



CITY PLAN COMMISSION STAFF REPORT

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

November 1, 2022

Project Name
River Forest Village

Docket # 2

Request
CD-CPC-2022-00166
Rezoning to UR/MPD + Preliminary Plat

Applicant
Melanie Klein
DRAW architecture + urban design

Owner
Mark Irvin
KC Mass Services

Location 3500 NE Prather Road
Area About 12.35 acres
Zoning R-6
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses
North: Residential, zoned R-6
South: Residential, zoned R-6
East: Residential, zoned R-6 & R-2.5
West: Interstate 35/29

Major Street Plan
NE Prather Road is not identified on the City's Major Street Plan.

Land Use Plan
The Briarcliff-Winnwood Area Plan recommends Institutional Land Use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 09/11/2022. No scheduling deviations from 2022 Cycle U have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on October 11, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The current site is roughly 12 acres bordered by an interstate and residential zoning districts to the north, south and east. There is currently a primary drive and two existing buildings. The site was originally a school, then a church and has now been vacant for several years.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a request to rezone from R-6 (Residential-Six) to MPD (Master Planned Development) to construct 44 multi-unit dwelling units which include counseling services on about 12.35 acres generally located at NE Prather Road and NE Rock Creek Drive.

CONTROLLING + RELATED CASES

There are no controlling cases related to this site.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

2 APPROVAL WITH CONDITIONS

PLAN REVIEW

The applicant is proposing a two-phased Master Planned Development (MPD) preliminary plan on a 12-acre parcel of land that is not platted on the west side of NE Prather Road, east of Interstate 35/29 and north of the City Limits of North Kansas City. Residential uses surround the site on the north, east and south. Access to the site comes from a private drive connected to NE Prather Road. Two existing buildings and dedicated parking is located on the far west portion of the parcel. The site is currently screened from the street due to the large amount of vegetation and is setback hundreds of feet from any public right-of-way. There is limited information pertaining to a former "family cemetery" located on the northeast portion of the site which will be undisturbed with the proposed plan.

As requested by staff a list of prohibited uses is provided on the cover sheet of the plan set.

PLAN ANALYSIS

The applicant is proposing a two-phased Master Planned Development (MPD) preliminary plan for the "River Forest Village." The first phase will consist of the renovation of the existing buildings and the construction of an attached 2 story addition located on the northeast side of the existing building. The first phase will be mixed-use and will comprise of twenty (20) residential units of 2-, 3- and 4-bedroom apartments and includes offices and therapy services. The second phase will allow for the construction six (6) multi-unit buildings. Each building in the second phase will have four (4) units for a total of twenty-four (24) apartment units will be located directly east of the existing buildings (phase one).

The landscape plan incorporates using the existing vegetation and trees to create an open space, campus like environment. The plan includes the installation of over 100 new trees which will strengthen the existing natural buffer found on site. The plan also proposes multiple raingarden bioswales and upland native plantings to reduce runoff and support pollinators and migratory birds. The landscape plan and aspirations also incorporate pedestrian accessibility by providing path networks for residents of River Forest Village and the surrounding community.

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. The River Forest Village plan complies with the eligibility of rezoning to MPD because it is a mixed-use development (residential and nonresidential uses) and provides enhanced protection of natural resource areas by providing a plan that is sensitive to environmental features. The proposed plan also meets the objectives of the MPD district by providing environmental and social equity for residents, incorporates open space amenities and natural resources features into the overall design.

The site plan provides for safe and efficient non-motorized and motorized circulation throughout the proposed development. The applicant has worked with the Land Development Division to improve the ingress and egress to the site by adjusting the alignment to 90 degrees where the private drive intersects NE Prather Road. This adjustment will enhance both vehicular and pedestrian safety.

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	Applicant will be dedicating open space
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
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

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

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

A. Conformance with adopted plans and planning policies;

The Briarcliff-Winnwood Area Plan recommends institutional for this parcel; the proposed project is in conformance with the adopted area plan even with the additional residential component.

B. Zoning and use of nearby property;

Residential zoning districts border the site to the north, south and east; the western perimeter of the site is Interstate 35/29.

C. Physical character of the area in which the subject property is located;

The proposed development is situated on roughly 12.35 acres and was once a school followed by a church and has been vacant for several years. The general use of the building and land has always been institutional in character.

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

Public infrastructure and services are within proximity to serve the proposed development. The applicant shall meet all City standards related to extending any infrastructure to the proposed site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The existing zoning is R-6 which does not permit the proposed project. Without rezoning, the desired use for this property is not possible.

F. Length of time the subject property has remained vacant as zoned;

The existing property has been vacant for quite some time and the existing zoning makes repurposing the building extremely difficult.

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

Due to the large amount of open space which serves as a buffer to the residential properties located to the north, south and east the proposed rezoning will not detrimentally affect nearby properties. Staff also supports the repurposing of two vacant buildings which require rezoning to MPD (Master Planned Development).

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 rezoning would inhibit the use of the existing buildings and property.

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 complies with all standards of the Zoning and Development Code and all other applicable city ordinance and policies.

B. The proposed use must be allowed in the district in which it is located;

Rezoning to MPD is required to allow the mixed-use development at this specific location.

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 applicant has worked with the Land Development Division to improve the ingress and egress from the site by adjusting the alignment to 90 degrees. The single ingress and egress to and from the site is adequate for the proposed number of units and counseling services.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The proposed plan promotes a campus like atmosphere with ample pedestrian connectivity throughout the site.

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

The plan generally provides adequate utilities based on City standards.

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 applicant will be rehabilitating the two existing buildings and is proposing to construct seven (7) additional structures. The proposed buildings are designed to be compatible with the existing mid-century building. The overall design and architectural character of the proposed development will be naturally screened from the abutting properties located to the north and the south.

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 proposed landscape will preserve the existing trees located along the northern, southern and western perimeter. The applicant will also provide an additional 100 trees to provide additional screening throughout the project site.

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 applicant is proposing a minimum amount of new impervious surfaces to primarily provide additional parking and pedestrian connectivity throughout 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.

The applicant will be preserving the existing trees and adding an additional one hundred eighteen (118) trees to the overall site.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area;

The Briarcliff-Winnwood Area Plan recommends institutional for this parcel; the proposed project is in conformance with the adopted area plan even with the additional residential component.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and

The preliminary development plan is consistent with MPD district provisions as it is proposing a complimentary mix of residential and nonresidential uses; the design of the proposed development also incorporates enhanced protection of natural resources to maintain the existing natural buffer and the applicant will provide additional native plants and trees to enhance the existing buffer and overall site.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

Public engagement was required pursuant to 88-505 for this case to be heard. The applicant will also have to present an MPD Final Plan to the City Plan Commission prior to receiving any building permits. The proposed low intensity uses and low number of proposed dwelling units (~3.5 units per acre) will not cause undesirable views, noises, lighting, or other off-site negative influences to abutting property owners, especially with an enhanced natural buffer on the northern and southern perimeters of the site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Letters of support

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke
Staff Planner



Plan Conditions

Report Date: October 27, 2022

Case Number: CD-CPC-2022-00166

Project: River Forest Village

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@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. 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.
3. All dumpsters, utility and mechanical equipment shall be screened pursuant to 88-425-08.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit, including phase I and phase II.
5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

7. 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.
8. 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.
9. 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.
10. 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.
11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
12. 1.Consider realign driveway approach angle to N Prather Rd to be closer to 90 degrees. 2.Verify sanitary sewer easement limit and extents in the area of planned service connection to existing main to ensure existing easement limit is sufficient. 3. Perform a subsurface utility crossing conflict evaluation for planned sanitary sewer service connection and existing 36-inch PCCP water main to ensure vertical separation requirements are met. 4. Will also need to confirm that minimum pipe cover can be provided due to anticipated topography challenges in the area of crossing.

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

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

13. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)
15. 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)

16. A required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and 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) All required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
18. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. 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).
20. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
21. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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

22. The developer shall pay money-in-lieu of parkland dedication as indicated on plans with amount due based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

23. Be sure to provide adequate sight distance for the two proposed driveways shown on NE Rock Creek Dr.

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

24. 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>
25. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
26. 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 - Pedro Colato – 816-513-4892

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

27. The developer must submit Fire Hydrant drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. A new FH is needed in front of the property along NE Prather to meet the 300’ spacing requirement.

[Water Main Extensions and Relocations (kcwater.us)]



RIVER FOREST VILLAGE

DEVELOPMENT PLAN RESUBMITTAL



DRAW Project Number: 22022
KCMO Project Number:

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OWNER/ APPLICANT

**KC MASS SERVICES & WISE
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PRELIMINARY DEVELOPMENT PLAN FOR RIVER FOREST VILLAGE

3500 NE PRATHER RD, KANSAS CITY, MISSOURI- 64116



RENDERED SITE PLAN

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	The Preliminary Plat dedicates private open space within Tracts A, B & C equalling (24,000sf or) 0.550 acres of Dedicated Parkland. This exceeds the 0.528 acre requirement for 44 multifamily Res. Applicable.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	provided per E001 Outdoor Lighting Plan
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	provided per Signage Plan, L200
Pedestrian Standards	Public Sidewalk Access

88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED (See 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
Proposed Use					
Multi-Family Residential	44	94	10	20	N/A

88-280 - MPD, MASTER PLANNED DEVELOPMENT
Examples of the types of development that may benefit from the MPD include:

MIXED-USE DEVELOPMENT
Developments that contain a complementary mix of residential and nonresidential uses.
Building A will contain nonresidential uses of administrative offices, counselling offices, and storage space. Building B will contain offices and dwelling units. Buildings C-I will contain dwelling units.

ENHANCED PROTECTION OF NATURAL RESOURCE AREAS
Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats and native plant communities.
Approximately 2 acres of the site, along the southern storm water drainage corridor, will be native landscape enhancement with oak savannah prairie and riparian plant species and soft surface trails. To address soil erosion currently occurring on site, there will be approximately 14,000 sf of bioswales planted with native plant species.

	BUILDING USES & AREAS IN SQUARE FEET									
	OFFICE, STORAGE & COUNSELING BLDG A	RESIDENTIAL & OFFICE BLDG B	RESIDENTIAL BLDG C	RESIDENTIAL BLDG D	RESIDENTIAL BLDG E	RESIDENTIAL BLDG F	RESIDENTIAL BLDG G	RESIDENTIAL BLDG H	RESIDENTIAL BLDG I	
BASEMENT	0	0	0	0	0	0	0	0	0	0
FIRST FLOOR	5067	17800	7001	2340	2640	2340	2340	2640	2640	2640
SECOND FLOOR	0	0	6538	2340	2640	2340	2340	2640	2640	2640
LOFT/MEZZANINE	0	2500	0	1170	1320	1170	1170	1320	1320	1320
TOTAL	5067	20300	13539	5850	6600	5850	5850	6600	6600	6600

PROPERTY DESCRIPTION:

On the site of the former Faith Christian Academy K-12 school at 3500 NE Prather Rd in Kansas City Missouri, DRAW Architecture and Urban Design, on behalf River Forest Village, proposes a phased development of 1) renovation of the existing buildings and construction of attached addition with 20 units of 2-, 3- and 4-bedroom apartments, along with an office/therapy component in the existing annex building, and 2) an additional 24 apartment units with an access road and parking on the eastern, undeveloped portion of the property. Currently the site is accessible by vehicle and surrounding neighborhood residents like to walk their dogs there.

The Master Plan Development (MPD) site plan uses existing circulation and parking to serve the phase 1 development. The additional building requires additional parking for fire access and upgrades to stormwater infrastructure to achieve a more efficient and sustainable stormwater management. Phase 2 will also have access lanes and parking added. Both phase 1 and 2 will require an existing water service line to be upgraded to a water main extension so that hydrants can be placed near phase 1 and 2 developments.

The existing and proposed developments are set back from Prather Rd more than 200 ft and will be mostly screened from street views the setback distance and by existing and proposed trees. The west side of the property abuts Interstate 29, buffered by 60 ft of thick vegetation and 120 ft ROW. A new sign for "River Forest Village" will be installed within 30 ft of Prather Rd at the entrance to replace the old "Faith Community" sign. Existing large oak trees on the property will remain and care will be taken to mitigate any impacts of either phase 1 or 2 construction activities to existing trees. Over 48 large trees and 70 small trees will be added to the property during phase 1 and 2 construction. Some lawn areas will be converted to rain garden bioswales that reduce runoff, upland native plantings that support pollinators, and forest edge plantings that support migratory birds. Path networks will be developed throughout the property for use by residents and the surrounding community.

Residential amenities on the property shall include recreational opportunities and play areas for all ages, therapeutic gardens, patio areas, bike storage and community vegetable gardens.

A portion of the project is funded by the Kansas City Affordable Housing Trust Fund and the site and dwelling design meets or exceeds HUD Occupancy Standards and 2018 International Building Code.

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
TOTAL Zoning	R6	MPD	rezone	
Gross Land Area				
in square feet	537,794	537,794	no	
in acres	12.35	12.35	no	
Right-of-way Dedication				
in square feet	N/A	N/A	N/A	
Net Land Area				
in square feet	537,794	537,794	no	
in acres	12.35	12.35	no	
Building Area (sq. ft.)	23,000	80,185	no	
Floor Area Ratio	0.043	0.149	no	
Residential Use Info				
Total Dwelling Units	0	44 units		
Detached House	0	0		
Zero lot line House	0	0		
Cottage House	0	0		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	1 building	8 buildings		
Total Lots	1	1		
Residential	1	0		
Public/Civic	0	0		
Commercial	0	0		
Industrial	0	0		
Other	0	1 MPD		

BUILDING A (existing mobile unit to be offices, storage and play area)	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING B	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum (existing chimney height 36' 7")	no	

BUILDING C	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING D	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING E	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING F	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING G	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING H	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

BUILDING I	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	30	30	no	
Front Setback	30	30	no	
Side Setback	8	8	no	
Side Setback (abutting street)	15	15	no	
Height	35 maximum	35 maximum	no	

INDEX:

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ES2	ELECTRICAL DETAILS
C001	UTILITY PLAN
C002	PRELIMINARY PLAT
A200	BUILDING ELEVATION (CONCEPT)
A201	BUILDING ELEVATION (CONCEPT)
A202	BUILDING ELEVATION (CONCEPT)
A203	BUILDING ELEVATION (CONCEPT)

PROJECT PROGRAM:

PHASE 1

BUILDING A: EXISTING MODULAR BUILDING
OFFICES, COUNSELING ROOM, STORAGE, MULTIPURPOSE FLEX SPACE
BUILDING B: EXISTING SCHOOL BUILDING
OFFICES, LOUNGE, 12 NOS. APARTMENTS
BUILDING C: NE ADDITION:
LOUNGE, 8 NOS. APARTMENTS

TOTAL 20 APARTMENT UNITS IN PHASE 1

PHASE 2

BUILDING D- BUILDING I:

EACH BUILDING :

