



# Palestine Legacy Residences

3434 Montgall Avenue  
Kansas City, MO 64128

**UR REZONING AND PRELIMINARY PLAN**  
January 31, 2025 Revised March 17, 2025



**1 LOCATION MAP**  
NO SCALE

**Architect**  
Scott Associates  
5050 Main Street, #617  
Kansas City, MO 64112  
(816) 822-8000

**Civil Engineer**  
Obi Consulting Engineers, Inc.  
1220 E. 63rd Street, Suite 200  
Kansas City, MO 64110  
(816) 822-7292

**Structural Engineer**  
Bob D. Campbell & Co.  
4338 Belleview Ave.  
Kansas City, MO 64111  
(816) 531-4144

**Mechanical, Electrical, Plumbing and Fire Protection Engineer**  
FSC, Inc. Consulting Engineers  
8675 W. 96th Street  
Overland Park, KS 66212  
(816) 333-4373

**Developer**  
Palestine Economic Development Corporation  
3619 E. 35th Street  
Kansas City, MO 64128  
(816) 564-8501

**PROJECT DIRECTORY**  
NO SCALE

NO.	SHEET NAME	REVISION
1	Cover Sheet	3/14/2025
2	Site Plan	3/23/2025
3	Landscape Plan	3/23/2025
4	Elevations	3/14/2025
5	Renderings	3/14/2025
6	Utility Plan	
7	Photometric Plan	3/23/2025

**INDEX OF DRAWINGS**  
NO SCALE

Scott Associates

**PALESTINE LEGACY RESIDENCES**

3434 MONTGALL AVENUE  
KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED:  
1/31/2025  
REVISED:  
3/24/2025

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**COVER SHEET**

File name: P:\2025\401-ASP.dwg Layout: 1 Cover Sheet Saved: 3/17/2025 12:07:09 PM PDF Created: 3/20/2025 9:20:17 PM

5050 MAIN STREET #617  
KANSAS CITY, MO 64112  
jpcott@scottassociates.com  
(816) 822-8000

Name of the development or plat:  
**Palestine Legacy Residences**

Name, address, phone number, and email of person or firm that prepared the plan:  
**Scott Associates**  
 5050 Main Street #617  
 Kansas City, MO 64112  
 jscott@scottassociateskc.com

Date plan prepared and any revision dates:  
 1/30/2025

A legal description of the property:  
 Lots 10 thru 13 & Lots 16 thru 21, Dunlop Place  
 Kansas City, Jackson County, Missouri

Property Description:  
 Parcel 1:  
 Tract 1: Lot 10, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.  
 Tract 2: Lot 11, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.  
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Parcel 2:  
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Parcel 5:  
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Parcel 6:  
 Lot 18, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

This is not a phased development.

SITE DATA				
ZONING	Existing	Proposed	Deviation Required	Approved
B3-2		UR	YES	Pending

