



CITY PLAN COMMISSION STAFF REPORT

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

12/05/2023

Project Name
4627 Madison Apartments

Docket 3.1 & 3.2

Request
CD-CPC-2023-00153 (3.2)
Development Plan

CD-CPC-2023-00155 (3.1)
Rezoning

Applicant
Doug Stone
Lewis Rice

Owner
Ken Block
Block Real Estate
4622 Pennsylvania Ave
Kansas City, MO 64111

Location ~ 4627 Madison Ave
Area About 2 acres
Zoning UR & B4-5
Council District 6
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Commercial Uses, zoned B1-3
South: Commercial Uses, zoned B4-5
East: Commercial Uses, zoned UR
West: Vacant, zoned B4-5
(approved use = Residential)

Major Street Plan

Madison Ave is identified on the City's Major Street Plan. Madison Ave is a Thoroughfare.

Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 9/18/2023. No Scheduling deviations from 2023 Cycle T have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Plaza Westport Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/31/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A parking lot, ATM, and parking garage for 800 W 47th St occupy the existing site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan to site an apartment complex, with an associated parking garage, on the subject property. A portion of the site is also being rezoned from UR (Urban Redevelopment) to B4-5 (Heavy Commercial) to update the zoning map to proposed conditions.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3.1 Recommendation Approval
Docket #3.2 Recommendation Approval, Subject to Conditions

CONTROLLING + RELATED CASES

170214

Approving a Major Amendment to a Development Plan on Approximately 1.6 acres located at 4600 Summit Street and 4627 Madison Ave, to allow placement of a pre-fabricated shipping container for a drive-through café on the property in District UR.

190100

Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east .. and recognizing this ordinance as having an accelerated effective date.

PLAN REVIEW

Development Plan review and approval is intended to ensure compliance with the KCMO Zoning and Development Code, minimize land use conflicts, and encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, stormwater facilities, vehicle and pedestrian access routes, and other site features in a manner that will promote public safety and general welfare.

The purpose of the Plaza Bowl Overlay is to establish land use regulations and limit building heights for the area commonly referred to as the Country Club Plaza. The overlay is also intended to (1) maintain and promote economic vitality of the area, (2) encourage preservation of the area's rare, unique historical and distinctive character, (3) stabilize property values and reduce investment risks, (4) establish known ground rules for development, and (5) promote the health, safety, morals, and general welfare of the City.

The proposed project includes 202 units, including amenities for the residential use, and 476 vehicle parking spaces on the subject site.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	See Site Plans.
Plaza Bowl Overlay District*	Yes	No	See Conditions Report.
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	Yes	Yes	See Site Plans and Conditions Report.
Parking and Loading	Yes	Yes	See Site Plans and Conditions Report.

Standards (88-420)			
Landscape and Screening Standards (88-425)*	Yes	No	See Site Plans and Conditions Report.
Outdoor Lighting Standards (88-430)	Yes	?	See Conditions Report.
Sign Standards (88-445)	Yes	-	See Conditions Report.
Pedestrian Standards (88-450)	Yes	Yes	See Site Plans.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
The proposed development does not meet the recommendations outlined in the Midtown/Plaza Area Plan, however with an approved height deviation, is compatible with surrounding properties. AN
- B.** Zoning and use of nearby property;
42% of the subject site is zoned B4-5, the entire site needs to be zoned B4-5 since the UR portion of the site is not vested. There is also B4-5 zoned property to the west and south of the subject site. AN
- C.** Physical character of the area in which the subject property is located;
High-density residential and commercial uses surround the subject site. AN
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The appropriate City Staff who have jurisdiction over public facilities and services have reviewed the proposed project. See Site Plans and Conditions Report for more information. AN
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The Development Plan (drive-through café) attached to 4627 Madison Ave is not vested, thus the existing UR zoning is not applicable. AN
- F.** Length of time the subject property has remained vacant as zoned;
N/A. AN
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
Ensuring that the entire site's zoning is uniform will not have a detrimental effect on nearby properties. AN
- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
Ensuring that the entire site's zoning is uniform will not impose a hardship on the landowner or general public. AN

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;
- See the “Plan Analysis” above.
 - The proposed development does not meet the recommendations outlined in the Midtown/Plaza Area Plan, however with an approved height deviation, is compatible with surrounding properties. AN
- B.** The proposed use must be allowed in the district in which it is located;
A high-density apartment complex is permitted in the B4-5 zoning district. AN
- 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 development is going to add less than 80 trips during the peak hours. The area is completely built out in terms of the roadway network so additional turn lanes are not warranted adjacent to the entrance/exit of the development and there is no need to upgrade/change the traffic control at the study intersections. SA
- 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 for adequate pedestrian paths and bicycle parking. AN
- E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.
The appropriate City Staff who have jurisdiction over public facilities and services have reviewed the proposed project. See Site Plans and Conditions Report for more information. AN
- 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 and orientation of the proposed project are compatible with adjacent properties. The architectural features, black brick and wood paneling, are common for new construction. AN
- 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 west and east portions of the proposed project are landscaped and screened to help avoid negative pedestrian experiences.*
 - *An outdoor lighting plan was not provided. See Conditions Report. AN*
- 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 project is demolishing an existing parking garage (tenant 800 W 47th St) and building a parking garage within the apartment complex to accommodate users of the proposed apartment complex and existing office building. Thus, 352 parking spots are required and 476 are being constructed. See Conditions Report. AN
- 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.
Yes, see the Condition Report. AN

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, Written Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

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

Note that conditions #6, #7, #9, and #21 need to be resolved prior to the City Council Ordinance Request.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: November 28, 2023

Case Number: CD-CPC-2023-00153

Project: 4627 Madison Apartments

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@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 and street trees required of the approved plan have been installed in accordance with the plan and are healthy prior to the Certificate of Occupancy.
2. 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.
3. No detailed signage plan is included. All signs must comply with 88-445-07 [Single purpose building] and are subject to permitting.
4. Applicant requests a deviation to the maximum height of a structure within the Plaza Bowl Overlay District adopted by Committee Substitute for Ordinance No. 190100 per Section B, Subsection 4.f. The height deviation requested is as follows:
 - A. Southeast property corner elevation equals 98 ft, resulting in a deviation of 8 ft.
5. Per 88-425-13 an administrative adjustment is approved to site 7 street trees along Madison Ave and 0 along Summit St. In lieu of 6 street trees along Summit St, raised planters will be installed.
6. Provide an outdoor lighting plan conforming to 88-430. Per 88-430-05-C, spillover light may not exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way measured at grade along the property line. Correction needs to be resolved prior to City Council Ordinance Request.
7. Per 88-424-03-C, projects in which no tree canopy cover will be impacted or removed are exempt from 88-424-03-C with a certified statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required stamped plans and plats. Correction needs to be resolved prior to City Council Ordinance Request.
8. An Alternative Compliance Parking Plan must be submitted for the temporary loss of existing parking at 800 W 47th St for the users of 800 W 47th St.
9. Water Services Condition: Provide a Utility Plan showing and labeling the location and sizes of the Existing & Proposed Public Water Mains & Fire Hydrants. Condition must be revised prior to City Council Ordinance Request.
Note 10/30: Sheet C1.01 Utility Plan not modified per previous comments and response letter for proposed fire and domestic water connections to the 8" main in 47th Street vs. 6" main in Madison Ave. (The 8" main will still need to be verified as adequate).
10. The developer will ensure that the enclosed interior parking spaces numbers reflect one parking space per bedroom plus at least 20+ visitor parking spaces.
11. The developer agrees to not separate parking fee from rent, so that each bedroom is assigned one parking space as a part of the rental of the unit.

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

12. The proposed project shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. 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) Also, fire hydrant distribution shall follow IFC-2018 Table C102.1

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

15. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..
16. 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 Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

17. 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. The developer has indicated a money-in-lieu of parkland is to be paid in satisfying these requirements. The fee will be based on the total number of units at the 2023 park rate and due prior to Certificate of Occupancy.

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

18. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
19. The developer shall ensure that water and fire service lines meet current Water Services Department Rules and Regulations prior to the Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
20. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
21. 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.

22. Per the utility plan note to connect the proposed private domestic and fire service lines to the existing 6" public water main in Madison Ave., this main is not likely adequately sized for these connections and providing for the existing water flow demands. The existing water main in Madison Ave. is slated for upsizing and replacement as part of the WSD water main replacement program, however the timing of the two projects is unknown, and the new main would need to be in service prior to connecting. An 8" main exists in 47th Street according to our GIS maps and is more likely to be able to provide adequate flows and pressures for the domestic and fire flows and would need further investigation for confirmation of available flows and pressures vs. anticipated demands. If these options are not viable then a main extension and upsizing project will be needed.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

23. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated; as required by Land Development Division and KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.



