# CITY PLAN COMMISSION STAFF REPORT

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

June 7, 2022

**Project Name**
**Pacific + Troost**

**Docket 11.1 & 11.2**

**Request**
CD-CPC-2022-00006
Area Plan Amendment

CD-CPC-2021-00232
Rezoning to UR + Development Plan

**Applicant**
Matt Murphy
Helix Architecture + Design
1629 Walnut St
Kansas City, MO 64108

**Owner**
Dak Pacific LLC
7441 Broadway
Kansas City, MO 64114

| | |
|---|---|
| Location | 1015 Pacific St |
| Area | About .5 acres |
| Zoning | R-1.5 |
| Council District | 4th |
| County | Jackson County |
| School District | KCMO 110 |

**Surrounding Land Uses**
**North:** Residential/Commercial uses, zoned R-1.5
**South:** ROW
**East:** Residential uses, zoned R-1.5
**West:** Residential uses, zoned R-1.5

**Major Street Plan**
Pacific St is not identified on the City's Major Street Plan.

**Land Use Plan**
The Greater Downtown Area Plan recommends Residential Low Density for this location.

**APPROVAL PROCESS**

Staff Review → City Plan Commission → City Council

**PROJECT TIMELINE**
The application for the subject request was filed on 12/12/2021. Scheduling deviations from 2022 Cycle C have occurred.

- Area Plan Amendment needed to accompany the rezoning to UR request (with associated Development Plan).
- Plans were revised by the applicant and resubmitted on May 11th, 2022.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**
The Columbus Park Neighborhood Association is tied to the subject site.

**REQUIRED PUBLIC ENGAGEMENT**
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 19th, 2022. A summary of the meeting is attached to the staff report, see Exhibit A.

**EXISTING CONDITIONS**
The subject site is vacant, northwest of the on-ramp for I-35/29.

**SUMMARY OF REQUEST + KEY POINTS**
The applicant is seeking approval of a rezoning to UR, with an associated Development Plan, to allow for the development of townhomes (10), two quadplexes (8), and one duplex (2) on the subject site.

The associated Area Plan Amendment proposes to change the Greater Downtown Area Plan from Residential Low Density to Residential Medium-High Density for the subject site.

**CONTROLLING + RELATED CASES**
None.

**PROFESSIONAL STAFF RECOMMENDATION**

| Docket # | Recommendation |
|---|---|
| 11.1 | CD-CPC-2022-00006 – Approval |
| 11.2 | CD-CPC-2021-00232 - Approval Subject to Conditions |

## AREA PLAN AMENDMENT ANALYSIS

The subject site is currently designated Residential Low Density. The proposed Area Plan Amendment will change the designation to Residential Medium-High Density. Residential Medium-High corresponds with the R-2.5 zoning district, very similar to the R-1.5 zoning district tied to the subject site. City staff supports the Area Plan Amendment because the proposed project ties into one of the Greater Downtown Area Plan's goals of "providing the amenities, uses, and housing to support population growth goals."

## PLAN REVIEW

Urban Redevelopment (UR) districts are created to promote the development and redevelopment of underdeveloped and blighted sections of the city and to accommodate flexibility in design to help ensure the realization of stated purposes in 88-260. The UR district may be applied only to property that has been designated as a blighted area, a conservation area, or economic development area. Development plans accompany requests to rezone a property to UR. No building permit may be issued for development in the UR district until a final development plan has been approved by the Director of City Planning and Development Department along with the requirements set forth in 88-260-05. The applicant is seeking LCRA incentives.

The proposed project consists of 20 units (10 townhomes, 2 quadplexes, and 1 duplex). Townhomes feature porches, which are defining features of the Columbus Park neighborhood. Parking for the residential uses is provided to the west of the townhomes and quadplexes. The townhomes also have rear-loading garages.

## PLAN ANALYSIS

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

**indicates adjustment/deviation*

| Standards | Applicability | Meets | More Information |
|---|---|---|---|
| Lot and Building Standards, underlying zoning R-.75 (88-110-06)* | Yes | Deviation Requested | The mixed-use project is requesting zero-lot lines, with the townhomes proposed to be owner-occupied with the duplexes renter-occupied. |
| Boulevard and Parkway Standards (88-323) | No | - | |
| Parkland Dedication (88-408) | Yes | Yes | See Site Plan. |
| Parking and Loading Standards (88-420)* | Yes | Yes | |
| Landscape and Screening Standards (88-425)* | Yes | Adjustment | The property owner is granted alternative compliance to landscaping and screening standards in |

| | | | |
|---|---|---|---|
| | | | 88-425. 3 Street Trees so 9 street trees plus the ornamental grass feature are permitted on the subject site. |
| Outdoor Lighting Standards (88-430) | Yes | Yes | See Site Plan.<br>Note, no outdoor lighting is proposed for the western parking lot. The applicant believes that the lighting sited in the proposal will sufficiently light the western parking lot. |
| Sign Standards (88-445) | Yes | - | No signage plan was provided. |
| Pedestrian (88-450) | Yes | Yes | See Site Plan. |

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following,

CD-CPC-2022-00006 - **Approval**
CD-CPC-2021-00232 - **Approval Subject to Conditions** as stated in the corrections, conditions, and recommendations report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Lead Planner

# Plan Conditions

Report Date: June 01, 2022

Case Number: CD-CPC-2021-00232

Project: Pacific + Troost

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*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.*

1. To accommodate the owner-occupied townhomes and rental duplexes on-site, a minor subdivision needs to be submitted.

2. Deviations with the associated project 1015 Pacific St (CD-CPC-2021-00232),
   1. Zero-lot lines will be established for the subject site.

3. Adjustments with the associated project 1015 Pacific St (CD-CPC-2021-00232),
   1. Nine (9) street trees plus the ornamental grass feature will be installed on the subject site.

*Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.*

4. Buildings shall comply with all requirements of R302 Of International Residential code 2018 for exterior walls.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

5. 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.

6. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the total disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat and issuance of any building permits.

7. The developer must 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.

8. 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.

9. The developer must 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.

10. The developer must secure permits to extend any public sanitary conveyance to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

11. Provide a cross access easement for the shared drive/Tract A.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

12. The developer provide acceptable easement and secure permits to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

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

13. Fire Water Flow. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

14. Hydrant. Fire hydrant distribution shall follow IFC-2018 Table C102.1. 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 -2013 § 8.7.2)

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

16. Money-in-lieu of parkland dedication in the amount of $15,412.84 shall be paid prior to Certificate of Occupancy.

*Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.*

17. The proposed on-street parking will be reviewed separately.

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

18. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

19. The developer must submit plans detailing the 8" water main replacement as shown on the development plans in Pacific Street along the properties northern frontage. If the fire Department requires a fire hydrant along Troost Avenue then plans for this main extension south of Pacific shall also be submitted. The plans shall be prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)

20. The developer must submit water main extension drawings as represented on the development plans. The water main extension plans must be prepared by a registered professional Engineer in Missouri and submitted to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)

# COLUMBUS PARK MIXED-USE

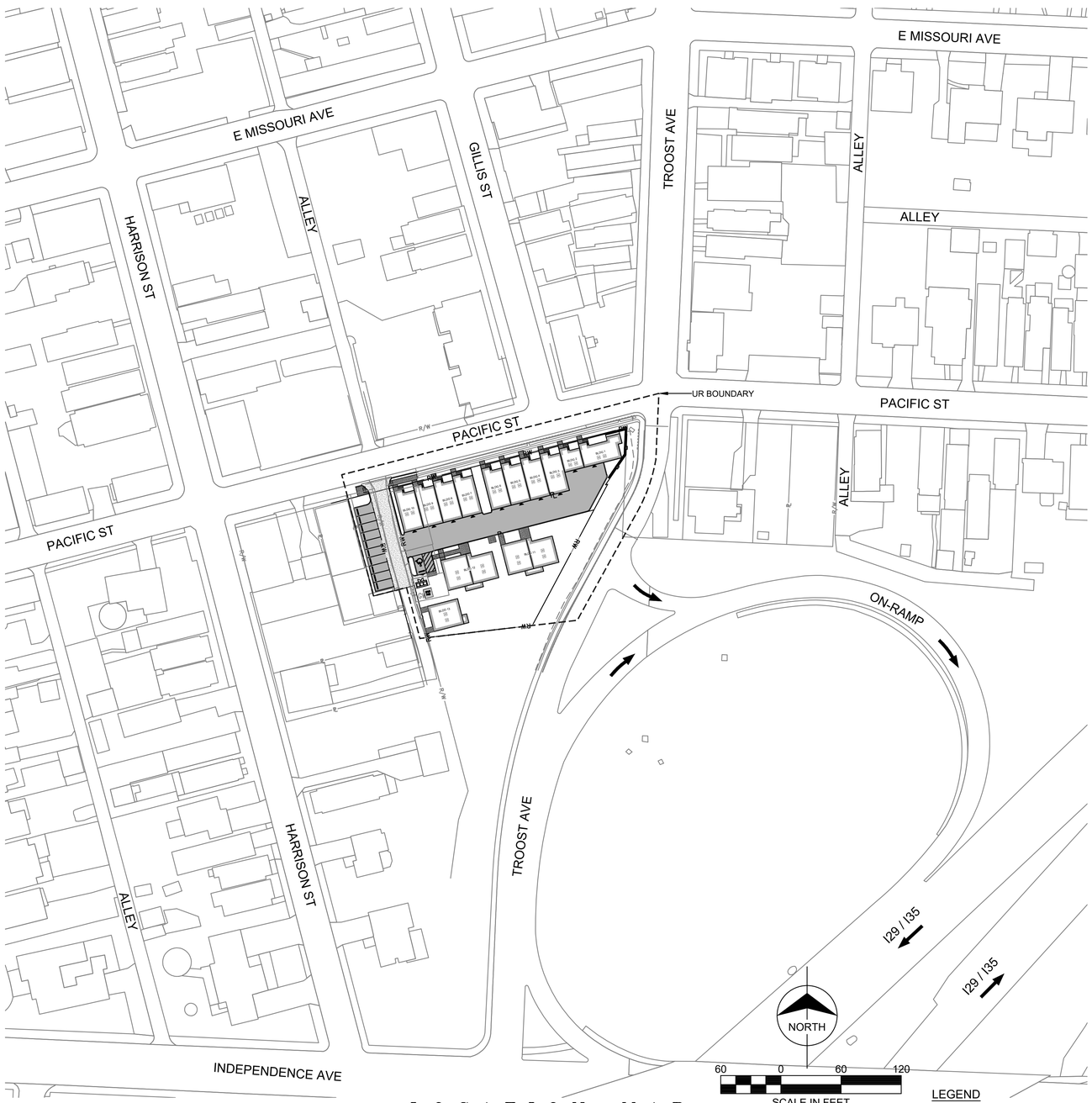
## UR DISTRICT REZONING PLAN, PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN

