/A	
Sign Standards (88-445)	YES	YES	Must comply with 88-445.
Pedestrian Standards (88-450)	YES	YES	Sidewalk provided

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:

3 additional multi-family units x 2.0 x 0.006 = 0.036 acres

0.036 acres x \$64,220.18 (2024 Fees) = \$2,311.93

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

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

Attached townhomes are allowed in the R-5 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 a new building on W. 49th Street that 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 shall include a preliminary landscape plan which shows a streetscape plan that includes planters per staff approval. (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 currently stabilized with no trees or vegetation due to the existing rock face. (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 Agbaji
Planner



City Planning & Development Development Management Division Corrections Report

Report Date: 31-Jul-2024
Plan: CD-CPC-2023-00159
Address: 609 W 49th St
Project: Shiraz Condo Development Plan

This report shows all plan review items that are required and each correction that is associated with that plan review item regardless of if it has been resolved or not.

CPDM - Quality Control Review

Item Review: Development Management - Manager v. 1
Plan Reviewer: Olofu Agbaji - (816) 513-8815
Olofu.Agbaji@kcmo.org
Completed Date: 10/20/2023
Review Status: Approved
General Comment:

CPDM - Plan Review - MPD/UR Preliminary

Item Review: DRC - Development Management v. 1
Plan Reviewer: Olofu Agbaji - (816) 513-8815
Olofu.Agbaji@kcmo.org
Completed Date: 11/08/2023
Review Status: Not Approved
General Comment:

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- | | |
|-------------------------|---|
| 0. Correction: | Consolidate all plans into one set. |
| Correction Information: | Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No |
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- | | |
|-------------------------|---|
| 1. Correction: | Remove Sheets G201, G211, A302 – A802 . |
| Correction Information: | Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No |
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- | | |
|-------------------------|---|
| 2. Correction: | Name of Plan set should be "Shiraz Condominium Development Plan/ Preliminary Plat". |
| Correction Information: | Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No |
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- | | |
|-------------------------|---|
| 3. Correction: | Add plan revision dates to the plan set. |
| Correction Information: | Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No |
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- | | |
|-------------------------|---|
| 4. Correction: | Provide a "Preliminary Plat" sheet showing how each lot/ unit will be served from public utilities. |
| Correction Information: | Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No |

Corrections Report

5. Correction:	Provide all information required for Development Plan and Preliminary plat as outlined on the Director's Minimum Submittal checklist. Please execute the "Acknowledgment Page" and upload to the system. Make sure to include all the necessary information beyond the few corrections I have noted. Also make sure to update the Development Data to provide all the information required by #28 (a-m).
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
6. Correction:	Show underlying platted lot info on preliminary plat sheet.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
7. Correction:	Show reciprocal cross access easement (book and page number) for W. 49th Street as the only access to serve the parcel to the north and east of the subject parcel.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
8. Correction:	Show vacated right of way of W. 49th Street with vacation ordinance information on the face of the plan.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
9. Correction:	Show internal sidewalks connection from Sunset Drive extended to terminus of W. 49th Street.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
10. Correction:	Show all building and parking setbacks and dimensions on Sheet A001.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
11. Correction:	Provide property legal description in word document format.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
12. Correction:	Revise title to read Replat of Lots 1&2 Arnold Place and unplatted/vacated portions of W. 49th Street right of way.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
13. Correction:	Show location of all existing public utilities adjacent to the existing project parcel. Clearly show each lot and how they will be served by these utilities.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
14. Correction:	Revise plan to show separate water service lines to existing the duplex. Provide individual water service lines for each unit (up and down).
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
15. Correction:	Show single service line to be properly abandon in lieu of the two new lines.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
16. Correction:	Clearly show phasing plan with expected entitlement per phase.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
17. Correction:	Revise plan to provide acceptable turn around at the terminus of W. 49th Street. Provide turning template per approval by KCFD.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
18. Correction:	Call out any request for waiver, deviation and modification to the subdivision regulations.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Corrections Report

19. Correction:	Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
20. Correction:	Identification and written dimensions of the width from centerline and total width of existing perimeter and interior streets, other rights-of-way, and proposed/existing easements.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
21. Correction:	Identification and written dimensions of the total width of pavement of existing streets and drives.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
22. Correction:	Existing and proposed medians, thru-lanes, turn lanes, sidewalks, trails, and other vertical or horizontal obstructions within the public right-of-way and all other pertinent information necessary to understand of conditions in the right-of-way.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
23. Correction:	Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property, with off-set dimension from the centerlines of such streets and private access.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
24. Correction:	Show existing conditions of surrounding property within 300 feet, including: properties with ownership, lots including lot numbers and use, rights-of-way and streets with labels. For properties which abut the subject property (i.e physically touching the subject property or lying on the opposite side of the right-of-way), include building footprint on abutting property with approximate dimension from the shared property line.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No
25. Correction:	Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Fire Department v. 1
Plan Reviewer: Michael Schroeder - (816) 513-4604
michael.schroeder@kcmo.org
Completed Date: 11/01/2023
Review Status: Not Approved
General Comment:

0. Correction:	Shall show sight access. Will also need a turn around for distance.
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Land Development Division v. 1
Plan Reviewer: Terry Thomas - (816) 513-2510
Terry.A.Thomas@kcmo.org

Corrections Report

Completed Date: 11/01/2023
Review Status: Recommend Approval with Conditions
General Comment:

Item Review: DRC - Long Range Planning v. 1
Plan Reviewer: Susan Cronander - (816) 513-2889
susan.cronander@kcmo.org
Completed Date: 11/03/2023
Review Status: Not Approved
General Comment:

Item Review: DRC - Mobility v. 1
Plan Reviewer: Bailey Waters - (816) 513-2791
bailey.waters@kcmo.org
Completed Date: 10/30/2023
Review Status: Approved
General Comment:

Item Review: DRC - Parks Department v. 1
Plan Reviewer: Justin Peterson - (816) 513-7599
Justin.Peterson@kcmo.org
Completed Date: 10/31/2023
Review Status: Not Approved
General Comment:

0. Correction: Please confirm how the developer intends to satisfy the parkland dedication requirements of 88-408 with this project.
Correction Information: Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Police v. 1
Plan Reviewer: Lisa Sidenstick - (816) 234-5530
Lisa.Sidenstick@kcmo.org
Completed Date: 11/01/2023
Review Status: Not Approved
General Comment:

