CITY PLAN COMMISSION STAFF REPORT

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

May 7, 2025

Project Name
Linwood and Main Apartments

Docket # 8

Request
CD-CPC-2025-00035
Development Plan (Residential)

Applicant
Doug Ubben
Phelps Engineering, Inc

Owner
Mike Uhrig
VanTrust Real Estate

Location	20 W Linwood Blvd
Area	About 2 Acres
Zoning	B4-5
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial uses, zoned B4-5
South: Commercial, residential uses, zoned B4-5/HO, R-6
East: Commercial uses, zoned B4-5
West: Commercial uses, zoned B4-5

KC Spirit Playbook Alignment
Medium Alignment

Land Use Plan
The Midtown/Plaza Area Plan recommends Commercial for this location.
The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
Main Street is identified on the City's Major Street Plan as Commercial/Mixed Use and W Linwood Boulevard is an established Boulevard.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a development plan allowing multiple six-unit residential buildings on about 1.97 acres generally located at 20 W Linwood Boulevard.

PROJECT TIMELINE
The application for the subject request was filed on 2/21/2025. Scheduling deviations from 2025 Cycle 4.2 have occurred. The applicant needed additional time to apply for a variance to the Main Corridor Overlay.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 3/24/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
There is currently a parking lot on the site that used to serve the McGilley Midtown Chapel, which was demolished in 2023. The site is otherwise undeveloped.

CONTROLLING + RELATED CASES
CD-BZA-2025-00047 – A request to approve a variance to the Transit Node FAR within the Main Street Overlay District on about 1.9 acres generally located at 20 W Linwood Blvd, plus any other necessary variances. *Scheduled for 5/14/25 BZA hearing*

PROFESSIONAL STAFF RECOMMENDATION
Docket #8 Approval with Conditions

VICINITY MAP

PLAN REVIEW

The plan proposes 10, three-story, six-unit buildings, totaling 60 units on the site. The site will remain one lot, and all units will be for rent. Each building will be approximately 6,216 square feet and 36 feet tall. Four of the proposed buildings will front onto W Linwood Boulevard. In addition to the site being located on an established Boulevard, it is also located within the Main Corridor Overlay District (MCO).

There are two points of access to the site from W Linwood Boulevard. The vehicular area loops around the site to the northern property line behind all the proposed buildings and provides adequate fire and emergency service access. Eighty-two parking spaces will be provided.

Proposed building materials include brick veneer, fiber cement siding, panels, and trim. Fronts of all buildings will have Juliet-style balconies. Decorative fencing will be installed in between the buildings along W Linwood Boulevard to adequately meet design requirements in the MCO.

Landscaping species include Maple, Hornbeam, Honey Locust, Coffee Tree, Juniper, Swamp White Oak, Redcedar, Sumac, and others. Landscaping will provide some screening of the parking areas from the street and adjacent properties.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), Development Standards (88-400), and Main Corridor Overlay (Ordinance 171037)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Main Corridor Overlay (Ord. 171037)	Yes	No*	Applicant seeking a variance through separate application. See Criteria A.
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

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 plans comply with applicable sections of the Zoning and Development Code with the exception of the required Floor Area Ration (FAR) minimum in the MCO, for which the applicant is seeking a variance. The subject site is located on what the MCO identifies as a Transit Node, which requires FAR of 1, and the project is proposing 0.72. There is a condition on the case that the applicant receive approval of the variance prior to request for ordinance.

Long Range Planning reviewed the plan and determined "This project provides a density of "workforce housing" on an infill site supported with existing infrastructure. The addition of Juliet balconies helps the project more closely align with Playbook design goals and the Main Corridor Overlay requirements.

Improvements to the outdoor space could be made. With more than 20 extra parking spaces, a reduction of a handful of parking spaces for more green space would improve the site design and sustainability. Fiber cement siding is not listed as a recommended building material, but the applicant has demonstrated its use in similar projects." *-Luke Ranker*

B. The proposed use must be allowed in the district in which it is located;
Residential uses and multi-unit buildings are permitted in the B4-5 zoning district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
Vehicular ingress and egress is expected to provide adequate, safe circulation. The site currently has two curb cuts. The western curb cut will be moved slightly to the west, but the number of access points will not change.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The plan will provide adequate pedestrian facilities including sidewalks throughout the site and along W Linwood Boulevard. Bicycle parking will be provided onsite as required by Code.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Existing public water and sewer are adequate to serve the site, subject to conditions from the Water Services Department.

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 and orientation of buildings are compatible with the surrounding area and compliant with the Boulevard and Parkway standards as well as the MCO. Staff requested there be additional brick in place of the fiber cement materials to better match the surrounding buildings; however there is no Code requirement to support staff's request, and the applicant declined the suggestion.

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.
Proposed landscaping is adequate and will screen where necessary. All adjacent properties are also commercial and there is little to no expected negative influence that will spillover offsite.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The amount of impervious surface is typical for the proposed development. Staff asked the applicant to consider removing some excess parking spaces to add more green space to the site; however, the applicant stated that during the public engagement process neighboring residents were concerned with the limited parking in the area, therefore, the applicant decided not to remove parking.

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.**
There is a small area of tree and brush buffer to be removed along the north property line. This area of vegetation is insignificant to the site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable
5. *KC Spirit Alignment (optional)*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval with conditions** as stated in the conditions report.

Respectfully Submitted,

Genevieve Kohn-Smith, AICP
Lead Planner

Plan Conditions

Report Date: May 02, 2025

Case Number: CD-CPC-2025-00035

Project: Linwood and Main Apartments

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

1. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. All fencing shall comply with the Main Corridor Overlay.
7. All outstanding corrections (variance approval) shall be resolved prior to ordinance request.

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

8. 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)
9. 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)
10. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
11. 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)
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. 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)
14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. 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).
16. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

17. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

18. Consider all units in the multi-family area to have peep holes which will allow a person to view outside their apartment prior to opening the door.

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

19. 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.

20. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

21. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

22. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

23. Linwood Boulevard is classified as a Boulevard; therefore, the development shall comply with the parkway and boulevard standards outlined in 88-323. Any modifications to the approved plans that do not meet these standards shall require a variance from the Board of Zoning Adjustment prior to obtaining a building permit.

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

24. 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.

25. 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.

26. 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.

27. 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.

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

28. 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.

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

29. 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/

30. 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

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

31. The developer shall provide private storm drainage, water, and sanitary sewer easements for any private mains prior to issuance of any building permits.

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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy

33. 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.

34. 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.

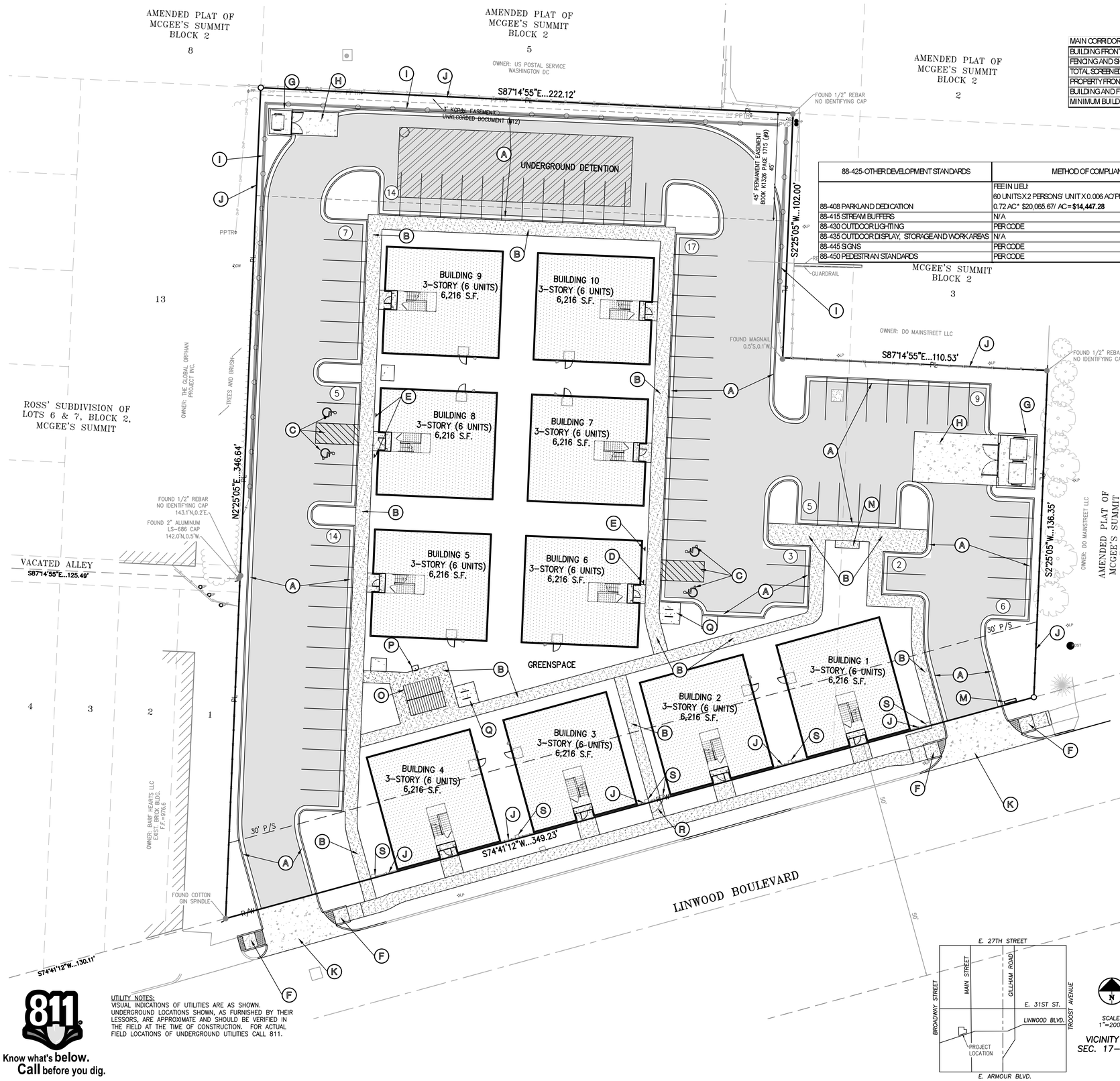
35. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits

36. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

37. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.

38. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

39. Public Improvement Plans are not reviewed under this case number (CD-CPC-2025-00035) and will need to be submitted under a new PIR case for review, including the Micro Drainage Study submitted under this case, Land Disturbance Plans, Erosion Control Plans, and SWPPP.