### A RESIDENTIAL SUBDIVISION SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI

## SHEET LIST:


| | |
|---|---|
| C001 | COVER SHEET |
| C002 | EXISTING CONDITION |
| C003 | PROPOSED CONDITIONS |
| C004 | PROPOSED GRADING PLAN |
| C005 | PROPOSED UTILITY PLAN |
| L001 | LANDSCAPE PLAN |
| SL1 | SITE PHOTOMETRIC PLAN |
| SL2 | SITE PHOTOMETRIC SCHEDULES |
| R201 | TOWNHOUSE EXTERIOR ELEVATIONS |
| R202 | TOWNHOUSE EXTERIOR ELEVATIONS |
| R203 | DUPLEX AND QUADPLEX EXTERIOR ELEVATIONS |

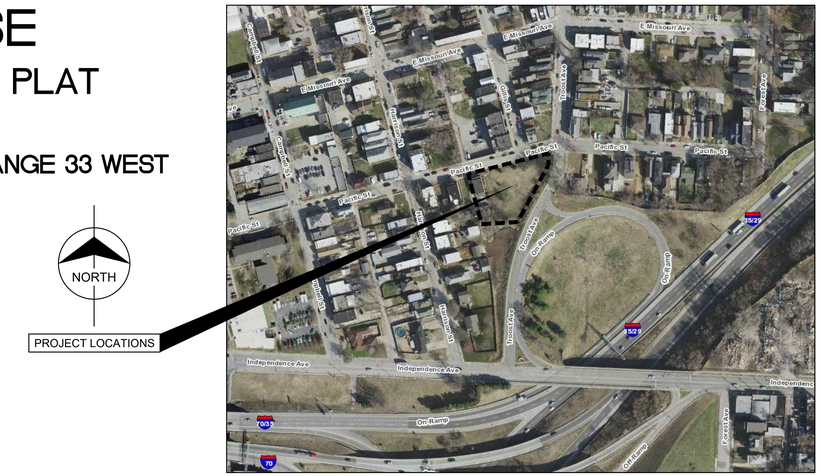

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $15,412.84 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 20 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.




L O C A T I O N  M A P

LEGEND

- - - - - - UR BOUNDARY




SECTION 32 TOWNSHIP 50N RANGE 33W
NOT TO SCALE

## PROPERTY DESCRIPTION:

TRACT I: THE WEST 30.5 FEET OF THE NORTH 20 FEET OF LOT 21, THE WEST 30.5 FEET OF LOT 22 AND THE WEST 30.5 FEET OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT II: ALL THAT PART OF LOTS 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, AFORESAID; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 23, 22 AND 21, 120 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF LOT 21, AFORESAID, TO A POINT IN THE WEST LINE OF ALLEY 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO POINT IN THE SOUTHERLY LINE OF PACIFIC STREET 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PACIFIC STREET TO THE POINT OF BEGINNING, EXCEPT THE WESTERLY 30.5 FEET OF ABOVE DESCRIBED TRACT.

TRACT III: BEGINNING 52.2 FEET WEST OF THE NORTHEAST CORNER OF LOT 23; THENCE WEST ON THE NORTH LINE OF SAID LOT, 57.8 FEET; THENCE SOUTH 52.17 FEET; THENCE EAST 69.45 FEET; THENCE NORTH 49.70 FEET TO THE BEGINNING, PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT IV: ALL THAT PART OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE WEST 52.5 FEET; THENCE SOUTHERLY 49.7 FEET TO THE SOUTH LINE THEREOF; THENCE EAST 20.55 FEET TO A POINT SITUATED 20 FEET WEST SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT WHICH POINT IS 25 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 27.5 FEET TO THE POINT OF BEGINNING.

TRACT V: THE EAST 26 FEET OF LOTS 1 AND 2, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT VI: THAT PART OF LOTS 21, 22, AND 23, IN BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23, BLOCK 79; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 119.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23, 12.50 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 18 SECONDS WEST, 156.60 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 75 DEGREES 36 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21, 86.16 FEET TO THE WEST LINE OF SAID LOT 21; THENCE NORTH 14 DEGREES 43 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, 30.00 FEET; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, 82.83 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 18 SECONDS EAST, 125.28 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIBES THE SAME PROPERTY AS DESCRIBED IN EXHIBIT "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 947339, COMMITMENT DATE: OCTOBER 2, 2020. TRACT V IS SHOWN FOR CONVENIENCE ONLY AND IS NOT A PART OF THIS SURVEY.

TRACT VII: ALL THAT PART OF LOTS 20, 21 AND 22, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 23, THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF LOT 23, 131.55 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 40 SECONDS WEST, 52.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE OF SAID LOT 22, 96.01 FEET; THENCE SOUTH 28 DEGREES 05 MINUTES 30 SECONDS WEST, 159.64 FEET; THENCE SOUTH 83 DEGREES 06 MINUTES 03 SECONDS WEST, 104.54 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 43 MINUTES 37 SECONDS WEST, ALONG SAID WEST LINE, 4.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 75 DEGREES 36 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 20, 85.00 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 40 SECONDS EAST, 104.64 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

## TABLE 1 - SITE DATA

| Site Data | Existing | Proposed | Deviation Requested | Approved |
|---|---|---|---|---|
| Zoning | R-1.5 | UR | No | |
| Gross Land Area | | | | |
| in square feet | 29,534 | 29,534 | No | |
| in acres | 0.678 | 0.678 | No | |
| Right-of-way Dedication | | | | |
| in square feet | 0 | 0 | No | |
| in acres | 0.00 | 0.00 | No | |
| Right-of-way Vacation | | | | |
| in square feet | 0 | 0 | No | |
| in acres | 0.00 | 0.00 | No | |
| Net Land Area | | | | |
| in square feet | 29,534 | 29,534 | No | |
| in acres | 0.678 | 0.678 | No | |
| Building Area (sq. ft.) | 0 | 31,975 | No | |
| Floor Area Ratio | 0.00 | 1.08 | No | |
| Residential Use Info | | | | |
| Total Dwelling Units | 0 | 20 | No | |
| Detached House | 0 | 0 | No | |
| Zero Lot Line House | 0 | 0 | No | |
| Cottage House | 0 | 0 | No | |
| Semi-attached House | 0 | 0 | No | |
| Townhouse | 0 | 0 | No | |
| Two-unit House | 0 | 0 | No | |
| Multi-unit House | 0 | 0 | No | |
| Colonnade | 0 | 0 | No | |
| Multiplex | 0 | 0 | No | |
| Multi-unit Building | 0 | 20 | No | |
| Total Lots | 3 | 11 | No | |
| Residential | 0 | 11 | No | |
| Public/Civic | 3 | 0 | No | |
| Commercial | 0 | 0 | No | |
| Industrial | 0 | 0 | No | |
| Other | 0 | 0 | No | |

## TABLE 2 - BUILDING DATA

| Building Data | Existing | Proposed | Deviation Requested | Approved |
|---|---|---|---|---|
| Rear Setback | 25 ft | 0 ft | Yes | |
| Front Setback | 20 ft | 0 ft | Yes | |
| Side Setback | 8 ft | 0 ft | Yes | |
| Side Setback (abutting street) | 15 ft | 0 ft | Yes | |
| Height | - | VARIES 28 ft to 42 ft | | |

## TABLE 4 - PARKING

| Building Data | Vehicle Spaces | | Bike Spaces | | Alternatives Proposed (See 88-420-16-H) |
|---|---|---|---|---|---|
| | Required | Proposed | Required | Proposed | |
| Proposed Use(s) | | | | | NONE |
| Residential (Corner Townhouse) | 1 | 2 | | | |
| Residential (Middle Townhouse) | 1 | 1 | | | |
| Residential (20' Wide Townhouses) | 8 | 16 | | | |
| Residential (Quadplexes) | 8 | 9 | | | |
| Residential (Duplex) | 2 | 2 | | | |
| Short Term Bicycle | | | 3 | 3 | |
| Long Term Bicycle | | | 7 | 7 | |
| Total | 20 | 30 | 10 | 10 | |

## TABLE 5 - OTHER DEVELOPMENT STANDARDS

| 88-425 OTHER DEVELOPMENT STANDARDS | |
|---|---|
| 88-408 Parkland Dedication | Developer to provide payment in-lieu. |
| 88-415 Stream Buffers | Not Applicable |
| 88-430 Outdoor Lighting | See Outdoor Lighting Plan |
| 88-435 Outdoor Display, Storage, and Work Areas | Not Applicable |
| 88-445 Signs | Signage comply with 88-445. |
| 88-450 Pedestrian Standards | On site meets 88-450 criteria. |