0. Correction: KCPD
Correction Information: Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Corrections Report

Item Review: DRC - Public Works - Plan Review v. 1
Plan Reviewer: Sam Akula - (816) 513-9861
sam.akula@kcmo.org
Completed Date: 10/31/2023
Review Status: Approved
General Comment:

Item Review: DRC - Public Works - Transportation v. 1
Plan Reviewer: Sam Akula - (816) 513-9861
sam.akula@kcmo.org
Completed Date: 10/31/2023
Review Status: Approved
General Comment:

Item Review: DRC - Water Services - Permitting v. 1
Plan Reviewer: Heather Massey - (816) 513-2111
heather.massey@kcmo.org
Completed Date: 11/01/2023
Review Status: Not Approved
General Comment:

0. Correction: Please Provide a Utility Plan Sealed by a Registered Engineer (Architect Seals aren't accepted) in the State of Missouri Showing the Sizes of the Existing & Proposed Easements, Water Mains, Domestic & Fire Service Lines, Kills & Meter Locations.
Correction Information: Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Water Services - Sewer v. 1
Plan Reviewer: Lucas Kaspar - (816) 513-2131
Lucas.Kaspar@kcmo.org
Completed Date: 11/01/2023
Review Status: Not Approved
General Comment:

0. Correction: Utility Plan
Correction Information: Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Water Services - Stormwater v. 1
Plan Reviewer: Lucas Kaspar - (816) 513-2131
Lucas.Kaspar@kcmo.org

Corrections Report

Completed Date: 11/01/2023

Review Status: Not Approved

General Comment:

0. Correction:	Storm Water Detention
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

1. Correction:	Storm Water Detention and Conveyance
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

Item Review: DRC - Water Services - Water v. 1

Plan Reviewer: Kirk Rome - (816) 513-0368
kirk.rome@kcmo.org

Completed Date: 11/01/2023

Review Status: Not Approved

General Comment:

0. Correction:	Water distribution mains
Correction Information:	Created Date: 10/23/2023 - Electronic Markup: No - Resolved: No

CPDM - Plan Review - MPD/UR Preliminary

Item Review: DRC - Building Plans Review v. 2

Plan Reviewer: Ray Rhodes - (816) 513-1487
Raymund.rhodes@kcmo.org

Completed Date: 06/07/2024

Review Status: Review Period Expired - Pass

General Comment:

Item Review: DRC - Development Management v. 2

Plan Reviewer: Olofu Agbaji - (816) 513-8815
Olofu.Agbaji@kcmo.org

Completed Date: 05/30/2024

Review Status: Not Approved

General Comment:

9. Correction:	Show internal sidewalks connection from Sunset Drive extended to terminus of W. 49th Street.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

11. Correction:	Provide property legal description in word document format.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

12. Correction:	Revise title to read Replat of Lots 1&2 Arnold Place and unplatted/ vacated portions of W. 49th Street right of way.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

Corrections Report

14. Correction:	Revise plan to show separate water service lines to existing the duplex. Provide individual water service lines for each unit (up and down).
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

15. Correction:	Show single service line to be properly abandon in lieu of the two new lines.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

16. Correction:	Clearly show phasing plan with expected entitlement per phase.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

17. Correction:	Revise plan to provide acceptable turn around at the terminus of W. 49th Street. Provide turning template per approval by KCFD.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

18. Correction:	Call out any request for waiver, deviation and modification to the subdivision regulations.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

19. Correction:	Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

25. Correction:	Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

Item Review: DRC - Fire Department v. 2
Plan Reviewer: Michael Schroeder - (816) 513-4604
michael.schroeder@kcmo.org
Completed Date: 05/02/2024
Review Status: Approved, Subject to Conditions
General Comment:

Item Review: DRC - Long Range Planning v. 2
Plan Reviewer: Susan Cronander - (816) 513-2889
susan.cronander@kcmo.org
Completed Date: 05/28/2024
Review Status: Approved, Subject to Conditions
General Comment:

Item Review: DRC - Parks Department v. 2
Plan Reviewer: Richard Sanchez - (816) 513-7678
Richard.Sanchez@kcmo.org

Corrections Report

Completed Date: 05/31/2024

Review Status: Not Approved

General Comment:

-
1. Correction: Provide the following language on the plat: PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$5,779.81 in lieu of required parkland dedicating for 5 attached residential units pursuant to Section 88-408-C of the Zoning and Development Code.

Correction Information: Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

Item Review: DRC - Police v. 2

Plan Reviewer: Jeffrey Krebs - (816) 234-5530
Jeffrey.Krebs@kcmo.org

Completed Date: 05/02/2024

Review Status: Recommend Approval with Conditions

General Comment:

Item Review: DRC - Water Services - Permitting v. 2

Plan Reviewer: Heather Massey - (816) 513-2111
heather.massey@kcmo.org

Completed Date: 05/03/2024

Review Status: Approved, Subject to Conditions

General Comment:

Item Review: DRC - Water Services - Sewer v. 2

Plan Reviewer: Lucas Kaspar - (816) 513-2131
Lucas.Kaspar@kcmo.org

Completed Date: 05/02/2024

Review Status: Approved

General Comment:

Item Review: DRC - Water Services - Stormwater v. 2

Plan Reviewer: Lucas Kaspar - (816) 513-2131
Lucas.Kaspar@kcmo.org

Completed Date: 05/02/2024

Review Status: Not Approved

General Comment:

Corrections Report

2. Correction:	Storm under drain and trench drain should not cross property line. Revise accordingly.
Correction Information:	Created Date: 05/01/2024 - Electronic Markup: No - Resolved: No

Item Review:	DRC - Water Services - Water v. 2
Plan Reviewer:	Kirk Rome - (816) 513-0368 kirk.rome@kcmo.org
Completed Date:	05/02/2024
Review Status:	Approved, Subject to Conditions
General Comment:	

CPDM - Plan Review - MPD/UR Preliminary

Item Review:	DRC - Development Management v. 3
Plan Reviewer:	Olofu Agbaji - (816) 513-8815 Olofu.Agbaji@kcmo.org
Completed Date:	07/03/2024
Review Status:	Not Approved
General Comment:	

11. Correction:	Provide property legal description in word document format.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

12. Correction:	Revise title to read Replat of Lots 1&2 Arnold Place and unplatted/vacated portions of W. 49th Street right of way.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

