



CITY PLAN COMMISSION STAFF REPORT

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

05/21/2025

Project Name

27th & Troost – Cardinal Crest Apartments

Docket #8

Request

CD-CPC-2025-00042
Development Plan

Applicant

Nicki Chestnut
Taliaferro & Browne

Owner

Casa Geneva LLC
1176 E Warner Rd #11
Gilbert, AZ 85296

Location	2702 & 2701 Troost Ave
Area	About 1 Acre
Zoning	UR
Council District	3
County	Jackson
School District	Kansas City, MO

Surrounding Land Uses

North: Residential, zoned UR
South: Commercial, zoned B4-5
East: Residential, zoned B3-2
West: Residential, zoned R-2.5

KC Spirit Playbook Alignment

High

Land Use Plan

The Greater Downtown Area Plan recommends the Downtown Mixed-Use Land Use for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

Troost Ave is identified as an Established Arterial on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan to construct a mixed-use apartment complex on each site.

PROJECT TIMELINE

The application for the subject request was filed on 03/17/2025. Scheduling deviations from the 2025 Cycle 5.1 have occurred.

- The plans went through a third round of reviews to resolve landscaping, loading, dumpster, and outdoor lighting corrections.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

At the time this staff report was published, the subject sites were located within the Beacon Hill – McFeders Community Council and the Longfellow Community Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 04/30/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

2701 and 2702 Troost Ave are currently underdeveloped/vacant.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8	Recommendation
	Approval, Subject to Conditions

Vicinity Map



CONTROLLING + RELATED CASES

Ordinance 020443: Beacon Hill Mount Prospect UR Plan, APPROVED

Rezone about 95 acres generally bounded by 22nd St on the north, Bruce R Watkins Drive and the Paseo on the east, about 100 ft south and southwest of 27th St at Troost Ave, and about Troost Ave on the west from districts C3a2, C-2c C-1, and R-4 to URD and the approval of a development plan for mixed uses.

Ordinance 150581: Troost Overlay District, APPROVED

Creating the Troost Corridor Overlay District in the area generally bounded by 22nd St on the north, Volker Blvd/Swope Parkway on the south, and one-half block east and west of Troost Ave.

Ordinance 220177: APPROVED

Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Ave to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

CD-CPC-2025-00043: UNDER REVIEW

A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave.

PLAN REVIEW

UR (Urban Redevelopment) districts promote the development and redevelopment of underdeveloped or blighted sections of the city. UR development plans can also accommodate flexibility in design to help ensure

the realization of the stated purposes of an approved plan for redevelopment eligible by 88-260-02-D. The original plan states that the Beacon Hill neighborhood will be redeveloped into a new urbanist development, demonstrating the principles of traditional neighborhood design.

Major amendments to previously approved development plans are required when specific changes, identified in 88-516-06, are proposed. The proposed development plan amendment offers the second iteration of the mixed-use development on the subject sites, increasing the number of units by 47%. Additionally, a third building is being proposed on the lot at the corner of E 27th St and Forest Ave (Project Plan = CD-CPC-2025-00043). All of the multi-unit buildings will feature a commercial/retail component with parking behind the buildings.

PLAN ANALYSIS

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

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	No	-	The Beacon Hill UR Plan and Troost Corridor Overlay District regulations supersede.
Troost Corridor Overlay District and the Beacon Hill UR Plan*	Yes	No	See Condition #6 & 8
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	Yes	Yes	See Condition #18
Tree Preservation and Protection (88-424)	No	-	Projects in which no tree canopy cover will be impacted or removed are exempt from 88-424.
Parking and Loading Standards (88-420)*	Yes	No	See Condition #9
Landscape and Screening Standards* (88-425)	Yes	No	See Condition #7 & #10
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan.
Sign Standards (88-445)	Yes	-	No detailed sign plan is attached to the development plan. All signage must comply with 88-445 and the Troost Corridor Overlay District.
Pedestrian Standards (88-450)	Yes	Yes	See Site Plan

Deviation/Administrative Adjustment Details

6. A deviation to the maximum height of a mixed-use building within the Beacon Hill UR Plan to permit a 58-foot-tall building.
8. A deviation to the Troost Corridor Overlay District fencing regulations to permit a 6 ft solid wood decorative fence on the west side of 2702 Troost Ave.
9. A deviation to the parking requirements for a multi-unit apartment complex to permit 81 parking spaces for the project.
10. Per 88-425-13, alternative compliance of the perimeter and interior landscaping requirements is authorized through a payment into the Capital Improvement Sales Tax Fund - Tree Planting.

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;

- If the deviations and administrative adjustment identified in Conditions #6, #8, #9, and #10 are approved, then the plan will comply with the zoning and development code. AN
- The proposed development is in alignment with the downtown mixed use future land use in the Greater Downtown Area Plan, and the project will contribute to the Greater Downtown Area Plan's goal of increasing population within the plan area. JF

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

The proposed use (mixed-use apartment complex) is permitted within the Beacon Hill UR Plan.

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;

- Site 1 has an ingress/egress point off of 27th St. The vehicular circulation is appropriate for the proposed use.
- Site 2 has an ingress/egress point off of Troost Ave. Due to the pedestrian and transportation-oriented development goals for Troost Ave, adding a vehicular ingress/egress point is not ideal. However, the Troost Ave access point provides building orientation continuity with Site 3 (CD-CPC-2025-00043).

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 project provides adequate pedestrian circulation opportunities for the use. The proposed project is also adjacent to the Troost MAX line.

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

The appropriate city divisions/departments, except for Public Works and the KCATA, responsible for ensuring that public facilities and services are connected/available to serve the development have reviewed the project.

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 location, orientation, and architectural features of the proposed project are aligned with the Troost Corridor Overlay District.

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.

- In order for the proposed project to prioritize parking and unit counts, alternative compliance for internal and perimeter landscaping requirements is being pursued. The development team has chosen to pay into the Capitol Sales Tax Fund – Tree Planting.
- The trash for all three buildings (site 1 and 2 = CD-CPC-2025-00042 & site 3 = CD-CPC-2025-00043) is collected in a dumpster on site 3. The dumpster will be an 8 cubic yard compactor, sufficient for 30-35 cubic yards of trash. Trash collection for all the buildings will occur within the structures, then be serviced/collected at each building by the building maintenance staff (who will transfer the trash to the dumpster).

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.

For a city center project on two small lots, the access points and parking areas are designed appropriately for the proposed use.

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.

Not applicable, as these lots do not have a significant amount of tree cover to be preserved.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KCMO Parks and Recreation Letter
5. KC Spirit Alignment (CompassKC)

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL, SUBJECT TO CONDITIONS** as stated in the conditions report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor



Plan Conditions

Report Date: May 15, 2025

Case Number: CD-CPC-2025-00042

Project: 27th & Troost - Cardinal Crest Apartments

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. Any fencing shall comply with the Troost Corridor Overlay District.
2. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. No detailed sign plan was provided. All signage must comply 88-445 and/or the Troost Corridor Overlay District.
5. The mural identified in the approved plans shall be in compliance with 88-445 and installed prior to the release of the Certificate of Occupancy.
6. A deviation to the maximum height of a mixed-use building within the Beacon Hill UR Plan to permit a 58-foot-tall building.
7. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit. The following corrections/amendments shall be addressed in the UR final plan,
(1) update the Capitol Sales Tax Fund - Tree Planting Table to take into account the trees and shrubs not being planted on the site and the trees being removed on the property. Per the City Forester Memo, each tree = \$185 per caliper inch, and shrub/bush = \$40 each.
8. A deviation to the Troost Corridor Overlay District fencing regulations to permit a 6 ft solid wood decorative fence on the west side of 2702 Troost Ave.
9. A deviation to the parking requirements for a multi-unit apartment complex to permit 81 parking spaces for the project.
10. Per 88-425-13, alternative compliance of the perimeter and interior landscaping requirements is authorized through a payment into the Capital Improvement Sales Tax Fund - Tree Planting.

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

11. • 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)
12. • 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
13. • 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)
14. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
15. • 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)
16. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

17. • 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).

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

18. 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

19. 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.
20. 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.
21. 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.
22. 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.

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

23. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
24. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
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 - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772
27. No water service tap permits will be issued until the public water main is released for taps.

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

28. The developer shall employ a Missouri PE to design and submit water main extension (WME) plans in Compass KC. The WME plans shall follow KC Water Rules and Regulations for a new 12" DIP water main as shown on the utility plan sheet between Troost and Forest Ave. along 27th Street and one new public fire hydrant. The WME plans shall be reviewed and approved and under contract (permitted) prior to building permit issuance or final plat recording.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

29. 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.
30. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
31. The developer must secure permits for connection to storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to issuance of a building permit.
32. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat
33. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
34. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.
35. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
36. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

2700 TROOST UR REZONING & PRELIMINARY PLAN (SITES 1 & 2)	
SHEET NO.	SHEET TITLE
C-000	COVER SHEET
C-001	PROPOSED SITE PLAN
C-002	PROPOSED GRADING PLAN
C-003	PROPOSED UTILITY PLAN
L1	LANDSCAPE PLAN
E010	SITE PHOTOMETRIC PLAN
A201-A	EXTERIOR BUILDING ELEVATIONS SITE 1
A201-B	EXTERIOR BUILDING ELEVATIONS SITE 2
A202	EXTERIOR BUILDING ELEVATIONS - MATERIAL PERCENTAGES

Parcel No.	Address	Owner	Owner Address
1	2618 Troost Ave	Pal 26th Street Station LLC	747 Third Ave Ste 2602 New York, NY 10017
2	1150 E 27th St	Callan 1966 Marcato LLC % Bridge Founders Group	111 E Sego Lily Dr Ste 400 Sandy, UT 84070
3	2625 Forest Ave	Bhadbhadhe Pooja G & Zweiefel Nicholas A	2625 Forest Ave Kansas City, MO 64108
4	2627 Forest Ave	Cardinal Crest Homes LLC	8905 NE 79th St Kansas City, MO 64158
5	2629 Forest Ave	Cardinal Crest Homes LLC	8905 NE 79th St Kansas City, MO 64158
6	2701 Forest Ave	Quarles Claudia Mae	2701 Forest Kansas City, MO 64109
7	2707 Forest Ave	Woods Claudia	2701 Forest St Kansas City, MO 64109
8	2711 Forest Ave	Vision 20/20 Properties LLC	312 SW Greenwich Dr 735 Lee's Summit, MO 64082
9	2719 Forest Ave	Mabion Investments LLC	2726 Forest Ave Kansas City, MO 64109
10	2732 Forest Ave 2726 Forest Ave 2720 Forest Ave 2708 Forest Ave	Mabion Investments LLC? (no owner information shown but Plat is "THE MABION")	
11	2700 Forest Ave	Quarles Claudia Mae	2701 Forest Kansas City, MO 64109
12	2701 Troost Ave	Casa Geneva LLC	1176 E Warner Rd #111 Gilbert, AZ 85296
13	2711 Troost Ave	Bottoms Up Collective LLC	PO Box 11065 Kansas City, KS 66111
14	2719 Troost Ave	Courtyard Properties LLC Barry Heiman	6416 Dearborn Mission, KS 66202
15	2730 Troost Ave	Courtyard Properties LLC Barry Heiman	6416 Dearborn Mission, KS 66202
16	2708 Troost Ave	Avila Jose Alfredo	2708 Troost Ave Kansas City, MO 64109
17	2702 Troost Ave	Casa Geneva LLC	1176 E Warner Rd #111 Gilbert, AZ 85296
18	2701 Harrison St	Norman Allen & Nancy D	2542 Charlotte St Kansas City, MO 64108
19	2703 Harrison St	Jeffery Courtney C	2703 Harrison St Kansas City, MO 64019
20	2707 Harrison St	Shirley Joseph B II	2707 Harrison Kansas City, MO 64129
21	2709 Harrison St	Pollock Jeff	11645 Brook Ln Truckee, CA 96161
22	2705 Harrison St	Gutierrez Sylvia Ann	2711 Harrison St Kansas City, MO 64109
23	2717 Harrison St	Gutierrez Humberto N & Banuelos Melissa C	2717 Harrison St Kansas City, MO 64109

PROPERTY DESCRIPTION

SITE 1 AND 2 LEGAL DESCRIPTION:

LOT 1, EXCEPT THAT PART THEREIN IN TROOST AVENUE, BLOCK 9, CONTINUATION OF BEACON HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TOGETHER WITH

THE EAST 160 FEET OF THE NORTH 150 FEET OF BLOCK 10, CONTINUATION OF BEACON HILL, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THAT PART TAKEN FOR WIDENING TROOST AVENUE.

