

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00204

Brighton Creek Crossing Major Amendment

March 4, 2026

## Docket #3

### Request

Development Plan

### Applicant

Lance Scott  
Cook, Flatt & Strobel Engineers, P.A.

### Owner

Mark Moberly  
Sunflower Development Group, LLC.

### Site Information

Location	5199 NE 80 <sup>th</sup> Ter
Area	4 Acres
Zoning	B3-2
Council District	1st
County	Clay
School District	North Kansas City

### Surrounding Land Uses

North: Undeveloped, B3-2  
South: Commercial, B3-2  
East: Residential, R-1.5  
West: Commercial, B3-2

### KC Spirit Playbook Alignment

CD-CPC-2025-00204: Medium

### Land Use Plan

The Shoal Creek Valley Area Plan recommends Mixed-Use Community for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

Northeast 80<sup>th</sup> Terrace is not identified on the Major Street Plan.

## Approval Process



## Overview

The applicant seeks approval of a major amendment to a previously approved development plan to allow for a multi-unit building in district B3-2 (Community Business) on about 4 acres generally located at the northwest corner of Northeast 80<sup>th</sup> Terrace and North Denver Avenue.

## Existing Conditions

The site is currently undeveloped with natural vegetation and no existing trees. The lots slopes to the middle of the site with a sidewalk surrounding on all four adjacent streets.

## Neighborhood(s)

This site is located within the Brighton Crossing Neighborhood Association.

## Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on February 3, 2026. A meeting summary is attached; see Attachment #3.

## Controlling + Related Cases

CD-CPC-2020-00013 - Approved a development plan on about 18.5 acres in District B3-2 to allow for a commercial uses, approved via Ordinance No. 200345 on January 21, 2021.

## Project Timeline

The application was filed on December 26, 2025. No scheduling deviations have occurred.

## Professional Staff Recommendation

Docket #3 Approval, Subject to Conditions

## VICINITY MAP



## PLAN REVIEW

The applicant is proposing a major amendment to a previously approved development plan to allow for a multi-unit building with 161 residential units and amenities. The development is located within a B3-2 zoning district, which allows for the proposed building type but requires a major amendment due to the change in use and the additional number of units exceeding 50. The previous plan proposed two lots across the approximately 4 acre site for retail and office use.

The request proposes the construction of a 42,000 square foot multi-unit residential building with a height of 45 feet, across one undeveloped lot. Access to the site will be from private streets running on the north and west side of the property. The building frontage will be on the northwest corner of Northeast 80<sup>th</sup> Terrace and North Denver Avenue with parking located on the northwest side of the site. A pool is proposed along Northeast 80<sup>th</sup> Terrace. Proposed building materials are a mix of fiber cement panels and stone veneer.

Landscaping improvements include new street trees and continuous shrub plantings to screen the vehicular use areas. Species proposed include Elm, Ginko, Maple, Dogwood and Juniper.

**PLAN ANALYSIS**

<b>Standards</b>	<b>Meets</b>	<b>Notes</b>
Lot and Building Standards (88-120)	Yes	Development Proposal meets lot and building standards in a B3-2 Zoning District.
Accessory Uses & Structures (88-305)	Yes	Proposed swimming pool is in compliance with 88-305-07.
Parkland Dedication (88-408)	Yes, subject to Conditions	Applicant is proposing a payment in lieu of parkland dedication.
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to Conditions	
Outdoor Lighting (88-430)	Yes, subject to Conditions	
Pedestrian Standards (88-450)	Yes	Sidewalks are existing on the site.

**SPECIFIC REVIEW CRITERIA**

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

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

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

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

“The Shoal Creek Valley Future Land Use Plan designates the subject property for mixed-use neighborhood; the proposed use of multi-unit residential is in alignment with the future land use designation and zoning district. The proposed major amendment increases housing stock diversity in the area by providing 161 market-rate units contributing to a more complete community, which advances the goals outlined in the Shoal Creek Area Plan and the KC Spirit Playbook. The proposed site design follows the KC Spirit Playbook Design Guidelines by locating parking in the rear, utilizing high-quality materials, and safely connecting to the existing street grid. To increase alignment with the Design Guidelines, the applicant could locate the parking in the southeast corner of the site in the rear and reduce the use of stone veneer on the building façade. As the site is currently undeveloped greenfield, the proposed project will remove a significant amount of existing vegetation; however, it will introduce adequate landscaping, particularly along the public streets,

Northeast 80<sup>th</sup> Terrace and North Denver Avenue. Due to these factors, the proposed major amendment has a medium alignment with the Shoal Creek Valley Area Plan and the KC Spirit Playbook. – John Meyers, 2<sup>nd</sup> District Planner, Community Planning Division

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

The proposed Development Plan is consistent with the allowed uses and development standards of the existing B3-2 Zoning District. Residential use is allowed by right but due to the previously approved development plan and number of units proposed, a development plan is required for approval of the proposed development.

**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 site will be accessed off private streets to the west and north of the development. Staff requested that the site be accessed off these streets to allow for safe, efficient, and convenient movement of traffic.

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

The plan provides safe, efficient, and convenient non-motorized travel opportunities. Staff requested moving the required ADA parking and ramps to all entrances of the building; the applicant complied with this request. The site currently has existing sidewalks on all boundaries of the site.

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

The development currently has access to water and sewer mains; no water/sewer main extensions are required with this proposal.

**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 location, orientation, and architectural features are compatible with the adjacent areas. Due to the site being completely surrounded by public/private streets, it is challenging to position the parking areas out of the view of the public right-of-way. The applicant has placed the building on the public street rather than the private. The proposed architectural features do not match the adjacent multi-unit building however staff believes the materials and design will be sufficient for the site.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The proposed landscaping complies with Section 88-425 of the Zoning and Development code and provides adequate buffering of vehicular areas and site activities.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Excess impervious areas are not proposed with this Development Plan. Staff requested that the applicant reduce the amount of parking on site; the applicant decided to move forward with the current parking count.

