



CITY PLAN COMMISSION STAFF REPORT

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

March 1, 2022

Project Name

Antioch Manor Apartments

Docket #19 Request

- .1 - CD-CPC-2021-00244 – Area Plan Amendment.
- .2 - CD-CPC-2021-00243 – Rezoning Without Plan.
- .3 - CD-CPC-2021-00242 – Development Plan.

Applicant

Rachlle Biondo
Rouse Frets White Goss Gentile Rhodes, PC

Owner

US Future Enterprises LLC

Location	4121 & 4135 N. Antioch Road.
Area	About 4 acres
Zoning	R-6
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: zoned R-1.5, Northland Village apartments.

South: zoned R-6, Victory Free Will Baptist church.

East: zoned R-6, single family residences.

West: zoned B3-2/ R-6, commercial/ residential.

Major Street Plan

North Antioch Road is not identified on the City's Major Street Plan at this location.

Land Use Plan

The Briarcliff-Winnwood Area Plan recommends Low Density Residential land use. The proposed zoning is not consistent with the future land recommendation which necessitates an amendment.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Chaumire Neighborhood Association, Northland Neighborhood Inc., and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on January 20, 2022, a summary of which is attached.

EXISTING CONDITIONS

The project site is combination of two unplatted parcels totaling about 4 acres generally located at the southeast corner of NE 42nd Street and N. Antioch Road. There is an existing detached residential building at the southeast corner of the site. The parcel sits about 7-10 feet above N. Antioch Road. North Antioch Road at this location is a rural cross section without curbs, gutter or sidewalk at this location.

The project site is bordered on the north by Northland Village apartment. To the south is Victory Free Will Baptist church. To the east are single family residences on large tracts. There is an existing single family residence on the west side of N. Antioch within a commercial zoning.

NEARBY DEVELOPMENTS

To the north on NE 43rd Street is the recently approved Brookwood at Antioch residential development by Brinshore (2019).

SUMMARY OF REQUEST

The applicant is seeking approval of an area plan amendment, a rezoning from District R-6 to District R-1.5 and approval a development plan to allow for 108 unit multi-family residential development in 36 buildings (3-stories).

KEY POINTS

These three companion cases are required because the subject parcels are zoned R-6. The first case is a request to amend the Briarcliff-Winnwood Area Plan future land use recommendation from Residential Low Density to Residential High Density. The third case is a request to approve a development plan to allow for 108 unit multi-family residential development in 36 buildings at this location.

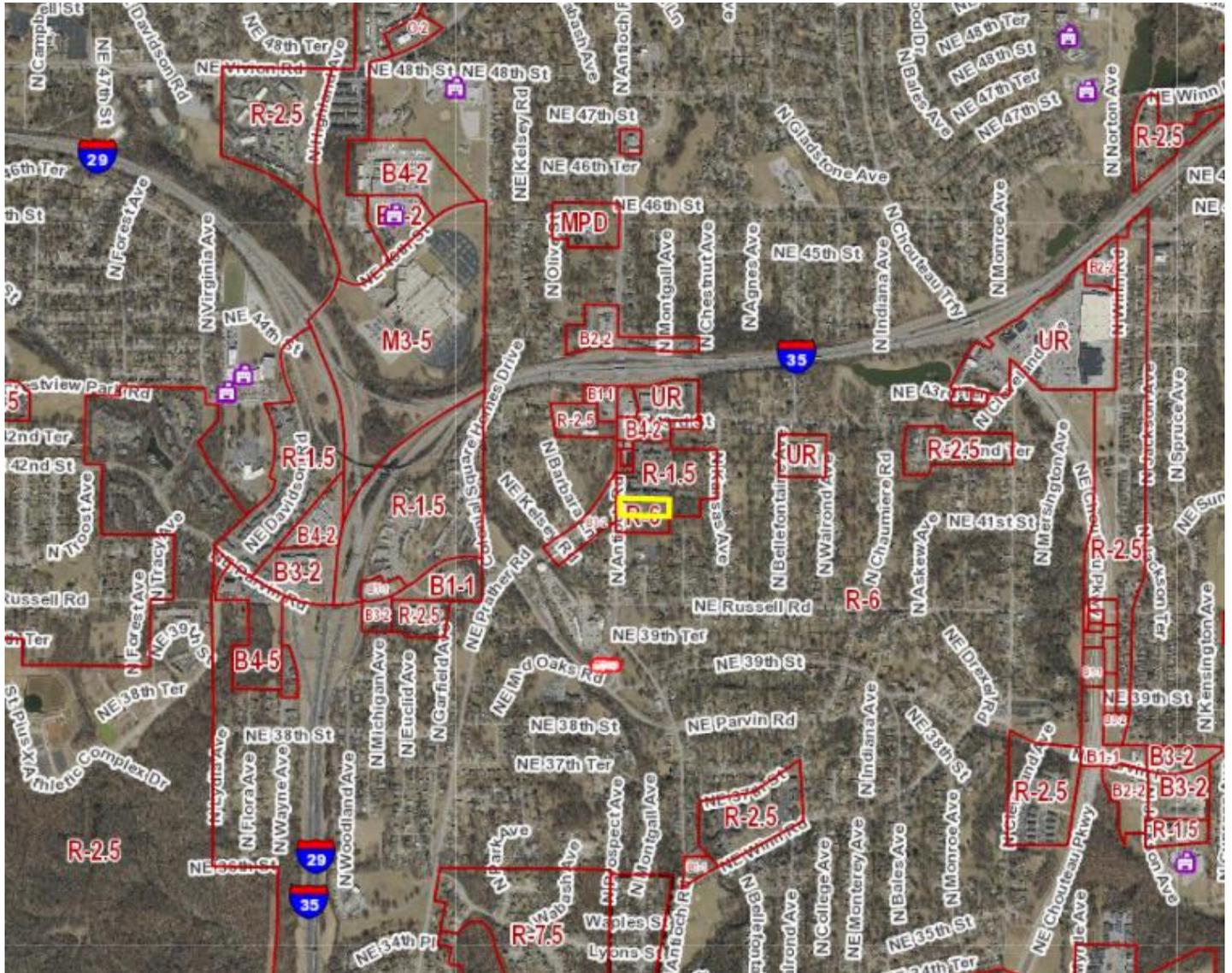
PROFESSIONAL STAFF RECOMMENDATION

- Docket #19.1 Approval without condition.
Docket #19.2 Approval without condition.
Docket #19.3 Approval with conditions.

CONTROLLING CASES

There is no prior CPC case on this site.

PROJECT LOCATON



PLAN REVIEW

Case No. CD-CPC-2022-00244 is a request to consider amending the Briarcliff-Winnwood Area Plan future land use recommendation from Residential Low Density to Residential High Density land use designation on the acre parcel. The Briarcliff-Winnwood Area Plan future land use recommends Residential Low Density, which allows for a density between 4 and 8.7 units per acre which is appropriate for single-family detached developments. This land use classification generally corresponds to the R-5, R-6, R-7.5 and R-10 zoning categories within the Zoning and Development Code. The Residential High land use designation includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre and corresponds to the R-1.5 zoning category within the Zoning and Development Code. Staff is supportive of this amendment.

Case No. CD-CPC-2022-00243 is a request to consider rezoning the 4-acre parcel from District R-6 (Residential 6) to District R-1.5 (Residential 1.5). Staff is also supportive of this request based on the area plan amendment recommendation.

CD-CPC-2022-00242 is a request to consider approval of a development plan in District R-1.5 (Residential 1.5) on about 4 acres to allow for 108 unit multi-family residential development in 36 buildings (3-stories). The plan proposes four building blocks forming a courtyard around 151 parking spaces (including canopy). Access to the development is proposed via a single driveway off N. Antioch road with a circular drive around the courtyard. The plan also shows private outdoor spaces with access from the first floor. The submitted plans shows three story apartment buildings constructed of shipping containers (corrugated metal panels) accented with large windows and patio doors in a cluster of six blocks. The project will consist of mostly 1 and 2 bedroom units and a few studio units. The two bedroom floor plan, which is approximately 65% of our units, will be 1,040 sq. ft. The 1 bedroom unit is not far behind at 720 sq. ft.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		SEE PLAN ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		Subject to staff recommendations.
<i>Outdoor Lighting Standards (88-430)</i>	YES	YES	
<i>Sign Standards (88-445)</i>	YES		Must meet 884-445
<i>Pedestrian Standards (88-450)</i>	NO		Subject to staff recommendations.

PLAN ANALYSIS

Due to the span of the building, staffs recommend that the overall layout be revised to provide a break and additional pedestrian connectivity from the public right of way to and around the site. The applicant has met with staff and submitted the accompanying revised concept plan addressing most of the attached corrections and conditions. As a result the corrections will be revised and submitted prior to ordinance request.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 108 residential dwelling units are proposed. Pursuant to this section a total of 1.3 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

$$108 \text{ multi-family lots} \times 2 \times 0.006 = 1.3 \text{ acres}$$

$$1.3 \text{ acres} \times \$48,801.37 = \$63,246.57$$

Plan Review Criteria

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan will comply with the zoning and development code and the Briarcliff-Winnwood Area Plan recommendations with the proposed amendment.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is not permitted the existing zoning but will be with the approved rezoning.

88-516-05-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 plan provides for adequate vehicular connection.

88-516-05-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 provided for private and public sidewalks. Staff recommends a sidewalk network with additional delineation within the parking area and around the buildings to connect to public streets.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

There are adequate utilities subject to Water Services Department review and approval.

88-516-05-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 3-story apartments are proposed to be primarily corrugated metal with architectural enhancements.

88-516-05-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 plan is compliant based on the preliminary landscaping submitted and recommendations by staff.

88-516-05-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 plan is compliant.

88-516-05-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.

There are no matured trees on the site.

88-515-08. Rezoning Review Criteria

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:

88-515-08-A. Conformance with adopted plans and planning policies;

The plan will comply with the zoning and development code and the Briarcliff-Winnwood Area Plan recommendations with the proposed amendment.