CIVIL ENGINEER:
McCLURE

building strong communities.
1000 West 10th Street
Lenexa, KS 66215
913.888.7800

A NEW MULT-FAMILY DEVELOPMENT FOR:

4627 MADISON

4627 MADISON AVE.
KANSAS CITY, MO

DRAWING RELEASE LOG

09.18.2023 - Preliminary Development Plan

REVISIONS

- 10.20.2023 - CITY COMMENT REVISIONS
- 11.01.2023 - PARKING COUNT UPDATE
- 11.16.2023 - PARKING COUNT UPDATE

DATE: 09/18/2023
JOB NO: 650519
DRAWN BY: TH / AK
SHEET NO: **C1.00**

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	UR & B4-5	B4-5		
Gross Land Area				
in square feet	88,496	88,496		
in acres	2.032	2.032		
Right-of-way Dedication				
in square feet	0	0		
in acres	0	0		
Net Land Area				
in square feet	88,496	88,496		
in acres	2.032	2.032		
Building Area (sq. ft.)	105,945(OFFICE)	325,243		
Floor Area Ratio		4.87		
Residential Use Info				
Total Dwelling Units		202 UNITS		
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		202 UNITS		
Total Lots		2 LOTS		
Residential				
Public/Civic				
Commercial				
Industrial				
Other				

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	NONE	NONE		
Front Setback	NONE	NONE		
Side Setback	NONE	NONE		
Side Setback (abutting street)	NONE	NONE		
Height	NONE	*		

* AVG. HEIGHT ON MADISON AVE: 96'-6"
AVG. HEIGHT ON SUMMIT ST: 87'-8"

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
MULTI-FAMILY USE	202	326	73 LONG TERM	73 LONG TERM	
EXISTING OFFICE USE	160	160	34 SHORT TERM	34 SHORT TERM	
TOTAL	362	476			

EXISTING TREE NOTE:
THE PROJECT IS APPLICABLE TO 88-424 BUT LESS THAN ONE ACRE OF TREES IS TO BE REMOVED, THEREFORE, NO MITIGATION IS REQUIRED.

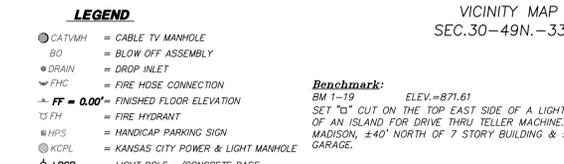
Storm Sewer:
See sheet C2.00 for proposed storm sewer improvements.

Utilities:
See sheet C1.01 for existing & proposed utility information.

Legal Description:
TRACT I
All of Lots 18 through 31, Both Inclusive, except that part of Lot 24 taken for street right-of-way by Ordinance Number 30103; All of the East 128.68 feet of Lots 32 through 36, Both Inclusive, along with the vacated alley lying between the North line of said Lots 18 and 31 and the North line of 47th Street, as now established, all in Block 16, BUNKER HILL, a subdivision in Kansas City, Jackson County, Missouri.

TRACT II
Easements created in and by that certain Parking Easement Agreement dated October 30, 1997 and filed October 31, 1997 as Document No. 97K-51484, and between Joseph B. Gibson and Jacquelyn C. Gibson as Co-Trustees of the Joseph B. Gibson Revocable Living Trust established by The Joseph B. Gibson Revocable Trust Agreement dated February 4, 1982, as restated by Restatement of the Joseph B. Gibson Revocable Trust Agreement dated December 19, 1991 and as amended by Amendments thereto dated December 4, 1992 and January 10, 1996 and S & G, L.C., a Missouri limited liability company.

TRACT III
Lot 2, MADISON PLAZA, a subdivision in the City of Kansas City, Jackson County, Missouri, according to the record plat.



LEGEND

- CATVMH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DRAIN
- FHC = FIRE HOSE CONNECTION
- FF = 0.00' = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- HPS = HANDICAP PARKING SIGN
- KCPL = KANSAS CITY POWER & LIGHT MANHOLE
- LPCB = LIGHT POLE w/CONCRETE BASE
- LP = LIGHT POLE
- MS = METAL SIGN
- PB = PIPE BOLLARD
- PFB = POWER AT FACE OF BUILDING
- PRISR = POWER RISER
- SCV = SPRINKLER CONTROL VALVE
- SPBHM = SIGNAL PULL BOX MANHOLE
- SPLE = SIGNAL POLE
- SSMH = SANITARY SEWER MANHOLE
- TMH = TELEPHONE MANHOLE
- TREE = CONIFEROUS TREE
- TREE = DECIDUOUS TREE
- UMH = UNKNOWN MANHOLE
- UMH = WATER VALVE
- YLT = YARD LIGHT
- ADA = HANDICAP RAMP
- ADA = REGULAR PARKING SPACE COUNT
- ADA = HANDICAP PARKING SPACE COUNT
- G = GAS MAIN
- FO = FIBER OPTIC LINE
- OP = OVERHEAD POWER
- TV = CABLE TELEVISION LINE
- T = TELEPHONE LINE

Benchmark:
BM 1-19 ELEV.=871.61
SET "1" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE ± 100' EAST OF MADISON, ±40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

Flood Zone:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 290950281C, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN."

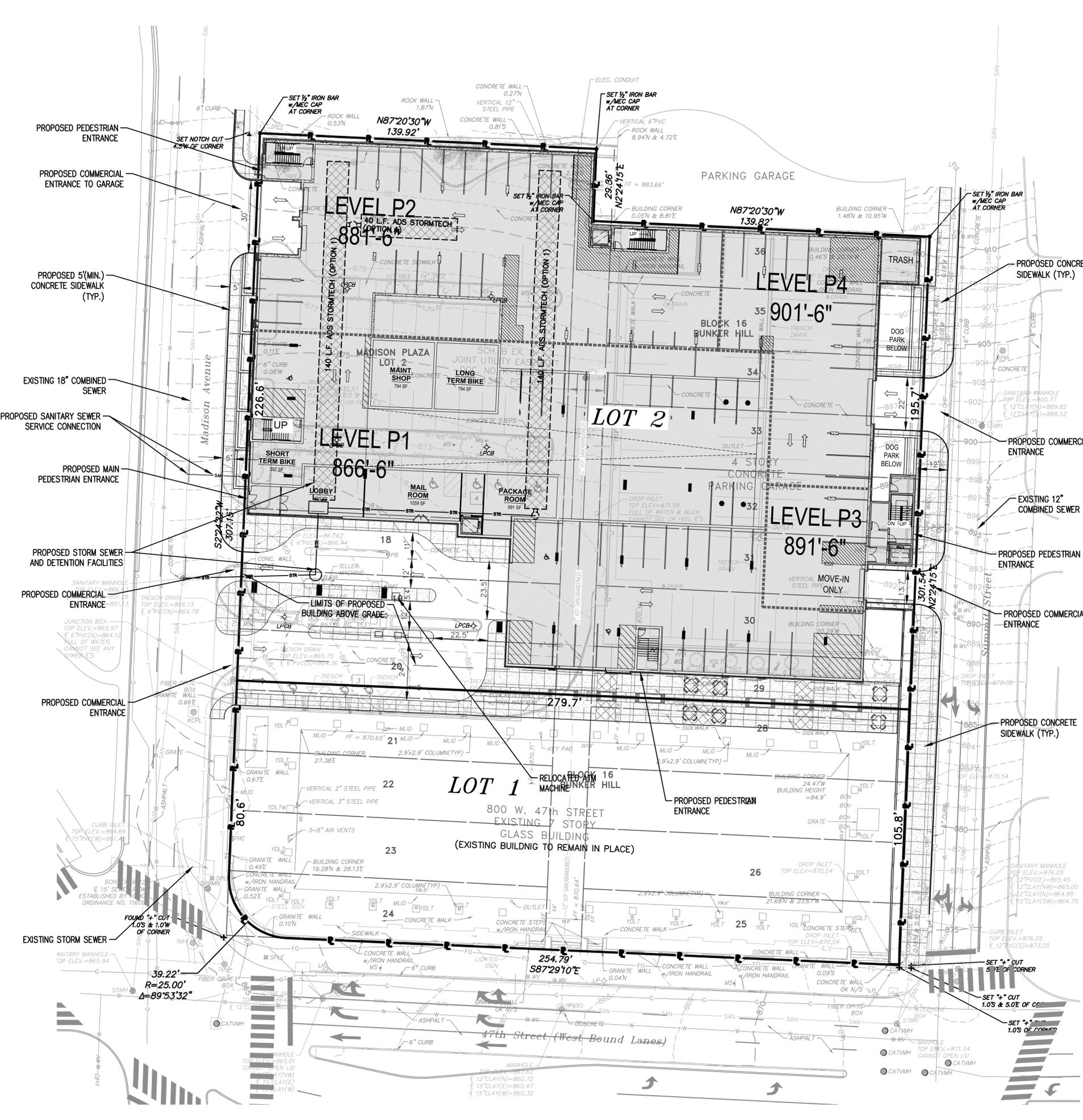
Zoning:
NO ZONING REPORT LETTER WAS PROVIDED FOR THIS SURVEY. According to the Kansas City, Missouri GIS Parcel Survey Tract I is zoned B4-5 Tract II is zoned UR Tract III is zoned UR

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MAPPING PROVIDED BY THE UTILITY COMPANY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