14. Correction:	Revise plan to show separate water service lines to existing the duplex. Provide individual water service lines for each unit (up and down).
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

15. Correction:	Show single service line to be properly abandon in lieu of the two new lines.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

16. Correction:	Clearly show phasing plan with expected entitlement per phase.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

18. Correction:	Call out any request for waiver, deviation and modification to the subdivision regulations.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

19. Correction:	Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

25. Correction:	Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street.
Correction Information:	Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No

Corrections Report

Item Review: DRC - Long Range Planning v. 3
Plan Reviewer: Luke Ranker - (816) 513-2802
Luke.Ranker@kcmo.org
Completed Date: 07/02/2024
Review Status: Not Approved
General Comment:

Item Review: DRC - Parks Department v. 3
Plan Reviewer: Richard Sanchez - (816) 513-7678
Richard.Sanchez@kcmo.org
Completed Date: 07/02/2024
Review Status: Not Approved
General Comment:

1. Correction: Provide the following language on the plat: PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$5,779.81 in lieu of required parkland dedicating for 5 attached residential units pursuant to Section 88-408-C of the Zoning and Development Code.
- Correction Information: Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No
-

Item Review: DRC - Water Services - Stormwater v. 3
Plan Reviewer: Lucas Kaspar - (816) 513-2131
Lucas.Kaspar@kcmo.org
Completed Date: 06/28/2024
Review Status: Not Approved
General Comment:

2. Correction:
- Correction Information: Created Date: 06/25/2024 - Electronic Markup: No - Resolved: No
-



Plan Conditions

Report Date: July 31, 2024

Case Number: CD-CPC-2023-00159

Project: Shiraz Condo Development Plan

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That prior to ordinance request, the applicant satisfy all the corrections in the attached corrections report.

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

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. That the developer provide reciprocal cross access easement to serve the parcel to the north and east of the subject parcel. Show book and page number on the face of the plan.
4. 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.
5. The developer shall secure approval of a streetscape plan from Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc. and shall demonstrate compliance with applicable policies and regulations.
6. That the plan be revised to provide the following conditions prior to ordinance request:
 - a) Consolidate all plans into one set (civil and architectural). Make sure to provide a unified index sheet on the cover sheet.
 - b) That the developer provide reciprocal cross access easement to serve the parcel to the north and east of the subject parcel. Show book and page number on the face of the plan.
 - c) Clearly show phasing plan with expected entitlement per phase. The expectation is to do a minor subdivision as phase 1 to split the existing duplex into two for sale units. The three new units will be applied for after the foundation is poured.
 - d) Provide property legal description in word document format.
 - e) Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

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

- 8.
- 9.
- 10.
- 11.
- 12.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

- 13.

Condition(s) by KCPD. Contact Lisa Sidenstick at (816)234-5530 / Lisa.Sidenstick@kcmo.org with questions.

Condition(s) by KCPD. Contact Lisa Sidenstick at (816)234-5530 / Lisa.Sidenstick@kcmo.org with questions.

14.

15.

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

16. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

17. 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

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

18. 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.
19. The developer shall 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.
20. 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.
21. 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 and 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.
22. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
23. 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 as may be required.
24. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

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

25. 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>
26. No water service tap permits will be issued until the public water main is released for taps.
27. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892

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

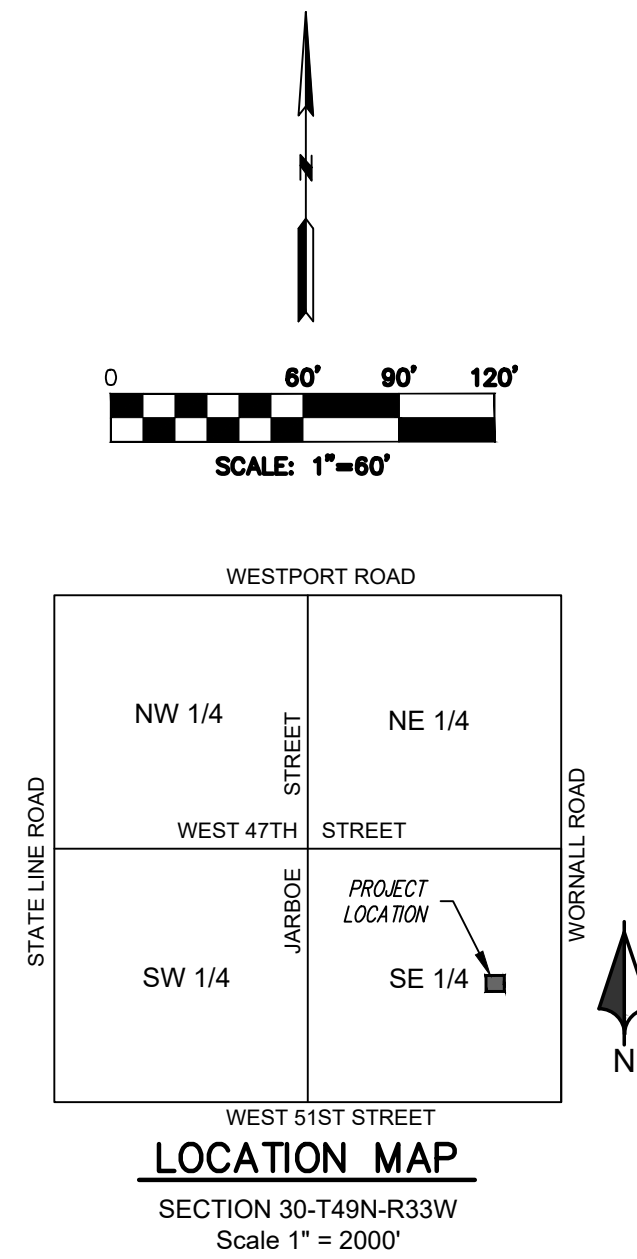
29.