DEVELOPMENT SUMMARY TABLE

Building No.	Occupancy	Uses	Building Height	Elevation	No. of Floors	Floor No.	Mercantile Area (sf)	Area (sf)	Total Area (sf) All Floors	Units/Floor	Total Units	Parking Spaces Required	Parking Spaces Proposed
1	R-2 M	Residential Mercantile	58'-0"		5	1	790	4824	49116	5	65	65	50
						2		10747		15			
						3		10747		15			
						4		10747		15			
						5		11261		15			
2	R-2 M A-3 (Accessory)	Residential Mercantile	58'-0"		5	1	729	4095	47241	4	64	64	31
						2		10722		15			
						3		10722		15			
						4		10722		15			
						5		10980		15			

PROJECT TIMELINE

CONSTRUCTION START: OCTOBER 2025

CONSTRUCTION END: DECEMBER 2026

THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE STARTING WITH SITE 1 FOLLOWED BY SITE 2 AND THEN SITE 3.

2700 TROOST
UR REZONING and PRELIMINARY PLAN
SITES 1 and 2

A RESIDENTIAL SUBDIVISION SECTION 16-17, TOWNSHIP 49 NORTH, RANGE 33 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
IN KANSAS CITY, JACKSON COUNTY, MISSOURI

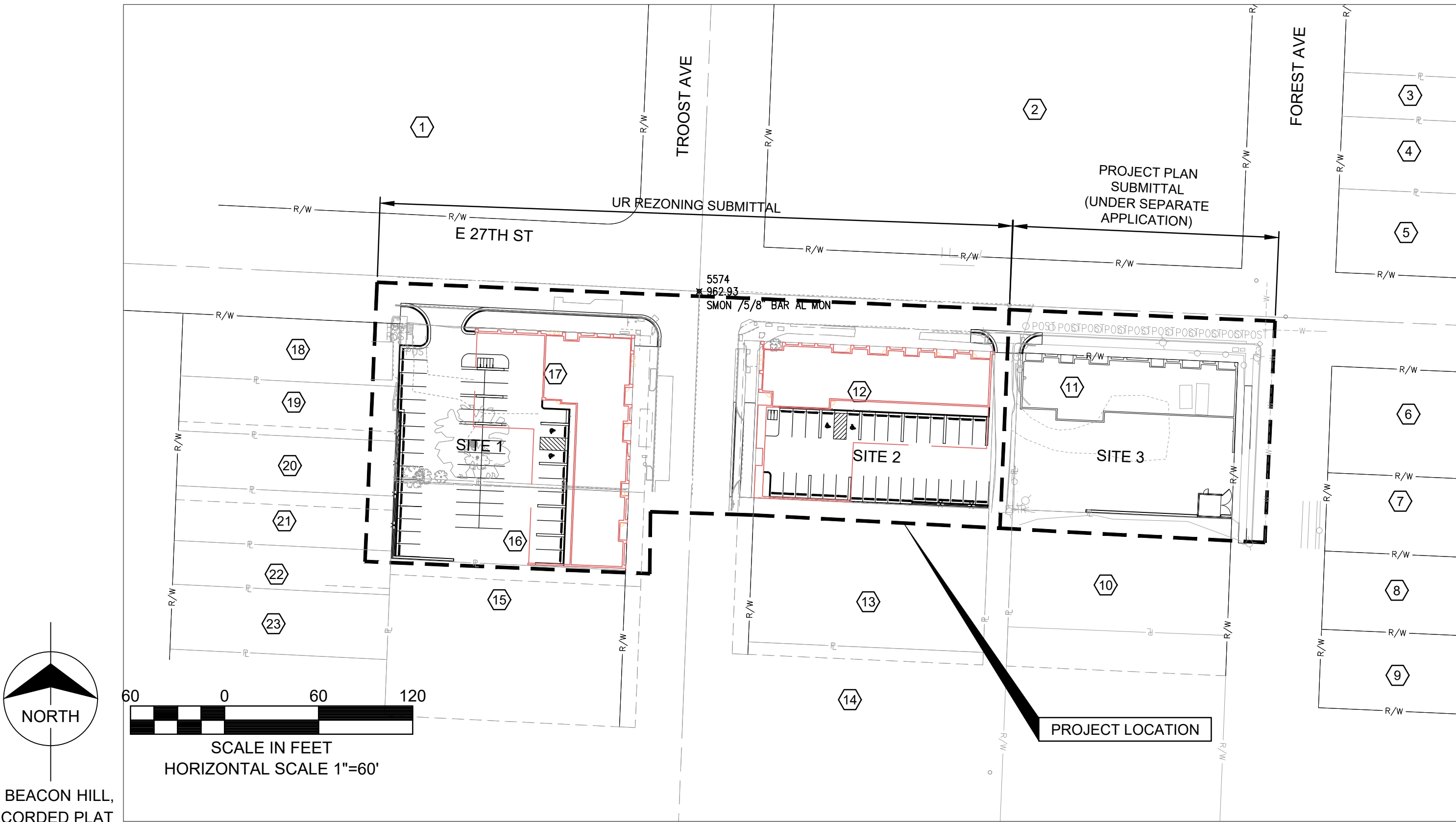


TABLE 1 - SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	UR	UR	NO	
Gross Land Area				
in square feet	45,917.06	45,917.06	NO	
in acres	1.05	1.05	NO	
Right-of-Way Dedication				
in square feet	n/a	n/a	NO	
in acres	n/a	n/a	NO	
Net Land Area				
in square feet	45,917.06	45,917.06	NO	
in acres	1.05	1.05	NO	
Building Area (sq. ft.)	44,314	97,090		
Floor Area Ratio	0.97	2.12		
Residential Use Info				
Total Dwelling Units	70	129	NO	
Detached House	0	0	NO	
Zero Lot Line House	0	0	NO	
Cottage House	0	0	NO	
Semi-attached House	0	0	NO	
Townhouse	0	0	NO	
Two-unit House	0	0	NO	
Multi-unit House	0	0	NO	
Colonnade	0	0	NO	
Multiplex	0	0	NO	
Multi-unit Building	70	129	NO	
Total Lots	3	3		
Residential	0	0	NO	
Public/Civic	0	0	NO	
Commercial	0	0	NO	
Industrial	0	0	NO	
Mixed-Use	3	3	NO	

TABLE 2 - BUILDING DATA

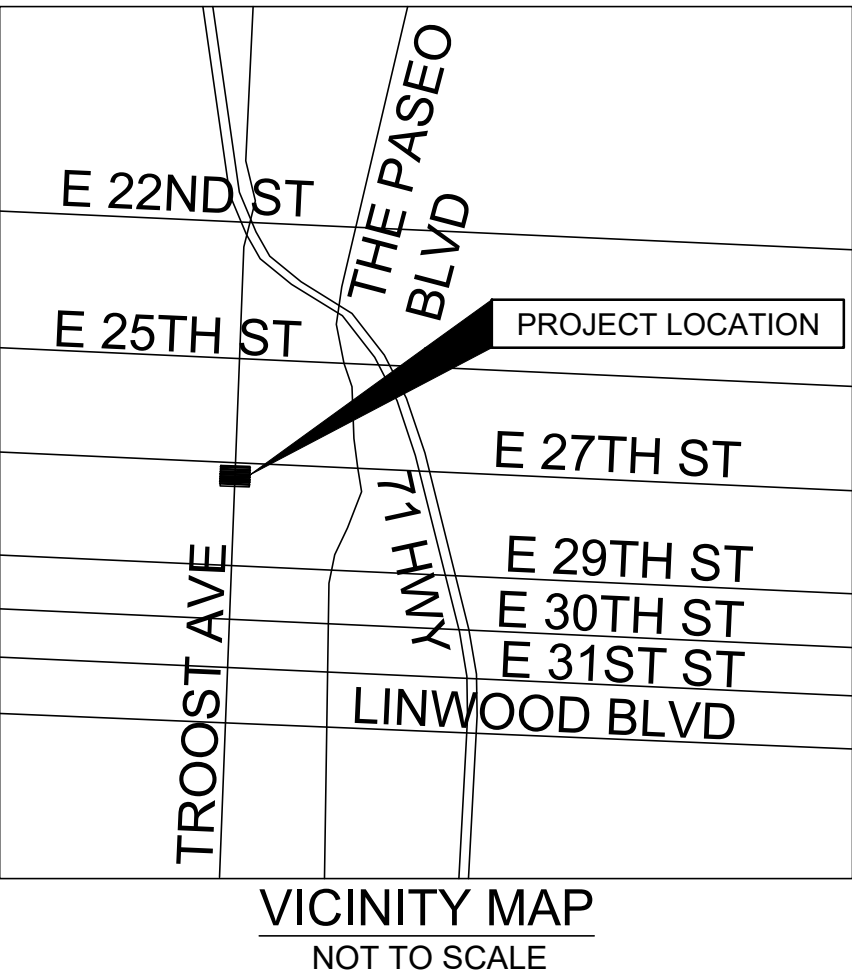
BUILDING DATA	Required - Site 1	Proposed - Site 1	Required - Site 2	Proposed - Site 2	DEVIATION REQUESTED?	APPROVED
Rear Setback	29.8 FT	49.4 FT	0 FT	0 FT	No	
Front Setback	0 FT	0 FT	0 FT	0 FT	No	
Side Setback (Abutting street)	0 FT	0 FT	0 FT	0 FT	No	
Height	55'-0"	58'-0"	55'-0"	58'-0"	Yes	

TABLE 4 - PARKING

PARKING	Vehicle Spaces		Bike Spaces Site 1		Bike Spaces Site 2		Alternatives & Reductions Proposed
	Required	Proposed	Required	Proposed	Required	Proposed	
Proposed Use(s)							88-420-16-K. Special Facilities for Bicyclists will be utilized for a further parking reduction. 88-420-16-N. Transit Accessibility, project is located within 1000 ft. from a Troost MAX Bus Rapid Transit Stop.
Residential	129	81	-	-	-	-	
Office/Retail Space	0	0	-	-	-	-	
Short Term Bicycle	-	-	5	5	3	3	
Long Term Bicycle	-	-	20	20	20	20	
Total	129	81	25	25	23	23	

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 – OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Developer to provide payment in-lieu
88-415 Stream Buffers	Not Applicable
8-430 Outdoor Lighting	See Outdoor Lighting Plan/Photometric Plan
88-435 Outdoor Display, Storage and Work Areas	Not Applicable
88-445 Signs	Signage to comply with 88-445
88-450 Pedestrian Standards	On Site meets 88-450 criteria



VICINITY MAP
NOT TO SCALE

Hufftt

PROJECT INFORMATION:

763- 2700 TROOST

CARDINAL CREST KC

1539 SWIFT STREET

OWNER:

CARDINAL CREST

1539 SWIFT STREET

NORTH KANSAS CITY, MO

64116

P: 816-499-3156

ARCHITECT:

HUFFTT

3612 Kames Boulevard

Kansas City, MO 64111

P: 816-531-0200

www.hufftt.com

CIVIL ENGINEER:

TALIAFERRO & BROWNE

1000 E 8TH STREET

KANSAS CITY, MO 64106

STRUCTURAL ENGINEER:

BOB D. CAMPBELL

4338 BELLEVUE AVE.

KANSAS CITY, MO 64111

MEP ENGINEER:

GARVER

7500 NW TIFFANY SPRINGS PARKWAY

SUITE 200

KANSAS CITY, MO 64153

LANDSCAPE ARCHITECT:

WESTLAND LANDSCAPE

10809 NE 112 ST

KANSAS CITY, MO 64157

ISSUE:

UR DISTRICT REZONING PLAN

05/07/2025

REVISION SCHEDULE:

NO.