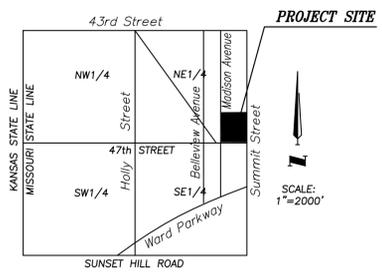
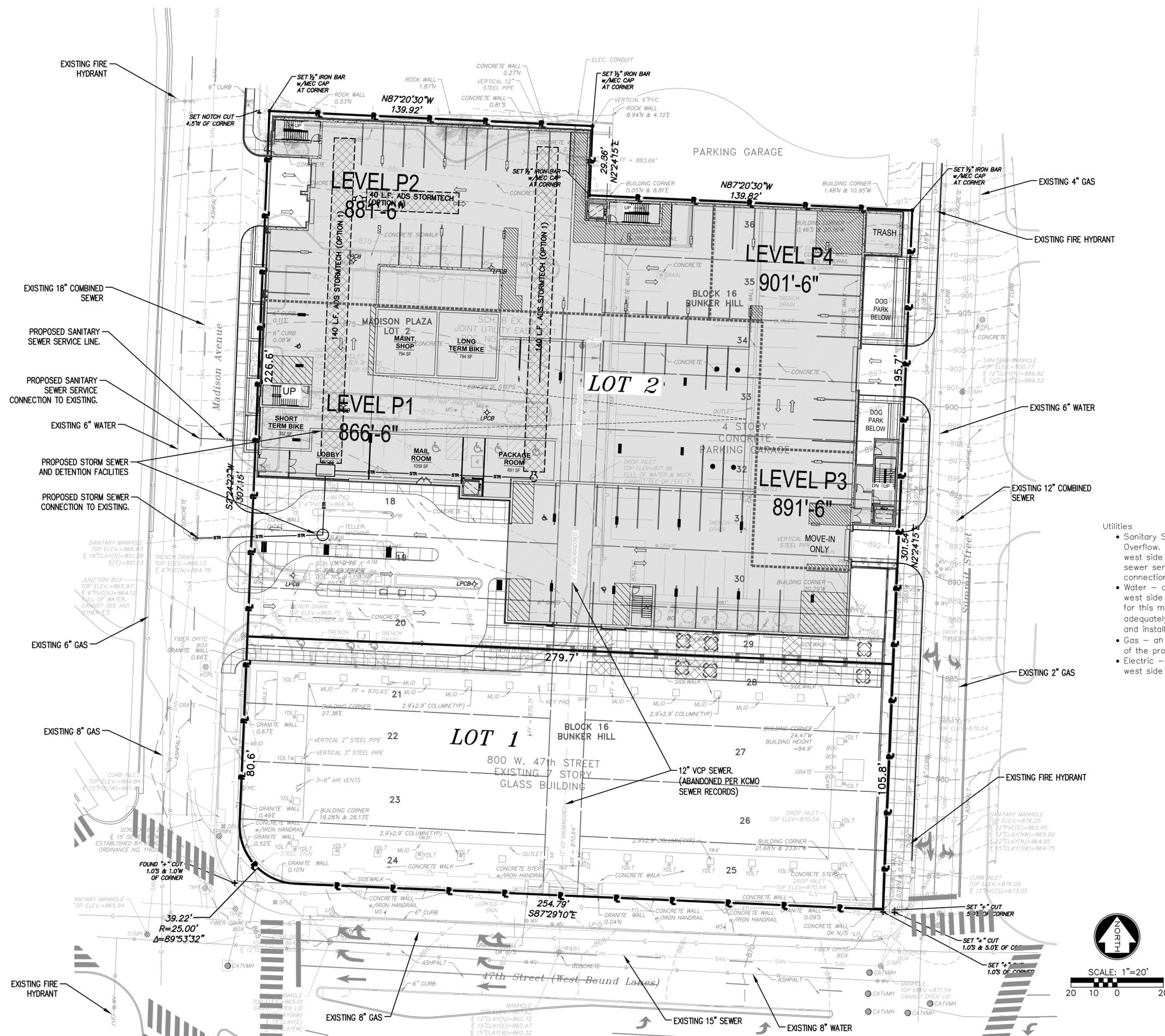
EMERGENCY PHONE NUMBERS

AQUILA, INC. 800-303-0357
AT&T 800-252-1133
KCMO-TRAFFIC SIGNALS 800-513-9314
KCMO-STREET & TRAFFIC DIVISION 800-513-9300
KCMO-WATER SERVICE DEPARTMENT 816-513-0209
KCP&L 816-471-KCPL
MCI/WESTERN UNION 800-MCI-WORK
MISSOURI GAS ENERGY 800-582-0000
SBC 800-870-8390
SPRINT 800-880-2822
TIME WARNER, INC. 816-358-8833

SCALE: 1"=20'



SCALE: 1"=20'



VICINITY MAP
SEC.30-49N.-33W.

LEGEND

- CATVMH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DRAIN = DROP INLET
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- T = TELEPHONE LINE

Utilities

- Sanitary Sewer – the development is located within a Combined Sewer Overflow. An existing 18" diameter sanitary sewer with Madison Avenue along the west side of the property is available to serve the development. The sanitary sewer service line can be connected to the public sewer main via a tee or wye connection.
- Water – an existing 6" diameter water main located on Madison Avenue along the west side of the property is available to serve the development. Future testing for this main is recommended to confirm that adequate pressure is available to adequately serve the proposed building. Design (by a licensed Plumbing Engineer) and installation of a booster pump may be necessary to meet these demands.
- Gas – an existing 6" gas main is located on Madison Avenue along the west side of the property that is available to serve the development.
- Electric – underground Evergy electric is located on Madison Avenue along the west side of the property that is available to serve the development.

Benchmark:

BM 1-19 ELEV.=871.61
SET "o" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE. ± 100' EAST OF MADISON, ± 40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

Flood Zone:

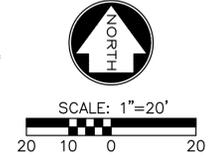
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EMERGENCY PHONE NUMBERS

- AQUILA, INC. 800-303-0357
- AT&T 800-252-1133
- KCMO-TRAFFIC SIGNALS 800-513-9314
- KCMO-STREET & TRAFFIC DIVISION 800-513-9300
- KCMO-WATER SERVICE DEPARTMENT 816-513-0209
- KCP&L 816-471-KCPL
- MCI/WESTERN UNION 800-MCI-WORK
- MISSOURI GAS ENERGY 800-582-0000
- SBC 800-870-8390
- SPRINT 800-880-2822
- TIME WARNER, INC. 816-358-8833



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CIVIL ENGINEER:
M. CLURE
11031 Strang Line Road
Lenexa, KS 66215
913.888.7800

A NEW MULT-FAMILY DEVELOPMENT FOR:

4627 MADISON

4627 MADISON AVE.
KANSAS CITY, MO

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09.18.2023 - Preliminary Development Plan

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SITE UTILITY PLAN

* ADS STORMTECH DETENTION SYSTEM. CONTRACTOR SHALL COORDINATE WITH ADS AND SUPPLY FINAL ENGINEERED PLANS SEALED BY A MISSOURI P.E. APPROXIMATE STORAGE FOR THE PROPOSED ADS STORMTECH SYSTEM IS 12,000 CU. FT. SEE MEP PLANS FOR ROOF DRAIN CONNECTIONS TO ADS STORMTECH DETENTION SYSTEM.

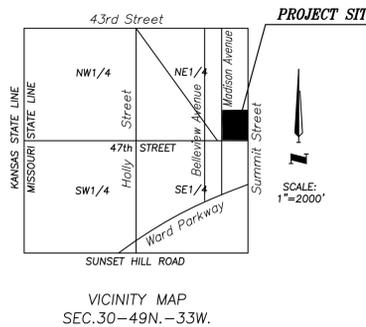
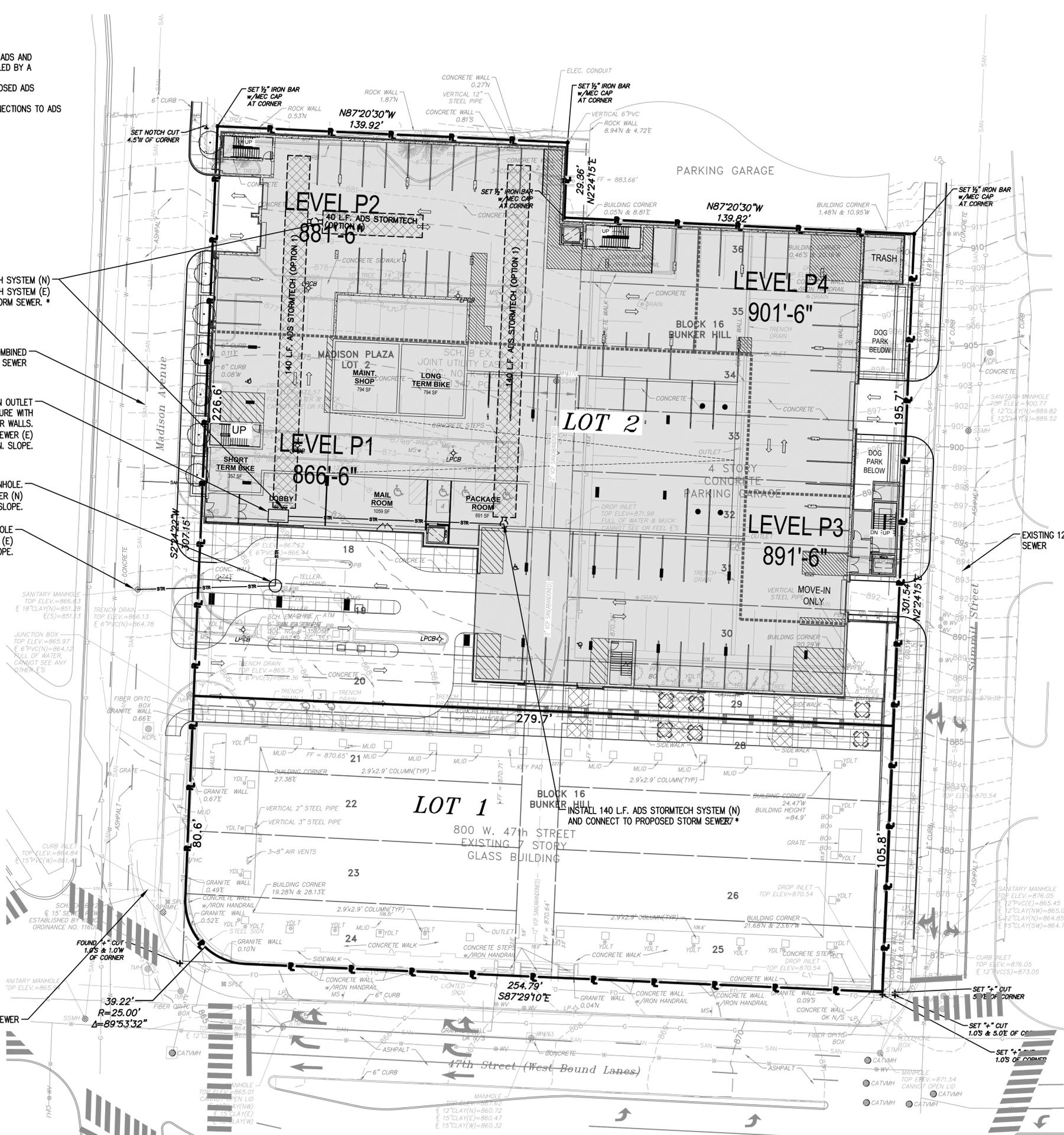
INSTALL 140 L.F. ADS STORMTECH SYSTEM (N) & 40 L.F. ADS STORMTECH SYSTEM (E) AND CONNECT TO PROPOSED STORM SEWER.*