- HAS 2 APARTMENT UNITS/ FLOOR.
- IS 2 STORED
- THEREFORE, TOTAL OF 4 APARTMENT UNITS

TOTAL 24 APARTMENT UNITS IN PHASE 2

Table 120-1 Master Planned Development Prohibited Uses	
PUBLIC/CIVIC	
Club, Lodge, or Fraternal Organization	PROHIBITED
PUBLIC/CIVIC	
Hospital	PROHIBITED
Safety Service	
Fire station	PROHIBITED
Police station	PROHIBITED
Ambulance service	PROHIBITED
School	PROHIBITED
Commercial	
Adult businesses	PROHIBITED
Adult media store	PROHIBITED
Adult motion picture theater	PROHIBITED
Sex shop	PROHIBITED
Animal Service	
Stable	PROHIBITED
Drive-Through Facility	PROHIBITED
Eating and Drinking Establishments (except as Tavern or nightclub)	PROHIBITED
Entertainment Venues and Spectator Sports	
Indoor small venue (1-149 capacity)	PROHIBITED
Indoor medium venue (150-499 capacity)	PROHIBITED
Indoor large venue (500+ capacity)	PROHIBITED
Financial Services (except as noted below)	
Pawn shop	PROHIBITED
Short-term loan establishment	PROHIBITED
Funeral and Intermment Service	
Cemetery/ columbarium/ mausoleum	PROHIBITED. There is an existing cemetery in the NE corner of site.
Cremating	PROHIBITED
Undertaking	PROHIBITED
Gasoline and Fuel Sales	PROHIBITED
Lodging	
Bed and Breakfast	PROHIBITED
Hotel/motel	PROHIBITED
Office, Administrative, Professional or General	
Blood/plasma center	PROHIBITED
Vehicle Sales and Service	
Heavy equipment sales/rental	PROHIBITED
Light equipment sales/rental (indoor)	PROHIBITED
Light equipment sales/rental (outdoor)	PROHIBITED
Motor vehicle repair, limited	PROHIBITED
Motor vehicle repair, general	PROHIBITED
Vehicle storage/towing	PROHIBITED
INDUSTRIAL	
Self-Storage Warehouse	
Warehousing, Wholesaling, Storage, Freight Movement	
Indoor	PROHIBITED
Outdoor	PROHIBITED

OWNER:
KC MASS Services
& Wise Owl Ventures LLC
1321 W 103rd St #101
KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
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KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
LEIGH & O'KANE
290 NE MULBERRY ST. #201
LEES SUMMIT, MO 64086
T 816-421-9222

MEP ENGINEERS:
CUSTOM ENGINEERING
12700 E US HWY 40
INDEPENDENCE, MO 64055
T 816-350-1473

CIVIL ENGINEER:
SE3, LLC.
8401 EM 350 HWY
KANSAS CITY, MO 64133
T 816-272-9545

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DEVELOPMENT PLAN AND PRELIMINARY PLAT

RIVER FOREST VILLAGE

3500 NE Prather Rd.
Kansas City, MO 64116

DRAW
214 W 21st STREET, SUITE 200 - KANSAS CITY, MO 64114
PHONE: 816.531.8303

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DONORQUE DAVIDSON MO 6205000101

NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	08/10/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/17/2022

COVER SHEET

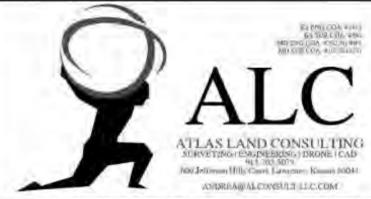
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ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 12 TOWNSHIP 50 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



ALTA/NSPS LAND TITLE SURVEY

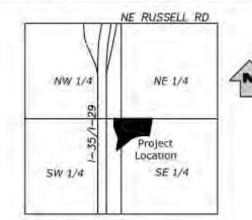
LEGEND

- ▲ DENOTES FOUND MONUMENT AS NOTED
- DENOTES FOUND CORNER AS NOTED
- DENOTES SET 1/2" REBAR W/CAP MO PLS 2008016658
- ⊗ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES GAS VALVE
- ⊖ DENOTES POWER POLE
- ⊙ DENOTES BOLLARD
- ⊛ DENOTES LIGHT POLE
- ⊜ DENOTES PARKING LOT SIGN
- ⊝ DENOTES WATER METER
- ⊞ DENOTES FLAG POLE
- ⊟ DENOTES CONCRETE SURFACE
- ⊠ DENOTES CHAIN LINK FENCE
- ⊡ DENOTES BARBED LINK FENCE
- ⊢ DENOTES TREE LINE
- ⊣ DENOTES OVERHEAD POWER LINE
- ⊤ DENOTES UNDERGROUND GAS LINE
- ⊥ DENOTES UNDERGROUND WATER LINE

GENERAL NOTES

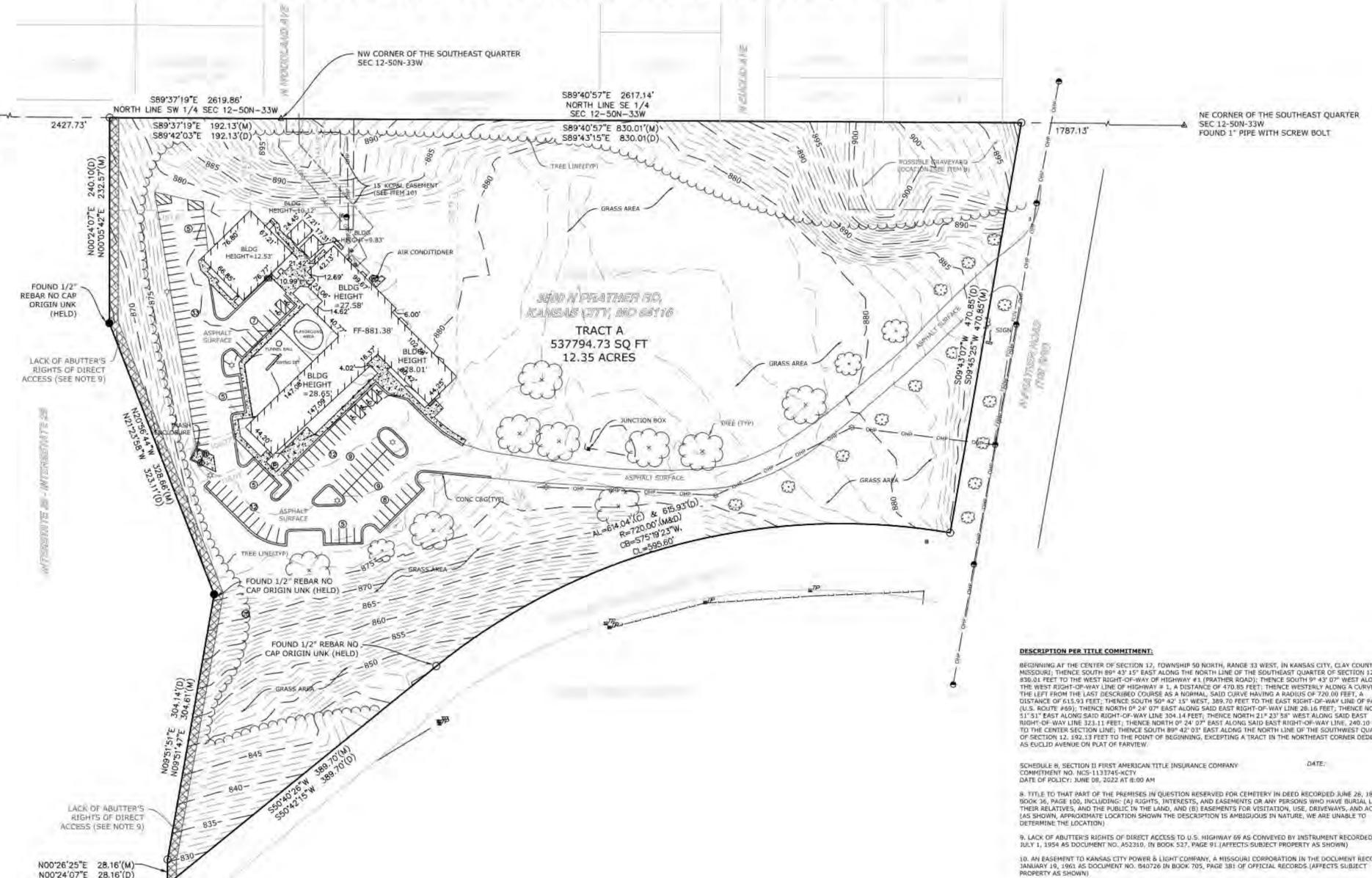
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET
3. MISSOURI ONE WAS CALLED ON THIS SURVEY. TICKET NO. 221981513. ALL UTILITIES SHOWN VIA FIELD LOCATES.
4. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
5. TO THE KNOWLEDGE OF THIS SURVEYOR THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
6. THERE ARE 110 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES.
7. REFERENCED SURVEYS
- RIVER FOREST NORTH FINAL PLAT BOOK 12 PAGE 60
- BAKER HEIGHTS BOUNDARY SURVEY DOC 2019038390
- SUNSET HILL PLAT BOOK 5
8. CURRENT ZONING R-6
- FRONT YARD SETBACK 25'
- BACK YARD SETBACK 25'
- SIDE YARD SETBACK 10'
- MAX BUILDING HEIGHT 35'

VICINITY MAP



JOB NO: 22-1017

SCALE	PREPARED FOR
 SCALE IN FEET	WISE OWL VENTURES, LLC ADDRESS: 3500 N Prather Rd, Kansas City, MO 64116
SEC-TWN-RNG	
12-50N-33W	
DATE	
JULY 14, 2022	



DESCRIPTION PER TITLE COMMITMENT:
 BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89° 43' 15" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 836.81 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRATHER ROAD); THENCE SOUTH 9° 42' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 470.85 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A NORMAL SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 614.04' (C) & 615.93' (D); R=720.00' (M&D); CB=575°19'23"W; CI=598.80'
 AS EUCLID AVENUE ON PLAT OF FARVIEW.

SCHEDULE B, SECTION 11 FIRST AMERICAN TITLE INSURANCE COMPANY DATE:
 COMMITMENT NO. 1625113745-KCTY
 DATE OF POLICY: JUNE 08, 2022 AT 8:00 AM

8. TITLE TO THAT PART OF THE PREMISES IN QUESTION RESERVED FOR CEMETERY IN DEED RECORDED JUNE 26, 1871, IN BOOK 36, PAGE 100, INCLUDING: (A) RIGHTS, INTERESTS, AND EASEMENTS OR ANY PERSONS WHO HAVE BURIAL LOTS, THEIR RELATIVES, AND THE PUBLIC IN THE LAND, AND (B) EASEMENTS FOR VISITATION, USE, DRIVEWAYS, AND ACCESS. [AS SHOWN, APPROXIMATE LOCATION SHOWN THE DESCRIPTION IS AMBIGUOUS IN NATURE, WE ARE UNABLE TO DETERMINE THE LOCATION.]

9. LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS TO U.S. HIGHWAY 69 AS CONVEYED BY INSTRUMENT RECORDED AS JULY 1, 1954 AS DOCUMENT NO. A52340, IN BOOK 527, PAGE 91. (AFFECTS SUBJECT PROPERTY AS SHOWN)

10. AN EASEMENT TO KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION IN THE DOCUMENT RECORDED JANUARY 19, 1963 AS DOCUMENT NO. 840726 IN BOOK 705, PAGE 381 OF OFFICIAL RECORDS (AFFECTS SUBJECT PROPERTY AS SHOWN)

TO: FAITH COMMUNITY CHURCH, A MISSOURI NON-PROFIT CORPORATION, WISE OWL VENTURES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, & FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 4, 6, 7(B)(1)(C), 8, 9, 10, 11(A)(B), 12, AND 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 10, 2022

BRYAN F. HILL, PLS 2008016658

OWNER:
KC MASS Services & Wise Owl Ventures LLC
 1221 W 103rd ST. #197 KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21st ST, SUITE 200
 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL:
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MEP ENGINEERS:
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 12789 E US HWY 40,
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DEVELOPMENT PLAN AND PRELIMINARY PLAT
RIVER FOREST VILLAGE
 3500 N Prather Rd,
 Kansas City, MO 64116

DRAW
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 PHONE: 816.531.8303
 drawarch.com

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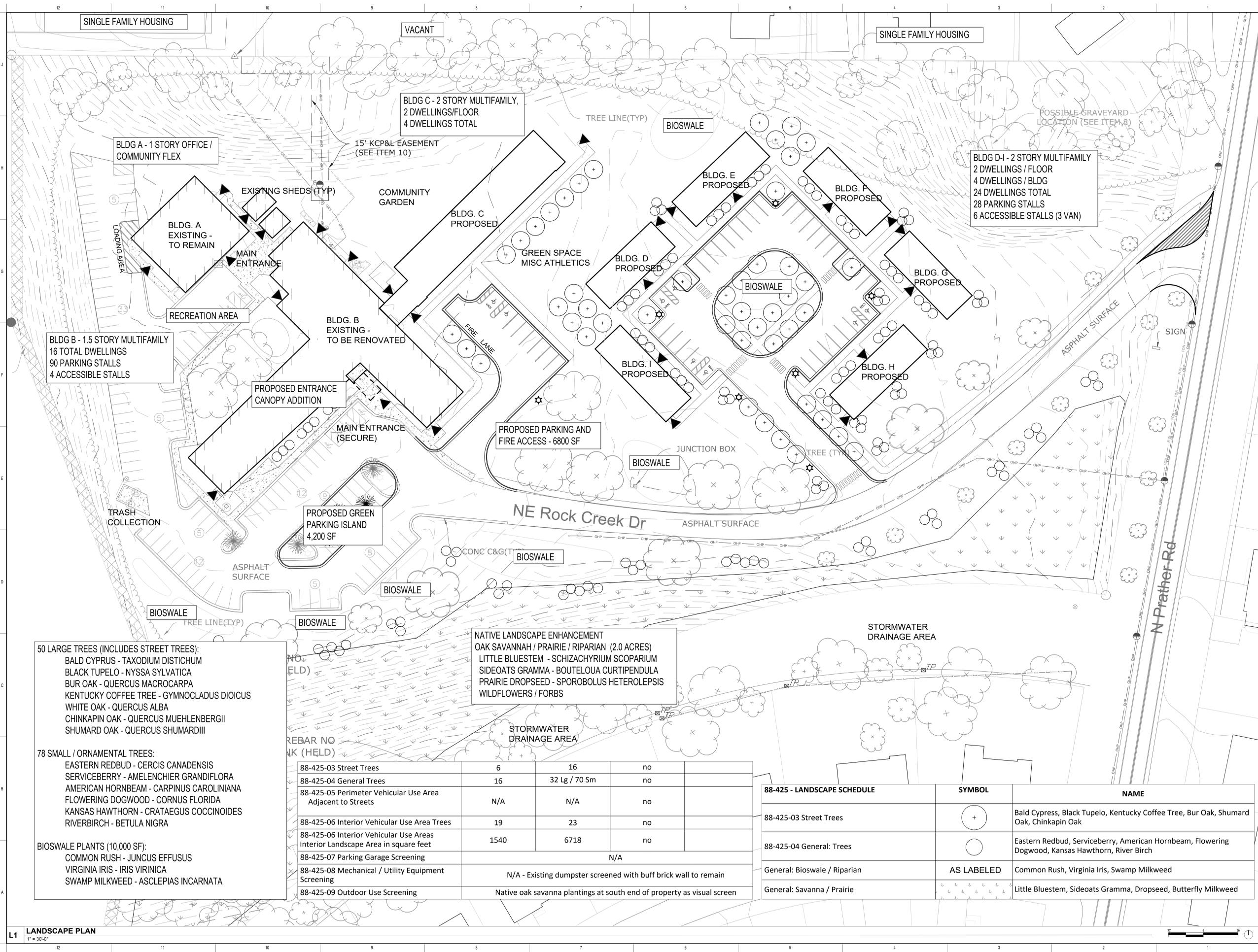
DONNAUE DAVIDSON	MO 8203591203
NO. RELEASE	DATE
1 DEVELOPMENT PLAN SUBMITTAL	06/22/2022
2 DEVELOPMENT PLAN SUBMITTAL	09/17/2022

SITE SURVEY

V-001

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DOMINIQUE DAVISON NO 0200001201

RELEASE SCHEDULE

NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	08/22/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/13/2022