SCALE: 1"=2000'

VICINITY MAP
SEC. 17-49-33

MAIN CORRIDOR OVERLAY BUILDING FRONTAGE		
BUILDING FRONTAGE	179.2	FT
FENCING AND SIGNAGE FRONTAGE	102.6	FT
TOTAL SCREENED FRONTAGE	281.8	FT
PROPERTY FRONTAGE	349.2	FT
BUILDING AND FENCING FRONTAGE	70%	
MINIMUM BUILDING FRONTAGE PER CODE	70%	

88-425-OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	FEE IN LIEU: 60 UNITS X 2 PERSONS/ UNIT X 0.006 AC/ PERSON= **0.72 AC** 0.72 AC* $20,065.67/ AC= **$14,447.28**
88-415 STREAM BUFFERS	N/A
88-430 OUTDOOR LIGHTING	PER CODE
88-435 OUTDOOR DISPLAY, STORAGE AND WORK AREAS	N/A
88-445 SIGNS	PER CODE
88-450 PEDESTRIAN STANDARDS	PER CODE

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B4-5	B4-5	-	
GRASS LAND AREA			-	
IN SQUARE FEET	26172	20,945	-	
IN ACRES	0.60	0.48	-	
RIGHT-OF-WAY DEDICATION			-	
IN SQUARE FEET	0	0	-	
IN ACRES	0	0	-	
NET LAND AREA			-	
IN SQUARE FEET	86,626	86,626	-	
IN ACRES	1.97	1.97	-	
BUILDING AREA (SQ. FT.)	0	62,160	-	
FLOOR AREA RATIO	0	0.72	YES,(1)	
RESIDENTIAL USE INFO			-	
TOTAL DWELLING UNITS	0	60	-	
MULTI-UNIT BUILDING	0	10	-	
TOTAL LOTS	1	1	-	
RESIDENTIAL	1	1	-	

(1) CITY FAR IS 1.0 (MIN.)

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0 FT	63 FT	-	
FRONT SETBACK	0 FT	0 FT	-	
SIDE SETBACK	0 FT	0 FT	-	
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	-	
HEIGHT	NONE	36'-3"	-	

88-420-PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED? (SEE 88-420-16)
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE(S)					
RESIDENTIAL-HOUSEHOLD LIVING	60	82	8	8	NO
TOTAL	60	82	8	8	NO

LEGAL DESCRIPTION:

Tracts 1 and 2 also described as follows, according to the Survey prepared by Anderson Engineering, Job No. 22KC20002, dated January 25, 2002, last revised August 19, 2022, to-wit:
All that part of Lots 3 and 4, Block 2, AMENDED PLAT OF McGEE'S SUMMIT, a subdivision in Kansas City, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence North 02 degrees 25 minutes 05 seconds East 346.64 feet along the West line of Lot 4 to the Northwest corner of said Lot 4, thence South 87 degrees 14 minutes 55 seconds East 222.12 feet along the north line of Lot 4, thence South 02 degrees 25 minutes 05 seconds West 102.00 feet, thence South 87 degrees 14 minutes 55 seconds East 110.53 feet, thence South 02 degrees 25 minutes 05 seconds West 136.35 feet to a point on the Northerly Right-of-Way line of Linwood Boulevard, as now located, thence South 74 degrees 41 minutes 12 seconds West 349.23 feet along the said Right-of-Way line to the Point of Beginning.
DEGREES 41 MINUTES 12 SECONDS WEST 349.23 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

GROSS AREA = ±1.9748 ACRES / ±86,022 SQ.FT.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, COMMUNITY NO. 290173, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0254G, AND DATED JANUARY 20, 2017.

SITE KEY NOTES:

- (A) CONSTRUCT 2' CURB & GUTTER (TYPICAL).
- (B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).
- (C) CONSTRUCT ACCESSIBLE PARKING SPACE. INSTALL MARKINGS PER STD. DETAIL.
- (D) INSTALL ACCESSIBLE PARKING SIGN.
- (E) INSTALL VAN ACCESSIBLE PARKING SIGN.
- (F) CONSTRUCT TYPE A SIDEWALK RAMP WITH LAYDOWN CURB & GUTTER (RE: CITY DETAIL).
- (G) INSTALL TRASH ENCLOSURE (RE: ARCH PLANS).
- (H) CONSTRUCT CONCRETE PAD IN FRONT OF TRASH ENCLOSURE.
- (I) CONSTRUCT REINFORCED CONCRETE RETAINING WALL WITH TRAFFIC BARRIER.
- (J) INSTALL 6' DECORATIVE PRIVACY FENCE, AMERISTAR MONTAGE OR APPROVED EQUIVALENT (RE: SHEET C400 FOR DETAIL).
- (K) CONSTRUCT CONCRETE COMMERCIAL ENTRANCE (RE: CITY DETAIL).
- (M) CONSTRUCT MONUMENT SIGN (RE: ARCH. PLANS).
- (N) CONSTRUCT MAILBOX CONCRETE PAD (RE: ARCH. PLANS).
- (O) CONSTRUCT PERGOLA (RE: ARCH. PLANS).
- (P) CONSTRUCT GRILL (RE: ARCH. PLANS).
- (Q) CONSTRUCT CONCRETE PAD WITH BICYCLE RACK (U-RACKS).
- (R) INSTALL 3' WIDE SINGLE SWING GATE.
- (S) INSTALL DECORATIVE MASONRY COLUMN (RE: ARCH).

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- P/S — PARKING SETBACK LINE
- ASPHALT PAVEMENT (4" PARKING/ 6" DRIVES)
- PROPOSED BUILDING
- 8" CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- FENCE WITH NO COLUMNS
- FENCE WITH COLUMNS

SCALE: 1"=20'
0' 20' 40'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

INDEX

C100	SITE PLAN
C101	SITE DIMENSION PLAN
C103	DEMOLITION PLAN
C104	FIRE TRUCK TURN PLAN
C105	TRASH TRUCK TURN PLAN
C106	TRASH TRUCK TURN PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C400	STANDARD DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE PLAN

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1066
www.phelpsengineering.com
PLANNING ENGINEERING IMPLEMENTATION

SITE PLAN

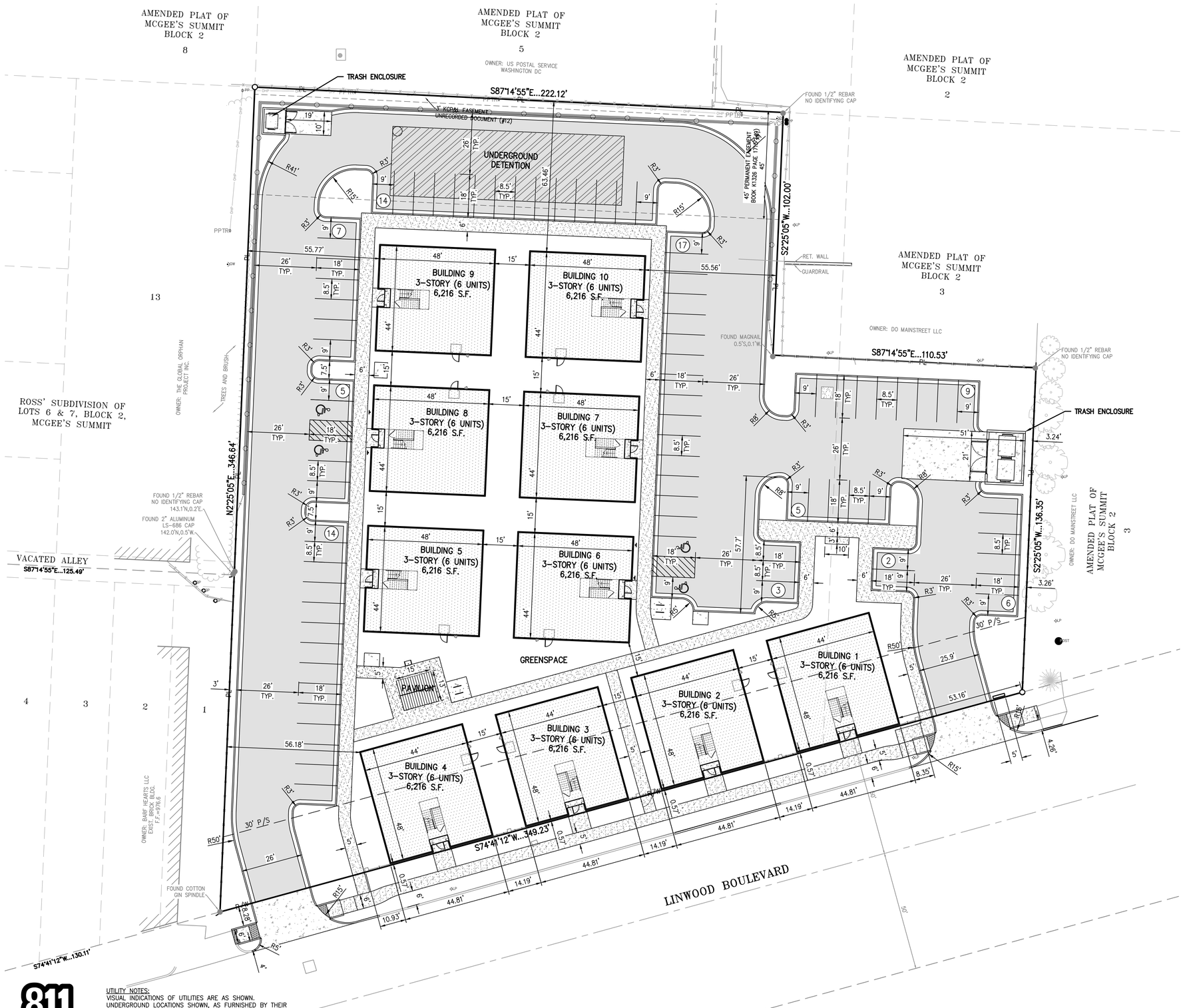
LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

No.	Date	Revisions:	By	App.
1	3/28/2025	RESPONSE TO COMMENTS	JCW	JDC
2	4/11/2025	RESPONSE TO COMMENTS	JCW	JDC

PROJECT NO. 240981
DATE: 11-21-2024 DRAWN: BJG
CHECKED: DEU APPROVED: DEU
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING – LS-82 MISSOURI ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007035358

SHEET
C100

\\PHELPS-SERVER\Projects\P\240981\Varq\Preliminary\SITE.dwg Layout:1 Apr 15, 2025 - 11:31am John Webber



UTILITY NOTES:
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811 Know what's below. Call before you dig.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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PLANNING ENGINEERING IMPLEMENTATION