EXISTING 18" COMBINED SEWER

INSTALL 7'x4' DETENTION OUTLET CONTROL STRUCTURE WITH ORIFICE PLATE & INTERIOR WEIR WALLS. INSTALL 86 L.F. 24" HDPE STORM SEWER (E) AT 0.88% MIN. SLOPE.

INSTALL 4' ID STORM SEWER MANHOLE. INSTALL 27 L.F. 24" HDPE STORM SEWER (N) AT 0.88% MIN. SLOPE.

CONNECT TO EXISTING MANHOLE. INSTALL 55 L.F. 24" HDPE STORM SEWER (E) AT 0.88% MIN. SLOPE.

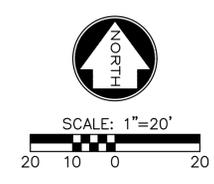


LEGEND

- CATVMH = CABLE TV MANHOLE
- BO = BLOW OFF ASSEMBLY
- DRAIN = DROP INLET
- ▼ FHC = FIRE HOSE CONNECTION
- FF = 0.00' = FINISHED FLOOR ELEVATION
- ⊕ FH = FIRE HYDRANT
- ⊕ HPS = HANDICAP PARKING SIGN
- ⊕ KCPL = KANSAS CITY POWER & LIGHT MANHOLE
- ⊕ LPCB = LIGHT POLE w/CONCRETE BASE
- ⊕ LP = LIGHT POLE
- ⊕ MS = METAL SIGN
- ⊕ PB = PIPE BOLLARD
- ⊕ PFB = POWER AT FACE OF BUILDING
- ⊕ PRSR = POWER RISER
- ⊕ SCV = SPRINKLER CONTROL VALVE
- ⊕ SPBMH = SIGNAL PULL BOX MANHOLE
- ⊕ SPL = SIGNAL POLE
- ⊕ SSMH = SANITARY SEWER MANHOLE
- ⊕ TMH = TELEPHONE MANHOLE
- ⊕ T = CONIFEROUS TREE
- ⊕ D = DECIDUOUS TREE
- ⊕ UMH = UNKNOWN MANHOLE
- ⊕ WV = WATER VALVE
- ⊕ YOLT = YARD LIGHT
- ADA = HANDICAP RAMP
- REGULAR PARKING SPACE COUNT = REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE COUNT = HANDICAP PARKING SPACE COUNT
- G = GAS MAIN
- FO = FIBER OPTIC LINE
- OHP = OVERHEAD POWER
- TV = CABLE TELEVISION LINE
- T = TELEPHONE LINE

Benchmark:
BM 1-19 ELEV.=871.61
SET "O" CUT ON THE TOP EAST SIDE OF A LIGHT POLE IN THE EAST END OF AN ISLAND FOR DRIVE THRU TELLER MACHINE. ± 100' EAST OF MADISON, ±40' NORTH OF 7 STORY BUILDING & ± 50' WEST OF PARKING GARAGE.

Flood Zone:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 20905C0261G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE .02% ANNUAL CHANCE FLOODPLAIN."



UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING MAPPING PROVIDED BY THE UTILITY COMPANY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

EMERGENCY PHONE NUMBERS

AQUILA, INC.	800-303-0357
AT&T	800-252-1133
KCMO-TRAFFIC SIGNALS	800-513-9314
KCMO-STREET & TRAFFIC DIVISION	800-513-9300
KCMO-WATER SERVICE DEPARTMENT	816-513-0209
KCP&L	816-471-KCPL
MCI/WESTERN UNION	800-MCI-WORK
MISSOURI GAS ENERGY	800-582-0000
SBC	800-870-8390
SPRINT	800-880-2822
TIME WARNER, INC.	816-358-8833



STORM SEWER PLAN

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EXTERIOR MATERIAL LEGEND:

- 1 CHARCOAL BRICK
- 2 WHITE METAL PANEL CLADDING
- 3 CHARCOAL METAL PANEL
- 4 METAL MESH SCREEN (AT GARAGE)
- 5 WOOD GRAIN T&G ALUMINUM SIDING
- 6 ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



A NEW MULTIFAMILY DEVELOPMENT FOR:

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BUILDING ELEVATION - SOUTH



EXTERIOR MATERIAL LEGEND:

- ① CHARCOAL BRICK
- ② WHITE METAL PANEL CLADDING
- ③ CHARCOAL METAL PANEL
- ④ METAL MESH SCREEN (AT GARAGE)
- ⑤ WOOD GRAIN T&G ALUMINUM SIDING
- ⑥ ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



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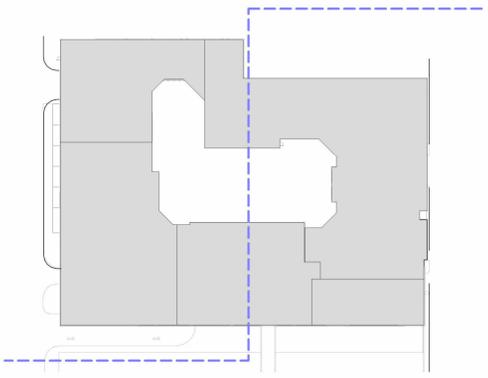
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BUILDING ELEVATION - WEST

A1.01



KEY PLAN - PLAZA BOWL OVERLAY



- EXTERIOR MATERIAL LEGEND:
- 1 CHARCOAL BRICK
 - 2 WHITE METAL PANEL CLADDING
 - 3 CHARCOAL METAL PANEL
 - 4 METAL MESH SCREEN (AT GARAGE)
 - 5 WOOD GRAIN T&G ALUMINUM SIDING
 - 6 ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK

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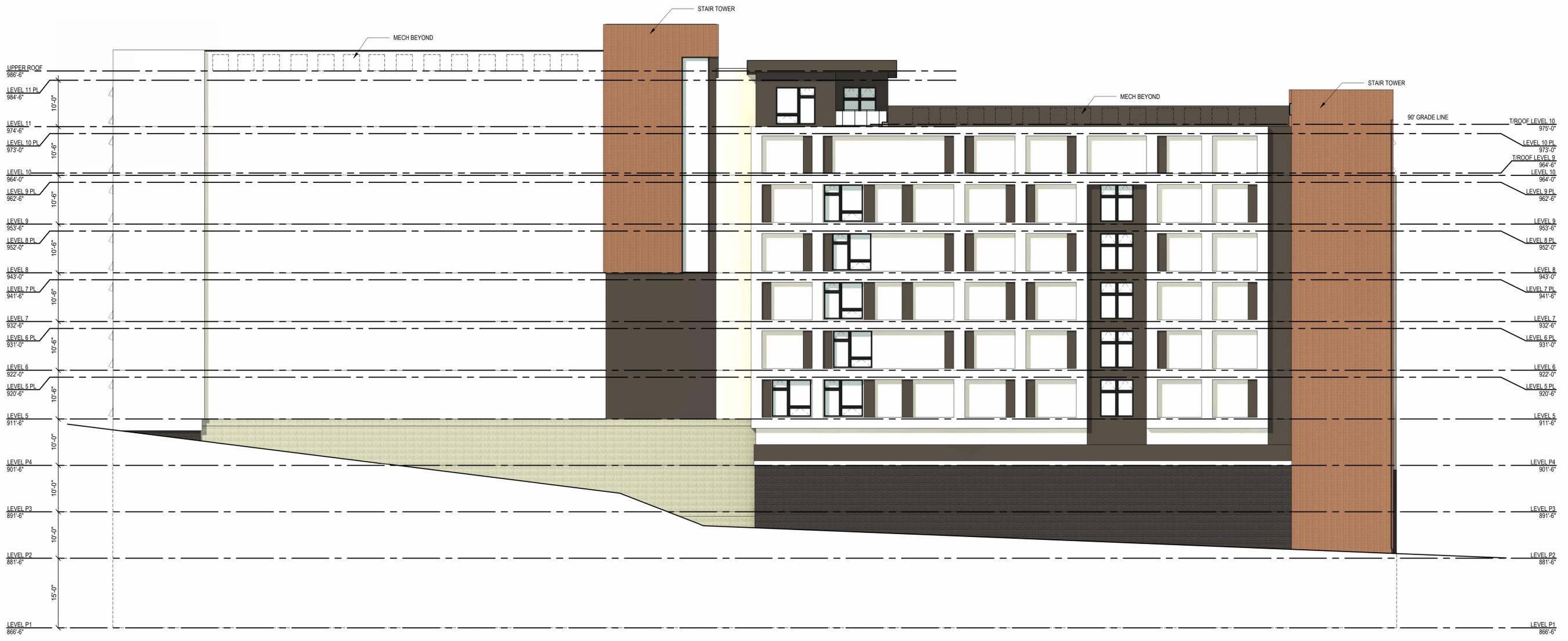
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BUILDING ELEVATION - EAST