LANDSCAPE PLAN

L 101

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- 50 LARGE TREES (INCLUDES STREET TREES):
 BALD CYPRUS - TAXODIUM DISTICHUM
 BLACK TUPELO - NYSSA SYLVATICA
 BUR OAK - QUERCUS MACROCARPA
 KENTUCKY COFFEE TREE - GYMNOCLADUS DIOICUS
 WHITE OAK - QUERCUS ALBA
 CHINKAPIN OAK - QUERCUS MUEHLENBERGII
 SHUMARD OAK - QUERCUS SHUMARDIII

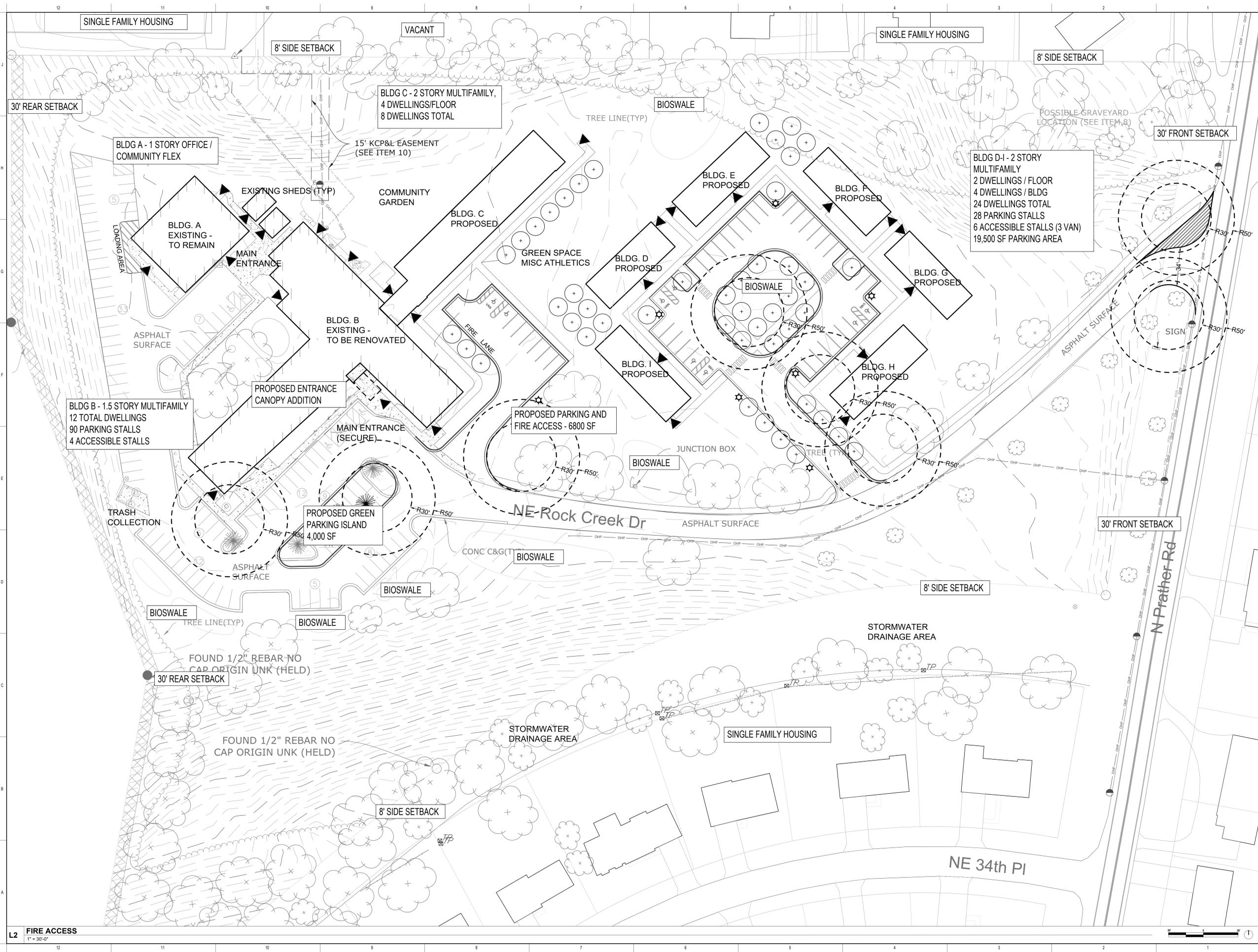
- 78 SMALL / ORNAMENTAL TREES:
 EASTERN REDBUD - CERCIS CANADENSIS
 SERVICEBERRY - AMELANCHIER GRANDIFLORA
 AMERICAN HORNBEAM - CARPINUS CAROLINIANA
 FLOWERING DOGWOOD - CORNUS FLORIDA
 KANSAS HAWTHORN - CRATAEGUS COCCINOIDES
 RIVERBIRCH - BETULA NIGRA

- BIOSWALE PLANTS (10,000 SF):
 COMMON RUSH - JUNCUS EFFUSUS
 VIRGINIA IRIS - IRIS VIRINICA
 SWAMP MILKWEED - ASCLEPIAS INCARNATA

- NATIVE LANDSCAPE ENHANCEMENT
 OAK SAVANNAH / PRAIRIE / RIPARIAN (2.0 ACRES)
 LITTLE BLUESTEM - SCHIZACHYRIUM SCOPARIUM
 SIDEOATS GRAMMA - BOUTELOUA CURTIPENDULA
 PRAIRIE DROPSEED - SPOROBOLUS HETEROLEPSIS
 WILDFLOWERS / FORBS

NO.	DESCRIPTION	QTY	SIZE	REMARKS
88-425-03	Street Trees	6	16"	no
88-425-04	General Trees	16	32 Lg / 70 Sm	no
88-425-05	Perimeter Vehicular Use Area Adjacent to Streets	N/A	N/A	no
88-425-06	Interior Vehicular Use Area Trees	19	23"	no
88-425-06	Interior Vehicular Use Areas Interior Landscape Area in square feet	1540	6718	no
88-425-07	Parking Garage Screening		N/A	
88-425-08	Mechanical / Utility Equipment Screening		N/A - Existing dumpster screened with buff brick wall to remain	
88-425-09	Outdoor Use Screening		Native oak savanna plantings at south end of property as visual screen	

88-425 - LANDSCAPE SCHEDULE	SYMBOL	NAME
88-425-03 Street Trees	+	Bald Cypress, Black Tupelo, Kentucky Coffee Tree, Bur Oak, Shumard Oak, Chinkapin Oak
88-425-04 General: Trees	○	Eastern Redbud, Serviceberry, American Hornbeam, Flowering Dogwood, Kansas Hawthorn, River Birch
General: Bioswale / Riparian	AS LABELED	Common Rush, Virginia Iris, Swamp Milkweed
General: Savanna / Prairie		Little Bluestem, Sideoats Gramma, Dropseed, Butterfly Milkweed



OWNER:
**KC MASS Services
 & Wise Owl Ventures LLC**
 1321 W 103rd St #101
 KANSAS CITY, MO 64114

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 + URBAN DESIGN LLC**
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STRUCTURAL:
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 LEAS SUMMIT, MO 64086
 T 816-421-3222

MEP ENGINEERS:
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CIVIL ENGINEER:
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 8401 EM 350 HWY
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 T 816-272-5545

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DEVELOPMENT PLAN AND PRELIMINARY PLAT
**RIVER FOREST
 VILLAGE**
 3500 N Prather Rd.
 Kansas City, MO 64116

DRAW
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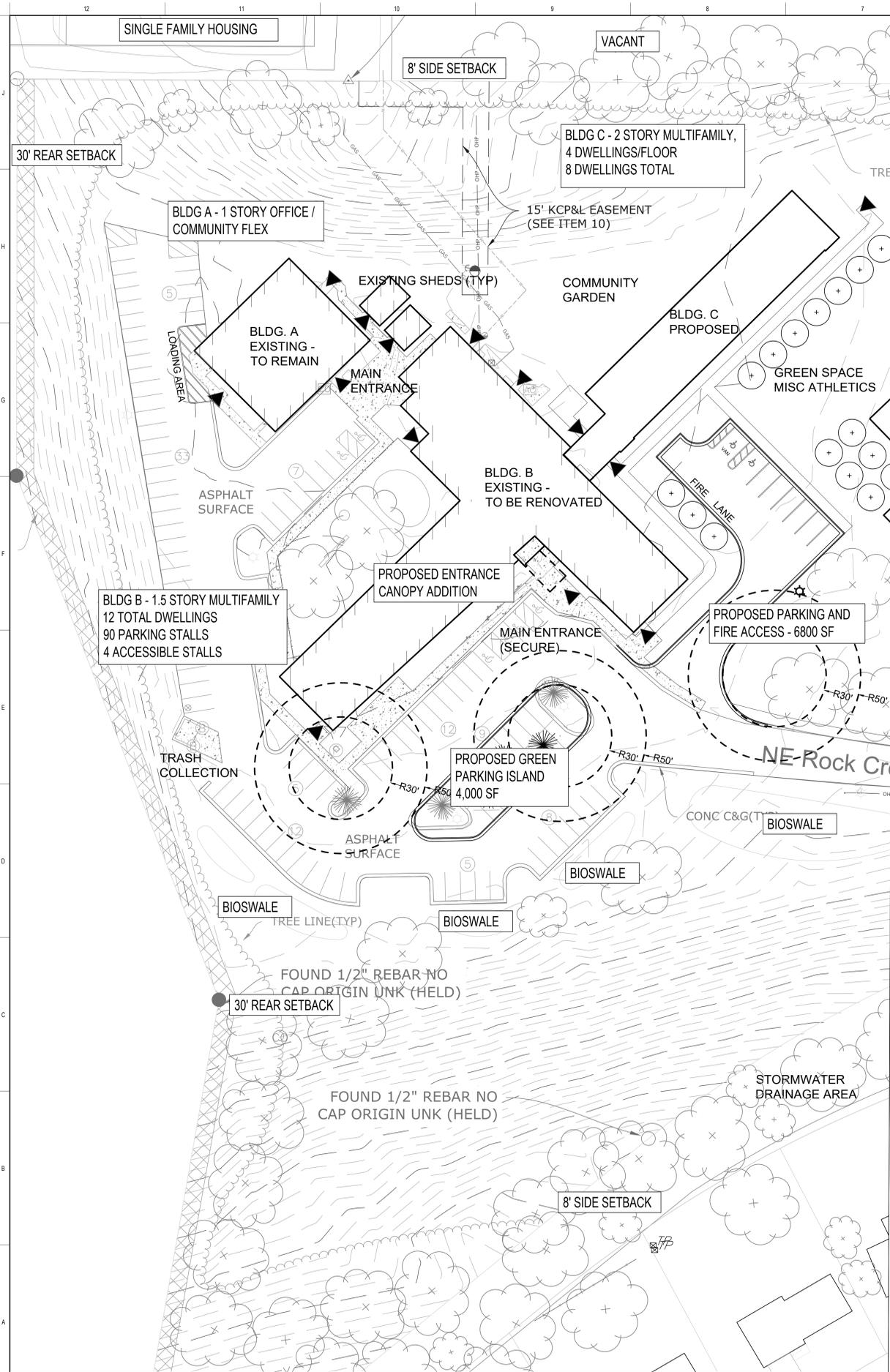
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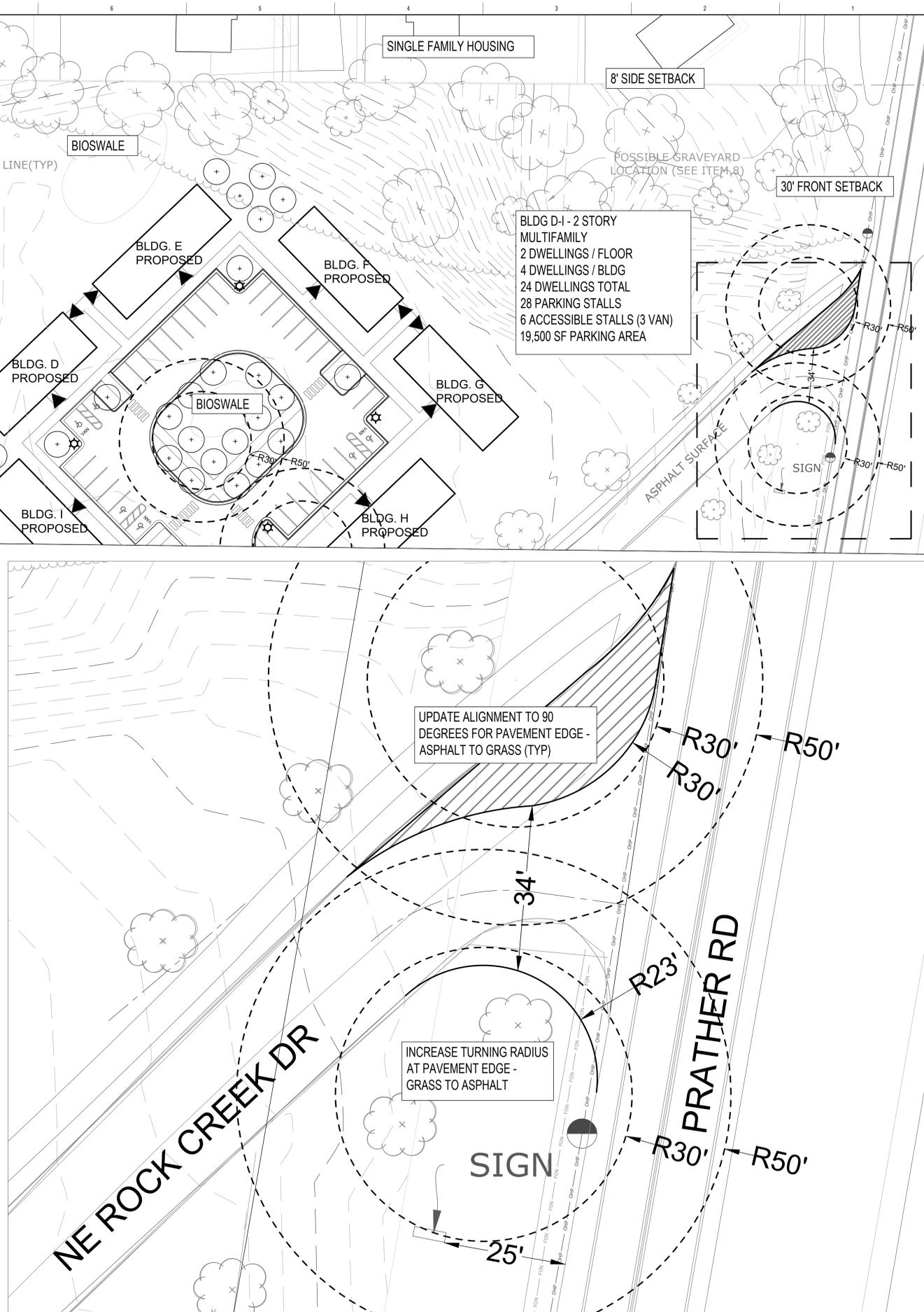
NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	09/02/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/13/2022

FIRE ACCESS
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L2 FIRE ACCESS
 1" = 30'-0"



L3 SITE ACCESS LOCATION
1" = 30'-0"



L4 SITE ACCESS DETAIL
1" = 10'-0"

OWNER:
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& Wise Owl Ventures LLC**
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KANSAS CITY, MO 64114