DATE

ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision,

and is an "Instrument of Service" intended solely for use by our

Client on this project. The Architect disclaims responsibility for the

existing building structure, existing site conditions, existing

construction elements, and drawings or documents not signed and

sealed by the Architect. The information, ideas and designs

indicated - including the overall form, arrangement and composition

of spaces or building elements - constitutes the original,

confidential, and unpublished Work and property of the Architect.

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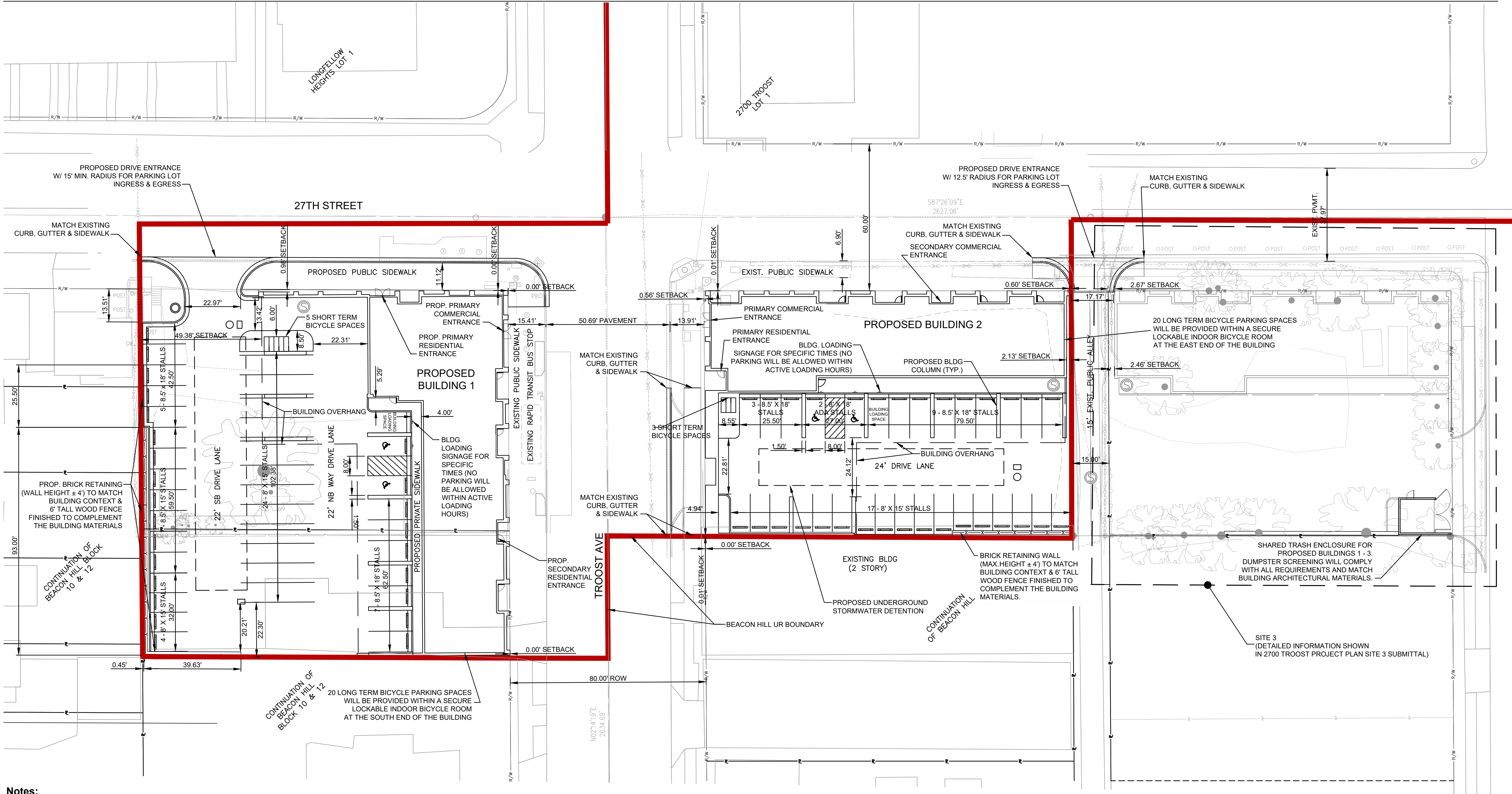
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Drawn By: Author

C000 COVER SHEET

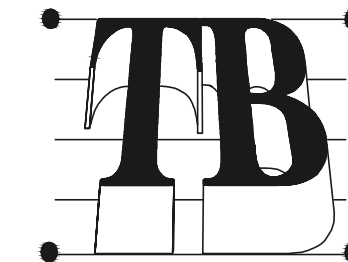
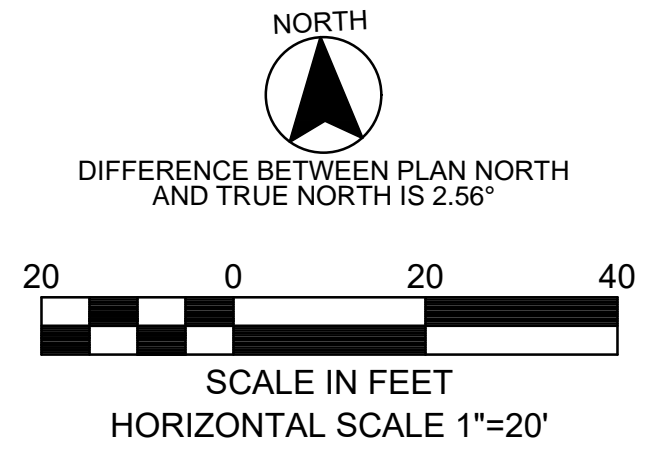
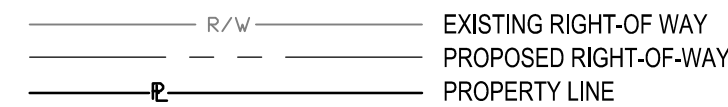
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Notes:

- All final plans must be designed to include all of the site plan requirements of the Zoning and Development Code. UR Final Plans for buildings within the Troost Corridor Overlay (TCO) shall meet the overall intent of the regulations. All buildings fronting Troost located South of 25th Street and North of 27th Street shall comply with the following TCO Regulations:
 - Architectural Materials
 - Facade Articulation and Composition
 - Signage
- No new easements are anticipated for this project.
- Stormwater utilities and detention proposed for this project site will not necessitate changes to any other stormwater facilities in Beacon Hill Neighborhood UR.
- If over 1 acre of land is disturbed at a time, then a site disturbance permit is required, and land disturbance plans will need to be provided during the plan review process.

LEGEND:



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

Hufft

PROJECT INFORMATION:
763- 2700 TROOST

CARDINAL CREST KC
1539 SWIFT STREET
OWNER:

CARDINAL CREST
1539 SWIFT STREET
NORTH KANSAS CITY, MO
64116
P. 816-499-3195

ARCHITECT:

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Kansas City, MO 64111
P. 816-531-0202

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CIVIL ENGINEER:

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KANSAS CITY, MO 64106

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BOB D. CAMPBELL
4338 BLUEVIEW AVE.
KANSAS CITY, MO 64111

MEP ENGINEER:

GARVER
7509 NW TIFFANY SPRINGS PARKWAY
SUITE 200
KANSAS CITY, MO 64153

LANDSCAPE ARCHITECT:

WESTLAND LANDSCAPE
1009 NE 112 ST
KANSAS CITY, MO 64157

ISSUE:

UR DISTRICT REZONING PLAN
05/07/2025

REVISION SCHEDULE:

NO. DATE ISSUE

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OVERALL SITE PLAN

C001



PROJECT INFORMATION:
763- 2700 TROOST

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1539 SWIFT STREET
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WESTLAND LANDSCAPE
10809 NE 112 ST
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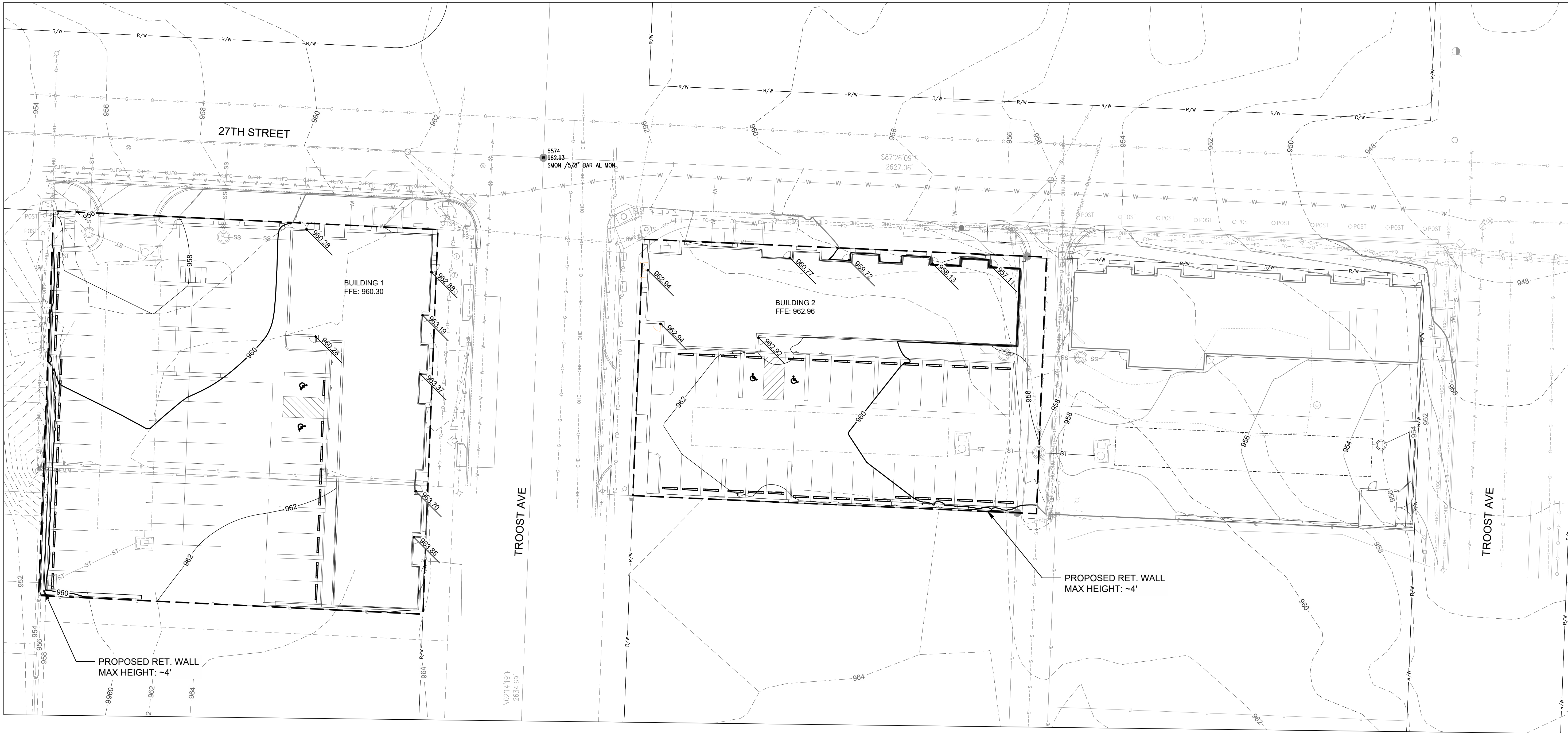
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OVERALL GRADING PLAN