## DEVELOPMENT SUMMARY TABLE

| Name | Use | Above Grade | Building Height | No. Floors | No. | Usage | Area (sf) | Total Units | Proposed Parking Spaces | Area (sf) |
|---|---|---|---|---|---|---|---|---|---|---|
| Corner Townhouse (Building 1) | R-3 Residential | 884.50 | 42' | 3 | 1 | Residential | 900 | 1 | 2 (Garage) | 2,550 |
| | | | | | 2 | Residential | 850 | | | |
| | | | | | 3 | Residential | 800 | | | |
| Middle Townhouse (Building 2) | R-3 Residential | 879.75 | 42' | 3 | 1 | Residential | 475 | 1 | 1 (Garage) | 1,325 |
| | | | | | 2 | Residential | 425 | | | |
| | | | | | 3 | Residential | 425 | | | |
| 20' Wide Townhouses (Buildings 3, 4, 5, 6, 7, 8, 9, 10) | R-3 Residential | Varies 875.25 - 878.25 | 42' | 3 | 1 | Residential | 850 | 8 | 16 (Garage) | 19,600 |
| | | | | | 2 | Residential | 800 | | | |
| | | | | | 3 | Residential | 800 | | | |
| Quadplexes (Buildings 11, 12) | R-3 Residential | Varies 861.50 - 863.75 | 28' | 2 | 1 | Residential | 1,700 | 8 | 8 | 6,800 |
| | | | | | 2 | Residential | 1,700 | | | |
| Duplex (Building 13) | R-3 Residential | 863.25 | 28' | 2 | 1 | Residential | 850 | 2 | 3 | 1,700 |
| | | | | | 2 | Residential | 850 | | | |
| Totals: | | | | | | | | 20 | 30 | 31,975 |

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 12,806 SF

## DENSITY

1. GROSS DENSITY: 29.50 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 29.50 UNITS / ACRE (NET LAND AREA)

## PROJECT TIMELINE:

CONSTRUCTION START: FALL 2022
CONSTRUCTION END: FALL 2023
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

**NOTE:** ANY NON-RESIDENTIAL OR MIXED USE BUILDING ON THE SITE WILL COMPLY WITH THE USES AND DEVELOPMENT STANDARDS IN B1 OR DR ZONING AND WITH THE PEDESTRIAN OVERLAY STANDARDS.

## DEVELOPER


NAME: DAK PACIFIC LLC
ADDRESS: 7441A BROADWAY BLVD
KANSAS CITY, MO 64114
PHONE: (816) 298-5010
CONTACT: ANDREW GANAHL
EMAIL: andrew@andkc.com



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Civil / Structural Engineering,
Landscape Architecture & Surveying
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Ph (816) 283-3456
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PRELIMINARY NOT FOR CONSTRUCTION


Matt Murphy
Architect
A-2017022298



**OWNER:**
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

**ARCHITECT:**
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
Contact: Matt Murphy

**CIVIL ENGINEER:**
Taliaferro & Browne Inc.
1020 E 8 th Street
Kansas City, MO 64118
Contact: Lamin Nyang

**LANDSCAPE ARCHITECT:**
Taliaferro & Browne Inc.
1020 E 8 th Street
Kansas City, MO 64118
Contact: Steven Bauer

**STRUCTURAL ENGINEER:**
Leigh + O'Kane
250 NE Mulberry Suite 201
Lee's Summit, MO 64086
Contact: Wayne Hess

**M/E/P/FP ENGINEER:**
pkmr Engineers
13300 W 98 th Street
Lenexa, KS 66215
Contact: David Deatherage

**CODE CONSULTANT:**
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle


CP: PACIFIC + TROOST

PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

| | |
|---|---|
| PROJECT NO. | 21037.00 |
| REZONING | 05.11.22 |

| NO. | REVISION | DATE: |
|---|---|---|

COVER SHEET

C001

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11 May 2022

| OWNERSHIP INFORMATION | | |
|---|---|---|
| PARCEL NO. | OWNER | ADDRESS |
| 1 | DAK PACIFIC LLC | 7441 A BROADWAY BLVD, KANSAS CITY, MO 64114 |
| 2 | FASONE MARY & FIORELLO JEAN MARIE | 542 CAMPBELL KANSAS CITY, MO 64106 |
| 3 | PRATER AARON | 700 WARD PARKWAY 403 KANSAS CITY, MO 64112 |
| 4 | STRADA JOHN FRANK | 5001 E 27TH ST KANSAS CITY, MO 64127 |
| 5 | KIMBLE KATHLEEN I IRREV TRUST | 3801 N BRIGHTON AVE KANSAS CITY, MO 64117 |
| 6 | UNIQUE CITY LIVING LLC COMMERCIAL STATE BANK | PO BOX 397 BONNER SPRINGS, KS 66012 |
| 7 | COLUMBUS PARK PROPERTY LLC | 3201 CAMPBELL ST KANSAS CITY, MO 64109 |
| 8 | CHYLINSKI RICHARD J & KATHLEEN TRUSTEE | 1550 E PUENTE AVE WEST COVINA, CA 91791-1057 |
| 9 | DE JONG SAMUEL & JILL | 2608 CHARLOTTE ST KANSAS CITY, MO 64108 |
| 10 | HASTINGS HOLDINGS LLC | 2528 NE ANGEL FISH PL LEE'S SUMMIT, MO 64086 |
| 11 | RODENBAUGH REX JR & CRYSTAL | 569 HARRISON KANSAS CITY, MO 64106 |
| 12 | MARSALLA PHILIP | 571 HARRISON ST KANSAS CITY, MO 64106 |
| 13 | MoDOT | 600 NE COLBERN RD, LEE'S SUMMIT, MO 64086 |

LEGEND

UR BOUNDARY

NORTH

60 0 60 120

SCALE IN FEET
HORIZONTAL SCALE 1"=60'

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
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Fax (816) 283-0810

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Kansas City, Missouri 64108
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PRELIMINARY
NOT FOR
CONSTRUCTION

Matt Murphy
Architect
A-2017022298

**OWNER:**
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

**ARCHITECT:**
helix architecture + design
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Kansas City, MO 64108
Contact: Matt Murphy

**CIVIL ENGINEER:**
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1020 E 8 th Street
Kansas City, MO 64118
Contact: Lamin Nyang

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13300 W 98 th Street
Lenexa, KS 66215
Contact: David Deatherage

**CODE CONSULTANT:**
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle

# CP: PACIFIC + TROOST

PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

| | |
|---|---|
| PROJECT NO. | 21037.00 |
| REZONING | 05.11.22 |

| NO. | REVISION | DATE: |
|---|---|---|

EXISTING CONDITION

C002

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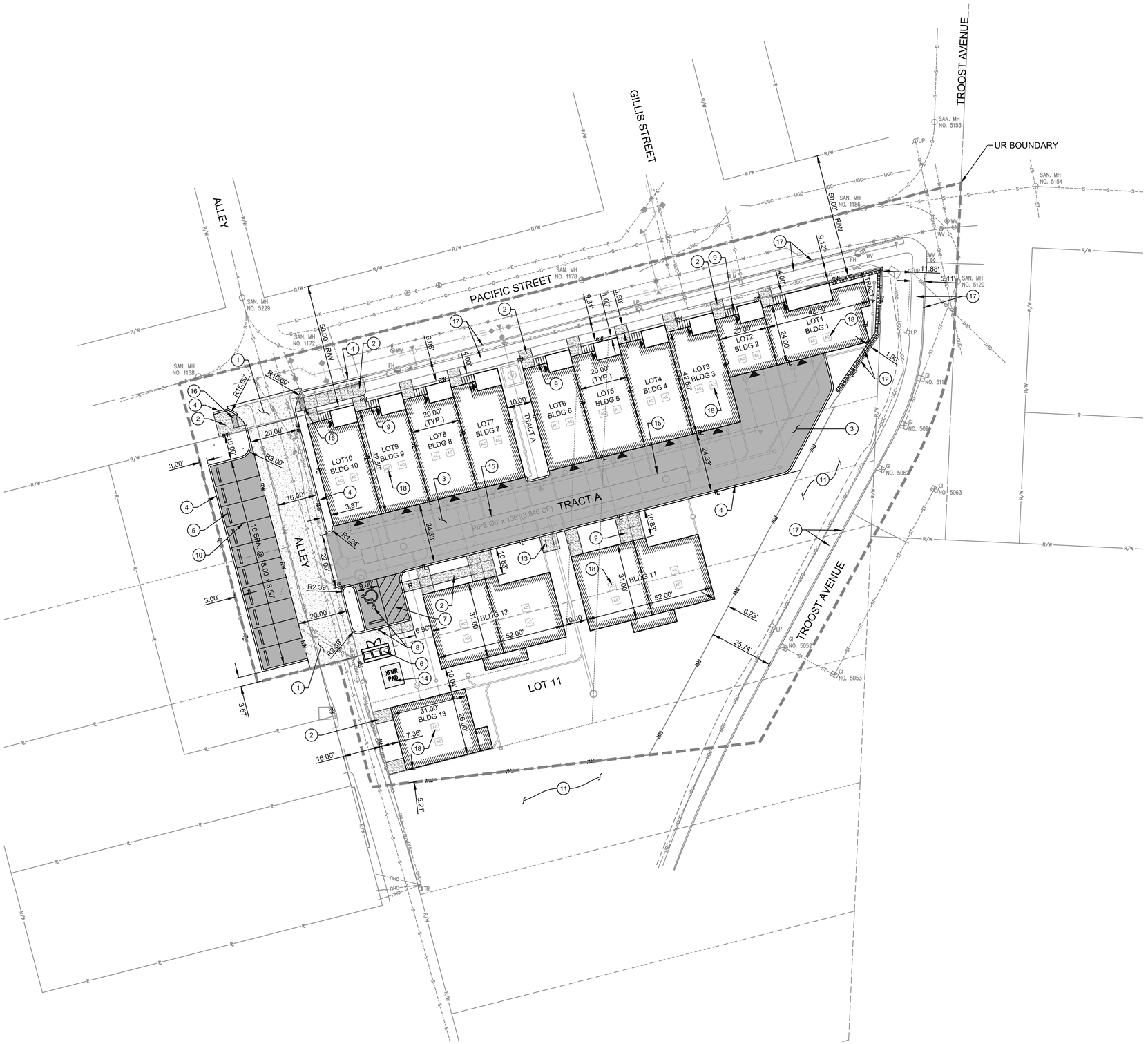
11 May 2022




