

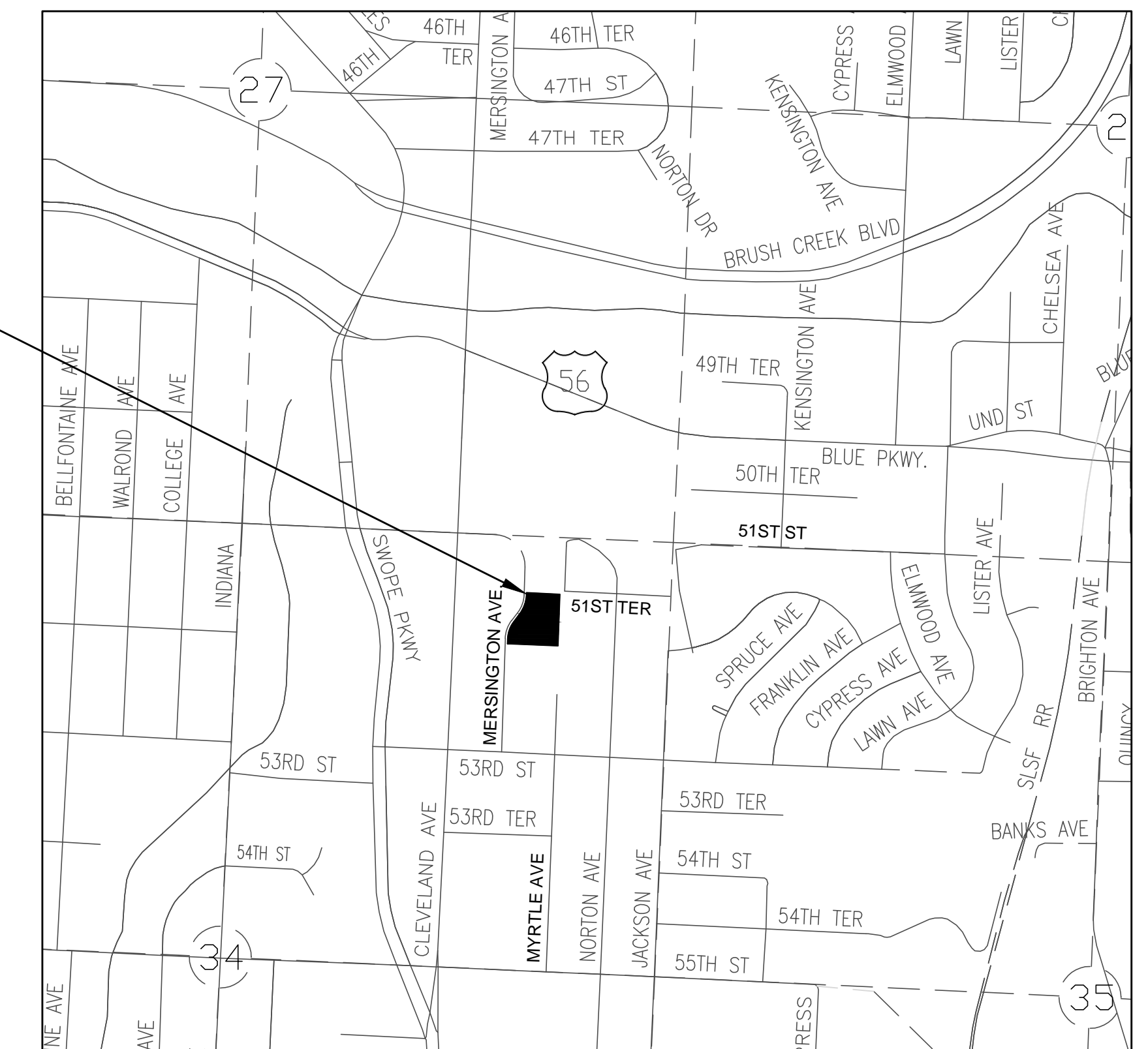
CLEVELAND HEIGHTS SENIOR APARTMENTS MPD DISTRICT REZONING

A RESIDENTIAL SUBDIVISION SECTION 34, TOWNSHIP 49 NORTH,
RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN
IN KANSAS CITY, JACKSON COUNTY, MISSOURI

