



CITY PLAN COMMISSION STAFF REPORT

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

October 4, 2022

Project Name
Bristol South Apartments

Docket #6

Request
CD-CPC-2022-00150
Development Plan (Residential)

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Kansas City, MO
64111

Owner
Brian Mertz
Bristol South Investments LLC
7607 NW John Anders Rd, Kansas City,
MO 64152

Location Approx. 10899 N
Summit St
Area About 4.14 acres
Zoning B2-2
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses
North: Residential uses, zoned R-6
South: Residential uses, zoned R-80
East: Off-Ramp, HWY 169, zoned B2-2
West: Residential uses, zoned R-6/R-1.5

Major Street Plan
N 108th St (NW Shoal Creek Pkwy) is identified on the City's Major Street Plan as an Established Parkway.

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/11/2022. No Scheduling deviations from 2022 Cycle S have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Bristol Park Homes Association is connected 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 9/15/22. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site is an undeveloped parcel in a development plan area at the northwest corner of N 108th St (NW Shoal Creek Pkwy) and Hwy 169. The site is accessible from existing private drives to the south off of N 108th St (NW Shoal Creek Pkwy) and to the west off of N Summit St. The site is served by existing utilities.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169

CONTROLLING + RELATED CASES

Controlling Case

Case No. 10876-CP-3 – Ordinance No. 001501 – A request to rezone from Districts R1b (One-family dwelling district) and CP2 (Local planned business centers) to District CP2 and approve a development plan for construction of 65,360 sq. ft. of retail and commercial space. **Approved 2/17/2001**

Related Cases

Case No. CD-CPC-2021-00178 - A request to approve a Project Plan for Bristol South Gasoline and Fuel Sales on Lot 1 of Bristol Plaza on about 1.8 acres generally located at the northwest corner of NW 108th Street (Shoal Creek Pkwy) and HWY 169. **Approved 11/17/2021**

Case No. CD-AA-2022-00098 - A request to approve a minor amendment to an approved development plan for Lot 3 and Lot 4 at Bristol South Center District on about 10 acres generally located at the northeast corner of NW Shoal Creek Pkwy and N Summit St. **Approved 5/25/2022**

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Approval Subject to Conditions

PLAN REVIEW

The proposed development on the subject site includes two multi-unit residential buildings for a total footprint of 49,681 square feet and 112 rental units. The plans indicate the buildings will be 3 stories at 42 feet tall. Between the two proposed buildings, there is a proposed amenity space to include a pool for residents. Parking for the residential units is a total of 168 spaces. Seventeen short-term bicycle parking spaces are provided, and long-term bicycle parking will be provided in each individual unit.

Vehicular circulation around the site will come from private drives to the south and west of the subject site. The south private drive connects to NW Shoal Creek Pkwy and the western private drive connects to N Summit St. Proposed pedestrian connection will come from adjacent sidewalks to the south and east of the site. Sidewalks will extend along the sides of the parking area to connect to the entry points of the buildings. Additionally, a pedestrian connection will be provided through the center of the parking area and will include crosswalks in the vehicular use areas.

A variety of species area proposed for landscaping around the site. Landscaping is shown on the plans in the parking lot, around the parking lot as a buffer for headlights, and round the edge of the subject property to buffer from adjacent residences and Highway ramps. Some species proposed include American Basswood, Norway Spruce, Oklahoma Redbud, Red Oak, Viburnum, and Ninebark.

Architectural materials shown on the plans include board and batten, stone veneer, lap siding, and cedar. Stone veneer will cover most of the first floor, and used for additional accenting and articulation.