88-515-08-B. Zoning and use of nearby property;

The surrounding parcels are zoned residential and commercial and this rezoning will be compatible with the zoning to the north.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is a mix of apartments and low density residential.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is adequately served by public facilities. The developer will have to extend private streets, sewer and water to serve this development.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently zoned R-6 which will not permit the proposed development. The rezoning and area plan amendment are necessary to accommodate the proposed density.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

This information was not provided.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed R-1.5 zoning will allow for much needed housing in this area.

88-515-08-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.

Denial of the request would not result in any gain to the public health, safety or welfare.

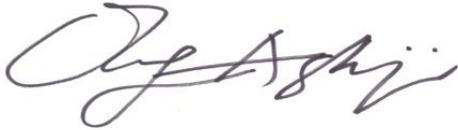
PROFESSIONAL STAFF RECOMMENDATION

Docket #19.1 - Approval without condition.

Docket #19.2 - Approval without condition.

Docket #19.3 - Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu O. Agbaji
Planner

ATTACHMENTS:

1. Conditions and Correction Report
2. PE Summary
3. Development Plan
4. Revised Concept Plan



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: February 24, 2022

Case Number: CD-CPC-2021-00242

Project: Antioch Manor

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Provide legal description in word format via e-mail. Revise Plans and Resubmit (1/14/2022)
2. Revise plan to show some transition between proposed multi-family development and the existing single family residences. There needs to be special attention paid to providing a buffer in the form of landscaping, berming plus fencing. Revise Plans and Resubmit (1/14/2022)
3. Layout – Revise plan to present buildings along N. Antioch Rd. rather than the proposed parking lot. Revise Plans and Resubmit (1/14/2022)
4. Consider breaking the buildings into smaller groupings. See sketch uploaded to CompassKC. Revise Plans and Resubmit (1/14/2022)
5. Provide private open space and usable amenities for the residents. Revise Plans and Resubmit (1/14/2022)
6. Show existing trees to be removed and trees to be preserved. Revise Plans and Resubmit (1/14/2022)
7. Provide detailed color architectural elevations calling out materials. The building should be revised to show a primary entrance facing and directly accessible from N. Antioch Road. The main entrance should be facing N. Antioch Road and provide pedestrian access to the public street. Also provide pictorial inventory of all proposed building materials. This will require further discussion and meeting with staff. Revise Plans and Resubmit (1/14/2022)
8. Provide a preliminary plat sheet. Revise Plans and Resubmit (1/14/2022)
9. Call out any request for waiver, deviation and modification to the subdivision regulations. Revise Plans and Resubmit (1/14/2022)
10. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements. Revise Plans and Resubmit (1/14/2022)
11. Clearly depict all POS tracts and amenities to be dedicated in lieu of parkland. Revise Plans and Resubmit (1/14/2022)
12. The proposed building setback lines on the face of the preliminary plat. Revise Plans and Resubmit (1/14/2022)
13. Proposed sidewalks and “cut-throughs” within the parking lots to provide pedestrian accessibility. Revise Plans and Resubmit (1/14/2022)
14. A signage plan for this development as required by Chapter 88-445-10. Revise Plans and Resubmit (1/14/2022)

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

15. Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project. Submit Preliminary Plat Sheet (1/11/2022)
16. This section of North Antioch Road is not located on the Major Street Plan and requires half street improvements. Update the provided site plan to show the required improvements along the east half of North Antioch Road; this shall include curb & gutter, sidewalk, storm sewer, and street lighting. Resubmit Revised Site Plan (1/11/2022)

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

17. Storm drainage study not reviewed or approved as part of this submittal package. This correction is provided for information only and requires no action or response on behalf of the applicant. (1/11/2022)

Correction(s) by Parks Department of the Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

18. Areas to serve as parkland dedication are to be platted into private open space tracts. Please show these areas within tracts. (1/13/2022)

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

19. Only private water lines in private streets. Label what water lines are private water mains. (1/12/2022)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

20. Ensure swale along east property boundary is routed to detention pond and does not bypass onto adjacent properties. (1/12/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

21. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (1/14/2022)
22. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 02/09/22 via publicengagement@kcmo.org (1/14/2022)
23. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (1/14/2022)
24. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/14/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

25. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (1/11/2022)
26. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/11/2022)
27. 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. (1/11/2022)
28. The developer must secure permits to extend public sanitary and storm water conveyance systems 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. (1/11/2022)
29. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (1/11/2022)
30. That the east half of North Antioch Road shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (1/11/2022)
31. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (1/11/2022)
32. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (1/11/2022)

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

33. 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) (1/07/2022)
34. Fire Department Connection 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) (1/07/2022)

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

35. 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) (1/07/2022)
36. Fire Department Access Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (1/07/2022)
37. Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
Need to have Truck template. (1/07/2022)
38. Fire Department Access Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (1/07/2022)

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

39. 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 (1/13/2022)
40. The developer shall submit a final plat platting the proposed dog parks into private open space tracts. (1/13/2022)
41. The developer is 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. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (1/13/2022)
42. Prior to recording final plat, the developer shall submit a final plan via City Planning - Development Management detailing amenities, fencing, landscaping etc. within proposed private open space tracts. (1/13/2022)

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

43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact David Miller – 816-513-4884 (1/12/2022)
44. 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>
(1/12/2022)

Plan Recommendations

Recommendation(s) by City Planning and Development Department. Contact John Debauche at (816) 513-2869 / john.debauche@kcmo.org with questions.

45. Please provide how pedestrian connections are being implemented within the site and to the public ROW per code on the plan. (1/12/2022)
46. We would like to discuss updating the building layout and when meeting with management staff among the recommendations include: Orienting buildings to face N Antioch provide a face to the development from the public row, to create common openspace in the center drive isle and place parking in between buildings in the area where the buildings currently are proposed. In order to maintain density, we would discuss more units per "container pod". Joe Rexwinkle of DMD has a draft concept that illustrates this idea that Olofu Agbagi will provide for you. (1/12/2022)
47. Although there is a dog park and backyards, we would like to see common spaces. People have no place to gather and recreate. We would like to see this in the proposed redesign. (1/12/2022)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

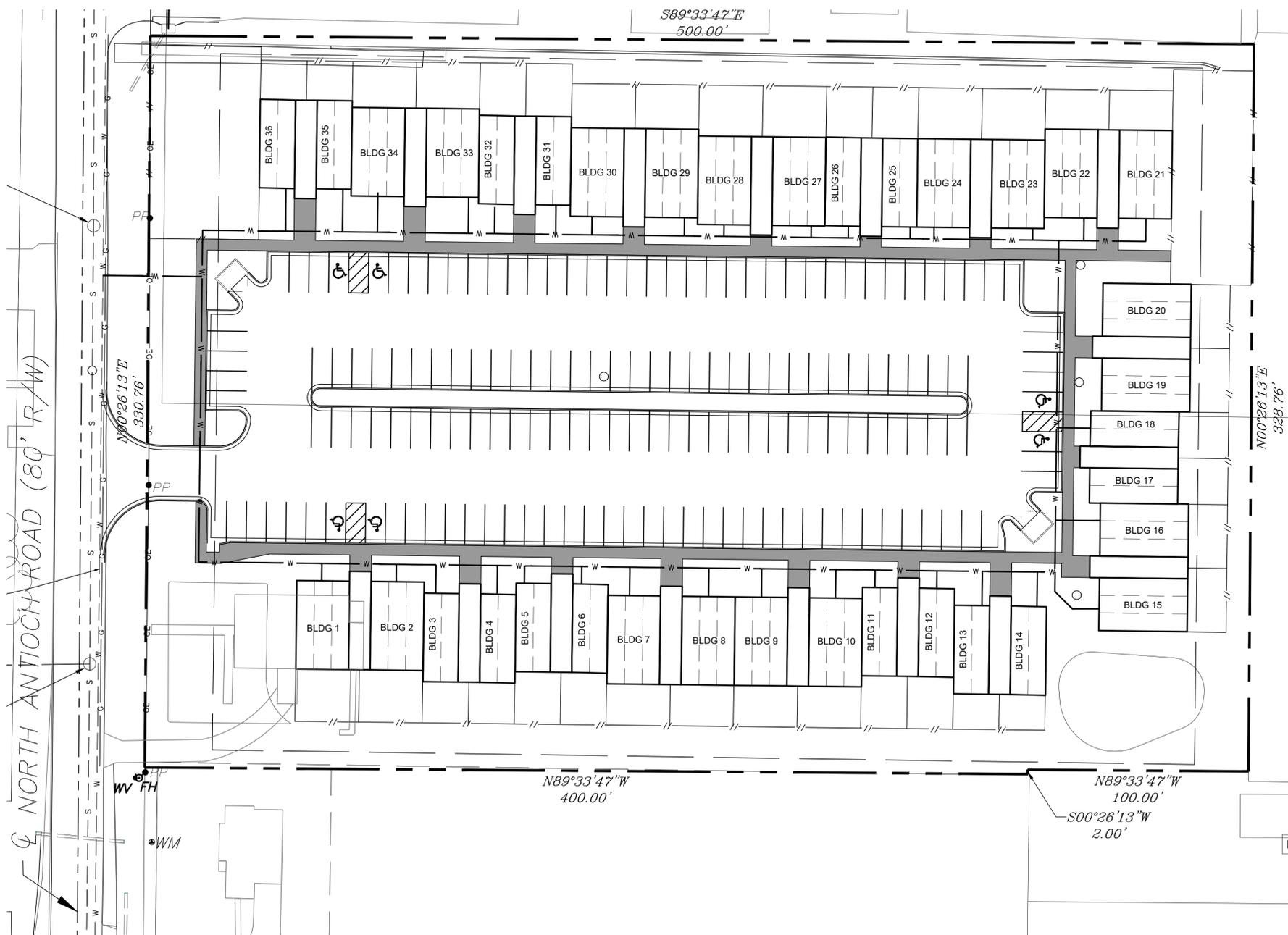
Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Jeannie Willick	NE Antioch		
Mark Merrick	4218 N. Kansas		
Yvonne Herrick	4206 Chaumiere	Neighborhood Association Officer	
Ed Reuscher			
Christie Norton	Chaumiere Neighborhood Association		
Mike Jones	436 N. Chestnu		
Officer Rick Jones	KCMO PD Community Action Officer		
Russ & Alice Gresham			
Maddie B_____	Chestnut		
Kathleen Pine			
Darrell Vinson			

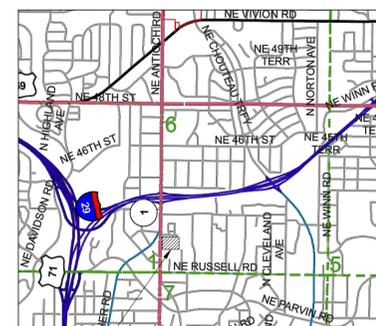
REZONING & DEVELOPMENT PLAN FOR ANTIOCH MANOR CITY OF KANSAS CITY CLAY COUNTY, MISSOURI

REZONING
LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF KANSAS CITY, COUNTY OF CLAY, STATE OF MISSOURI, SECTION 6 TOWNSHIP 50N RANGE 32W DESCRIBED AS FOLLOWS:
ALL OF LOT 23 AND THE NORTH 2 FEET OF LOT 24, MIDLAND HEIGHT ANNEX, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.
ALL OF LOT 22, LYING EAST OF THE EAST LINE OF ANTIOCH ROAD AS NOW ESTABLISHED, MIDLAND HEIGHTS ANNEX, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.



