



CITY PLAN COMMISSION REPORT

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

Project Name

88th & North Oak Apartments

Hearing Date April 5, 2022

Docket # Request

8 CD-CPC-2022-00017
Development Plan
(residential)

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner

8728 N Oak LLC
2002 Burlington St.
Kansas City, MO 64116

Location 8716 & 8728 N Oak Trfy

Area 1.92 acres

Zoning R-1.5

Council District 2nd

County Clay

School District North Kansas City 250

Surrounding Land Uses

North – residential use, zoned R-7.5

South – commercial and civic use, zoned B1-1

East – residential use zoned R-7.5

West – residential use zoned R-7.5

Land Use Plan

The Gashland/Nashua Area Plan recommends residential low density. The current zoning does not comply with the recommended future land use; however, Long Range Planning only requires an area plan amendment if the zoning is being changed. There is not request for a rezoning in this case.

Major Street Plan

N Oak is designated as a Thoroughfare at this location according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on March 8, 2022. A summary of the meeting is attached to this report. The applicant team had an additional public meeting on March 29, 2022.

EXISTING CONDITIONS

The subject site is two currently separate parcels that are residentially zoned. The land is currently vacant and mostly surrounded by single family homes. There is a recently approved rezoning to allow for a coffee shop on the parcel directly to the south.

SUMMARY OF REQUEST

CD-CPC-2022-00017 - A request to approve a development plan for two multi-family residential buildings to contain a total of 56 units on about 1.92 acres generally located at the southwest corner of NE 88th Street and N Oak Trafficway.

KEY POINTS

- Residential Development Plan

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

8 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

No relevant cases found.

HISTORY

The two parcels previously contained single family homes but appear to be demolished sometime between 2018 and 2021.

PLAN REVIEW

The proposed plan consists of two, two-story multi-family residential buildings to contain a total of 56 units. Each building will be approximately 11,000 square feet, and front N Oak Trfy. Proposed parking will be to the rear of the building, adjacent to the single-family homes on McGee St. There are 103 parking spaces proposed. The site will be accessible from NE 88th St. Additionally, there will be a right-in and right-out only exit on the southern portion of the lot onto N Oak Trfy. Pedestrian sidewalks are proposed between in the buildings and the parking lot, as well as to the north and south of the buildings.

Landscaping and decorative fencing is shown on the plans to screen the parking lot from the residences to the west. Street trees and interior landscaping are shown in the parking lot, around the propose buildings, the street side yard bordering N Oak Trfy, and between the 2 buildings.

Proposed elevations show the use of cementitious lap siding, cementitious board and batten, and stone veneer building materials. Architectural articulation is provided with the varying roofline and building setbacks.

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	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS**Plan Review Criteria (88-516-05)**

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan does not comply with the lot and building standards in an R-1.5 district for the minimum lot area per unit. The applicant has worked with staff to reduce the number of units from 58 to 56, but a deviation of 365 square feet is required, and being requested by the applicant. Other than this deviation, the plan complies with the zoning and development code, subject to the conditions attached to this report.

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

Multi-unit residential uses/buildings are permitted in this zoning district.

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.

Proposed ingress and egress from the site is located on NE 88th St. This curb cut will provide access to the parking to the rear of the proposed buildings. Additionally, there will be a right-in and right-out only curb cut on the southern portion of the site.

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 applicant is proposing sidewalk extensions to accommodate pedestrians around the entire building. Bicycle parking will also be available.

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

Existing utilities will be extended accommodate the development

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 proposed architecture of the buildings is comparable to the character of the existing single-family housing in the area. Building materials include both earth tone stone veneer and neutral colored siding.

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 proposes a variety of trees and shrubs to properly screen vehicular areas and meet the Code requirements for street trees and interior landscaping.

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 proposed development will increase the impervious surface on the site. There is a proposed underground detention basin under the south portion of parking lot to accommodate stormwater runoff.

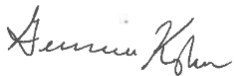
88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

Any trees currently on the site will be removed to allow for the buildings and parking lot.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Genevieve Kohn
Staff Planner



Plan Conditions

Report Date: March 31, 2022

Case Number: CD-CPC-2022-00017

Project: 88th and North Oak Apartments

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to Certificate of Occupancy.
2. 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.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
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.
5. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. The developer shall combine the parcels via minor subdivision or deeds.
7. Dumpster enclosures shall be constructed of decorative split-face block or other similar, complementary, material to the residential buildings.
8. Meet the Long-Term Bicycle Parking requirement in 88-420-09-C. One space per 3 units (18 total spaces)

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

9. The developer shall submit a detailed Micro storm drainage analysis 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, prior to approval and issuance of any building permits to construct improvements on the site. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
10. 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.
11. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
12. That the South half of NE 88th Street shall be improved to current 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 issuance of a Building Permit.
13. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
14. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

15. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
16. 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.
17. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to Certificate of Occupancy.

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

18. Fire Water Flow
19. Fire Hydrant
20. Fire Department Connection

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

21. 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
22. The developer shall pay money-in-lieu of parkland dedication fee in the amount of \$32,794.52 prior to Certificate of Occupancy for 56 multi-family residential units.