EXTERIOR MATERIAL LEGEND:

- ① CHARCOAL BRICK
- ② WHITE METAL PANEL CLADDING
- ③ CHARCOAL METAL PANEL
- ④ METAL MESH SCREEN (AT GARAGE)
- ⑤ WOOD GRAIN T&G ALUMINUM SIDING
- ⑥ ALUMINUM WINDOWS & ALUMINUM STOREFRONT | BLACK



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BUILDING ELEVATION - NORTH

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PERSPECTIVE #1 - LOOKING NORTHWEST



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PERSPECTIVE #2 - LOOKING NORTHWEST

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PERSPECTIVE #3 - LOOKING NORTHWEST



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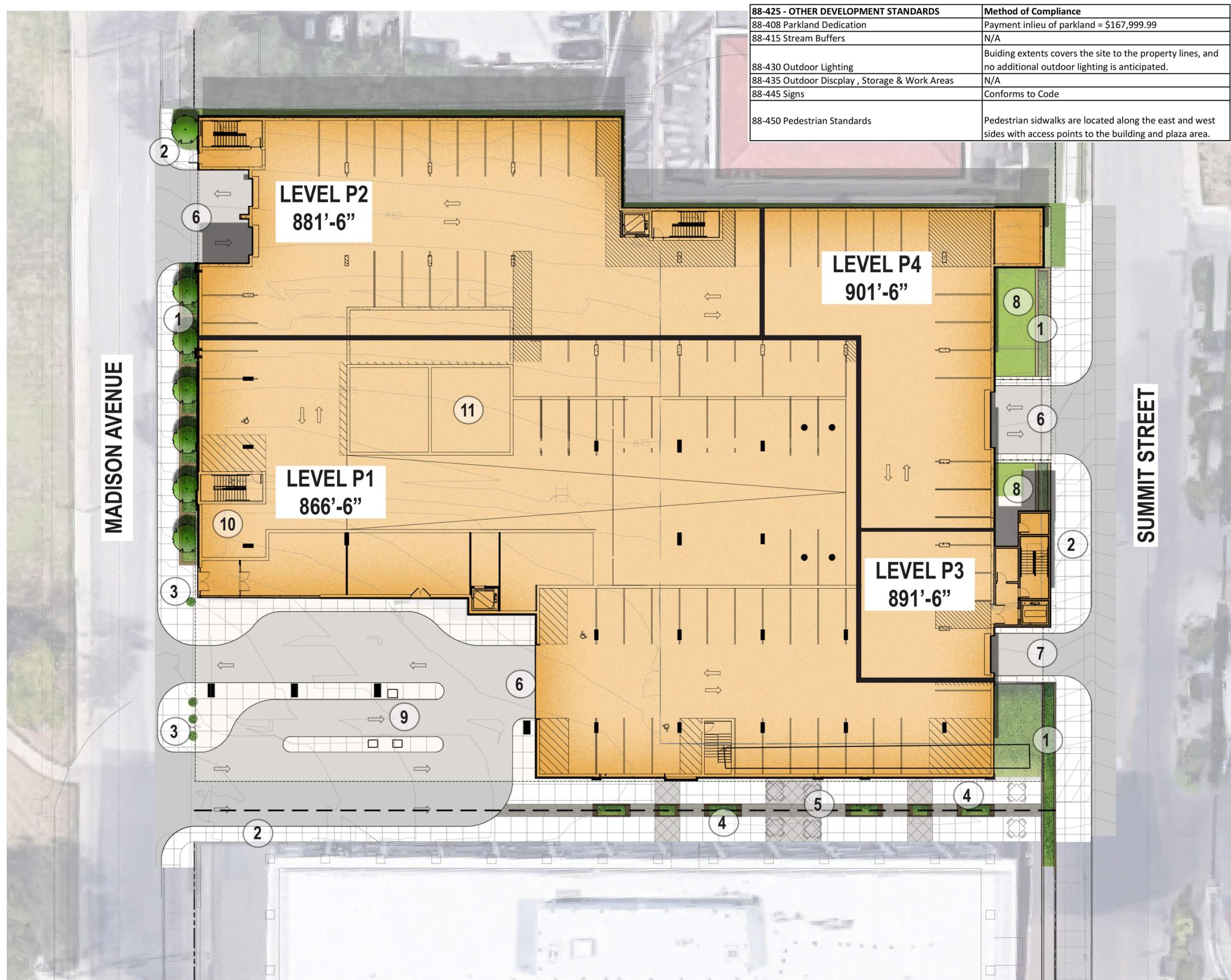
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PERSPECTIVE #4 - LOOKING NORTHWEST

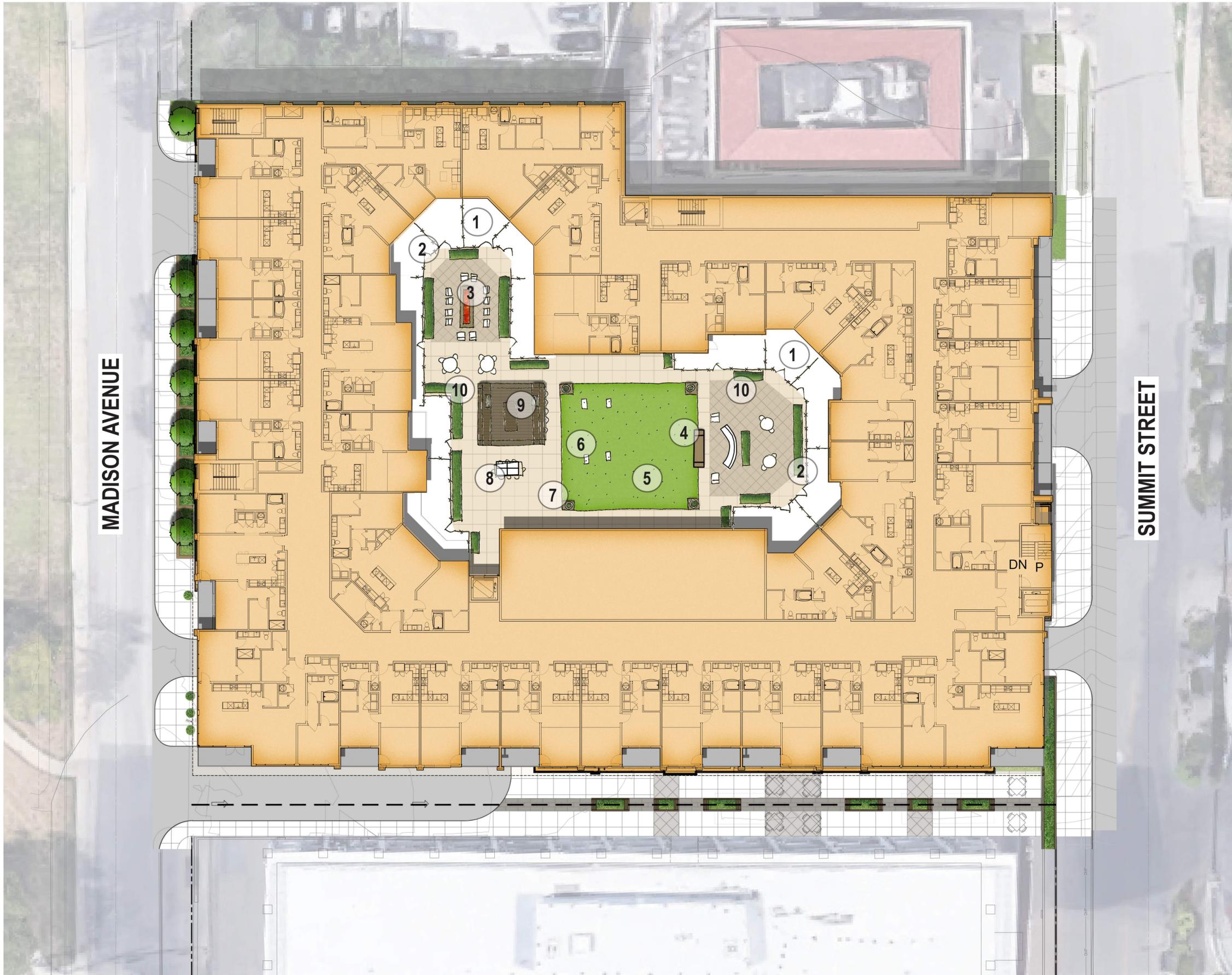


88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Payment inlieu of parkland = \$167,999.99
88-415 Stream Buffers	N/A
88-430 Outdoor Lighting	Building extents covers the site to the property lines, and no additional outdoor lighting is anticipated.
88-435 Outdoor Display, Storage & Work Areas	N/A
88-445 Signs	Conforms to Code
88-450 Pedestrian Standards	Pedestrian sidewalks are located along the east and west sides with access points to the building and plaza area.