INDEX TO SHEETS

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 LIGHTING PLAN
- A-201 BUILDING ELEVATIONS



OWNER:
US Future Enterprises, LLC
APPLICANT / DEVELOPER
7308 NW TIFFANY SPRINGS PARKWAY,
KANSAS CITY, MO 64153

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
Snyder & Associates, Inc.
802 Francis St.
St. Joseph, MO 64501
816.364.5222
CONTACT:
Shawn Duke, P.E.

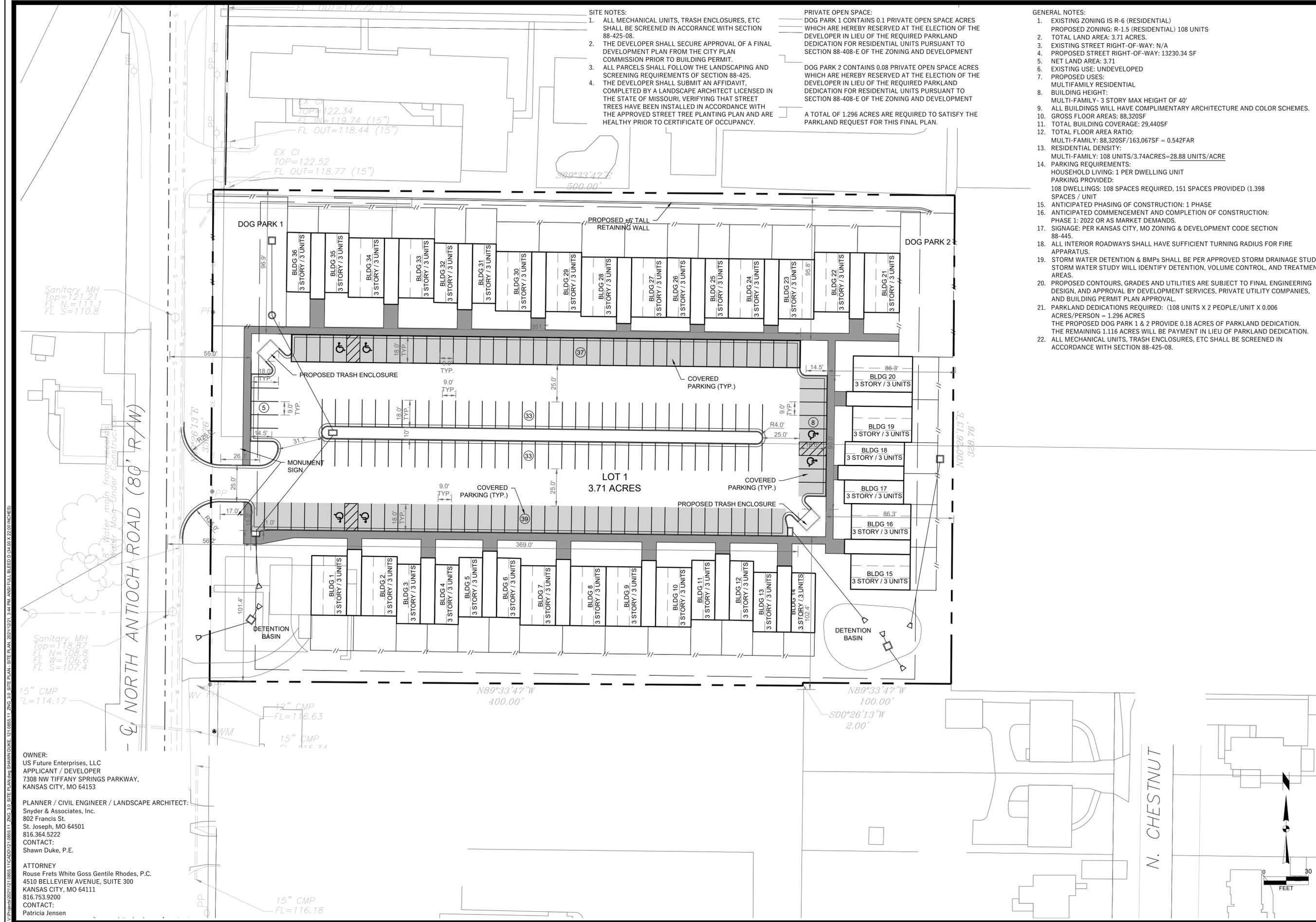
ATTORNEY
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 BELLEVIEW AVENUE, SUITE 300
KANSAS CITY, MO 64111
816.753.9200
CONTACT:
Patricia Jensen

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 30'	
Technician: BT	Date: 06-30-2021	T-R-S: T50-R32-S6	



ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
TITLE SHEET
KANSAS CITY, MO
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com





SITE NOTES:

1. ALL MECHANICAL UNITS, TRASH ENCLOSURES, ETC SHALL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08.
2. THE DEVELOPER SHALL SECURE APPROVAL OF A FINAL DEVELOPMENT PLAN FROM THE CITY PLAN COMMISSION PRIOR TO BUILDING PERMIT.
3. ALL PARCELS SHALL FOLLOW THE LANDSCAPING AND SCREENING REQUIREMENTS OF SECTION 88-425.
4. THE DEVELOPER SHALL SUBMIT AN AFFIDAVIT, COMPLETED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF MISSOURI, VERIFYING THAT STREET TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED STREET TREE PLANTING PLAN AND ARE HEALTHY PRIOR TO CERTIFICATE OF OCCUPANCY.

PRIVATE OPEN SPACE:

- DOG PARK 1 CONTAINS 0.1 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT
 - DOG PARK 2 CONTAINS 0.08 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT
- A TOTAL OF 1.296 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAN.

GENERAL NOTES:

1. EXISTING ZONING IS R-6 (RESIDENTIAL)
2. PROPOSED ZONING: R-1.5 (RESIDENTIAL) 108 UNITS
3. TOTAL LAND AREA: 3.71 ACRES.
4. EXISTING STREET RIGHT-OF-WAY: N/A
5. PROPOSED STREET RIGHT-OF-WAY: 13230.34 SF
6. NET LAND AREA: 3.71
7. EXISTING USE: UNDEVELOPED
8. PROPOSED USES: MULTIFAMILY RESIDENTIAL
9. BUILDING HEIGHT: MULTI-FAMILY- 3 STORY MAX HEIGHT OF 40'
10. ALL BUILDINGS WILL HAVE COMPLIMENTARY ARCHITECTURE AND COLOR SCHEMES.
11. GROSS FLOOR AREAS: 88,320SF
12. TOTAL BUILDING COVERAGE: 29,440SF
13. TOTAL FLOOR AREA RATIO: MULTI-FAMILY: 88,320SF/163,067SF = 0.542FAR
14. RESIDENTIAL DENSITY: MULTI-FAMILY: 108 UNITS/3.74ACRES=28.88 UNITS/ACRE
15. PARKING REQUIREMENTS: HOUSEHOLD LIVING: 1 PER DWELLING UNIT
16. PARKING PROVIDED: 108 DWELLINGS: 108 SPACES REQUIRED, 151 SPACES PROVIDED (1.398 SPACES / UNIT)
17. ANTICIPATED PHASING OF CONSTRUCTION: 1 PHASE
18. ANTICIPATED COMMENCEMENT AND COMPLETION OF CONSTRUCTION: PHASE 1: 2022 OR AS MARKET DEMANDS.
19. SIGNAGE: PER KANSAS CITY, MO ZONING & DEVELOPMENT CODE SECTION 88-445.
20. ALL INTERIOR ROADWAYS SHALL HAVE SUFFICIENT TURNING RADIUS FOR FIRE APPARATUS.
21. STORM WATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY, STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
22. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
23. PARKLAND DEDICATIONS REQUIRED: (108 UNITS X 2 PEOPLE/UNIT X 0.006 ACRES/PERSON = 1.296 ACRES
24. THE PROPOSED DOG PARK 1 & 2 PROVIDE 0.18 ACRES OF PARKLAND DEDICATION. THE REMAINING 1.116 ACRES WILL BE PAYMENT IN LIEU OF PARKLAND DEDICATION.
25. ALL MECHANICAL UNITS, TRASH ENCLOSURES, ETC SHALL BE SCREENED IN ACCORDANCE WITH SECTION 88-425-08.

15" CMP FL=114.17
 12" CMP FL=116.63
 15" CMP FL=116.18
 15" CMP FL=107.4
 15" CMP FL=108.8
 15" CMP FL=111.1
 15" CMP FL=118.87
 15" CMP FL=121.21
 15" CMP FL=119.74 (15")
 15" CMP FL=122.52
 15" CMP FL=117.72 (15")

OWNER:
 US Future Enterprises, LLC
 APPLICANT / DEVELOPER
 7308 NW TIFFANY SPRINGS PARKWAY,
 KANSAS CITY, MO 64153

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
 Snyder & Associates, Inc.
 802 Francis St.
 St. Joseph, MO 64501
 816.364.5222
 CONTACT:
 Shawn Duke, P.E.