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

23. 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>
24. 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 Todd Hawes – 816-513-0296



CITY OF
KANSAS CITY,
MISSOURI

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

[illegible]

Drawing name: K:\KNC_LDEV\268131000_89th & Oak Apartments\2 Design\CAD\PlanSheets\C2 - EXISTING CONDITIONS.dwg Mar 18, 2022 12:17pm by: Perla.Diosdado Layout1

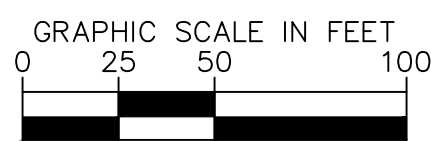


DEMOLITION LEGEND

	CURB & GUTTER REMOVAL
	CONCRETE REMOVAL

NOTE:
EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND
BOUNDARY SURVEY PREPARED BY AYLETT SURVEY &
ENGINEERING CO.. DATED MAY 24TH, 2018

LEGEND			
●	Set Monument-1/2" Iron Bar	W	Water Line
w/ Cap 2074		⌘	Fire Hydrant
(Unless otherwise noted)		⌘	Water Valve
✕	Set Monument (Cotton Picker Spindle)	⌘	Water Meter
○	Found Monument	⌘	Water Manhole
⌘	Right-of-Way Marker Found	⌘	Water Vault
⌘	Control Point	S	Sanitary Sewer Line
⌘	Benchmark	⌘	Sanitary Sewer Manhole
OU	Overhead Utility Lines	⌘	Sanitary Sewer Clean-out
UE	Underground Electric Lines	⌘	Polyvinyl Chloride Pipe
⌘	Utility Pole	⌘	Vitrifide Clay Pipe
⌘	Light Pole	UT	Underground Telephone or Fiber-Optic Line
⌘	Utility Pole w/Light	⌘	Telephone or Fiber-Optic Pedestal
⌘	Guy Anchor	⌘	Telephone or Fiber-Optic Manhole
⌘	Electric Pedestal	⌘	Telephone or Fiber-Optic Access Vault
⌘	Electric Meter	TV	Underground Cable TV Line
⌘	Electric Access Vault	⌘	Cable TV Pedestal
⌘	Electric Access Box (mounted)	⌘	Storm Manhole
⌘	Electric Manhole	CMP	Corrugated Metal Pipe
⌘	Gas Line	CME	Corrugated Metal Elliptical Pipe
RG	Regulator Station	RCR	Reinforced Concrete Pipe
⌘	Gas Valve	RCE	Reinforced Concrete Elliptical Pipe
⌘	Gas Meter	RCB	Reinforced Concrete Box
⌘	Casing Vent	⌘	Manhole
⌘	Traffic Light Pole	⌘	
⌘	Traffic Control Manhole	⌘	Tree and Size
⌘	Traffic Control Manhole	⌘	Bush
⌘	Traffic Control Box (mounted)	⌘	Foliage Drip Line
⌘	Chain Link Fence	⌘	Brush Line or Hedge Row
⌘	Wood Fence	⌘	Flow Line
⌘	Woven Wire Fence	⌘	Edge of Water
⌘	Wire Fence	R/W	Right of Way
⌘	Gate Post	⌘	Center Line
⌘	Utility Marker	I.T.B.	Initial Tangent Bearing
⌘	Single Pole Sign	R	Radius
⌘	Double Pole Sign	L	Length of Arc
●	Concrete Bollard	(M)	Measured
●	Wood Bollard or Wood Post	(P)	Platted
⌘	Sprinkler Head	(D)	Deeded
⌘	Sprinkler Valve	ESMT	Easement
⌘	Sprinkler Control	U/E	Utility Easement
⌘	Down-Spout	W/E	Water Easement
⌘	Yard Drain	D/E	Drainage Easement
⌘	Yard Light	S/E	Sewer Easement
⌘	Mail Box	B/L	Building Line
⌘	Flag Pole	BK.	Book
⌘	AC Unit	PG.	Page
⌘	Satellite Dish		
⌘	Handicap Parking Stall		



NOT FOR
CONSTRUCTION

EXISTING CONDITIONS

NE 88TH STREET &
NORTH OAK TRAFFICWAY
APARTMENTS

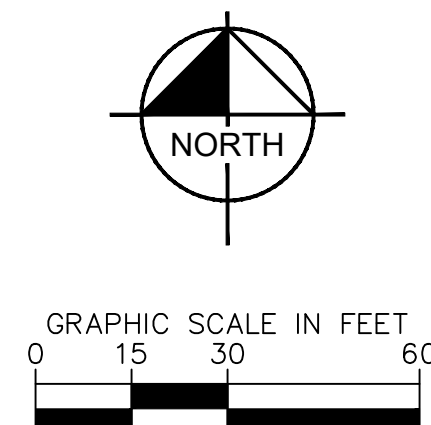
ORIGINAL ISSUE
02.14.2022
KHA PROJECT NO
268131000
SHEET NUMBER

C2

	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	STANDARD 6" CURB AND GUTTER
	SIDEWALK RAMP