C002



LEGEND:

— R/W — EXISTING RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY
— P — PROPERTY LINE

GRADING LEGEND:

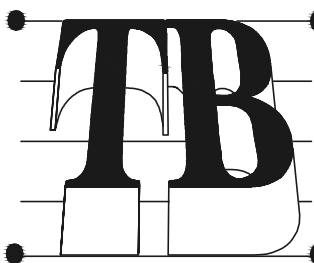
- - -699- - - EXIST. 1-FT MINOR CONTOUR
- - -700- - - EXIST. 5-FT MAJOR CONTOUR
— 699 — PROP. 1-FT MINOR CONTOUR
— 700 — PROP. 5-FT MAJOR CONTOUR



DIFFERENCE BETWEEN PLAN NORTH
AND TRUE NORTH IS 0°



SCALE IN FEET
HORIZONTAL SCALE 1"=20'

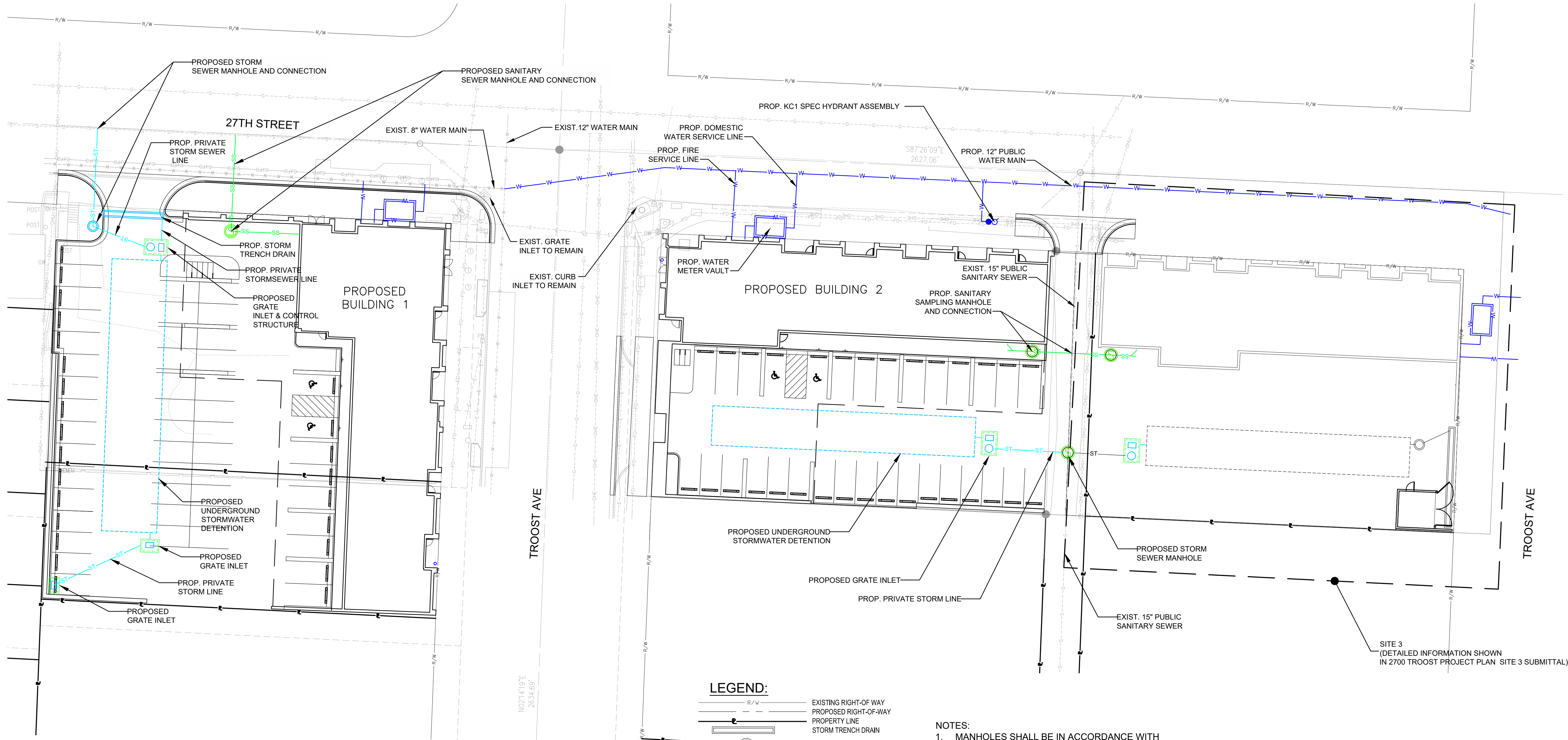


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LEGEND:

- EXISTING RIGHT-OF WAY
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- STORM TRENCH DRAIN
- MANHOLE
- GRATE INLET

NEW UTILITY LINES

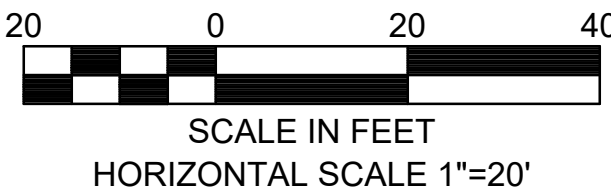
- NEW WATER LINE MAIN
- NEW WATER SERVICE LINE
- NEW WATER FIRE LINE
- NEW STORM SEWER LINE
- NEW SANITARY SEWER LINE
- NEW GAS LINE (BY OTHERS)
- NEW GAS SERVICE
- NEW ELECTRIC LINE
- NEW FIBER OPTIC

EXISTING UTILITY LINES

- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTICS
- EXISTING UNDERGROUND CABLE

NOTES:

- MANHOLES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING MH-1. MANHOLE MINIMUM 4' DIA. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
- CURB INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING CI-1. CURB INLETS SHALL BE A MINIMUM SIZE OF 5' X 4'. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
- GRATE INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING GI-1 AND SHALL BE A MINIMUM SIZE OF 2' X 1". SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
- JUNCTION BOXES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING JB-1." SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
- GAS MAINS AND SERVICE (BY OTHERS)
- PRIVATE WATER SERVICE LINES ARE ASSUMED TO BE 8" SIZE.
- ELECTRIC LINES AND SERVICE (BY OTHERS)
- FIBER LINES AND SERVICE (BY OTHERS)
- ALL GRATE INLET ON THE PAVEMENT AND SIDEWALK AREAS SHALL BE HIGH HEEL PROOF.



STORMWATER MANAGEMENT PER KCMO ORDINANCE NO. 140583 - "THE OUTFLOW MUST NOT EXCEED THE EXISTING SYSTEM CAPACITY (THE EXISTING SYSTEM WAS DESIGNED FOR A TWO-YEAR STORM)"



1 LANDSCAPE PLAN - Sites 1 & 2 (UR Submission)

SCALE: 1"=20'-0"

Planting Notes

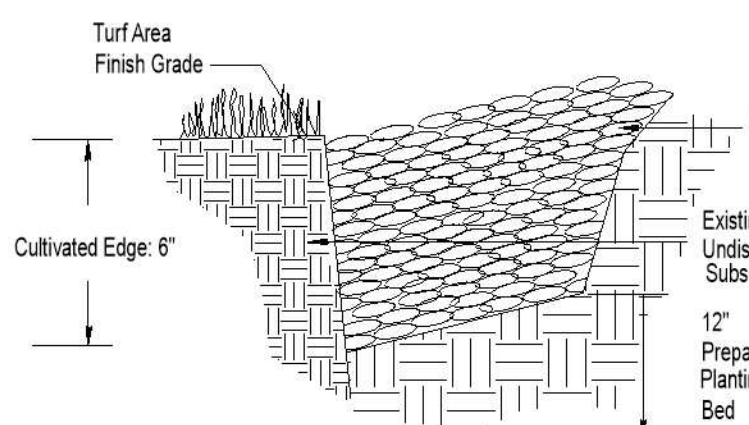
- Location of all existing utilities needs to be done before commencing work.
- The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - Creeping groundcover shall be a minimum of 6" from paving edge.
 - All trees shall be a minimum of 3' from paving edge.
 - All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - All shrubs shall be a minimum of 2' from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
- Note: If plants are not labeled - they are existing and shall remain.
- All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

- Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

- All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
- After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
- Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
- Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
- Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.



2 CULTIVATED EDGE DETAIL

SCALE: NTS

CAPITOL SALES TAX FUND - TREE PLANTING CALCULATIONS

	Tree Canopy Areas	Site 01
1		2674.56
Step 1	Total Canopy to be Removed (acres)	0.06
	Subtract Preserved Areas	0.00
Step 2	Subtract Undisturbed Stream Buffer	0.00
Step 3	Multiply by 0.35:	0.02
Step 4	Multiply by 150 caliper inches per acre:	3.22
Step 5	Subtract landscaping tree caliper inches provided	3.22
	Tree Mitigation Required (caliper inches)	3.22
	In-Lieu Fee, assume current rate is \$185/caliper inch (per 88-425-12)	\$ 596.34

TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK

STAKING REQUIREMENTS:

- WIRE / CABLE SHALL BE GALV. 12-GAUGE
- TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH
- STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