## SITE LEGEND:

| | |
|---|---|
| | UR BOUNDARY |
| 1 | CONCRETE PAVEMENT (TYP.) |
| 2 | CONCRETE SIDEWALK (TYP.) |
| 3 | ASPHALT PAVEMENT (TYP.) |
| 4 | PROPOSED KCMO TYPE C-1 CURB (TYP.) |
| 5 | CONCRETE WHEELSTOP (TYP.) |
| 6 | PROPOSED TRASH ENCLOSURE LOCATION |
| 7 | 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.) |
| 8 | PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.) |
| 9 | PROPOSED BUILDING STAIRS (TYP.) |
| 10 | PAINTED 4" WIDE STRIPING WHITE (TYP.) |
| 11 | MoDOT RIGHT-OF-WAY |
| 12 | PROPOSED MSE RETAINING WALL AND FENCE |
| 13 | PROPOSED BIKE RACK LOCATION |
| 14 | PROPOSED TRANSFORMER PAD |
| 15 | PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM |
| 16 | PROPOSED ADA RAMPS |
| 17 | EXISTING CURB AND/OR SIDEWALK TO REMAIN (TYP.). |
| 18 | ROOFTOP AC CONDENSER UNIT (TYP.) |

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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|---|---|---|

## PROPOSED CONDITIONS

# C003

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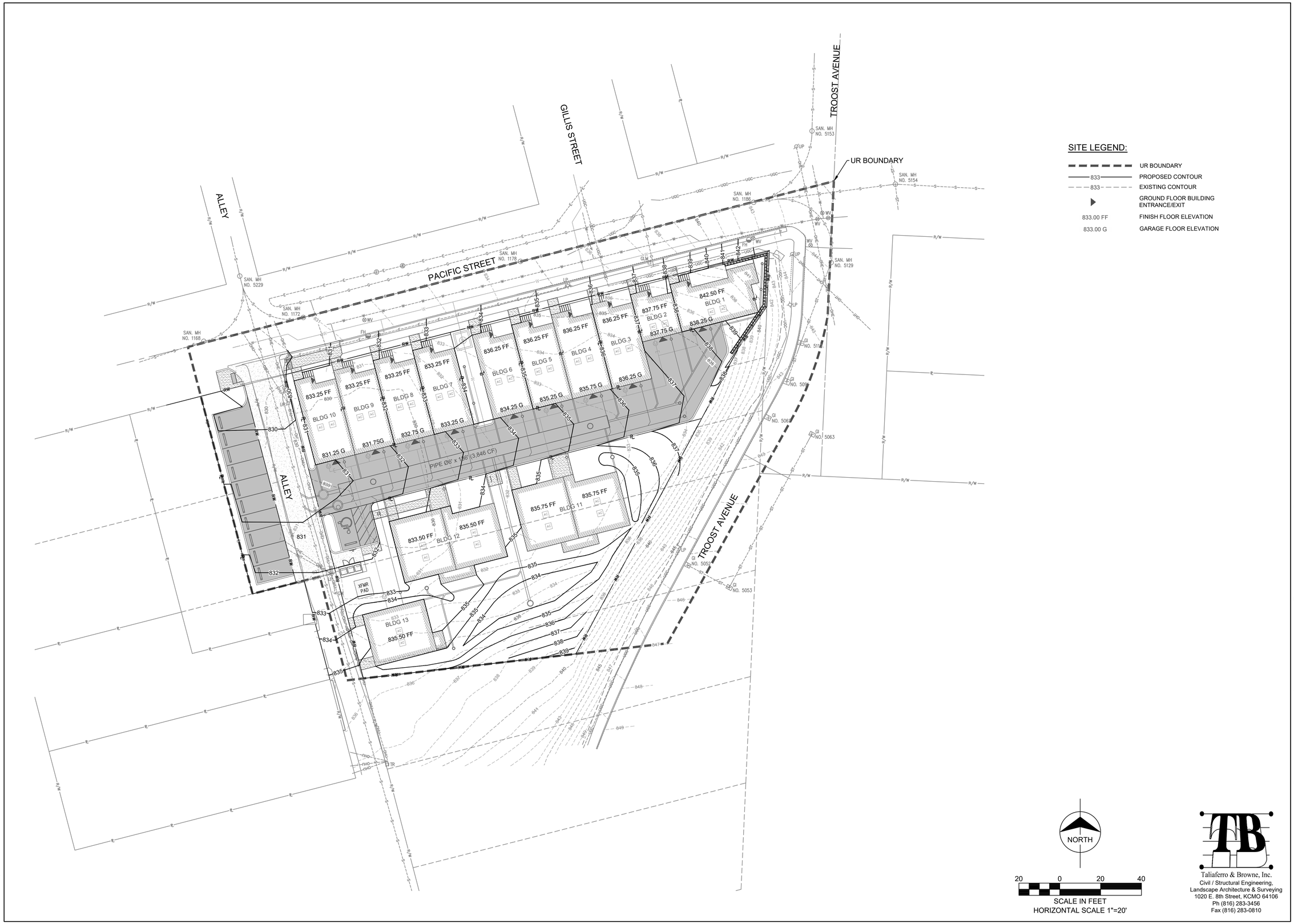


## SITE LEGEND:

| | |
|---|---|
| — — — — | UR BOUNDARY |
| 833 ——— | PROPOSED CONTOUR |
| 833 - - - | EXISTING CONTOUR |
| ▶ | GROUND FLOOR BUILDING ENTRANCE/EXIT |
| 833.00 FF | FINISH FLOOR ELEVATION |
| 833.00 G | GARAGE FLOOR ELEVATION |


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# PROPOSED GRADING PLAN

# C004

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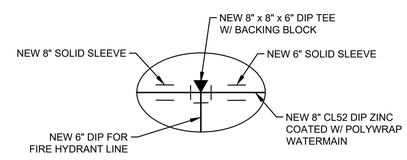
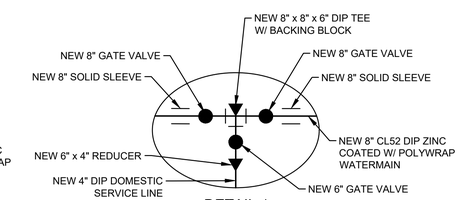
11 May 2022

## SITE LEGEND:

- UR BOUNDARY
1. PROPOSED 1" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE (TYP.)
2. PROPOSED 4" DIP DOMESTIC WATER SERVICE LINE (TYP.)
3. PROPOSED 3" WATER METER & METER VAULT PER KCMO STD. DWG. 6208 (TYP.)
4. PROPOSED PRIVATE 1" WATER METER & METER BOX PER KCMO STD. DWG. 6202 (TYP.)
5. PROPOSED 4" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
6. PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
7. PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE (TYP.)
8. 6" SANITARY SEWER CLEANOUT
9. PROPOSED 6" SANITARY SAMPLING PORT (TYP.)
10. PROPOSED 6" HDPE ROOFDRAIN (TYP.)
11. PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM
12. PROPOSED TRANSFORMER PAD
13. PROPOSED STORM DETENTION RISER PIPE/ NYLOPLAST DRAIN BASIN (TYP.)
14. PROPOSED 4' DIA. STORM MANHOLE STORM WATER DETENTION CONTROL STRUCTURE.
15. 6" STORM CLEANOUT (TYP.)
16. PROPOSED HDPE STORM PIPE (TYP.)
17. PROPOSED TRASH ENCLOSURE LOCATION.
18. PROPOSED 8" DIP WATER MAIN (PUBLIC WATER MAIN REPLACEMENT)
19. EXISTING 4" CIP WATER MAIN TO BE ABANDONED.
20. EXISTING 6" DIP WATER MAIN TO REMAIN.
21. NEW KCMO FIRE HYDRANT
22. EXISTING FIRE HYDRANT TO BE REMOVED.
23. EXISTING FIRE HYDRANT TO REMAIN. DO NOT DISTURB.
24. EXISTING WATER SERVICE LINE TO BE KILLED (REG. No. 1116).
25. EXISTING STREET LIGHT TO REMAIN.
26. EXISTING POWER/UTILITY LINES AND POLES TO REMAIN. DO NOT DISTURB.
27. EXISTING GAS SERVICE TO BE KILLED.
28. EXISTING UTILITY VAULT TO REMAIN.
29. EXISTING STORM GRATE INLET. DO NOT DISTURB.
30. NEW 4" x 4" x 4" DIP TEE OR 4" x 4" DIP BEND W/ BACKING BLOCK
31. NEW 4" MJ PLUG TAPPED FOR 1" TYPE "K" COPPER W/ DIELECTRIC COUPLING
32. PROPOSED ROOFTOP AC CONDENSER UNIT (TYP.)




