



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

February 6, 2024

**Project Name**  
Botham Residential

**Docket #4**

**Request**

**4.1:** CD-CPC-2022-00169  
Rezoning

**4.2:** CD-CPC-2022-00170  
Development Plan

**Applicant**

Chris Holmquist  
Olsson

**Owner**

Hunt Midwest Real Estate Development

**Location** 8601 NE 96<sup>th</sup> St  
**Area** About 160 acres  
**Zoning** R-80  
**Council District** 1<sup>st</sup>  
**County** Clay  
**School District** Liberty 230

**Surrounding Land Uses**

**North:** Undeveloped, Zoned R-1.5  
**South:** Woodneath Farms Residential,  
Zoned R-7.5  
**East:** Woodneath Farms Residential,  
Zoned R-7.5  
**West:** Undeveloped,  
Zoned SC (Shoal Creek)

**Major Street Plan**

The City's Major Street Plan identifies Northeast 96<sup>th</sup> Street as a Local Link with 4 lanes at this location

**Land Use Plan**

The Shoal Creek Valley Area Plan recommends Residential Low Density uses for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on November 13, 2023. Scheduling deviations from 2024 Cycle 1.1 have occurred so that the applicant could schedule public engagement meetings around the holidays.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

No Neighborhood Associations are tied to the subject site.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on January 18, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject site is currently undeveloped, with the exception of an existing farmhouse. To the east and south is the Woodneath Farms Residential development which has stub streets leading into the referenced property. A tributary of the Little Shoal Creek, a regulated stream, is within the subject site which runs from the northeast side of the site to the southwest corner into Hodge Park.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a **Rezoning** from R-80 to R-7.5, R-2.5 and approval of a **Development Plan** which serves as a Preliminary Plat in proposed District R-7.5, R-5, and R-1.5 on about 160 acres generally located at the southeast corner of Northeast 96<sup>th</sup> Street and North Tullis Avenue, allowing for the creation of 396 residential units.

**CONTROLLING CASE**

There is no controlling plan for this property

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #4.1 Recommendation: **Approval**  
Docket #4.2 Recommendation: **Approval Subject to Conditions**

## **REZONING REVIEW- DOCKET # 4.1**

The applicant is proposing a request to rezone about 160 acres from District R-80 (Residential) to Districts R-7.5 and R-2.5 (Residential). This rezoning will allow for 396 residential units. The project site is a vacant parcel made up of one (1) platted lot. The proposed rezoning has an accompanying Development Plan, a review of which is in a subsequent section.

### **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 Shoal Creek Valley Area Plan recommends Residential Low Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

**B. Zoning and use of nearby property;**

Nearby properties are zoned R-7.5, R-1.5, and SC (Shoal Creek). The Shoal Creek Development Plan has designated the land to the west as MPC-3, which is Residential High Density, allowing for up to 12 dwelling units an acre.

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

Adjacent properties consist mainly of single unit homes. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards with the proposed development.

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

The current zoning designation is R-80. The proposed rezoning will change the zoning to R-7.5 and R-2.5. These designations are in line with the adjacent properties and future land use as recommended by the Shoal Creek Valley Area Plan.

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

The subject site has never been developed, with the exception of the existing farmhouse to be demolished.

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

The rezoning is not expected to detrimentally affect nearby properties.

**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.**

A denial of the application will not provide any gain to the public health, safety, and welfare.

**DEVELOPMENT PLAN REVIEW- DOCKET # 4.2**

The applicant is seeking approval of a Development Plan which serves as a Preliminary Plat in proposed Districts R-7.5 and R-2.5 acres generally located southeast corner of Northeast 96<sup>th</sup> Street and North Tullis Avenue.

The proposal is to subdivide the existing 158.81 acres of unplatted land into 396 lots. The development consists of two areas separated by a regulated stream. The eastern side is proposed to be zoned R-7.5 Zoning District which requires lots to be at least 7,500 SF and minimum of a 50-foot lot width. Proposed lot widths are approximately 80 feet. The developer is not requesting any deviations to lot and building standards of the R-7.5 district. The R-7.5 Zoning District only permits the detached home building type.

The western side of the development is proposed to be zoned R-2.5 Zoning District which requires lots to be at least 4,000 SF and a minimum of a 40-foot lot width. The developer is proposing lot widths of approximately 50 feet. The developer is not requesting any deviations to the standards of the R-2.5 district.

The proposed preliminary plat shows vehicular access to the site from Northeast 96<sup>th</sup> Street. The development west of the stream corridor only has one public entrance to the development proposed. The fire code requires two entrances to a property; therefore, the applicant has proposed a second entrance to the development on the northwest corner of the property for emergency vehicles only. Once the vacant property to the west develops and provides an additional entrance this emergency connection can be removed. The applicant is proposing public streets with connections to adjacent properties are required by 88-405-10-B.

Staff is requesting that the applicant provide a pedestrian connection across the stream corridor at the southern end of the development. Further review and analysis is provided in Section D of SPECIFIC REVIEW CRITERIA.

Parks and Recreation Staff is requesting that the trails within the development to be dedicated for the Parkland Dedication requirement are at least 7 feet wide and be constructed of concrete. The applicant is requesting removal of this condition as they have agreed to construct the trails to be 7 feet wide but are proposing asphalt as the construction material.

**PLAN ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	No	Proposed trails must be constructed out of concrete to meet requirements per condition #25- Applicant Request Removal
Parking and Loading Standards (88-420)	No		
Landscape and Screening Standards (88-425)	No		To be reviewed with Project Plans per Condition #1
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	No	See review in Section D below.

## SPECIFIC REVIEW CRITERIA

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

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

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed Preliminary Plat complies with all standards of the Zoning and Development Code as well as the Shoal Creek Valley Area Plan.

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

Proposed use of Residential is allowed by Section 88-110 of the Zoning and Development Code.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Proposed vehicular ingress and egress to and from the site allows for safe and efficient movement. Access to the site is proposed from two entrances off Northeast 96<sup>th</sup> Street. There are three access points from the existing Woodneath Farms to the east and south. The applicant is providing two stub streets to the undeveloped property to the west. There is an emergency drive that the applicant is providing at the northwest corner of the property per the fire code requirement. This drive will be for emergency vehicles only and is proposed to be removed once the adjacent property is developed and a secondary entrance is installed.

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

The applicant is not proposing any pedestrian connections from the east side of the development to the west. The applicant is proposing a trail amenity on the western side of the regulated stream. There are no proposed trails on the eastern side of the stream. Staff has added a condition that requires the applicant to provide a pedestrian crossing towards the southern end of the property over the stream. The applicant is requesting that the City Plan Commission remove this condition, which is Condition Number 6.

Section 88-450-03-B requires pedestrian connections to neighboring areas and internal pedestrian connections. The following Code Sections are applicable:

1. **Connection to Neighboring Areas.** *The on-site pedestrian circulation system must provide at least one connection to all adjacent properties. The connections must run to the property line and connect to existing paths or sidewalks on neighboring properties or to the likely location of future paths or sidewalks on those properties. However, when the city planning and development director determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections and that extending a connection would create a safety hazard on either property, no connection is required.*

2. **Internal Connections.** *The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and pedestrian amenity features.*

The current proposed plan requires that pedestrians within the eastern side of the development exit the development onto NE 96<sup>th</sup> Street and then reenter past on the other side of the stream corridor to utilize the trail amenity. The applicant has provided a pedestrian connection for safe crossing to the properties across NE 96<sup>th</sup> Street.

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

There is existing public infrastructure serving the site. Additional utilities and infrastructure will be brought to City Standards after the applicant obtains an approved Final Plat.

- 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.**

This Development Plan does not approve any buildings. All proposed lots are subject to the Zoning and Development Code for any structure built upon.

- 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.**

No landscaping is proposed with this Development Plan. Project Plans will need to be submitted for each Private Open Space Tract.

- 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.**

Proposed streets are laid out in a grid pattern which allows for efficient spacing of streets and mitigates impervious surfaces. The stream corridor is untouched by development.

- 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 Preliminary Plat identifies the trees to remain and to be removed in the provided Tree Preservation Plan. Mature trees will remain along the stream corridor and within private open space tracts.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

**DOCKET # 4.1 PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval** without conditions.

**DOCKET # 4.2 PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: January 31, 2024

Case Number: CD-CPC-2023-00170

Project: Botham Residential

---

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

1. The developer shall secure approval of a project plan from the City Plan Commission showing landscaping in accordance with Section 88-425 of the Zoning and Development Code for each private open space tract prior to recording of the Final Plat of each phase.
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. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. That before the Certificate of Occupancy of the first house built is issued in each phase the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
5. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. That the applicant update the Development Plan prior to being heard by City Council to show a pedestrian connection across the stream buffer as required by Section 88-450-03-B which requires pedestrian connections to neighboring areas and internal pedestrian connections.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

7. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
8. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
9. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
10. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
11. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

13. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
14. The developer shall 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.
15. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
16. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
18. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

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

19. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
20. 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 241-2013 § 8.7.2)  
Fire hydrant distribution shall follow IFC-2018 Table C102.1
21. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)  
Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)  
Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)  
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

23. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording final plat.
24. The developer shall submit a final plan providing details on recreational amenities proposed within any tracts serving to satisfy the parkland dedication requirements of 88-408. To receive credit, tracts shall be improved to provide for recreational amenities. Said plan shall be approved prior to recording final plat.

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

25. Any trails to be credited towards satisfying the parkland dedication requirements per 88-408-H shall be a minimum of 7 feet in width and be constructed of concrete.

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

26. No water service tap permits will be issued until the public water main is released for taps.
27. 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>

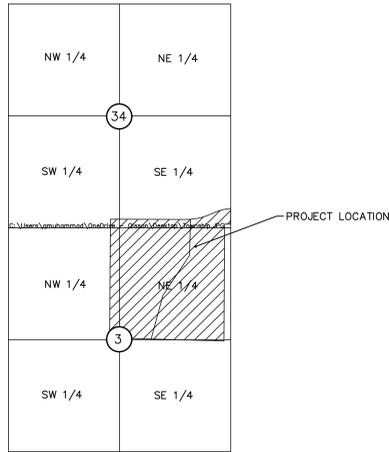
*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

28. Submit Public Water Main Extension plans including new fire hydrants and other appurtenances prepared by a MO PE for review, approval and contracts following KC Water Rules and Regulations for water main extensions to KC Water. The Rules and Regulations are available at the following link:  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>  
Please include the following note on the cover of the water main extension plans when submitted:  
"A variance was requested from the Kansas City Fire Department for the Kansas City Water Rules and Regulations for Water Main Extensions and Relocations relating to the maximum fire hydrant spacing along NE 96th Street to be increased from a maximum of 600' to a maximum of 1200'. KCFD granted the variance in this specific case based on the specific conditions presented by this project."