- SITE:**
1. RAISED PLANTER W/ SHRUBS, GRASSES, AND PERENNIALS
 2. SIDEWALK - REFER TO CIVIL
 3. PLANTER POTS
 4. PLANTER W/ BUILT-IN SEATING
 5. DECORATIVE PAVING
 6. GARAGE ENTRY / EXIT
 7. MOVE-IN ACCESS
 8. DOG PARK W/ SYNTHETIC TURF (LEVEL P3 ACCESS)
 9. ATM DRIVE THRU
 10. SHORT TERM BIKE PARKING: 34 TOTAL
 11. LONG TERM BIKE PARKING: 73 TOTAL



GROUND LEVEL SITE PLAN



MADISON AVENUE

SUMMIT STREET

5TH FLOOR COURTYARD PLAN

- SITE NOTES:**
1. UNIT PATIOS
 2. FENCING
 3. FIRE PIT
 4. DOUBLE SIDED TV WALL
 5. SYNTHETIC TURF
 6. BAGES GAMES
 7. DECORATIVE PLANTERS
 8. PING PONG TABLE
 9. LOUVERED GRILL STRUCTURE
 10. PLANTERS

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SITE:

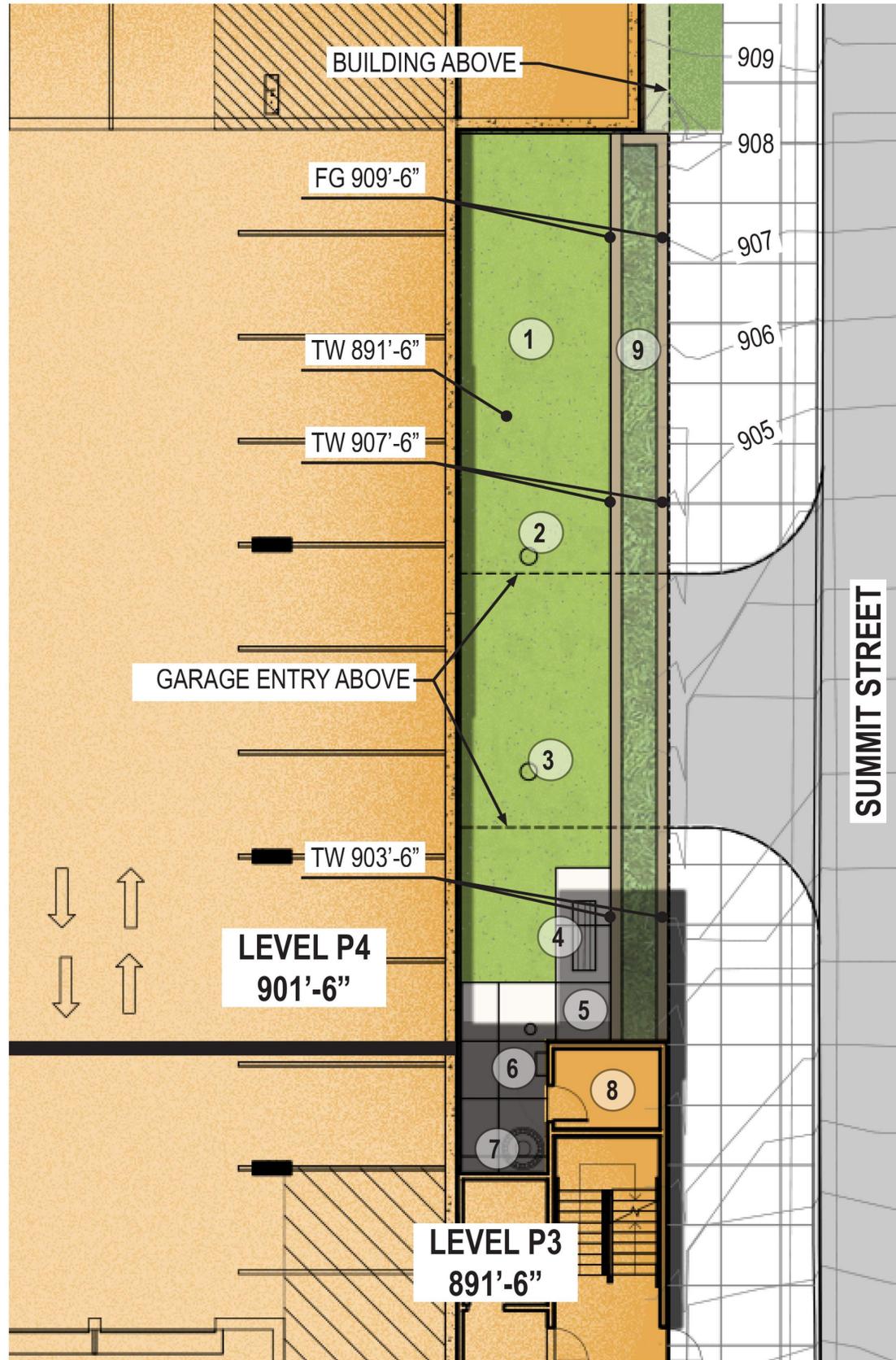
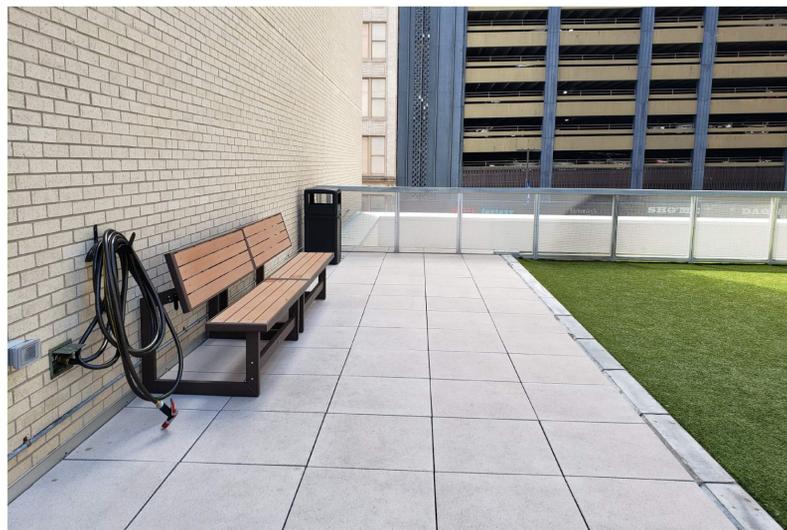
1. FIRE PIT
2. TV WALL
3. WATER FEATURE
4. SPA
5. STRING LIGHTS W/ SEATING
6. 2 STOP ADA LIFT
7. COLORED CONCRETE PAVEMENT
8. RAISED PLANTERS
9. ADA RAMP
10. LOUVERED GRILL STRUCTURE
11. CABANAS
12. DAYBED
13. POOL W/ SHALLOW LEDGE & SWIM UP BAR
14. GLASS RAILINGS
15. DECORATIVE PLANTERS
16. WFH / QUIET ZONE