SITE DIMENSION PLAN
LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

No.	Date	Revisions:	By	App.
1	3/28/2025	RESPONSE TO COMMENTS	JCW	JDC
2	4/11/2025	RESPONSE TO COMMENTS	JCW	JDC

PROJECT NO. 240981
DATE: 11-21-2024 | DRAWN: BJG
CHECKED: DEU | APPROVED: DEU
CERTIFICATE OF AUTHORIZATION KANSAS LAND SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING-2007001128 ENGINEERING-2007005058

SHEET
C101

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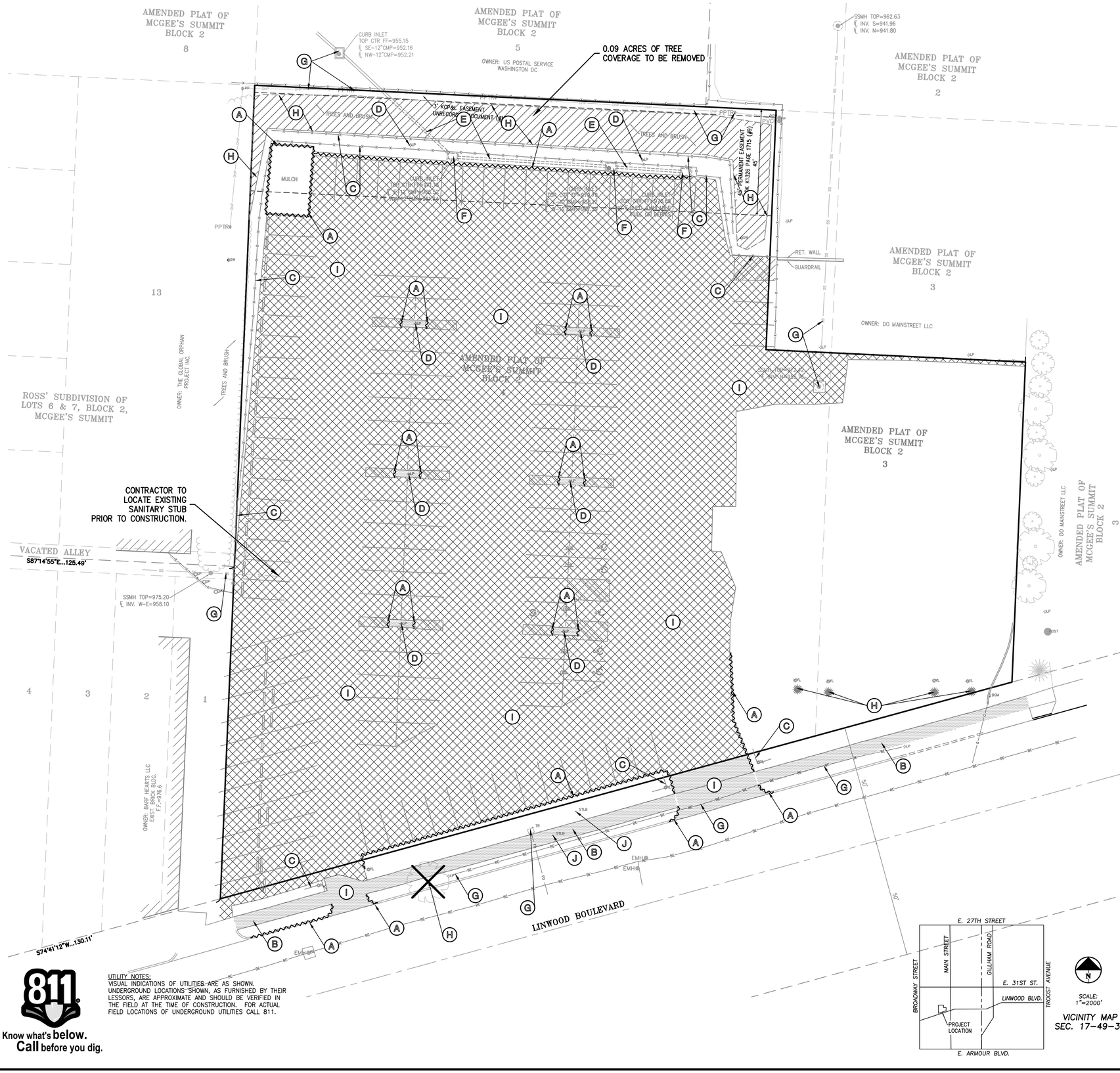

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811 Know what's below. Call before you dig.

SCALE: 1"=2000'

VICINITY MAP
SEC. 17-49-33

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- REMOVE EXISTING CURB & GUTTER
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
- EXISTING TREE COVERAGE TO BE REMOVED
- BT — EXISTING BURIED TELEPHONE
- CATV — EXISTING CABLE TELEVISION LINE
- FO — EXISTING FIBER OPTIC LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- LP — EXISTING LIGHT POLE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE TO REMAIN
- REMOVE TREE

DEMOLITION KEY NOTES:

- (A) REMOVE EXISTING CURB.
- (B) REMOVE EXISTING CONCRETE SIDEWALK.
- (C) REMOVE EXISTING FENCE.
- (D) REMOVE EXISTING LIGHT POLE AND CONCRETE BASE
- (E) REMOVE EXISTING 12" CMP.
- (F) REMOVE EXISTING CURB INLET.
- (G) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (H) THE CONTRACTOR SHALL REMOVE ALL GROUND VEGETATION, TREES, SHRUBS, BRUSH AND DEBRIS SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CLEARED ITEMS.
- (I) THE CONTRACTOR SHALL REMOVE EXISTING DRIVE ENTRANCE & EXISTING ASPHALT PARKING LOT. REMOVE EXISTING ASPHALT, CONCRETE, AND THE SUB-BASE GRAVEL TO THE NATURAL SOIL ELEVATION.
- (J) EXIST STREET LIGHT BOXES TO BE RELOCATED. COORDINATE WITH EVERGY PRIOR TO CONSTRUCTION.

SCALE: 1"=20'
0' 20' 40'

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PLANNING ENGINEERING IMPLEMENTATION

DEMOLITION PLAN
LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

Revisions:	No.	Date	By	App.
RESPONSE TO COMMENTS	1	3/28/2025	JCW	JDC
RESPONSE TO COMMENTS	2	4/17/2025	JCW	JDC

PROJECT NO. 240981
DATE 11-21-2024 | DRAWN BY JS
CHECKED DEU | APPROVED DEU
CERTIFICATE OF AUTHORIZATION KANSAS ENGINEERING – LS-82 ENGINEERING – E-391
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING–2007001128 ENGINEERING–2007025028

SHEET
C102

\\VPHELPS-SERVER\Projects\P\240981\Dwg\Preliminary\DEMOLITION PLAN.dwg Layout:DEMO Apr 10, 2025 - 2:31pm John Webber

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2 8

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2 5

OWNER: US POSTAL SERVICE WASHINGTON DC

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2 2

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2 3

13

ROSS' SUBDIVISION OF LOTS 6 & 7, BLOCK 2, MCGEE'S SUMMIT

OWNER: THE GLOBAL ORPHAN PROJECT INC.

TREES AND BRUSH

FOUND 1/2" REBAR NO IDENTIFYING CAP

FOUND 2" ALUMINUM LS-686 CAP 142.0'N,0.5'W

FOUND 1/2" REBAR NO IDENTIFYING CAP 143.1'N,0.2'E

VACATED ALLEY
S87°14'55"E...125.49'

S74°41'12"W...130.11'

FOUND COTTON GIN SPINDLE

OWNER: BARF HEARTS LLC EXIST. BRICK BLDG. FF=978.6

4 3 2 1

4' KORAL EASEMENT ENTERED AS DOCUMENT I-1721

UNDERGROUND DETENTION

26'

45' PERMANENT EASEMENT BOOK 1775 (#)

FOUND 1/2" REBAR NO IDENTIFYING CAP

RET. WALL

GUARDRAIL

FOUND MAG NAIL 0.5'S,0.1'W

OWNER: DO MAINSTREET LLC

FOUND 1/2" REBAR NO IDENTIFYING CAP

BUILDING 9 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 10 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 8 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 7 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 5 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 6 3-STORY (6 UNITS) 6,216 S.F.

26' 26.13'

PROPOSED FIRE HYDRANT

GREENSPACE

PAVILION

BUILDING 4 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 3 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 2 3-STORY (6 UNITS) 6,216 S.F.

BUILDING 1 3-STORY (6 UNITS) 6,216 S.F.

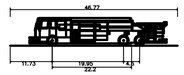
18.28' 18.9' 18.58' 18.31'

50'

R/W

LINWOOD BOULEVARD

PE1-47-Pumper-Fire-Truck-(Dual-A

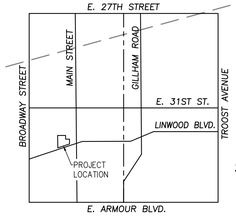


PE1-47-Pumper-Fire-Truck-(Dual-Axle)

Overall Length	46.770ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

LEGEND

- FIRE LANE STRIPING
- FIRE APPARATUS ROOF ACCESS
- 26' FIRE LANE DIMENSION
- PROPOSED FIRE HYDRANT



SCALE: 1"=2000'

VICINITY MAP
SEC. 17-49-33

SCALE: 1"=20'
0' 20' 40'

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PLANNING ENGINEERING IMPLEMENTATION

FIRE TRUCK TURN PLAN

LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

No.	Date	Revisions:	By	App.
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CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007005208

SHEET
C104

\\PHELPS-SERVER\Projects\P\240981\dwg\Preliminary\TRUCK TURN.dwg Layout:2 Apr 10, 2025 - 2:31pm John Webber

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2
8

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2
5

OWNER: US POSTAL SERVICE WASHINGTON DC

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2
2

FOUND 1/2" REBAR NO IDENTIFYING CAP

7' KCP&L EASEMENT UNRECORDED DOCUMENT (#12)

UNDERGROUND DETENTION

50' PERMANENT EASEMENT BOOK K1326 PAGE 1715 (#9)

RET. WALL

GUARDRAIL

AMENDED PLAT OF MCGEE'S SUMMIT BLOCK 2
3

OWNER: DO MAINSTREET LLC

FOUND MAGNAIL 0.1'S,0.1'W

FOUND 1/2" REBAR NO IDENTIFYING CAP

BUILDING 9
3-STORY (6 UNITS)
6,216 S.F.