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

29. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.
30. Public sewers not located within the Right-of-Way must be located within exclusive sewer easements.
31. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
32. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
33. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
34. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\ Preliminary Plans\Sheets\GNCCV.C\_TTL01\_B2203454.dwg  
 DATE: Jan 18, 2024 5:40pm  
 USER: cholmquist  
 XREFS: C:\PTBLK\_B2203454 C:\XBASE\_B2203454 C:\PBDY\_B2203454

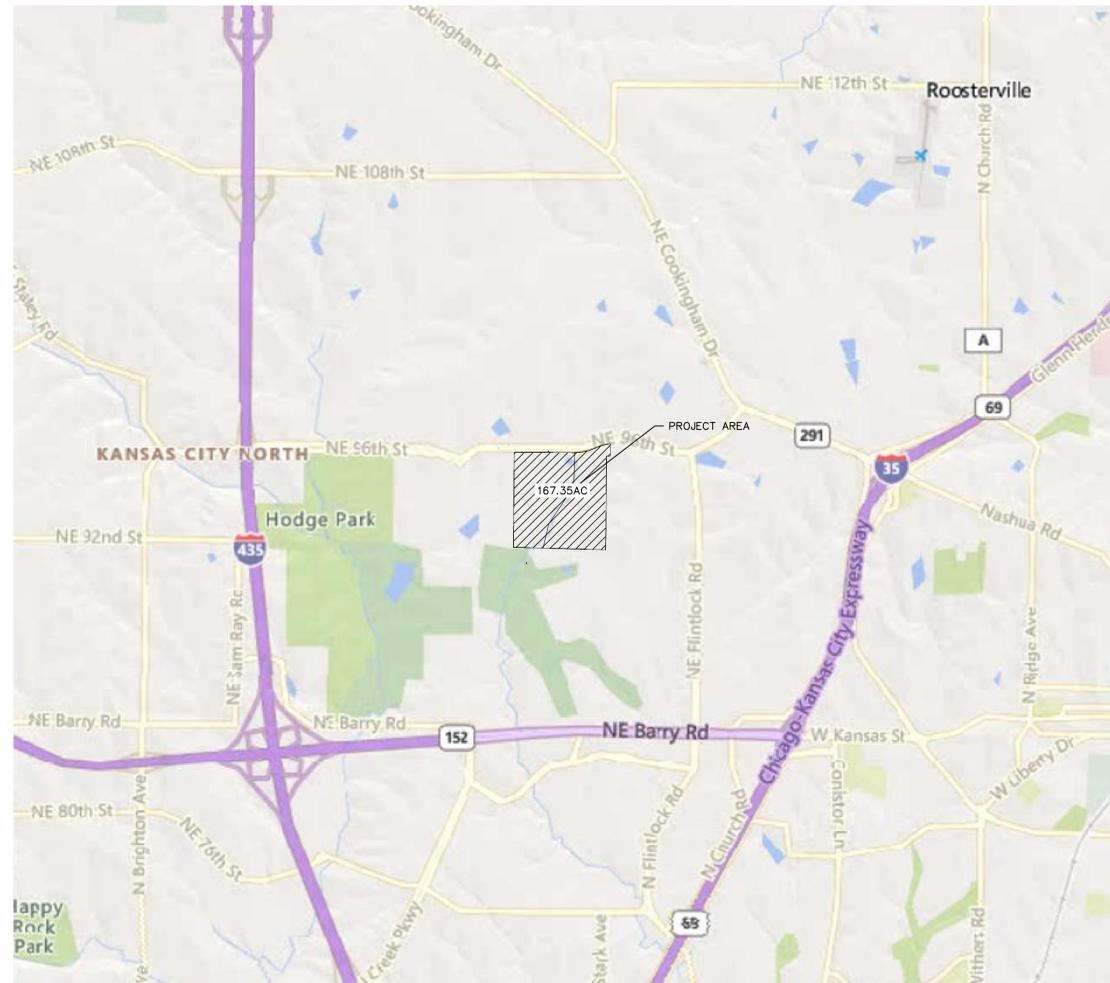
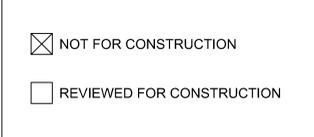


**VICINITY MAP**  
 S3, T51N, R32W  
 N.T.S

# BOTHAM REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 3, TOWNSHIP 51N, RANGE 32W  
 IN KANSAS CITY, JACKSON COUNTY, MO

PROJECT TEAM & UTILITY CONTACT LIST	
<b>OWNER / DEVELOPER</b> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. KANSAS CITY, MO 64161 CONTACT: PHONE: EMAIL:	<b>UTILITY SERVICE NUMBERS</b> NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE PHONE: 816-756-5252
<b>ENGINEER</b> OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM 816-358-5360 NAME: GOOGLE FIBER PHONE: 877-454-6959
<b>SURVEYOR</b> OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	





PROPERTY OWNERS WITHIN 300'	
1	PROPERTY RESERVE INC C/O TAX DIVISION PO BOX 511196 SALT LAKE CITY, UT 84151
2	HUNT MIDWEST REAL ESTATE DEVELOPMENT INC 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
3	BENSON PLACE HOME OWNERS ASSOC C/O FIRST SERVICE RESIDENTIAL 11125 N AMBASSADOR DR STE 200 KANSAS CITY, MO 64153
4	HUNT MIDWEST REAL ESTATE DEVELOPMENT INC 1881 MAIN ST STE 200 KANSAS CITY, MO 64108
5	WOODNEATH FARMS HOME OWNERS ASSOC C/O HUNT MIDWEST REAL ESTATE DEVEL 8300 NE UNDERGROUND DR STE 100 KANSAS CITY, MO 64161
6	Dawson Cyrus BENSON PLACE HOME OWNERS ASSOC C/O FIRST SERVICE RESIDENTIAL 11125 N AMBASSADOR DR STE 200 KANSAS CITY, MO 64153

LEGEND	
	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	PROPERTY LOT LINE
	100-YEAR FLOODPLAIN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS



6437 W Chamberlaine Blvd  
Chandler, AZ 85226  
TEL: 480.229.6000  
www.olson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

EXISTING CONDITIONS  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

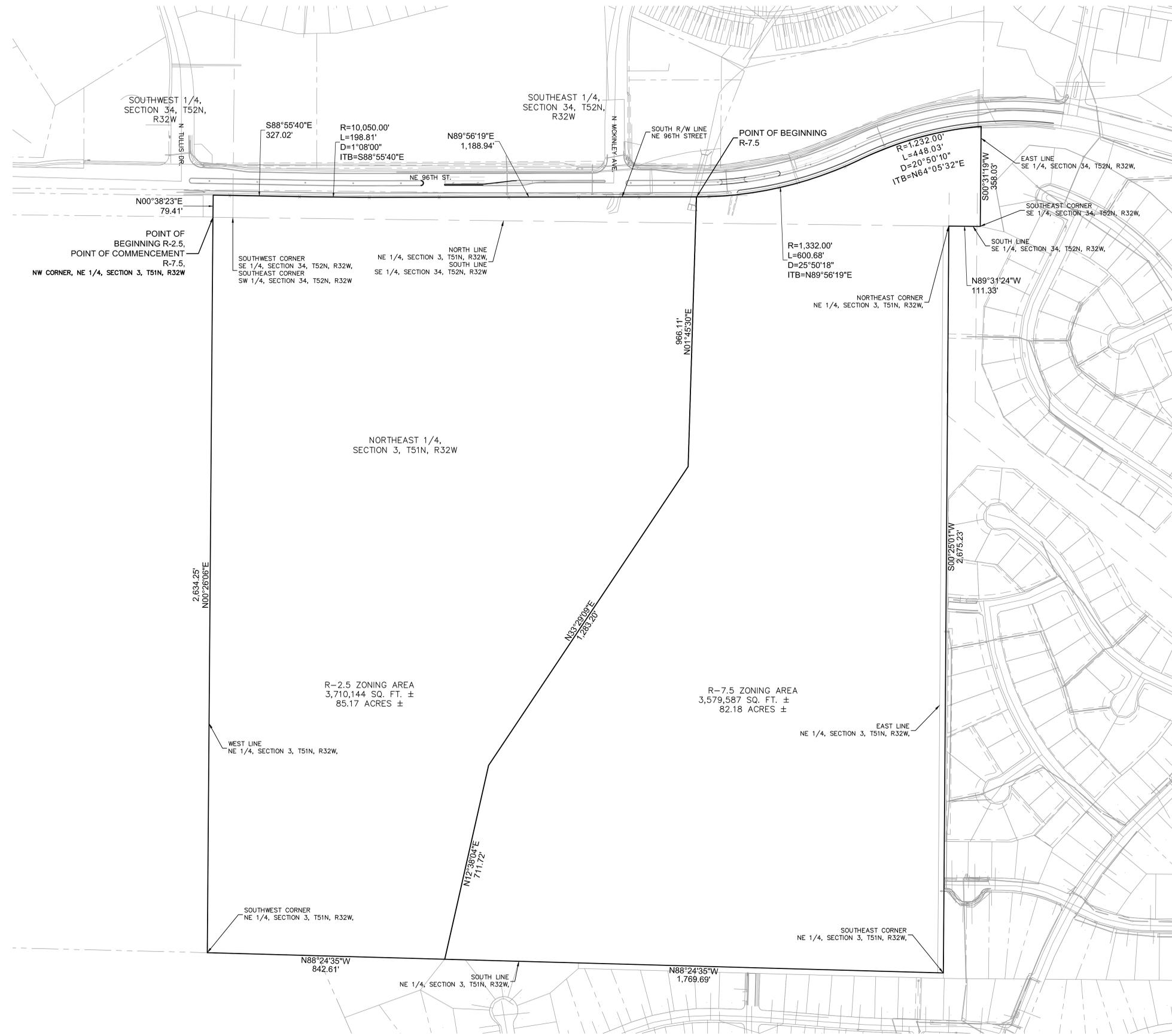
2023

KANSAS CITY, MO

drawn by: B2203454  
 checked by: CH  
 approved by: ENG  
 GNCC by: ENG  
 project no.: B2203454  
 drawing no.: EXC01\_B2203454  
 date: 12/15/23

SHEET  
C1.0

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_SIT01\_B2203454.dwg  
 DATE: Jan 18, 2024 5:42pm  
 XREFS: C:\PTBLK\_B2203454 C:\XBASE\_B2203454 C:\PBNDRY\_B2203454 C:\PBASE\_B2203454  
 USER: cholmquist V:\BNDY\_B2203454



**LEGEND**

PROJECT PROPERTY BOUNDARY

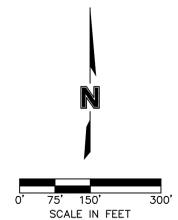
**PROPERTY DESCRIPTION:**

**R-2.5 ZONING AREA PROPERTY DESCRIPTION**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 51 NORTH, RANGE 32 WEST AND THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°38'23" EAST, 79.41 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NE 96TH STREET AS NOW ESTABLISHED; THENCE SOUTH 88°55'40" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 327.02 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 10,050.00 FEET, A CENTRAL ANGLE OF 01°08'00" AND AN ARC DISTANCE OF 198.81 FEET; THENCE NORTH 89°56'19" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 1,188.94 FEET; THENCE LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE SOUTH 01°45'30" WEST, 966.11 FEET; THENCE SOUTH 33°29'09" WEST, 1,283.20 FEET; THENCE SOUTH 12°38'04" WEST, 711.72 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88°24'35" WEST ON SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 842.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°26'06" EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER, 2,634.25 FEET TO THE POINT OF BEGINNING. CONTAINING 3,710,144 SQUARE FEET OR 85.17 ACRES, MORE OR LESS.

**R-7.5 ZONING AREA PROPERTY DESCRIPTION**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 51 NORTH, RANGE 32 WEST AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 00°38'23" EAST, 79.41 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NE 96TH STREET AS NOW ESTABLISHED; THENCE SOUTH 88°55'40" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 327.02 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 10,050.00 FEET, A CENTRAL ANGLE OF 01°08'00" AND AN ARC DISTANCE OF 198.81 FEET; THENCE NORTH 89°56'19" EAST ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE, 1,188.94 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,332.00 FEET, A CENTRAL ANGLE OF 25°50'18" AND AN ARC DISTANCE OF 600.68 FEET; THENCE EASTERLY ON SAID EXISTING SOUTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 64°05'32" EAST WITH A RADIUS OF 1,232.00 FEET, A CENTRAL ANGLE OF 20°50'10" AND AN ARC DISTANCE OF 448.03 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 34; THENCE LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE SOUTH 00°31'19" WEST ON SAID EAST LINE OF SAID SOUTHEAST QUARTER, 358.03 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°31'24" WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 111.33 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°25'01" WEST ON THE EAST LINE OF SAID NORTHEAST QUARTER, 2,675.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 88°24'35" WEST ON SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 1,769.69 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 12°38'04" EAST, 711.72 FEET; THENCE NORTH 33°29'09" EAST, 1,283.20 FEET; THENCE NORTH 01°45'30" EAST, 966.11 FEET TO THE POINT OF BEGINNING. CONTAINING 3,579,587 SQUARE FEET OR 82.18 ACRES, MORE OR LESS.