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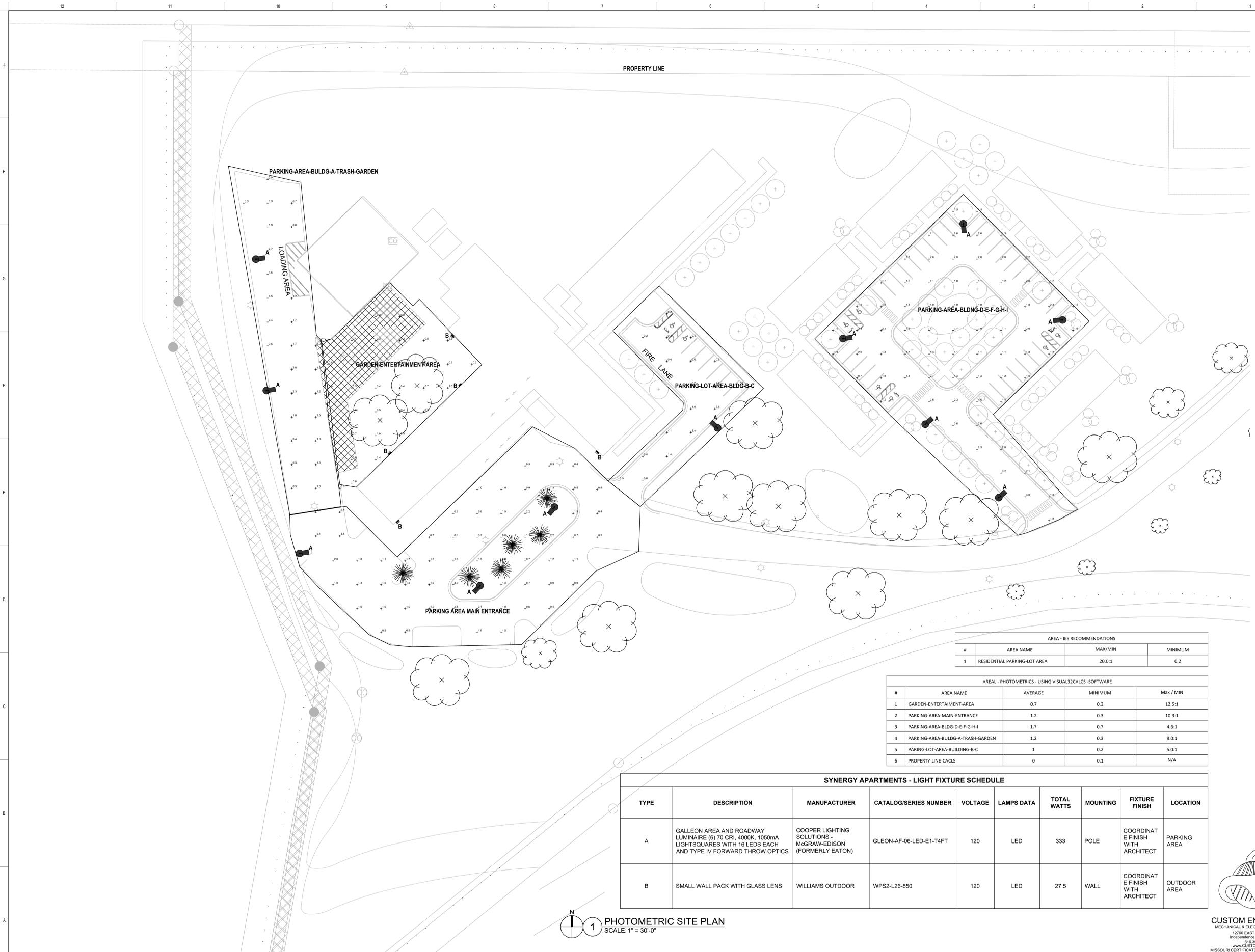
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DOMINIQUE DAVISON MO 6202001001

NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	09/02/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/13/2022

SITE ACCESS
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AREA - IES RECOMMENDATIONS			
#	AREA NAME	MAX/MIN	MINIMUM
1	RESIDENTIAL PARKING-LOT AREA	20.0:1	0.2

AREAL - PHOTOMETRICS - USING VISUAL3CALCS - SOFTWARE				
#	AREA NAME	AVERAGE	MINIMUM	Max / MIN
1	GARDEN-ENTERTAINMENT-AREA	0.7	0.2	12.5:1
2	PARKING-AREA-MAIN-ENTRANCE	1.2	0.3	10.3:1
3	PARKING-AREA-BLDG-D-E-F-G-H-I	1.7	0.7	4.6:1
4	PARKING-AREA-BULDG-A-TRASH-GARDEN	1.2	0.3	9.0:1
5	PARKING-LOT-AREA-BUILDING-B-C	1	0.2	5.0:1
6	PROPERTY-LINE-CACLS	0	0.1	N/A

SYNERGY APARTMENTS - LIGHT FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG/SERIES NUMBER	VOLTAGE	LAMPS DATA	TOTAL WATTS	MOUNTING	FIXTURE FINISH	LOCATION
A	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-AF-06-LED-E1-T4FT	120	LED	333	POLE	COORDINAT E FINISH WITH ARCHITECT	PARKING AREA
B	SMALL WALL PACK WITH GLASS LENS	WILLIAMS OUTDOOR	WPS2-L26-850	120	LED	27.5	WALL	COORDINAT E FINISH WITH ARCHITECT	OUTDOOR AREA

1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

OWNER:
KC MASS Services & Wise Owl Ventures LLC
1221 W 103rd St #197
KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
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DEVELOPMENT PLAN AND PRELIMINARY PLAN
RIVER FOREST VILLAGE
3500 N Praeger Rd.
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RELEASE SCHEDULE		DATE
1	DEVELOPMENT PLAN SUBMITTAL	08/12/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/12/2022

PHOTOMETRIC SITE PLAN
ES-1
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CUSTOM ENGINEERING
MECHANICAL & ELECTRICAL ENGINEERING
12760 EAST 40 HIGHWAY
INDEPENDENCE, MISSOURI 64055
816.350.1473
WWW.CUSTOMENGR.COM
MISSOURI CERTIFICATE OF AUTHORITY #0002939

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount

Electrical
LED drivers are mounted to removable tray assembly for ease

of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 50% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

Bracket option, QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm side into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.5" to 4.25". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

Streetworks

Catalog #	Item
Project	Date
Comments	
Prepared by	



GAN GALLEON LED
1-10 Light Square Solid Step LED

AREA / ROADWAY LUMINAIRE



DLC
CERTIFICATION DATA
Eaton LED Location Label
150-8001
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

ENERGY DATA
Eaton
TM-21
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

QUICK MOUNT ARM DATA

Number of Light Squares 1*	Wt. (lbs.)	Weight with QM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (S.A. Ft.)
1-4	15.12" (384mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-8	21.5" (546mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
9-10	23.34" (593mm)	56 (25.4 kgs.)	59 (26.82 kgs.)	

NOTES: 1. QM option available with 1 light square configurations. 2. OMEA option available with 1 light square configurations. 3. OMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "A"

TYPE "B"

TYPE "C"

TYPE "D"

TYPE "E"

TYPE "F"

TYPE "G"

TYPE "H"

TYPE "I"

TYPE "J"

TYPE "K"

TYPE "L"

TYPE "M"

TYPE "N"

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TYPE "P"

TYPE "Q"

TYPE "R"

TYPE "S"

TYPE "T"

TYPE "U"

TYPE "V"

TYPE "W"

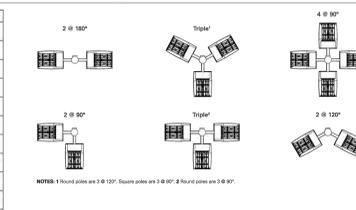
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TYPE "Y"

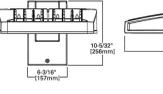
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STANDARD ARM MOUNTING REQUIREMENTS

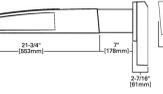
Configuration	90° Apert	120° Apert
GAN-AF-01	7" Arm (Standard)	7" Arm (Standard)
GAN-AF-02	7" Arm (Standard)	7" Arm (Standard)
GAN-AF-03	7" Arm (Standard)	7" Arm (Standard)
GAN-AF-04	7" Arm (Standard)	7" Arm (Standard)
GAN-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AF-07	10" Extended Arm (Required)	10" Extended Arm (Required)
GAN-AF-08	10" Extended Arm (Required)	10" Extended Arm (Required)
GAN-AF-09	10" Extended Arm (Required)	10" Extended Arm (Required)
GAN-AF-10	10" Extended Arm (Required)	10" Extended Arm (Required)



STANDARD WALL MOUNT



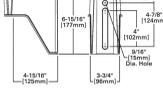
MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



OMEA Quick Mount Arm (Standard)



QUICK MOUNT ARM DATA

Number of Light Squares 1*	Wt. (lbs.)	Weight with QM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (S.A. Ft.)
1-4	15.12" (384mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
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NOTES: 1. QM option available with 1 light square configurations. 2. OMEA option available with 1 light square configurations. 3. OMEA arm to be used when mounting two fixtures at 90° on a single pole.

DLC
CERTIFICATION DATA
Eaton LED Location Label
150-8001
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

ENERGY DATA
Eaton
TM-21
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

QUICK MOUNT ARM DATA

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TYPE "I"

TYPE "J"

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TYPE "L"

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TYPE "Q"

TYPE "R"

TYPE "S"

TYPE "T"

TYPE "U"

TYPE "V"

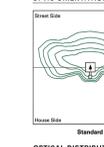
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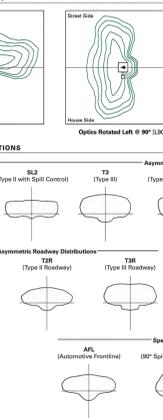
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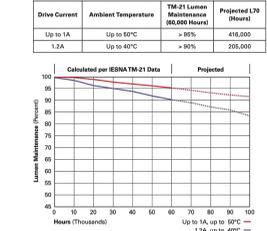
OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
30°C	0.99
40°C	0.98
50°C	0.97

DLC
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30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

ENERGY DATA
Eaton
TM-21
100% LM-79 Compliant
30V Dimension Rated
TM-21
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TYPE "F"

TYPE "G"

TYPE "H"

TYPE "I"

TYPE "J"

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TYPE "M"

TYPE "N"

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TYPE "R"

TYPE "S"

TYPE "T"

TYPE "U"

TYPE "V"

TYPE "W"

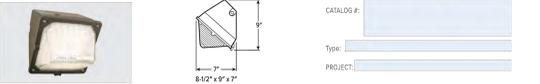
TYPE "X"

TYPE "Y"

TYPE "Z"

FIXTURE-TYPE - A
CATALOG NO.: GLEON-AF-06-LED-E1-T4FT

WPS2 LED Small Wall Pack With Glass Lens



FEATURES
• Designed for quick and easy installation
• 12" WPS mounted hub and plug-in corded entry points
• Fully gasketed for wet locations
• Hinged and gasketed borosilicate glass lens

ORDERING EXAMPLE: WPS2 - L26-850 - OPTIONS - DIM - UNV

ORDERING INFO
SERIES LUMENS CRI CCT OPTIONS DRIVER
WPS2 1 L26 2,600m 8 80 50 5000K SF Single lens, H Double lens, H 2.5M large protection PC Factory-installed photocell

SPECIFICATIONS
• HOUSING - Die-cast aluminum.
• LENS - Impact resistant, prismatic, borosilicate glass refractor.
• FINISH - Powder coated on heavy-duty die-cast housing. Dark bronze finish only.
• ELECTRICAL - Electronic 120-277V or 347/480V dimmable driver. Metal core PCB LED entry.
• MOUNTING - Includes die-cast mounting plate with locknut, O-ring and weatherproof gasket. Wall mounts directly on 4" recessed wall box or recessed 12" square ceiling box.
• LISTINGS - CE Marked to IEC 60529-2. Mark 3000 certified as suitable for wet locations. 0°C minimum ambient operating temperature.
• WARRANTY - 5-year limited warranty.

VOLTAGE
120 100V
208 208V
240 208V
277 208V
347 208V
480 480V

UNV 120-277V
347 208V
480 480V

NOTES
* This fixture does not comply with Bay Area/AB98 and California regulatory programs.
* 120V or 277V only; must specify voltage.
* 208V or 240V only; must specify voltage.

WARRANTY
Standard five-year warranty. Optional ten-year warranty, please see your Eaton Streetworks sales representative for more information.

DLC
CERTIFICATION DATA
Eaton LED Location Label
150-8001
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

ENERGY DATA
Eaton
TM-21
100% LM-79 Compliant
30V Dimension Rated
TM-21
DesignLights Consortium® Qualified

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TYPE "B"

TYPE "C"

TYPE "D"

TYPE "E"

TYPE "F"

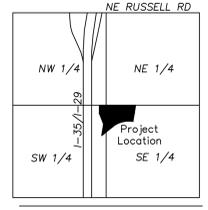
TYPE "G"

TYPE "H"

TYPE "I"

TYPE "J"

TYPE "K"



SECTION 12-50N-33W
Not to Scale
VICINITY MAP

OWNER:
KC MASS SERVICES & WISE OWL VENTURES, LLC
1221 W 103RD ST, #197
KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
LEIGH & OKANE
250 NE MULBERRY ST, #201
LEES SUMMIT, MO 64086
T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
12765 E US HWY 40,
INDEPENDENCE, MO 64055
T 816-350-1473

CIVIL ENGINEER:
SE3, LLC
8401 E M 350 HWY
KANSAS CITY, MO 64133
T 816-272-5545

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

DEVELOPER:
KC MASS SERVICES & WISE OWL VENTURES, LLC
1221 W 103RD ST, #197
KANSAS CITY, MO 64114
CONTACT: MARK IRVIN
PHONE: 816-786-5163
EMAIL: MARKIRVIN@KCMASS.NET

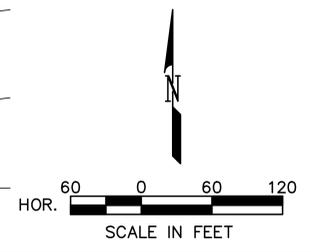
PREPARED AND SUBMITTED BY:
SE3, LLC
8401 E M 350 HIGHWAY
KANSAS CITY, MO 64133

JAMES CHERNEY, PE
MISSOURI PE: 2001004573

DESCRIPTION PER TITLE COMMITMENT:
BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89° 43' 15" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, 830.01 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRATHER ROAD); THENCE SOUTH 9° 43' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 470.85 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A NORMAL, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 615.93 FEET; THENCE SOUTH 50° 42' 15" WEST, 389.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF PASSED (U.S. ROUTE #69); THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 28.16 FEET; THENCE NORTH 9° 51' 51" EAST ALONG SAID RIGHT-OF-WAY LINE 304.14 FEET; THENCE NORTH 21° 23' 58" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 323.11 FEET; THENCE NORTH 0° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 240.10 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89° 42' 03" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 192.13 FEET TO THE POINT OF BEGINNING, EXCEPTING A TRACT IN THE NORTHEAST CORNER DEDICATED AS EUCLID AVENUE ON PLAT OF FARVIEW.