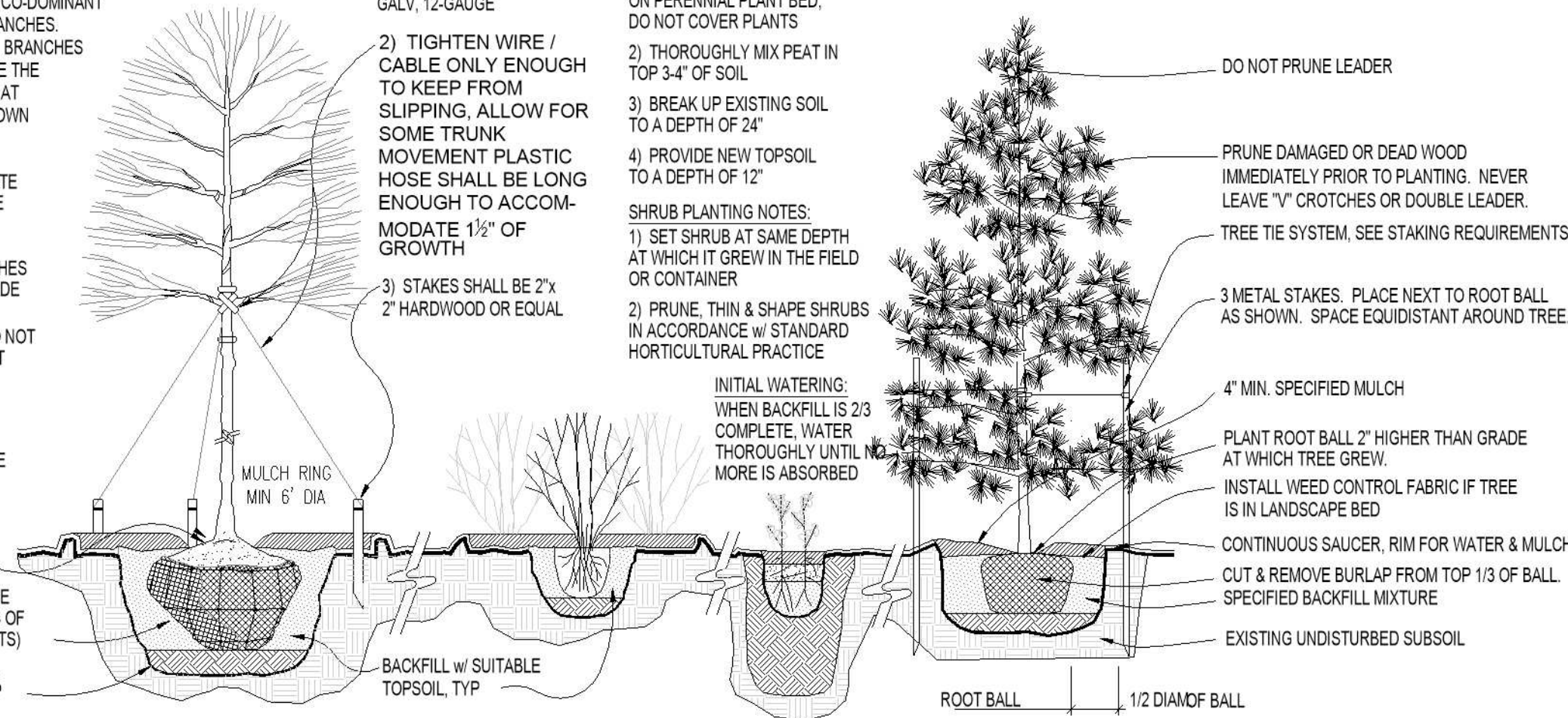
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
- THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- BREAK UP EXISTING SOIL TO A DEPTH OF 24"
- PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:

- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
- PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees	30' o.c.			
E. 27TH STREET	267 LF	9	9	
TROOST AVE.	0 LF	0	0	
FOREST AVE.	0 LF	0	0	
88-425-04 General (11,333 sf bldgs)	1 Tree/ 5000sf	2 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (82 TOTAL PARKING STALLS)	35sf per Pkg Stall	2,870+ Required	292 Provided	
Buffer Width	n/a			
Trees	1 Per 5 Stalls	0 Provided	Payment into the capitol sales tax fund - Tree planting in lieu of compliance, see table	
Shrubs	1 Per Stall	60 Provided	Payment into the capitol sales tax fund - Tree planting in lieu of compliance, see table	
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	2	<i>Nyssa sylvatica</i>	Black Tupelo			2"	6' min. clear., ground to canopy
	8	<i>Gleditsia tricanthos</i> "Shademoor"	Shademoor Honeylocust			2"	6' min. clear., ground to canopy
	13	<i>Acer x truncatum</i> "Warrenred"	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
ORNAMENTAL TREES							
	3	<i>Cercis canadensis</i>	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	24	<i>Spiraea x bumalda</i> "Goldflame"	Goldflame spirea		3 gal.		Plant @ 3' O.C.
	32	<i>Hydrangea paniculata</i> "Quick Fire"	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
EVERGREEN SHRUBS							
	12	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper		3 gal.		Plant @ 4' O.C.
	25	<i>Juniperus chinensis</i> "Gold Coast"	Gold Coast Juniper		3 gal.		Plant @ 4' O.C.
	3	<i>Juniperus chinensis</i> "Spartan"	Spartan Juniper			5' ht.	Symmetrical pyramidal form
	13	<i>Taxus x media</i> "Densiformis"	Dense Spreading Yew		3 gal.		Plant @ 4' O.C.



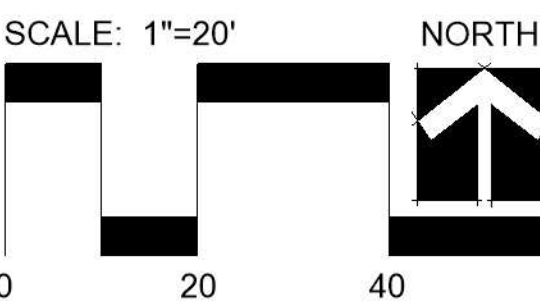
CLIENT

Multi-family Project
2700 Troost Ave
Kansas City, MO 64109

PROJECT

Multi-family Project
Sites 1 & 2 (UR
Submission)
2700 Troost Ave
Kansas City, MO 64109

SCALE: 1"=20'



Date: 4.29.2025

Project #: 1258

Landscape Plan

L1



D-Series

LED Surface Canopy




d²series

Catalog Number
Notes
Type

Use the left key or arrow from this page to see all interactive elements.

Introduction

The D-Series LED Surface Canopy luminaires

Technical drawing of the DSX5C LED strip showing top and side views with dimensions:

- Length:** 17'-3" (5.18 m)
- Width:** 8-1/2" (21.5 cm)
- Height:** 3-7/16" (89.5 mm)
- Weight (max):** 16 lbs (7.3 kg)
- Dimensions:** L (Length), H (Height), W (Width)

Options			Finish <i>optional</i>
Shipped installed			
RS	100" double shield (housing visible) ¹	PR3FCV	Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and 0-10V compliance ²
ST	Single face (120, 217, 347") ¹		
SD	Double face (208, 246, 400") ¹	PR3UCV	Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and 0-10V compliance ²
SP	Separate sensor protection ¹		
DWG	0-10V dimming wires pulled outside fixture for use as an external control, ordered separately ^{1, 2, 3}		
PRR	Motion/ambient sensor for 8-15' mounting heights ¹		
PRR1	Motion/ambient sensor for 15-30' mounting heights ¹		
			Shipped separately RS1 8" shield
			DW10D White DW10A Natural Aluminum DW02D Dark Bronze



D-Series Size 0

LED Area Luminaire













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[Spec](#)

[Introduction](#)
[Product Details](#)
[Technical Data](#)
[Accessories](#)
[Downloads](#)
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Ordering Information					
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DBDX					
DSX0 LED					
Series	LEDs	Color temperature ¹	Color Rendering Index ²		
			Distribution		
			Voltage		
			Mounting		

[illegible]

Number of Children (X)	Estimated Probability (Y)	Lower Bound (Y)	Upper Bound (Y)
0	0.35	0.32	0.38
1	0.32	0.29	0.35
2	0.28	0.25	0.31
3	0.25	0.22	0.28
4	0.22	0.19	0.25
5	0.18	0.15	0.21
6	0.15	0.12	0.18

Year	Percentage of Respondents (%)
1994	~65
1995	~68
1996	~70
1997	~72
1998	~75
1999	~78
2000	~80
2001	~82
2002	~84
2003	~86
2004	85

+3.8	+5.1	+3.8	+0.33	+0.1	+0.0
------	------	------	-------	------	------

Hand-drawn sketch of a building section. A horizontal line is labeled "SR @ 25'". To the right, a vertical line is labeled "0.01 +0.0". A curved line connects the horizontal line to the vertical line.

[illegible]