BUILDING 10
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BUILDING 6
3-STORY (6 UNITS)
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GREENSPACE

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VACATED ALLEY
S87°14'55"E...125.49'

4 3 2 1

OWNER: BARF HEARTS LLC EXIST. BRICK BLDG. I.F.-4916.6

FOUND COTTON GIN SPINDLE

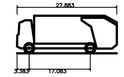
S74°41'12"W...130.11'

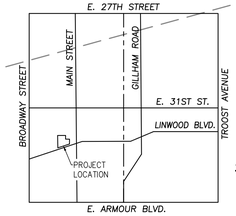
LINWOOD BOULEVARD

50'

Hino 338 M + Wayne Royal GT14 Refuse Truck

Overall Length	29.667ft
Overall Width	8.042ft
Overall Body Height	10.486ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft





SCALE: 1"=2000'

VICINITY MAP
SEC. 17-49-33

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0' 20' 40'

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PLANNING
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TRUCK TURN PLAN

LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
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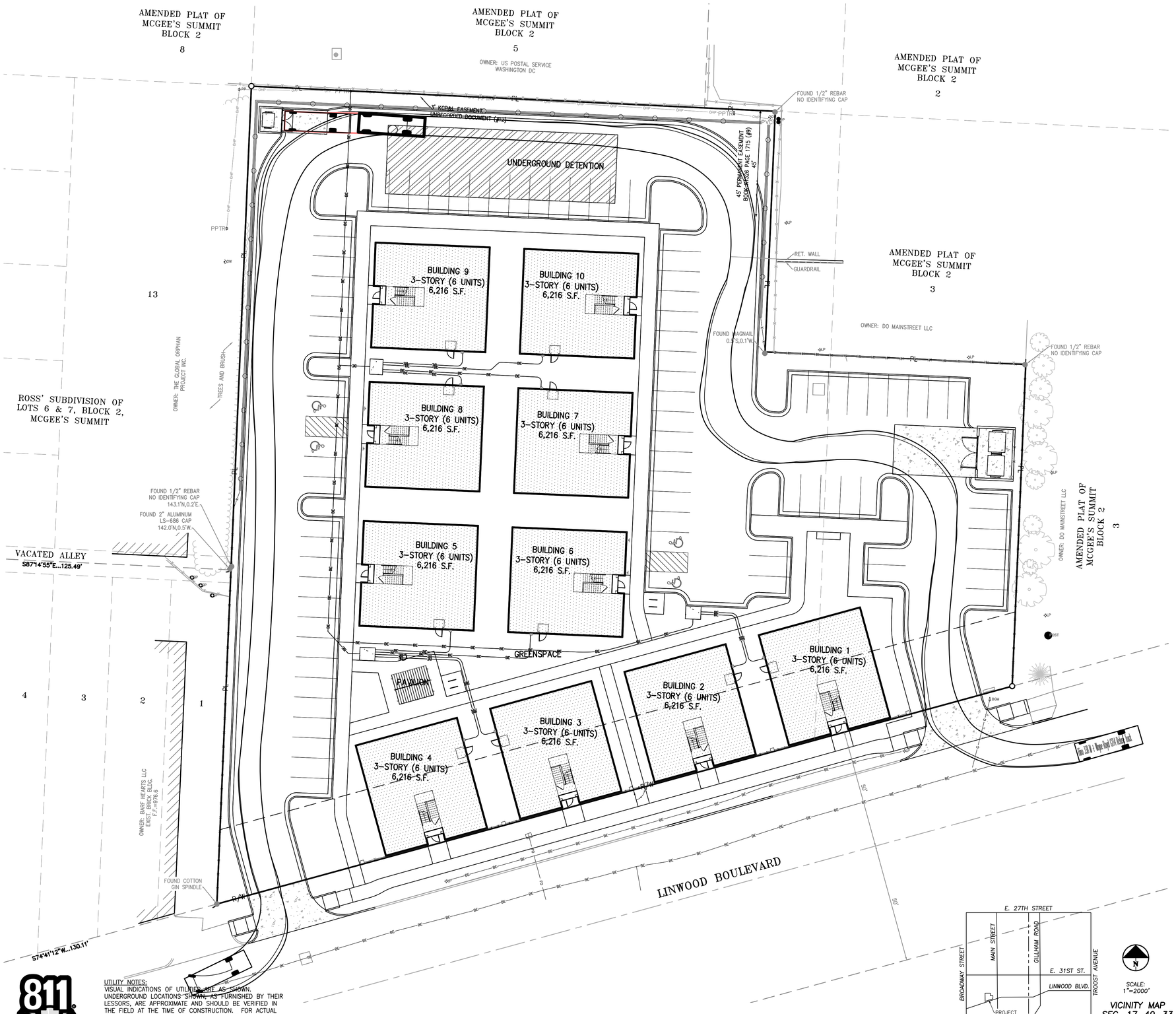

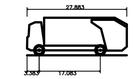

Hino 338 M + Wayne Royal GT14 Refuse Truck

Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

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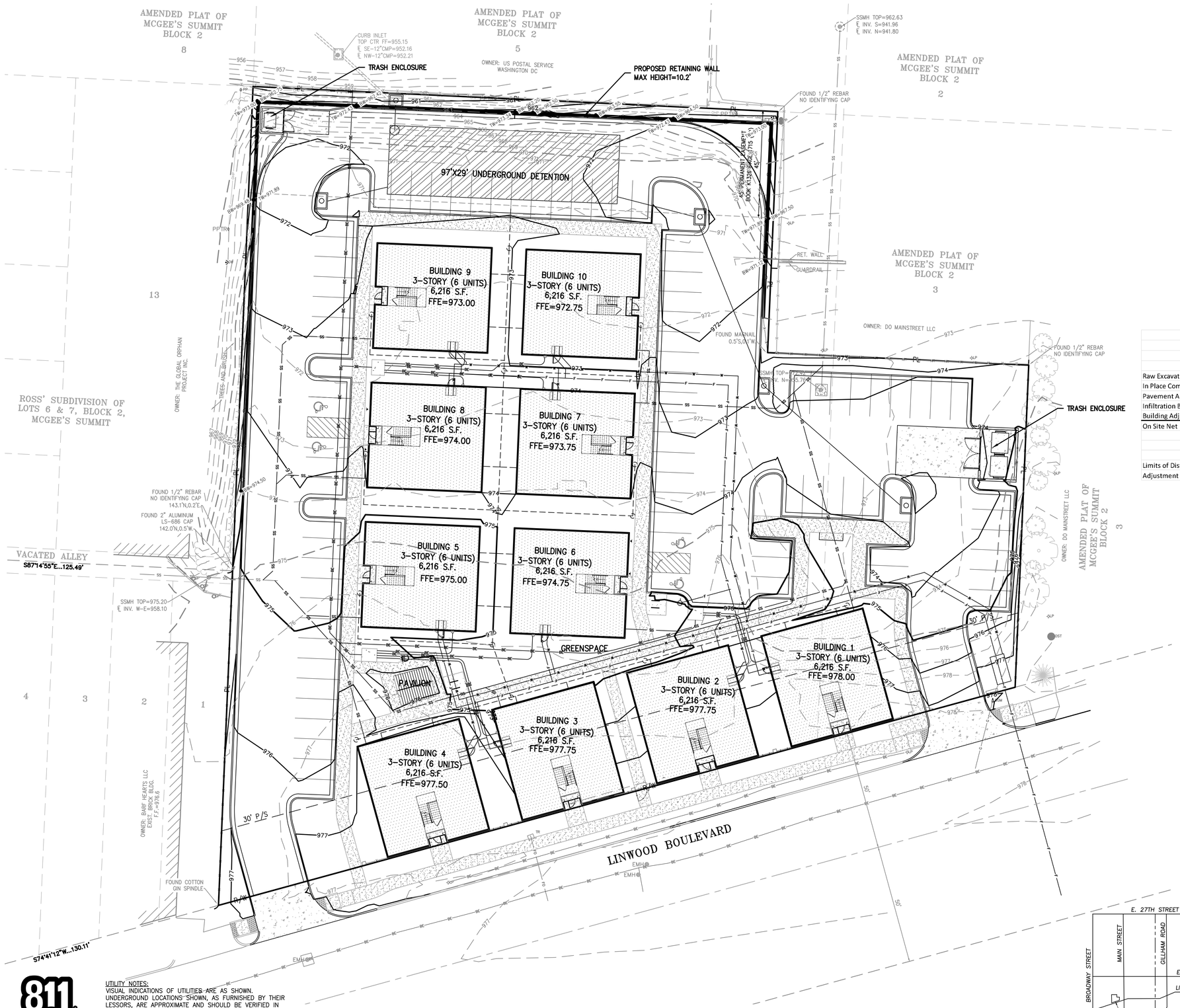


FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR KANSAS CITY, COMMUNITY NO. 290173, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0254G, AND DATED JANUARY 20, 2017.

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

1. PLUS CUT IN CONC. WALK AT SW CORNER OF PROPERTY. ELEVATION = 976.26
2. PLUS CUT IN SE CORNER OF CONC. PAD AT SAN. SEWER MH ALONG E. SIDE OF PROPERTY. ELEVATION = 972.57

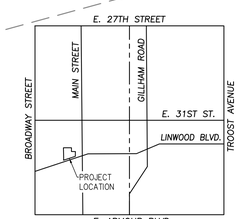
LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED RETAINING WALL
- XXX.XX TW — PROPOSED SPOT ELEVATION
- BW — BOTTOM OF WALL
- TW — TOP OF WALL

Earthwork Summary

3/18/2025

Raw Excavation	673 Cu. Yds.	
In Place Compaction (+15%)	-3,057 Cu. Yds.	
Pavement Adjustment	1,197 Cu. Yds.	(assume 12" of additional excavation)
Infiltration Basin Adjustment	428 Cu. Yds.	
Building Adjustment	1,173 Cu. Yds.	(assume 24" of additional excavation)
On Site Net	414 Cu. Yds.	
Limits of Disturbance	1.99 acres	
Adjustment to Balance	0.04 ft	



VICINITY MAP
SEC. 17-49-33

SCALE: 1"=2000'