DETAIL 2
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS




DETAIL 1
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS

NORTH

20 0 20 40
SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

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|---|---|
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| NO. | REVISION | DATE: |
|---|---|---|

# PROPOSED UTILITY PLAN

# C005

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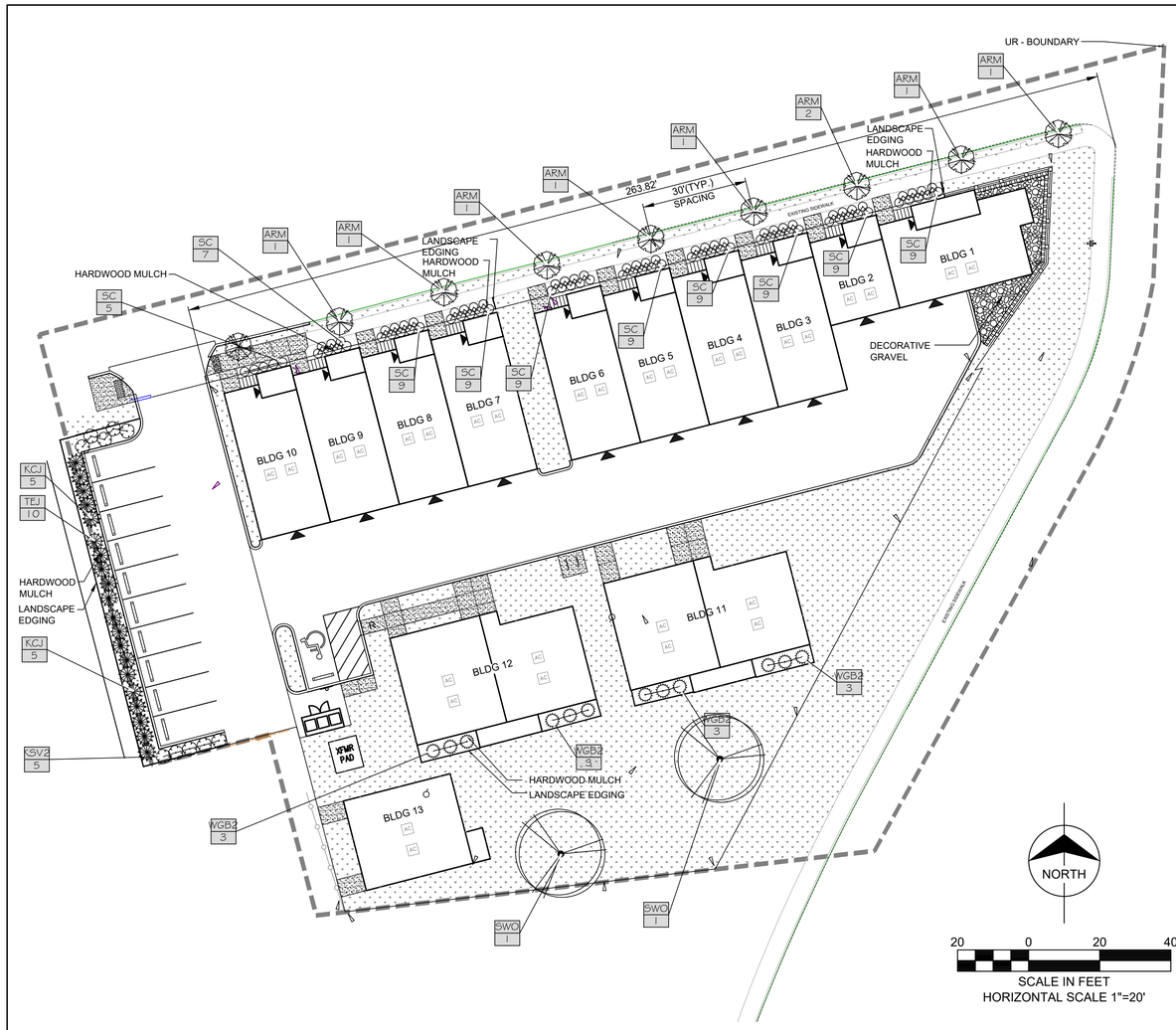
11 May 2022




## LANDSCAPE LEGEND:

- UR - BOUNDARY
- FESCUE SOD
- DECORATIVE GRAVEL

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

| KCMO LANDSCAPE & SCREENING STANDARDS | | | | |
|---|---|---|---|---|
| | | | | |
| **88–425 –LANDSCAPE REQUIREMENTS** | **Required** | **Proposed** | **Alternative Requested?** | **Approved** |
| **88-425-03 Street Trees** | | | | |
| 263.82 FT / Tree every 30 LF = | 9 | 9 | | |
| **88-425-04-D General Trees** | | | | |
| Building Area: 8,125 SF / 5000 SF per Tree = 1.63 | 2 | 2 | | |
| **88-425-05 Perimeter Vehicular Use Area** | | | | |
| **Adjacent to Streets** | | | | |
| Buffer Width | N/A | N/A | | |
| Trees | | | | |
| Shrubs / Berms / Wall | N/A | N/A | | |
| **Adjacent to Residential Zones** | | | | |
| Buffer Width | 10 FT | 5.5 FT | Enough room to plant upright Junipers only | |
| Shrubs / Berms / Wall - (75 LF /4 = 18.75) | 19 | 20 | | |
| **88-425-06 Interior Vehicular Use Area** | | | | |
| Interior Area - (11 pkg spaces x 35 SF per space -385 SF) | 385 | 385 | Back of the property | |
| Trees -(11 pkg spaces /5 pkg spaces per tree = 2 trees) | 2 | 2 | | |
| Shrubs - (11 pkg spaces x 1 shrub per pkg = 11 shrubs) | 11 | 12 | | |
| | | | | |
| | | | | |
| | | | | |
| **88-425-08 Mechanical/Utility Equipment Screening** | | | | |
| **88-425-09 Outdoor Use Screening** | Describe | | | |
| | | | | |
| Describe. There will be landscape screening where there Mechanical Units and utility equipment once the final design and locations are shown. | | | | |

## PLANT SCHEDULE

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| | 9 | Acer rubrum `Armstrong` / Armstrong Red Maple | B & B | 3"Cal | |
| | 2 | Quercus bicolor / Swamp White Oak | B & B | 2"Cal | |

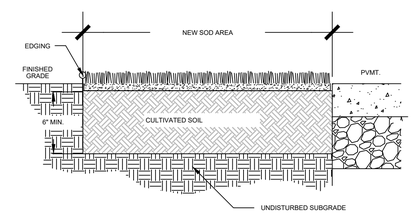
| EVERGREEN TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| | 10 | Juniperus chinensis `Keteleeri` / Keteleeri Chinese Juniper | B & B | | 7` - 8` HT |
| | 10 | Juniperus virginiana `Taylor` / Taylor Eastern Redcedar | B & B | | 6`-7` HT |

| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | FIELD2 | FIELD3 |
|---|---|---|---|---|---|
| | 10 | Viburnum carlesii / Korean Spice Viburnum | 5 gal | CONT | |

| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | FIELD2 | FIELD3 |
|---|---|---|---|---|---|
| | 12 | Buxus microphylla var. korenana `Winter Green` / Winter Green Boxwood | 3 gal | CONT | |

| ORNAMENTAL GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | FIELD2 | FIELD3 |
|---|---|---|---|---|---|
| | 84 | Schizachyrium scoparium `Carousel` / Carousel Little Bluestem | 2 gal | CONT | |

| SOD/SEED | QTY | BOTANICAL / COMMON NAME | CONT | FIELD2 | FIELD3 |
|---|---|---|---|---|---|
| | 14,103 sf | Festuca arundinacea Blend / Turf Tall Fescue | sod | Rolls | |




SOD INSTALLATION NOTES:

1) FINISHED GRADES SHALL BE ACCURATE.

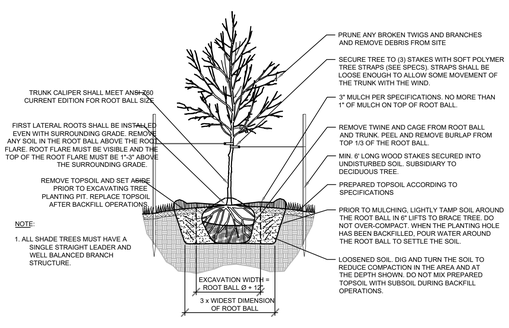
2) CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH.

3) ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL.

4) LAY AND ROLL SOD. WATER THOROUGHLY.

# 5. SOD DETAIL

N.T.S.

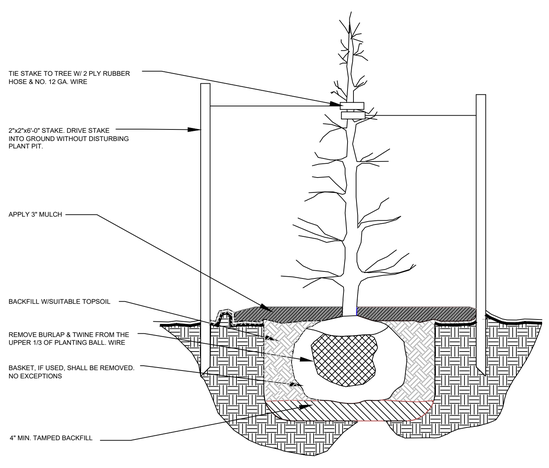



NOTE:

1. ALL SHADE TREES MUST HAVE A SINGLE STRAIGHT LEADER AND WELL BALANCED BRANCH STRUCTURE.

# 1. DECIDUOUS TREE

N.T.S.

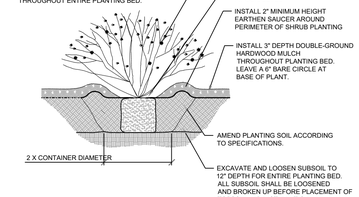



# 2. EVERGREEN TREE

N.T.S.

NOTES:

1. REFER TO SPECIFICATION '329113 LANDSCAPE SOIL PREPARATION' FOR PREPARATION OF PLANTING BED TOPSOIL PRIOR TO PLANTING.
2. REFER TO SPECIFICATION '329300 PLANTS' FOR SOIL AMENDMENTS TO BE ADDED AT TIME OF PLANTING.
3. PROVIDE 6" DEPTH OF PREPARED TOPSOIL THROUGHOUT ENTIRE PLANTING BED.




PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS CLOSE TO THE CROWN. PRY ANY LONG ROOTS DIRECTLY OUT INTO NEW SOIL.

PLACE SHRUB SO CROWN IS AT SOIL LEVEL

INSTALL 2" MINIMUM HEIGHT EARTHEN SAUCER AROUND PERIMETER OF SHRUB PLANTING

INSTALL 3" DEPTH DOUBLE-GROUND HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT.

AMEND PLANTING SOIL ACCORDING TO SPECIFICATIONS.

EXCAVATE AND LOOSEN SUBSOIL TO 12" DEPTH FOR ENTIRE PLANTING BED. ALL SUBSOIL SHALL BE LOOSENED AND BROKEN UP BEFORE PLACEMENT OF TOPSOIL AND INSTALLATION OF SHRUB PLANTINGS.