1. THE SITE IMPROVEMENTS ARE LIMITED TO WHAT IS SHOWN HEREIN.

Development Summary Table			
A	Zoning		
	Existing		R-1.5
	Proposed		R-1.5
B	Total Land Area		
	Existing	1.92	Acres
C	Right-of-way		
	Existing	0.00	Acres
	Proposed	0.00	Acres
D	Net Land Area		
	Existing	1.92	Acres
	Proposed	1.92	Acres
E	Proposed Uses		
	Multi-Family R 1.5		
F	Structure Height & # of floors		
	Number of Floors		2
	Structure Height		35
G	Gross Floor Area & # of Units		
	Gross Area per Building		11,359
	Units per Building		28
	Total Building Count		2
	Total Gross Floor Area (SF)		45,436
	Total Unit Count		56
H	Building Coverage & FAR		
	Coverage		27%
	FAR		0.14
I	Density		
	Gross Density (lots/land area)		29.17
	Net Density (lots/net land area)		29.17
J	Vehicle Parking		
	Stalls Required		56
	Stalls Provided		103
K	Bike Parking		
	Stalls Required		6
	Stalls Provided		6
L	Timeline		
	Estimated Start Date		11/1/2022
	Estimated Completion Date		7/1/2023
M	Requested Deviations		
	Deviations of 365 sq. ft. to permit 56 units.		
N	Parkland Dedication		
	Calculated base on 2 people per dwelling unit		
	# of dwelling units		56
	Total People =		112
	Acres per Person =		0.006
	Acres Required =		0.672
	Parkland Fees =		\$32,794.52



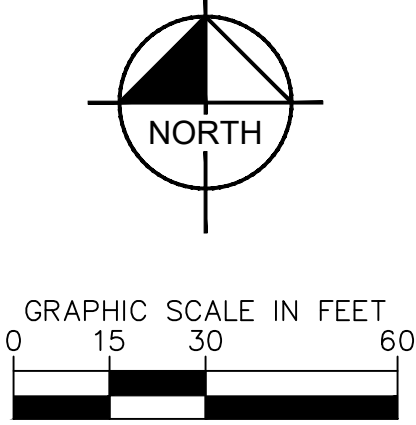
 Kimley-Horn 2501 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64108 WWW.KIMLEY-HORN.COM TEL: 816.234.5500 FAX: 816.234.5501		CITY COMMENTS 03/18/2022 PMS	
SCALE:	AS NOTED		
DESIGNED BY:	PD		
DRAWN BY:	PD		
CHECKED BY:	MK		
NOT FOR CONSTRUCTION		REVISIONS NO. DATE BY	

Drawing name: K:\NC_LDE\268131000_88th & Oak Apartments\2 Design\CAD\PlanSheets\C4 - GRADING AND UTILITY PLAN.dwg Layout1 Mar 18, 2022 12:17pm by PericDiosdado
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UTILITY LEGEND

	EX. WATER LINE
	EX. WATER SERVICE LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. GAS LINE
	EX. GAS METER
	EX. OVERHEAD ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. POWER POLE
	EX. UNDERGROUND FIBER OPTIC LINE
	PROPOSED STORM SEWER LINE
	PROPOSED NYLOPLAST CURB INLET
	PROPOSED GRATE INLET
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	ROOF DRAIN



CITY COMMENTS	03/18/2022	PMO
SCALE:	AS NOTED	
	DESIGNED BY: PD	
	DRAWN BY: PD	
	CHECKED BY: MK	
NOT FOR CONSTRUCTION		
NE 88TH STREET & NORTH OAK TRAFFICWAY APARTMENTS	KANSAS CITY, CLAY COUNTY, MO	
	ORIGINAL ISSUE: 02.14.2022	
	KHA PROJECT NO. 268131000	
	SHEET NUMBER	
Kimley»Horn	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-452-0330 WWW.KIMLEY-HORN.COM KANSAS CITY, MO AUTHORITY #001512 EXPIRES 12/31/22	
	REVISIONS	
	DATE	BY

y: Perla.Diosdado



N. OAK STREET

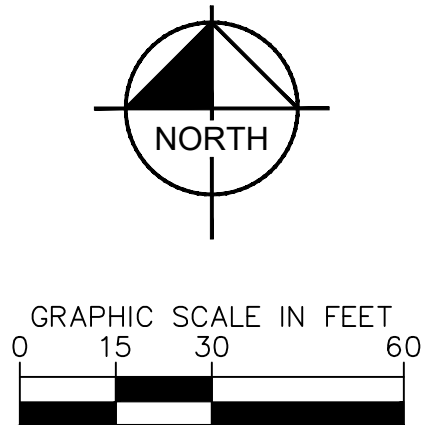
BUILDING 1
11,359 S.F.
29 UNITS

BUILDING 2
11,359 S.F.
29 UNITS

- SEE STREET TREE PLANTING PLAN

	<u>GENERAL SHADE TREE</u> ACER RUBRUM QUERCUS ROBUR QUERCUS BILOBA -	5
	<u>PARKING LOT TREE</u> QUERCUS ROBUR QUERCUS BILOBA GLEDTISIA TRIACANTHOS GYMNOCLADUS DIOICUS QUERCUS RUBRA QUERCUS BICOLOR -	12
	<u>EVERGREEN TREE</u> JUNIPERUS SCOPULORUM X 'SKYROCKET' JUNIPERUS CHINESES X 'SPARTAN' CHAMAECYPARIS OBTUSA X 'GRACILIS' -	75
	<u>INTERIOR PARKING LOT SHRUB</u> SPIRAEA JAPONICA SPIREA MELANOCARPA CEANOTHUS AMERICANUS FORSYTHIA -	58
	<u>EVERGREEN SHRUB</u> TAXUS X MEDIA BUXUS -	12
	<u>SCREENING GRASS</u> -	250
	<u>PERENNIALS AND GRASSES</u> -	760