PLAN ANALYSIS

Commercial (88-120), Use- Specific (88-300), and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|---------------|-------|----------------------------------|
| Lot and Building Standards (88-120) | Yes | Yes | |
| Accessory or Use- Specific Standards (88-305 – 385) | No | N/A | |
| Boulevard and Parkway Standards (88-323) | No | N/A | |
| Parkland Dedication (88-408) | Yes | Yes | Subject to condition of platting |
| Parking and Loading Standards (88-420) | Yes | Yes | |
| Landscape and Screening Standards | Yes | Yes | Subject to conditions |

| | | | |
|-------------------------------------|-----|-----|-----------------------|
| (88-425) | | | |
| Outdoor Lighting Standards (88-430) | Yes | Yes | Subject to conditions |
| Sign Standards (88-445) | Yes | Yes | Subject to conditions |
| Pedestrian Standards (88-450) | Yes | Yes | |

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The proposed plan and use comply with the applicable sections of the Zoning and Development Code as well as the Gashland/Nashua Area Plan.
- B. The proposed use must be allowed in the district in which it is located;**
Residential uses are permitted in the B2-2 zoning district.
- 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 vehicular circulation to, and around the site will provide for safe, efficient, and convenience. There are two access points to the parking lot, one from the western private drive, and another from the southern private drive to the southeast corner of the subject site.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
Pedestrian sidewalks are provided around the perimeter of the parking area leading to multiple building entrances. The eastern sidewalk will connect to the southern parcel, which is approved for a new gas station and convenience store. The western sidewalk will provide connection to an existing commercial building to the west, as well as two new commercial buildings to be constructed on the southwest parcel of the development area. Bike racks are provided on at the central entrances to both buildings.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
Adequate utilities are available to serve the subject site.
- 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 elevations provided to staff show high-quality building materials such as stone veneer, board and batten, and lap siding. The quality of materials is consistent with the residential neighborhood to the north, and the commercial buildings within the development area. Variety of materials, varying roof lines, and recessed balcony areas contribute to enhanced articulation.
- 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.**
Trees are proposed around the edges of the property to help buffer the buildings from the residences to the north, commercial uses to the west, and the HWY 169 ramp to the east. Additional trees are shown to buffer the amenity space from residences to the north. No street trees are required, as the majority of

the subject property does not abut public right of way. Per staff's request, the applicant provided additional landscaping around the perimeter of the parking area to buffer headlights that may shine into ground-floor units.

- 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 plans do not indicate the total impervious surface of the development, but it is typical for commercial development to exceed 50 percent of impervious surface due to the size of buildings and vehicular use area needed. The buildings will cover approximately 27 percent of the site.

- 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.**

Aerial maps show there are no trees on this site as the entire development area looks like it was cleared not long after the development plan was approved in 2001.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: September 29, 2022

Case Number: CD-CPC-2022-00150

Project: Bristol South Apartments

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

1. 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.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. All roof and ground mounted mechanical and utility equipment shall be screened in accordance with Section 88-425-08

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@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 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.
7. That the east half of N Summit Street shall be improved to current standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights 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.
8. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
9. 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.
10. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks and required ADA ramps along the platted frontage on the East side of N Summit Street, and to a tie-in point with the existing sidewalks.
11. 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.
12. 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 as may be required.
13. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing 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 City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

14. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

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

15. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. 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)
17. 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

18. • a Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - 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)
 - Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
20. • 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).
 - Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

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

21. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy. If any private open space is to serve in satisfying the parkland requirements, said space shall be platted into a private open space tract(s).

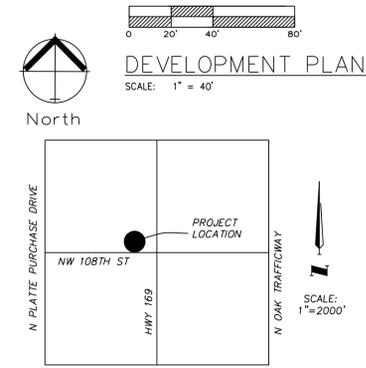
Condition(s) by Water Services Department. Contact Gabriela Schannuth at (816) 513-0449 / Gabriela.Schannuth@kcmo.org with questions.

22. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.