A REPLAT OF LOT TWO, ARNOLD PLACE AND UNPLATTED / VACATED
PORTIONS OF 49TH STREET RIGHT-OF-WAY
KANSAS CITY, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS

The site plan illustrates the proposed building layout and its relationship to the surrounding environment. The building is situated on a lot bounded by Vacated 49th St. to the north and 136th Pl. to the west. The plan includes detailed annotations for setbacks, easements, and utility locations. Key features include:

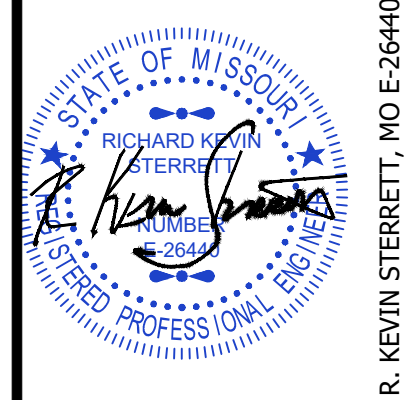
- Proposed Building:** A large, irregularly shaped structure with a shaded footprint.
- Setbacks and Easements:** Various setback lines and easement areas are marked, including a 10' VCP (Vertical Clearance) and a 10' VCP (Vertical Clearance).
- Utilities:** Gas lines, water lines, and sewer lines are shown with their respective depths and locations.
- Landmarks:** BM #1 (Benchmark) and BM #2 (Benchmark) are indicated. The plan also shows the location of the proposed building relative to the existing 49th Street Right-of-Way.
- Surrounding Area:** The plan shows the adjacent lot to the east, the 136th Pl. to the west, and the Vacated 49th St. to the north.



C3.01 MISCELLANEOUS DETAILS

DATE	REVISION	NO.	BY	CX/APP
06/08/24				
02/09/24	PER CITY'S COMMENTS	2	MKS	
11/09/23	SUBMITTED TO CITY OF KANSAS CITY		MKS	
			MKS	
			MKS	

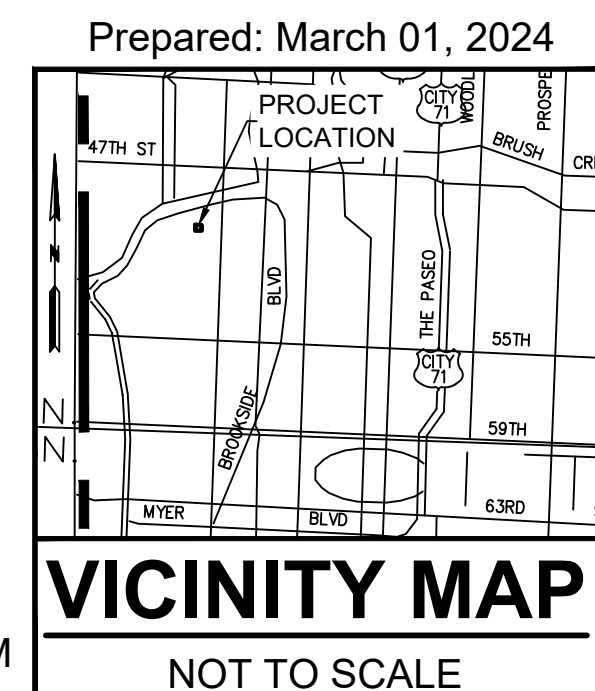
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND ANY CONTAINED UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES



1533 Locust Street, Kansas City, Missouri 64108



Consult
Inc
engineers
planners



PRELIMINARY DEVELOPMENT PLANS / PLAT
CIVIL GENERAL NOTES

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

	X-REF NO.
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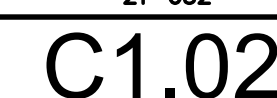
21-032 Base
DRAWING NO.
21-032 PDPs

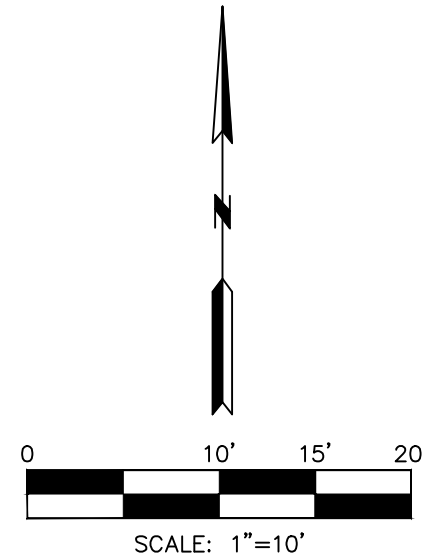
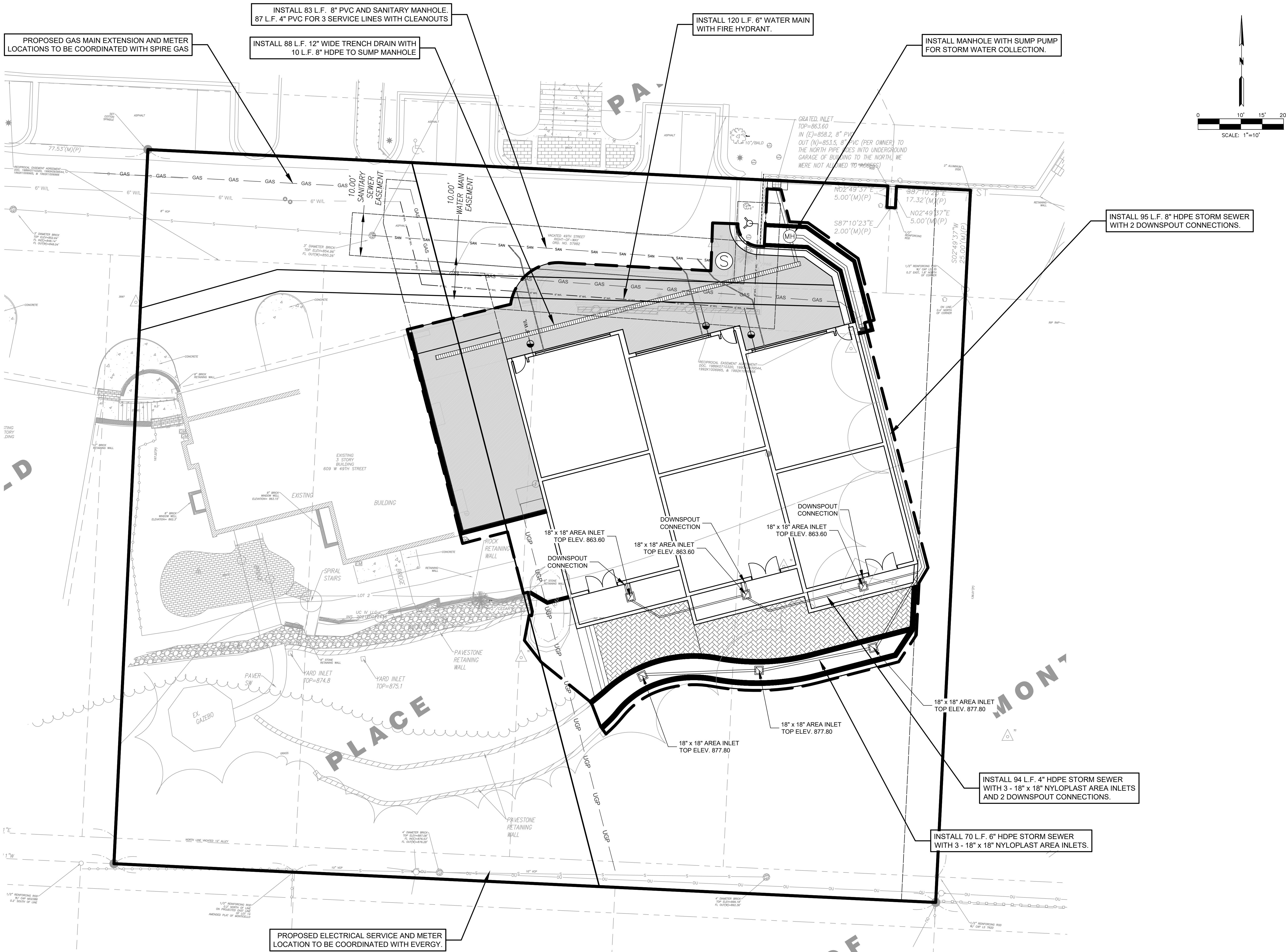
DATE
November 08, 20