6437 W Chamberlaine Blvd  
Chandler, AZ 85226  
www.olsson.com  
TEL 480.629.6000

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

REZONING PLAN  
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT  
BOTHAM

REVISIONS

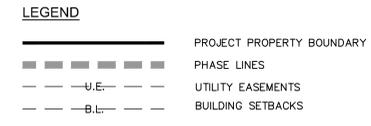
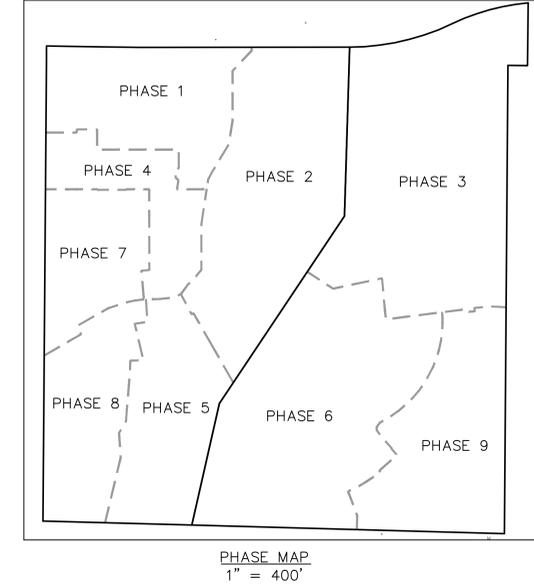
KANSAS CITY, MO

2023

drawn by: BJC/M  
checked by: CH  
approved by: ENG  
GNCV by: ENG  
project no.: B22-03454  
drawing no.: C\_SIT01\_B2203454  
date: 12/15/23

**SHEET**  
C2.0

DWG: F:\2022\03001-03001-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNV\C\_SIT01\_B2203454.dwg USER: chofmquist  
 DATE: Jan 18, 2024 5:42pm XREFS: C\_PIBLK\_B2203454 C\_XBASE\_B2203454 C\_PBNBY\_B2203454 V\_BNDRY\_B2203454 C\_PBASE\_B2203454



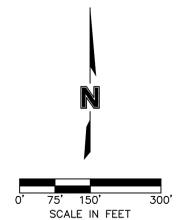
DEVELOPMENT DATA TABLE														
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	EXISTING R/W (AC.)	STREET R/W (AC.)	PRIV. OPEN SPACE	DETENTION (AC.)	NET ACRES	UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
1	R-80	R-2.5	SF RES.	14.73	0.00	5.93	4.03	0.00	4.77	55	11.53	3.73	FALL 2024	FALL 2025
2	R-80	R-2.5	SF RES.	25.90	0.00	2.21	0.00	13.94	9.75	40	4.10	1.54	FALL 2026	FALL 2027
3	R-80	R-7.5	SF RES.	34.75	0.00	5.01	2.24	8.55	18.95	61	3.22	1.76	FALL 2028	FALL 2029
4	R-80	R-2.5	SF RES.	8.74	0.00	2.11	0.00	0.00	6.63	44	6.64	5.03	FALL 2030	FALL 2031
5	R-80	R-2.5	SF RES.	13.80	0.00	1.36	0.00	6.50	5.94	25	4.21	1.81	FALL 2032	FALL 2033
6	R-80	R-7.5	SF RES.	29.89	0.00	3.58	0.00	9.40	16.91	55	3.25	1.84	FALL 2034	FALL 2035
7	R-80	R-2.5	SF RES.	10.01	0.00	2.11	0.00	0.00	7.90	52	5.78	5.19	FALL 2036	FALL 2037
8	R-80	R-2.5	SF RES.	11.99	0.00	1.24	0.00	3.02	7.73	27	3.49	2.25	FALL 2038	FALL 2039
9	R-80	R-7.5	SF RES.	17.54	0.00	1.89	0.00	4.76	10.89	37	3.40	2.11	FALL 2040	FALL 2041
<b>TOTAL</b>				<b>167.35</b>	<b>0.00</b>	<b>25.44</b>	<b>6.27</b>	<b>46.17</b>	<b>89.47</b>	<b>396</b>	<b>4.43</b>	<b>2.37</b>		

**GENERAL NOTES:**  
 A. EXISTING ZONING: R-80; PROPOSED ZONING: R-2.5 & R-7.5  
 B. TOTAL LAND AREA: 7,285,410 SF, 167.35 AC.  
 C. EXISTING R/W: 0.00 AC.; PROPOSED R/W: 25.44 AC.  
 D. NET LAND 3,933,468 SF. AREA: 90.29 AC.  
 E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX. HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS. NUMBER OF FLOORS OF EACH BUILDING: N/A  
 G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A  
 H. BUILDING COVERAGE AND FLOOR AREA RATIO: N/A  
 I. NET DENSITY: 4.43 DU/AC.; GROSS DENSITY: 2.37 DU/AC.  
 J. PARKING REQUIREMENTS: N/A  
 K. BICYCLE PARKING REQUIREMENTS: N/A  
 L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE  
 M. PROPOSED MONUMENT SIGNS SHALL MEET KOMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

**PARKLAND CALCULATIONS:**  
 REQUIRED:  
 $396 \text{ D.U.} \times 3.7 \times 0.006 = 8.791 \text{ AC.}$   
 PROVIDED:  
 TRAIL:  $4,804 \text{ LF.} (4,804 \times 50 = 5,514 \text{ AC.})$   
 AMENITY AREA: 3.257 AC.  
 TOTAL = 8.811 AC.

AMENITIES WHICH MAY BE INCLUDED WITHIN TRACT A MAY INCLUDE THE FOLLOWING. DETAILED PLANS FOR AMENITIES SHALL BE APPROVED VIA FINAL PLAN FOR TRACT A, AND MAY DIFFER FROM THOSE LISTED HERE.

- SWIMMING POOL
- BATH HOUSE
- GRILLS
- ACTIVE RECREATION EQUIPMENT



www.olsson.com  
 TEL: 480.629.6000  
 6437 W. Chandler Blvd  
 Chandler, AZ 85226

---

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2024.12.15	Revised per Staff comments	CH
2	2025.01.19	Revised per Staff comments	CH

2023

---

SITE PLAN & PRELIMINARY PLAN  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAN

BOTHAM

KANSAS CITY, MO

---

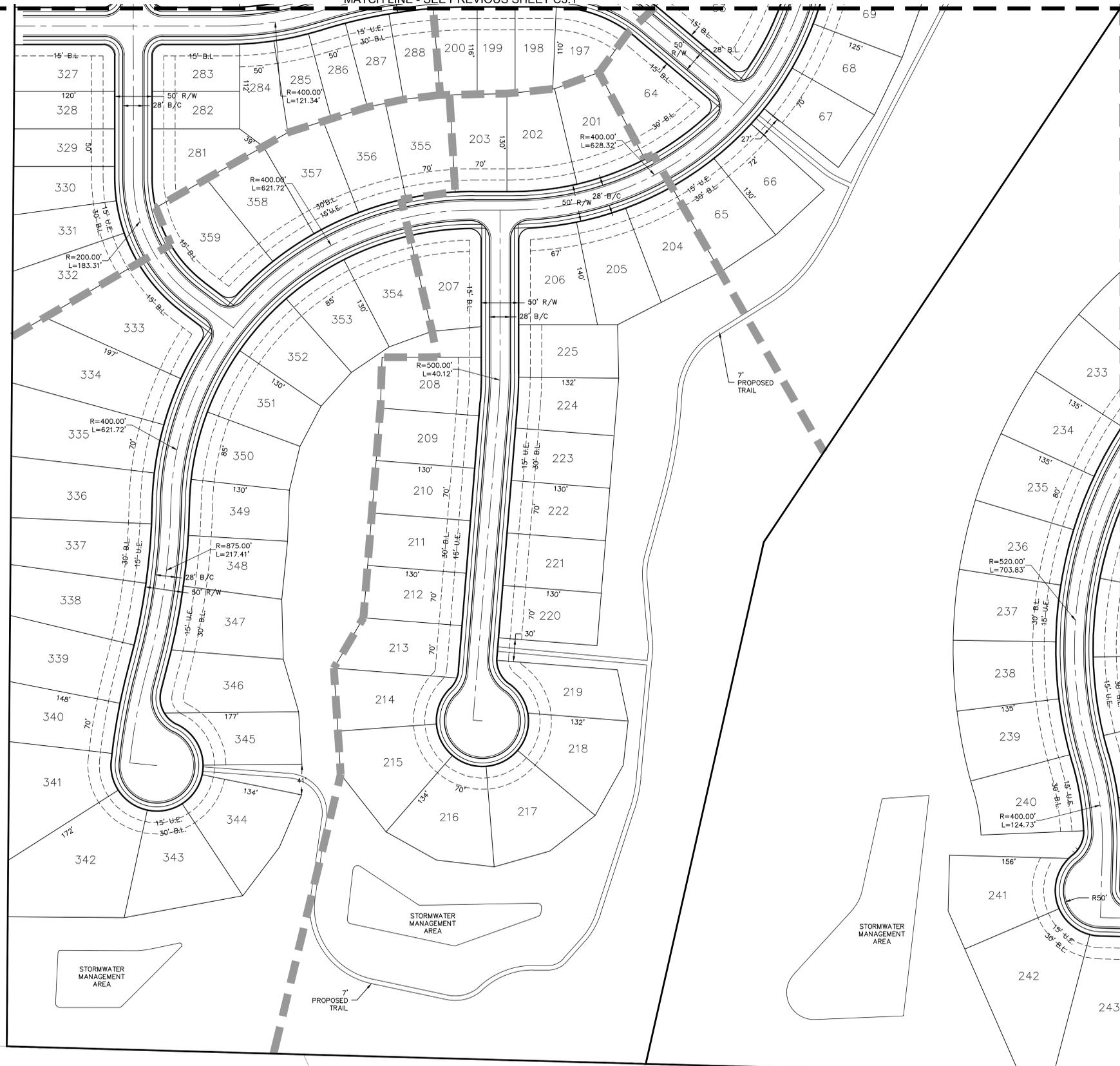
drawn by: BRC/M  
 checked by: CH  
 approved by: ENG  
 GNCC by: ENG  
 project no.: B22-03454  
 drawing no.: C\_SIT01\_B2203454  
 date: 12/15/23

SHEET  
 C3.0



DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCCV\C\_SIT02\_B2203454.dwg USER: chofmquist  
 DATE: Jan 18, 2024 5:43pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBASE\_B2203454

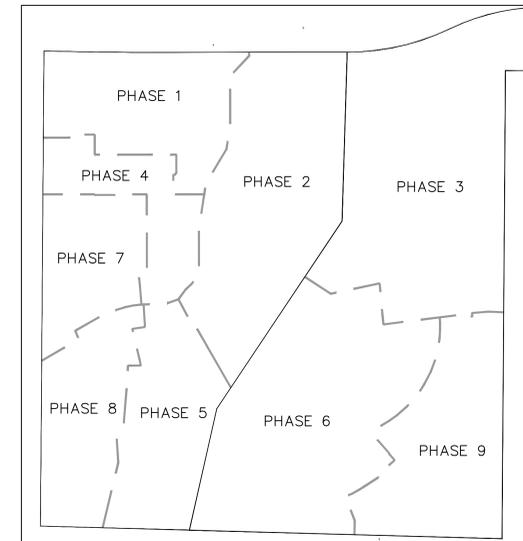
MATCH LINE - SEE PREVIOUS SHEET C3.1



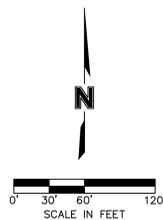
KEY MAP  
1" = 500'

**LEGEND**

	PROJECT PROPERTY BOUNDARY
	PHASE LINES
	UTILITY EASEMENTS
	BUILDING SETBACKS



PHASE MAP  
1" = 400'