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GRADING PLAN

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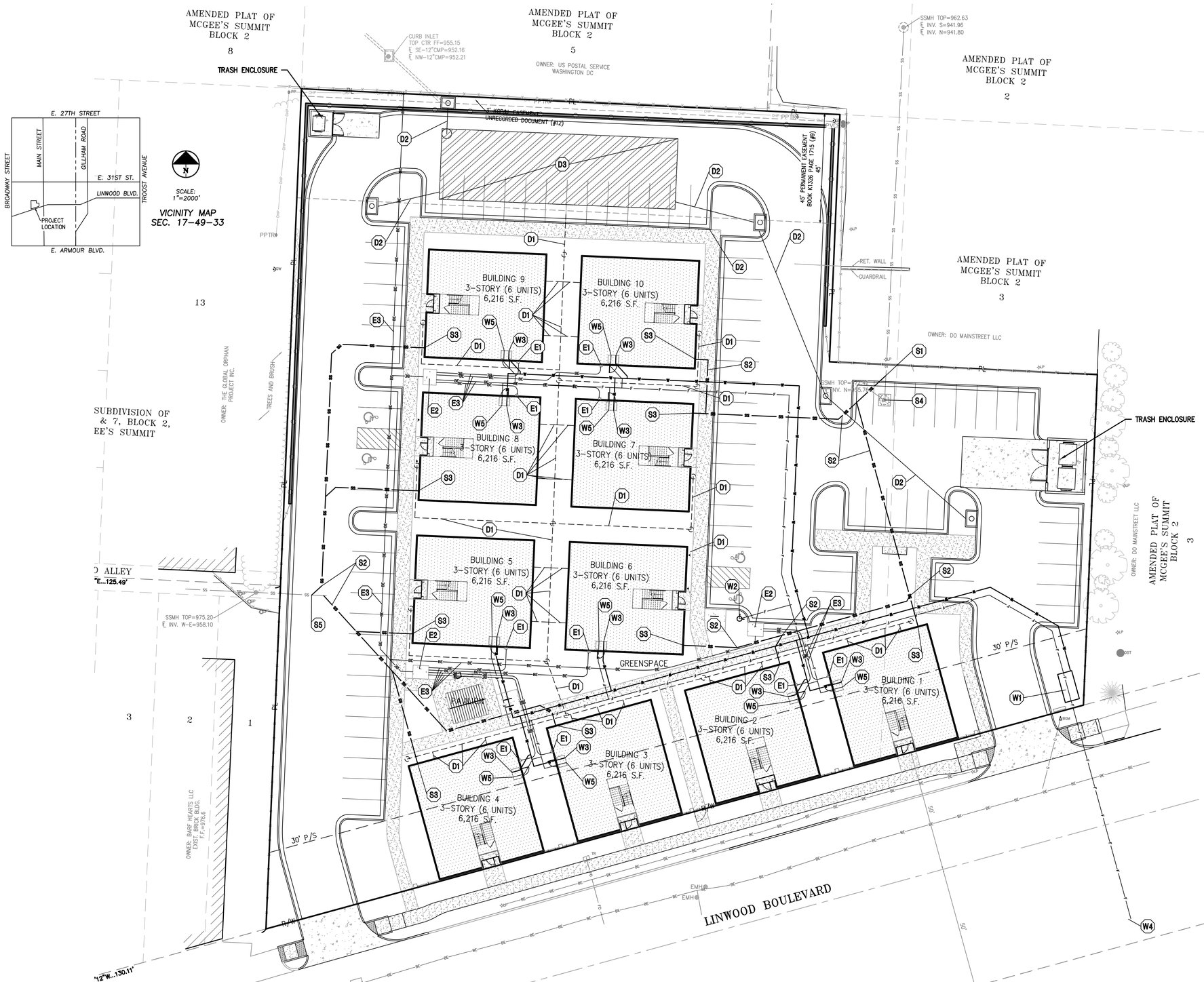


UTILITY COMPANIES:

SPIRE ENERGY (816) 472-3434
BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com

EVERGY (816) 420-4721
MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcpl.com

AT&T (816) 734-8700
JILL SCHROEDER
9556 N. MCGEE COURT
KANSAS CITY, MO 64155
EMAIL: jb03111@att.com

CITY OF KANSAS CITY (816) 513-2627
PUBLIC WORKS DEPARTMENT
414 E. 12TH STREET
KANSAS CITY, MO. 64106

CITY OF KANSAS CITY (GENERAL NUMBER) (816) 513-1313
CARLA HASKINS (WATER) (816) 513-2133
EMAIL: carla.haskins@kcmo.org
AMY BUNNELL (LAND DEVELOPMENT DIVISION) (816) 513-2552
EMAIL: amy.bunnell@kcmo.org
4800 E. 63RD STREET
KANSAS CITY, MO. 64130

TIME WARNER CABLE (816) 358-8833
15 NW BARRY ROAD
KANSAS CITY, MO. 64155

UTILITY KEY NOTES:

D1 TYPICAL STORM WATER DRAIN LINE FROM ROOF OR FOUNDATION DRAIN. SEE ARCH. PLANS FOR BUILDING CONNECTION LOCATIONS. ROOF DRAIN LINES SHALL BE PVC SDR 35 OR HDPE (S.T.). MINIMUM SLOPE SHALL BE 0.50%

D2 INSTALL PRIVATE STORM SEWER.

D3 INSTALL UNDERGROUND DETENTION.

E1 ELECTRIC ENTRY INTO BUILDING. FOLLOW EVERGY REQUIREMENTS (RE: BUILDING ELECTRIC PLAN).

E2 INSTALL CONCRETE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION & SIZE WITH EVERGY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY.

E3 INSTALL PRIMARY ELECTRICAL CONDUIT. FOLLOW EVERGY WORKORDER AND SPECIFICATIONS FOR PRIMARY ELECTRICAL SERVICE.

S1 CONNECT TO EXISTING SANITARY SEWER MAIN W/ WYE CONNECTION DOWNSTREAM OF EXISTING MANHOLE.

S2 INSTALL 6" PVC (SDR-26) SANITARY SEWER SERVICE LINE @ 1.0% (MIN.) SLOPE.

S3 CONNECT TO BLDG. PLUMBING. TRANSITION FROM 4" (INTERIOR) TO 6" (EXTERIOR) AT BUILDING WALL.

S4 EXISTING SANITARY SEWER MANHOLE TOP TO BE RAISED.

S5 CONNECT TO EXISTING SANITARY SEWER STUB W/ WYE CONNECTION. CONTRACTOR TO LOCATE STUB PRIOR TO CONSTRUCTION.

W1 DOUBLE CHECK DETECTOR BACKFLOW AND FULL FLOW FIRE METER. SEE KC WATER DETAIL 6214.

W2 INSTALL PRIVATE FIRE HYDRANT.

W3 3" DOMESTIC WATERLINE ENTRY TO BUILDING. CONTRACTOR TO TRANSITION FROM 2" TO 3" WATERLINE FIVE FEET DOWNSTREAM OF METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, REDUCERS, BENDS, TEES, FLOOR DRAINS, ETC (RE: BUILDING PLANS)., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH KCMO WSD.

W4 CONTRACTOR TO EXPOSE WATER MAIN AND COORDINATE FOR KC WATER TO INSTALL 8"x6" TAP ON EXISTING MAIN FOR PROPOSED 6" PRESSURE CLASS 350 D.I.P. WITH RESTRAINED JOINTS AND POLYWRAP. CONTACT KC WATER FOR TAPPING REQUIREMENTS. CONTRACTOR TO PAY ALL FEES FOR WATER MAIN TAP. OWNER WILL REIMBURSE CONTRACTOR FOR ACTUAL METER AND SYSTEM DEVELOPMENT FEES ASSESSED BY WATERONE.

W5 6" C900 PVC SPRINKLER ENTRY TO BUILDING. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO GATE VALVES, REDUCES, BENDS, TEES, ETC. (RE: BUILDING PLANS FOR BUILDING), WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH WATER UTILITY.

LEGEND

PL PROPERTY LINE
LL LOT LINE
R/W RIGHT-OF-WAY
BGM BURIED GAS MARKER
CV COMMUNICATION VAULT
EMH ELECTRIC MANHOLE
GP GUARD POST
GW GUY WIRE
LP LIGHT POLE
PP POWER POLE
PPTR POWER POLE WITH TRANSFORMER(S)
SSMH SANITARY SEWER MANHOLE
STLB STREET LIGHT BOX
WM WATER METER
FO EXISTING FIBER OPTIC LINE
G EXISTING GAS LINE
BE EXISTING BURIED ELECTRIC LINE
OHP EXISTING OVERHEAD POWER LINE
SS EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
W EXISTING WATER LINE
G PROPOSED GAS LINE
BE PROPOSED BURIED ELECTRIC LINE
SS PROPOSED SANITARY SEWER LINE
PROPOSED STORM SEWER LINE
W PROPOSED WATER LINE
F PROPOSED FIRE LINE
ST PROPOSED ROOF DRAIN

SCALE: 1"=20'
0' 20' 40'

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

811 Know what's below. Call before you dig.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
FAX (913) 393-1066
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

UTILITY PLAN
LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

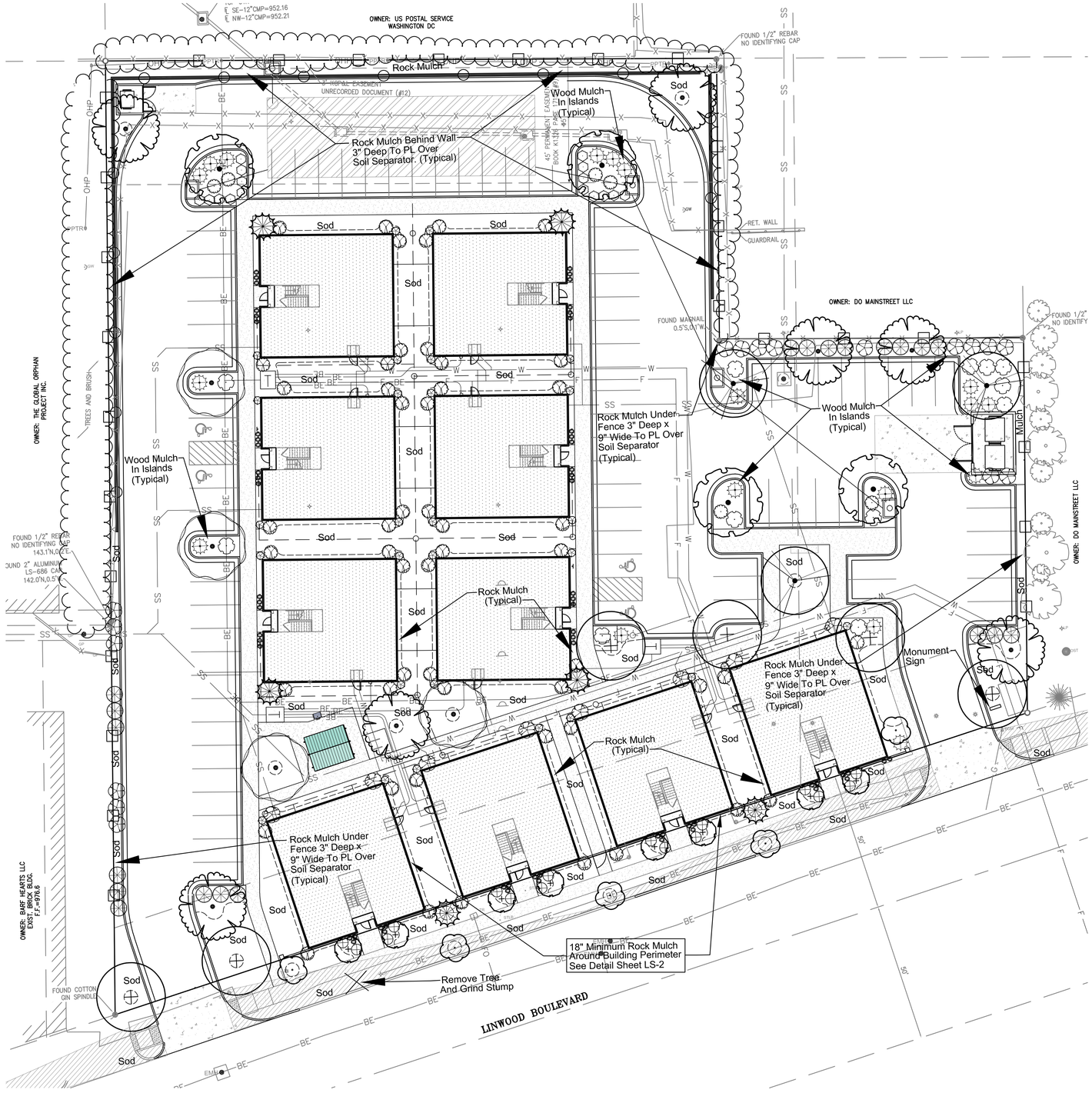
No.	Date	Revisions:	By	App.
1	3/28/2025	RESPONSE TO COMMENTS	JCW	JDC
2	4/17/2025	RESPONSE TO COMMENTS	JCW	JDC

