

Docket #8

CD-CPC-2024-00071

Development Plan – Residential

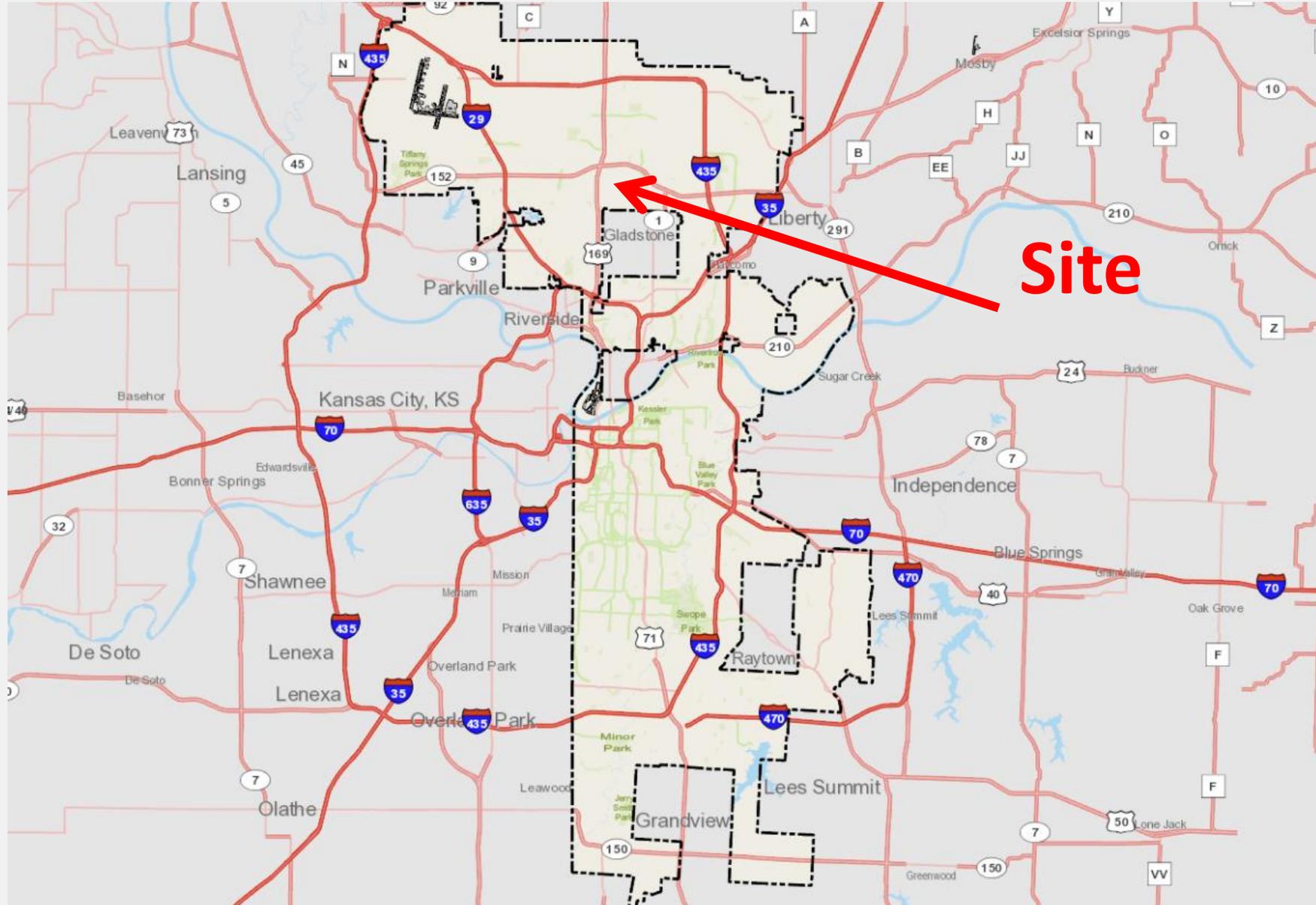
The Dotte – 8601 N Wyandotte & 20 NW 85th Ter