**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.**

There are currently no trees on the site, so no tree preservation plan was required.

**ATTACHMENTS**

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

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully submitted,



Justin Smith

Planner



## Plan Conditions

Report Date: February 25, 2026

Case Number: CD-CPC-2025-00204

Project: Brighton Creek Crossing Major Amendment

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. That the applicant revises the preliminary plat to reflect the platted lot numbers prior to ordinance request.

*Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / [Raymund.rhodes@kcmo.org](mailto:Raymund.rhodes@kcmo.org) with questions.*

7. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

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

8. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access ( IFC-2018 § 912.2.1).
10. 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)
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1
12. The developer shall provide fire lane signage on fire access drives.
13. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
15. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

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

16. Multi-family residential developments greater than 200 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018 § D106.2)
17. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial Fire Apparatus Roads must be a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1). To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at [www.knoxbox.com](http://www.knoxbox.com) or on an official order form obtained through this Office.
19. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
20. 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)
21. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
22. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
23. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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

24. Provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review. Development Management Division reviewer may satisfy this condition.
25. Provide a note on the plans indicating the use of metal door frames or Jamb Braces on exterior doors at the time of building plan review. Development Management Division reviewer may satisfy this condition.

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

26. 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 2026 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

27. A Traffic Impact Study is warranted based on the number of trips the proposed development is anticipated to generate in accordance with the City Code of Ordinance. The traffic memo submitted is not sufficient to fully evaluate the impacts of the development on the surrounding street network.

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

28. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

29. 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.
30. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
31. 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.
32. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
33. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

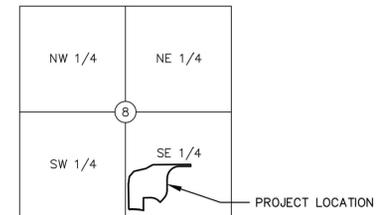
*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis (816) 513-0423  
North of River contact - David Gilyard (816) 513-4772
35. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.  
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.*

36. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
37. The developer must enter into a covenant agreement for the maintenance of existing stormwater detention area tracts as required by the Land Development Division, prior to issuance of permits,
38. 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 or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
39. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by KC Water, prior to issuance of any permits.
41. The existing storm sewer and easement alignment (with existing easement under proposed building) shall be resolved through CLDPIR review. Easement and pipe may not be under the proposed building footprint.

# MAJOR PLAN AMENDMENT BRIGHTON CREEK CROSSING



LOCATION MAP  
SEC. 8, TWP. 51N, RGE. 32W  
(N.T.S.)

LEGAL DESCRIPTION:  
LOT 3, BRIGHTON CREEK CROSSING, A SUBDIVISION IN  
KANSAS CITY, CLAY COUNTY, MISSOURI

SITE DEVELOPMENT SUMMARY TABLE (LOT 1)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA	337,154			
in square feet				
in acres	7.74			
NET LAND AREA	337,154			
in square feet				
in acres	7.74			
PROPOSED USE	Office			
NUMBER OF FLOORS	2+basement			
GROSS BUILDING AREA (sq ft)	75,000			
BUILDING COVERAGE (sq ft)	25,000			
FLOOR AREA RATIO	0.22			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi Unit Building				
TOTAL LOTS	1	1		
Residential				
Public/Civic				
Commercial				
Industrial				
Other				
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Vehicle Spaces				
Bike Spaces (Short term)				
Bike Spaces (Long term)				
Proposed use				
Office				
Ratio	1/2000 sf	10% of vehicular spaces	1+1/20,000 sf	
Required	75	52	9	
Provided	516	52	9	
Total	516	52	9	

SITE DEVELOPMENT SUMMARY TABLE (LOT 2)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA	81,071			
in square feet				
in acres	1.86			
NET LAND AREA	81,071			
in square feet				
in acres	1.86			
PROPOSED USE	Convenience			
NUMBER OF FLOORS	1			
GROSS BUILDING AREA (sq ft)	5,037			
BUILDING COVERAGE (sq ft)	5,037			
FLOOR AREA RATIO	0.06			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi Unit Building				
TOTAL LOTS				
Residential				
Public/Civic				
Commercial				
Industrial				
Other	1	1		
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Vehicle Spaces				
Bike Spaces (Short term)				
Bike Spaces (Long term)				
Proposed use				
Convenience Store				
Ratio	2.5/1000 sf			
Required	21	3	2	
Provided	31	3	3	
Total	31	3	3	