PROJECT NO. 240981
DRAWN BY JC
APPROVED DEU
CERTIFICATE OF AUTHORIZATION KANSAS SURVEYING - LS-82 ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION LAND SURVEYING-2007001128 ENGINEERING-2007002938

DATE 11-21-2024
CHECKED DEU

SHEET
C300

\\PHELPS-SERVER\Projects\P\240981\dwg\Preliminary\UTILITY.dwg Layout:1 Apr 10, 2025 - 2:32pm John Webber



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
	4	Acer rubrum `Red Pointe` / Red Pointe Red Maple	B & B	2"Cal	
	8	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B & B	2"Cal	
	6	Gleditsia triacanthos `Skyline` / `Skyline` Honey Locust	B & B	2"Cal	
	4	Gymnocladus dioicus 'Epresso' / Kentucky Coffee Tree Seedless/Male Only	B & B	2"Cal	
	6	Juniperus virginiana `Canaertii` / Canaerti Juniper	B & B		6` hgt.
	7	Nyssa sylvatica / Black Gum	B & B	2"Cal	
	3	Quercus bicolor / Swamp White Oak	B & B	2"Cal	
	5	Quercus robur `Regal Prince` / Regal Prince English Oak	B & B	2"Cal	

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	6	Ceanothus americanus / New Jersey Tea 15"-18" hgt. & Sp.	3 gal.
	16	Hypericum frondosum `Sunburst` / Sunburst Hypericum 18"-24" hgt. & sp.	2 gal
	20	Juniperus chinensis `Sea Green` / Sea Green Juniper 24"-30" hgt. & sp.	5 gal
	18	Juniperus virginiana `Grey Owl` / Grey Owl Juniper 24" sp.	3 gal
	28	Juniperus virginiana `Taylor` / Taylor Eastern Redcedar B&B	4 ft.
	52	Physocarpus opulifolius `Center Glow` / Center Glow Ninebark 24"-30" hgt. & sp.	3 gal
	12	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18"-24" sp.	3 gal
	16	Spiraea x bumalda `Gold Flame` / Gold Flame Spirea 18"-24" hgt.	3 gal
	25	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac 18"-24" hgt. & sp.	3 gal.
GRASSES			
	62	Sorghastrum nutans `Sioux Blue` / Blue Indian Grass 15"-18" hgt.	1 gal

NOTE:
SEE SHEET LS-2 FOR CONSTRUCTION DETAILS AND SPECIFICATION NOTES.
SEE SHEET LS-2 FOR LANDSCAPE REQUIREMENT TABLES.

SCALE 1" = 20'

Sight Triangle
15'
140'

NOTE:
Landscape architect accepts no responsibility for trees required in the sight distance triangles.

STATE OF MISSOURI
PETER A. OPPERMANN
NUMBER A-60
LANDSCAPE ARCHITECT
3/28/25

03/28/2025

Landscape Plan
Linwood & Main Apartments

Linwood and Main Street
Kansas City, Missouri

LS-1

Oppermann LandDesign, LLC
Land Planning Landscape Architecture
92 Debra Lane peteoppermann56@gmail.com
New Windsor, New York 12553 913.592.5598

Utility Note:

Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Missouri call 1-800-DIG-RITE (344-7483) to have utilities located.

Table 3. Landscape Requirements

This table shall appear on all landscape plans. Note that the column labeled "Alternative Requested" shall only be used when you cannot meet the landscape requirement and, if used, must be accompanied by Table 3a.

88-425 – LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	11.64 (12)	16		
88-425-04 General	4.33	5		
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	10ft.			
Trees	See * Note	See * Note		
Shrubs/Wall/Berm	Continuous	Continuous		
Adjacent to Residential Zones	NA			
Buffer Width	NA			
Shrubs/Berm/Fence/Wall	NA			
88-425-06 Interior Vehicular Use Area				
Interior Area	2870sf.	3047.18sf.		
Trees	16.4	14**		
Shrubs	82	59***		
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA		
88-425-09 Outdoor Use Screening	Describe	NA		

Table 3a. Alternative Compliance to Landscape Standards

This table shall appear on all landscape plans in which alternative compliance is requested.

88-425 – LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees		
88-425-04 General		
88-425-05 Perimeter Vehicular Use Area		
Adjacent to Streets		
Buffer Width	NA	
Trees	NA	
Shrubs/Wall/Berm	NA	
Adjacent to Residential Zones		
Buffer Width		
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area	NA	
Trees	See ** Note	
Shrubs	See *** Note	
88-425-07 Parking Garage Screening	NA	
88-425-08 Mechanical/Utility Equipment Screening	NA	
88-425-09 Outdoor Use Screening	NA	

Notes:

*Street trees satisfy requirement.
**Additional trees provided around perimeter
***59 Shrubs in Islands. Additional 191 around perimeter and buildings.

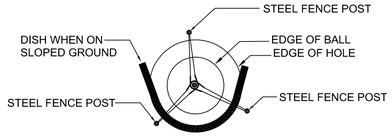
Table 3b. Landscape Schedule

This table shall appear on all landscape plans and be used to identify the graphic information displayed on the face of the plan.

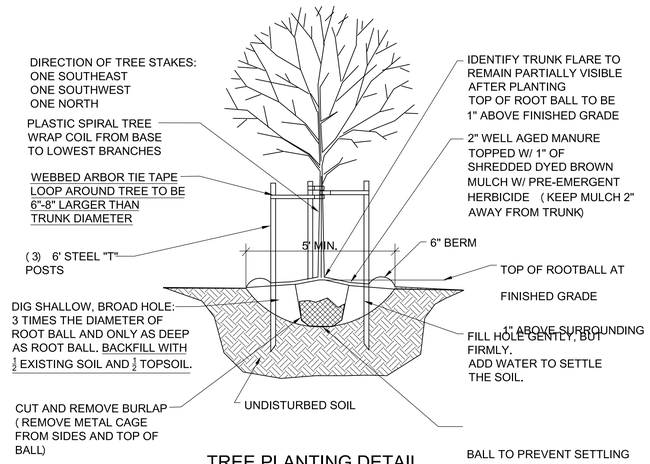
88-425 – LANDSCAPE SCHEDULE	SYMBOL	
88-425-03 Street Trees	See plan and plant schedule	
88-425-04 General	See plan and plant schedule	
88-425-05 Perimeter Vehicular Use Area		
Adjacent to Streets		
Buffer Width	See plan	
Trees	See plan and plant schedule	
Shrubs/Wall/Berm	See plan and plant schedule	
Adjacent to Residential Zones	See plan and plant schedule	
Buffer Width	NA	
Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area		
Trees		
Shrubs		
88-425-07 Parking Garage Screening	Describe	NA
88-425-08 Mechanical/Utility Equipment Screening	Describe	NA
88-425-09 Outdoor Use Screening	Describe	NA

Utility Note:

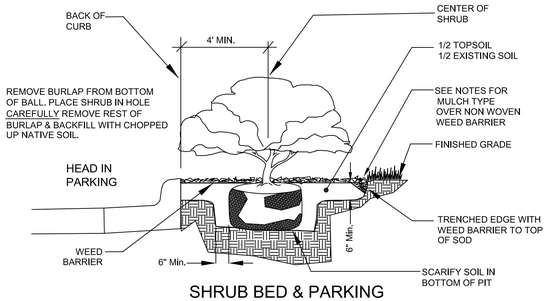
Utilities shown on plan are diagramatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-DIG-SAFE (344-7233) to have utilities located.



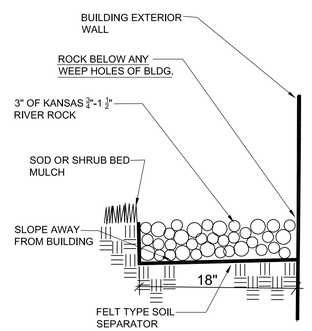
STAKING PLAN
& DISH ON SLOPE



TREE PLANTING DETAIL
NO SCALE



SHRUB BED & PARKING
SETBACK DETAIL
NO SCALE



BUILDING ROCK EDGE
NO SCALE

*PLACE ROCK AROUND ENTIRE BLDG. PERIMETER WHEREVER THERE IS NOT CONCRETE OR ASPHALT

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL STAKE LAYOUT PLAN IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
5. ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE M 60 DG (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL. FINISH GRADE OF BEDS SHALL FLOW WITH SLOPE, NOT BE MOUNDED, AND BE AT ADJACENT PAVED SURFACE LEVEL.
7. FERTILIZER FOR FESCUE SODDED AREAS, TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
9. CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
10. CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
11. ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
12. ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
13. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, FREE OF PLANT DISEASES AND PESTS, OF TYPICAL GROWTH OF THE SPECIES AND HAVING A HEALTHY, NORMAL ROOT SYSTEM.
14. SIZES INDICATED ON THE PLANT LIST ARE THE MINIMUM, ACCEPTABLE SIZE. IN NO CASE WILL SIZES LESS THAN THE SPECIFIED SIZES BE ACCEPTED.
15. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
16. PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
17. ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPLANT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
18. BUILDING MULCH SHALL BE 3" DEPTH OF KANSAS RIVER ROCK (3/4"-1 1/2") SIZE , OTHER MULCH SHALL BE 3" OF DYED BROWN SHREDDED HARDWOOD. BOTH MULCHES SHALL BE OVER A FELT TYPE SOIL SEPARATOR CUT INTO THE GROUND WITH A TRENCHED EDGE. SEE TREE DETAIL FOR DIFFERENT MULCH AROUND TREES.
19. SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
20. SOD SHALL BE A TURF-TYPE-TALL FESCUE GRASS BLEND.
21. SUCCESSFUL LANDSCAPE BIDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY IRRIGATION SYSTEM MODIFICATIONS TO BE APPROVED BY THE OWNER.