ATTORNEY
 Rouse Frets White Goss Gentile Rhodes, P.C.
 4510 BELLEVIEW AVENUE, SUITE 300
 KANSAS CITY, MO 64111
 816.753.9200
 CONTACT:
 Patricia Jensen

MARK	REVISION	DATE	BY

Engineer: SD
 Checked By: SD
 Date: 06-30-2021
 T-R-S: T50-R32-S6
 Scale: 1" = 30'
 Sheet 2



ANTIOCH MANOR REZONING & DEVELOPMENT PLAN

SITE PLAN

KANSAS CITY, MO

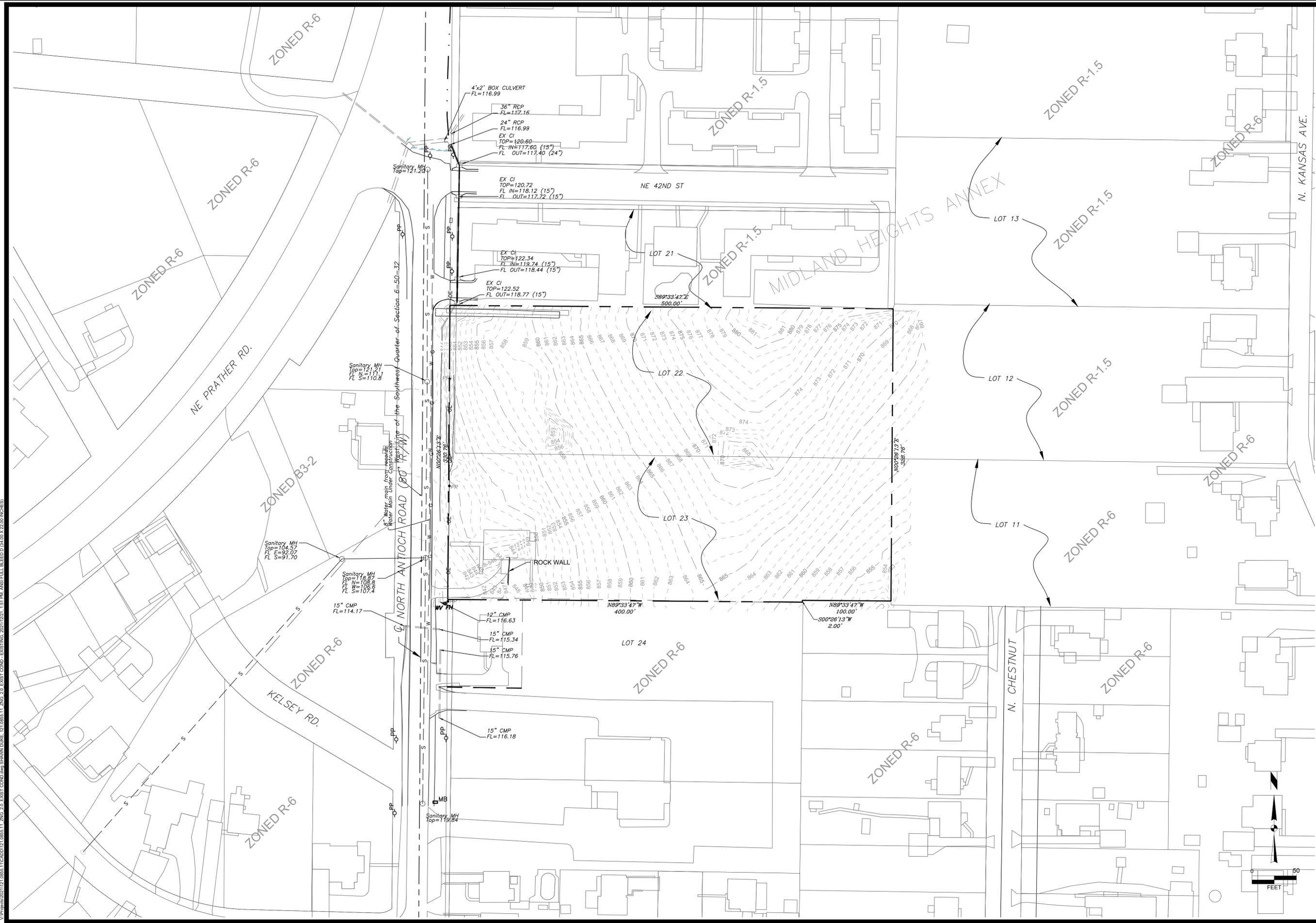
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
 ST. JOSEPH, MISSOURI 64501
 816-364-5222 | www.snyder-associates.com

Project No: 121.0855.11

Sheet 2

P:\Projects\2021\121.0855.11_ZONING\121.0855.11_ZONING\EXISTING.COND.-EXISTING.TWO.2021\121.0855.11_ZONING_2.0_EXIST.COND.dwg SHAWN DUKE, 12/08/21, 4:51 PM, ANSI FULL BLEED (0.400 X 22.00 INCHES)



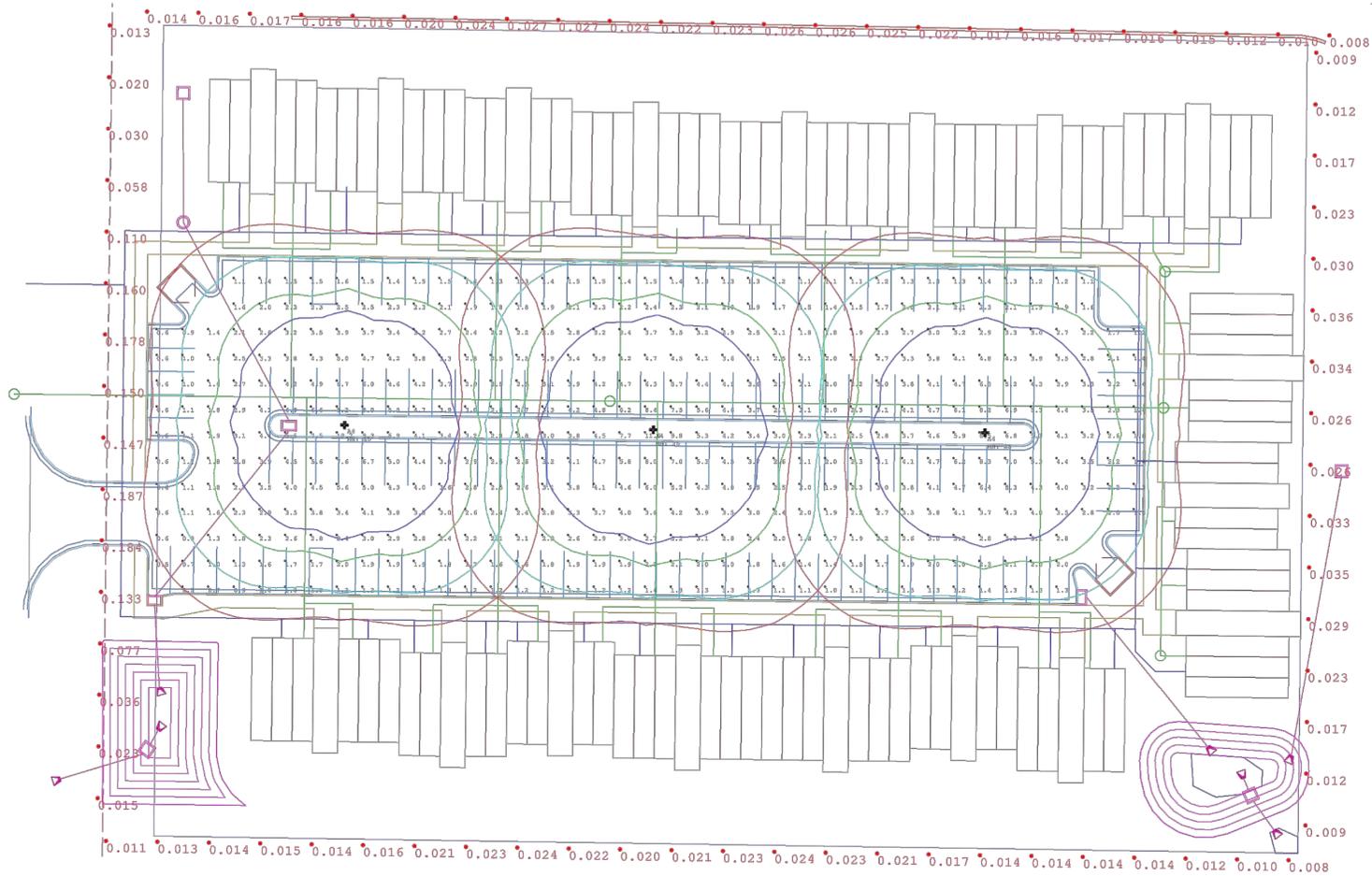
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Engineer: SD	Checked By: SD	Scale: 1" = 30'	
Technician: BT	Date: 08-30-2021	T-R-S: T50-R32-S6	



ANTIOCH MANOR REZONING PLAN
 EXISTING CONDITIONS
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.