JOB NO.
01-030

C0.01







PRELIMINARY DEVELOPMENT PLANS / PLAT
SITE UTILITY PLAN
SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

X-REF NO.
21-032 Base
DRAWING NO.
21-032 PDPs
DATE
November 08, 2023
JOB NO.
21-032

C1.03

g Inc consultants
engineers
planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
R. Kevin Sterrett, No. E-26440
June 18, 2024

DATE	REVISION	NO.	BY	CORP.
06/16/24	PER CITY'S COMMENTS	2	SPW	RKS
07/29/24	PER CITY'S COMMENTS	1	SPW	RKS
11/08/23	SUBMITTED TO CITY OF KANSAS CITY			
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VIEW SOUTH FROM
VACATED 49TH STREET



VIEW SOUTH FROM
VACATED 49TH STREET



VIEW EAST FROM
REAR EXISTING CONDO

EXISTING ROCK SHELF



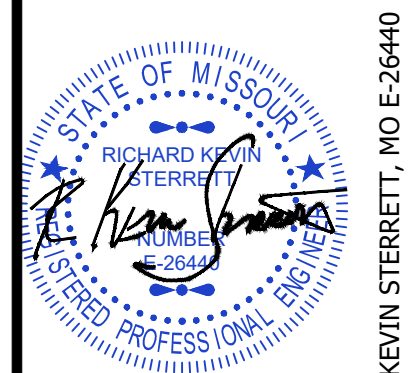
RETAINING WALL (TWIN ALIGNMENT)



RETAINING WALL (SHORT SECTION)

DATE	REVISION	NO.	BY	CHAPP.
06/19/24	PER CITY'S COMMENTS			
03/29/24	PER CITY'S COMMENTS	2	SPW	BKS
11/09/23	SUBMITTED TO CITY OF KANSAS CITY	1	SPW	BKS

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g **consult**
Inc **engineers**
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 20139005467

PRELIMINARY DEVELOPMENT PLANS / PLAT
MISCELLANEOUS DETAILS

SHIRAZ CONDOMINIUMS
509, 511 & 513 WEST 49TH STREET
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

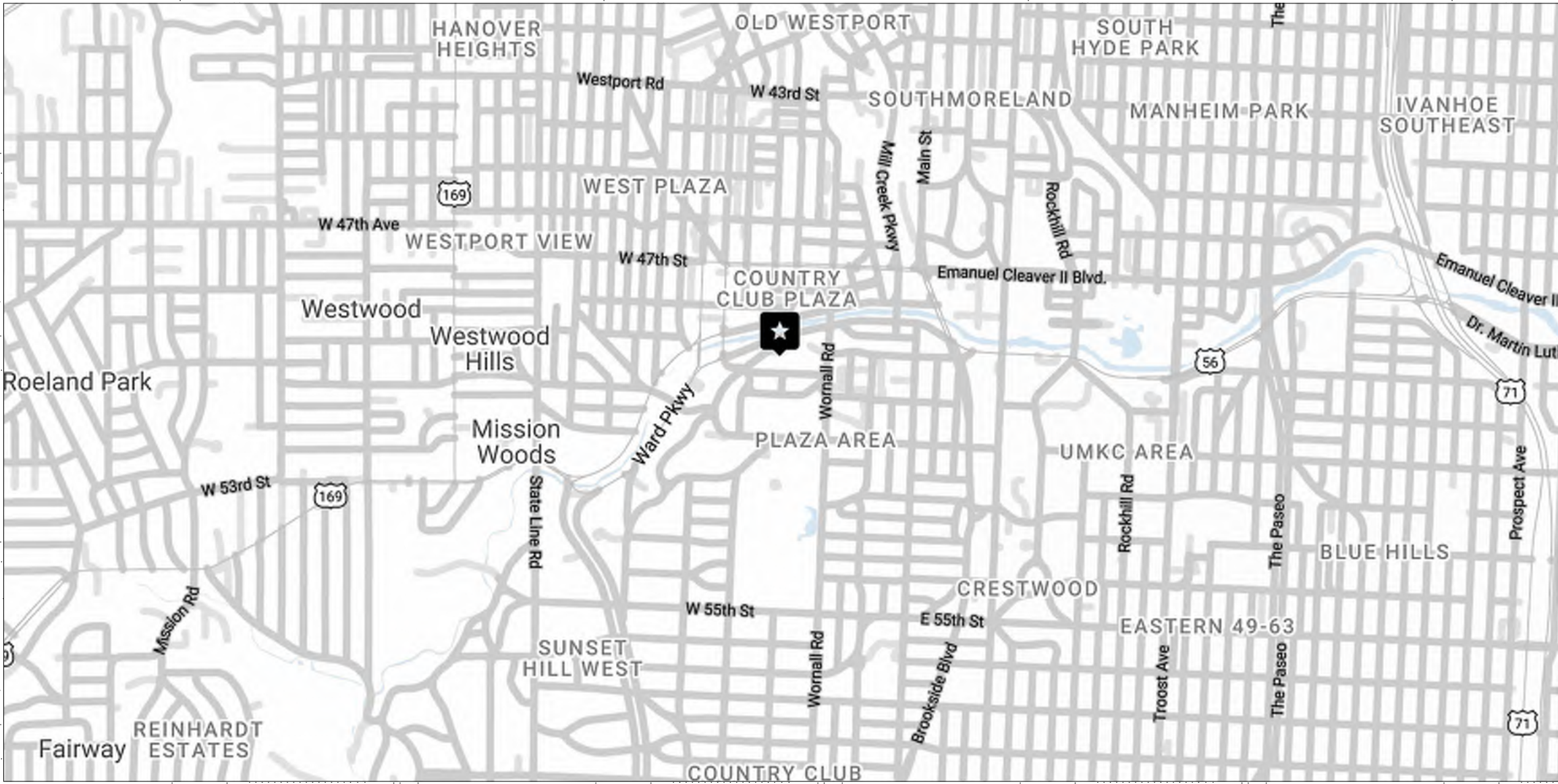
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<i>DRAWING NO.</i> 21-032 PDPs
<i>DATE</i> November 08, 2023
<i>JOB NO.</i> 21-032