BUILDING UNITS:	PHASE	APPROXIMATE COMMENCEMENT	APPROXIMATE COMPLETION
BLDG A - 1 STORY OFFICE / COMMUNITY FLEX	PHASE 1	APRIL 2023	APRIL 2024
BLDG B - 1.5 STORY MULTIFAMILY 12 TOTAL DWELLINGS 90 PARKING STALLS 4 ACCESSIBLE STALLS	PHASE 1	APRIL 2023	APRIL 2024
BLDG C - 2 STORY MULTIFAMILY 4 DWELLINGS/FLOOR 8 DWELLINGS TOTAL	PHASE 1	APRIL 2023	APRIL 2024
BLDG D THRU I - 2 STORY MULTIFAMILY 2 DWELLINGS / FLOOR 4 DWELLINGS / BLDG 24 DWELLINGS TOTAL 28 PARKING STALLS 6 ACCESSIBLE STALLS (3 VAN) 19,500 SF PARKING AREA	PHASE 2	APRIL 2026	APRIL 2027

TRACTS:	PHASE	APPROXIMATE COMMENCEMENT	APPROXIMATE COMPLETION
TRACT A PRIVATE OPEN SPACE PLAYGROUND, PICNIC AREA AND OUTDOOR CLASSROOM 11,000 SF	PHASE 1	APRIL 2023	APRIL 2024
TRACT B PRIVATE OPEN SPACE COMMUNITY GARDEN 6,000 SF	PHASE 1	APRIL 2023	APRIL 2024
TRACT C PRIVATE OPEN SPACE FLEX ATHLETIC FIELD 7,000 SF	PHASE 1	APRIL 2023	APRIL 2024



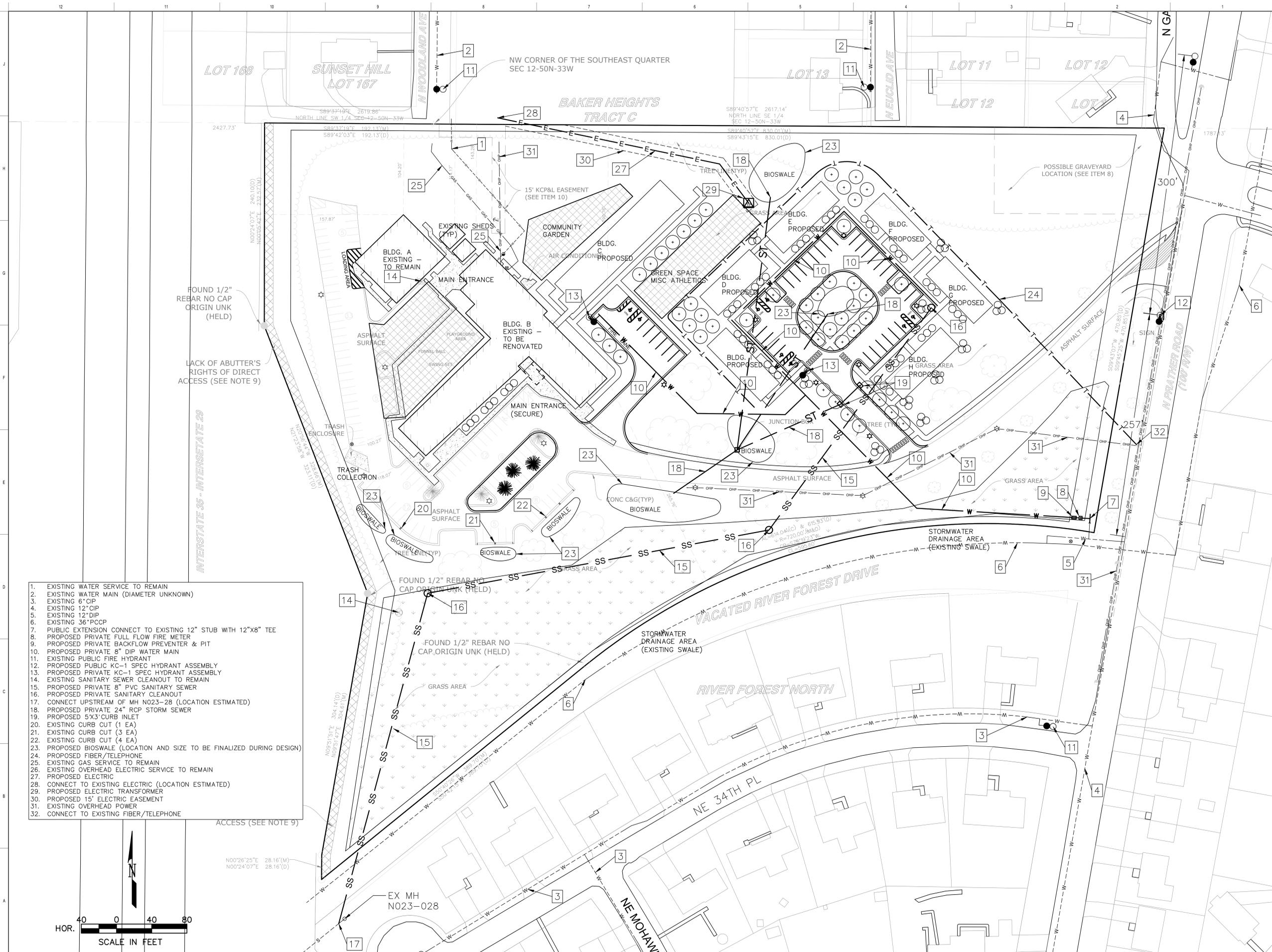
DEVELOPMENT PLAN AND PRELIMINARY PLAT
RIVER FOREST VILLAGE
3500 N Prather Rd.
Kansas City, MO 64116

DRAW
214 W 21st STREET, SUITE 200, KANSAS CITY, MO 64114
PHONE: 816.531.8303
drawarc.com

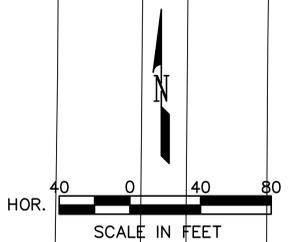
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ORIGINAL DRAWINGS SCALE TO BE 1/4" = 1'-0" SHEET
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RELEASE SCHEDULE	NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL		10/17/2022

PRELIMINARY PLAT
C 001
NOT FOR CONSTRUCTION
Printed 10/14/2022 2:24:50 PM



1. EXISTING WATER SERVICE TO REMAIN
2. EXISTING WATER MAIN (DIAMETER UNKNOWN)
3. EXISTING 6" CIP
4. EXISTING 12" CIP
5. EXISTING 12" DIP
6. EXISTING 36" PCOP
7. PUBLIC EXTENSION CONNECT TO EXISTING 12" STUB WITH 12"x8" TEE
8. PROPOSED PRIVATE FULL FLOW FIRE METER
9. PROPOSED PRIVATE BACKFLOW PREVENTER & PIT
10. PROPOSED PRIVATE 8" DIP WATER MAIN
11. EXISTING PUBLIC FIRE HYDRANT
12. PROPOSED PUBLIC KC-1 SPEC HYDRANT ASSEMBLY
13. PROPOSED PRIVATE KC-1 SPEC HYDRANT ASSEMBLY
14. EXISTING SANITARY SEWER CLEANOUT TO REMAIN
15. PROPOSED PRIVATE 8" PVC SANITARY SEWER
16. PROPOSED PRIVATE SANITARY CLEANOUT
17. CONNECT UPSTREAM OF MH N023-28 (LOCATION ESTIMATED)
18. PROPOSED PRIVATE 24" RCP STORM SEWER
19. PROPOSED 5'x3' CURB INLET
20. EXISTING CURB CUT (1 EA)
21. EXISTING CURB CUT (3 EA)
22. EXISTING CURB CUT (4 EA)
23. PROPOSED BIOSWALE (LOCATION AND SIZE TO BE FINALIZED DURING DESIGN)
24. PROPOSED FIBER/TELEPHONE
25. EXISTING GAS SERVICE TO REMAIN
26. EXISTING OVERHEAD ELECTRIC SERVICE TO REMAIN
27. PROPOSED ELECTRIC
28. CONNECT TO EXISTING ELECTRIC (LOCATION ESTIMATED)
29. PROPOSED ELECTRIC TRANSFORMER
30. PROPOSED 15' ELECTRIC EASEMENT
31. EXISTING OVERHEAD POWER
32. CONNECT TO EXISTING FIBER/TELEPHONE



OWNER:
KC MASS SERVICES & WISE OWL VENTURES, LLC
 1221 W 103RD ST, #187
 KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST, SUITE 200
 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL:
LEIGH & OKANE
 250 NE MULBERRY ST, #201
 LEES SUMMIT, MO 64086
 T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
 12760 E US HWY 40,
 INDEPENDENCE, MO 64055
 T 816-355-1473

CIVIL ENGINEER:
SE3, LLC
 8401 EM 350 HWY
 KANSAS CITY, MO 64133
 T 816-272-5545

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST, SUITE 200
 KANSAS CITY, MO 64108
 T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT
RIVER FOREST VILLAGE
 3500 N Prather Rd.
 Kansas City, MO 64116

DRAW
 214 W 21st STREET, SUITE 200, KANSAS CITY, MO 64114
 PHONE: 816.531.8303

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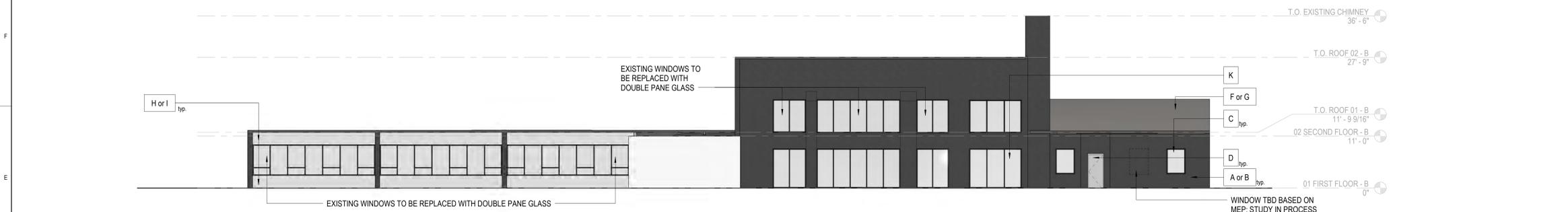
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RELEASE SCHEDULE NO.	RELEASE DATE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	08/29/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/11/2022

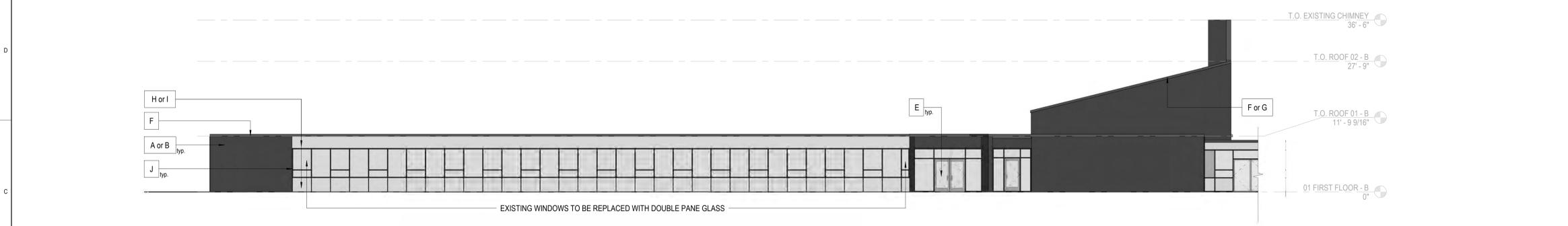
UTILITY PLAN
C 002
 NOT FOR CONSTRUCTION
 Printed 10/14/2022 3:48:21 PM



G12 BUILDING B NORTHWEST ELEVATION - CPC
1" = 10'-0"



E12 BUILDING B NORTHEAST ELEVATION
1" = 10'-0"



C12 BUILDING B SOUTHEAST ELEVATION - CPC
1" = 10'-0"



A12 BUILDING B SOUTHWEST ELEVATION
1" = 10'-0"

EXTERIOR MATERIAL FINISH	
	A - BUFF BRICK FINISH
	B - GRAY STAINED BRICK FINISH
	C - WINDOW
	D - DOOR
	E - STOREFRONT
	F - TPO
	G - STANDING SEAM METAL ROOF
	H - SPANDELR PANEL
	I - SPANDELR PANEL
	J - PERFORATED/SLATED FIN
	K - SLIDING DOOR
	L - SKYLIGHT
	M - RAILING
	N - PAINTED EXISTING CORRUGATED METAL
	O - VERTICAL HARDIE BOARD SIDING

OWNER:
KC MASS Services & Wise Owl Ventures LLC
1221 W 103rd ST. #197 KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21st ST, SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

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250 NE MULBERRY ST. #201
LEES SUMMIT, MO 64086
T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
12750 E US HWY 40
INDEPENDENCE, MO 64055
T 816-350-1473

CIVIL ENGINEER:
SE3, LLC.
8401 EM 350 HWY
KANSAS CITY, MO 64133
T 816-272-5545

LANDSCAPE ARCHITECT:
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T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT
RIVER FOREST VILLAGE
3500 N Prather Rd
Kansas City, MO 64116

DRAW
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PHONE: 816.531.8303
drawarch.com

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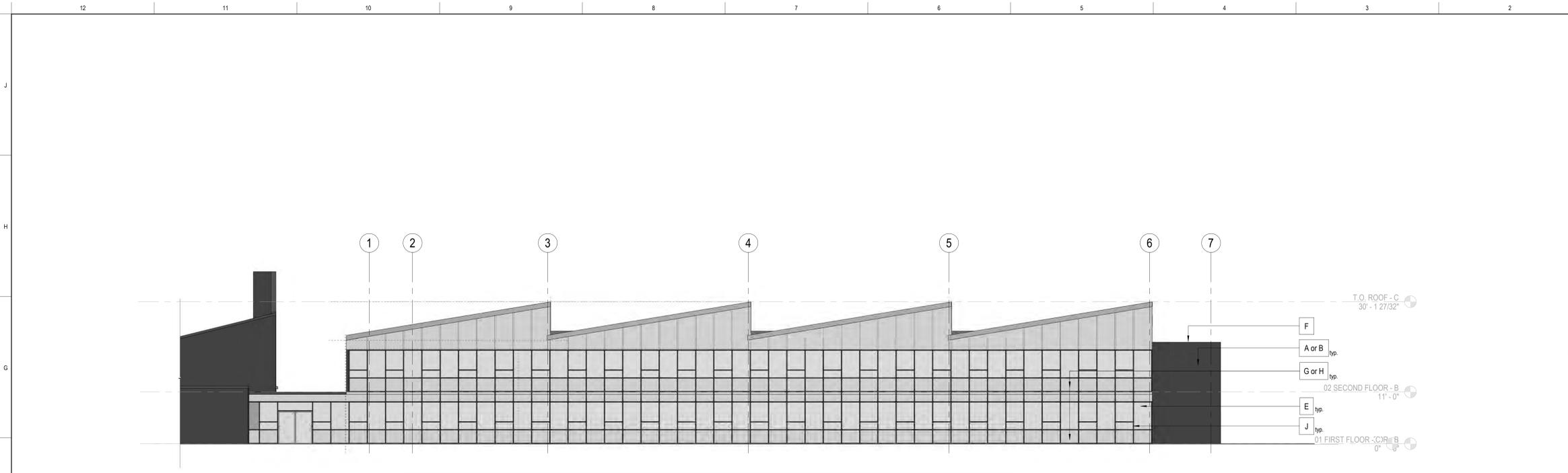
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RELEASE SCHEDULE		NO	DATE
1	DEVELOPMENT PLAN SUBMITTAL		09/12/2022
2	DEVELOPMENT PLAN RESUBMITTAL		10/17/2022

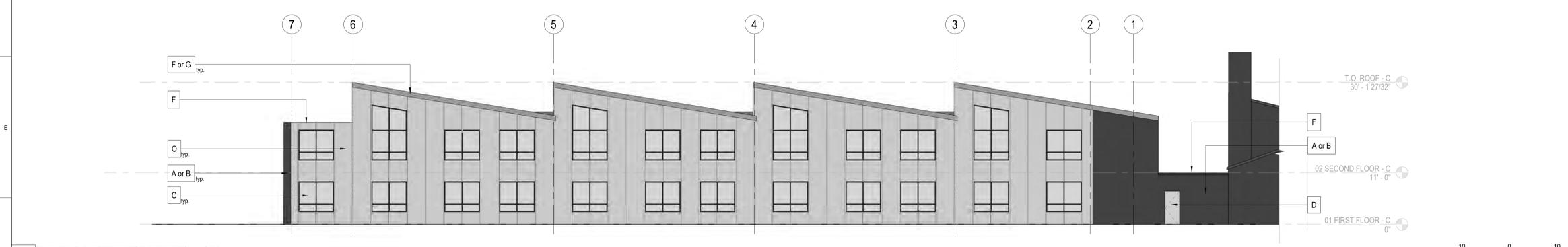
BUILDING ELEVATIONS (CONCEPT)