KANSAS CITY, MO
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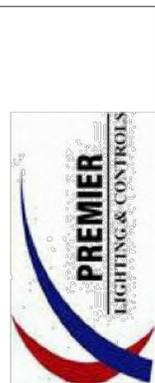




**25' OVERALL HEIGHT ON LUMINAIRES.
 3 HEADS ON 120 DEGREE, USING ROUND POLE.
 FULL CUTOFF LUMINAIRE WITH NO LIGHT ABOVE 90 DEGREES.**

Label		CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
MAIN PARKING		Illuminance	Fc	2.96	11.0	0.5	5.92	22.00
PROPERTY LINE		Illuminance	Fc	0.03	0.187	0.008	4.25	23.38

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	Lum. Watts	Total Watts
☐	3	DSX1 LED P5 40K TFTM MVOLT	4 @ 90 DEGREES	N.A.	0.900	LITHONIA DSX1 LED P5 40K TFTM MVOLT	A4	138	1656



#	Date	Comments

Drawn By: GREGG GARNER
 Checked By:
 Date: 10/5/2021
 Scale:

CALC: ANTIOCH, KC, MO
 PREMIER LIGHTING

ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
LIGHTING PLAN
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.
 KANSAS CITY, MO
 802 FRANCIS STREET
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 Snyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #200608544
 Sheet 7

10/5/2021 11:21:08 AM, 11/2/2021 1:52 PM, ANS FULL BLEED (0.34, 0.34, 22.00 INCHES)

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CONTACT:
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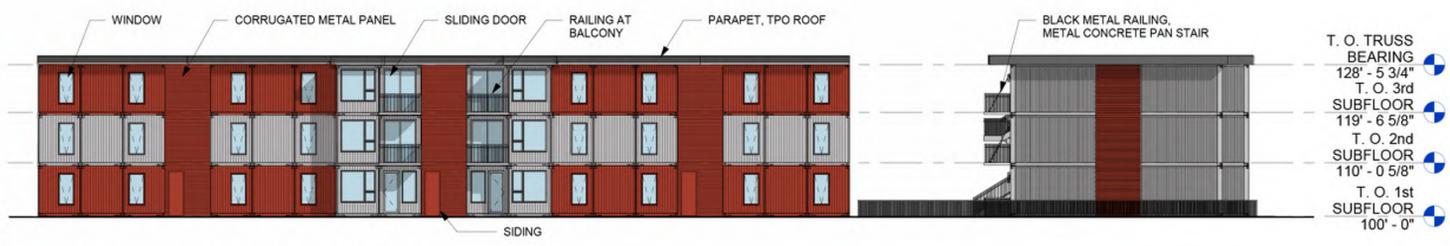


5 NORTH/SOUTH ELEVATION - EW COMPLEX
 1/16" = 1'-0"



3 SOUTH/NORTH ELEVATION - EW COMPLEX
 1/16" = 1'-0"

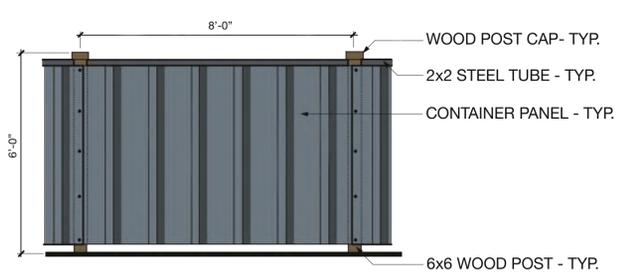
4 WEST ELEVATION - EW COMPLEX SOUTH ELEVATION - EAST COMPLEX
 1/16" = 1'-0"



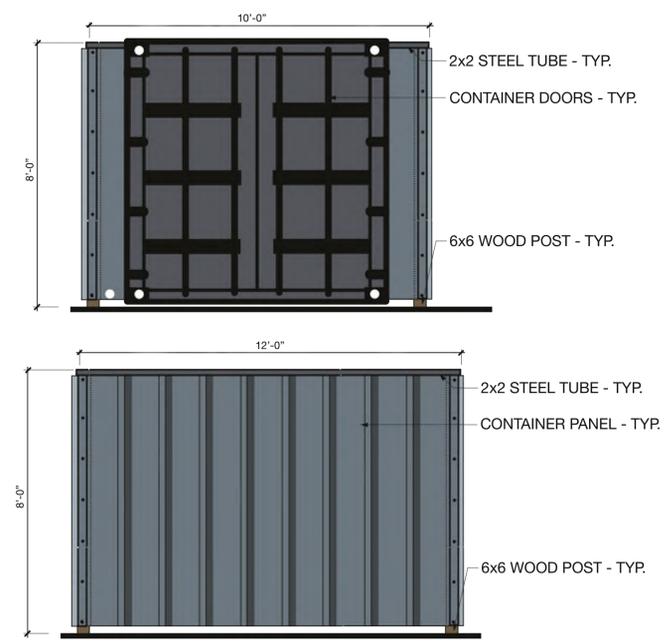
2 EAST ELEVATION - EAST COMPLEX
 1/16" = 1'-0"



1 WEST ELEVATION - EAST COMPLEX
 1/16" = 1'-0"



7 FENCE ELEVATION - TYP.
 1/2" = 1'-0"



6 DUMPSTER ENCLOSURE
 1/2" = 1'-0"



PERSPECTIVE

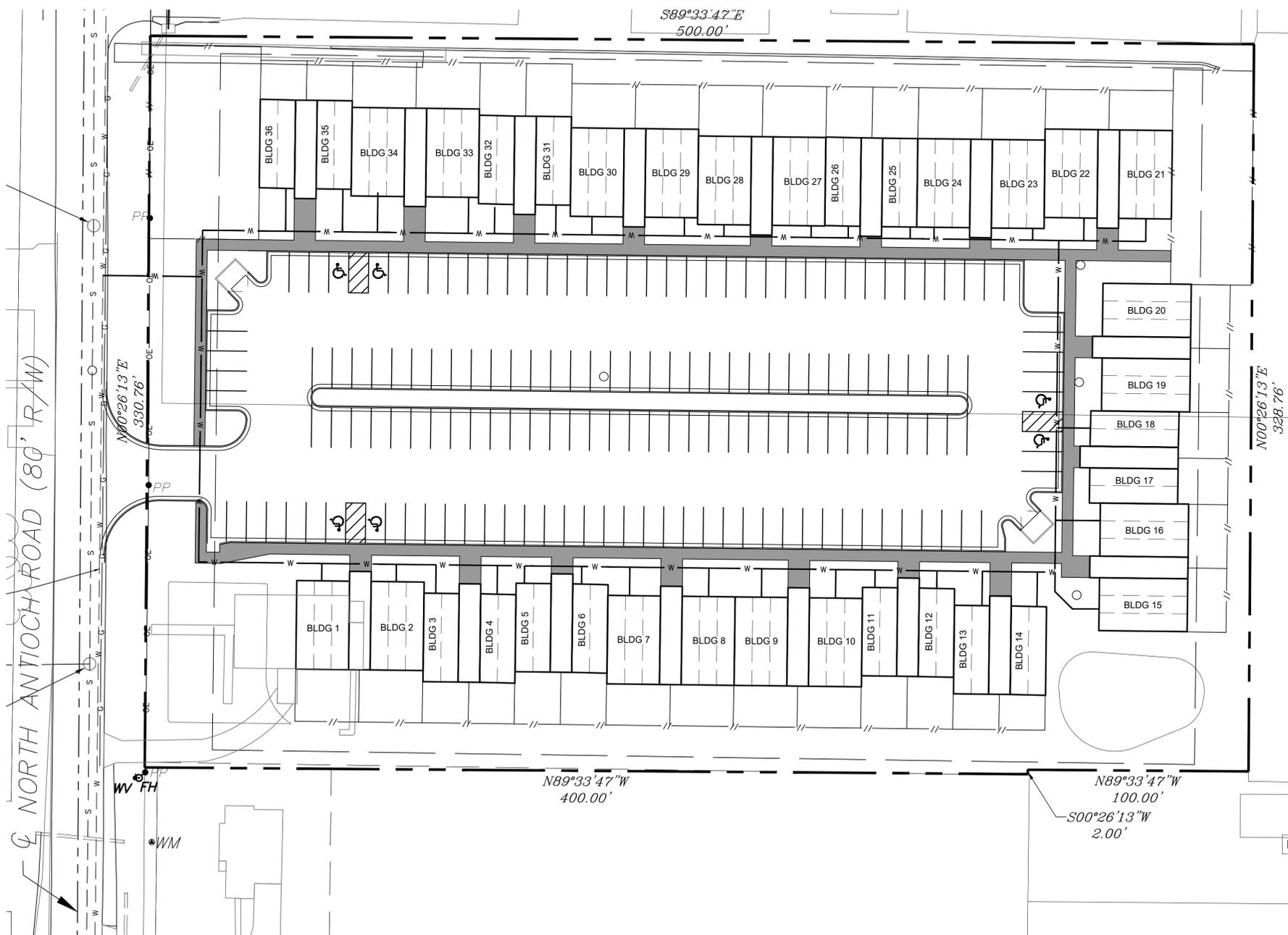
REZONING & DEVELOPMENT PLAN FOR ANTIOCH MANOR CITY OF KANSAS CITY CLAY COUNTY, MISSOURI

**REZONING
LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF KANSAS CITY, COUNTY OF CLAY, STATE OF MISSOURI, SECTION 6 TOWNSHIP 50N RANGE 32W DESCRIBED AS FOLLOWS:

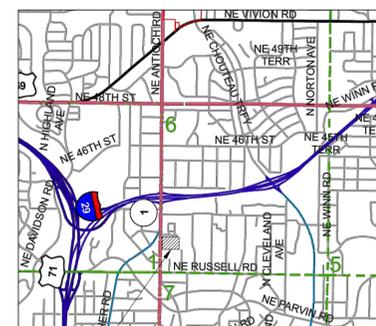
ALL OF LOT 23 AND THE NORTH 2 FEET OF LOT 24, MIDLAND HEIGHT ANNEX, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

ALL OF LOT 22, LYING EAST OF THE EAST LINE OF ANTIOCH ROAD AS NOW ESTABLISHED, MIDLAND HEIGHTS ANNEX, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.



INDEX TO SHEETS

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 LIGHTING PLAN
- A-201 BUILDING ELEVATIONS



PROJECT LOCATION

VICINITY MAP
N.T.S.