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

23. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
24. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
25. 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
26. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

DEVELOPMENT PLAN BRISTOL SOUTH APARTMENTS B2-2 City Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 26 & 27-52-33

OWNER:
BRISTOL SOUTH INVESTMENTS LLC
CONTACT NAME: BRIAN MERTZ
EMAIL: BMERTZ@BSC.RR.COM
PHONE: 816.616.9016
ADDRESS: 7607 NW JOHN ANDERS RD.
KANSAS CITY, MO 64152

CIVIL ENGINEER:
ENGINEERING SOLUTIONS
CONTACT NAME: MATT SCHLICHT
EMAIL: mschlich@es-cc.com
PHONE: 816-623-9888
ADDRESS: 50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

LONG TERM BICYCLE PARKING
Long Term Bicycle Parking will be located within each individual unit

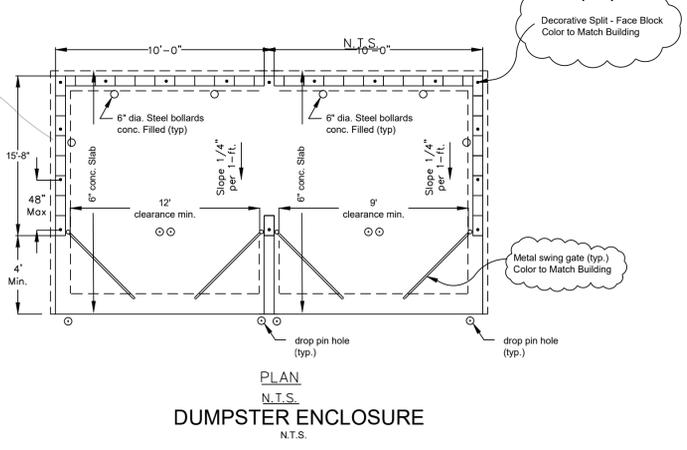
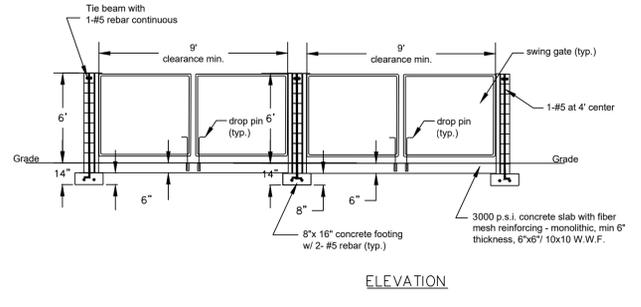
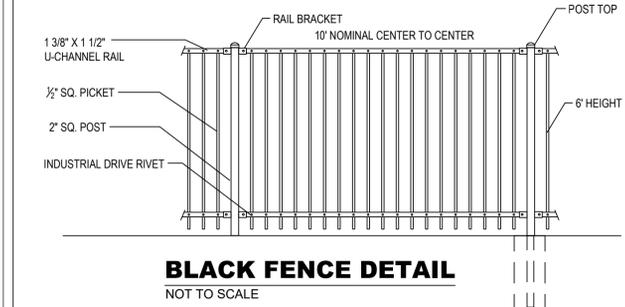
PARKLAND DEDICATION
Park Land Dedication will be provided with a fee in lieu of. Pool will be private open space and the remainder will be satisfied with fee in lieu of.

- INDEX OF SHEETS:**
- 1 ~ DEVELOPMENT PLAN
 - 2 ~ EXISTING CONDITIONS
 - 3 ~ GRADING PLAN
 - 4 ~ LANDSCAPE PLAN
 - A.1 ~ EXTERIOR ELEVATIONS
 - A.2 ~ EXTERIOR ELEVATIONS

LEGAL DESCRIPTION
LOT 2 BRISTOL 2ND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.



CALL 2 WORKING DAYS BEFORE YOU DIG - DRILL - BLAST (TOLL FREE)
1-800-344-7483
MISSOURI ONE CALL SYSTEM, INC.