SHIRAZ TOWNHOMES

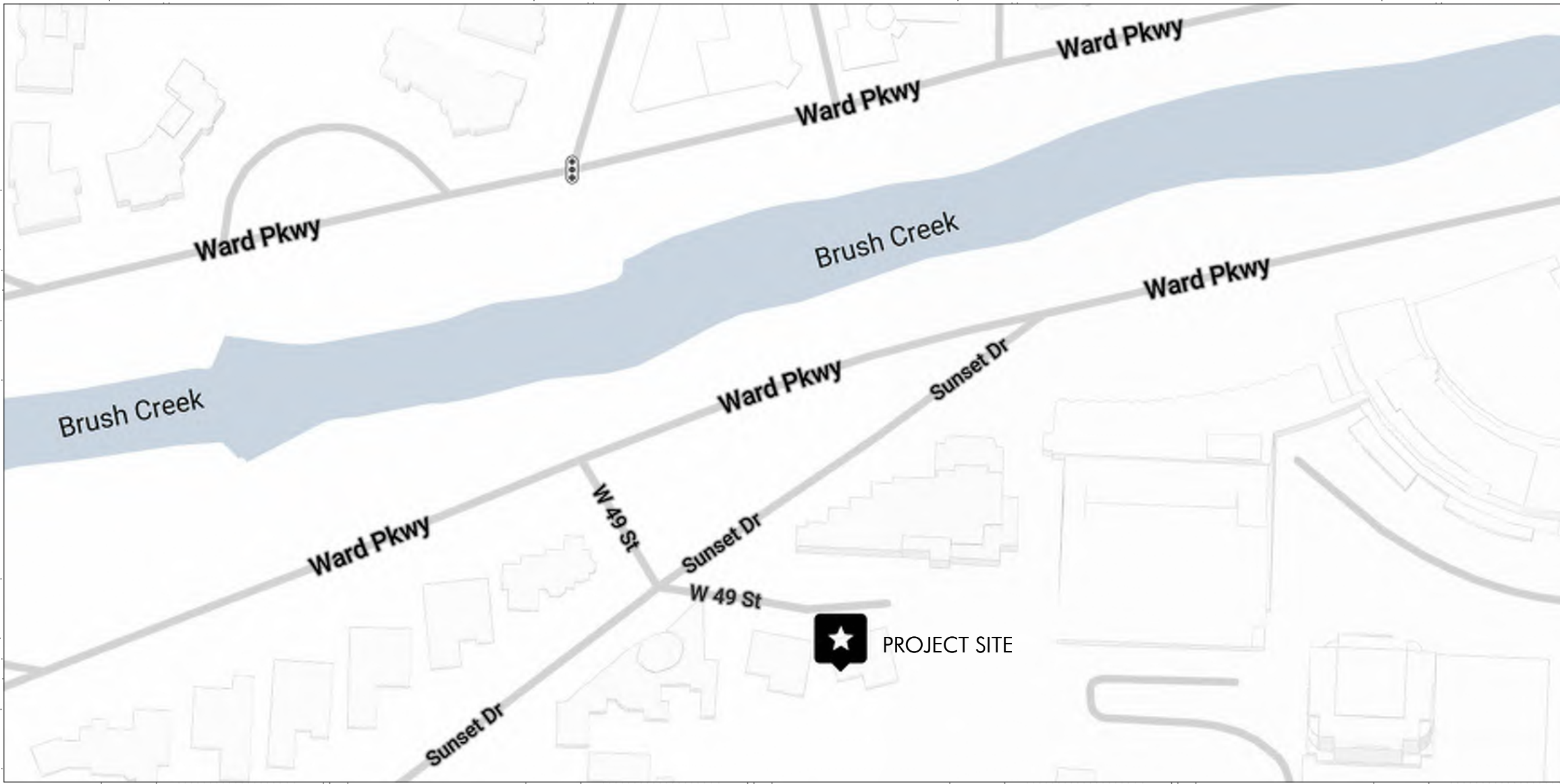
603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112
20.32