Transplant Additives:

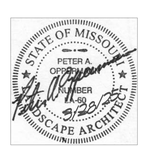
1. Apply a commercial transplant additive (approved by the Landscape Architect) to all trees, shrubs and groundcover at rates recommended by the manufacturer during the planting. This item shall be subsidiary to other planting items.

2. Transplant additive shall be Horticultural Alliance "DIEHARD Transplant" (or approved equal) mycorrizal fungal transplant innoculant or equivilent equal containing the appropriate species of mycorrhizal fungi and bacteria, fungi stimulant, water retaining agents, mineral & organic nutrients and inert ingredients.

3. Demonstrate installation of all transplant additives for this project to the Landscape Architect. Provide actual additive product as evidence of sufficient quantity of product. (Empty product bags to be stockpiled for inspection by the Landscape Architect prior to disposal).

4. Number of transplant additive packets per tree, shrub or grouncover shall be applied according to the manufacturer's recommended rates and instructions. For all plants the packet mix shall be evenly distributed into the upper approximately 8" of backfill soil next to the rootball. Do not place mix in the bottom of the planting pit.

5. Furnishing and application of transplant additive shall be subsidiary to the planting operations.



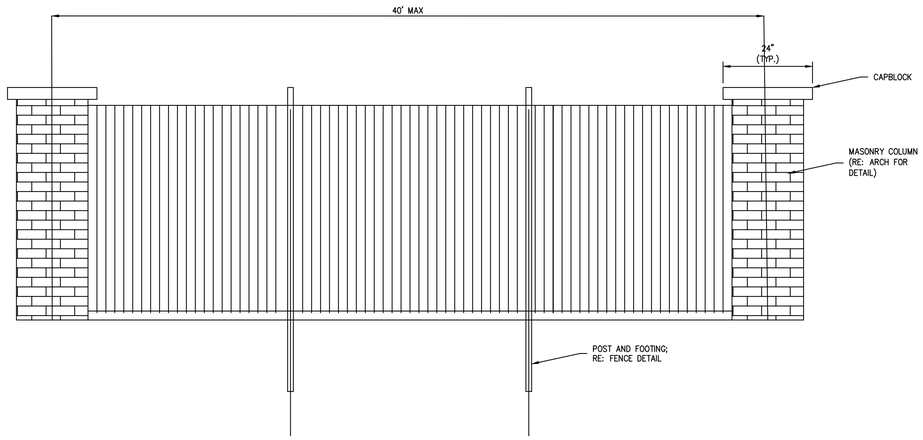
03/28/2025

Landscape Plan
Linwood & Main Apartments

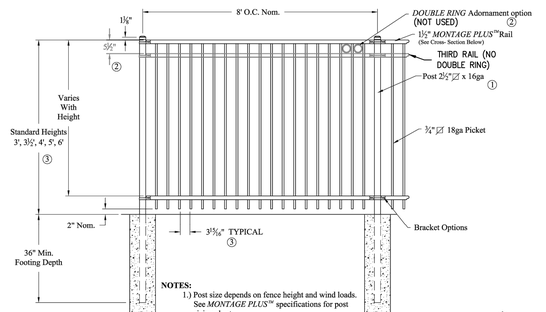
Linwood and Main Street
Kansas City, Missouri

LS-2

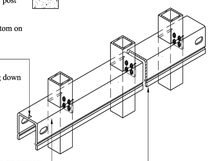
Oppermann LandDesign, LLC
Land Planning ♣ Landscape Architecture
22 Debra Lane
New Windsor, New York 12553
peteoppermann56@gmail.com
913.592.5598

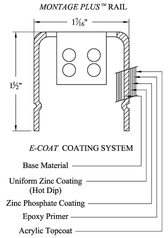


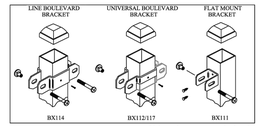
DECORATIVE FENCE DETAIL
(ALONG LINWOOD BLVD)



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.







COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
1RMDSO

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH . 1of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e

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STANDARD DETAILS

LINWOOD AND MAIN APARTMENTS
20 W. LINWOOD BOULEVARD
KANSAS CITY, MISSOURI

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LAND SURVEYING – LS-82
ENGINEERING – E-391

CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING-2007001128
ENGINEERING-2007003259

SHEET
C400

\\PHELPS-SERVER\Projects\P\240981\Dwg\Preliminary\DETAILS-STANDARD.dwg Layout:WALL+FENCE Apr 10, 2025 - 2:32pm John Webber

3 SIDE ELEVATION
1/4" = 1'-0"

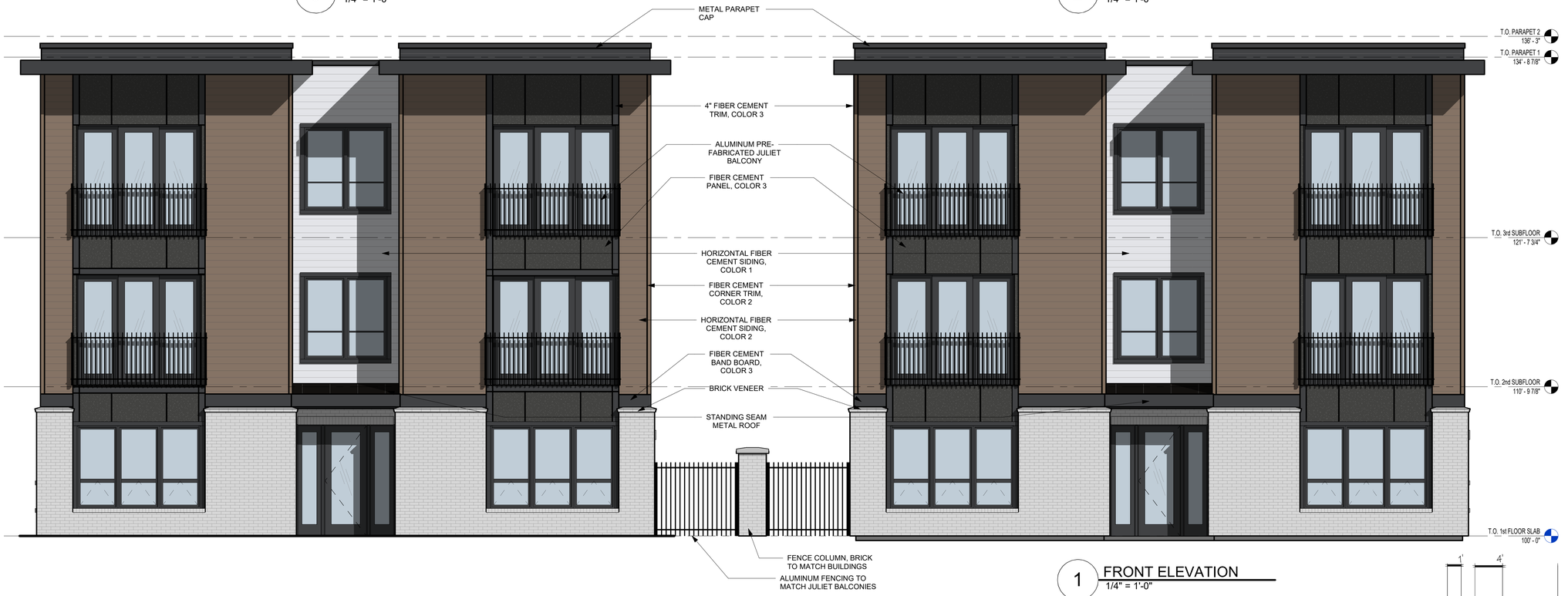
MATERIAL LEGEND

COLOR 1	SW 7063 - NEBULOUS WHITE
COLOR 2	SW 7509 - TIKI HUT
COLOR 3	SW 7069 - IRON ORE
BRICK VENEER	WHITE
STANDING SEAM	BLACK
PARAPET CAP	BLACK

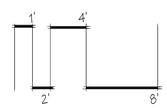
TRANSPARENCY CALCULATIONS

MAIN STREET		FRONT ELEVATION	
1st FLOOR	AREA	250	45%
	WINDOW	113	
2nd FLOOR	AREA	247	44%
	WINDOW	108	
3rd FLOOR	AREA	247	44%
	WINDOW	108	

2 BACK ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



EXTERIOR ELEVATIONS

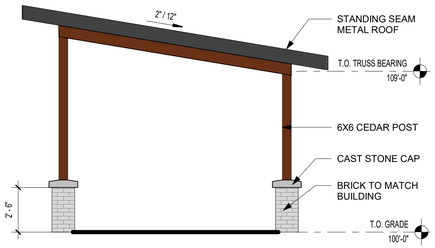
04/11/25

Linwood and Main Workforce Housing

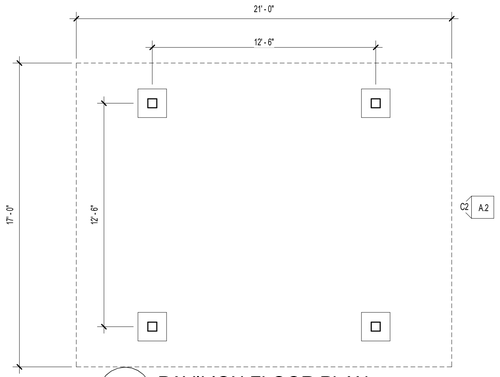
20 W LINWOOD BLVD.
KANSAS CITY, MISSOURI

A.1

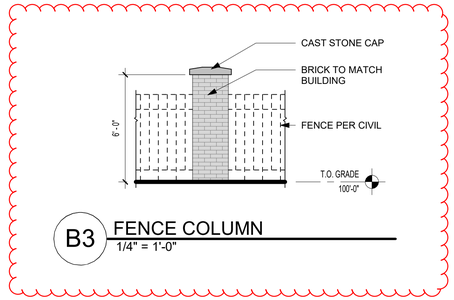
rosemann & ASSOCIATES P.C.