| Development Summary Table | | | |
|---------------------------|---|----------------------|----------------|
| a | Zoning | | |
| | Existing | | B2-2 |
| | Proposed | | B2-2 |
| b | Total Land Area | | |
| | Existing | 4,156 | Acres |
| c | Right-of-Way | | |
| | Existing | 0 | Acres |
| | Proposed | 0 | Acres |
| d | Net Land Area | | |
| | Existing | 4,156 | Acres |
| | Proposed | 4,156 | Acres |
| | Proposed | 181020 | SF |
| e | Proposed Uses | | |
| | | | |
| f | Structure Height & Number of Floors | | |
| | Number of floors | 3 | stories |
| | Height Above Grade | 42 | feet |
| g | Gross Floor Area & Number of Units | | |
| | West Building Footprint | 24219 | SF |
| | West Gross Area per Building | 72657 | SF |
| | West Units per Building | 54 | EA |
| | Number of Buildings | 1 | EA |
| | East Building Footprint | 25462 | SF |
| | East Gross Area per Building | 76386 | SF |
| | East Units per Building | 58 | EA |
| | Number of Buildings | 1 | EA |
| | Total Units | 112 | |
| h | Building Coverage & Floor Area Ratio | | |
| | Coverage (Total Footprint Area) | 49681 | SF |
| | FAR (Gross Area/Net Land Area) | 0.290 | FAR |
| i | Density | | |
| | Nets Density (Units/ Net Land Area) | 43.19 | Units per Acre |
| k | Vehicle Parking | | |
| | Ratio Required | 1 stall per unit | |
| | Stalls Required | 112 | Stalls |
| | Stalls Provided | 168 | Stalls |
| l | Bike Parking | | |
| | Short Term Ratio Required | 10% of Veh. Parking= | |
| | Spaces Provided | 17 | Spaces |
| m | Timeline | | |
| | Estimated Start Date: | FALL | 2022 |
| | Estimated Completion Date: | SPRING | 2024 |
| n | Deviation Requests | | |
| | | | NONE |

NOTE:
Project Plan not required as this development plan contains all of the necessary information.

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project: BRISTOL SOUTH APARTMENTS
Issue Date: August 11, 2022

DEVELOPMENT PLAN
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
PROFESSIONAL ENGINEER
NUMBER
PE-2006019700

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-143325

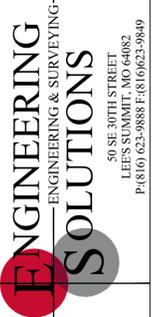
REVISIONS

City Comment 9-16-22

1



UTILITY PLAN
SCALE: 1" = 30'



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
Kansas City, Clay County, Missouri