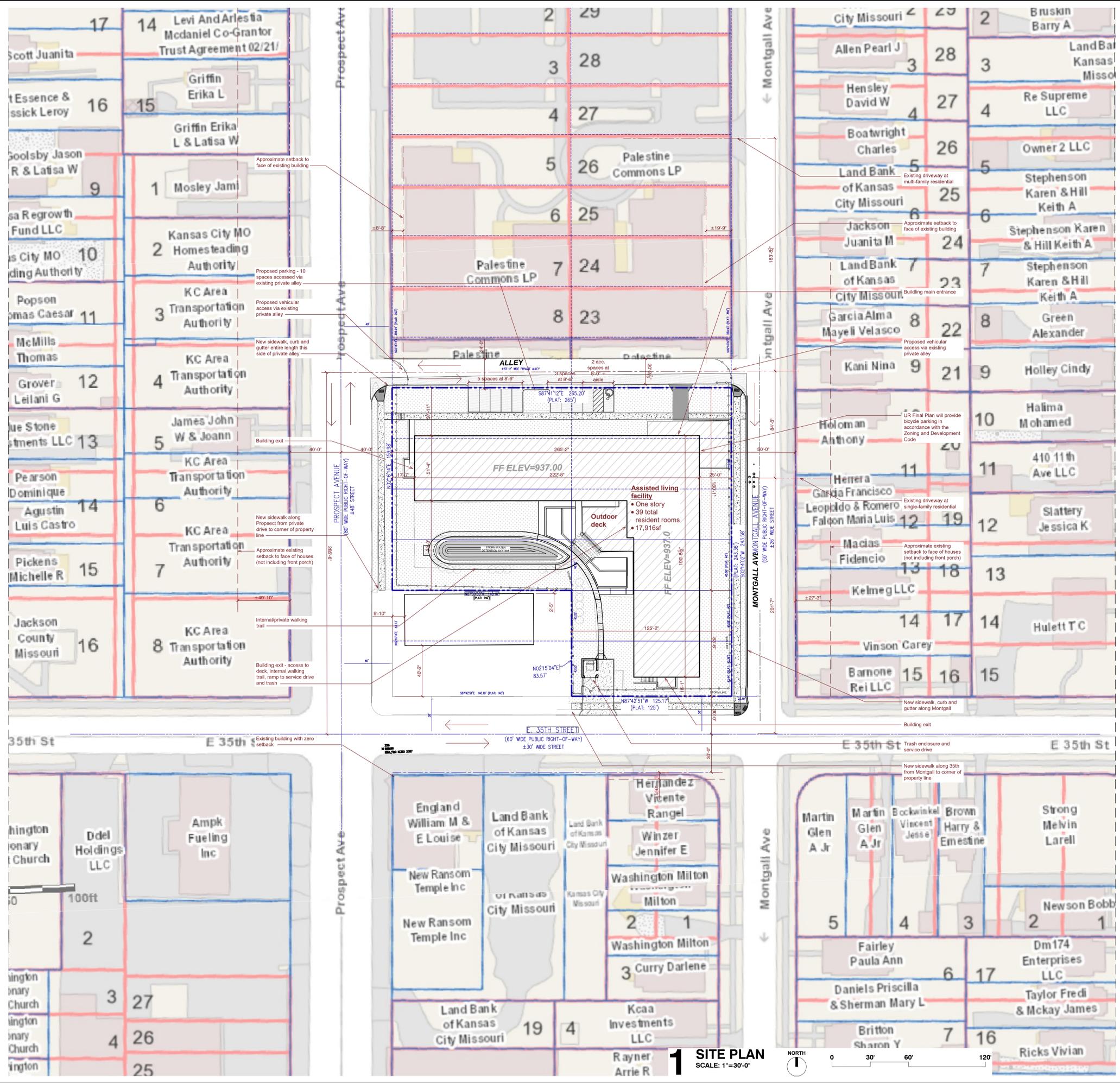
Net Land Area	52,913 GSF
Building Area	17,916 SF
Floor Area Ratio	0.33

BUILDING DATA				
SETBACK	Required	Proposed	Deviation Required	Approved
REAR	30'	17'	YES	Pending
FRONT	0'	25'	YES	Pending
SIDE	8'	N:38' S:15'	YES	Pending
HEIGHT	55'	22'	NO	Pending

PARKING DATA (88-420-16H)		
PROPOSED USE	VEHICLE SPACE	BIKE SPACE
Group Home Assisted Living (39 units)	10 (1 space/unit)	3



**1 LOCATION MAP**



**1 SITE PLAN**  
 SCALE: 1"=30'-0"

Scott Associates

**PALESTINE LEGACY RESIDENCES**

3434 MONTGALL AVENUE  
 KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED:  
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**SITE PLAN**

**2**

Filename: P:\2025\401\ASP.dwg Layout: 2 Site Plan Saved: 3/17/2025 12:07:09 PM PDF Created: 3/23/2025 9:21:05 PM