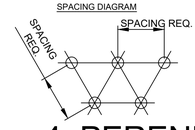
# 3. SHRUB PLANTING

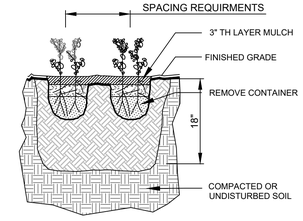
N.T.S.

PERENNIAL PLANTING NOTES:

1) BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"
2) PROVIDE NEW TOPSOIL TO A DEPTH OF 18"
3) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
4) DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
5) PLACE PLANT IN VERTICAL PLUMB POSITION
6) DIG HOLE AS DEEP AS INITIAL ROOT SYSTEM
7) BACKFILL w/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO TO FINISH PACKING SOIL AROUND ROOTS.
8) APPLY 3" TH LAYER OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS

SPACING DIAGRAM

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|---|---|---|
| | 5-20-22 DRC REVIEW COMMENTS | |

# LANDSCAPE PLAN

# L001

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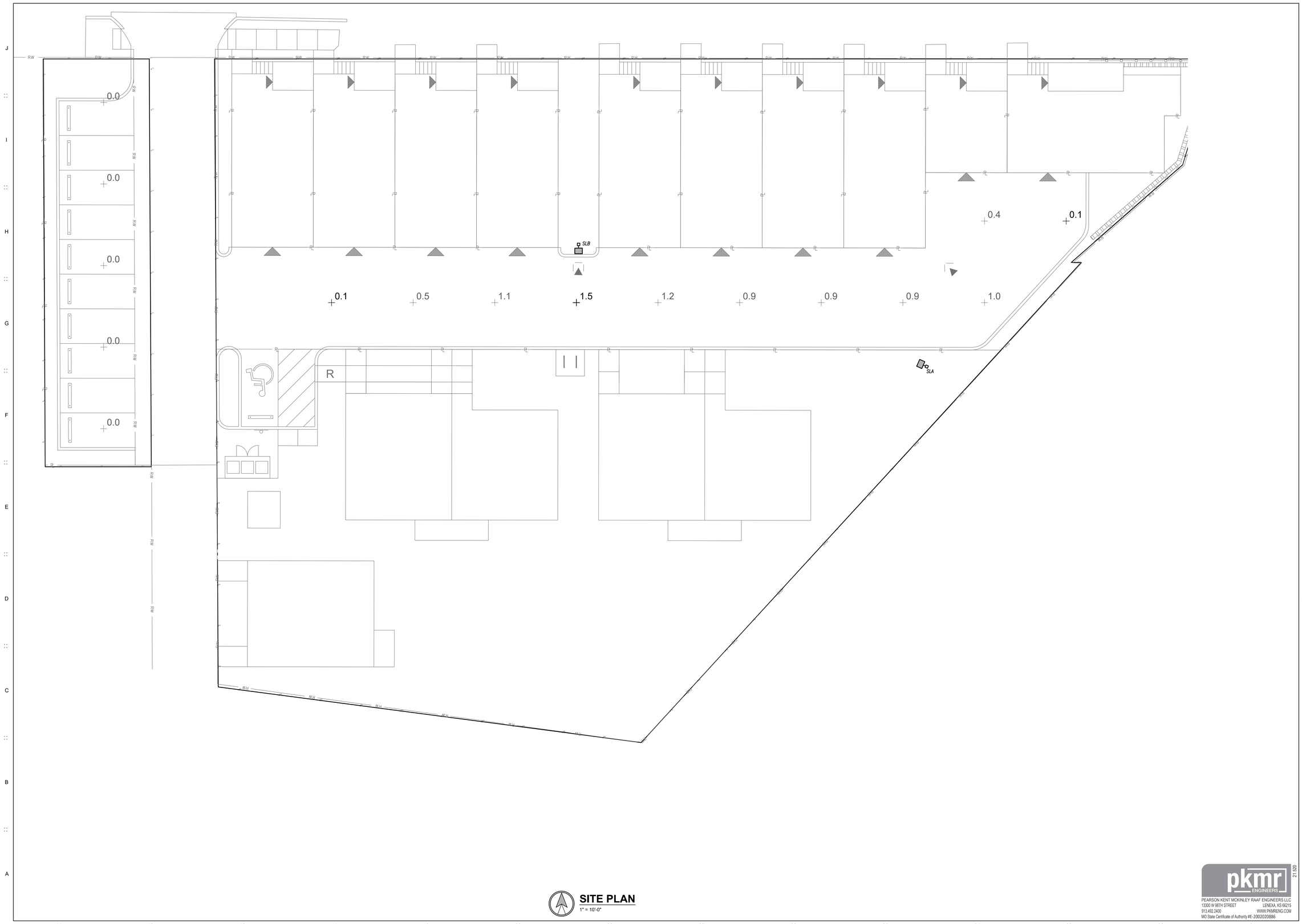
20 May 2022




## SITE PLAN
1" = 10'-0"


pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
13300 W 98TH STREET LENEXA, KS 66215
913.492.2400 WWW.PKMRENG.COM
MO State Certificate of Authority #E-2002020886


21.520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**PRELIMINARY NOT FOR CONSTRUCTION**


Matt Murphy
Architect
A-2017022298


**OWNER:**
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Contact: Andrew Ganahl

**ARCHITECT:**
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Contact: Matt Murphy

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Contact: Lamin Nyang

**LANDSCAPE ARCHITECT:**
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**CODE CONSULTANT:**
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Edgerton, MO 64444
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# CP: PACIFIC + TROOST

PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

| | |
|---|---|
| PROJECT NO. | 21037.00 |
| REZONING | 05.11.22 |

| NO. | REVISION | DATE: |
|---|---|---|

SITE PHOTOMETRIC PLAN

# SL1

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| Project | | Catalog # | | Type | |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |

# McGraw-Edison

## GLEON Galleon

Area / Site Luminaire

### Product Features

Lumentable Technology Light Architect™

### Product Certifications

### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

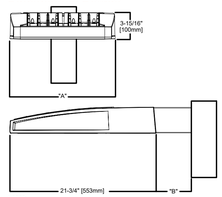
### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

### Connected Systems

- WaveLinx
- Enlighted

### Dimensional Details




| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Extended Arm Length 1 | "B" Quick Mount Arm Length | "B" Quick Mount Extended Arm Length |
|---|---|---|---|---|---|
| 1-4 | 15-1/2" | 7" | 10" | 10-5/8" | 16-9/16" |
| 5-6 | 21-5/8" | 7" | 10" | 10-5/8" | 16-9/16" |
| 7-8 | 27-5/8" | 7" | 13" | 10-5/8" | -- |
| 9-10 | 33-3/4" | 7" | 16" | -- | -- |

**NOTES:**
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions



## SITE STATISTICS

| DESCRIPTION | MAINTAINED LIGHTING LEVELS | | | UNIFORMITY | |
|---|---|---|---|---|---|
| | AVG. (F.C.) | MAX. (F.C.) | MIN. (F.C.) | MAX. / MIN. | AVG. / MIN. |
| PARKING LOT STATISTICS | 0.8 | 1.5 | 0.1 | 15.0 : 1.0 | 8.0 : 1.0 |
| PROPERTY LINE EAST | 0.0 | 0.1 | 0.0 | N/A | N/A |
| PARKING LOT WEST | 0.0 | 0.0 | 0.0 | N/A | N/A |
| PROPERTY LINE WEST | 0.0 | 0.0 | 0.0 | N/A | N/A |

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.11.

## LIGHT FIXTURE SCHEDULE - SITE LIGHTING

| FIXTURE TYPE | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | LED MODULE / DRIVER | | | | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | ID | WATTS | LUMENS | CRI | CCT | DIMMING | VOLTAGE | |
| SLA | MCGRAW-EDISON | GALLEON LED GLEON SERIES | POLE-MOUNTED AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE IV FORWARD THROW DISTRIBUTION WITH SPILL CONTROL (HSS) (T4FT) DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 15' HIGH, SQUARE STRAIGHT STEEL POLE ON 3' HIGH BASE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER. | SA1A | 34 | 3,465 | 70 | 4000K | NO | 120 | 1 |
| SLB | MCGRAW-EDISON | GALLEON LED GLEON SERIES | SAME AS FIXTURE TYPE 'SL1' EXCEPT WITH IES TYPE III THROW (SL3) DISTRIBUTION WITH HOUSE SIDE SHIELD. | SA1A | 34 | 4,168 | 70 | 4000K | NO | 120 | 1 |

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.