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GARVER

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WESTLAND LANDSCAPE

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15



WESLEY P.
MORRIS

SITE PHOTOMETRIC PLAN

E010

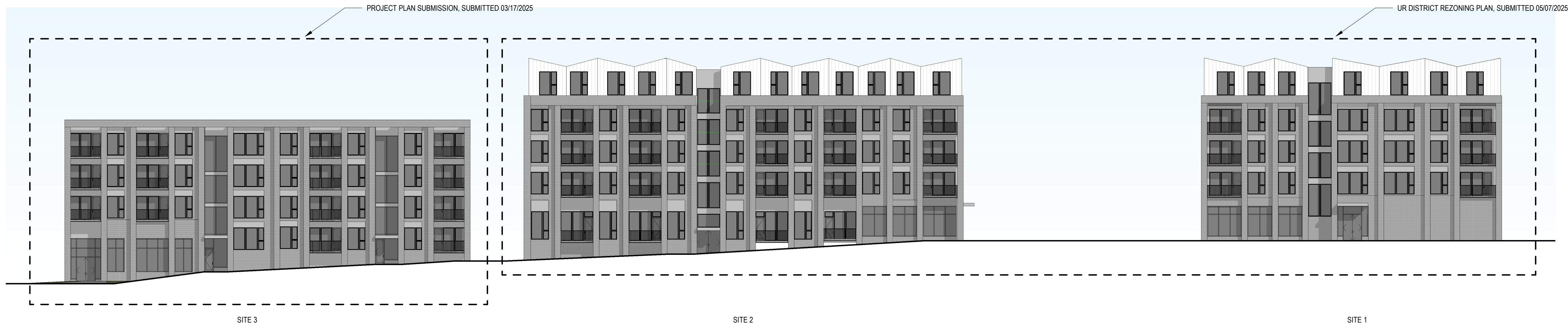




5 ELEVATION - WEST (SITE 1)
1/16" = 1'-0"



3 ELEVATION - EAST (SITE 1)
1/16" = 1'-0"



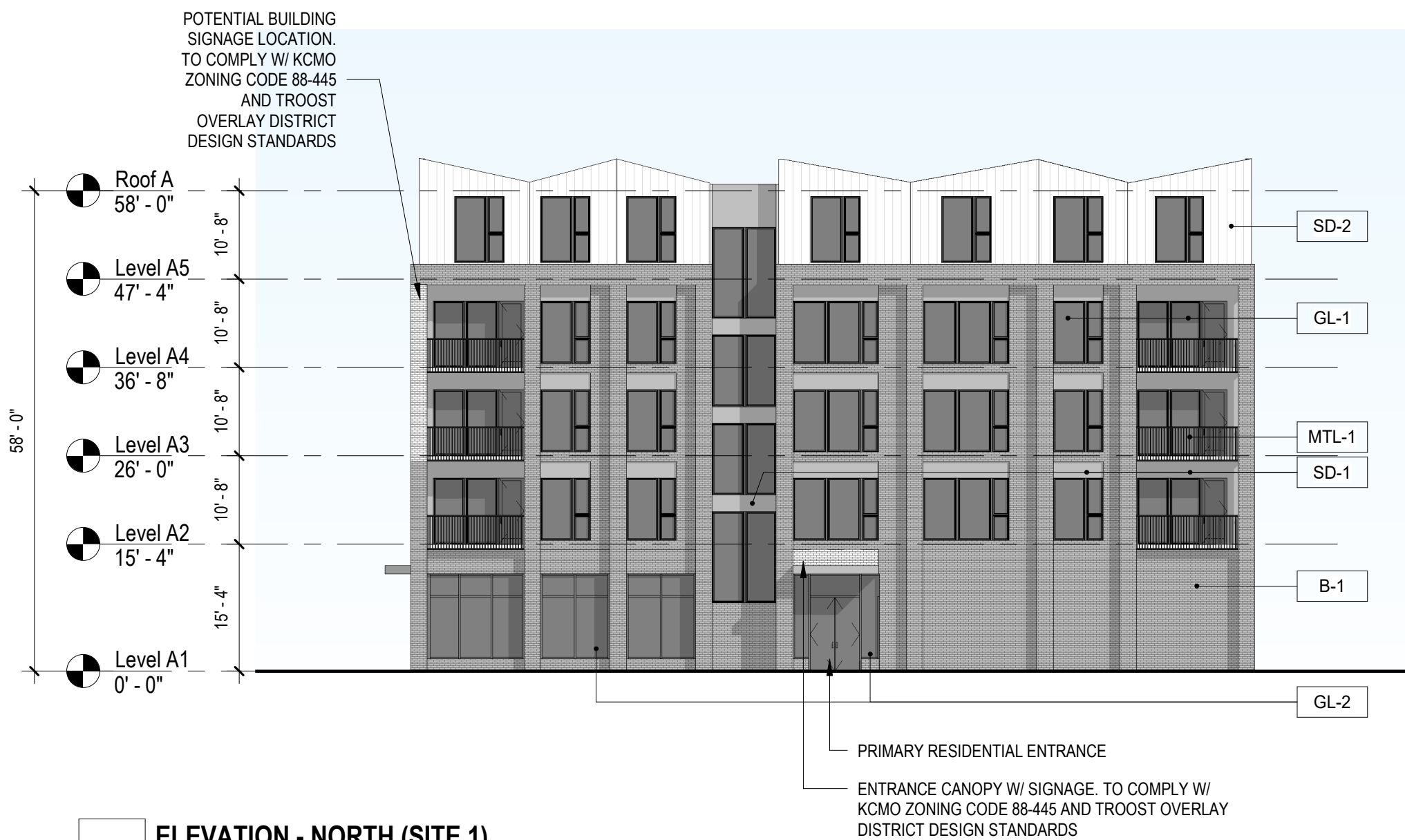
1 ELEVATION - NORTH OVERALL
1" = 20'-0"

EXTERIOR FINISH SCHEDULE	
TAG	DESCRIPTION
EXTERIOR	
B-1	BRICK
CONC-1	CONCRETE
GL-1	GLAZING
GL-2	GLAZING
MTL-1	METAL GUARDRAIL
SD-1	METAL PANEL
SD-2	FIBER CEMENT

- GENERAL NOTES
- FIELD VERIFY ALL DIMENSIONS THAT REFERENCE EXISTING CONSTRUCTION.
 - COORDINATE LOCATIONS OF ANY AND ALL PENETRATIONS WITH ARCHITECT.
 - REFERENCE STOREFRONT SCHEDULE AND DETAILS FOR PLACEMENT AND INSTALLATION OF WINDOWS.



4 ELEVATION - SOUTH (SITE 1)
1/16" = 1'-0"



2 ELEVATION - NORTH (SITE 1)
1/16" = 1'-0"

Hufft

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NO.	DATE	ISSUE
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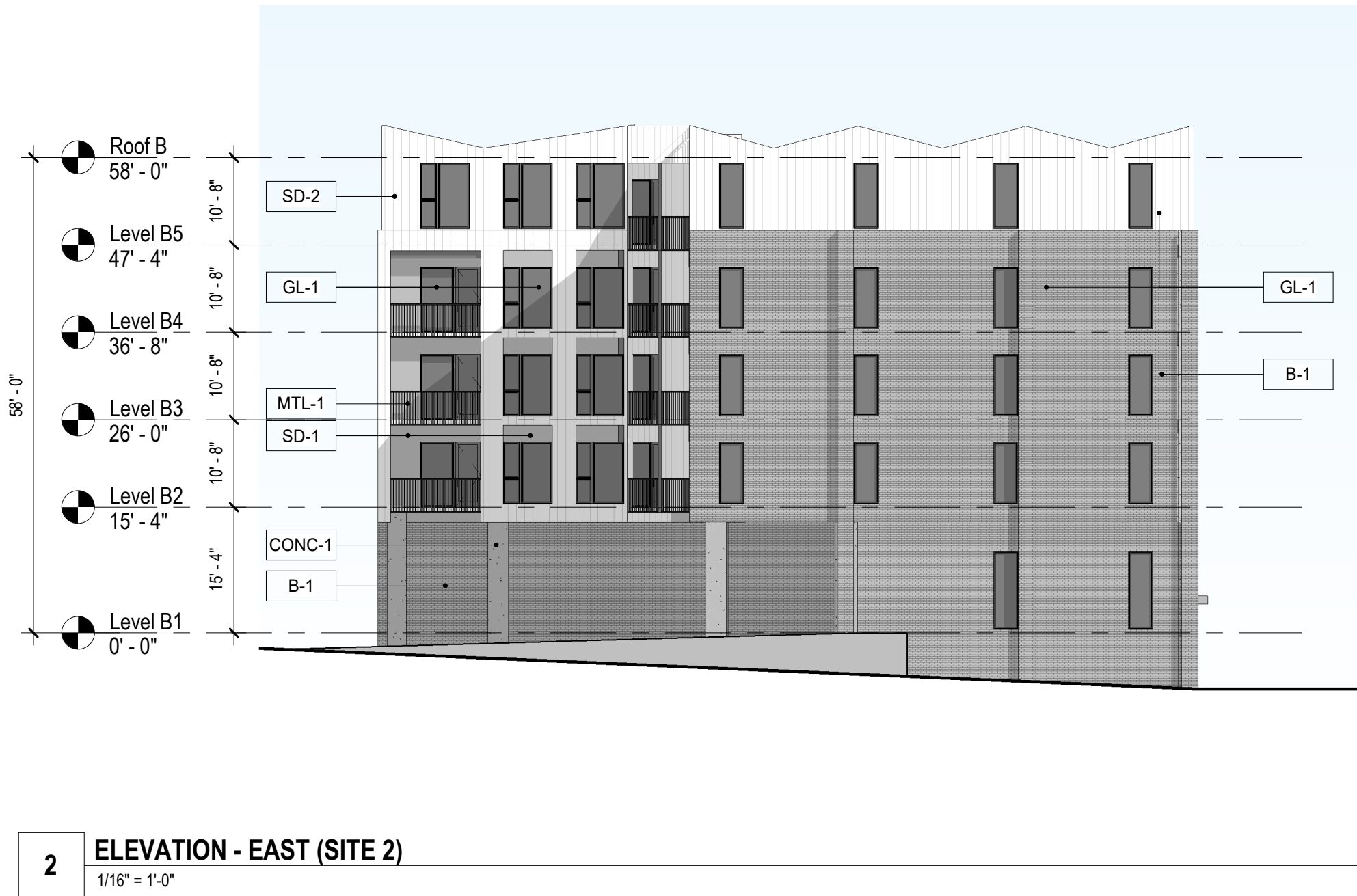
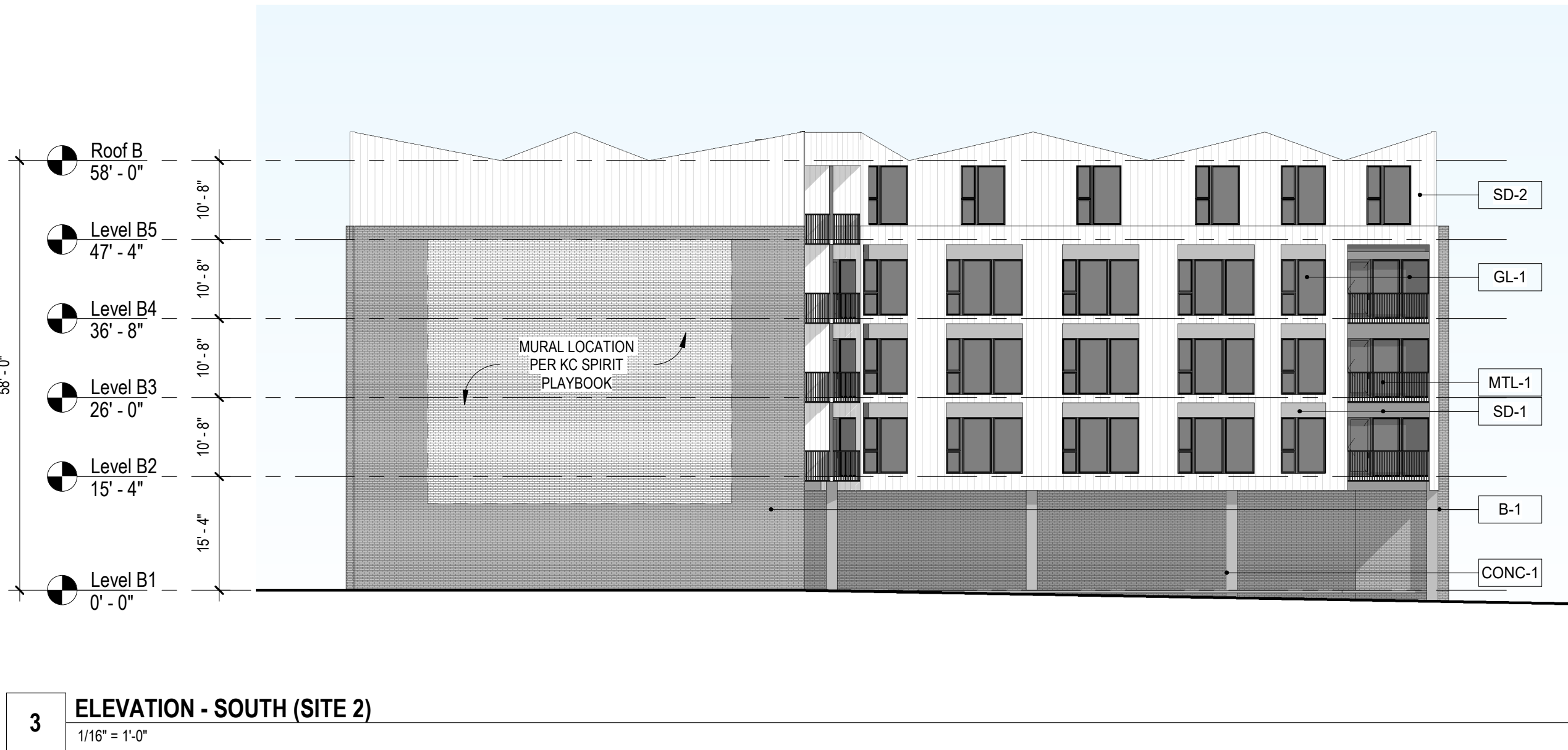
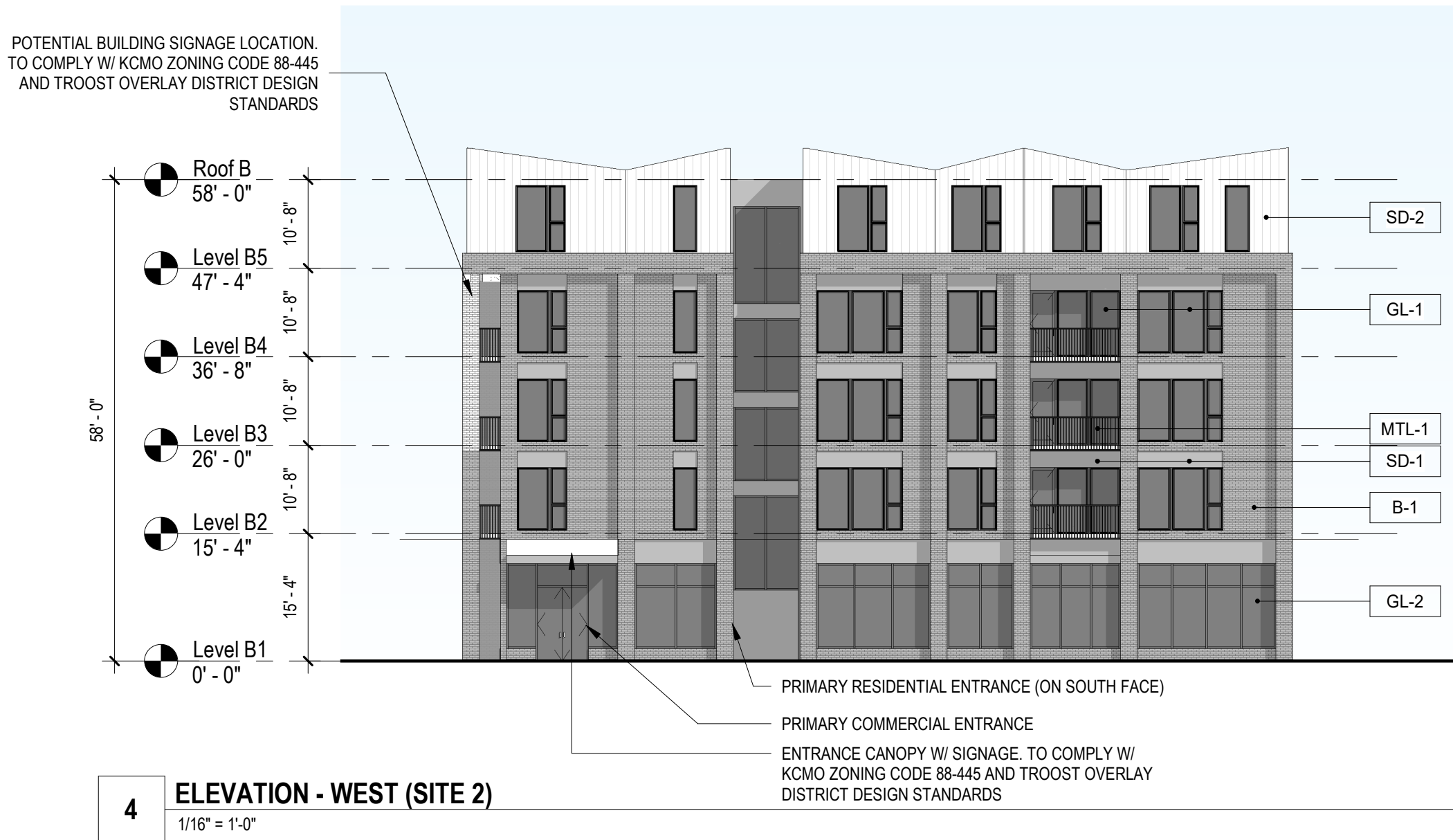
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Drawn By: Author