5050 MAIN STREET #617  
 KANSAS CITY, MO 64112  
 jscott@scottassociateskc.com  
 (816) 822-8000

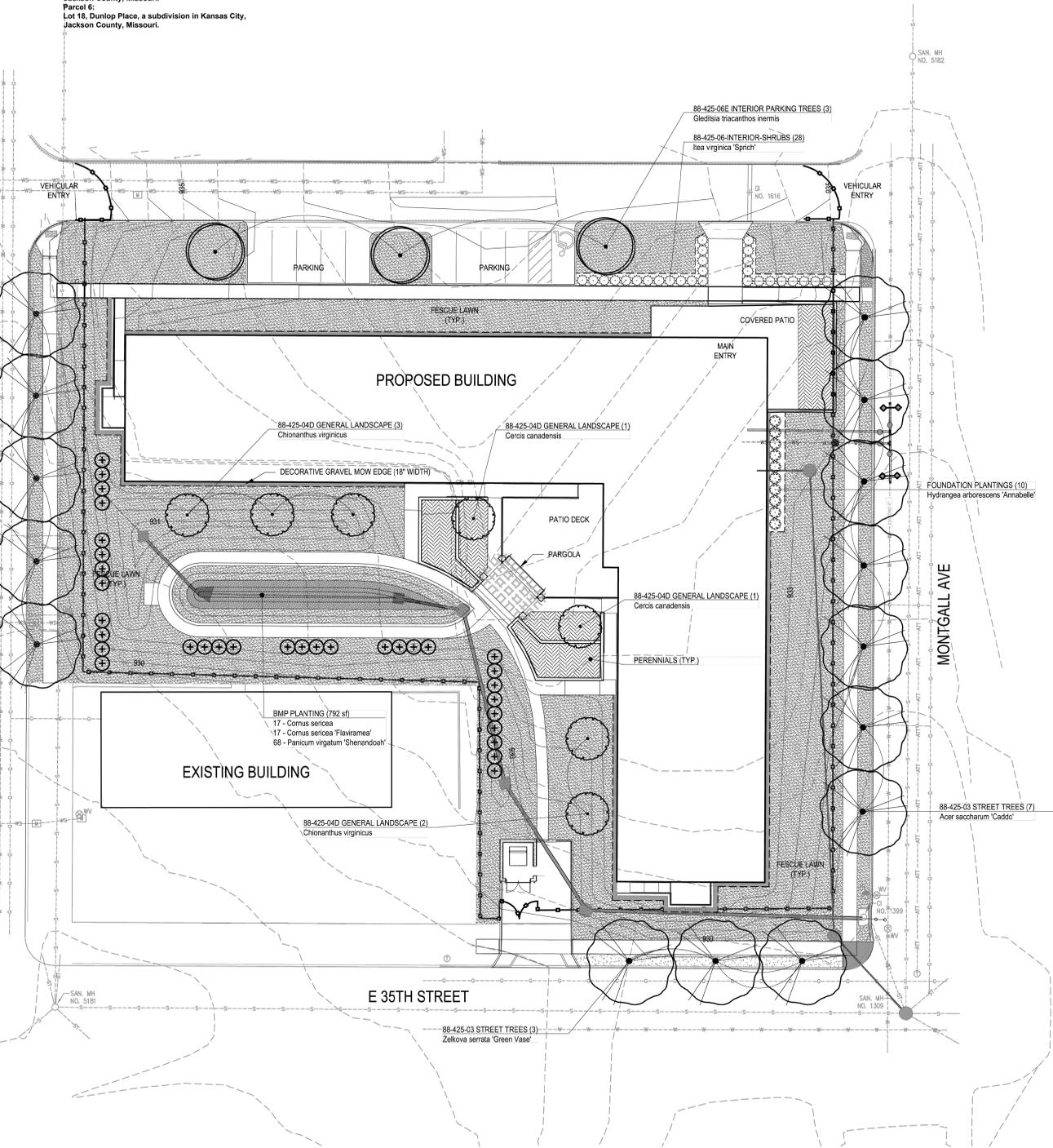
Name of the development or plat.  
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Name, address, phone number, and email of person or firm that prepared the plan.  
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LANDSCAPE ORDINANCE #	Minimum Size Requirement	Quantity Required	Quantity Provided	Calculation
88-425-03C Street Trees (Prospect Ave.)	2" Caliper Trees	5	5	1 tree per 30 linear feet of street frontage; 150 LF / 30 = 5 trees
88-425-03C Street Trees (E 35th Street)	2" Caliper Trees	4	3	1 tree per 30 linear feet of street frontage; 125.2 LF / 30 = 5 trees
88-425-03C Street Trees (Montgall Avenue)	2" Caliper Trees	8	7	1 tree per 30 linear feet of street frontage; 243.7 LF / 30 = 9 trees
88-425-04D General Landscape	2" Caliper Trees	4	7	1 tree per 5,000 sf of principal building footprint; 18,759.11 sf / 5,000 = 4 trees
88-425-06B Interior Landscaping of Parking Lots - Interior Landscape Area	n/a	350	368 sf	At least 35 sf of interior landscape area per parking space; 35 x 10 spaces = 350 sf required
88-425-06E Interior Landscaping of Parking Lots - Trees	2" Caliper Trees	2	3	1 tree per 5 parking spaces = 10 spaces / 5 = 2 trees
88-425-06E Interior Landscaping of Parking Lots - Shrubs	5 Gallon Shrubs (Evergreen) 2 Gallon Shrubs (Deciduous)	10	28	1 shrub per parking space = 1 x 10 spaces = 10 shrubs