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10TH FLOOR COURTYARD PLAN

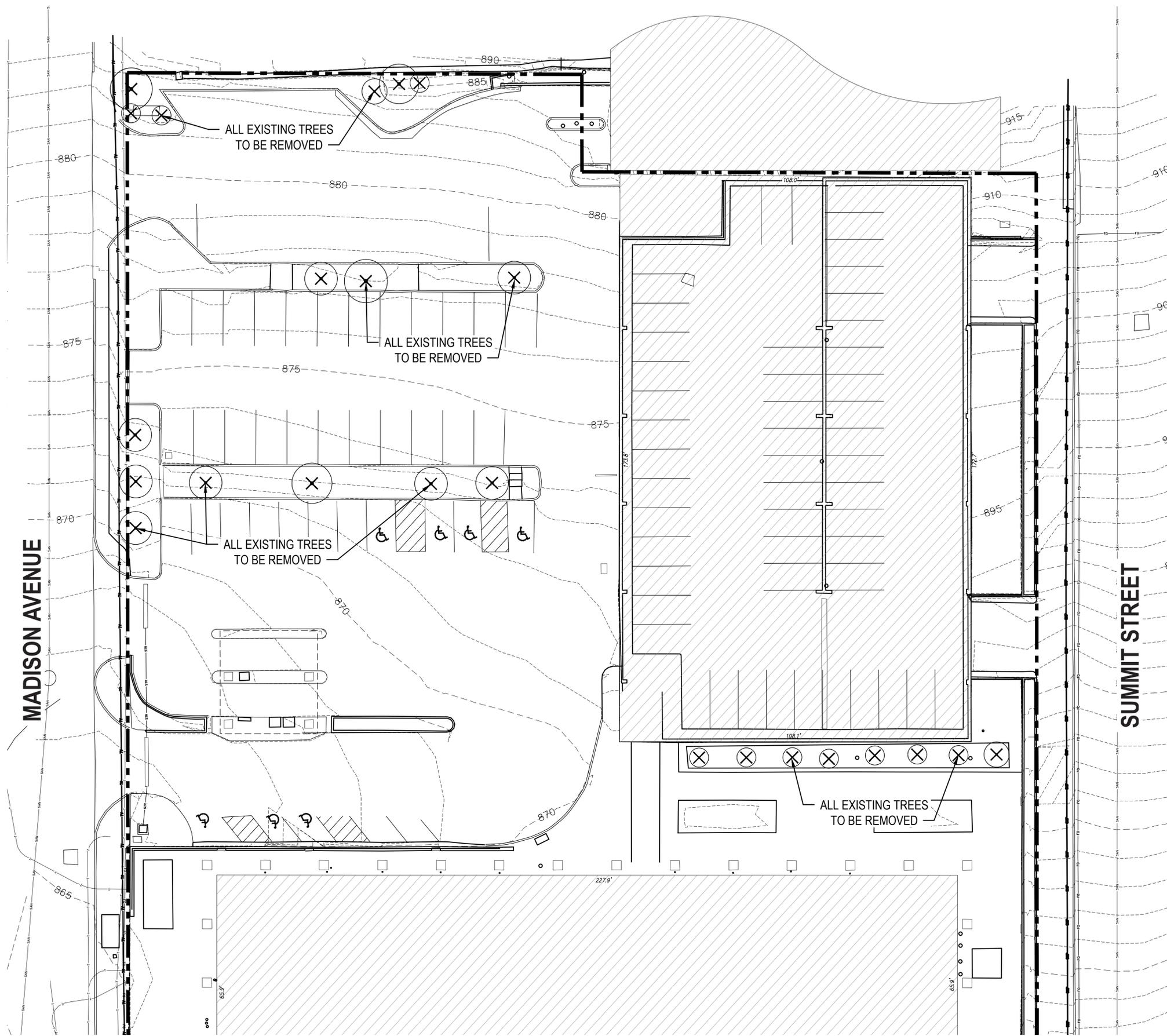


DOG PARK PLAN

- SITE:**
1. SYNTHETIC TURF W/ IRRIGATION
 2. FIRE HYDRANT
 3. LEASH POST
 4. BENCH
 5. HOSE BIB
 6. DOG-I-POT - WALL SYSTEM MOUNTED
 7. TRASH
 8. DOG SPA - SEE ARCH.
 1. RAISED PLANTER W/ SHRUBS, GRASSES, AND PERENNIALS



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TREE REMOVAL PLAN

TOTAL AREA OF EXISTING TREE CANOPY COVER TO BE REMOVED: +/- 1,473 SF = 0.03 AC.

PER 88-424, LESS THAN ONE ACRE OF TREES IS BEING REMOVED, THEREFORE, NO MITIGATION IS REQUIRED.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
5. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX.

MADISON AVENUE

SUMMIT STREET



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88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?	Approved
88-425-03 Street Trees	Madison Avenue: 1 Tree / 30 LF = 7 Trees Summit Street: 1 Tree / 30 LF = 6 Trees	7 Trees Overhead utilities prevent the installation of trees along Summit Street.	Yes	
88-425-04 General	1 Tree / 5,000 SF of Principle Building Coverage: 51,235 SF / 5,000 SF = 11 trees	7 trees provided along Madison Avenue. Site / utility restrictions prevent the installation of additional trees on the project site.	Yes	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	10'			
Trees	1 Tree / 30 LF = 2 Trees		Yes	
Shrubs/Wall/Berm	1 Shrub / 4 LF = 13 Shrubs	Vehicular use area is located under building, prohibiting the installation of landscape material. Planter pots w/ landscape material to be located along Madison Avenue & Summit Street.		
Adjacent to Residential Zones				
Buffer Width	N/A			
Shrubs/Berm/Fence/Wall	N/A			
88-425-06 Interior Vehicular Use Area				
Interior Area	N/A			
Trees	N/A			
Shrubs	N/A			
88-425-07 Parking Garage Screening	Parking floors within multi-story parking garages must be screened or concealed by one or more of the following methods: a. Ground floor retail / office b. Ground floor residential c. Landscaping d. Upper-level screening	B. Lobby entry to be located along Madison Avenue. C. Stepped planter beds proposed along Madison Avenue will include landscape material. D. Additionally, metal mesh screening will be provided at garage levels - refer to Arch.		
88-425-08 Mechanical/Utility Equipment Screening	N/A			

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	No trees along Summit Street due to utility & site constraints. Planters w/ shrubs will be provided instead.	
88-425-04 General	7 trees provided along Madison Avenue. Site / utility restrictions prevent the installation of additional trees on the project site.	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width		
Trees		
Shrubs/Wall/Berm	Vehicular use area is located under building, prohibiting the installation of landscape material. Planter pots w/ landscape material to be located along Madison Avenue.	
Adjacent to Residential Zones		
Buffer Width	N/A	
Shrubs/Berm/Fence/Wall	N/A	
88-425-06 Interior Vehicular Use Area		
Interior Area	N/A	
Trees	N/A	
Shrubs	N/A	
88-425-07 Parking Garage Screening		
88-425-08 Mechanical/Utility Equipment Screening	N/A	
88-425-09 Outdoor Use Screening	N/A	

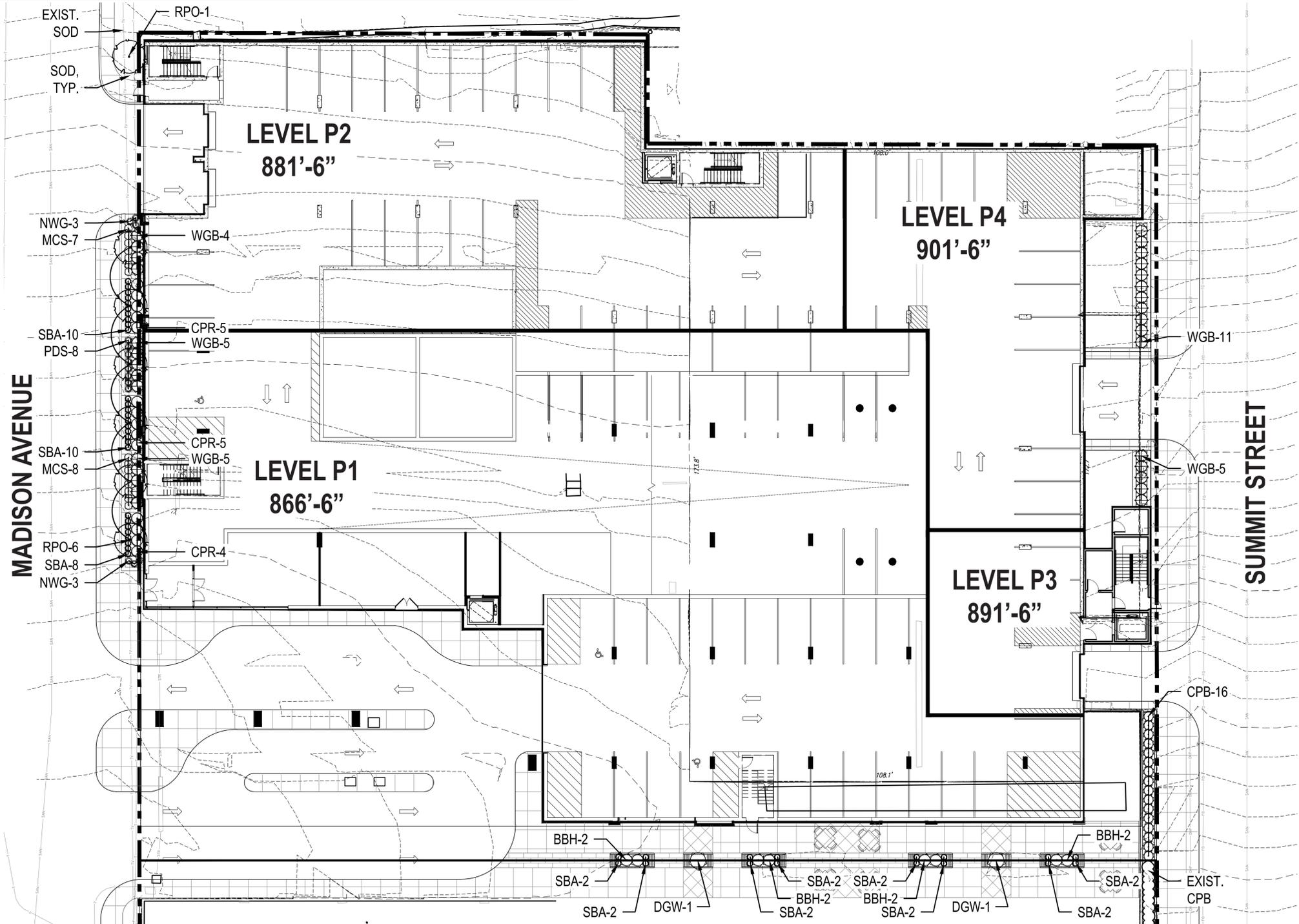
88-425 - LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	

PLANT LIST:

Code	Common Name	Botanical Name	Size	Note
Columnar Trees				
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	4" Cal.	B&B
Evergreen Shrubs				
WGB	Winter Green Boxwood	Buxus microphylla 'Winter Green'		B&B 36-48"
Deciduous Shrubs				
BBH	Bobo Hydrangea	Hydrangea paniculata 'Ivobo'	5 Gal.	
CPB	Crimson Pymy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pymy'	5 Gal.	
CPR	Red Carpet Rose	Rosa 'Flower Carpet Red'	5 Gal.	
DGW	Variegated Red Twigged Dogwood	Cornus alba 'Ivory Halo'	5 Gal.	
MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	5 Gal.	
Perennials				
SBA	Summer Beauty Allium	Allium 'Summer Beauty'	1 Gal.	
Grasses				
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	
PDS	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	
Groundcover				

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 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND AMEND WITH PLANTING SOIL MIX.



LANDSCAPE PLAN



REVISIONS

October 18, 2023

**TO ALL PARTIES ON THE
ATTACHED DISTRIBUTION LIST:**

PUBLIC MEETING NOTICE

Please join our client, 4627 Madison, LLC, for a meeting regarding its application for approval of a Rezoning from UR to B4-5 (Case Number CD-CPC-2023-00153) and a Development Plan (Case Number CD-CPC-2023-00155) for the development of a 218 unit (+/-) residential building on an approximately 2 acre site that is being proposed for 4627-4635 Madison Avenue, Kansas City, Missouri 64112. The meeting will be conducted virtually as set out below.