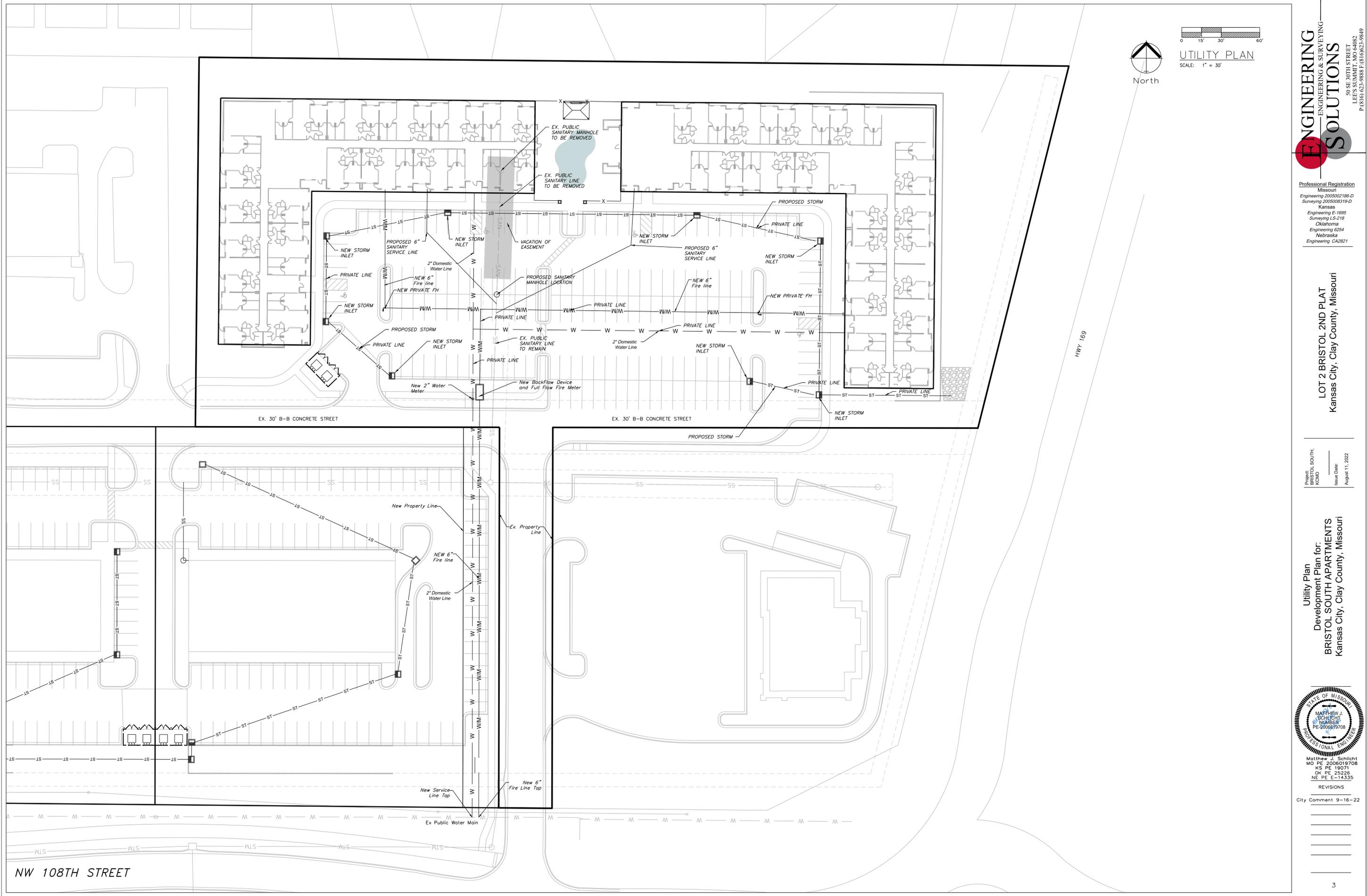
Project: SOUTH
KCMO
Issue Date:
August 11, 2022

Utility Plan
Development Plan for:
BRISTOL SOUTH APARTMENTS
Kansas City, Clay County, Missouri