KC, MO LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
88-425-04-D GENERAL LANDSCAPE REQUIREMENTS		
AT LEAST ONE TREE IS REQUIRED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT). PLANTED IN SETBACKS AND OPEN SPACE AREAS.	BUILDING 1 - 11,359 S.F. BUILDING 2 - 11,359 S.F. TOTAL FOOTPRINT - 22,718 S.F. 22,718/ 5,000 = 4.54 TREES 5 TREES	5 TREES PROVIDED.
88-425-06 - INTERIOR LANDSCAPING OF PARKING LOTS		
AT LEAST 35 S.F. OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE. ONE TREE IS REQUIRED PER 5 PARKING SPACES AND ONE SHRUB PER PARKING SPACE. GROUND COVER PLANTS MUST COVER ALL INTERIOR LANDSCAPE AREAS.	58 PARKING SPACES 58/5 = 11.6 12 TREES	12 TREES PROVIDED IN INTERIOR PARKING
	58 PARKING SPACES 58 SHRUBS	58 INTERIOR SHRUBS PROVIDED



NE 88TH STREET &
NORTH OAK TRAFFICWAY
APARTMENTS

KANSAS CITY, CLAY COUNTY, MO

LANDSCAPE PLAN

NOT FOR
CONSTRUCTION

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805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
PHONE: 816-652-0350
WWW.KIMLEY-HORN.COM
MO. CERTIFICATE OF AUTHORITY #001512.

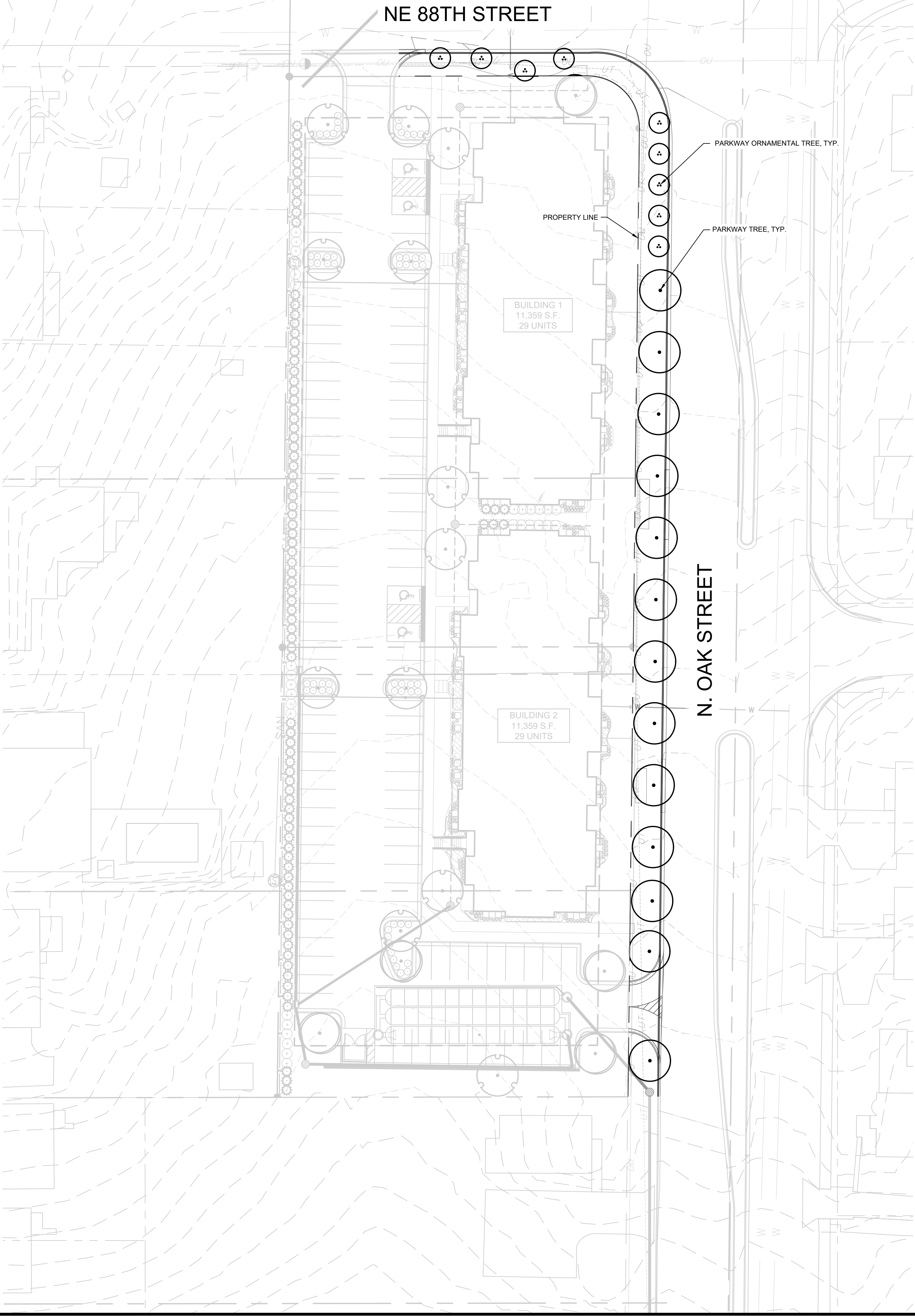
	CITY COMMENTS	03/18/2022	PMD
No.	REVISIONS	DATE	BY