A-200

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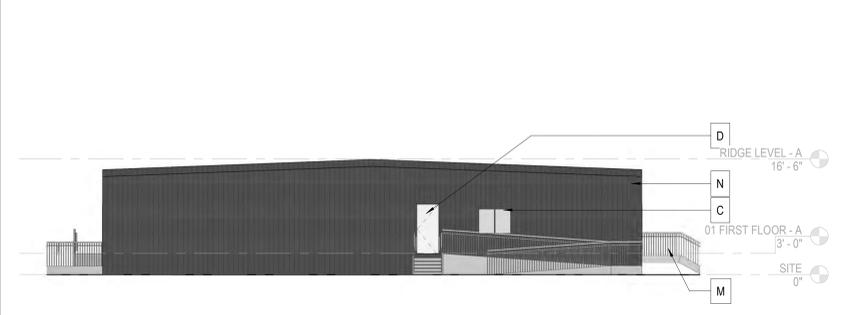
F12 BUILDING C SOUTHEAST ELEVATION - CPC
1" = 10'-0"



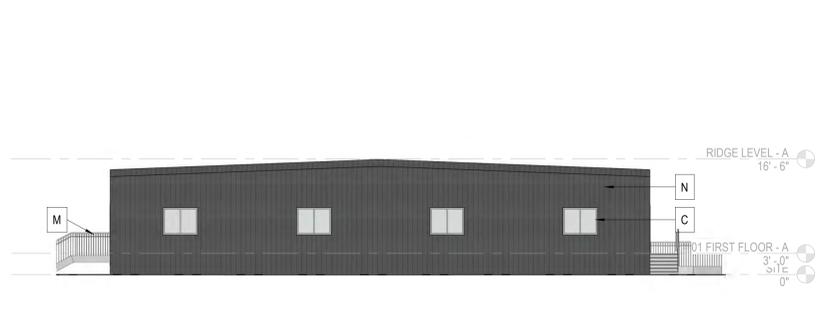
D12 BUILDING C NORTHWEST ELEVATION - CPC
1" = 10'-0"



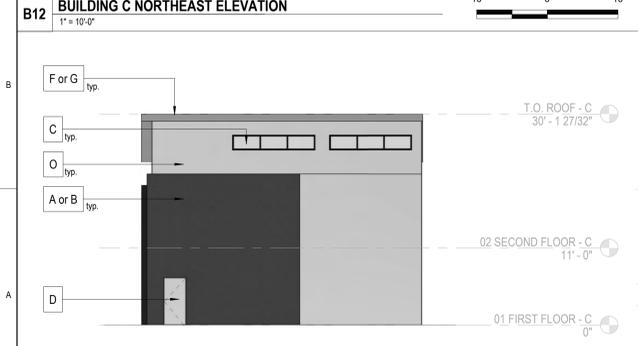
B12 BUILDING C NORTHEAST ELEVATION
1" = 10'-0"



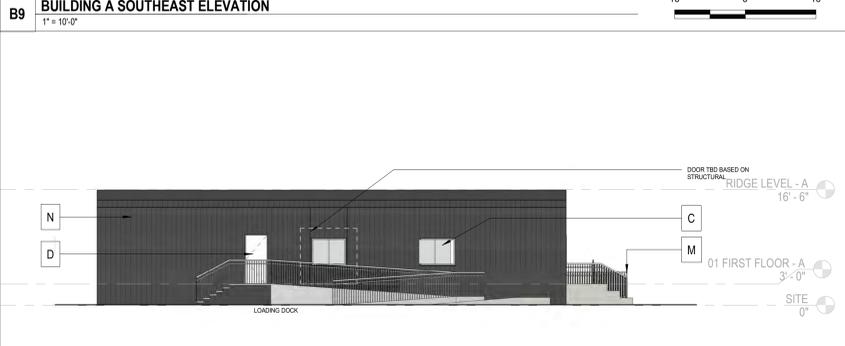
B9 BUILDING A SOUTHEAST ELEVATION
1" = 10'-0"



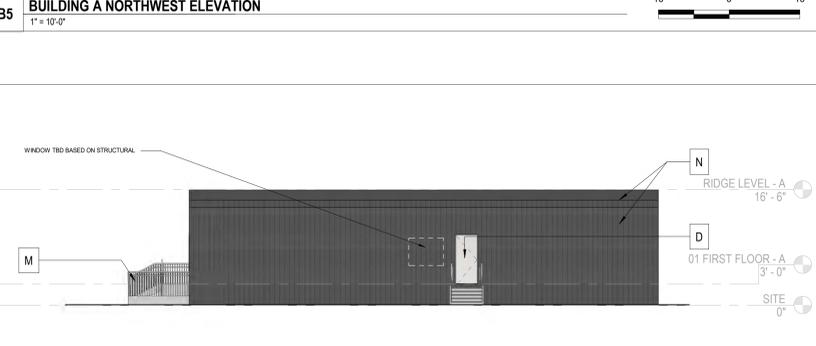
B5 BUILDING A NORTHWEST ELEVATION
1" = 10'-0"



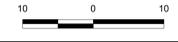
A12 BUILDING C SOUTHWEST ELEVATION
1" = 10'-0"



A9 BUILDING A SOUTHWEST ELEVATION
1" = 10'-0"



A5 BUILDING A NORTHEAST ELEVATION
1" = 10'-0"



EXTERIOR MATERIAL FINISH

- A - BUFF BRICK FINISH
- B - GRAY STAINED BRICK FINISH
- C - WINDOW
- D - DOOR
- E - STOREFRONT
- F - TPO
- G - STANDING SEAM METAL ROOF
- H - SPANDREL PANEL
- I - SPANDREL PANEL
- J - PERFORATED/SLATED FINIS
- K - SLIDING DOOR
- L - SKYLIGHT
- M - RAILING
- N - PAINTED EXISTING CORRUGATED METAL
- O - VERTICAL HARDIE BOARD SIDING

OWNER:
KC MASS Services & Wise Owl Ventures LLC
1221 W 103rd ST. #197 KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST. SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

STRUCTURAL:
LEIGH & OKANE
250 NE MULBERRY ST. #201
LEES SUMMIT, MO 64086
T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
12750 E US HWY 40
INDEPENDENCE, MO 64055
T 816-350-1473

CIVIL ENGINEER:
SE3, LLC
8401 EM 350 HWY
KANSAS CITY, MO 64133
T 816-272-5545

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST. SUITE 200
KANSAS CITY, MO 64108
T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT
RIVER FOREST VILLAGE
3500 N Prairier Rd
Kansas City, MO 64116

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NO.	RELEASE	DATE
1	DEVELOPMENT PLAN SUBMITTAL	09/12/2022
2	DEVELOPMENT PLAN RESUBMITTAL	10/17/2022

BUILDING ELEVATIONS (CONCEPT)

A-201

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- EXTERIOR MATERIAL FINISH**
- A - BUFF BRICK FINISH
 - B - GRAY STAINED BRICK FINISH
 - C - WINDOW
 - D - DOOR
 - E - STOREFRONT
 - F - TPO
 - G - STANDING SEAM METAL ROOF
 - H - SPANDREL PANEL
 - I - SPANDREL PANEL
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OWNER:
KC MASS Services & Wise Owl Ventures LLC
 1221 W 103rd ST, #197 KANSAS CITY, MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST, SUITE 200, KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL:
LEIGH & OKANE
 250 NE MULBERRY ST, #201, LEES SUMMIT, MO 64086
 T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
 12769 E US HWY 40, INDEPENDENCE, MO 64055
 T 816-350-1475

CIVIL ENGINEER:
SE3, LLC
 8401 EM 350 HWY, KANSAS CITY, MO 64133
 T 816-272-5545

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST, SUITE 200, KANSAS CITY, MO 64108
 T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT

RIVER FOREST VILLAGE

3500 N Prather Rd
 Kansas City, MO 64116

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DOMINIQUE DAVIDSON MO #209581201

RELEASE	DATE
1 DEVELOPMENT PLAN SUBMITTAL	08/25/2022
2 DEVELOPMENT PLAN RESUBMITTAL	09/15/2022

BUILDING ELEVATIONS (CONCEPT)

A-202

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EXTERIOR MATERIAL FINISH	
	A - BUFF BRICK FINISH
	B - GRAY STAINED BRICK FINISH
	C - WINDOW
	D - DOOR
	E - STOREFRONT
	F - TPO
	G - STANDING SEAM METAL ROOF
	H - SPANDREL PANEL
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	J - PERFORATED/SLATED FINES
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	L - SKYLIGHT
	M - RAILING
	N - PAINTED EXISTING CORRUGATED METAL
	O - VERTICAL HARDIE BOARD SIDING

OWNER:
KC MASS Services & Wise Owl Ventures LLC
 1221 W 103rd ST. #197 KANSAS CITY MO 64114

ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST. SUITE 200 KANSAS CITY, MO 64108
 T 816-531-8303

STRUCTURAL:
LEIGH & OKANE
 250 NE MULBERRY ST. #201 LEES SUMMIT, MO 64086
 T 816-421-3222

MEP ENGINEERS:
CUSTOM ENGINEERING
 12769 E US HWY 40 INDEPENDENCE, MO 64055
 T 816-350-1475

CIVIL ENGINEER:
SE3, LLC
 8401 EM 350 HWY KANSAS CITY, MO 64133
 T 816-272-5545

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE + URBAN DESIGN LLC
 214 W 21ST ST. SUITE 200 KANSAS CITY, MO 64108
 T 816-531-8303

DEVELOPMENT PLAN AND PRELIMINARY PLAT

RIVER FOREST VILLAGE

3500 N Prairier Rd
 Kansas City, MO 64116

DRAW
 214 W 21ST STREET, SUITE 200, KANSAS CITY, MO 64114
 PHONE: 816.531.8303
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 ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

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DOMINIQUE DAVIDSON MO 8209581201

RELEASE SCHEDULE	DATE
1 RELEASE	09/15/2022
2 DEVELOPMENT PLAN SUBMITTAL	09/15/2022
3 DEVELOPMENT PLAN RESUBMITTAL	09/15/2022

BUILDING ELEVATIONS (CONCEPT)

A-203

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BIRDS EYE VIEW



VIEW FROM PRATHER ROAD AT ENTRANCE



VIEW FROM PRATHER ROAD APPROACH FROM SOUTH



Public Meeting Notice

Please join Synergy Services & DRAW Architecture + Urban Design

for a meeting about River Forest Village (44 family apartments)

case number CD-CPC-2022-00166

proposed for the following address: 3500 NE Prather Road

Kansas City, MO 64116

Meeting Date: October 11, 2022

Meeting Time: 6pm-7pm

Meeting Location: 5340 NE Chouteau Trafficway
Kansas City, MO 64119

Project Description:

20 apartments would be built within the existing buildings
and 24 apartments would be built in new buildings

If you have any questions, please contact:

Name: **Melanie Klein, DRAW Architecture + Urban Design**

Phone: **816-531-8303**

Email: **melanie@drawarch.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Melanie Klein, PLA, ASLA

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Willis C Wilson	2404 NE 34th Ct. Kansas City, MO 64116	816-863-8778	williswilson429@gmail.com
Robin Winner	400 E 6th St Parkville, MO 64152	913-631-9608	rwinner@synergy.org
Becky Briggs	4418 NE Kelsey. Kansas City, MO 64116	816-905-7527	bex411@yahoo.com
Kevin Hyland	3533 N Wabash Ave Kansas City, MO 64116	816454-4135	-
Dennis Meier	400 E 6th St. Parkville		dmeier@synergyservices.org
Henry Pizzi	575 Harrison	816-564-1715	-
Heather Barry	400 E 6th St. Parkville, MO 64152	816-505-4820	hbarry@synergyservices.org
Sara Brammer	Synergy Service Kansas City 64118	-	sbrammer@synergyservices.org
Jason Roth	3424 NE Chippewa Dr. Kansas City, MO 64116	816-805-5292	jroth@kebrr.com
Renna Ely	4528 N Olive St. Kansas City, MO 64116	816-289-8164	rennakay8@gmail.com
Kevin Farrell	3509 N Wabash, Kansas City, MO 64116	816-945-7971	kfarrell296@gmail.com

Synergy

10/11/2022



NAME: Heather Bamy ADDRESS: 400 E 6th St. Parkville MO CITY/ZIP: Parkville MO 64152
 PHONE: 816 805-4820 EMAIL: hbamy@synergyservices.org Neighborhood: Davidson
 CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6
 Do you want to join our email list? Yes NO

NAME: Sara Brammer ADDRESS: Synergy Services CITY/ZIP: KCMO 64116
 PHONE: _____ EMAIL: sbrammer@synergyservices.org Neighborhood: Davidson
 CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6
 Do you want to join our email list? Yes NO

NAME: Jason Roth ADDRESS: 3424 NE Chippewa Dr. CITY/ZIP: KC MO 64116
 PHONE: 816-529-292 EMAIL: jroth@kebr.com Neighborhood: Riverforest
 CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6
 Do you want to join our email list? Yes NO

NAME: Renna Ely ADDRESS: 4528 N. Olive St. CITY/ZIP: KCMO 64116
 PHONE: 816-289-8164 EMAIL: rennatey8@gmail.com Neighborhood: Brookwood Heights
 CIRCLE YOUR COUNCIL DISTRICT: ① 2 3 4 5 6
 Do you want to join our email list? Yes NO

NAME: Kevin Farrell ADDRESS: 3509 N. Wabash CITY/ZIP: KCMO 64116
 PHONE: 816-945-7971 EMAIL: kfarrell296@gmail.com Neighborhood: Hills of Rock Creek
 CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6
 Do you want to join our email list? Yes NO

NAME: Tara Syndergaard ADDRESS: 3336 N Chippewa Dr CITY/ZIP: KC MO 64116
 PHONE: 402490 0380 EMAIL: tsyndergaard@synergyservices.org Neighborhood: _____
 CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6
 Do you want to join our email list? Yes NO



10/11/2022

Synergy

NAME: Willis E Wilson ADDRESS: 2405 NE 34th Ct

CITY/ZIP: Kansas City, MO 64116

PHONE: 816-863-8778 EMAIL: williswilson829@gmail.com

Neighborhood: HORE

Do you want to join our email list? Yes NO

CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6

NAME: Robin Winner ADDRESS: 400 E. 6th St.