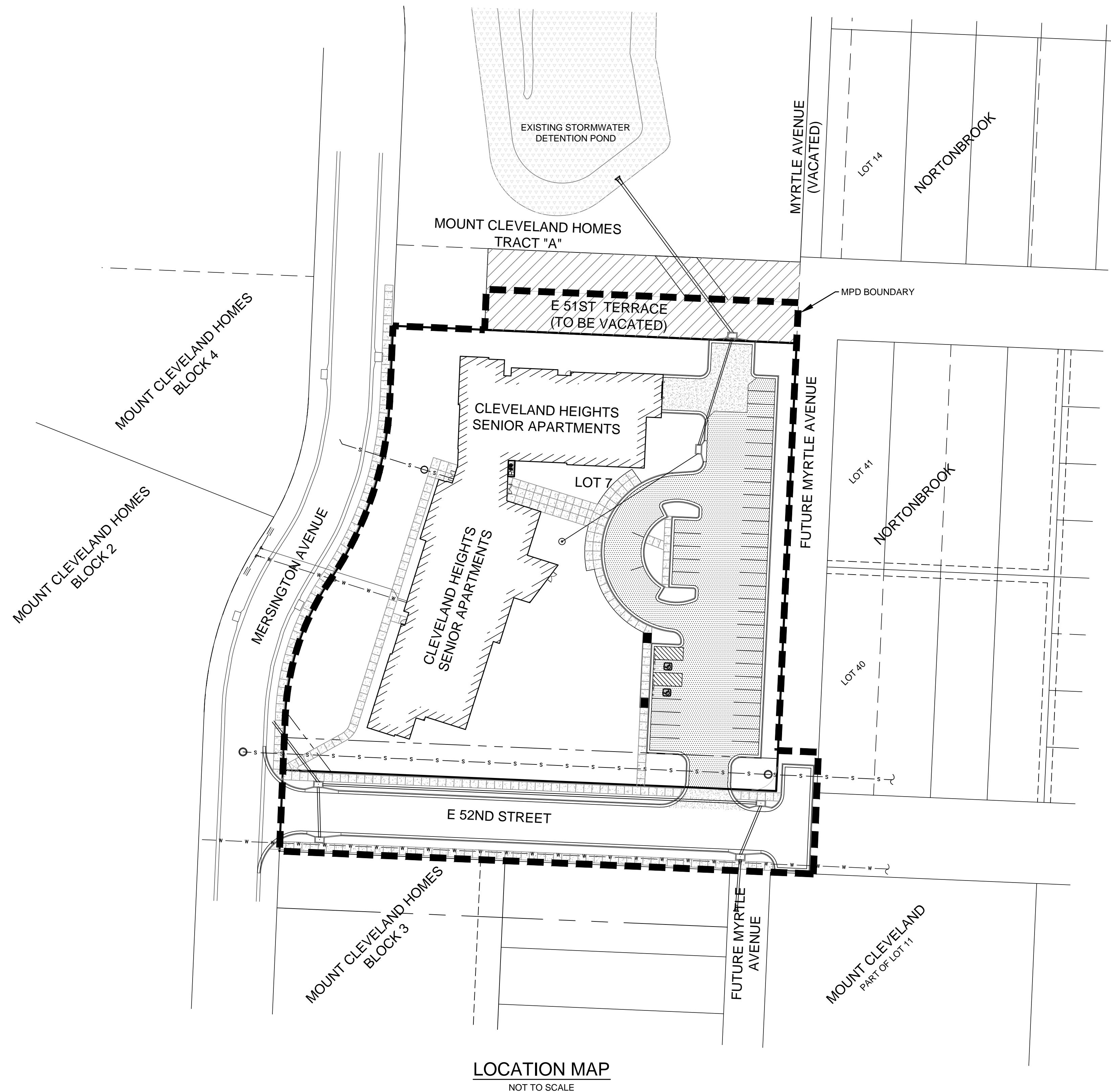
SHEET LIST:

C001	COVER SHEET
C002	EXISTING CONDITIONS
C003	MPD DEVELOPMENT PLAN
C004	UTILITY PLAN
C005	SITE GRADING PLAN
L100	LANDSCAPE PLAN
E1.00	LIGHTING PLAN
A200	EXTERIOR ELEVATIONS