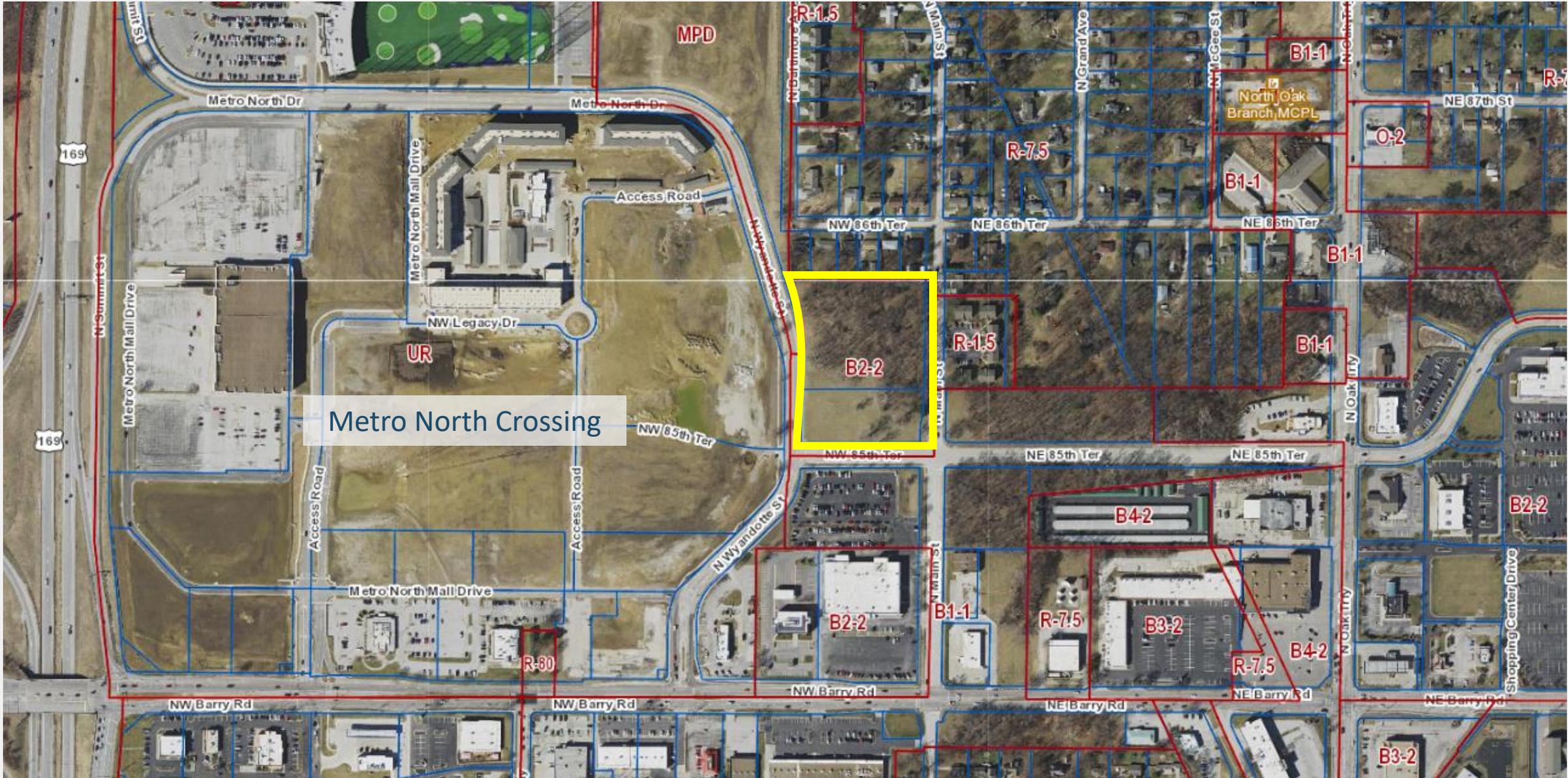
July 17, 2024

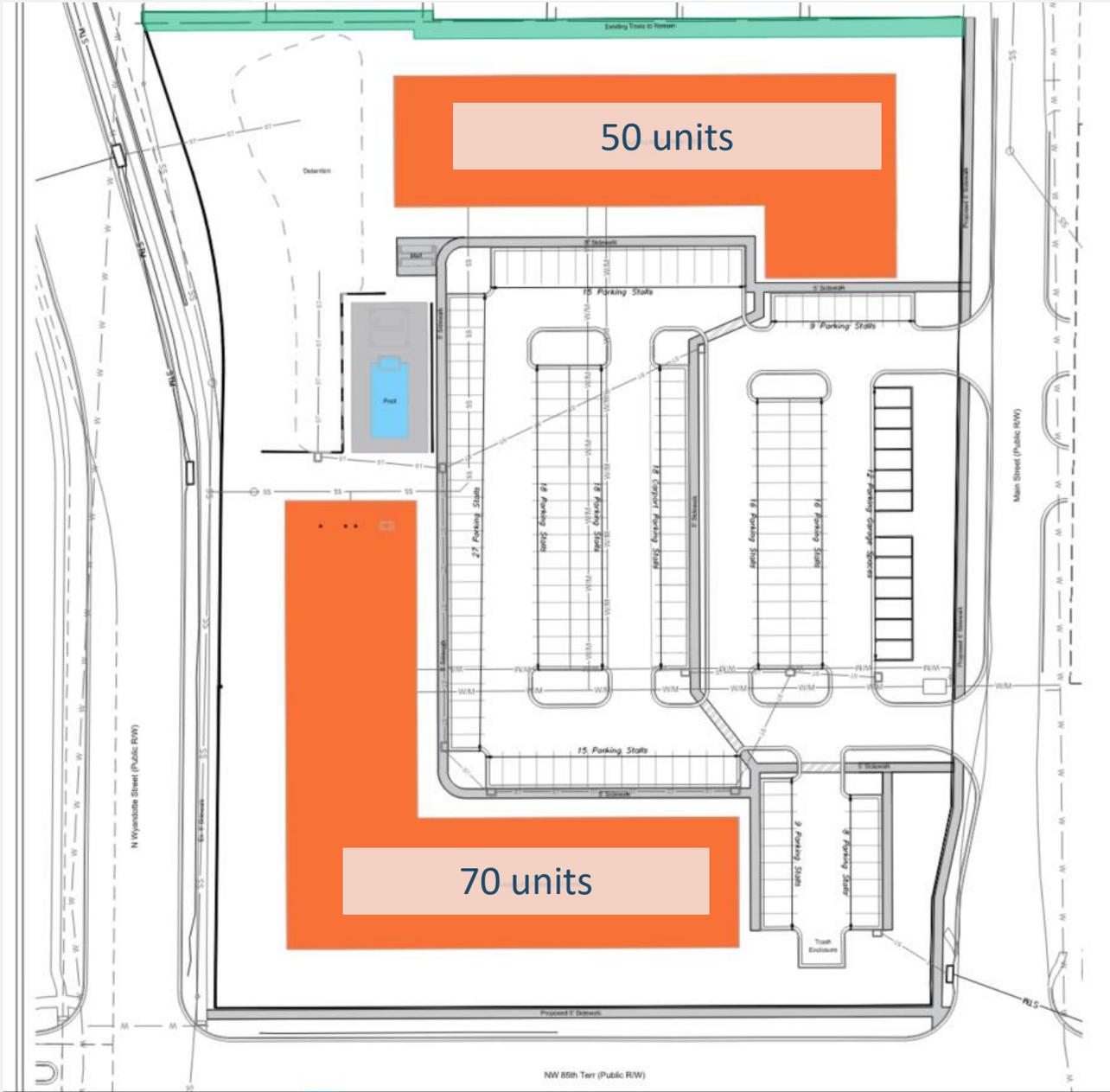
Prepared for

City Plan Commission









Site Plan





88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	136,485 s.f. 3.13 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	1.10
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	165
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	141
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	24
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A

* ~~128~~ - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07 SEE L.100 FOR TREES.



6 BLDG. 1 - NORTH
1/16" = 1'-0"



4 BLDG. 1 - EAST
1/16" = 1'-0"



4 EXTERIOR ELEVATION
DETACHED GARAGE - SIDE ELEVATION



3 EXTERIOR ELEVATION
DETACHED GARAGE - BACK ELEVATION



2 EXTERIOR ELEVATION
DETACHED GARAGE - SIDE ELEVATION



1 EXTERIOR ELEVATION
DETACHED GARAGE - FRONT ELEVATION

DETACHED GARAGE



View towards site from the intersection of N Main St and NW 85th Ter (April 2019)



View of subject site from N Wyandotte and NW 85th Ter (Dec 2023)



View south on N Main St. Subject site on right (April 2019)

Condition Removal

#31 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, as amended, commonly known as the Development Regulations.

Lots will be combined by deed

Staff Recommendation

Case No. CD-SUP-2023-00012

Approval with Conditions