CITY/ZIP: _____

PHONE: Rwinner@synergy ^{services OKO} EMAIL: 913-638-9608 Parkville, MO 64152

Neighborhood: _____

Do you want to join our email list? Yes NO

CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6

NAME: Becky Briggs ADDRESS: 4418 NE Kelsey 64116

CITY/ZIP: _____

PHONE: 816 905 7527 EMAIL: bex411@yahoo.com

Neighborhood: _____

Do you want to join our email list? Yes NO

CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6

NAME: Kevin Hyland ADDRESS: 3533 N Wabash Ave

CITY/ZIP: KC - MO 64116

PHONE: 816-454-4135 EMAIL: _____

Neighborhood: _____

Do you want to join our email list? Yes NO

CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6

NAME: Dennis Meier ADDRESS: 400 E 6th St. Parkville

CITY/ZIP: _____

PHONE: _____ EMAIL: _____

Neighborhood: _____

Do you want to join our email list? Yes NO

CIRCLE YOUR COUNCIL DISTRICT: 1 2 3 4 5 6

NAME: Henry Rizzo ADDRESS: 575 Harrison

CITY/ZIP: _____

PHONE: 816-564-1765 EMAIL: _____

Neighborhood: _____



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

DRAW ARCHITECTURE + URBAN DESIGN

POSITIVE IMPACT DESIGN

RIVER FOREST VILLAGE

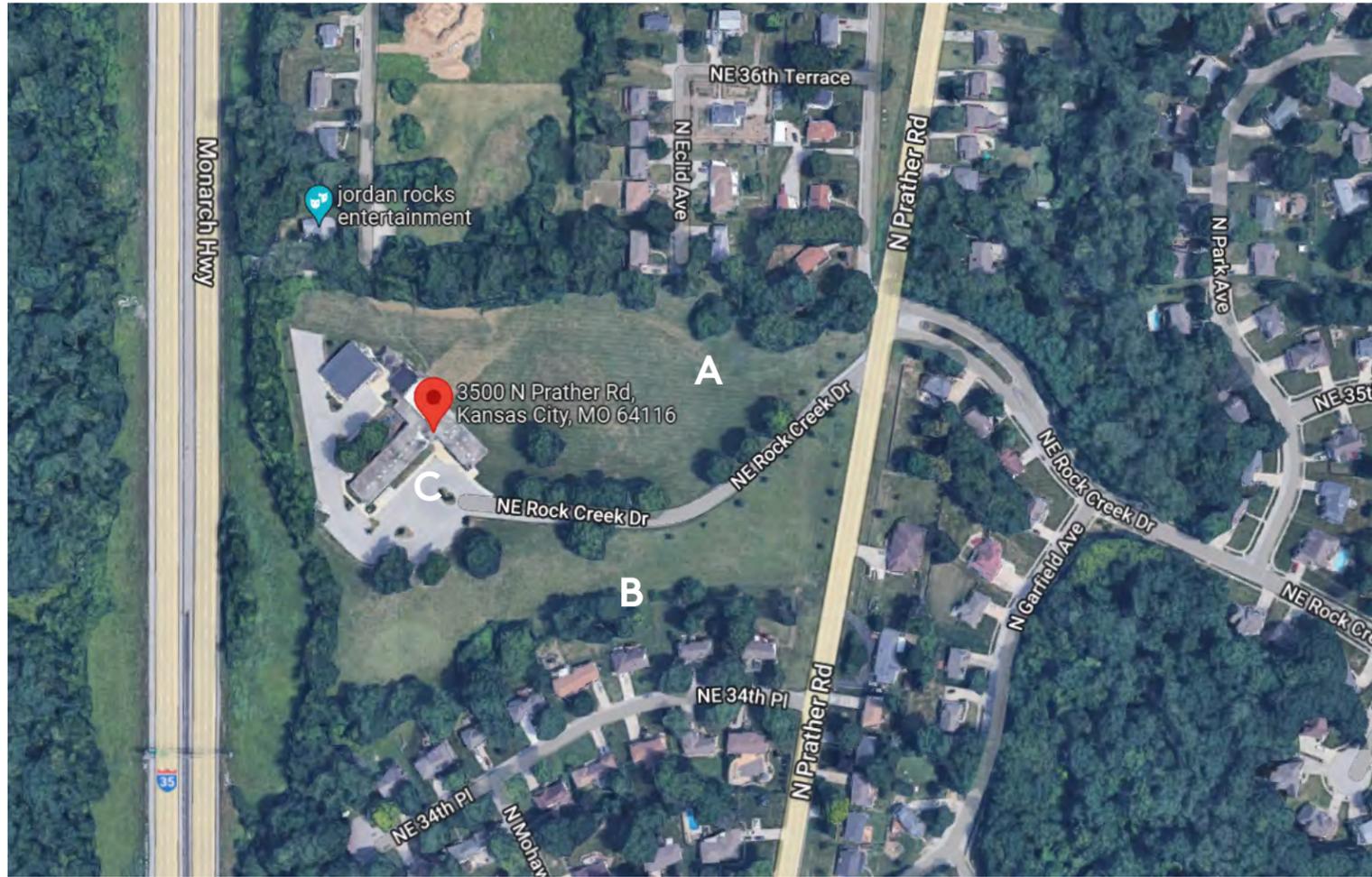
3500 NE PRATHER RD. KANSAS CITY, MO 64116

PROJECT IMPERATIVES

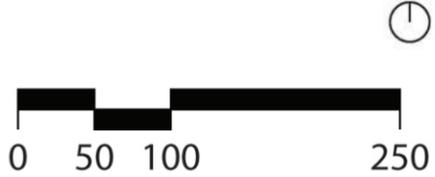
DRAW's ethos of Positive Impact Design will be accomplished by understanding external and internal spatial impact, going beyond aesthetics to understand the cultural + social impact, and utilizing our radically resourceful process to design with empathy + activism.

- Design to help and support occupants' transition into independence
- Renovate existing school building and design seamless addition to achieve a total of 20 units with some flexibility
- Ensure physical safety and security of residents in ways that provide emotional support
- Apply "design as therapy" concept for spatial elements and materials
- Mitigate noise from adjacent highway using vegetated buffers and STC windows
- Provide safe pedestrian paths, unobstructed visual corridors, and well-lit parking areas
- Develop fluid visual connections between play areas and internal/external common spaces
- Create sheltered, therapeutic outdoor areas for passive recreation and respite, e.g., "secret garden"
- Implement passive design strategies for energy efficiency, as well as health, comfort, and wellbeing
- Utilize sustainable, low maintenance materials and finishes
- Promote secure access to public transportation and supply bike storage