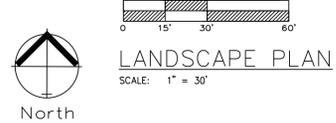
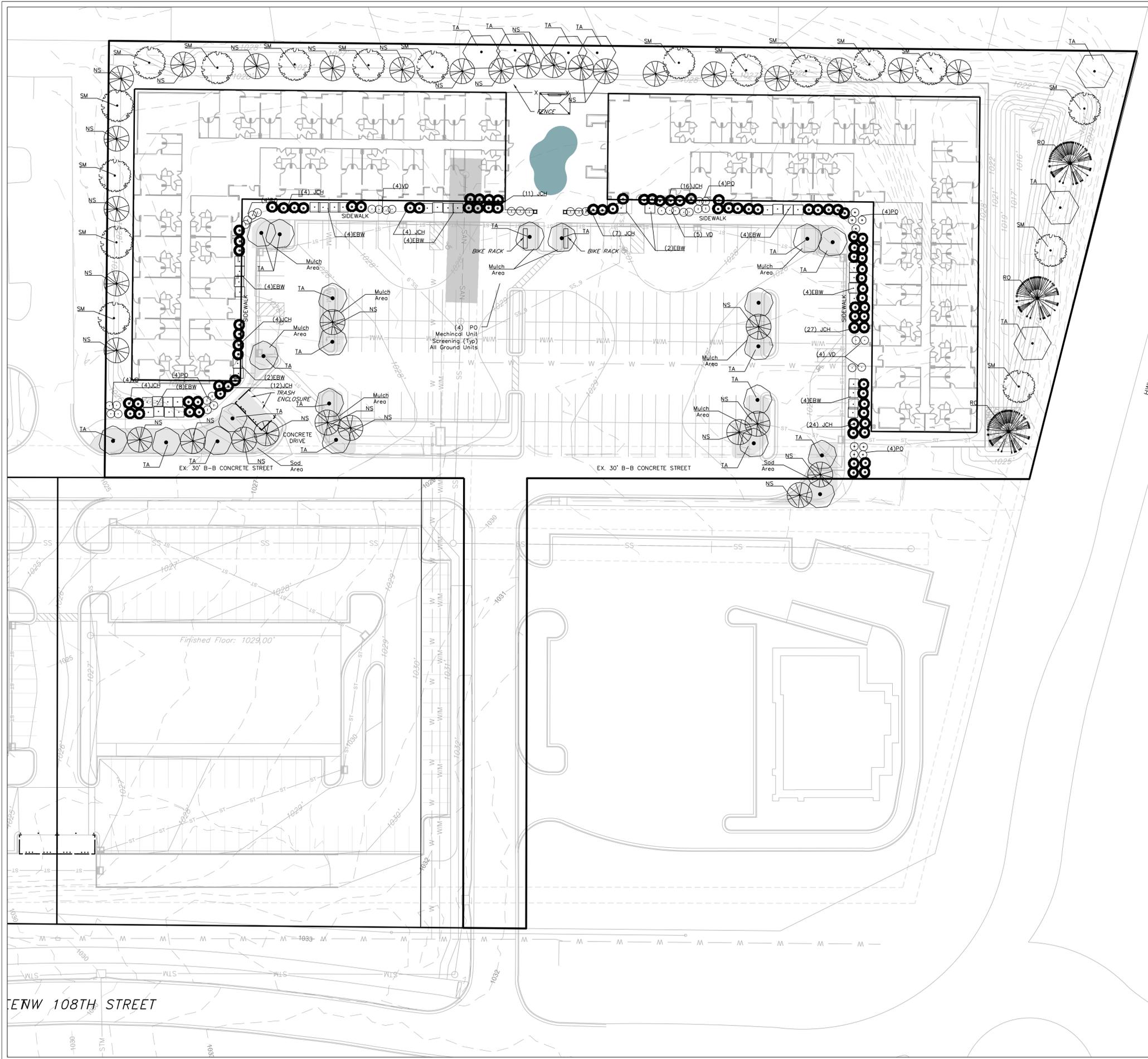


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
City Comment 9-16-22



NW 108TH STREET



LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE

STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage

| LOCATION | REQUIREMENT | PROVIDED |
|----------------|------------------------------|----------|
| US Highway 169 | 278 Feet 9 Trees Required | 9 Trees |

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

88-425-06.B Interior Landscaping of Parking Lots

A. At least 28 square feet of interior landscape area is required per parking space

| 167 parking spaces | 7531 sq. ft. required | (Requirement Met) |
|--------------------|-----------------------|-------------------|
|--------------------|-----------------------|-------------------|

88-425-06.E Plant Materials

| 1. One Tree per 5 parking spaces | 167 parking spaces | 33 Trees Required | 33 Trees Provided |
|--|--------------------|---------------------|---------------------|
| 2. One Shrub is required per parking space | 167 parking spaces | 167 Shrubs Required | 167 Shrubs Provided |

PLANTING GUIDE

| SYMBOL | QUANT. | KEY | NAME | SIZE |
|--------|--------|-----|--|--------|
| | 7 | TA | AMERICAN BASSWOOD LINDEN TILIA AMERICANA | 3" CAL |
| | 33 | NS | NORWAY SPRUCE PICEA OBIES | 6' HT. |
| | 21 | RB | OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA" | 3" CAL |
| | 85 | JCH | HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT' | #3 POT |
| | 36 | EBW | DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA" | #3 POT |
| | 17 | SM | CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR' | 3" CAL |
| | 3 | RO | RED OAK QUERCUS RUBRA | 3" CAL |
| | 20 | VD | VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM | |
| | 26 | PO | PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK | |

ENW 108TH STREET

ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

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 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

LOT 2 BRISTOL 2ND PLAT
 Kansas City, Clay County, Missouri

Project: SOUTH
 KCMO
 Issue Date:
 August 11, 2022

Landscape Plan
 Development Plan for:
 BRISTOL SOUTH APARTMENTS
 Kansas City, Clay County, Missouri