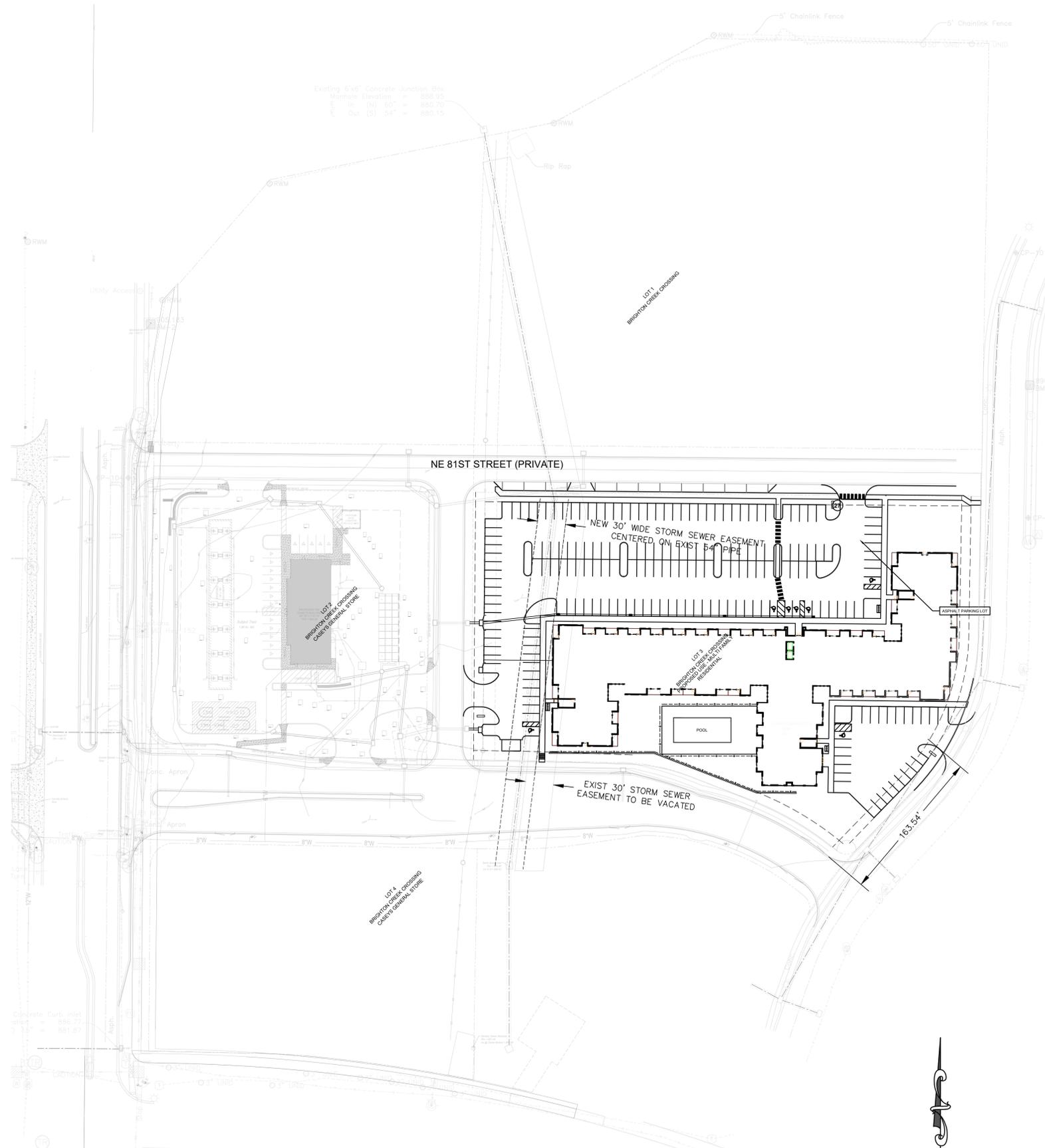
SITE DEVELOPMENT SUMMARY TABLE (LOT 3)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA	164,542			
in square feet				
in acres	3.78			
NET LAND AREA	164,542			
in square feet				
in acres	3.78			
PROPOSED USE	Multi-Family	Residential		
NUMBER OF FLOORS	4			
GROSS BUILDING AREA (sq ft)	168,408			
BUILDING COVERAGE (sq ft)	42,102			
FLOOR AREA RATIO	0.26			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi Unit Building	161			
TOTAL LOTS	1	1		
Residential				
Public/Civic				
Commercial				
Industrial				
Other				
BUILDING DATA				
Rear Setback		10'		
Front Setback		20'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Vehicle Spaces				
Bike Spaces (Short term)				
Bike Spaces (Long term)				
Proposed use				
Residential				
Ratio	1 per Unit	10% of total	1 per 3 units	
Required	166	21	56*	
Provided (On-site)	204	22	56*	
Provided (On-street)	11			
Total	215			

SITE DEVELOPMENT SUMMARY TABLE (LOT 4)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA	78,843			
in square feet				
in acres	1.81			
NET LAND AREA	78,843			
in square feet				
in acres	1.81			
PROPOSED USE	Bank/Office			
NUMBER OF FLOORS	3			
GROSS BUILDING AREA (sq ft)	22,185			
BUILDING COVERAGE (sq ft)	7,395			
FLOOR AREA RATIO	0.28			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi Unit Building				
TOTAL LOTS				
Residential				
Public/Civic				
Commercial				
Industrial				
Other	1	1		
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Vehicle Spaces				
Bike Spaces (Short term)				
Bike Spaces (Long term)				
Proposed use				
Financial Service				
Ratio	2.5/1000 sf			
Required	56			
Provided	56			
Office				
Ratio	1/1000 sf			
Required	8			
Provided	43			
Total	99			

\* EXACT LOCATION OF THE LONG TERM BICYCLE PARKING WILL BE INSIDE THE BUILDING AND SHOWN AT THE TIME OF FINAL DESIGN.



- INDEX OF SHEETS
- C100 COMPOSITE PLAN
  - C200 APPROVED PLAN
  - C300 SITE PLAN
  - C400 GRADING PLAN
  - C500 UTILITY PLAN
  - L1.00 LANDSCAPE PLAN
  - BUILDING ELEVATIONS
  - E100 PHOTOMETRIC PLAN

PARKLAND DEDICATION:  
MONEY WILL BE PROVIDED IN LIEU OF PARKLAND DEDICATION.