Meeting Date & Time: October 31, 2023 at 2:00 pm

Meeting Location/Link:

<https://us02web.zoom.us/j/85861746000?pwd=NHBWVHJ6NlBiV0o5T3hnbDh0bkRjQT09>

Meeting ID: 858 6174 6000 Passcode: 088061

Project Description: Development of a 218 unit (+/-) residential building.

If you have any questions, please contact:

Name: Douglas Stone

Phone: (816) 421-2500

Email: dstone@lewisricekc.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 www.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 www.Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Doug Stone

Douglas S. Stone

DSS:dss

LEWIS RICE

PUBLIC MEETING NOTICE

Case Numbers CD-CPC-2023-00153
and CD-CPC-2023-00155

RECIPIENT LIST FOR NOTICE

Plaza Westport Neighborhood Association, PO Box 10243, Kansas City, MO 64171

46 Jefferson LLC 12721 Metcalf Ave #200 Overland Park, KS 66213

4627 Madison LLC 1125 Grand Blvd Ste 202 Kansas City, MO 64106

47 Summit Office LLC 4310 Madison Ave Ste L103 Kansas City, MO 64111

KDM 4600 SPE LLC 4622 Pennsylvania Ave Ste 700 Kansas City, MO 64112

Madison Avenue LLC 4601 Madison Ave Kansas City, MO 64112

MHF KC Note VII LLC 300 Centerville Rd Ste 300 East Warwick, RI 2886

MP 4700 LLC 1908 Main St Kansas City, MO 64108

Plaza Legacy Properties I LLC 4646 Roanoke Pkwy Kansas City, MO 64112

Plaza Legacy Properties II LLC 4646 Roanoke Pkwy Kansas City, MO 64112

Prom Motor Hotel Inc. 4400 Shawnee Mission Pkwy Ste 207 Fairway, KS 66205.

Property Holdings LLC 5000 College Blvd Ste 400 Overland Park, KS 66211

S&G LLC 4600 Summit St Kansas City, MO 64112

SRC Plaza Office Owner LLC 898 N Sepulveda Blvd Ste 500 El Segundo, CA 90245

Meeting Sign-In Sheet

Project Name and Address

4627 Madison Apartments

4627 Madison Ave, Kansas City, MO 64112

Name	Address	Phone	Email
SEE ATTACHED			



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # Case Numbers CD-CPC-2023-00153 and CD-CPC-2023-00155

Meeting Date: October 31, 2023

Meeting Location: Virtual Meeting Via Zoom

Meeting Time (include start and end time): Started 2:00 pm, and ended 3:00 pm

Additional Comments (optional):

Stakeholders:

Robert Martin, 4646 Broadway KCMO (PWNA)

Tom Davis, PWNA

Lisa Briscoe, Historic Kansas City

Greg Allen, 3732 Belleview, KCMO (Historic KC)

Amelia McIntyre, 4545 Wornall RD, #701, KCMO 64111

Ellie Mcvicker, 4600 Madison Avenue

Michelle Mahoney, 4646 Broadway Apt 1N

Paige Fowler, 4646 Broadway KCMO

Carol Thrane, 4646 Broadway KCMO

Gary Gibson, Hampton Inn & Suites

Jim Wanser, 612 Brush Creek Blvd

Christina Boveri, 4447 Pennsylvania

Christina Roth, Hampton Inn & Suites

Development Team:

Jason Swords, Sunflower Development

Aaron Mesmer, Block Real Estate Services

Justin Thompson, Block Real Estate Services

Tim Homburg, NSPJ

Rachel Pierce, NSPJ

Doug Stone, Lewis Rice



November 30, 2023

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

RE: 4627 Madison [CD-CPC-2023-00155] and [CD-CPC-2023-00153]

Dear Commission Members:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

Co-Developers Sunshine Development and Block Real Estate Services have applied for a rezoning [CD-CPC-2023-00155] and approval of a development plan [CD-CPC-2023-00153] for the property located at 4627 Madison. The development plan is for a new ten story, 202-unit multi-family structure, with a four level 476 stall garage structure on the east side of Madison north of what is historically referred to as the John Hancock Building fronting W. 47th St. The proposed garage structure will replace the deteriorating existing parking garage that will be demolished. The replacement garage will also serve the existing office building, which is to remain.

Part of the property is currently zoned UR, other portions are B4-5. The rezoning request is to shift all the property to B4-5, which permits a wide range of uses. That gives HKC some pause if for whatever reason the development plan isn't implemented, and construction as presently proposed isn't initiated and completed. This could allow undesirable land uses to be built by right under B4-5.

This site is within the area covered by the Midtown Plaza Area Plan (MPAP). The MPAP recommended a mixed-use community use, which is generally corresponds with B2 zoning, which would permit a variety of community serving retail sales or service uses generally with a higher intensity, and larger scale than mixed use neighborhood use areas. However, mixed use community contemplates a mix of business and residential uses as shown on the proposed development plan.

The project sits within the Madison/Belleview corridor; an auto dominated area. The MPAP specifies that this site as a “*potential redevelopment area*” provided the proposed uses are consistent with the recommended land use map and the recommended bowl concept height.

The eastern portion of the site is governed by the Plaza Bowl Overlay District, which prohibits certain uses that might otherwise be permitted within a B4-5 zoning district. The prohibited uses are specified in Code Section 88-120-03-H and are intended to preserve the integrity of the Plaza. **We would ask that City staff confirm that Section 88-517-02-G, would require a subsequent, and different, development plan for this site with different uses, to be subjected to the approval in accordance with Section 88-515. It is HKC’s preference that if the currently proposed development plan lapses, and isn’t implemented, a subsequent development plan will be subject to approval under the combined application of Sections 88-517-02-G and 88-515 and that is confirmed as a condition of the rezoning. That is a safeguard to assure that prohibited uses don’t creep onto this site, only a portion of which is covered by the Plaza Bowl Overlay District.**

The apartment units are a mix of sizes, but as presented to HKC [the 103 one bedroom/one bath units, the 34 one bedroom/one bath/one den units, and 21 studio units, plus some larger sizes for the rest] will help address work force housing for the employees of businesses and institutions that are present in and around the Plaza, strengthening its vitality for the long term. That proposed use is consistent with the contemplated redevelopment uses of the MPAP.

The area sought to be rezoned is within the “bowl concept” of the MPAP. The bowl concept depicts a 45-90 feet height range at this site, and a minimum three story, and a maximum seven story future building at this site. However, the easterly portion of the property (primarily the existing parking garage to be demolished) is within the Plaza Bowl Overlay District. The required maximum height is 90 feet for that portion within such Overlay District.

This site has a topographic challenge: it is higher in the north, with a lowering of grade more than thirty feet to the south. That grade change is what pushed up the building and out of the design envelope recommended by the MPAP at the south end. Although the southeast portion of the project remains over the height limit of 90 feet, that deviation is eight feet as stated in Condition 4 of the updated Staff Report. Overall **HKC sees this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary housing function and design, but in a manner that is compatible with the design, scale and form of the Plaza.**

The height of the south facing portion of the project doesn’t dwarf the John Hancock Building and doesn’t impact the visual corridor along 47th Street through the Plaza as emphasized by the MPAP. Certain architectural elements of the proposed apartment building and parking garage carry forward the architectural lines of the external structure of the John Hancock Building.

Historic Kansas City is in support of 4627 Madison [CD-CPC-2023-00155] and [CD-CPC-2023-00153].

More development is expected in this corridor in the future, and we want to emphasize that HKC and surrounding neighborhoods will not accept or support deviations from the height restrictions on every project that is proposed. This project has very specific site issues, primarily topography, and the overall design within this site context makes sense from a design and construction perspective.

The existing parking garage will be removed and replaced with the four-level parking garage. The development plan indicates that 476 parking spaces are being provided, which exceeds the required 324 parking spaces. Further, the developer has indicated a willingness to provide one parking space per bedroom of the apartment units (with a studio constituting a bedroom) and have the fee for parking folded into rental of the apartment to discourage tenants from parking in the surrounding residential neighborhood and to have language to that effect in the ordinance authorizing the development plan. That is consistent with HKC's support of the integrity of existing residential neighborhoods.

Historic Kansas City recognizes the need for the Plaza to evolve and adapt to a changing set of retail and economic circumstances. As stated above, Historic Kansas City see this proposal as a reasonable solution, its design and placement accommodating the needs of contemporary retail function and design, but in a manner that is compatible with the Plaza, and one that could bring new life to the Plaza and needed people to the area, while adequately providing off-street parking.

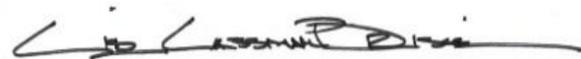
With this slight refinement to the Plaza Bowl Concept set forth in the MPAP, we believe stable, reliable planning for this critical civic asset -- the Plaza -- has been maintained and will be in good stead for many years to come.

As has been the case on other significant projects in recent years, HKC agrees that a slight deviation from the height requirement of 90 feet at this specific location is an acceptable aberration to accommodate this new structure providing housing and parking.

This proposal is an example of how the community and developers can work together for the best possible result. We appreciate the opportunity to be part of the process and believe that a cooperative approach involving all relevant stakeholders is key to the success of projects like this one.



Vicki Noteis, President



Lisa Lassman Briscoe, Executive Director

cc (via email): Andrea Bough, 6th District At-Large Councilmember
Johnathan Duncan, In-District 6th District Councilmember
HKC Board of Directors and Plaza Westport Neighborhood Association