OWNER:
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CONTACT:
Patricia Jensen

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 30'	
Technician: BT	Date: 06-30-2021	T-R-S: T50-R32-S6	



ANTIOCH MANOR REZONING & DEVELOPMENT PLAN

TITLE SHEET

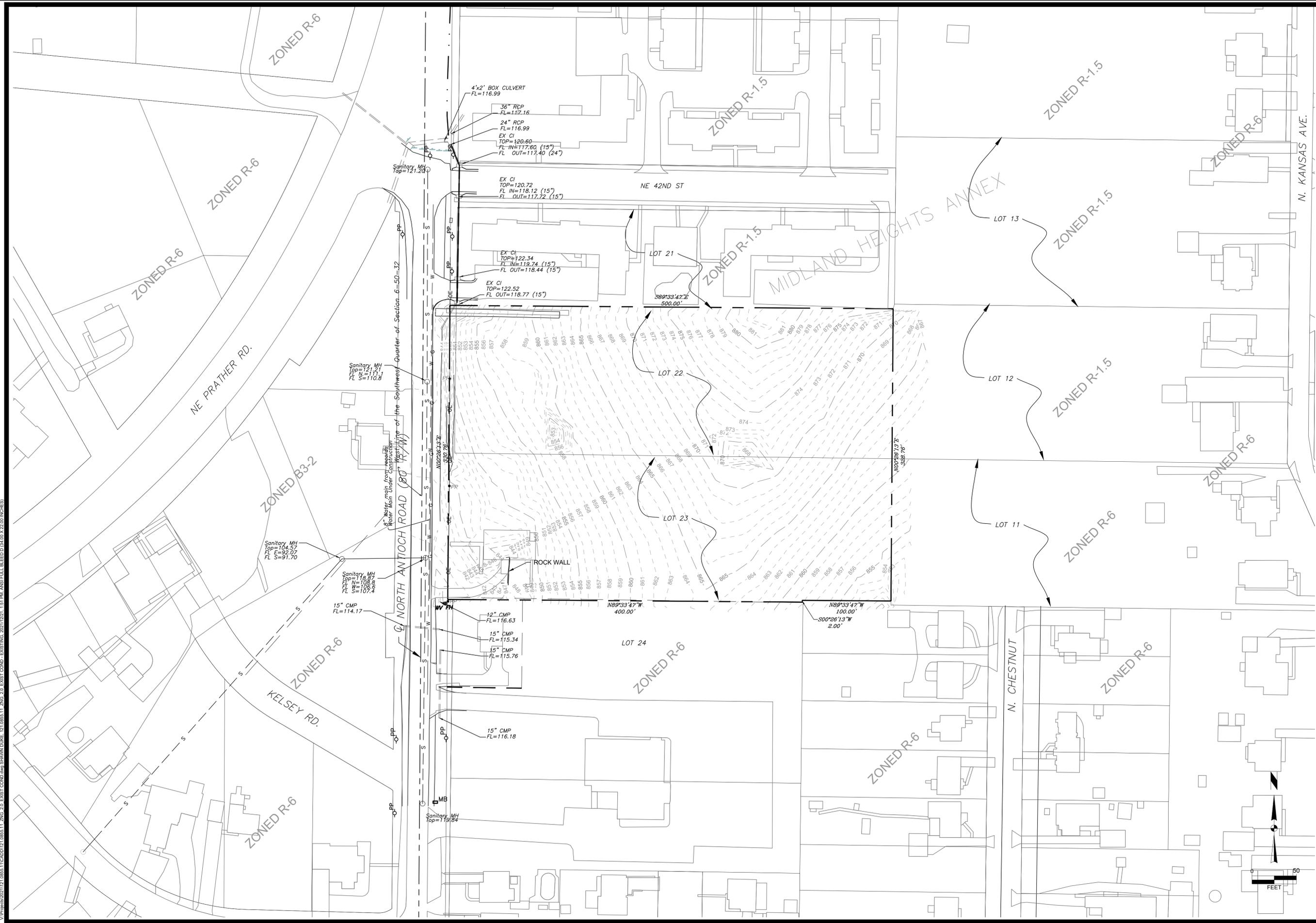
KANSAS CITY, MO

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P:\Projects\2021\121.0855.11_ZONING\121.0855.11_ZONING\EXISTING_COND_EXISTING_20211221_1.51.PLT ANSI FULL BLEED (24.00 X 22.00 INCHES)



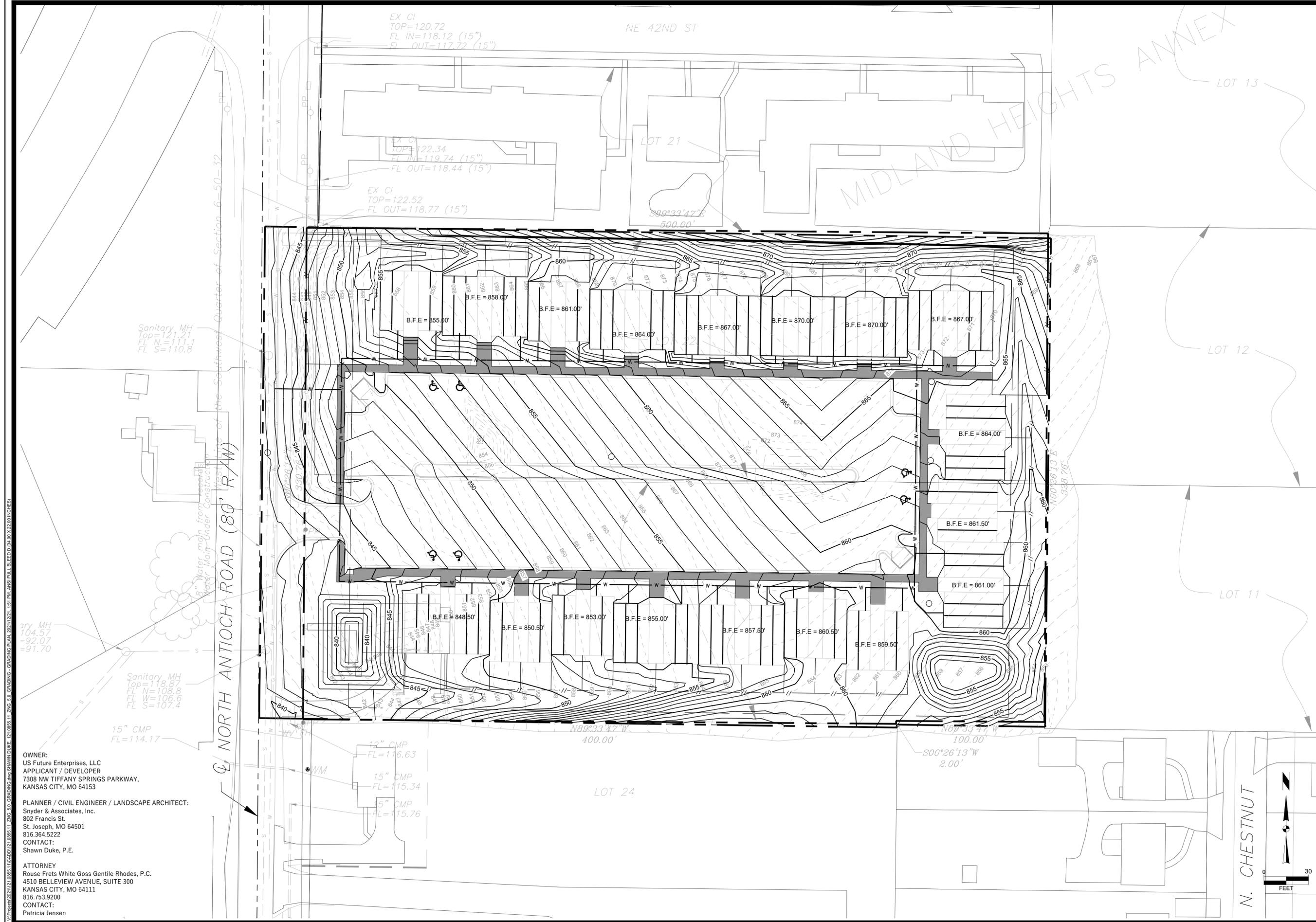
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ANTIOCH MANOR REZONING PLAN
 EXISTING CONDITIONS
SNYDER & ASSOCIATES
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KANSAS CITY, MO
 802 FRANCIS STREET
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12/12/2021 11:21 AM 5.0 GRADING - GRADING PLAN 22011221 1.51 PM ANSI FULL BLEED D (24.00 X 22.00 INCHES)

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Technician: BT	Date: 06-30-2021	T-R-S: T50-R32-S6	

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ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
GRADING PLAN
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.

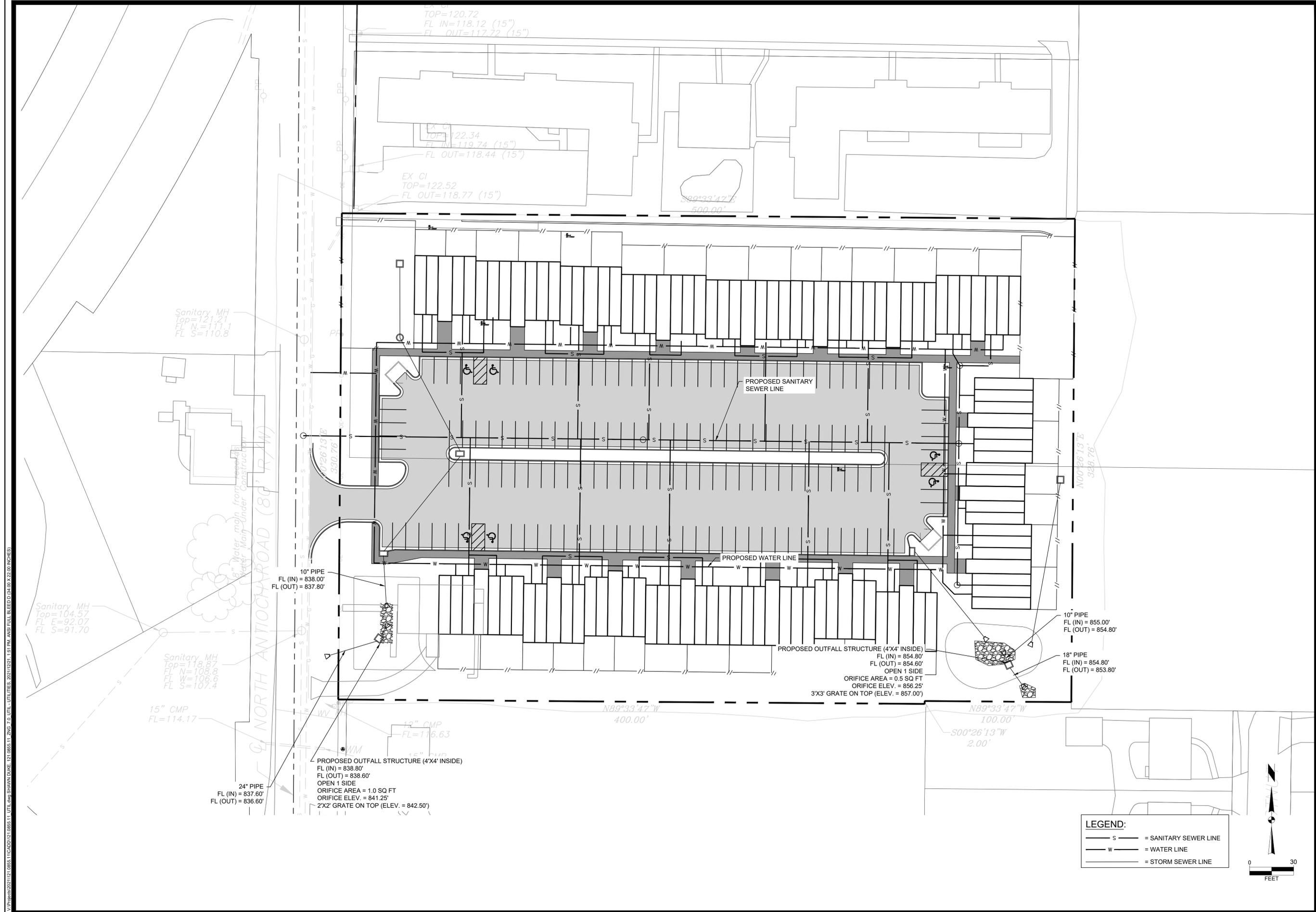
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SNYDER & ASSOCIATES