**CFS ENGINEERS**  
cfe.com  
1000 N. BELLEVUE, SUITE 400  
KANSAS CITY, MO 64116  
P: 816.334.4777 F: 816.334.9268

Rev	Description	Date

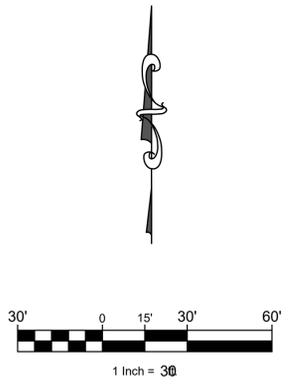
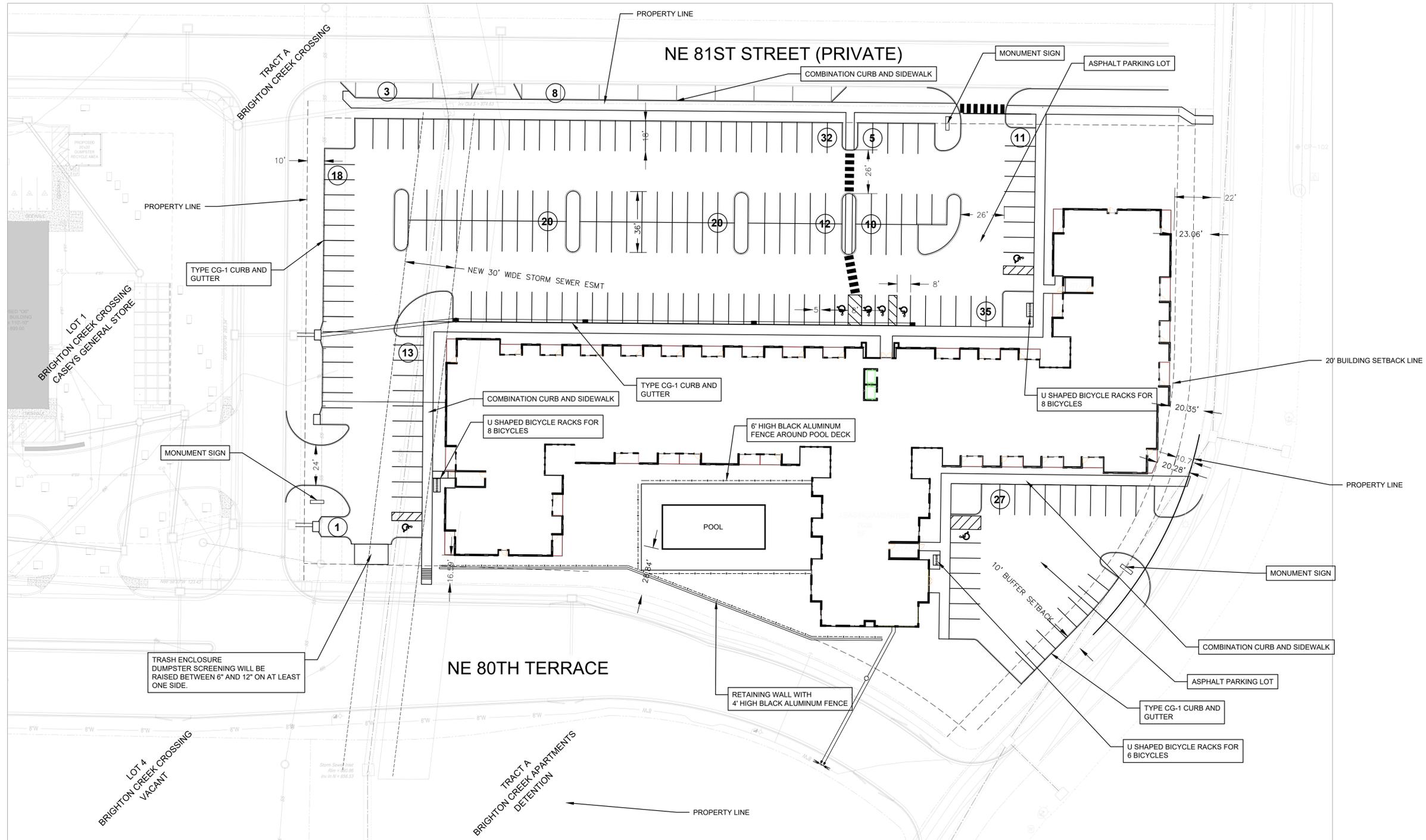
Rev	Description	Date

State: Missouri  
County: Kansas City  
City: Gladstone  
Drawn: RP  
Project Number: 255760-BM-Planning-Centerline.dwg  
Submitted: LS  
Checked: LS  
Date: 2/12/26  
File Name: 255760-BM-Planning-Centerline.dwg  
Plot Date: 2/12/26