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SITE PHOTOMETRIC SCHEDULES

# SL2

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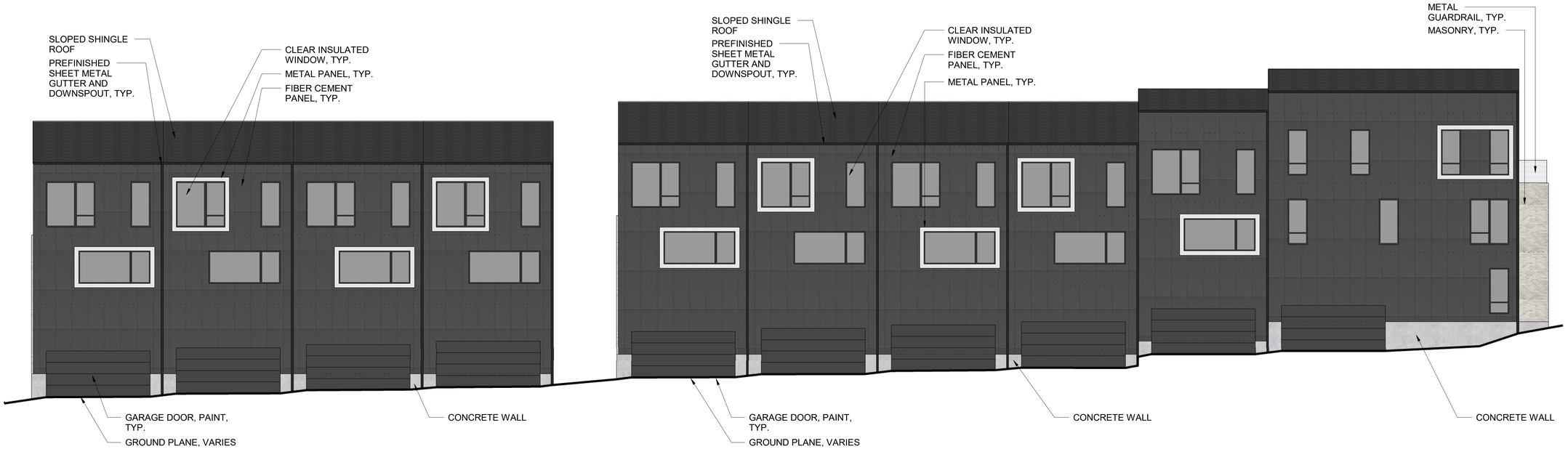
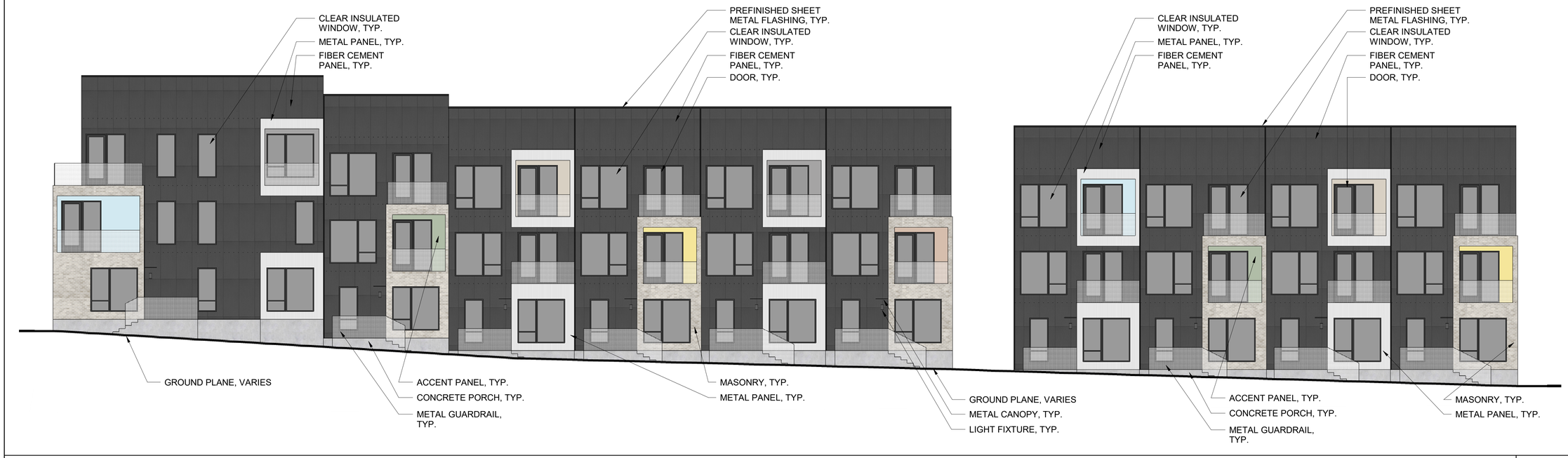



0' 4' 8' 16' 32'

## SOUTH ELEVATION

1/8" = 1'-0"

E01




0' 4' 8' 16' 32'

## NORTH ELEVATION

1/8" = 1'-0"

A01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## TOWNHOUSE EXTERIOR ELEVATIONS

# R201

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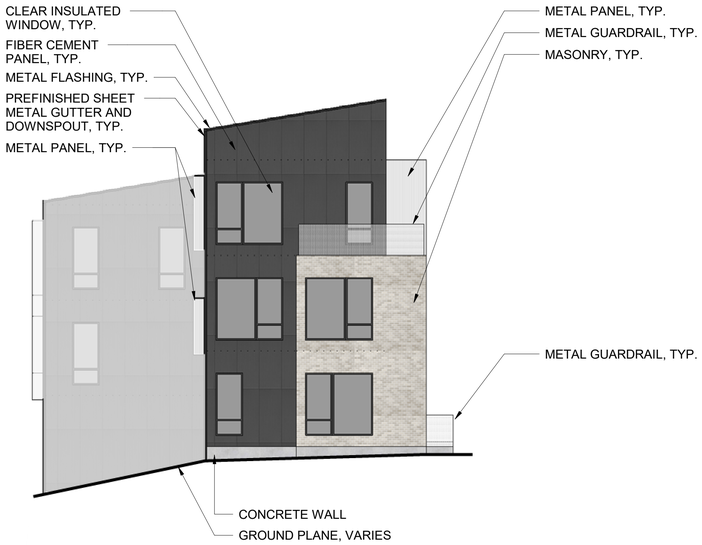
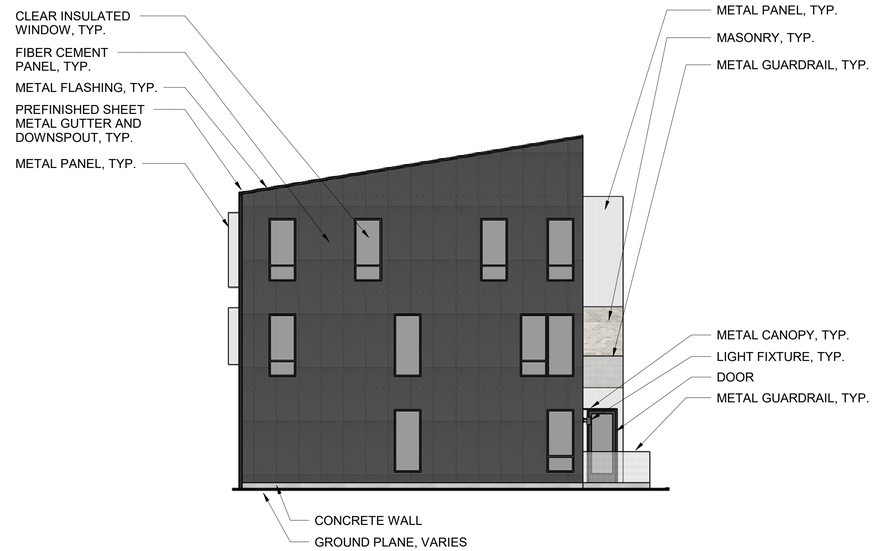



0' 4' 8' 16' 32'

## EAST ELEVATION OF EAST BUILDING

1/8" = 1'-0"

**E08**

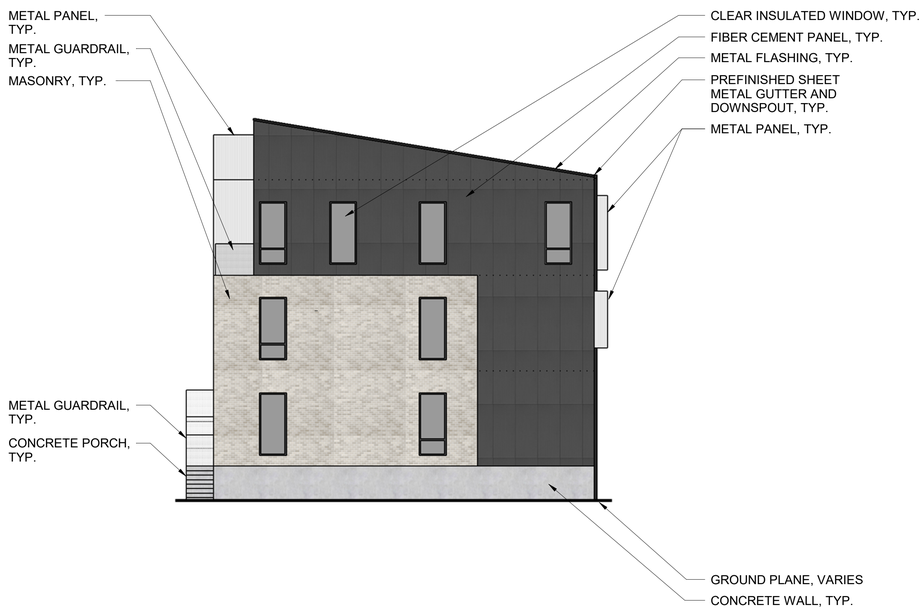



0' 4' 8' 16' 32'

## EAST ELEVATION OF WEST BUILDING

1/8" = 1'-0"

**E01**

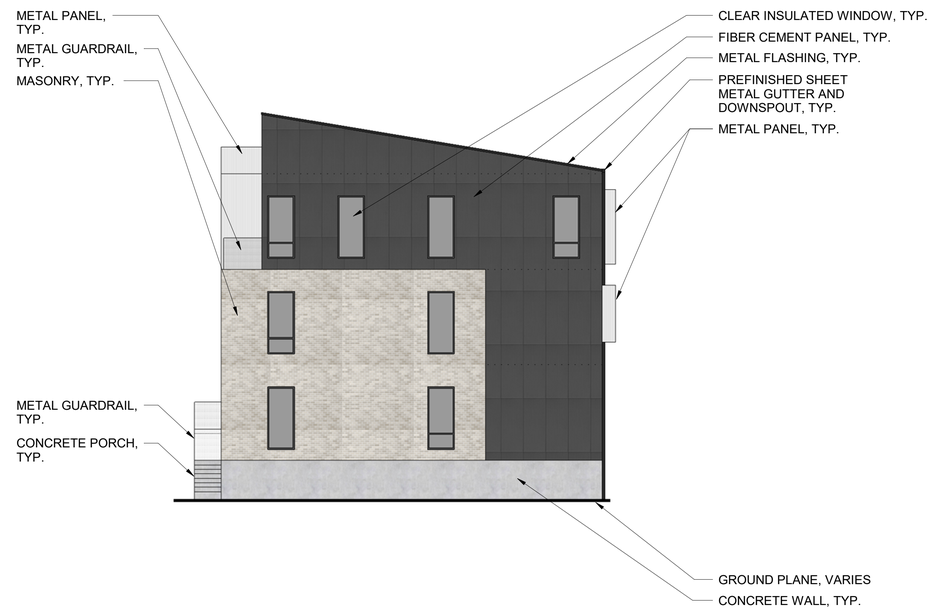



0' 4' 8' 16' 32'