Project No: 121.0855.11
 Sheet 4

Sheet 4



12/12/21 12:12 PM SHAWN DUNE 121.0855.11 200.00' UTILITY LINES 2021/12/21 1:57 PM ANS FULL BLEED 04.00 X 22.00 INCHES

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 30'	
Technician: JS	Date: 09-17-2021	T-R-S: T50-R32-S6	

Snyder & Associates Engineers & Planners, Inc.
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ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
UTILITY PLAN
KANSAS CITY, MO
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 ENGINEERS & PLANNERS, INC.

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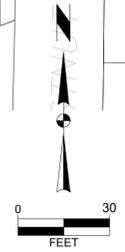
SNYDER & ASSOCIATES

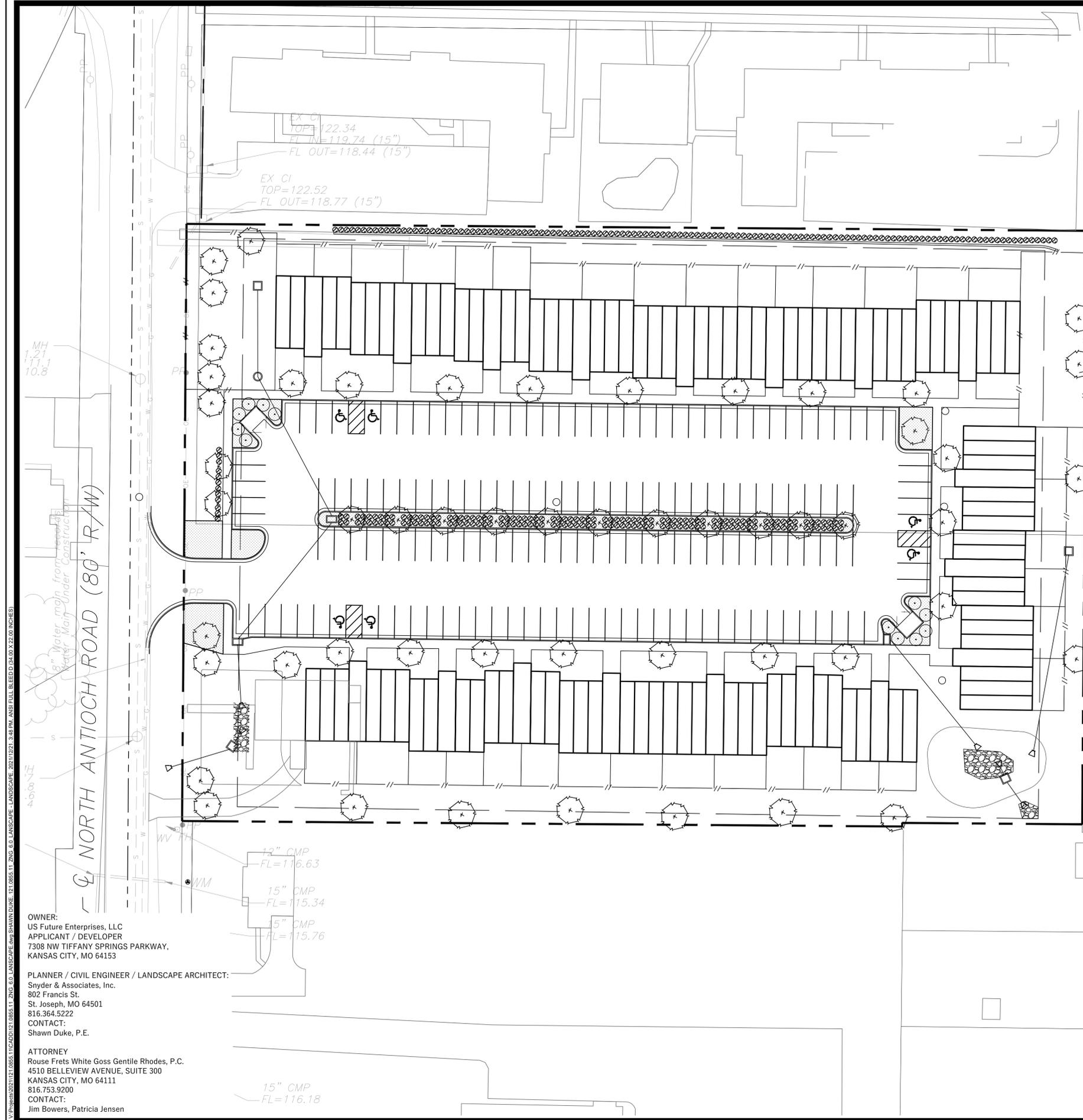
Project No: 121.0855.11

Sheet 5

LEGEND:

	= SANITARY SEWER LINE
	= WATER LINE
	= STORM SEWER LINE





LANDSCAPE REQUIREMENTS

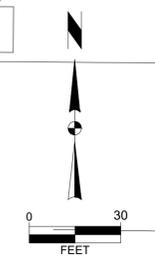
	REQUIRED ORDINANCE	PROVIDED
STREET TREES	1 TREE PER 30' STREET FRONTAGE NORTH ANTIOCH ROAD: 330/30' = 11 TREES	11 TREES PROVIDED
ADJACENT STREET LANDSCAPE	1 SHRUB PER 4' LF CONTINUOUS SCREEN 45LF/4 = 12 SHRUBS	12 SHRUBS PROVIDED
INTERIOR LANDSCAPE	1 TREE PER 5 SPACES RESIDENTIAL: 151 SPACES / 5 = 30.2 TREES	RESIDENTIAL: 31 TREES PROVIDED
	1 SHRUB PER 1 SPACES RESIDENTIAL: 151 SPACES * 1 = 151 SHRUBS	RESIDENTIAL: 151 SHRUBS PROVIDED
GENERAL LANDSCAPE	35 SF LANDSCAPE AREA PER 1 SPACE RESIDENTIAL: 155 SPACES * 35 SF = 5,285 SF	RESIDENTIAL: 5,285 SF OF LANDSCAPE AREA PROVIDED
	1 TREE PER 5000 SF OF PRINCIPAL BUILDING COVERAGE 29,440/5,000 = 5.89 TREES = 6 TREES REQUIRED	6 TREES PROVIDED



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
TREES	DECIDUOUS OVERSTORY				
	-- Acer miyabei 'Morton'	STATE STREET MAPLE	2" Cal.	B&B	
	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2" Cal.	B&B	
	Gleditsia tricanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2" Cal.	B&B	
	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2" Cal.	B&B	
	Taxodium distichum 'Mikelson'	SHAWNEE BRAVE BALD CYPRESS	2" Cal.	B&B	
	Tilia cordata 'Greenspire'	GREENSPIRE LINDEN	2" Cal.	B&B	
	Ulmus x 'Morton'	ACCOLADE ELM	2" Cal.	B&B	
	DECIDUOUS UNDERSTORY				
	-- Acer griseum	PAPERBARK MAPLE	2" Cal.	B&B	
Acer tataricum 'GarAnn'	HOT WINGS TARTARIAN MAPLE	2" Cal.	B&B		
Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8" Ht.	B&B		
Malus 'Royal Raindrops'	ROYAL RAINDROPS CRABAPPLE	8" Ht.	B&B		
Quercus x wawei 'Long'	REGAL PRINCE OAK	2" Cal.	B&B		
Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	8" Ht.	B&B		
CONIFEROUS	-- Picea glauca densata	BLACK HILLS SPRUCE	6" Ht.	B&B	
	Picea pungens	COLORADO SPRUCE	6" Ht.	B&B	
	Pinus strobus	EASTERN WHITE PINE	6" Ht.	B&B	
	SHRUBS	-- Berberis thunbergii 'Rose Glow'	ROSE GLOW BARBERRY	24" Ht. (CONT/5' O.C.)	
		Cornus stolonifera 'Farrow'	ARCTIC FIRE DOGWOOD	18" Ht. (CONT/4' O.C.)	
		Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	24" Ht. (CONT/6' O.C.)	
		Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	24" Ht. (CONT/4' O.C.)	
Rosa knockout	KNOCKOUT ROSE	18" Ht. (CONT/3' O.C.)			
Spiraea japonica 'SMNSJMFR'	DOUBLE PLAY RED SPIREA	18" Ht. (CONT/3' O.C.)			

NOTES:
 1. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON PLAN SHALL GOVERN.
 2. FOR ALL OAK TREES: AIR ROOT-PRUNED CONTAINER GROWN OAKS TREES ARE AN ACCEPTABLE SUBSTITUTE TO B&B.