**olsson**  
 6437 W Chamber Blvd  
 Chandler, AZ 85226  
 TEL: 480.229.6000  
 www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

**REVISIONS**

2023

KANSAS CITY, MO

BOTHAM

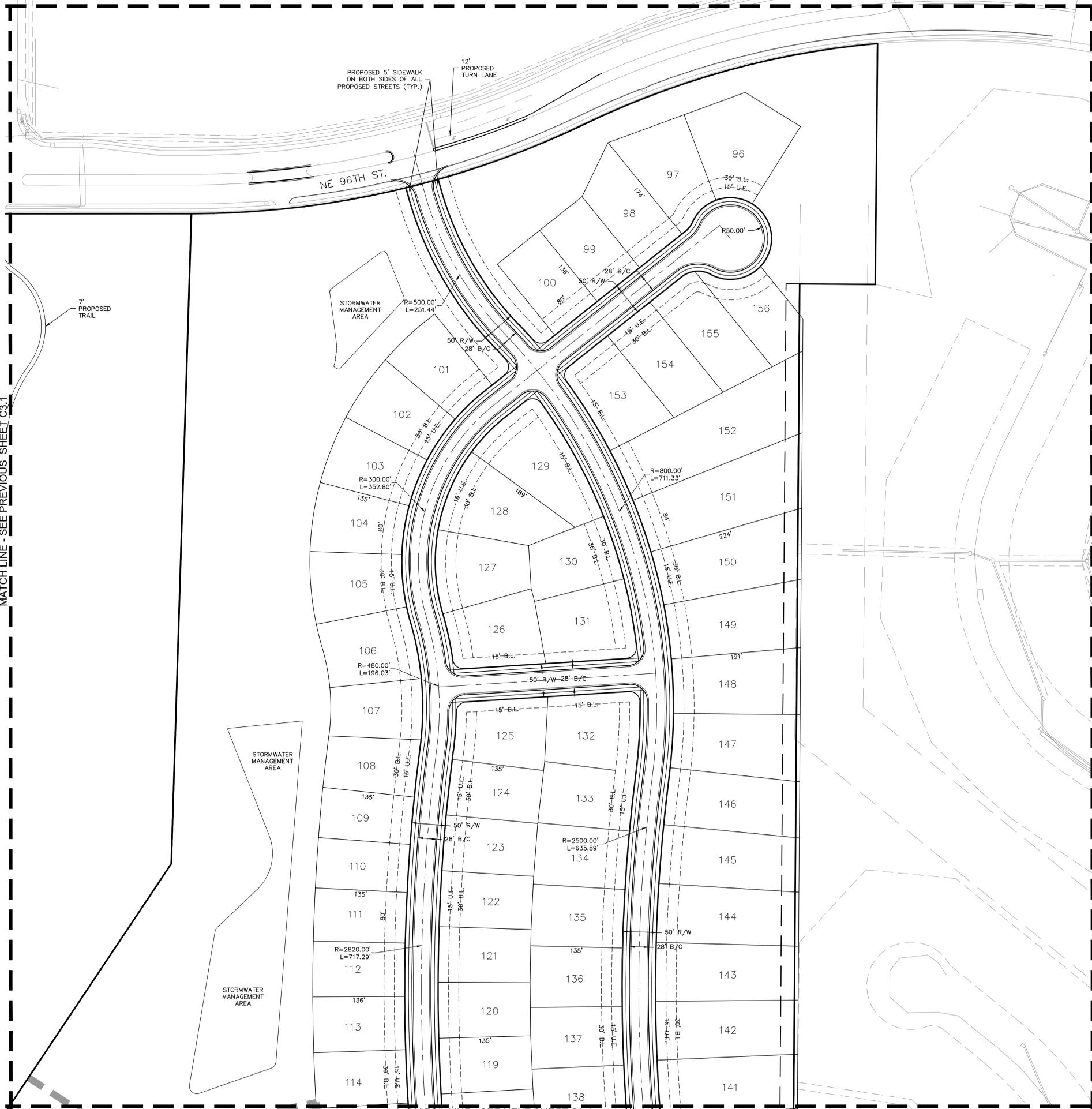
SHEET  
C3.2

SITE PLAN & PRELIMINARY PLAN (AREA 2)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAN

drawn by: B2203454  
 checked by: CH  
 approved by: ENG  
 GNCCV by: ENG  
 project no.: B2203454  
 drawing no.: C\_SIT02\_B2203454  
 date: 12/15/23

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Pre\Pre\022-03454.dwg USER: chofmquist  
 DATE: Jan 18, 2024 5:43pm XREFS: C:\PTBLK\_B220454 C:\XBASE\_B220454 C:\PBDNY\_B220454

MATCH LINE - SEE PREVIOUS SHEET C3.1



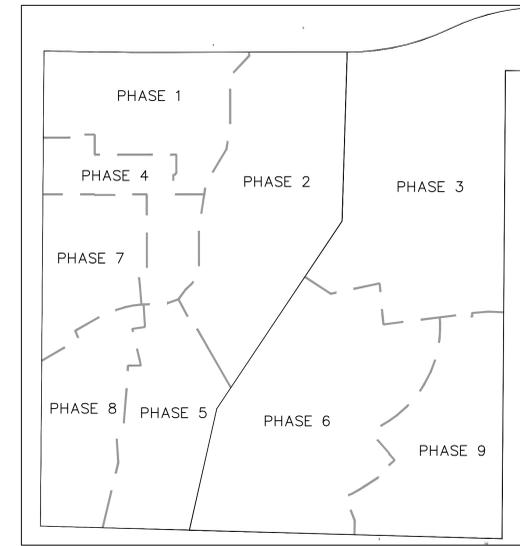
MATCH LINE - SEE NEXT SHEET C3.4



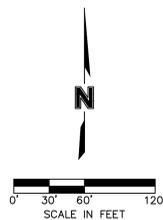
KEY MAP  
1" = 500'

**LEGEND**

	PROJECT PROPERTY BOUNDARY
	PHASE LINES
	UTILITY EASEMENTS
	BUILDING SETBACKS



PHASE MAP  
1" = 400'



SITE PLAN & PRELIMINARY PLAT (AREA 3)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

KANSAS CITY, MO

SHEET  
C3.3

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

REVISIONS

2023

drawn by: B220454  
 checked by: CH  
 approved by: ENG  
 GNOC by: ENG  
 project no: B220454  
 drawing no: C\_SIT02\_B220454  
 date: 12/15/23

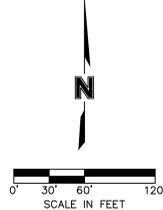
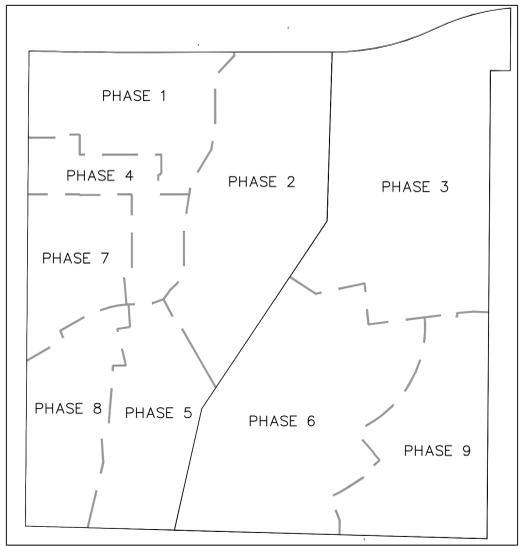
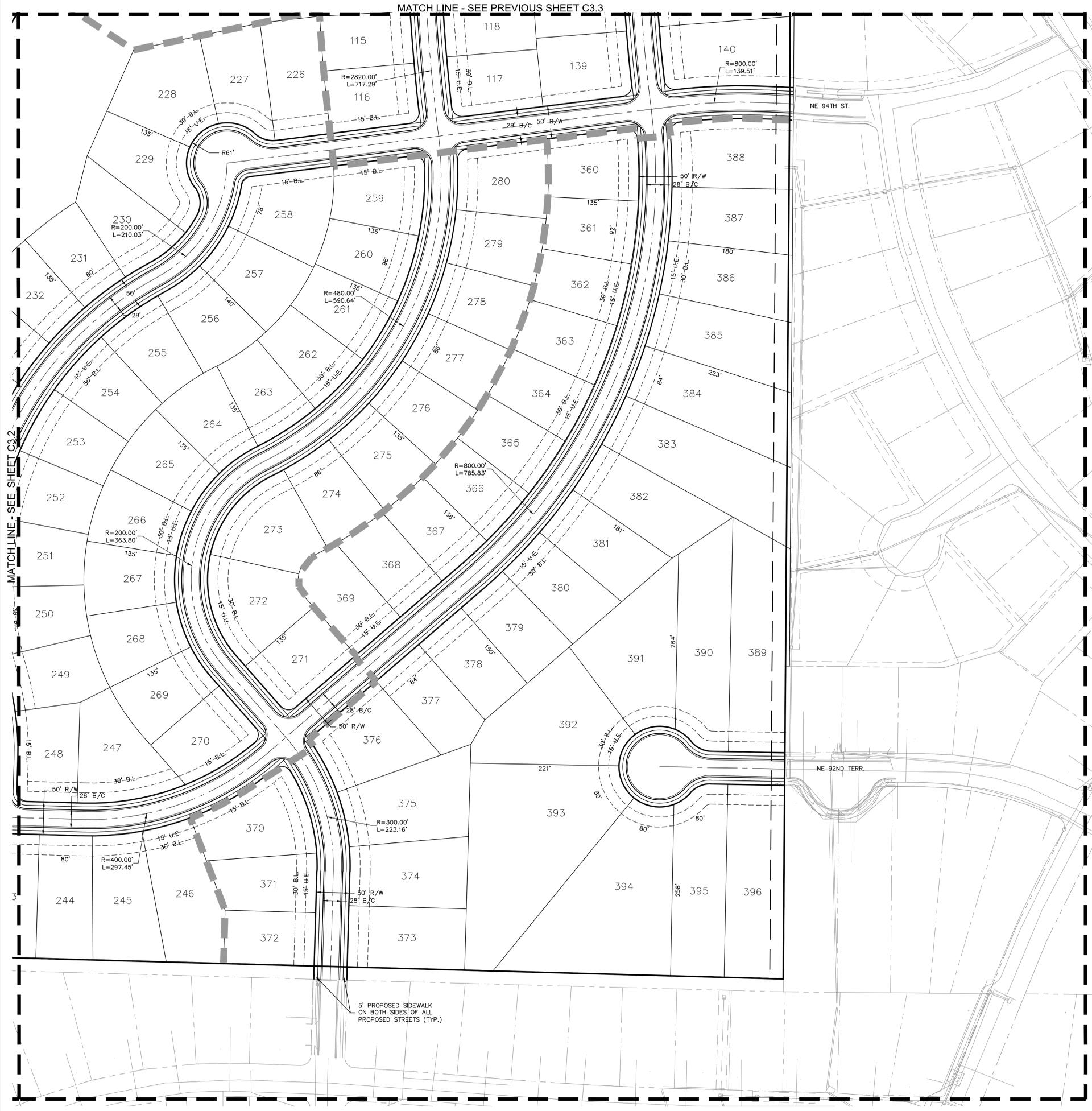
**olsson**

6437 W. Champlin Blvd  
 Champlin, AZ 85226

TEL: 480.229.6000

www.olsosn.com

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\3-SIT02\_B2203454.dwg USER: chofmquist  
 DATE: Jan 18, 2024 5:43pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDNY\_B2203454