## WEST ELEVATION OF EAST BUILDING

1/8" = 1'-0"

**A08**




0' 4' 8' 16' 32'

## WEST ELEVATION OF WEST BUILDING

1/8" = 1'-0"

**A01**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## TOWNHOUSE EXTERIOR ELEVATIONS

# R202

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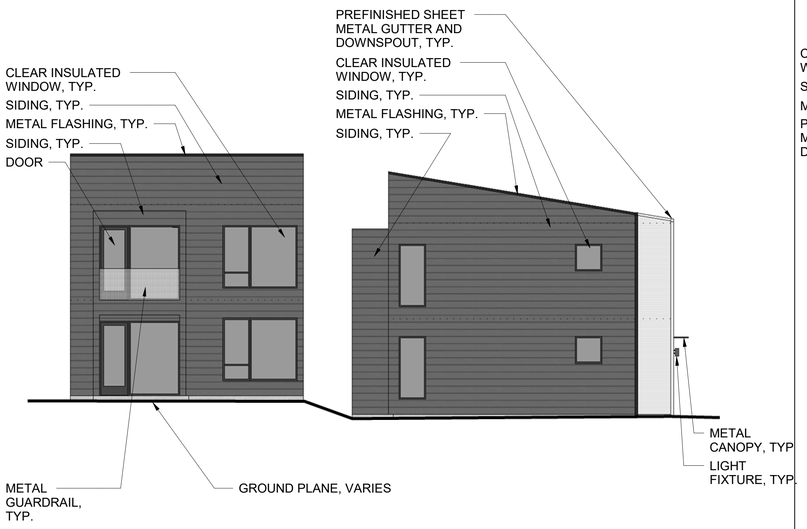
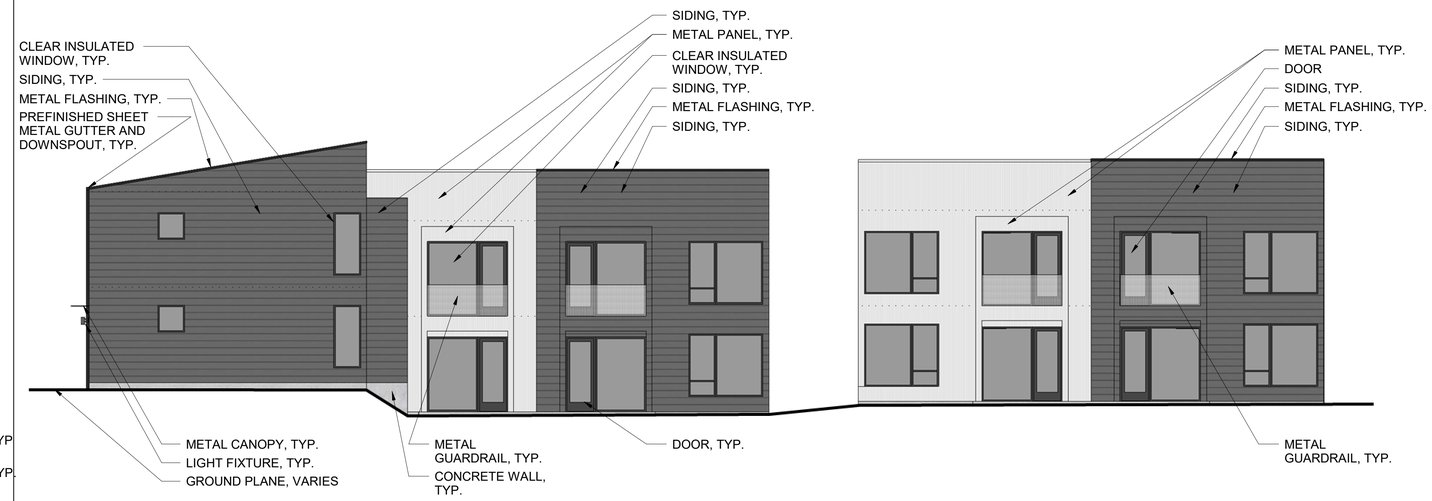



0' 4' 8' 16' 32'

## EAST ELEVATION

1/8" = 1'-0"

E10

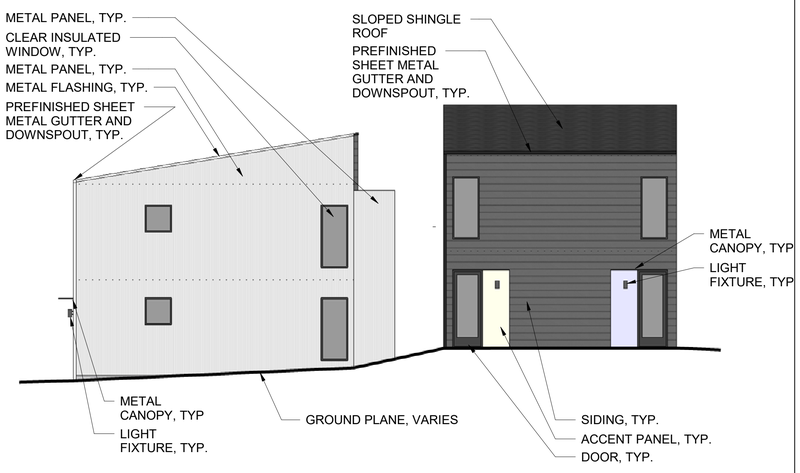



0' 4' 8' 16' 32'

## SOUTH ELEVATION

1/8" = 1'-0"

E01

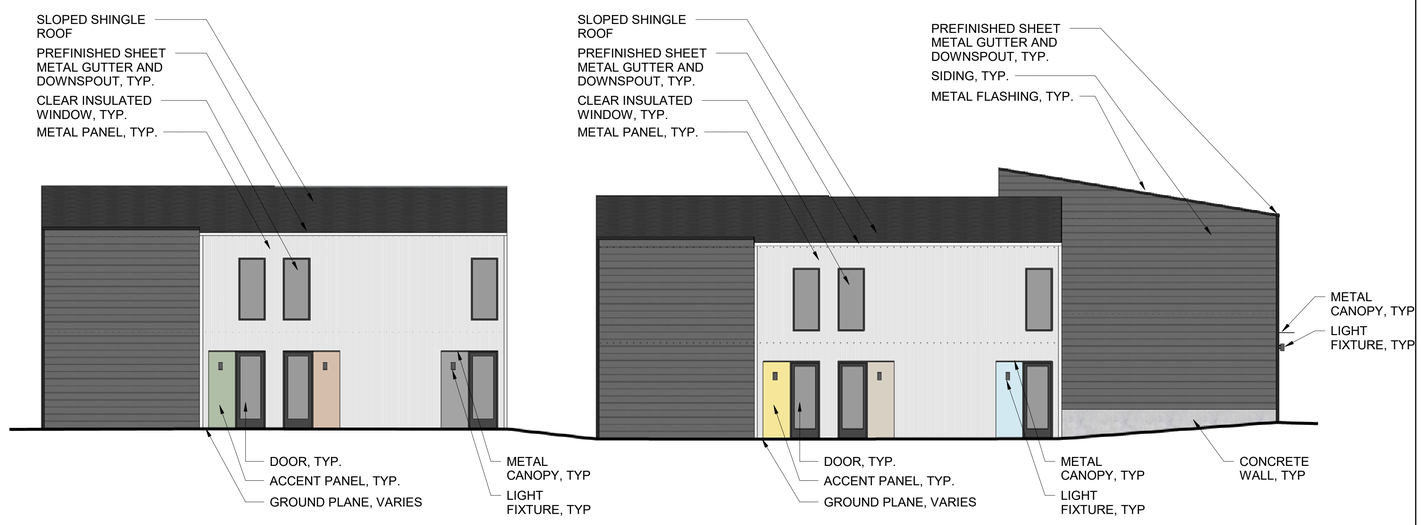



0' 4' 8' 16' 32'

## WEST ELEVATION

1/8" = 1'-0"

A10




0' 4' 8' 16' 32'

## NORTH ELEVATION

1/8" = 1'-0"

A01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## DUPLEX AND QUADPLEX EXTERIOR ELEVATIONS

# R203

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CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

# Public Meeting Summary Form

Project Case # CD-CPC-2021-00232

Meeting Date: January 19, 2022

Meeting Location: Virtual - zoom

Meeting Time (include start and end time): 7:00 PM - 8:09

Additional Comments (optional):

Development and design team presented and project was received quite well by the those who attended. The neighbors had a number of questions and all were answered. A copy of the presentation is uploaded to CompassKC.

# Meeting Sign-In Sheet

## Project Name and Address

### Pacific + Troost
### 1015 Pacific Street, Kansas City, MO 64106

(Meeting was held virtually via zoom on 1.19.22 from 7:00 – 8:09 PM and therefore only names / screen names are being submitted)

Name:

1. Andrew Ganahl
2. Diane Botwin
3. Kevin Klinkenberg
4. Doug Stockman
5. Kyle Leiker
6. Erin Copeland
7. Matt Murphy
8. Kate Barsotti
9. Rex Rodenbaugh
10. Paul Theobald
11. Dick D
12. Barry
13. Kathryn Miaggo
14. Andrea Bauet
15. Mike Fiorello
16. Jean Fiorello
17. Mary Hatley
18. Benjamin
19. Ann Van Zee
20. Margie Finley
21. Erin Royals
22. Abby Hoover
23. Sylvia House
24. Kathryn Maggio
25. Terri Trigger
26. Chris Dahlquist
27. Maren Morefield
28. Sam De Jong
29. Jo Marie Guastello