EXTERIOR BUILDING ELEVATIONS
SITE 1

A201-A

Printed: 4/20/2025 4:55:03 PM



EXTERIOR FINISH SCHEDULE	
TAG	DESCRIPTION
EXTERIOR	
B-1	BRICK
CONC-1	CONCRETE
GL-1	GLAZING
GL-2	GLAZING
MTL-1	METAL GUARDRAIL
SD-1	METAL PANEL
SD-2	FIBER CEMENT

- GENERAL NOTES**
- FIELD VERIFY ALL DIMENSIONS THAT REFERENCE EXISTING CONSTRUCTION.
 - COORDINATE LOCATIONS OF ANY AND ALL PENETRATIONS WITH ARCHITECT.
 - REFERENCE STOREFRONT SCHEDULE AND DETAILS FOR PLACEMENT AND INSTALLATION OF WINDOWS.

Hufft

PROJECT INFORMATION:
763- 2700 TROOST

CARDINAL CREST KC
1539 SWIFT STREET

OWNER:

CARDINAL CREST
1539 SWIFT STREET
NORTH KANSAS CITY, MO
64116
P: 816-499-3156

ARCHITECT:

HUFFT
3612 Kames Boulevard
Kansas City, MO 64111
P: 816-531-0200

www.hufft.com

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH STREET
KANSAS CITY, MO 64106

STRUCTURAL ENGINEER:

BOB D. CAMPBELL
4328 BELLEVUE AVE.
KANSAS CITY, MO 64111

MEP ENGINEER:

GARVER
7509 NW TIFFANY SPRINGS PARKWAY
SUITE 200
KANSAS CITY, MO 64153

LANDSCAPE ARCHITECT:

WESTLAND LANDSCAPE
10609 NE 112 ST
KANSAS CITY, MO 64157

ISSUE:

UR DISTRICT REZONING PLAN
05/07/2025

REVISION SCHEDULE:

NO.	DATE	ISSUE
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Drawn By: Author

EXTERIOR BUILDING ELEVATIONS
SITE 2

A201-B

CARDINAL CREST
1539 SWIFT STREET
NORTH KANSAS CITY, MO
64116
P: 816-499-3156

ARCHITECT:
HUFFT
3612 KARNES BOULEVARD
KANSAS CITY, MO 64111
P: 816-531-0200
www.hufft.com

CIVIL ENGINEER:
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1020 E 8TH STREET
KANSAS CITY, MO 64106

STRUCTURAL ENGINEER:
BOB D. CAMPBELL
4308 BELLEVUE AVE.
KANSAS CITY, MO 64111

MEP ENGINEER:
GARVER
7509 NW TIFFANY SPRINGS PARKWAY
SUITE 200
KANSAS CITY, MO 64153

LANDSCAPE ARCHITECT:
WESTLAND LANDSCAPE
10809 NE 112 ST
KANSAS CITY, MO 64157

ISSUE:
**UR DISTRICT REZONING PLAN
05/07/2025**

REVISION SCHEDULE:
NO. DATE ISSUE

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Drawn By: Author

EXTERIOR BUILDING ELEVATIONS -
MATERIAL PERCENTAGES

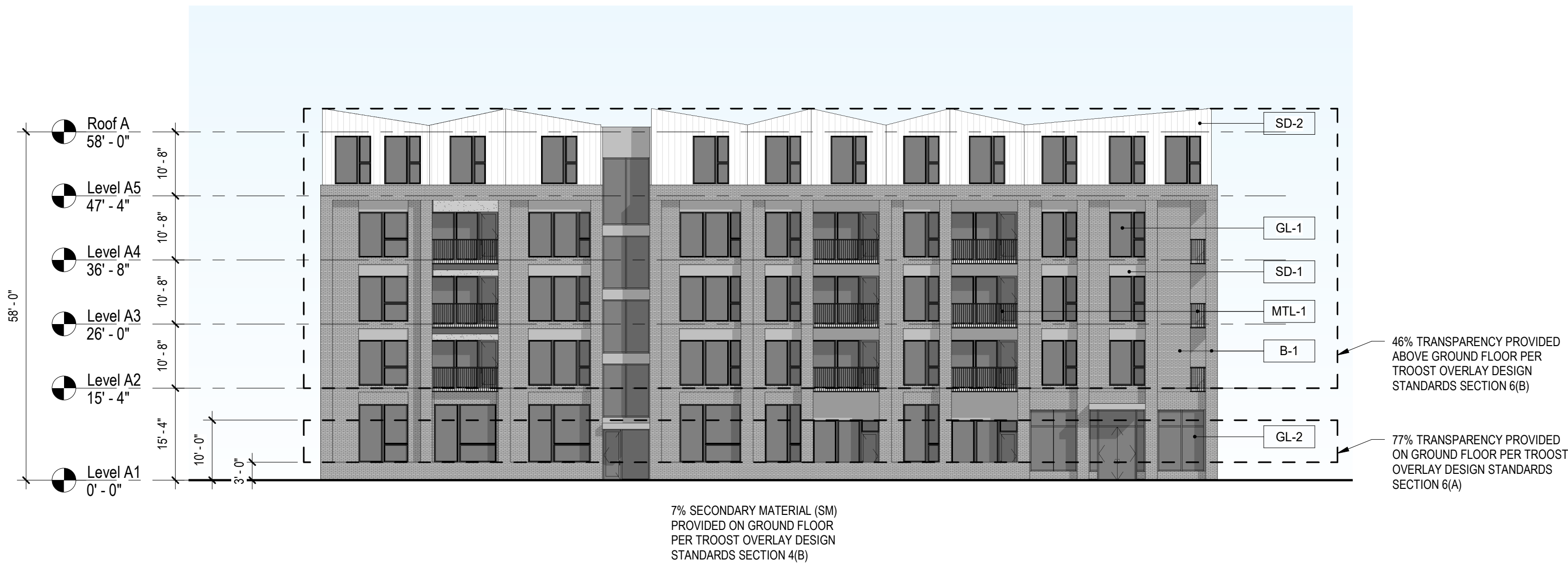
A202



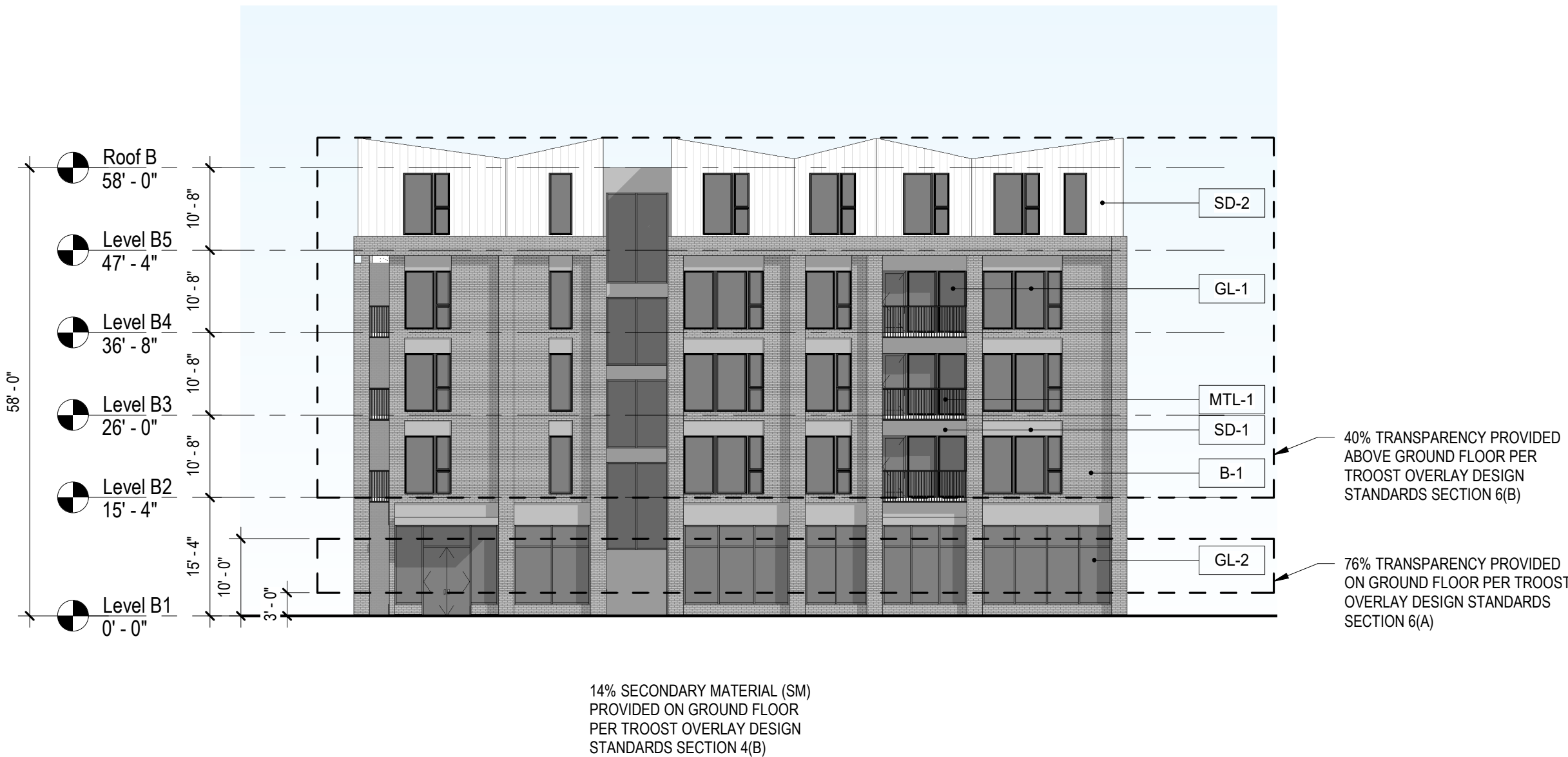
5 ELEVATION - NORTH (SITE 3) 27TH
1/16" = 1'-0" RE: 1/A010