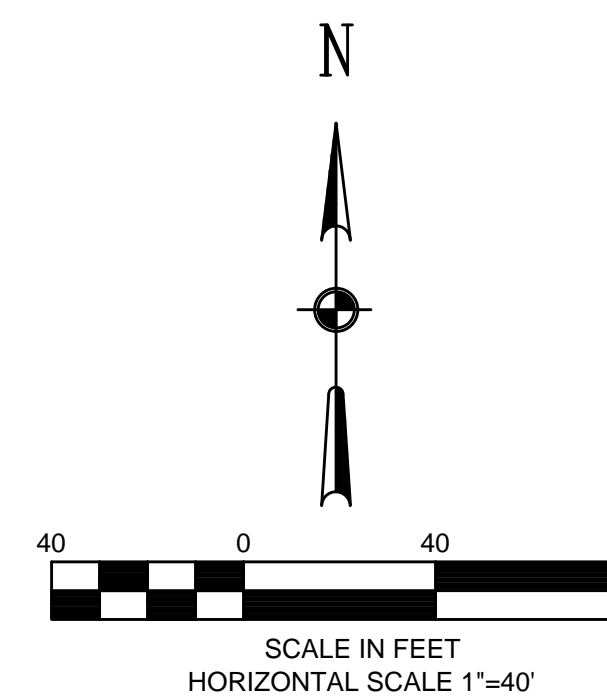
VICINITY MAP



PROJECT LOCATION



LOCATION MAP
NOT TO SCALE



MPD REZONING INFORMATION

- A. ZONING INFORMATION**
 1. EXISTING ZONING: THE PROPERTY IS CURRENTLY ZONED R-2.5, UR
 2. PROPOSED ZONING: MPD DISTRICT REZONING
- B. TOTAL LAND AREA**
 75,640 SQ. FT. (1.74 ACRES) CURRENT PROPERTY
- C. LAND AREA FOR STREET RIGHT-OF-WAY**
 1. EXISTING STREET RIGHT-OF-WAY: 21,716 SQ. FT. (0.50 ACRES)
 2. PROPOSED STREET RIGHT-OF-WAY: 93.9 SQ. FT. (0.002 ACRES) LAND TO BE DEDICATED TO R/W
 3. PROPOSED REMOVED STREET RIGHT-OF-WAY: 9,818 SQ. FT. (0.22 ACRES) RIGHT-OF-WAY TO BE VACATE
 4. PROPOSED TOTAL STREET RIGHT-OF-WAY: 16,907 SQ. FT. (0.39 ACRES) AFTER VACATION AND DEDICATION
- D. NET LAND AREA**
 80,449 SQ. FT. (1.85 ACRES) TOTAL AFTER RIGHT-OF-WAY VACATION AND DEDICATION

BUILDING USE AND HEIGHT INFORMATION

Name	Use	Above Grade	Elevation	No. Floors	Area (SF)	Units/Fir	Total Units	Parking Spaces Req'd	Parking Spaces Provided
Cleveland Heights North Wing	Residential-Elderly Housing	32'-6"	866'-0"	3	19,848	6-Fir1 8-Fir2 8-Fir3	22	8	18
Cleveland Heights South Wing	Residential-Elderly Housing	42'-8"	876'-4"	4	37,606	5-Fir1 9-Fir2 9-Fir3 9-Fir4	32	11	25
Total					57,454		54	19	43

BUILDING COVERAGE AND FLOOR AREA RATIO

1. BUILDING COVERAGE: 16,093 SF
 2. FLOOR AREA RATIO: 0.71
- G. DENSITY**
 1. GROSS DENSITY: 31.0 UNITS/ACRES (BASE ON TOTAL LAND AREA)
 2. NET DENSITY: 29.2 UNITS/ACRES (BASE ON NET PROPOSED LAND AREA)

CAR PARKING SPACES

TOTAL PARKING REQUIRED 19 SPACES
 TOTAL PARKING PROVIDED 43 SPACES

BIKE PARKING SPACES:

1. SHORT TERM PARKING REQUIRED BY ORDINANCE
 10% OF 43 CAR PARKING SPACES = 5 BIKE SPACES
 SHORT TERM PARKING PROPOSED
 5 BIKE SPACES
2. LONG TERM PARKING REQUIRED BY ORDINANCE
 18 BIKE SPACES (RESIDENTIAL 54/3)
 LONG TERM PARKING PROPOSED
 18 BIKE SPACES

PROJECT TIMELINE: (PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE)

CONSTRUCTION START: OCTOBER 2015
 CONSTRUCTION END: OCTOBER 2016

PROPERTY DESCRIPTION

SPECIAL WARRANTY DEED INSTRUMENT NUMBER 2014E0071829

THAT PART OF LOT OF LOT 7, MOUNT CLEVELAND, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTH OF THE SOUTH LINE OF 51ST STREET TERRACE, NORTH OF THE NORTH LINE OF 52ND STREET, EASTERLY OF THE EAST LINE OF MERSINGTON AVENUE, AND WEST OF THE WEST LINE OF MYRTLE AVENUE, AS SAID STREETS AND AVENUES ARE NOW ESTABLISHED.

DEVELOPER:
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 666 DUNDEE RD., SUITE 1104
 NORTH BROOK, IL 60062
 PHONE: (847) 562-9400
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 CONTACT: TODD LIEBERMAN
 toddl@brinshore.com

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 CONTACT: JACK SCHROEDER, AIA, LEED AP
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 CONTACT: MATT SCHOELL-SCHAFFER, PLA, LEED@AP
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M.E.P. ENGINEER:
 BGR CONSULTING ENGINEERS
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DATE	REVISION	NO.	BY	CHK	APP
JUN 1, 2015	REVISION	1	LEN KAM/LJK		
MAR 20, 2015	MPD SUBMITTAL	1	LEN KAM/LJK		
	REVISIONS AND RECORD OF ISSUE				

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DESIGNED BY: LBN DRAWN BY: ME CHECKED BY: LJK	DATE OF ORIGINAL ISSUE: 20 MAR 2015

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 Peñi Banks Associates • Community Reimagined

bgr
 Consulting Engineers

TB

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 MISSOURI LICENSE NO. 00066 KANSAS LICENSE NO. E-1481
 PROFESSIONAL LAND SURVEYING CORPORATION
 MISSOURI LICENSE NO. 00004 KANSAS LICENSE NO. LS-196

**CLEVELAND HEIGHTS
MPD DISTRICT
KANSAS CITY, MISSOURI**

COVER SHEET

DWG NO.:
C001