VICINITY MAP



LOCATION MAP



SHEET INDEX

INFORMATION		
G101	TITLE SHEET	
G201	INFORMATION	
G202	INFORMATION	
G203	CODE ANALYSIS	
G204	FIRE RESISTANT ASSEMBLIES	
ARCHITECTURAL		
A001	ARCHITECTURAL SITE PLAN	
A100	ARCHITECTURAL FLOOR PLAN - LOWER LEVEL	
A101	ARCHITECTURAL FLOOR PLAN - MAIN LEVEL	
A102	ARCHITECTURAL FLOOR PLAN - UPPER LEVEL	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	BUILDING SECTIONS	
A303	WALL SECTIONS	
A304	SECTIONS	
A305	STAIR SECTIONS	
A306	DETAILS	
A307	DETAILS	
A308	FACADE COMPONENT	
A311	ARCHITECTURAL FLOOR PLAN - REAR PATIO	
A401	ROOF PLAN & DETAILS	
A501	WINDOW INFORMATION	
A502	DOOR INFORMATION	
A600	CEILING / ELECTRICAL PLAN - GARAGE LEVEL	
A601	CEILING / ELECTRICAL PLAN - MAIN LEVEL	
A602	CEILING / ELECTRICAL PLAN - UPPER LEVEL	
A700	FINISH FLOOR PLAN - GARAGE LEVEL	
A701	FINISH FLOOR PLAN - MAIN LEVEL	
A702	FINISH FLOOR PLAN - UPPER LEVEL	
A703	ENLARGED FLOOR PLANS AND ELEVATIONS	
A704	ENLARGED FLOOR PLANS AND ELEVATIONS	
A705	INTERIOR ELEVATIONS & FINISH SCHEDULE	
A800	UTILITY INFORMATION - GARAGE LEVEL	
A801	UTILITY INFORMATION - MAIN LEVEL	
A802	UTILITY INFORMATION - UPPER LEVEL	
STRUCTURAL		
S001	GENERAL STRUCTURAL NOTES	
S100	FOUNDATION PLAN	
S101	MAIN FLOOR PLAN	
S102	UPPER FLOOR PLAN	
S103	ROOF PLAN	
S200	DETAILS	
S201	DETAILS	
S300	SECTIONS	
S301	SECTIONS	
S400	ELEVATIONS	
CIVIL		
C0.01	GENERAL NOTES	
C0.02	EXISTING CONDITIONS	
C0.03	LOT SPLIT	
C1.01	SITE DIMENSION PLAN	
C1.02	SITE GRADING PLAN	
C1.03	SITE UTILITY PLAN	
C2.01	LANDSCAPE PLAN	
C3.01	MISCELLANEOUS DETAILS	

FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS

No.	Description	Date
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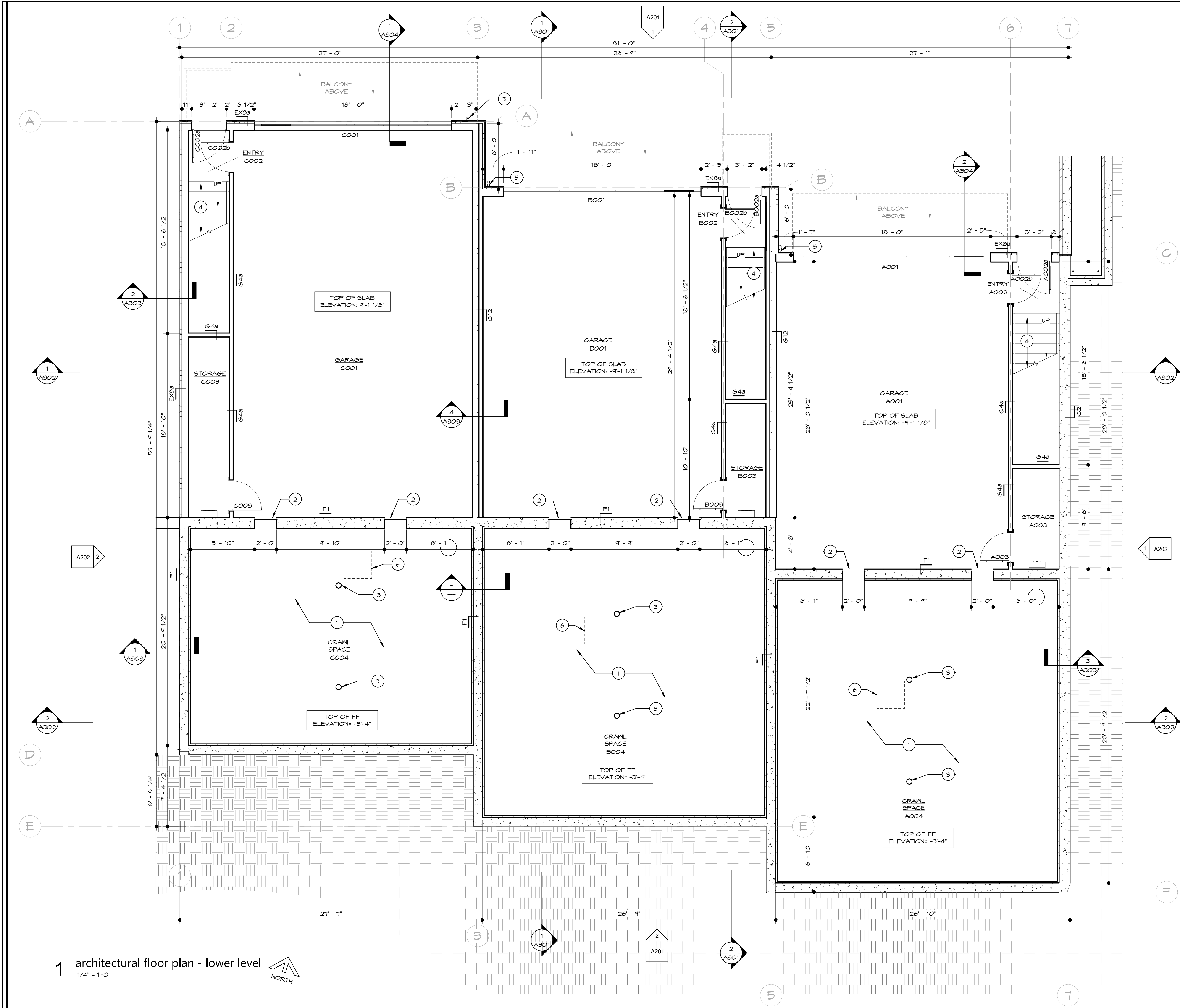
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06.17.2024

project no.:
20.32

sheet contents:
TITLE SHEET

sheet no.:
G101

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1 architectural floor plan - lower level
1/4" = 1'-0"



general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, AND BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
5. INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
6. MECHANICAL/PLUMBING SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
7. ELECTRICAL SCOPES ARE DESIGN/BUILD, DESIGN TO BE PROVIDED BY SUB-CONTRACTOR TO MEET OR EXCEED CODE REQUIREMENTS; CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
8. COORDINATE ALL WALLS AND DIMENSIONS ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

architectural plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

NUMBER	NOTE TEXT
1	MIN 3" CONCRETE "MUD" SLAB OVER MIN R12.6 RIGID INSULATION
2	12"H x 24"W VENT FOR CRAWL SPACE. SILL HT = 0'-8" ABOVE CRAWL SPACE FF
3	STEEL COLUMN, REF. STRUCTURAL.
4	REF BUILDING SECTIONS & STAIR SECTIONS
5	ALUMINUM DOWNSPOUT, REF. ELEVATIONS.
6	CRAWL SPACE ACCESS HATCH ABOVE, MIN. 18" x 24".