3 ELEVATION - NORTH (SITE 2) 27TH ST
1/16" = 1'-0"



1 ELEVATION - EAST (SITE 1) TROOST BLVD
1/16" = 1'-0"



4 ELEVATION - WEST (SITE 2) TROOST BLVD
1/16" = 1'-0"



2 ELEVATION - NORTH 27TH (SITE 1) STREET
1/16" = 1'-0"

AFFIDAVIT OF MAILING

STATE OF MISSOURI)
) ss:
CITY OF ST. LOUIS)

I, Dawn Rippy, Service Center Manager, Sandberg Phoenix & von Gontard P.C., does state on my oath:

1. On Friday, April 18, 2025, Sandberg Phoenix & von Gontard P.C., through its Service Center, deposited envelopes in the United States mail, addressed to property owners and associations listed on Exhibit A attached hereto notifying such property owners and associations of the Public Engagement Meeting to be held virtually at 6:00 p.m. on April 30, 2025.

2. In each of the envelopes, there was enclosed a copy of the Notice of Public Meeting, a copy of which is attached hereto as Exhibit B.

And further Affiant saith naught.

AFFIANT:

SANDBERG PHOENIX & VON GONTARD P.C.

By: 

Name: Dawn Rippy

Title: Service Center Manager

SUBSCRIBED AND SWORN TO before me, the undersigned Notary Public, this 18th day of April, 2025.


Notary Public

My Commission Expires: August 25, 2028



EXHIBIT A
ADDRESSES

[Attached]

Name	Address	
Amethyst Place Inc	2732 Troost Ave	Kansas City, MO 64109
Avila Jose Alfredo	2708 Troost Ave	Kansas City, MO 64109
Bethlehem Christian Assembly	2732 Forest Ave	Kansas City, MO 64109
Bhadbhade Pooja G & Zweeifel Nicholas A	2625 Forest Ave	Kansas City, MO 64108
Bottoms Up Collective LLC	PO Box 11065	Kansas City, KS 66111
Callan 1966 Marcato LLC	111 E Sego Lily Dr Ste 400	Sandy, UT 84070
Cardinal Crest Homes LLC	8905 NE 79th St	Kansas City, MO 64158
Casa Geneva LLC	1176 E Warner Rd #111	Gilbert, AZ 85296
Courtyard Properties LLC	6416 Dearborn	Mission, KS 66202
Crawford Jonathan	2708 Harrison St	Kansas City, MO 64109
DMGT LLC	30 NW Gilbert Rd	Mesa, AZ 85203
Ebony 3 Incorporated	2815 Forest Ave	Kansas City, MO 64109
George Nicole D	2723 Harrison St	Kansas City, MO 64109
Gray Gerald II & Myra L-Trustees	2700 Harrison St	Kansas City, MO 64109
Gutierrez Carmen Olivia & Fermin Jacinto	2718 Harrison	Kansas City, MO 64109
Gutierrez Humberto & Martha	2721 Harrison St	Kansas City, MO 64109
Gutierrez Humberto N & Banuelos Melissa C	2717 Harrison St	Kansas City, MO 64109
Gutierrez Rosie	2726 Harrison	Kansas City, MO 64109
Gutierrez Sandra	2716 Harrison St	Kansas City, MO 64109
Gutierrez Sylvia Ann	2711 Harrison St	Kansas City, MO 64109
Hogan Sandra A	2731 Forest Ave	Kansas City, MO 64109
Huston Michelle	2706 Harrison St	Bellevue, NE 68147
Jeffery Courtney C	2703 Harrison St	Kansas City, MO 64019
Katherine M Oneil Rauber Revocable Trust Uta Dated 5-18-20	2621 Forest Ave	Kansas City, MO 64108
Longfellow Community Assoc. - Stephen Krauska	2925 Charlotte St	Kansas City, MO 64109
Mabion Investments LLC	2726 Forest Ave	Kansas City, MO 64109
Midblue Enterprises LLC	2109 W 49th St	Westwood Hills, KS 66205
Norman Allen & Nancy D	2542 Charlotte St	Kansas City, MO 64108
Pal 26th Street Station LLC	747 Third St Ste 2602	New York, NY 10017
Petzold Bradley E	2634 Tracy Ave	Kansas City, MO 64108
Pollock Jeff	11645 Brook Ln	Truckee, CA 96161
Prior James Michael-Hill & Courtney Elizabeth	2710 Harrison St	Kansas City, MO 64109
Quarles Claudia Mae	2701 Forest	Kansas City, MO 64109
R & B Restore LLC	616 E 74th Ter	Kansas City, MO 64131
Remick Family Trust U/A 07/09/2024	2727 Harrison St	Kansas City, MO 64109
Shamrock Capital LLC	6220 Ensley Ln	Mission Hills, KS 66208
Shirley Joseph B II	2707 Harrison	Kansas City, MO 64129
Tate Stanley Love III	2623 Forest Ave	Kansas City, MO 64108
Tolbert Joshua & Jasmine	2704 Harrison St	Kansas City, MO 64109
Tracy Re LLC	227 E 27th St Apt 315	Kansas City, MO 64108

Vision 20/20 Properties LLC
Wakas Mohammad Amin
Whitsitt Alex & Christopher
Woods Claudia
Beacon Hill – McFeders Community Council

312 SW Greenwich Dr 735
2722 Harrison St
2735 Harrison St
2701 Forest St
P.O. Box 270504

Lee's Summit, MO 64082
Kansas City, MO 64109
Kansas City, MO 64109
Kansas City, MO 64109
Kansas City, MO 64127

EXHIBIT B
NOTICE OF PUBLIC MEETING

[Attached]

Public Meeting Notice

Please join Joe Christensen, Co-Owner of Cardinal Crest Design Build

for a meeting about The Tulip Apartments

case number CD-CPC-2025-00042

proposed for the following address: 2702 & 2701 Troost Avenue

Kansas City, Missouri 64109

Meeting Date: April 30, 2025

Meeting Time: 6:00 p.m.

Meeting Location: Google Meet: <https://meet.google.com/xys-rofr-nin>
or dial (US) +1 657-246-2435 PIN: 284 260 824#

Project Description:

A request to approve a major amendment to a previously approved Development Plan for apartment complexes on about 1 acre generally located at 2701 & 2702 Troost Ave.

If you have any questions, please contact:

Name: **Joe Christensen**

Phone: **(816) 499-3156**

Email: **joe@cardinalcrestkc.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,

Joe Christensen, Co-Owner of Cardinal Crest Design Build

Public Engagement Meeting Sign-In Sheet

Project Name: 2700 Troost (The Tulip Apartments)





















Case Number: CD-CPC-2025-00042

Meeting Date: April 30, 2025

Meeting Location: Google Meet, <https://meet.google.com/xys-rofr-nin> or or dial (US) +1 657-246-2435 PIN: 284 260 824#

Start Time: 6:00 pm

End Time: 6:30pm

 joe@cardinalcrestkc.com		5:53 PM (Apr 30)	37 min	Kansas City (US)
 +1 816-***-**-23		5:56 PM (Apr 30)	34 min	(outside domain)
 mschwaller@hufft.com		5:58 PM (Apr 30)	31 min	(outside domain)
 rmcbeck@gmail.com		5:59 PM (Apr 30)	30 min	(outside domain)
 +1 816-***-**-49		6:03 PM (Apr 30)	27 min	(outside domain)
 +1 816-***-**-14		6:05 PM (Apr 30)	25 min	(outside domain)
 nzweifel@gmail.com		6:11 PM (Apr 30)	2 min	(outside domain)
 adam@cardinalcrestkc.com		6:13 PM (Apr 30)	17 min	Kansas City (US)
 nzweifel@gmail.com		6:13 PM (Apr 30)	10 min	(outside domain)
 nzweifel@gmail.com		6:23 PM (Apr 30)	7 min	(outside domain)

Meeting Notes

Beacon Hill Development – The Tulip Apartments

Public Engagement Meeting

Date: April 30, 2025

Location: Beacon Hill, 27th & Troost

Project: The Tulip – Apartments

Developer: Cardinal Crest

Attendee: Adam Shaeffer, Cardinal Crest Commercial

Meeting Summary

- Joe Christensen, representing the developer (Cardinal Crest), welcomed attendees and opened the meeting.
 - The meeting officially began 10 minutes after the hour to allow time for additional attendees to arrive.
 - A detailed overview of the project was presented using a PDF presentation, covering:
 - Individual parcel plans
 - Unit count and mix
 - Parking and trash strategy
 - Ground-level commercial spaces
 - The team also discussed previously approved plans along 27th & Tracy and highlighted how the design has evolved based on earlier community feedback.
 - Plans for a future **amenity space** at Forest & 27th were shared.
 - Feedback from the community was generally **positive**.
-

Community Feedback & Concerns

- Concerns were raised regarding the **commercial spaces**—specifically, how to ensure the spaces are filled with quality tenants and not left vacant.
 - Some residents voiced concerns about **increased traffic** and asked about how **parking areas** will be screened from the street or neighboring properties.
 - No formal opposition to the development was expressed.
-

Action Items

1. **Share the PDF presentation** with attendees who requested it.
2. **Keep the community informed** about future amenity space developments.
3. **Provide updates** on potential commercial tenants as they are secured.



Kansas City, Parks and Recreation Department

Forestry

Terry R Dopson Administration Building
4600 E 63rd Street
Kansas City, Missouri 64130

816-513-7500

Date: May, 12, 2025
To: City Planning and Development
From: Stephen VanRhein, Environmental Manager
Subject: Shrub Planting Fee

In cases where the developer elects not to install shrubs required as part of a site or streetscape plan, the Parks and Recreation Department will assume responsibility for planting. A fee of \$40 per shrub will be assessed to cover the cost of materials, labor, and maintenance associated with installation.

This cost reflects the department's actual average expense per shrub and ensures consistency in landscape quality across developments. Developers who choose to install required shrubs themselves must do so in accordance with City specifications and approved landscape plans.

Stephen Van Rhein
Environmental Manager