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SHEET NUMBER

L1

Drawing name: K:\KNC_LDE\268131000_88th & Oak Apartments\2 Design\CAD\PlanSheets\L1 - LANDSCAPE PLAN.dwg Mar 18, 2022 12:17pm by: Pera.Diosdado

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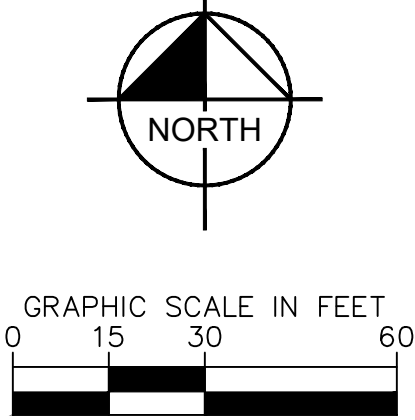
CONCEPT PLANT SCHEDULE

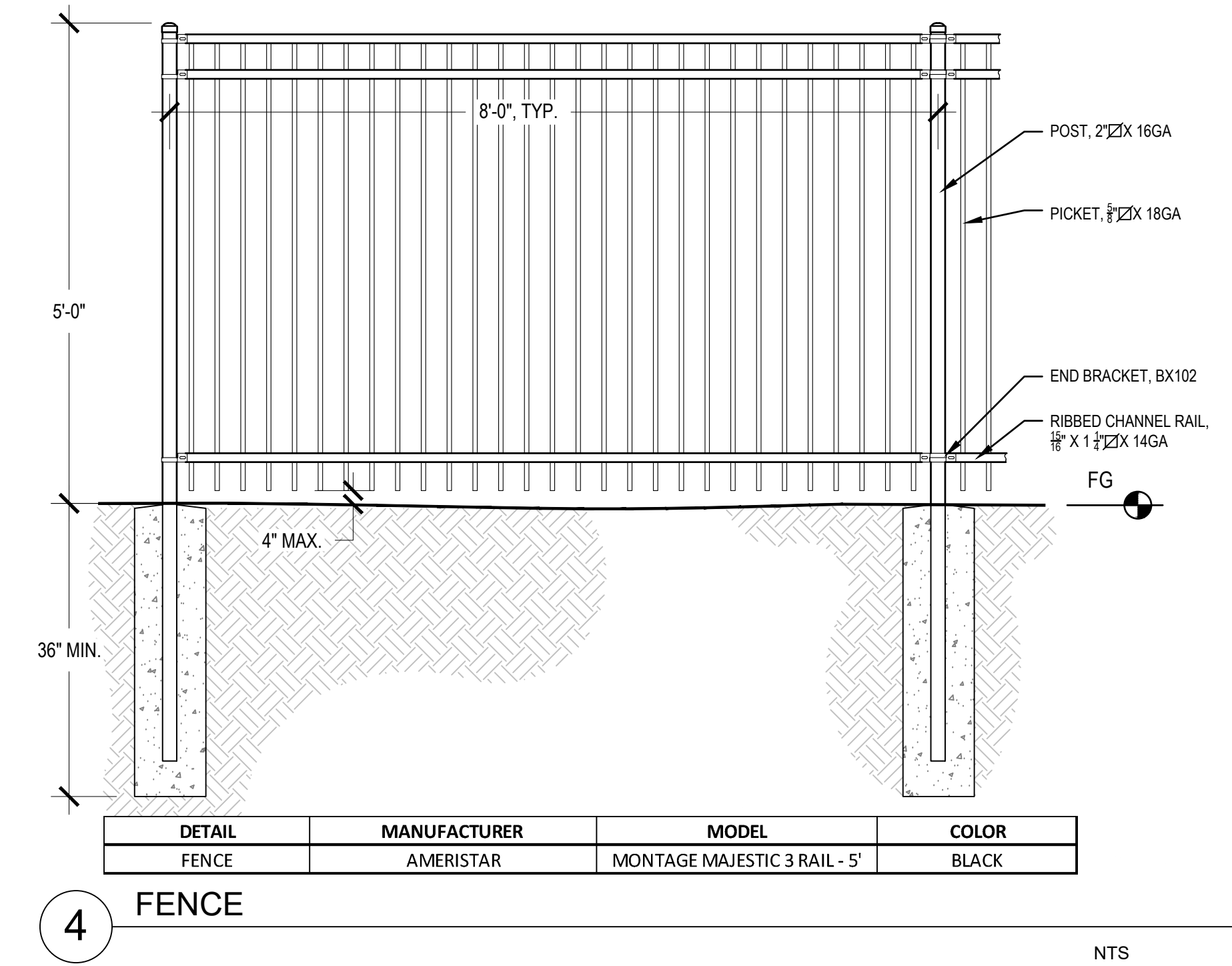
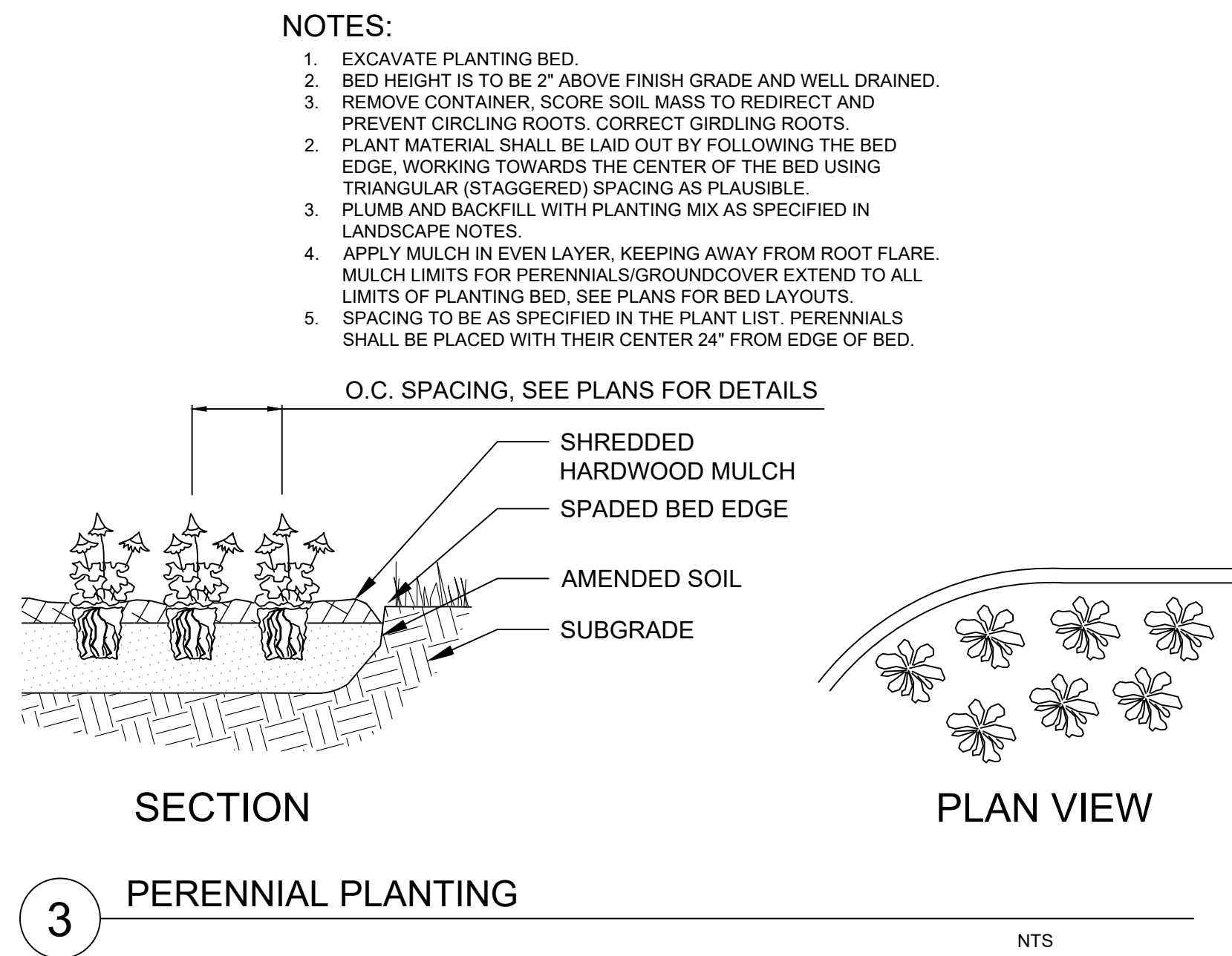
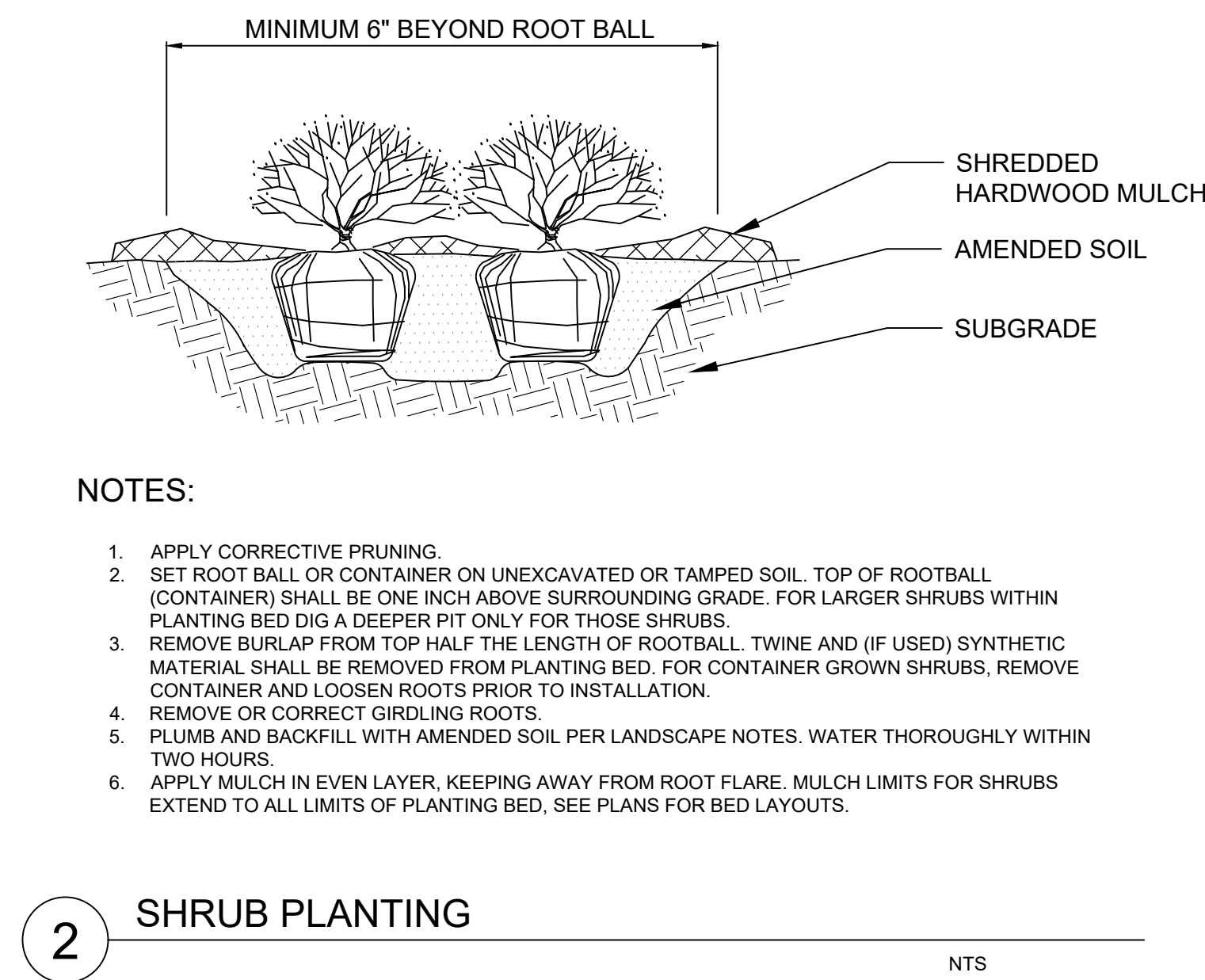
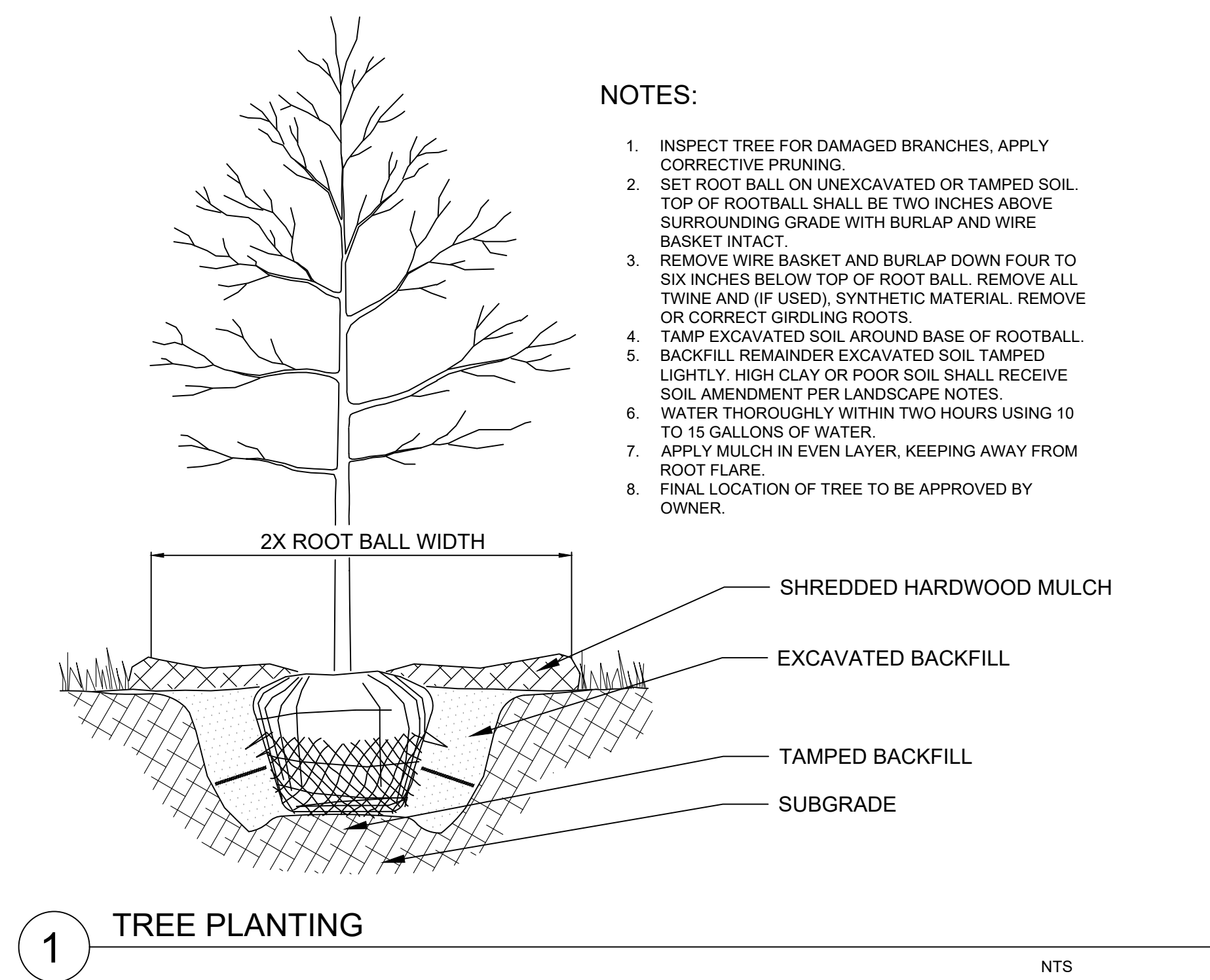
- PARKWAY ORNAMENTAL TREE 9