**PLANT SCHEDULE**

	<b>88-425-03 STREET TREES</b> Acer saccharum 'Autumn Splendor' / Autumn Splendor Caddo Sugar Maple Acer saccharum 'Caddo' / Caddo Sugar Maple Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	15	2.5" CAL. B&B 2.5" CAL. B&B 2.5" CAL. B&B
	<b>88-425-04D GENERAL LANDSCAPE</b> Cercis canadensis / Eastern Redbud Chionanthus virginicus / White Fringetree Magnolia x 'Jane' / Jane Magnolia	7	2.5" CAL. B&B 2.5" CAL. B&B 2.5" CAL. B&B
	<b>88-425-06E INTERIOR TREES</b> Gleditsia triacanthos inermis / Thornless Honey Locust	3	2.5" CAL. B&B
	<b>88-425-06E INTERIOR SHRUBS</b> Ilex virginica 'Sprich' / Little Henry® Sweetspire	28	#3 cont. 4" o.c.
	<b>FOUNDATION PLANTINGS</b> Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	10	#3 cont. 4" o.c.
	<b>PERENNIAL PLANTING BEDS (TYPICAL)</b> Calaminta nepeta nepeta / Lesser Calamint Liriope muscar 'Big Blue' / Big Blue Lilyturf Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower Salvia x 'Azure Snow' / Color Spire® Azure Snow Sage Sedum x 'Autumn Joy' / Autumn Joy Sedum Zinnia x 'Dreamland Red' / Dreamland Red Zinnia Zinnia x 'Profusion Double Yellow' / Profusion Double Yellow Zinnia	1,582 sf 1,644	#1 Cont. 18" o.c. #1 Cont. 12" o.c. #1 Cont. 18" o.c. #1 Cont. 18" o.c. #1 Cont. 18" o.c. SEED SEED
	<b>STORMWATER BMP PLANTING</b> Cornus sericea 'Red Twig Dogwood' Cornus sericea 'Flaviramea' / Yellow Twig Dogwood Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	792 sf 51 204	#5 Cont. 4" O.C. #5 Cont. 4" O.C. #5 Cont. 24" o.c.
	<b>TURF LAWN</b> Festuca arundinacea "Turf-Type" / Turf-Type Tall Fescue	22,715 sf	sod
	<b>GENERAL LANDSCAPE</b> Northwind Switchgrass (Panicum virgatum North Wind)		1 GALLON

PLANTING PLAN INDICATES DESIGN INTENT OF SPECIES AND QUANTITY. CONSTRUCTION SHALL BE MADE FROM SUBMITTED DESIGN/BUILD LANDSCAPE SUBCONTRACTOR PLAN.

**LANDSCAPE NOTES**

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING BEDS AND BUILDING MOW EDGES SHALL BE EDGED WITH BLACK STEEL EDGING AND / OR SHOVEL CUT EDGING PER THE PLANS.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS.
- DOUBLE GROUND HARDWOOD MULCH. PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED AND GUYED.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1") CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2") CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND OR SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SODDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE.



LAC# MO-2002023625 KS-59  
 414 Oak St. Suite 101  
 Kansas City, Missouri 64108  
 P 816-756-5690

1111 N. 13th Street  
 Omaha, Nebraska 68102  
 P 402-553-9465

www.BelVireo.com

**PALESTINE LEGACY RESIDENCES**  
 3434 MONTGALL AVENUE  
 KANSAS CITY, MO 64128



**CONSTRUCTION DOCUMENTS**

DRAWING SET ISSUED:  
 10/4/2024

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**LANDSCAPE PLAN**

Name of the development or plat.  
**Palestine Legacy Residences**

Name, address, phone number, and email of person or firm that prepared the plan.  
 Scott Associates  
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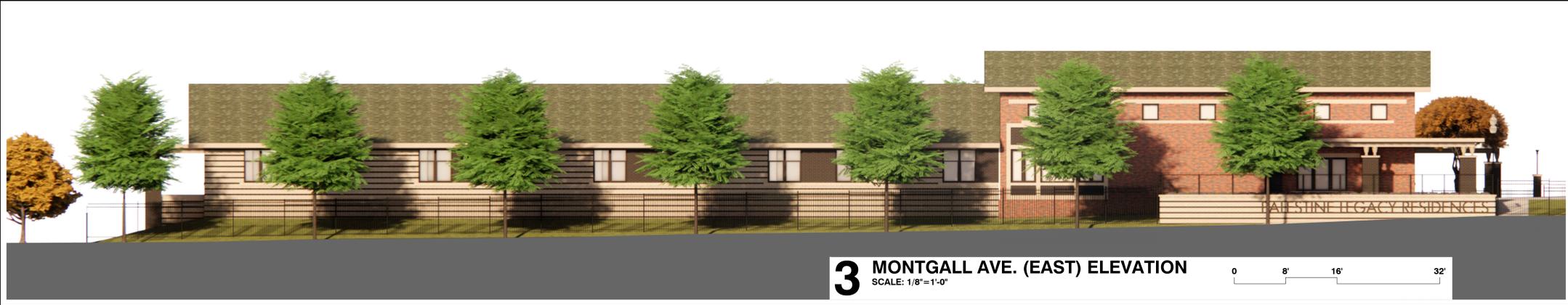
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**4 PROSPECT AVE. (WEST) ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 MONTGALL AVE. (EAST) ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**1 35th STREET (SOUTH) ELEVATION**  
 SCALE: 1/8"=1'-0"