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN



707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.624.1610

consulting engineer:

FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS
No. Description Date

sheet issue date:
06.17.2024

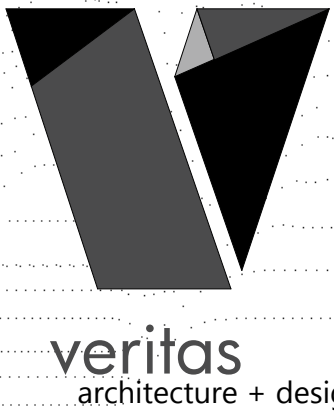
project no.:
20.32

sheet contents:
ARCHITECTURAL
FLOOR PLAN - LOWER
LEVEL

sheet no.:

A100

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707 n. 6th street
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consulting engineer:

FOR REVIEW

SHIRAZ TOWNHOMES

603, 605, & 607 W. 49th ST. KANSAS CITY, MO 64112

REVISIONS
No. Description Date

sheet issue date:
06.17.2024

project no.:
20.32

sheet contents:
EXTERIOR ELEVATIONS

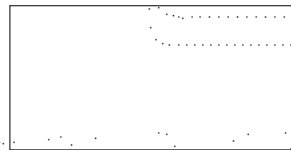
sheet no.:

A201

exterior elevation general notes

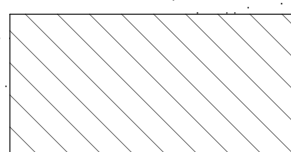
1. SLOPE GRADE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 10'-0"
2. MAINTAIN MIN. 5' CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD
3. EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP, RESULTING IN A WATER-RESISTIVE EXTERIOR WALL SYSTEM COMPLIANT WITH IRC SECTION 103.2
4. WHERE DIFFERENTIAL BETWEEN PORCH/PATIO AND SURROUNDING GRADE IS GREATER THAN 18" GUARDRAIL SHALL BE PROVIDED. THE GUARDRAIL SHALL BE 42" TALL AND SHALL BE CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH IT.
5. REFER TO REFLECTED CEILING PLAN FOR LIGHTING. ALL EXTERIOR LIGHTING SHALL HAVE A CONCEALED LIGHT SOURCE.
6. ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
7. ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT, PRIOR TO INSTALLATION. ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.

exterior finishes legend



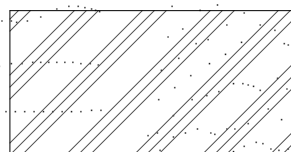
TRADITIONAL STUCCO - SMOOTH:

- 3-COAT SYSTEM OVER DELTA- DRY & LATH OVER R-4 (2") ZIP R-SHEATHING
- SMOOTH FINISH (MEDIUM)
- ELASTOMERIC PAINT - XXXX COLOR OR APPROVED EQUIVALENT



TRADITIONAL STUCCO - SMOOTH:

- 3-COAT SYSTEM OVER DELTA DRY AND LATH
- OVER FIBERGLASS LATH OVER POLYISO INSULATION
- SMOOTH FINISH (MEDIUM)
- ELASTOMERIC PAINT - XXXX COLOR OR APPROVED EQUIVALENT



PAC-GLAD METAL FLUSH PANEL SYSTEM

- INSTALL PER MANUFACTURER INSTRUCTIONS.
- COLOR SPECIFIC PER EACH UNIT, REFERENCE PLANS AND WALL TYPES.
- OVER 1/16" ZIP SHEATHING (TAPE SEAMS PER MANUFACTURER.)

exterior elevation keynotes

- 1 GLASS BALCONY RAILING, 36"H, BY OTHERS.
- 2 CUSTOM SKYLIGHT BY OTHERS, REF. REFLECTED CEILING PLAN & DETAIL 1 / A306 FOR ADDITIONAL INFO.
- 3 DECORATIVE STEEL WALL/GUARDRAIL, REF. DETAIL 2 / A306
- 4 ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & UPPER LEVEL BATHROOM.
- 5 EXTERIOR METAL "RIB" SCULPTURE COMPONENT, REF. SHEET A308.
- 6 ALUMINUM DOWNSPOUT FOR STORMWATER ROOF DRAINAGE OF EXTERIOR CANOPY & MAIN BUILDING ROOF.
- 7 PLANTER RETAINING WALL, REF. CIVIL & STRUCTURAL.
- 8 COLLECTOR BOX FOR THRU-WALL SCUPPER.
- 9 CONCRETE WALL OF WINDOW WELL, REF. STRUCTURAL.
- 10 PARAPET COPING CAP. PAINT TO MATCH COLOR OF STUCCO EXTERIOR FINISH.
- 11 OVERFLOW LAMBS TONGUE DRAIN.
- 12 WALL SCONCE.
- 13 RETAINING WALL, REF STRUCTURAL.

NOTE: REFER TO STRUCTURAL DRAWINGS FOR REINF. STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN

NOTE: REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

NOTE: REFER TO ALL SECTIONS (SECTIONS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

1 north elevation

1/4" = 1'-0"

2 south elevation

1/4" = 1'-0"











CITY OF
KANSAS CITY
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-COC-2023-00159

Meeting Date: Saturday Jun 29, 2024

Meeting Location: At the job sit 609 W 49th st Kansas City MO 64112

Meeting Time (include start and end time): 9 am to 11 am

Additional Comments (optional):

Good meeting we had 7 of the neighbors came by.

Meeting Sign-In Sheet

Project Name and Address

Shiraz Town home

Shiraz Town home 609 W 49 th st Kansas City MO 64112

Name	Address	Phone	Email
Sten D'Amico	433		
L. Martin	25	Express traffic Coming into parking lot	
BERRY SUMMERS	721 W. 49th St		
Bob Schulte	612 W 50th St		
Ch W Gentry	43362nd St 6-5		
Bruce Sondern	615 W 49th St	913 439 9503	bruce.sondern@alton.com