**olsson**  
 6437 W Chamberlayne Blvd  
 Chandler, AZ 85226  
 TEL: 480.229.6000  
 www.olson.com

**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

2023

**SITE PLAN & PRELIMINARY PLAT (AREA 4)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT**

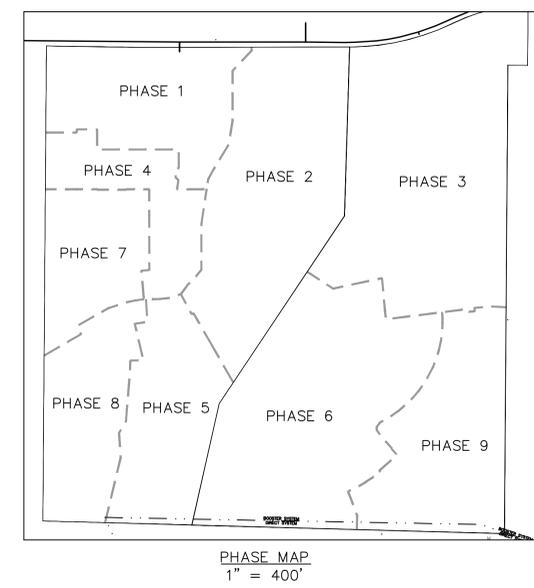
BOTHAM

KANSAS CITY, MO

drawn by: B2203454  
 checked by: CH  
 approved by: ENG  
 GNCC by: ENG  
 project no.: B2203454  
 drawing no.: C\_SIT02\_B2203454  
 date: 12/15/23

**SHEET C3.4**

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_GRD01\_B2203454.dwg USER: cholmquist  
 DATE: Jan 18, 2024 5:44pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PINDY\_B2203454 C:\PUTIL\_B2203454



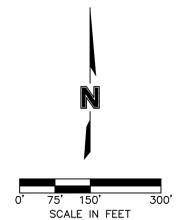
NOTE:  
 A VARIANCE WAS REQUESTED FROM THE KANSAS CITY FIRE DEPARTMENT FOR THE KC WATER RULES AND REGULATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS RELATING TO THE MAXIMUM FIRE HYDRANT SPACING ALONG NE 96TH STREET TO BE INCREASED FROM A MAXIMUM OF 600 FT. TO A MAXIMUM OF 1,200 FT. KCFD GRANTED THE VARIANCE IN THIS SPECIFIC CASE BASED ON THE SPECIFIC CONDITIONS PRESENTED BY THIS PROJECT.

**LEGEND**

- PROJECT PROPERTY BOUNDARY
- PHASE LINES
- U.E. — UTILITY EASEMENTS
- B.L. — BUILDING SETBACKS
- WATER PRESSURE BOUNDARY
- 100-YEAR FLOODPLAIN

LEGEND	
—100—	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
—SS—	PROPOSED SANITARY SEWER
—S—	PROPOSED STORM SEWER
—W—	PROPOSED WATER LINE
—COMM—	PROPOSED COMMUNICATION LINE
—P-UG—	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
—	EXISTING WATER LINE
—	EXISTING GAS LINE
—	EXISTING POWER LINE
—	EXISTING SANITARY SEWER LINE
—	EXISTING STORM SEWER LINE

NOTE:  
 ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.  
 ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



**PRELIMINARY GRADING & UTILITY PLAN**  
**REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT**

BOTHAM

KANSAS CITY, MO

**olsson**  
 6437 W. Chamberlaine Blvd  
 Chamberlaine, AZ 85228  
 TEL: 480.229.6000  
 www.olson.com

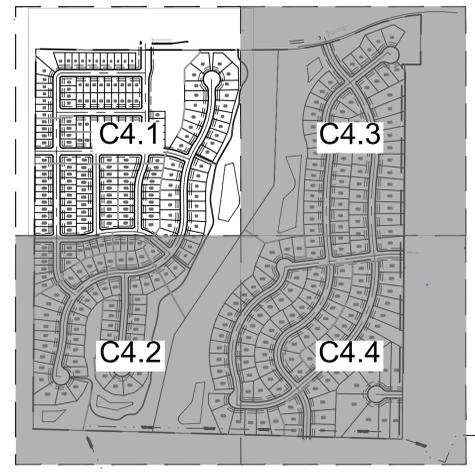
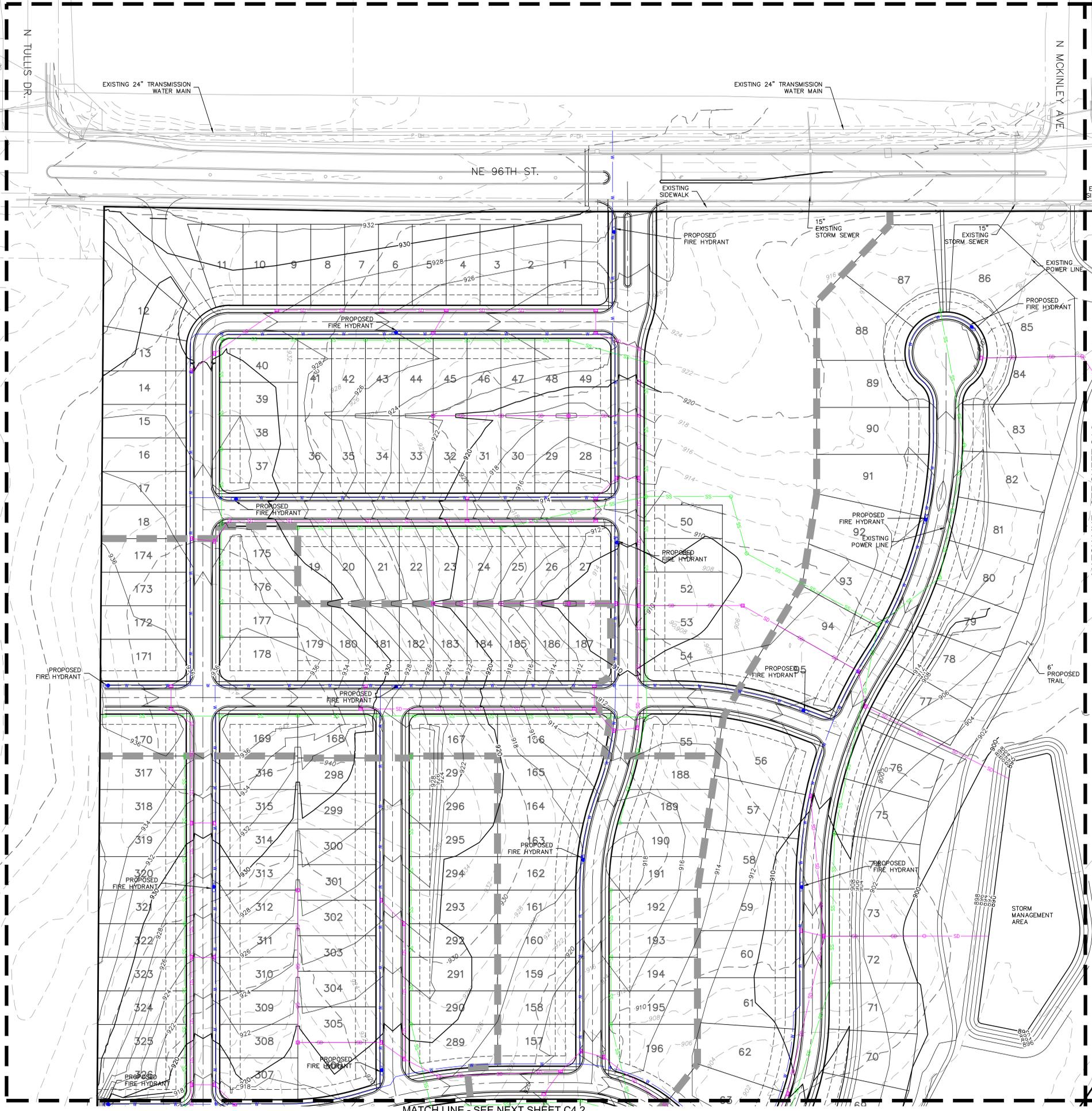
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

REVISIONS	
NO.	DATE
	2023

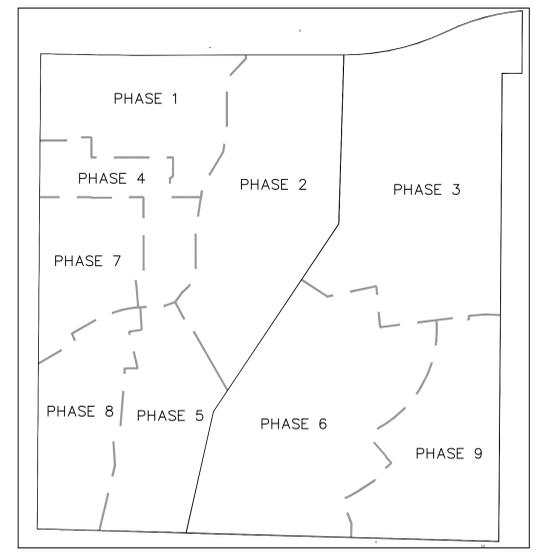
DRAWN BY: B20M  
 CHECKED BY: CH  
 APPROVED BY: ENG  
 GNOC BY: ENG  
 PROJECT NO.: B22-03454  
 DRAWING NO.: C\_GRD01\_B2203454  
 DATE: 12/15/23

SHEET  
C4.0

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\022-03454-B\02203454.dwg  
 DATE: Jan 18, 2024 5:45pm  
 USER: crolmquist  
 C\_PIBLK: B2203454 C\_PIBASE: B2203454 C\_PIBUILD: B2203454 C\_PIBUILD: B2203454



KEY MAP  
1" = 500'



PHASE MAP  
1" = 400'

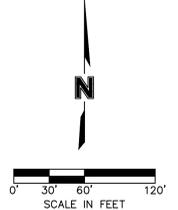
**LEGEND**

---	PROJECT PROPERTY BOUNDARY
- - -	PHASE LINES
- - - U.E. - - -	UTILITY EASEMENTS
- - - B.L. - - -	BUILDING SETBACKS
- - -	WATER PRESSURE BOUNDARY
- - - FP - - -	100-YEAR FLOODPLAIN

**LEGEND**

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:  
ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.  
ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



PRELIMINARY GRADING & UTILITY PLAN (AREA 1)  
REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