CERCIS CANADENSIS
CORNUS KOUSA
AMELANCHIER CANADENSIS
- PARKWAY TREE 13

CELTIS OCCIDENTALIS
ZELCOVA SERRATA
ACER RUBRUM

KC, MO LANDSCAPE CODE		
ZONING ORDINANCE	REQUIREMENT	PROVIDED
88-425-03-C STREET TREES		
AT LEAST ONE STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE (MIN. CALIPER 2")	654.4 L.F. STREET FRONTAGE 654.4/30 = 21.8 22 STREET TREES	22 TREES PROVIDED. *9 ORNAMENTALS DUE TO OVERHEAD UTILITY CONFLICTS.





1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

ARCHD 24" x 36"

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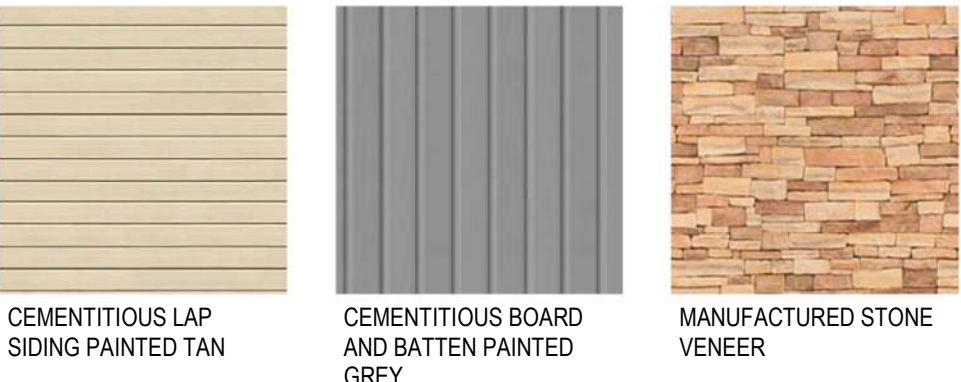


3 NORTH
1/8" = 1'-0"



4 SOUTH
1/8" = 1'-0"

MATERIAL KEY



KEY NOTES

- ① WHITE VINYL WINDOWS
- ② PREFINISHED ALUMINUM BALCONY RAILINGS PAINTED BLACK
- ③ ALUMINUM STOREFRONT WINDOWS PAINTED BLACK
- ④ CEMENTITIOUS ROOF AND BALCONY FASCIAS
- ⑤ MECHANICAL EQUIPMENT LOCATED AT GRADE



2 EAST (FRONT)
1/8" = 1'-0"

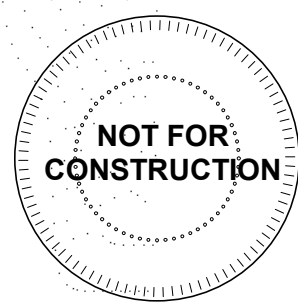


1 WEST (BACK)
1/8" = 1'-0"

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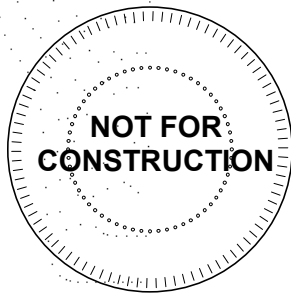


FROM 88TH AND N. OAK LOOKING SOUTH



FROM PARKING LOOKING SOUTHEAST

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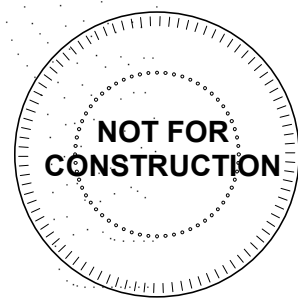
FROM STREET LOOKING NORTH WEST



BUILDING ENTRY

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