EXISTING SITE CONDITION



SITE PLAN



BIRDS EYE VIEW



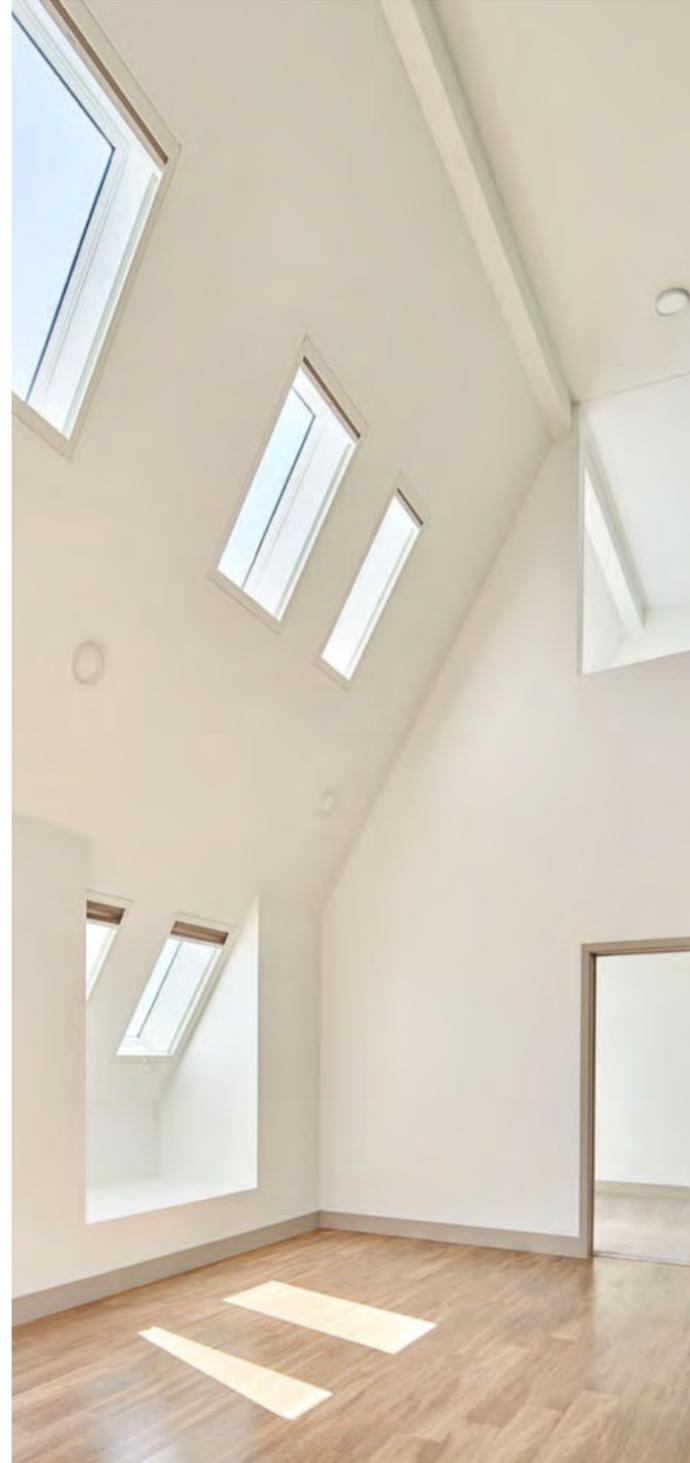
PHASE 1- ENTRANCE TO BUILDING B



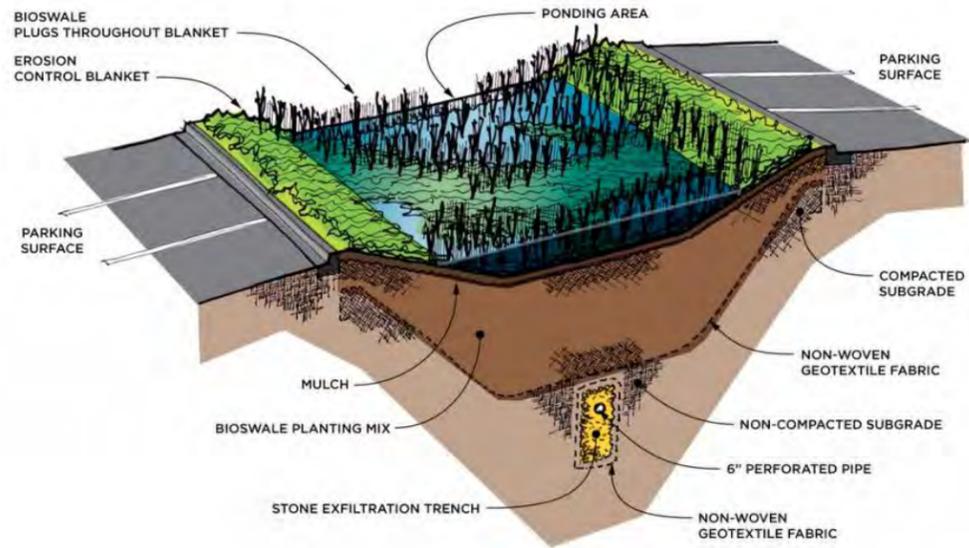
PRECEDENT IMAGES



PRECEDENT IMAGES



BIOSWALE PRECEDENT IMAGES



EXISTING BIOSWALE CONDITION

VIEW FROM PRATHER ROAD AT ENTRANCE



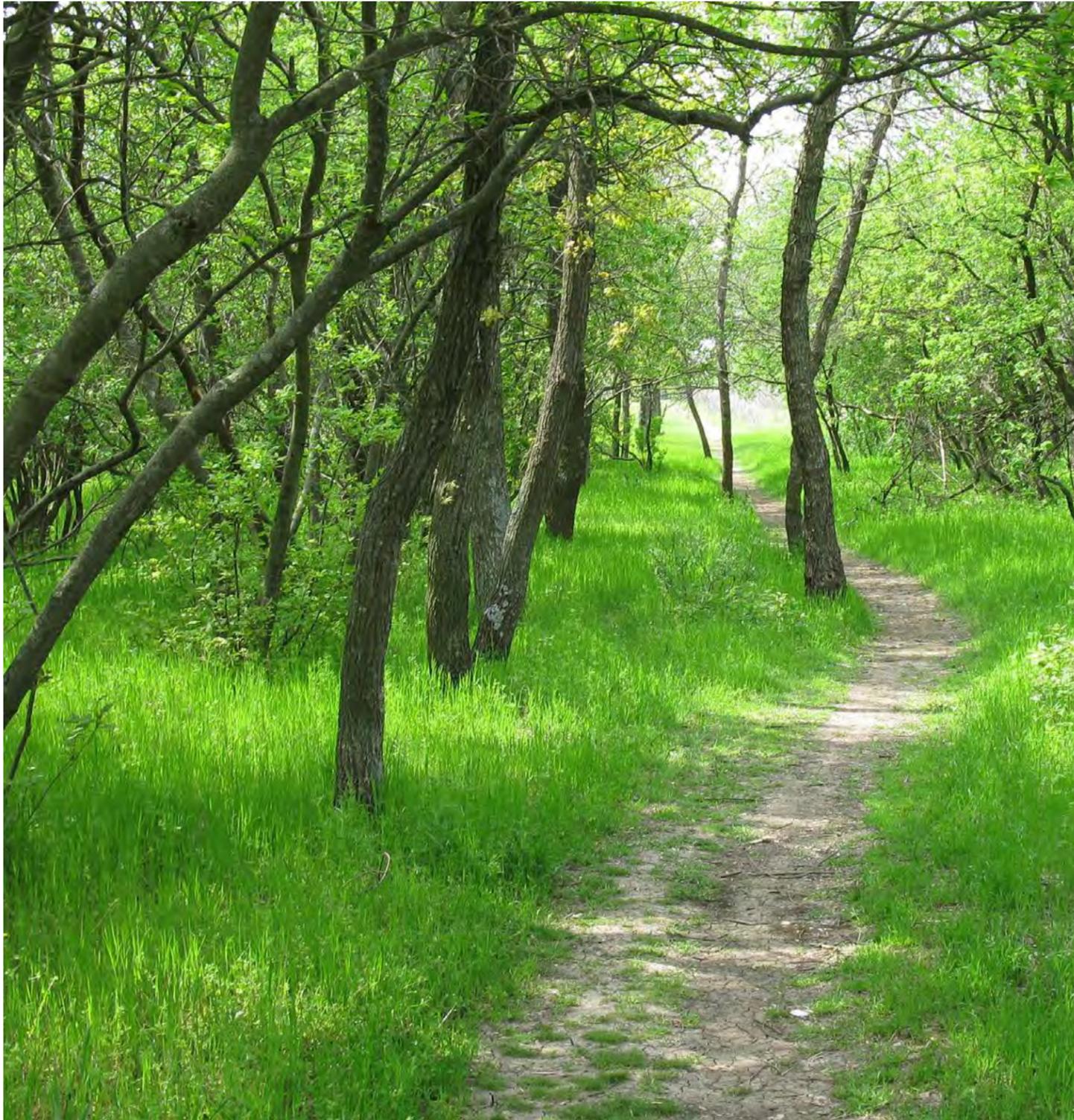
VIEW FROM PRATHER ROAD APPROACH FROM SOUTH



BIRDS EYE VIEW



OAK SAVANNAH PRECEDENT IMAGES



NEIGHBORHOOD ENGAGEMENT



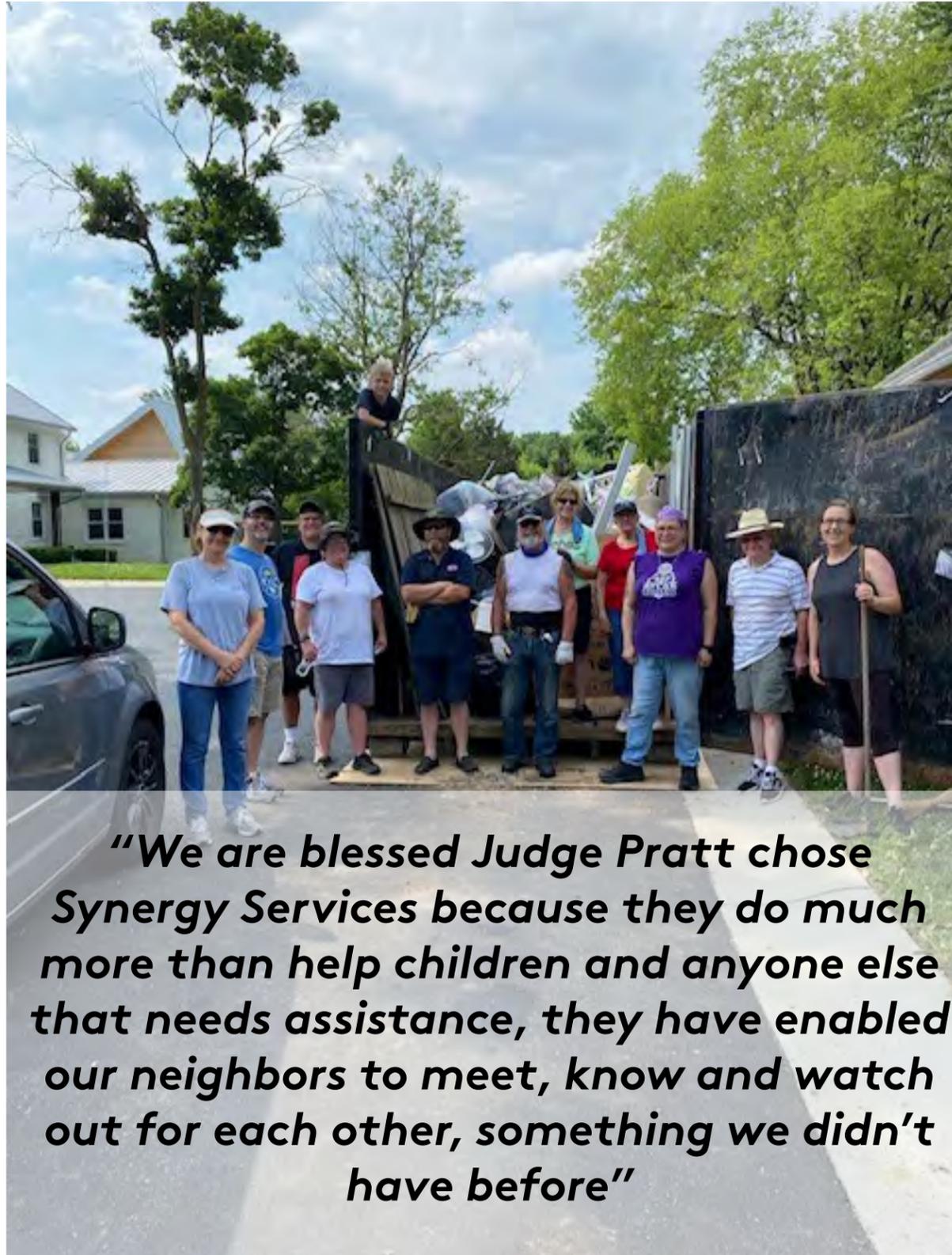
NEIGHBORHOOD ENGAGEMENT



NEIGHBORHOOD ENGAGEMENT- OTHER SYNERGY SITES



CURRENT NEIGHBOR TESTIMONIAL



“We are blessed Judge Pratt chose Synergy Services because they do much more than help children and anyone else that needs assistance, they have enabled our neighbors to meet, know and watch out for each other, something we didn’t have before”

To whomsoever it may concern

My family home was built in 1956 and is directly west across the field from Synergy Services Children’s Center, formerly Judge Stephen R. Pratt’s home. Our family and neighbors were friends with Dick and Dorothy Pratt and her son, David Short. All of the neighborhood children played in the field year-round; baseball, tag, mud fights after a big rain, building igloos in the winter, snowball fights, and even climbing the trees. At one time, we had twenty-six children in our neighborhood all attending Golden Oaks Elementary school. Judge Pratt loved children and animals, so we were not surprised when he donated his six-acre property to Synergy Services. He would be very proud of the neighbor they have become and how they are utilizing his property.

Synergy Services Children’s Center has been amazing since coming into our neighborhood. When I started our Neighborhood Watch Group almost four years ago, we weren’t sure where we would have our meetings, but we knew we wanted to make our streets safer. Working for JE Dunn Construction, I had previously coordinated with Dennis Meier two “clean-up days” where my department spent the day clearing out dead trees, brush, removing old fencing and replacing downspouts and general cleanup to the property before it became the Children’s Center. I contacted Dennis to see if Synergy Services would be interested in joining our Neighborhood Watch Group. He referred me to Tara Syndergaard and her response was they absolutely would love to be involved and even offered for our group to meet monthly at their facility! That was almost four years ago and we have had a wonderful relationship with Synergy Services. I cannot say enough about Ms. Tara, she goes above and beyond for Synergy and has endless energy and does it all with a beautiful smile. Her family also participates in our events and it has been great getting to know them too, especially little Gavin, he is such a big help and loves it.

During the pandemic, we were blessed to participate in their food distribution and also received food for some of our neighbors. It really helped those that could not get out or the elderly and those on limited budgets. The look on their faces when they saw delicious, fresh fruit and produce was worth the work we put in those early mornings for almost 18 months.

We have an annual “Dump Your Junk” day where we coordinate with the city to rent a dumpster for the neighbors to discard unwanted items at no cost. Synergy Services generously covers the \$60 rental fee and even allows us to place the dumpster on their property and neighbors drive up and we assist them unloading. Some of our amazing neighbors even drive around our neighborhood with trailers to pick up items for those who have no way of hauling them to the dumpster.

We also coordinated a “clean up our streets” day where Synergy Services purchased and loaned us trash grabbers for a group of us to meet on a nice, cool morning and go in teams of two cleaning up trash in our streets. Also coordinated with NNI and the city, we obtained the blue trash bags we filled and then call the city and tell them the locations for their pickup. We are hoping to do this at least once more this year and more if possible.

I could go on and on with all the great things Synergy Services does, but this is just some of the things they have done in the past four years to improve Brookwood Heights neighborhood from I-35 freeway, to N. Antioch Rd to NE Vivion Rd. to Northgate Middle School. We are blessed Judge Pratt chose Synergy Services because they do much more than help children and anyone else that needs assistance, they have enabled our neighbors to meet, know and watch out for each other, something we didn’t have before.

Thank you for your time.

Sincerely,

Renna Ely, President

Brookwood Heights Neighborhood Group

CURRENT NEIGHBOR TESTIMONIAL

“Synergy’s continued generosity allows us to maintain neighbor continuity, as well as safety of our citizens and properties.”

Synergy Services built a children’s facility in our neighborhood about seven years ago. They have been a **very generous community partner**. Their facility **graciously hosts our monthly neighborhood watch meetings**, allowing neighbors to come together, discuss suspicious or criminal activity, or simply remain on top of changing situations. Synergy kindly purchased our neighborhood watch signs, alerting trespassers that our neighborhood will not tolerate illegal activity. **Synergy’s continued generosity allows us to maintain neighbor continuity, as well as safety of our citizens and properties.**

The Synergy Service’s property is **always well maintained**. Litter is picked up. **The grass is always mowed, and trees are kept manicured**. To assist the neighborhood from deteriorating with accumulated unwanted, household items, **Synergy sponsors a yearly dumpster day** where neighbors can dispose of unwanted items like old mattresses, furniture, small appliances, and general household items that would otherwise clutter properties. **Their thoughtful gesture allows our neighborhood to retain its appeal and value.**

During the COVID pandemic Synergy open-handedly shared their weekly USDA food distribution with anyone who could use help lowering their grocery bill. They shared boxes of dairy, meat and eggs, fresh fruits and vegetables, helping to feed families in need during a crisis that most of us had never before experienced.

Having a Synergy Services facility nearby **makes giving back easy**. Some neighbors volunteer by wrapping hundreds of Christmas presents for adults and children who are down on their luck and housed in Synergy facilities during the holidays. Some volunteers sew and donate cloth drawstring bags so that the children transitioning from the children’s center into foster homes have something other than a trash bag to transport their belongings.

I have mentioned material benefits, but what we **cannot put a price on is the value of bringing neighbors together**. When Synergy moved into our neighborhood, I had been living in my house for thirty years. I did not know many of my neighbors, as I mainly kept to myself while working and raising my boys. Now, thanks to Synergy our watch group is effective and focused on improving our community.

Many thanks to Tara Syndergaard of Synergy Services for her kind and unwavering outreach.

Theresa Krahenbuhl
10/6/2022

DRAW

NORTH KC SCHOOL DISTRICT SUPPORT LETTER



Janelle Porter, DSW, LCSW
Executive Director, Student and Community Services

October 6, 2022

To Whom It May Concern:

The North Kansas City School District and Synergy Services have effectively partnered for many years to offer services that benefit students and their families. These services include individual and group therapy, resilience education, staff training, services for highly mobile students, and assistance for unwed teen parents. These services create stability and support for students and families resulting in a healthier community.

Approximately 600 students are identified as homeless each year in the North Kansas City School District. Most of these students are experiencing houselessness with their families and typically must move from place to place to access shelter. Our support staff works with these families and local organizations to stabilize their living situations. Research indicates that children who switch schools frequently due to housing instability or homelessness will likely perform poorly in school, have learning disabilities and behavior issues, and are ultimately less likely to graduate from high school.

At North Kansas City Schools, we value each one of our families and students along with their lived experiences. We believe education is the primary equalizer in our community, ensuring stable and productive citizens. Highly mobile students, or those who regularly move between schools, have more difficulty keeping up with their peers and being successful in school. We will continue to value and prioritize these students so they may have the same opportunities as every other student in the district.

Respectfully,

Dr. Janelle Porter
Executive Director of Student and Community Services

Extraordinary Educational Experiences
2000 NE 46th St. Kansas City MO 64116
816.321.5926 phone
816.977.8125 cell
janelle.porter@nkcschools.org

October 6, 2022

To Whom It May Concern:

The North Kansas City School District and Synergy Services have effectively partnered for many years to offer services that benefit students and their families. These services include individual and group therapy, resilience education, staff training, services for highly mobile students, and assistance for unwed teen parents. These services create stability and support for students and families resulting in a healthier community.

Approximately 600 students are identified as homeless each year in the North Kansas City School District. Most of these students are experiencing houselessness with their families and typically must move from place to place to access shelter. Our support staff works with these families and local organizations to stabilize their living situations. Research indicates that children who switch schools frequently due to housing instability or homelessness will likely perform poorly in school, have learning disabilities and behavior issues, and are ultimately less likely to graduate from high school.

At North Kansas City Schools, we value each one of our families and students along with their lived experiences. We believe education is the primary equalizer in our community, ensuring stable and productive citizens. Highly mobile students, or those who regularly move between schools, have more difficulty keeping up with their peers and being successful in school. We will continue to value and prioritize these students so they may have the same opportunities as every other student in the district.

Respectfully,

COMMUNITY IMPERATIVES

DRAW's ethos of Positive Impact Design will be accomplished by understanding external and internal spatial impact, going beyond aesthetics to understand the cultural + social impact, and utilizing our radically resourceful process to design with empathy + activism.

- Preserve neighborhood character
- Enhance neighborhood resilience
- Build relationships in the spirit of mutual support
- Provide opportunities for action
- Make the neighborhood more accessible and pedestrian friendly
- Make the neighborhood safer
- WHAT ELSE?

THANK YOU



AFFIDAVIT OF SIGN POSTING

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

I, Melanie Klein being duly sworn upon my oath and being of sound mind and legal age state:

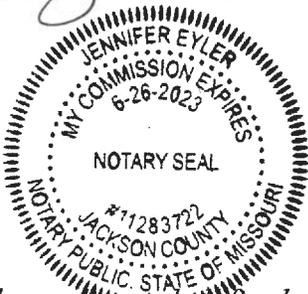
That I am the Applicant (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days (five (5) days for final plans) prior to the date of hearing scheduled before the City Plan Commission, place a sign upon said lot, tract or parcel of land in compliance with Article V, C, 9 (Article V, C, 6 for final plans) of the Rules, Regulations and Procedures of the City Plan Commission, as amended February 20, 1990.

MELANIE F. KLEIN
(Print Name)

Subscribed and sworn to before me this 18th day of October, 2022

[Signature]
Notary Public

My Commission Expires 6-26-2023



Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.



CITY PLAN COMMISSION

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

Attachment #4 – Communications Received

Name	Stance	Format of Receiving
The Hills of Rock Creek Homes Association	Support	Letter via email
North Kansas City Schools	Support	Letter via email
Theresa Krahenbuhl	Support	Letter via email



NORTH
KANSAS CITY
SCHOOLS

est. 1913

Janelle Porter, DSW, LCSW
Executive Director, Student and Community Services

October 6, 2022

To Whom It May Concern:

The North Kansas City School District and Synergy Services have effectively partnered for many years to offer services that benefit students and their families. These services include individual and group therapy, resilience education, staff training, services for highly mobile students, and assistance for unwed teen parents. These services create stability and support for students and families resulting in a healthier community.

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Respectfully,

Dr. Janelle Porter
Executive Director of Student and Community Services

Extraordinary Educational Experiences
2000 NE 46th St. Kansas City MO 64116
816.321.5926 phone
816.977.8125 cell
janelle.porter@nkcschools.org

To whomsoever it may concern

Synergy Services built a children's facility in our neighborhood about seven years ago. They have been a **very generous community partner**. Their facility **graciously hosts our monthly neighborhood watch meetings**, allowing neighbors to come together, discuss suspicious or criminal activity, or simply remain on top of changing situations. Synergy kindly purchased our neighborhood watch signs, alerting trespassers that our neighborhood will not tolerate illegal activity. **Synergy's continued generosity allows us to maintain neighbor continuity, as well as safety of our citizens and properties.**

The Synergy Service's property is **always well maintained**. Litter is picked up. **The grass is always mowed, and trees are kept manicured**. To assist the neighborhood from deteriorating with accumulated unwanted, household items, **Synergy sponsors a yearly dumpster day** where neighbors can dispose of unwanted items like old mattresses, furniture, small appliances, and general household items that would otherwise clutter properties. **Their thoughtful gesture allows our neighborhood to retain its appeal and value.**

During the COVID pandemic Synergy open-handedly shared their weekly USDA food distribution with anyone who could use help lowering their grocery bill. They shared boxes of dairy, meat and eggs, fresh fruits and vegetables, helping to feed families in need during a crisis that most of us had never before experienced.

Having a Synergy Services facility nearby **makes giving back easy**. Some neighbors volunteer by wrapping hundreds of Christmas presents for adults and children who are down on their luck and housed in Synergy facilities during the holidays. Some volunteers sew and donate cloth drawstring bags so that the children transitioning from the children's center into foster homes have something other than a trash bag to transport their belongings.

I have mentioned material benefits, but what we **cannot put a price on is the value of bringing neighbors together**. When Synergy moved into our neighborhood, I had been living in my house for thirty years. I did not know many of my neighbors, as I mainly kept to myself while working and raising my boys. Now, thanks to Synergy our watch group is effective and focused on improving our community.

Many thanks to Tara Syndergaard of Synergy Services for her kind and unwavering outreach.

Theresa Krahenbuhl
10/6/2022



The Hills of Rock Creek Homes Assn.

PO Box 7525
N. Kansas City, MO 64116-0225

October 18, 2022

To whom it may concern:

I am writing this letter in full support of Synergy's River Forest Village Project, located at 3500 NE Prather Road in Kansas City, MO. As the President of the Hills of Rock Creek Homes Association that is near this project, we have reviewed the River Forest Village Project and have agreed as a neighborhood association to support the project. We look forward to our continued collaboration with Synergy Services as they serve families in need in Clay County.

For information regarding any of the above services, please feel free to contact me at 816-455-4664 or email williswilson429@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads 'Willis C. Wilson'.

Willis C. Wilson, president