Matthew J. Schlicht
 MO PE 2006019700
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 City Comment 9-16-22



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



5 BLDG. 1 - WEST
1/16" = 1'-0"



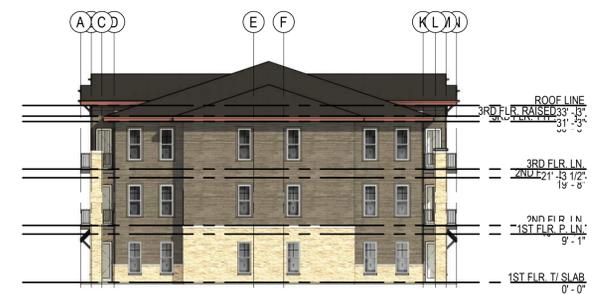
4 BLDG. 1 - EAST
1/16" = 1'-0"



2 BLDG. 1 - SOUTH
1/16" = 1'-0"



3 BLDG. 1 - EAST END
1/16" = 1'-0"



1 BLDG. 1 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPIARCH.COM
© COPYRIGHT 2022

NSPJ
ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208



A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

A3.00



6 EXTERIOR ELEVATION
BLDG. 2 - NORTH
1/16" = 1'-0"



5 EXTERIOR ELEVATION
BLDG. 2 - EAST
1/16" = 1'-0"



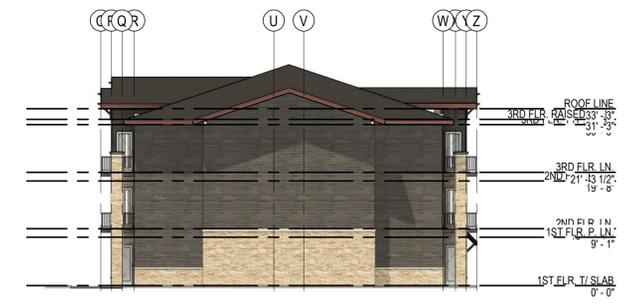
4 EXTERIOR ELEVATION
BLDG. 2 - WEST
1/16" = 1'-0"



3 EXTERIOR ELEVATION
BLDG. 2 - WEST END
1/16" = 1'-0"



2 EXTERIOR ELEVATION
BLDG. 2 - SOUTH
1/16" = 1'-0"



1 EXTERIOR ELEVATION
BLDG. 2 - SOUTH END
1/16" = 1'-0"

MATERIAL KEY
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
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NSPJ ARCHITECTS
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PRAIRIE VILLAGE, KS 66208

SW 9183 - DARK CLOVE
SW 7048 - URBAN BRONZE
NOT FOR CONSTRUCTION
SW 7593 - RUSTIC RED
SW 7520 - PLANTATION SHUTTER

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

DRAWING RELEASE LOG

REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

MATERIAL KEY

| | |
|---|---|
|  |  |
| MANUFACTURED STONE VENER | LAP SIDING PAINTED SW 7048 |
|  |  |
| BOARD AND BATTEN PAINTED SW 7520 | CEDAR |
|  | |
| DARK BROWN SHINGLES | |
|  |  |
| SW 9183 - DARK CLOVE | SW 7048 - URBAN BRONZE |
|  |  |
| SW 7593 - RUSTIC RED | SW 7520 - PLANTATION SHUTTER |

ARCHITECTURE
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1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" WEST
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "A" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169



REVISIONS:

DATE:
09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

MATERIAL KEY

| | |
|---|---|
|  |  |
| MANUFACTURED STONE VENER | LAP SIDING PAINTED SW 7048 |
|  |  |
| BOARD AND BATTEN PAINTED SW 7520 | CEDAR |
|  | |
| DARK BROWN SHINGLES | |
|  |  |
| SW 9183 - DARK CLOVE | SW 7048 - URBAN BRONZE |
|  |  |
| SW 7593 - RUSTIC RED | SW 7520 - PLANTATION SHUTTER |