## MAJOR PLAN AMENDMENT COMPOSITE PLAN

Sheet reference number:  
**C100**





**CFS ENGINEERS**  
 cfe.com  
 4770 N BELLEVUE  
 GLADSTONE, MO 64116  
 P: 816.334.4177 F: 816.334.9268

Rev	Description	Date

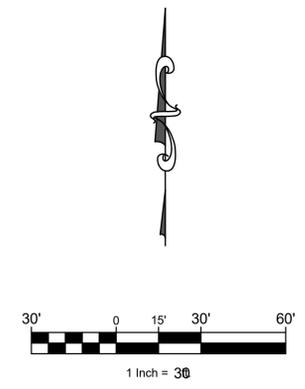
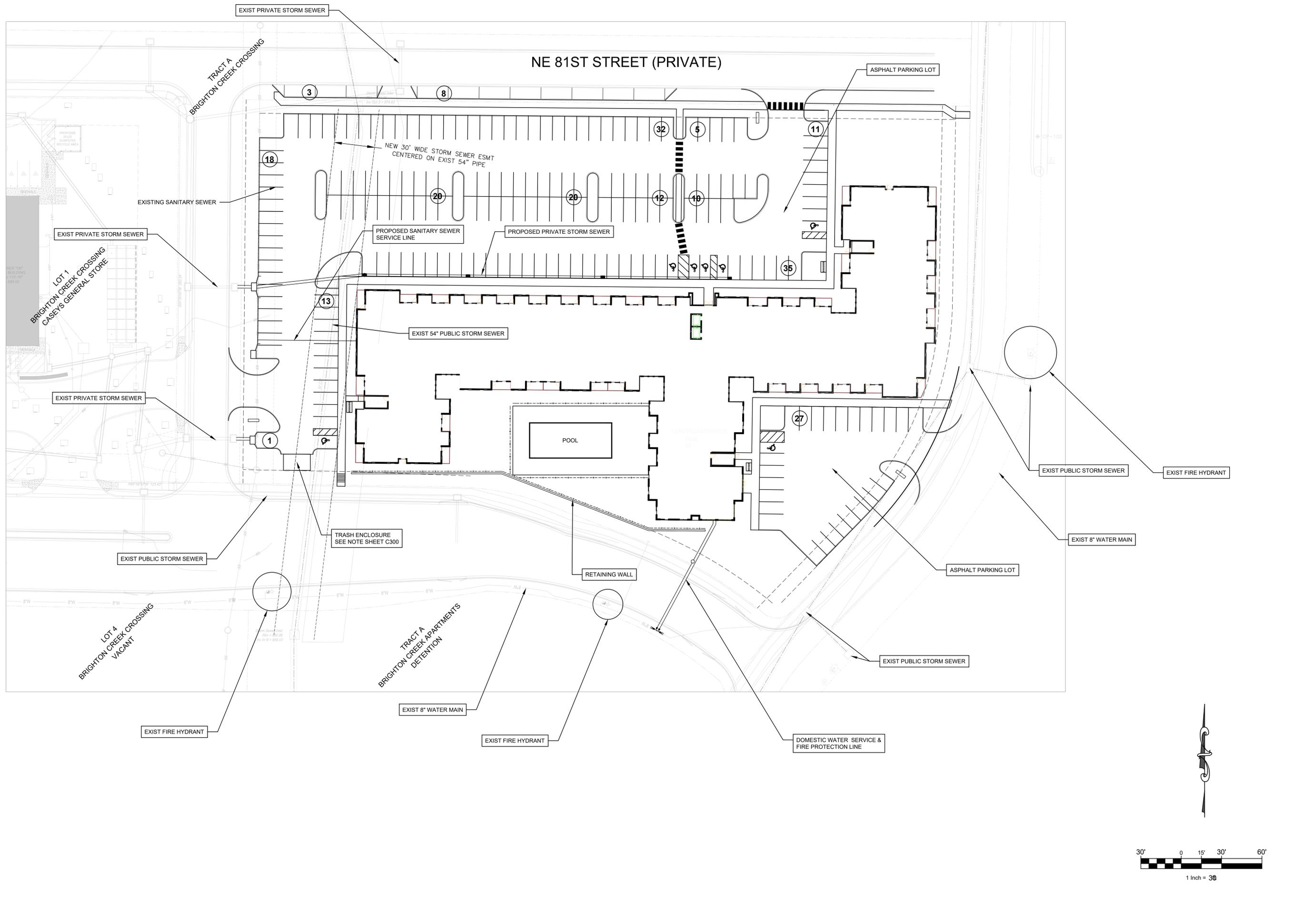
Rev	Description	Date

State:	Missouri	Submitted:	
County:	Kansas City	Checked:	LS
City:	Gladsstone	Drawn:	RP
Project Name:	BRIGHTON CREEK APARTMENTS		
Project Number:	XX	Date:	
File Name:	255760-BM-Planning-Centerline.dwg		
Plot Date:	2/12/26		

**MAJOR PLAN AMENDMENT  
 SITE PLAN**

Sheet reference number:  
**C300**





**CFS ENGINEERS**  
 cfe.com  
 4770 N BELLEVUE  
 GLADSTONE, MO 64116  
 P: 816.334.4777 F: 816.334.9268

Rev	Description	Date

State	Missouri
County	Clay
City	Kansas City
Drawn	RP
Project Number	XX
Date	
File Name	255760-BM-Planning-Centerline.dwg
Plot Date	2/12/26

**BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP**  
 4770 N BELLEVUE  
 GLADSTONE, MO 64116

**BRIGHTON CREEK APARTMENTS**

**MAJOR PLAN AMENDMENT  
 UTILITY PLAN**



# PRELIMINARY ELEVATIONS

**LEGEND - OVERALL ELEVATIONS**

	FIBER CEMENT PANELS - COLOR TBD
	FIBER CEMENT PANELS - COLOR TBD
	FIBER CEMENT LAP SIDING - COLOR TBD
	STONE VENEER - COLOR/STYLE TBD



**2 PRELIMINARY WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**3 LEASING PERSPECTIVE**  
N.T.S.



**1 PRELIMINARY SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

# BRIGHT CREEK CROSSING MULTIFAMILY

A PROJECT FOR

## BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP

# PRELIMINARY ELEVATIONS

## LEGEND - OVERALL ELEVATIONS

- FIBER CEMENT PANELS - COLOR TBD
- FIBER CEMENT PANELS - COLOR TBD
- FIBER CEMENT LAP SIDING - COLOR TBD
- STONE VENEER - COLOR/STYLE TBD



**2 PRELIMINARY EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**3 PERSPECTIVE VIEW**

SCALE:



**1 PRELIMINARY NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



ISSUE DATE	DESCRIPTION
12/30/2025	DESIGN DEVELOPMENT

2550-02601  
POWERS BROWN  
**BRIGHTON CREEK APARTMENTS**

Project Address

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY TSW DRAWN BY KBH

SHEET NAME

**ELECTRICAL SITE PHOTOMETRIC PLAN**

SHEET NUMBER REVISION

**E100**

SITE LIGHTING FIXTURE SCHEDULE										
TYPE MARK	CATALOG NUMBER		MOUNTING	LAMP TYPE	CCT	CRI	VOLTAGE	LOAD	REMARKS	
	MANUFACTURER	MODEL								
S1	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-BLC3-MVOLT-SPA	POLE MOUNT 1 @ 90	6398	4000 K	70	120	69 W	TYPE III AREA LUMINAIRE, 25" SQUARE STEEL POLE.	
S2	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-TFTM-MVOLT-SPA	POLE MOUNT 1 @ 90	8988	4000 K	70	120	69 W	TYPE IV AREA LUMINAIRE, 25" SQUARE STEEL POLE.	
S3	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-TFTM-MVOLT-SPA	POLE MOUNT 2 @ 180	17976	4000 K	70	120	138 W	TYPE IV AREA LUMINAIRE, 25" SQUARE STEEL POLE.	
ST4	LITHONIA LIGHTING	WDGE2 LED-P2-40K-80CRI-T3M-MVOLT-SRM	WALL	2062	4000 K	80	120	19 W	MOUNT FIXTURE AT 8'-0" AFG.	

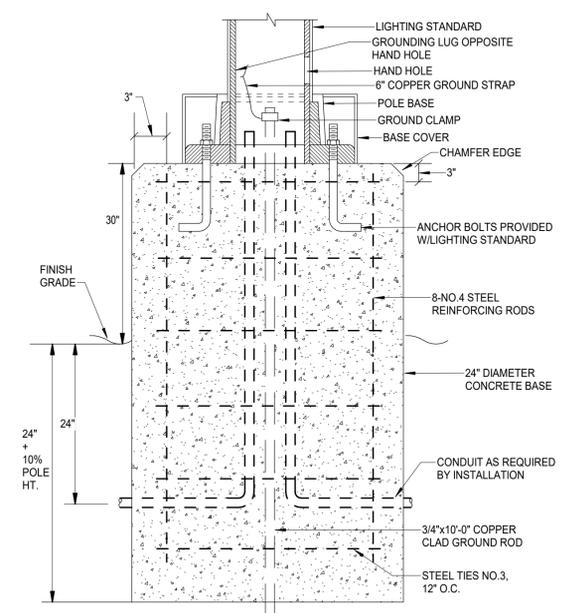
LIGHTING CALCULATIONS					
LABEL	AVERAGE (FC)	MAXIMUM (FC)	MINIMUM (FC)	AVG/MIN (FC)	MAX/MIN (FC)
PLAN NORTH LOT	1.98	3.50	0.70	2.83	5.00
PLAN SOUTH LOT	1.94	2.70	0.80	2.43	3.38
POOL	3.00	4.10	1.80	1.67	2.28
SIWALKS	2.60	5.70	0.80	3.25	7.13

**SITE LIGHTING FIXTURE SCHEDULE NOTES:**

- UNLESS OTHERWISE INDICATED ON THE SCHEDULE ABOVE, THE ARCHITECT/OWNER SHALL SELECT ALL FINISHES, COLORS, AND TRIMS, INCLUDING FINISHES OF POLES, HOUSINGS, ETC.
- ALL LED FIXTURE BOARDS AND DRIVERS SHALL BE OF THE LATEST GENERATION, BASED UPON THE INDIVIDUAL MANUFACTURER'S STATE LITERATURE. IF A "GEN 5" IS AVAILABLE, "GEN 4" FIXTURES ARE NOT ACCEPTABLE.
- PRIOR APPROVAL IS NOT REQUIRED FOR THIS PROJECT AND SUBSTITUTIONS WILL BE REVIEWED DURING THE SUBMITTAL PHASE OF CONSTRUCTION. THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR ENSURING THAT ANY SUBSTITUTIONS ARE ACCEPTABLE TO THE OWNER, AND MEET THE AESTHETICS, INTENT, AND BASIS OF DESIGN OF THE SPECIFIED FIXTURES AS DETERMINED BY THE ENGINEER/ARCHITECT.
- ALL LIGHTING SPECIFIED SHALL BE 4000K UNLESS NOTED OTHERWISE. CONFIRM COLOR TEMPERATURES WITH ARCHITECT AND OWNER PRIOR TO ORDERING LIGHT FIXTURES.
- ALL LIGHTING SPECIFIED SHALL HAVE 70CRI MINIMUM UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL HARDWARE AND ACCESSORIES AS REQUIRED TO INSTALL FIXTURES IN LOCATIONS AS ILLUSTRATED WITH MOUNTING METHODS DESIRED.
- WHEN A UNIVERSAL (120-277V) VOLTAGE OPTION IS AVAILABLE, IT SHALL BE PROVIDED. OTHERWISE PROVIDE AS INDICATED IN SCHEDULE.



**1 ELECTRICAL SITE PHOTOMETRIC PLAN**  
Scale: 1" = 30'-0"



**2 POLE BASE DETAIL - 30" ABOVE GRADE**  
Scale: NO SCALE

PROFESSIONAL SEAL



Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

ISSUE DATE	DESCRIPTION
12/30/2025	DESIGN DEVELOPMENT

2550-02601  
POWERS BROWN  
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Project Address