SHEET  
C4.1

**REVISIONS**

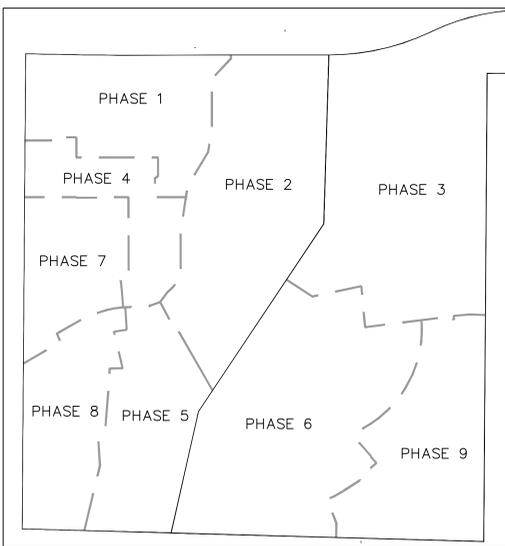
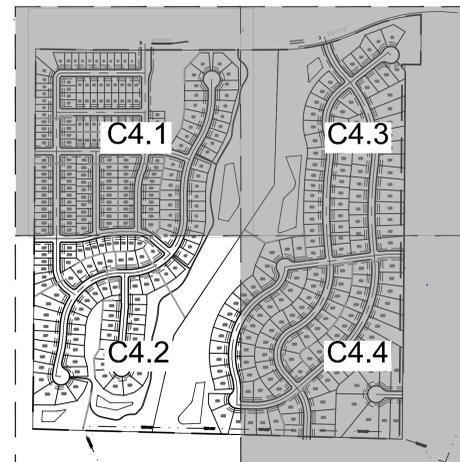
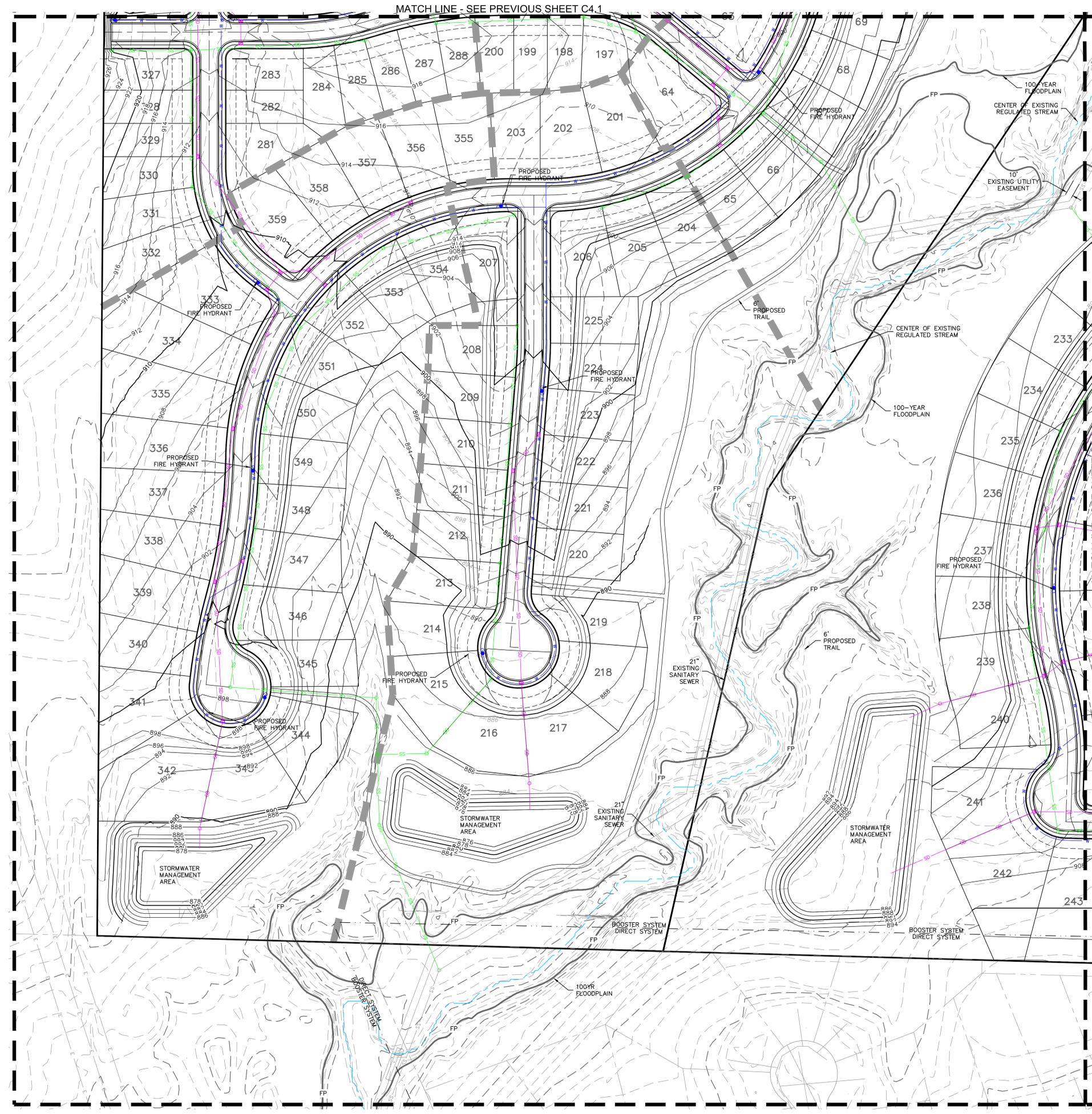
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

2023

BOTHAM  
KANSAS CITY, MO

drawn by: BROM  
checked by: CH  
approved by: ENG  
GNV: ENG  
project no.: B22-03454  
drawing no.: C\_GRD02\_B2203454  
date: 12/15/23

DWG: F:\2022\03\001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\GNVC\_GRD02\_B2203454.dwg USER: crolmquist  
 DATE: Jan 18, 2024 5:45pm XREFS: C:\PTBLK\_B2203454 C:\XBASE\_B2203454 C:\PBDY\_B2203454 C:\PITL\_B2203454



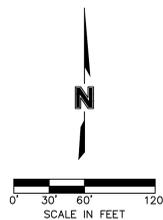
**LEGEND**

---	PROJECT PROPERTY BOUNDARY
---	PHASE LINES
-U.E.-	UTILITY EASEMENTS
-B.L.-	BUILDING SETBACKS
- - -	WATER PRESSURE BOUNDARY
FP	100-YEAR FLOODPLAIN

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:  
 ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.  
 ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES





6437 W. Chamberlain Blvd  
Chandler, AZ 85226  
TEL: 480.229.6000  
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

**REVISIONS**

2023

BOTHAM

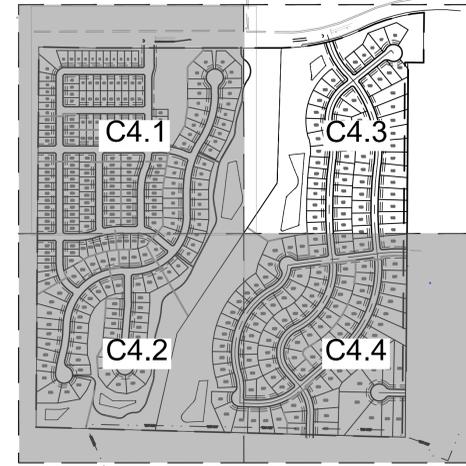
KANSAS CITY, MO

PRELIMINARY GRADING & UTILITY PLAN (AREA 2)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

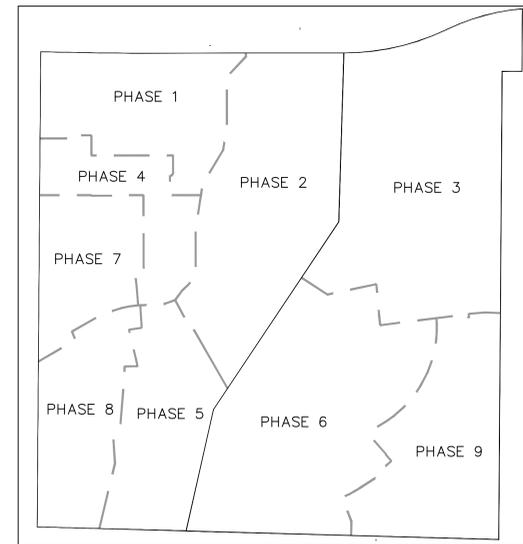
drawn by: BR/CM  
 checked by: CH  
 approved by: ENG  
 GNVC by: ENG  
 project no.: B22-03454  
 drawing no.: C\_GRD02\_B2203454  
 date: 12/15/23

**SHEET C4.2**

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_GRD02\_B2203454.dwg USER: crolmquist  
 DATE: Jan 18, 2024 5:45pm XREFS: C:\PBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDY\_B2203454 C:\PINTL\_B2203454



KEY MAP  
1" = 500'



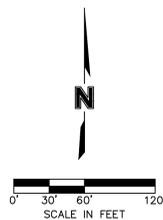
PHASE MAP  
1" = 400'

LEGEND

- PROJECT PROPERTY BOUNDARY
- PHASE LINES
- - - U.E. - UTILITY EASEMENTS
- - - B.L. - BUILDING SETBACKS
- - - W.P.B. - WATER PRESSURE BOUNDARY
- FP - 100-YEAR FLOODPLAIN

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:  
 ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.  
 ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



PRELIMINARY GRADING & UTILITY PLAN (AREA 3)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

drawn by: BROM  
 checked by: CH  
 approved by: ENG  
 GNCV by: ENG  
 project no.: B22-03454  
 drawing no.: C\_GRD02\_B2203454  
 date: 12/15/23

SHEET  
C4.3

2023

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2023.12.15	Revised per Staff comments
2	2024.01.19	Revised per Staff comments

BY

BY	DATE

olsson

6437 W Chamberlay Blvd  
 Chandler, AZ 85226  
 TEL: 480.229.6000  
 www.olsson.com

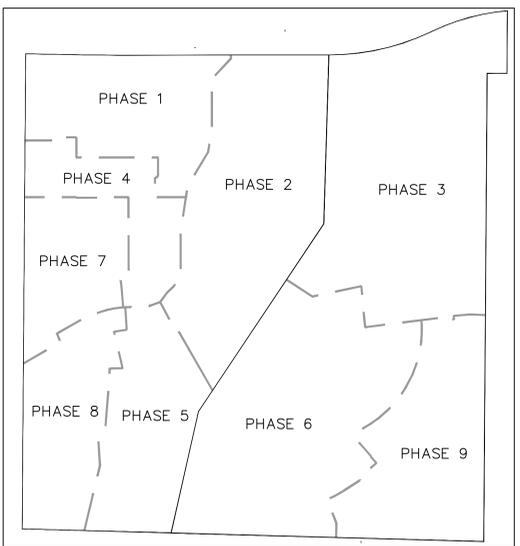
REVISIONS

KANSAS CITY, MO

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_GRD02\_B2203454.dwg USER: crolmqvist  
 DATE: Jan 18, 2024 5:45pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PENNY\_B2203454 C:\PUTIL\_B2203454



KEY MAP  
1" = 500'



PHASE MAP  
1" = 400'

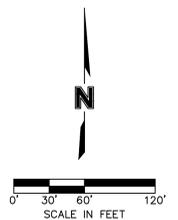
**LEGEND**

---	PROJECT PROPERTY BOUNDARY
---	PHASE LINES
---	UTILITY EASEMENTS
---	BUILDING SETBACKS
---	WATER PRESSURE BOUNDARY
---	100-YEAR FLOODPLAIN

**LEGEND**

-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
COMM	PROPOSED COMMUNICATION LINE
P-U-G	PROPOSED UNDERGROUND POWER
●	PROPOSED FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING POWER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE

NOTE:  
 ALL PROPOSED SITE UTILITY SHALL BE PUBLIC UNLESS OTHERWISE NOTED.  
 ALL PROPOSED WATER MAINS ARE TO BE 8" DIP WITH THE EXCEPTION OF WATER MAINS PROPOSED WITHIN CUL-DE-SAC STREETS, WHICH WILL BE 6" DIP AS ALLOWED BY WATER SERVICES



PRELIMINARY GRADING & UTILITY PLAN (AREA 4)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

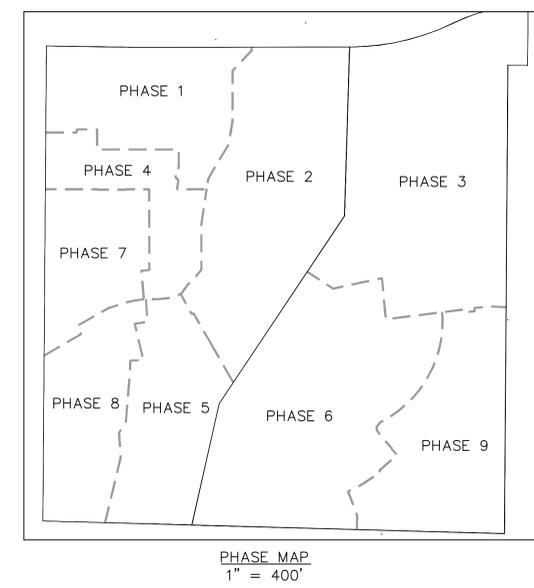
KANSAS CITY, MO  
 2023

SHEET  
C4.4

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

olsson  
 6437 W Chamberlaine Blvd  
 Chandler, AZ 85226  
 TEL: 480.629.6000  
 www.olsson.com

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\GNVC\_SBP01\_B2203454.dwg USER: cholmquist  
 DATE: Jan 18, 2024 5:47pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDY\_B2203454 C:\PBUF\_B2203454 C:\PUTIL\_B2203454

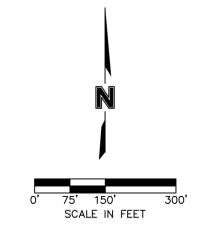


- LEGEND:**
- OUTER ZONE
  - MIDDLE ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - PLAT LIMITS
  - PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - FINAL OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - MIDDLE ZONE DISTURBANCE
  - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
  - SLOPES EXCEEDING 15%
  - MATURE RIPARIAN VEGETATION
  - EXISTING INDEX CONTOURS
  - EXISTING INTERMEDIATE CONTOURS
  - PROPOSED INDEX CONTOURS
  - PROPOSED INTERMEDIATE CONTOURS
  - 100 YEAR FLOODPLAIN

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION .50 ACRES.