12/11/21 11:11 10.8
 4.0' 0.74"
 MH 1.21
 11.1
 10.8
 12" CMP FL=116.63
 15" CMP FL=115.34
 15" CMP FL=115.76
 15" CMP FL=116.18
 8" Water main from existing
 Water Main Under Construction
 80' NORTH ANTIOCH ROAD (80' R/W)
 121.0855.11 ZNG 6.0 LANDSCAPE LANDSCAPE 2021/12/21 3:48 PM ANSIBULL BLEED.D (34.00 X 22.00 INCHES)
 12/11/21 11:11 10.8
 4.0' 0.74"
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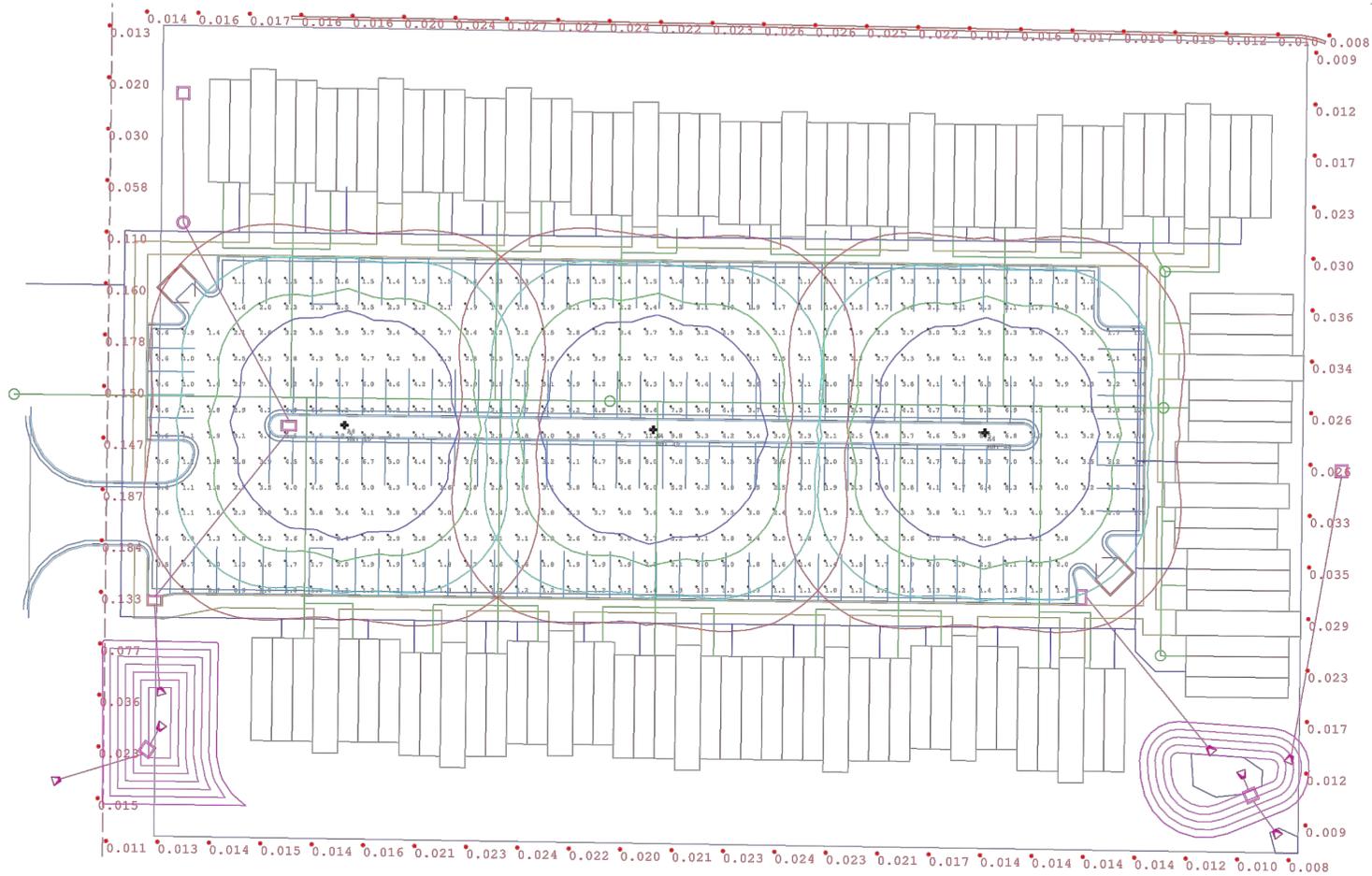
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ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
LANDSCAPE PLAN
KANSAS CITY, MO
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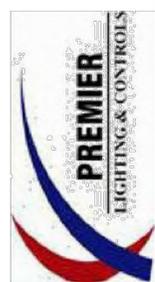
PROPERTY LINE



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ANTIOCH MANOR REZONING & DEVELOPMENT PLAN
LIGHTING PLAN
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, INC.
 KANSAS CITY, MO
 802 FRANCIS STREET
 ST. JOSEPH, MISSOURI 64501
 816-364-5222 | www.snyder-associates.com

#	Date	Comments

Drawn By: GREGG GARNER
 Checked By:
 Date: 10/5/2021
 Scale:

CALC: ANTIOCH, KC, MO
 PREMIER LIGHTING



10/5/2021 11:21:08 AM, 11/20/2021 8:00 AM, 11/20/2021 1:52 PM, ANS FULL BLEED (0.34 X 0.22 INCHES)

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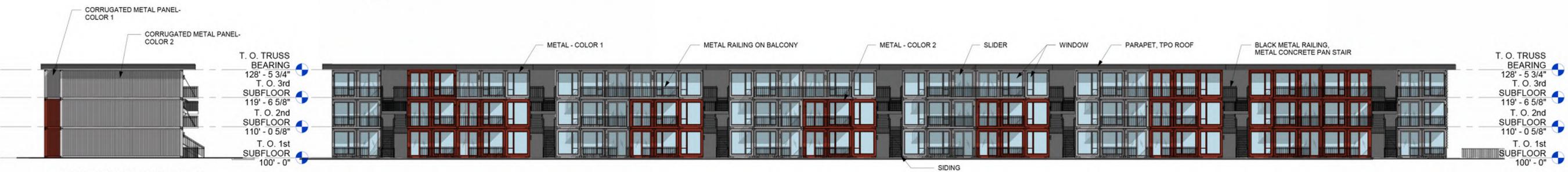
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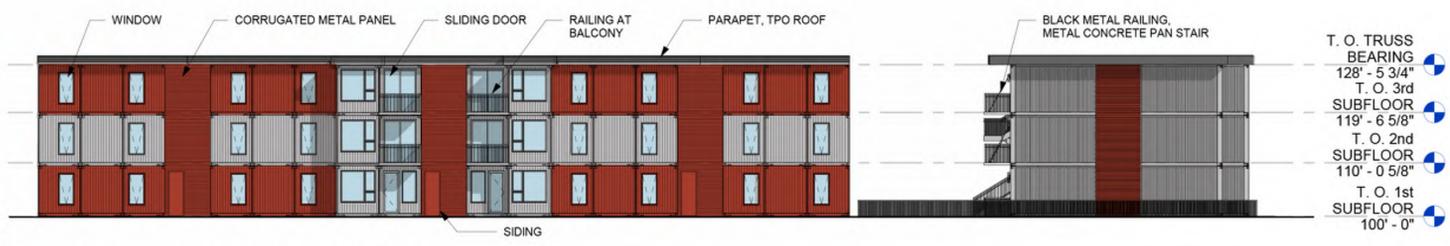


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3 SOUTH/NORTH ELEVATION - EW COMPLEX
1/16" = 1'-0"

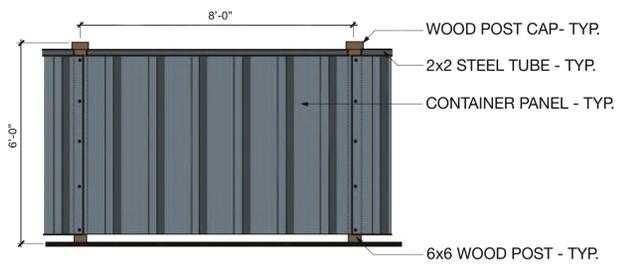
4 WEST ELEVATION - EW COMPLEX SOUTH ELEVATION - EAST COMPLEX
1/16" = 1'-0"



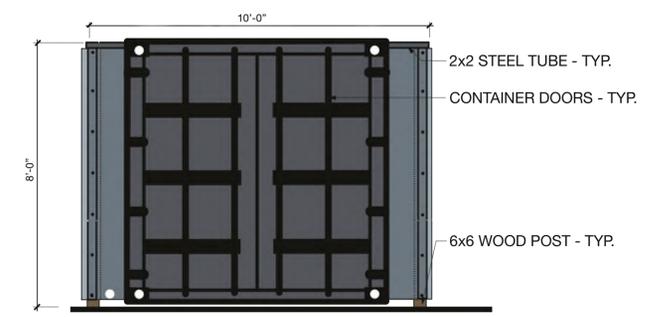
2 EAST ELEVATION - EAST COMPLEX
1/16" = 1'-0"



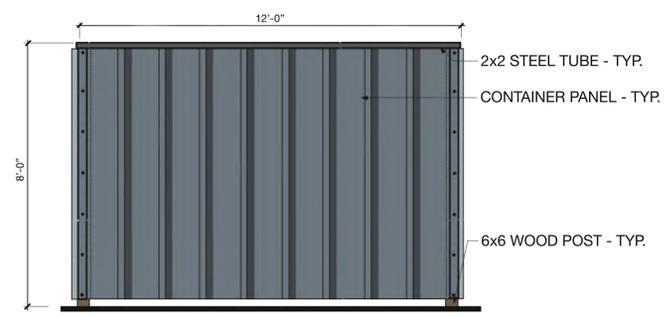
1 WEST ELEVATION - EAST COMPLEX
1/16" = 1'-0"



7 FENCE ELEVATION - TYP.
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE
1/2" = 1'-0"



PERSPECTIVE