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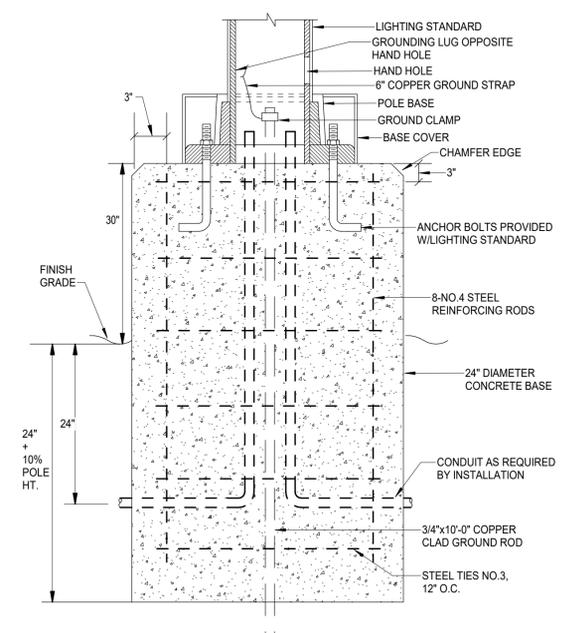
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**1 ELECTRICAL SITE PHOTOMETRIC PLAN**  
Scale: 1" = 30'-0"



**2 POLE BASE DETAIL - 30" ABOVE GRADE**  
Scale: NO SCALE

Parcels (1)

PIN	APN	NAME	ADDRESS
	88502 CL1411900080010001	Jain Sunil & Sapna	100 Harborview Dr
	97498 CL1412000010010101	Brighton Creek Commons LLC	3007 Frederick Ave
	97514 CL1412000100010001	J A Peterson Enterprises Inc	10000 W 75th St Ste 100
	217377 CL1411900070050001	Star Development Corp	244 W Mill St Ste 101
	217378 CL1411900070040001	Hoambrecker Properties LLC	14523 NW 74th St
	217379 CL1411900070030001	Clay County Savings Bank	PO Box 277
	217382 CL1411900070060001	Hunt Midwest Real Estate Developme	8300 NE Underground Dr Ste 1
	227899 CL1440700010050101	Jain Sunil & Sapna	100 Harborview Dr
	257798 CL1412000070050001	Terra Funding-Brighton LLC	112 S Broad St
	286757 CL1412000070080001	Beck-Cal LLC	2701 E 85th St
	286868 CL1412000070020001	Terra Funding-Brighton LLC	112 S Broad St
	287343 CL1412000070070001	Clay County Of	1 Courthouse Sq
	287347 CL1412000070060101	Casey's Marketing Company	PO Box 54288

Parcels (1)

CITY	STATE	ZIP	ADDR	FRACTION	PREFIX	STREET	STREET_TYPE
Baltimore	MD	21230	7960		N	Brighton Ave	
Saint Joseph	MO	64506	5713		NE	Barry Rd	
Shawnee Mission	KS	66204	7961		N	Brighton Ave	
Liberty	MO	64068	8000		N	Brighton Ave	
Kansas City	MO	64152	8050		N	Brighton Ave	
Liberty	MO	64069	8140		N	Brighton Ave	
Kansas City	MO	64161	8048		N	Brighton Ave	
Baltimore	MD	21230	7950		N	Brighton Ave	
Kennett Square	PA	19348	8020		N	Denver Ave	
Kansas City	MO	64132					
Kennett Square	PA	19348	8111		N	Denver Ave	
Liberty	MO	64068					
Lexington	KY	40555	8051		N	Brighton Ave	

Parcels (1)

SUITE

Parcels (1)

LEGAL

SEC 08-51-32 SE1/4 SW1/4 BEG SL SEC & W LI N BRIGHTON AVE W 382', N TO SL NE 80TH ST, E TO W LI N BRIGHTON  
PRT N 1/2 SE 1/4 SEC 8 51 32 ALL SD 1/2 1/4 LY SLY OF MO RTE 152  
SW 1/4 SE 1/4 SEC 8 51 32 ALL LY SWLY NE 76TH ST EXC PRT IN RDS  
HIGHWAY 152 COMMERCE CENTER LOT 2  
HIGHWAY 152 COMMERCE CENTER LOT 3  
HIGHWAY 152 COMMERCE CENTER LOT 4  
SEC 08-51-32 SE ? SW1/4 HIGHWAY 152 COMMERCE CENTER TR A  
SEC 17-51-32 NE1/4 NW1/4 BEG N LI SEC 17 & W LI N BRIGHTON AVE S 320', W400', N320', E400' TO POB EX TH PRT  
BRIGHTON CREEK APARTMENTS 1ST PLAT TR A  
BEG NE COR INTERS N BRIGHTON AVE & NE SOCCER DR, N TO SL 152 HWY, E660, SWLY519.62, S283.54, SWLY356  
BRIGHTON CREEK APARTMENTS 1ST PLAT LOT 1  
BRIGHTON CREEK CROSSING LOT 1  
BRIGHTON CREEK CROSSING LOT 2



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:** Tuesday February 3, 2026

**Meeting Time:** 5 p.m.

**Meeting Location:** Google Meet Virtual joining info  
Video call link: <https://meet.google.com/nnh-vkuw-kmj>  
Or dial: (US) +1 219-351-0356 PIN: 221 857 937#

**Project Description:** Major amendment to the Development Plan of Brighton Creek Crossing to Convert Lot 3 to Apartments. The project is proposing to construct a 4 Story 161 unit apartment complex in lieu of the 2 retail/restaurant buildings approved for 28,800 sf.