- STREAM BUFFER NOTES:**
- STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
  - FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	15.12	0.87	1.86	2.73	18.06%	0.00	0.50
MIDDLE ZONE	5.97	0.02	0.01	0.03	0.45%	0.11	
STREAMSIDE ZONE	4.26	0.00	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	13.15						



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2024.12.15	Revised per Staff comments	CH
2	2025.01.19	Revised per Staff comments	CH

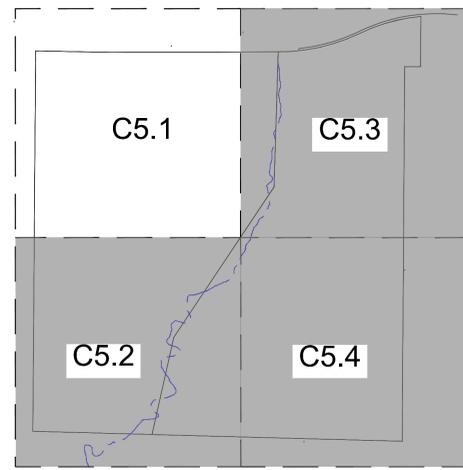
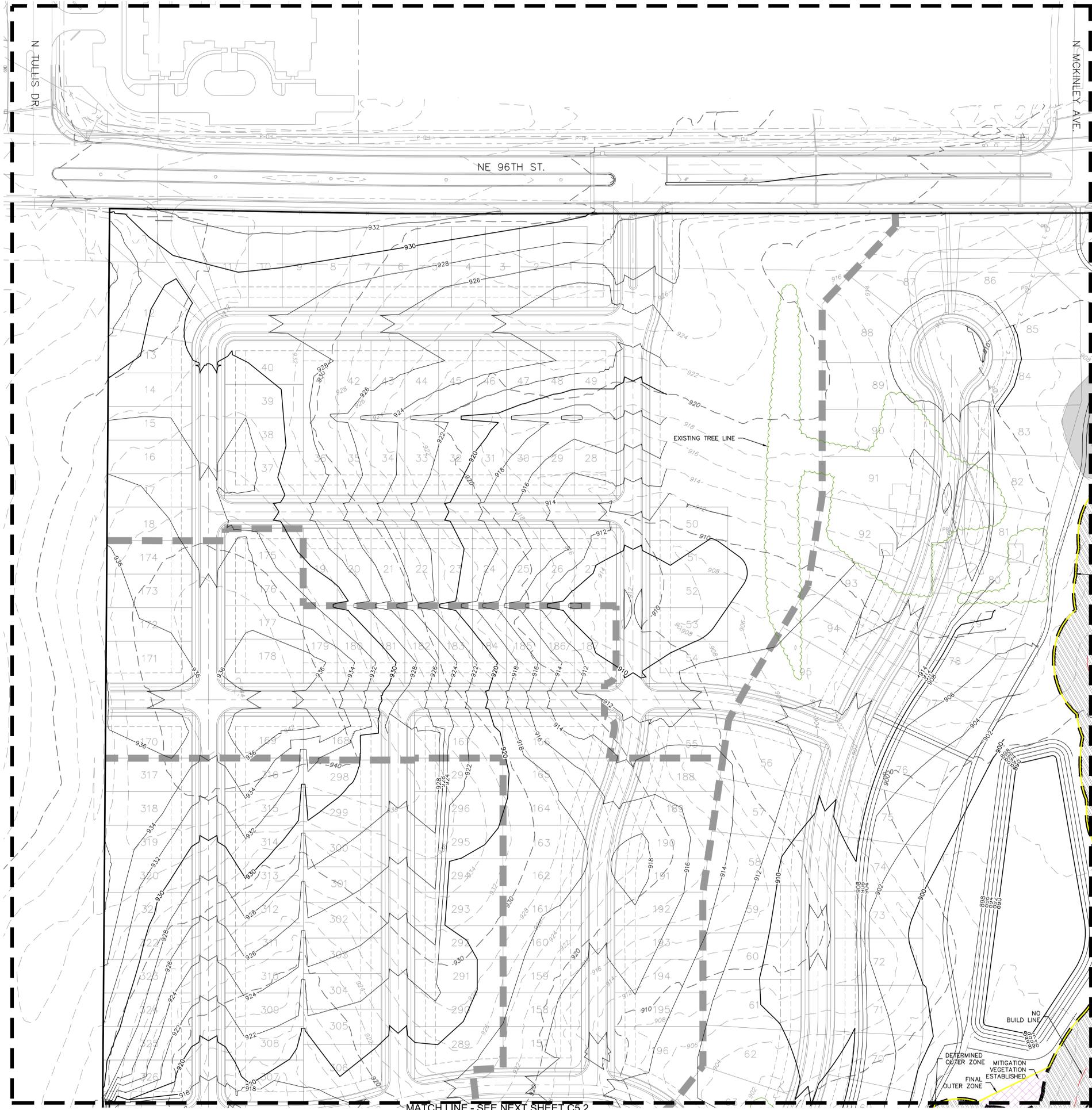
PRELIMINARY STREAM BUFFER PLAN  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT  
 BOTHAM  
 KANSAS CITY, MO  
 2023

**olsson**  
 6437 W. Chamberlaine Blvd  
 Chandler, AZ 85226  
 TEL: 480.229.6000  
 www.olson.com

drawn by: BMM/CH  
 checked by: CH  
 approved by: ENG  
 GNVC by: ENG  
 project no.: B22-03454  
 drawing no.: C\_SBP01\_B2203454  
 date: 12/15/23

SHEET  
 C5.0

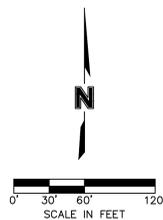
DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\SBP02\_B2203454.dwg USER: crolmqvist  
 DATE: Jan 18, 2024 5:48pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDY\_B2203454 C:\PBLF\_B2203454 C:\PITL\_B2203454



KEY MAP  
1" = 500'

LEGEND:

- OUTER ZONE
- MIDDLE ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- PLAT LIMITS
- PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- FINAL OUTER ZONE
- OUTER ZONE DISTURBANCE
- MIDDLE ZONE DISTURBANCE
- MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
- SLOPES EXCEEDING 15%
- MATURE RIPARIAN VEGETATION
- 100- EXISTING INDEX CONTOURS
- 100- EXISTING INTERMEDIATE CONTOURS
- 100- PROPOSED INDEX CONTOURS
- 100- PROPOSED INTERMEDIATE CONTOURS
- 100 YEAR FLOODPLAIN



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

PRELIMINARY STREAM BUFFER PLAN (AREA 1)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

drawn by: BMM/CM  
 checked by: CH  
 approved by: ENG  
 GNCC by: ENG  
 project no.: B22-03454  
 drawing no.: C\_SBP02\_B2203454  
 date: 12/15/23

SHEET  
C5.1

2023

REVISIONS

6437 W. Chamberlaine Blvd  
 Chandler, AZ 85226

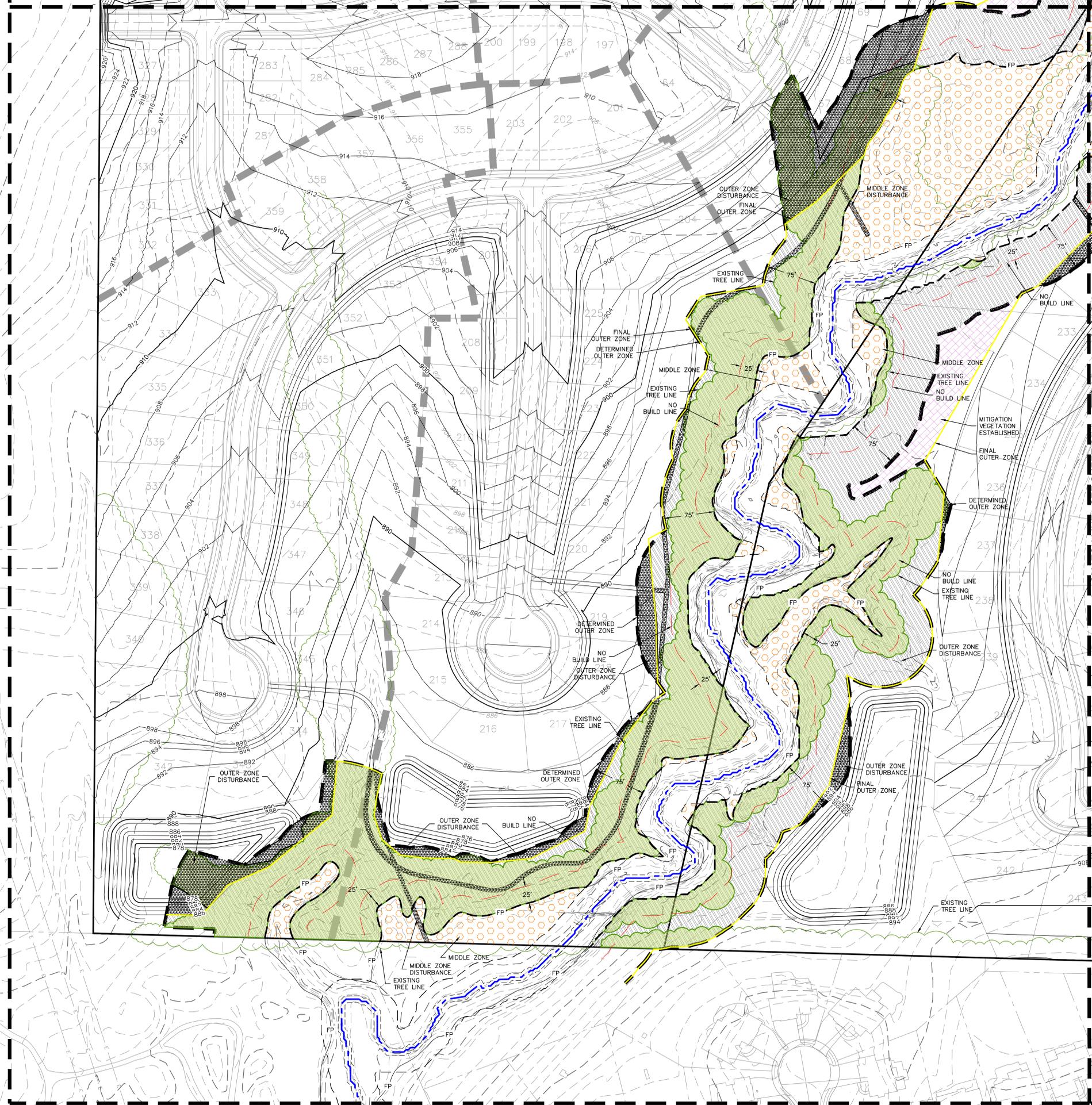
TEL: 480.229.6000

www.olsson.com

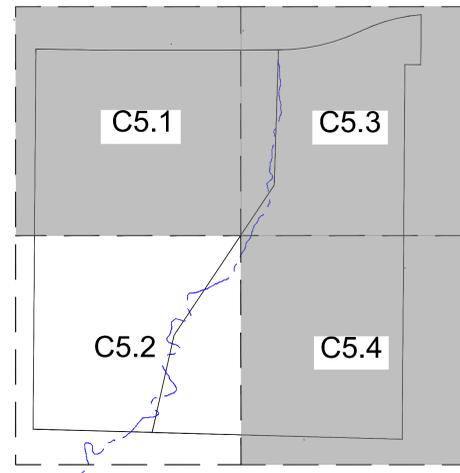


DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVC\SBP02\_B2203454.dwg USER: crolmquist  
 DATE: Jan 18, 2024 5:48pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDY\_B2203454 C:\PBNY\_B2203454 C:\PBLUF\_B2203454 C:\PUTIL\_B2203454