ARCHITECTURE
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4 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" SOUTH
1/8" = 1'-0"



2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" NORTH
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

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2 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 1 - SEGMENT "B" EAST END
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" WEST END
1/8" = 1'-0"



4 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "C" EAST
1/8" = 1'-0"

MATERIAL KEY



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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" SOUTH
 1/8" = 1'-0"

MATERIAL KEY

| | |
|----------------------------------|------------------------------|
| | |
| MANUFACTURED STONE VENER | LAP SIDING PAINTED SW 7048 |
| | |
| BOARD AND BATTEN PAINTED SW 7520 | CEDAR |
| | |
| DARK BROWN SHINGLES | |
| | |
| SW 9183 - DARK CLOVE | SW 7048 - URBAN BRONZE |
| | |
| SW 7593 - RUSTIC RED | SW 7520 - PLANTATION SHUTTER |

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SEGMENT EXTERIOR ELEVATION
 BLDG. 2 - SEGMENT "C" NORTH
 1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
 NW 108th St and Hwy 169

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| NO. | DATE | REVISIONS: |
|-----|------|------------|
| | | |

DATE:
 09/16/2022
 JOB NO.
 718922
 DRAWN BY:
 BHALL
 SHEET NO.

MATERIAL KEY

| | |
|---|---|
|  |  |
| MANUFACTURED STONE VENEER | LAP SIDING PAINTED SW 7048 |
|  |  |
| BOARD AND BATTEN PAINTED SW 7520 | CEDAR |
|  | |
| DARK BROWN SHINGLES | |
|  |  |
| SW 9183 - DARK CLOVE | SW 7048 - URBAN BRONZE |
|  |  |
| SW 7593 - RUSTIC RED | SW 7520 - PLANTATION SHUTTER |

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2 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" WEST
1/8" = 1'-0"



1 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" EAST
1/8" = 1'-0"



3 SEGMENT EXTERIOR ELEVATION
BLDG. 2 - SEGMENT "D" SOUTH END
1/8" = 1'-0"

A NEW APARTMENT COMPLEX:
THE BRISTOL
NW 108th St and Hwy 169

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09/16/2022
JOB NO.
718922
DRAWN BY:
BHALL
SHEET NO.

August 30, 2022

**VIA U.S. MAIL AND
VIA ELECTRONIC MAIL (bristolparkkc@gmail.com)**

Mr. Brian Thackrah
Bristol Park Homes Association
P.O. Box 46615
Gladstone, MO 64188

To Property Owners Within 300 feet of Property Boundaries

Re: Bristol South / Neighborhood Meeting

Dear Mr. Thackrah and Property Owners:

Pursuant to our previous letter to you, we advised you that we represent Bristol South Investments, LLC concerning property located at the northeast corner of Shoal Creek Parkway and N. Summit Street (very northeast corner of that site) concerning an application to the City Plan Commission for approval of a development plan. A copy of the plan is enclosed.

Approval of our application will allow for the development of approximately 4.2 acres on the property for a new multi-family residential housing development with 112 residential units. The details of the plan and elevations are shown in the enclosed site plans.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and discuss this plan with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed plan, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call September 15, 2022 at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

| | |
|-------------|--|
| Meeting ID: | 833 4546 3210 |
| Passcode: | 111809 |
| Or dial: | 312 626 6799 |
| Name: | Patricia R. Jensen |
| Email: | pjensen@rousepc.com |
| Phone: | 816-502-4723 |

{33288 / 68986; 946888. }

August 30, 2022

Page 2

Title/Role: Attorney
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Representing: Bristol South Investments, LLC

If you are unable to participate in the Zoom conference call on September 15, 2022, and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The Applications will be heard by the City Plan Commission on Tuesday, October 4, 2022.

Very truly yours,



Patricia R. Jensen

PRJ/kab

Enclosure

cc: Brian Mertz
Matt Schlicht
Tim Baldrige
Rachelle Biondo
City Planning and Development publicengagement@kcmo.org



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 |
|-------------|-----------------|-------|-------|
| Jaya Pandit | 11408 N. Summit | | |
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