If you have any questions, please contact:

Name: Lance Scott, P.E., CFS Engineers

Phone: 913.484.4777

Email: [lscott@cfse.com](mailto:lscott@cfse.com)

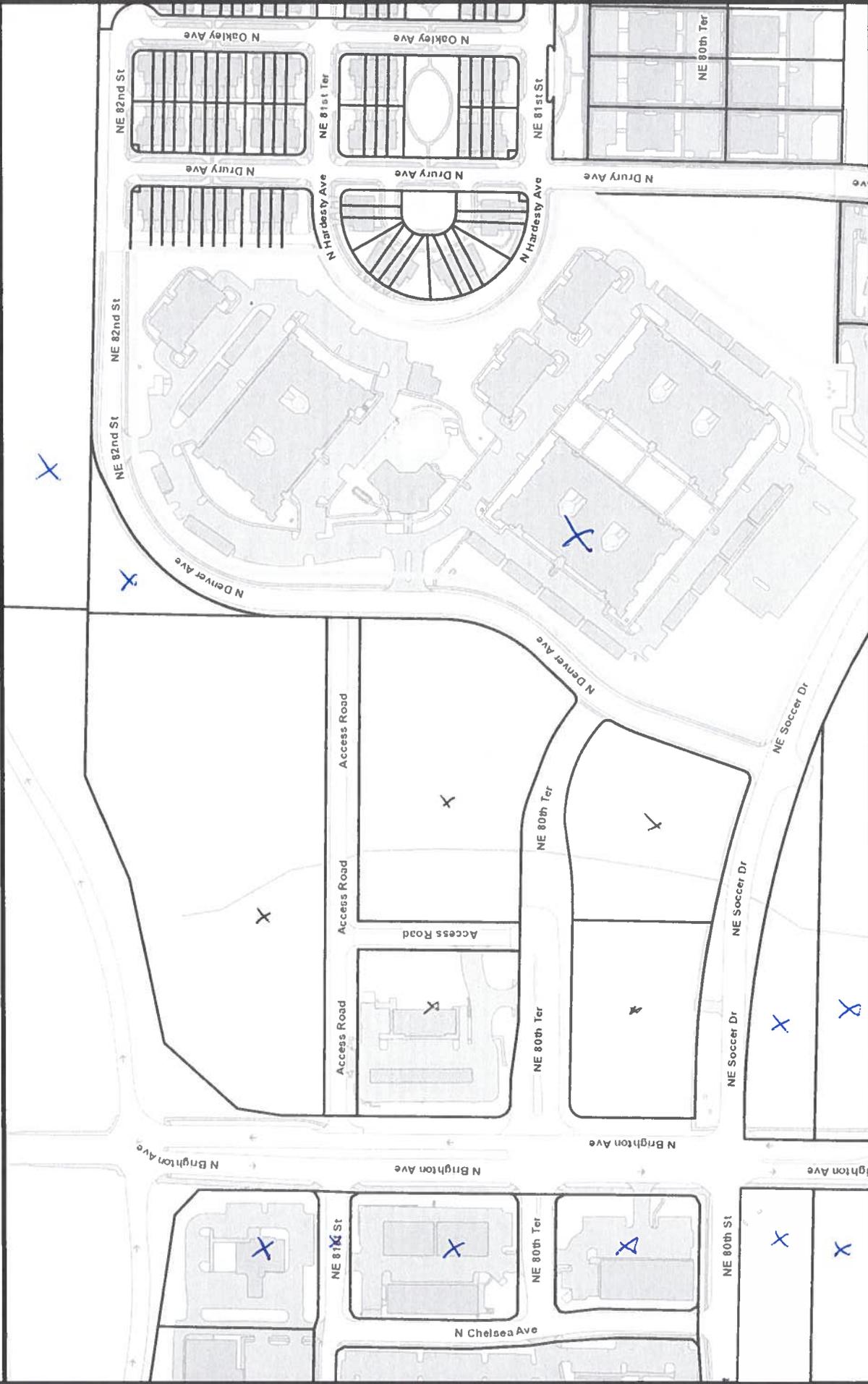
You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

# My Map



While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO harmless in all matters and accounts arising from the use and/or accuracy of this data.

0 160 320 Feet

Printed Date: 1/12/2026





CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

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### Public Meeting Summary Form

Project Case # CD-CPC-2025-00204

Meeting Date: February 3, 2025

Meeting Location: Virtual

Meeting Time (include start and end time): 05:00 p.m to 05:30 p.m.

Additional Comments (optional):

No neighbors attended the meeting.

## SUMMARY

Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **Medium**

Evaluation	Goal	Notes
High	SEG	SEG – Effectively uses an undeveloped infill lot and existing infrastructure designed for 100+ years.
Medium	CC DO HE SAN WDC	<p>CC – Provides adequate connection to the existing street grid. Utilizes curb cuts along private roads for residents. Creates a walkable, pedestrian scale environment that is safe and inviting.</p> <p>DO – Provides market-rate housing, contributing to a complete community. Allowing residents to be closer to jobs and opportunities.</p> <p>HE – Removes significant amount of vegetation, however, provides additional landscaping beyond what is required by Ch. 88. Specially, along the public streets and around the parking lot on the SE of the site.</p> <p>SAN – Increases the diversity of housing stock within the area.</p> <p>WDC – Structure defines the public street edge. Uses high quality (concrete) but also incorporates stone veneer (faux facade).</p>
Low		

### Alignment Comments:

The Shoal Creek Valley Future Land Use Plan designates the subject property for mixed-use neighborhood; the proposed use of multi-unit Residential is in alignment with the future land use designation and zoning district. The proposed major amendment increases housing stock diversity in the area by providing 161 market-rate units contributing to a more complete community, which advances the goals outlined in the Shoal Creek Area Plan and the KC Spirit Playbook. The proposed site design follows the KC Spirit Playbook Design Guidelines by locating parking in the rear, utilizing high-quality materials, and safely connecting to the existing street grid. To increase alignment with the Design Guidelines, the applicant could locate the parking in the southeast of the site in

the rear and reduce the use of stone veneer on the building facade. As the site is currently undeveloped greenfield, the proposed project will remove a significant amount of existing vegetation; however, it will introduce adequate landscaping, particularly along the public streets, NE 80<sup>th</sup> Ter and N Denver Ave. Due to these factors, the proposed major amendment has a medium alignment with the Shoal Creek Valley Area Plan and the KC Spirit Playbook.