MATCH LINE - SEE PREVIOUS SHEET C5.1

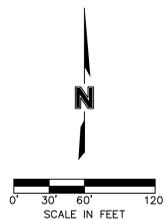


MATCH LINE - SEE SHEET C5.4



KEY MAP  
1" = 500'

- LEGEND:**
- OUTER ZONE
  - MIDDLE ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - PLAT LIMITS
  - PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - FINAL OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - MIDDLE ZONE DISTURBANCE
  - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
  - SLOPES EXCEEDING 15%
  - MATURE RIPARIAN VEGETATION
  - 100- EXISTING INDEX CONTOURS
  - 100- EXISTING INTERMEDIATE CONTOURS
  - 100- PROPOSED INDEX CONTOURS
  - 100- PROPOSED INTERMEDIATE CONTOURS
  - 100 YEAR FLOODPLAIN



**olsson**

6437 W Chamberlayne Blvd  
Chandler, AZ 85226  
TEL: 480.229.6000  
www.olson.com

2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CAH
2	2024.01.19	Revised per Staff comments	CAH

PRELIMINARY STREAM BUFFER PLAN (AREA 2)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

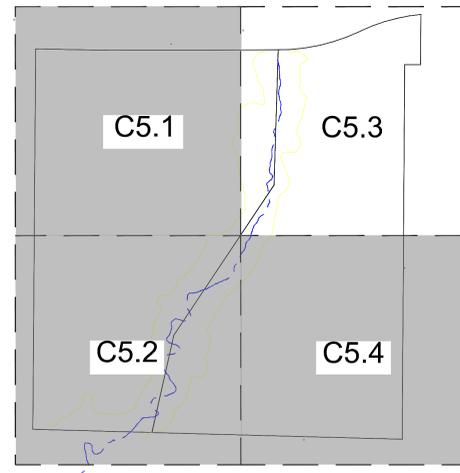
BOTHAM

drawn by: B2203454  
 checked by: CH  
 approved by: ENG  
 GNCC by: ENG  
 project no.: B2203454  
 drawing no.: C\_SBP02\_B2203454  
 date: 12/15/23

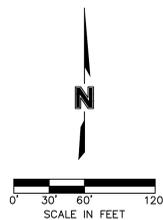
KANSAS CITY, MO

SHEET  
C5.2

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_SBP02\_B2203454.dwg USER: crolmquist  
 DATE: Jan 18, 2024 5:49pm XREFS: C:\PUBL\B2203454 C:\BASE\B2203454 C:\PINDY\B2203454 C:\PINTL\B2203454 C:\PBUF\B2203454



- LEGEND:**
- OUTER ZONE
  - MIDDLE ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - PLAT LIMITS
  - PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - FINAL OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - MIDDLE ZONE DISTURBANCE
  - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
  - SLOPES EXCEEDING 15%
  - MATURE RIPARIAN VEGETATION
  - EXISTING INDEX CONTOURS
  - EXISTING INTERMEDIATE CONTOURS
  - PROPOSED INDEX CONTOURS
  - PROPOSED INTERMEDIATE CONTOURS
  - 100 YEAR FLOODPLAIN



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

PRELIMINARY STREAM BUFFER PLAN (AREA 3)  
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT  
 BOTHAM

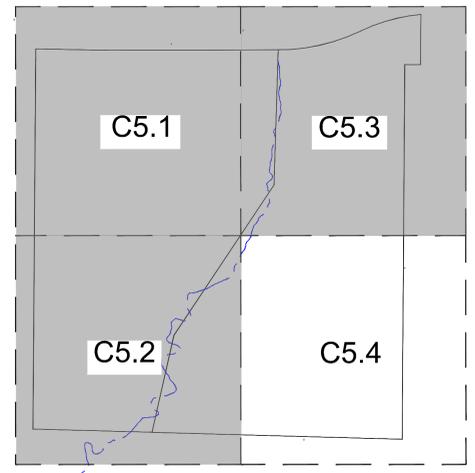
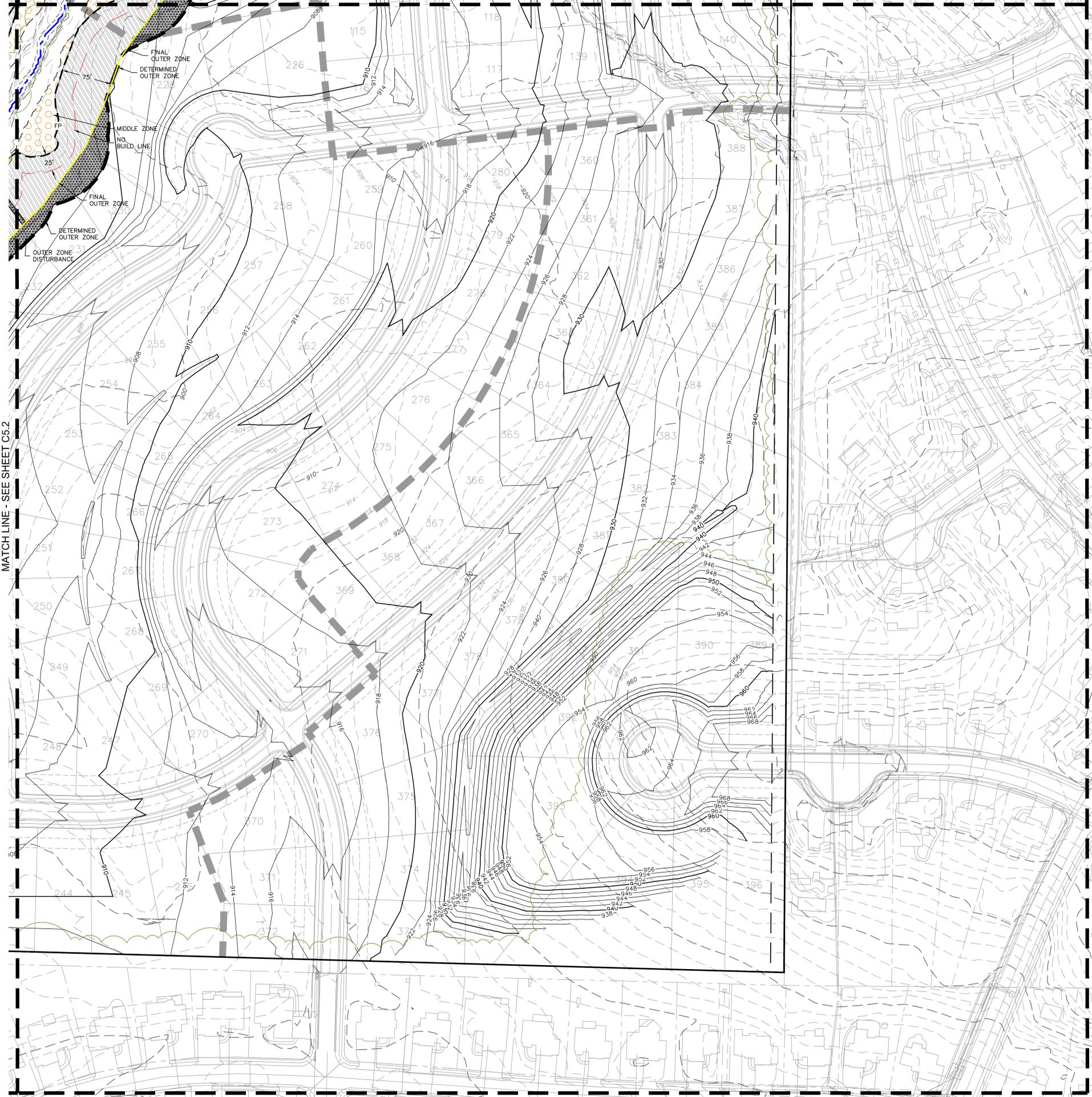
KANSAS CITY, MO  
 2023

SHEET C5.3

MATCH LINE - SEE PREVIOUS SHEET C5.3

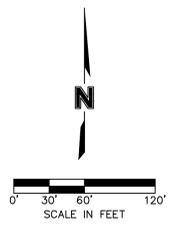
MATCH LINE - SEE SHEET C5.2

DWG: F:\2022\03001-03500\022-03454-B\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C\_SBP02\_B2203454.dwg USER: crolmquist  
 DATE: Jan 18, 2024 5:49pm XREFS: C:\PTBLK\_B2203454 C:\PBASE\_B2203454 C:\PBDY\_B2203454 C:\PBLF\_B2203454 C:\PITL\_B2203454



KEY MAP  
1" = 500'

- LEGEND:**
- OUTER ZONE
  - MIDDLE ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - PLAT LIMITS
  - PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - FINAL OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - MIDDLE ZONE DISTURBANCE
  - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
  - SLOPES EXCEEDING 15%
  - MATURE RIPARIAN VEGETATION
  - 100- EXISTING INDEX CONTOURS
  - 100- EXISTING INTERMEDIATE CONTOURS
  - 100- PROPOSED INDEX CONTOURS
  - 100- PROPOSED INTERMEDIATE CONTOURS
  - FP- 100 YEAR FLOODPLAIN



PRELIMINARY STREAM BUFFER PLAN (AREA 4)  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT

BOTHAM

KANSAS CITY, MO  
 2023

SHEET  
C5.4

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

REVISIONS	

**olsson**

6437 W. Chamberlain Blvd  
 Chandler, AZ 85226

TEL: 480.229.6000

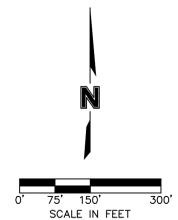
www.olson.com

drawn by: B2203454  
 checked by: CH  
 approved by: ENG  
 GNCV by: ENG  
 project no.: B2203454  
 drawing no.: C\_SBP02\_B2203454  
 date: 12/15/23



- LEGEND**
- PROPERTY BOUNDARY
  - PHASE BOUNDARY
  - EXISTING CONTIGUOUS TREE CANOPY
  - TREES TO BE PRESERVED
  - TREES TO BE REMOVED

ORDINANCE NO. 220961  
 PROPERTY IS NOT SUBJECT TO 88-424 - TREE PRESERVATION AND PROTECTION



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.12.15	Revised per Staff comments	CH
2	2024.01.19	Revised per Staff comments	CH

TREE PRESERVATION PLAN  
 REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT  
 BOTHAM

KANSAS CITY, MO  
 2023

SHEET  
 C6.0

# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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](http://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](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Alquist".

## Meeting Sign-In Sheet

Project Name and Address

BOTHAM

Name	Address	Phone	Email
Fran Denton	9127 N Booth Ct	816 210-8851	frandenton05@gmail.com
Dave Oldham	8808 NE 5 <sup>th</sup> St	913 927 2973	doldham07@gmail.com
Don & Robin James	9332 N Farley Ave	<del>200</del> 816-883-8686	STLR0BING@SWBELL.NET
Marion & Patty Ricono	8704 NE 91st Terr.	816-986-9367	marionricono@gmail.com
Steve Gerardy	9528 N Kentucky Ave	816-883-8303	steve@gerardy.net
Robert Hall	9558 N. Hunter	913-481-4581	Robert.Hall@ATT.NET
Corinne Marwitz	9100 N Hunter Ave	816-298-3220	m.marwitz@hotmail.com
Tim Lanzoni	8700 NE 91 <sup>st</sup> Terr	314-941-7002	TJLANZONES@gmail.com
Frank Tolen	9516 N. Hunter Ave	816-883-8243	ftolefender@yahoo.com
Keith Volpi	8638 NE 91st Terr.	708.955.0130	whoop24@hotmail.com
Pat Hansen & Lisa	8642 NE 91st Terr	816-651-6331	taphansen17@gmail.com





# CITY PLANNING & DEVELOPMENT

---

## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):