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Scott Associates

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**ELEVATIONS**



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Scott Associates

5050 MAIN STREET #617  
KANSAS CITY, MO 64128  
jscott@scottassociates.com  
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RENDERINGS





CONSTRUCTION DOCUMENTS

DRAWING SET ISSUED:  
 03/20/2025

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PHOTOMETRIC PLAN

GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL CONSTRUCTION DRAWINGS, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND ASSOCIATED SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICT OR DISCREPANCIES PRIOR TO BID.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Mix Steps	+	0.2%	1.0%	0.0%	N/A	N/A
Back Patio	+	0.7%	1.3%	0.1%	13.01	7.01
Back Ramp 1	+	0.3%	0.5%	0.2%	2.61	1.51
Back Ramp 2	+	0.8%	1.1%	0.5%	2.21	1.61
Back Ramp 3	+	0.9%	1.2%	0.5%	2.41	1.81
Back Walk 1	+	4.3%	11.8%	0.4%	29.51	10.81
Back Walk 2	+	6.6%	13.1%	0.7%	18.71	9.41
Back Walk 3	+	1.9%	4.2%	0.1%	42.01	19.01
Back Walk 4	+	2.3%	5.8%	0.3%	19.31	7.71
City South Walk	+	0.0%	0.1%	0.0%	N/A	N/A
City West Walk	+	0.1%	0.3%	0.0%	N/A	N/A
Grassy Property	+	0.0%	0.3%	0.0%	N/A	N/A
Loading Area	+	2.8%	7.7%	0.0%	N/A	N/A
North Ramp East	+	0.3%	0.9%	0.0%	N/A	N/A
North Side Property	+	0.2%	0.6%	0.0%	N/A	N/A
North Walk	+	1.5%	2.0%	0.1%	20.01	15.01
North Walk 2	+	2.8%	3.8%	1.8%	2.11	1.61
North Walk 3	+	0.7%	2.5%	0.2%	12.81	3.51
Northeast Exit Canopy	+	9.4%	23.0%	2.0%	11.81	4.71
Parking 1	+	2.7%	3.8%	2.2%	1.71	1.21
Parking 2	+	2.5%	3.4%	1.7%	2.01	1.51
South Exit Walk	+	1.3%	1.6%	0.6%	2.71	2.21
West Exit Ramp	+	1.3%	1.6%	0.7%	2.31	1.81
Alley Way	+	0.5%	1.5%	0.0%	N/A	N/A

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Number	Lamp Output	Input Power
S	S	3	Lithonia Lighting	DSXO LED P1 30K 70CRI AFR HS	1	4507	33.21
P2	P2	8	Lithonia Lighting	RADB LED P2 30K ASY DRXO	1	532	8
W2	W2	2	Lithonia Lighting	WCGEZ LED P0 30K 70CRI T1S	1	733	6.8948
W3	W3	4	Lithonia Lighting	WCGEZ LED P0 30K 70CRI T3M	1	763	6.8948
A2	A2	5	Lithonia Lighting	LDNR 3015 L06AR LB	1	1573	17.52
B	B	2	Lithonia Lighting	DSXO LED P1 30K 70CRI LOGO	1	3374	33.21

1 SITE PHOTOMETRIC PLAN  
 SCALE: 3/32"=1'-0"

FSC, Inc.  
 CONSULTING ENGINEERS  
 8675 West 96th Street  
 Overland Park, KS 66212  
 Phone: 816.333.4373  
 Project #: 24-021  
 FSC MEP Engineers, LLC Consulting Engineers  
 Missouri State Certificate of Authority #20060001150

Filename: 24-021-E110.dwg Layout: E110.dwg Saved: 3/20/2025 10:59:36 AM PDF Created: 3/20/2025 10:59:40 AM