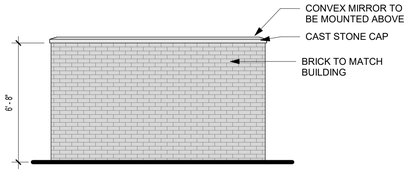
C2 PAVILION SIDE ELEVATION
1/4" = 1'-0"



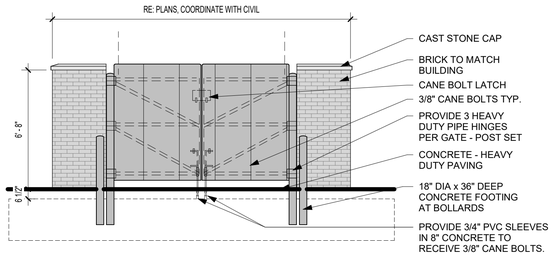
C1 PAVILION FLOOR PLAN
1/4" = 1'-0"



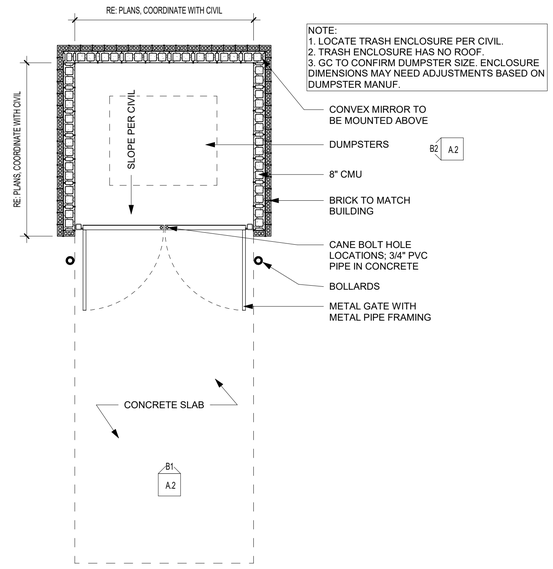
B3 FENCE COLUMN
1/4" = 1'-0"



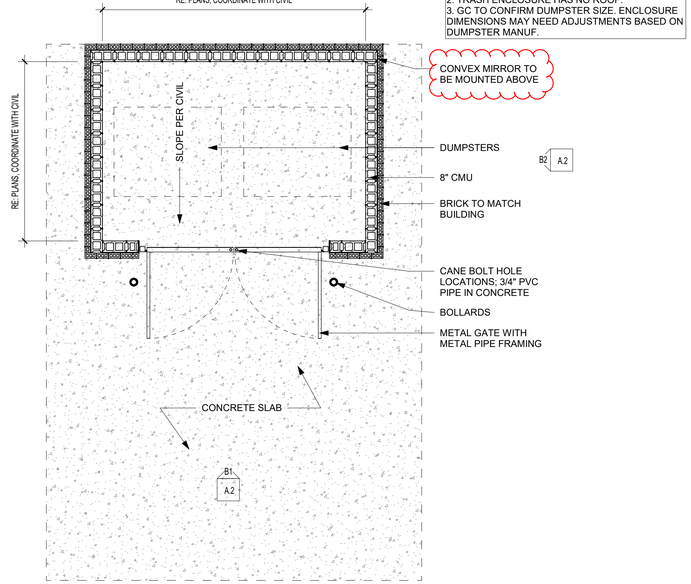
B2 TRASH ENCLOSURE SIDE AND BACK ELEVATION
1/4" = 1'-0"



B1 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



A3 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



A1 TRASH AND RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"

SITE DETAILS

Linwood and Main Workforce Housing

A.2

03/28/25

20 W LINWOOD BLVD.
KANSAS CITY, MISSOURI

rosemann & ASSOCIATES P.C.

SITE LIGHT FIXTURE SCHEDULE

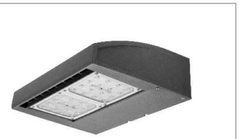
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING		FINISH	LAMPS		REMARKS
			SURFACE	WALL		SOURCE	CODE	
SL A	MCGRAW-EDISON	GWC-SA2B-740-U-T4FT		X	BLACK	LED	11,998LUM/86W	1
SL C	MCGRAW-EDISON	GLEON-SA2C-740-U-T4W	POLE		BLACK	LED	14,372LUM/113W	2, 3

REMARKS:
1 MOUNT AT 15'AFG.
2 MOUNT ON 20' SSS POLE.
3 WITH HOUSE SIDE SHIELD

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	2.4 FC	10 FC	0.4 FC	25.0:1	6.0:1
Perimeter	0.5 FC	2.7FC	0.0 FC	n/a	n/a

Project		Catalog #		Type	"A"
Prepared by		Notes		Date	



McGraw-Edison
GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Attributes™

Product Certifications

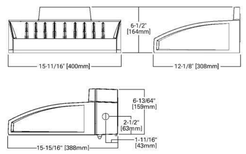
DLC PREMIUM · DLC · DLC TECHNICAL · IDA CERTIFIED · FC · IP66 · IDA DARK SKY APPROVED · YEAR · BAA

Interactive Menu

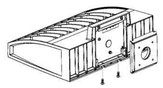
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details



Connected Systems
- WaveLinx
- Enlighted



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Project		Catalog #		Type	"C"
Prepared by		Notes		Date	

McGraw-Edison
GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications

DLC PREMIUM · DLC · DLC TECHNICAL · 3G V3B · IP66 · IDA DARK SKY APPROVED · YEAR

Product Features

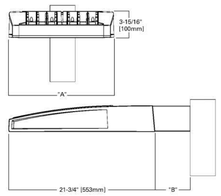
LuminaAlert Technology · Sensor Ready · WaveLinx · Light Attributes™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

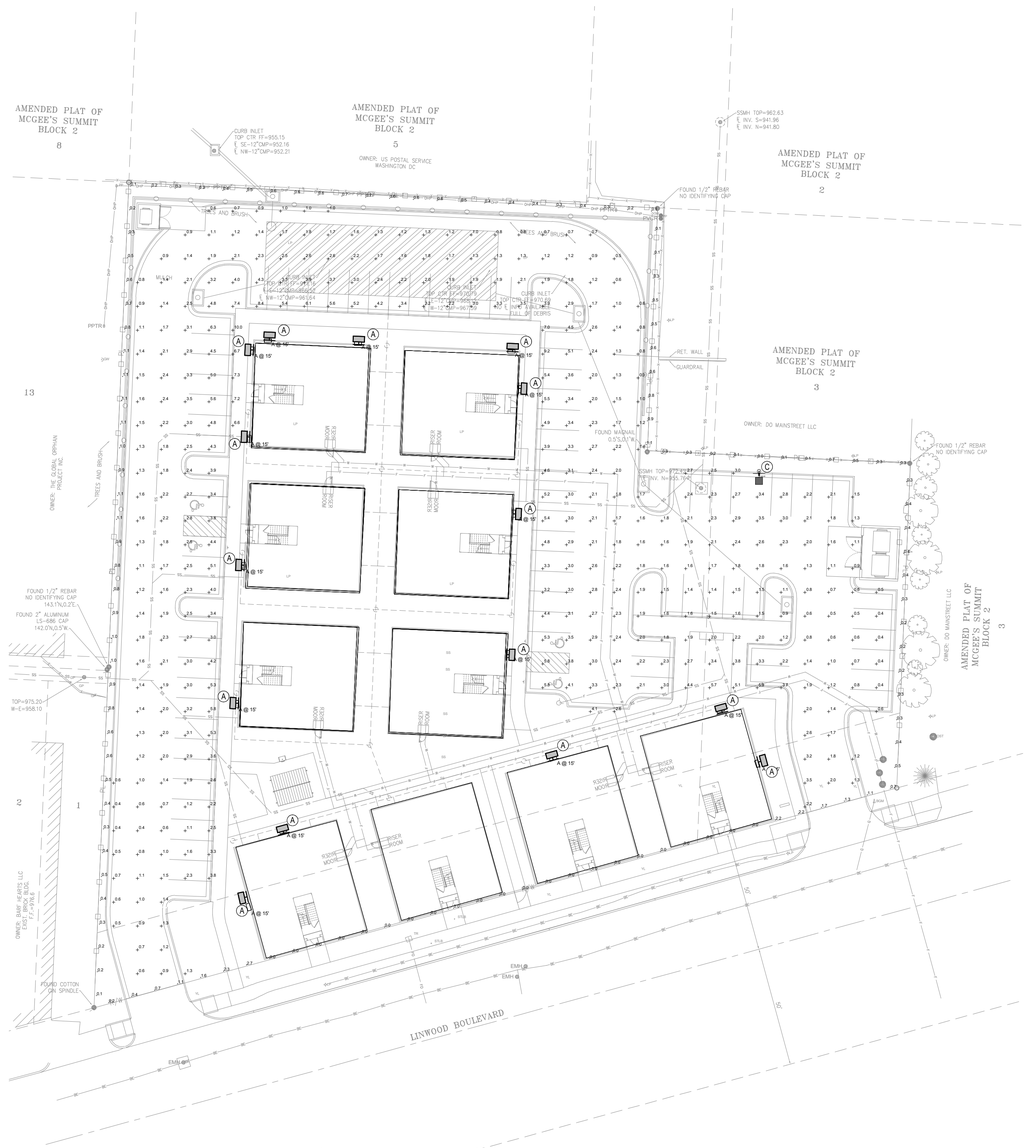
Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Connected Systems
- WaveLinx
- Enlighted



NORTH

1 SITE PHOTOMETRIC
ELECTRICAL
1" = 30'-0"

STATE OF MISSOURI
RICHARD BEACH ROSEMANN
NUMBER PE-2009030008
PROFESSIONAL ENGINEER
3/28/2025

LS&A
Latimer Sommers & Associates P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 6614-2974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2504003

SITE PHOTOMETRIC

03/28/25

Linwood and Main Workforce Housing

20 W LINWOOD BLVD

E0

rosemann & ASSOCIATES P.C.

Public Meeting Notice

Please join KCL Linwood Boulevard, LLC

for a meeting about Linwood and Main Apartments

case number CD-CPC-2025-00035

proposed for the following address: 20 W. Linwood Boulevard

Kansas City, MO 64111

Meeting Date: March 24, 2025

Meeting Time: 5:30 P.M.

Meeting Location: Drexel Hall

3301 Baltimore Avenue, Kansas City, MO 64111

Project Description:

60 unit apartment complex. Apartments buildings will be 3 stories and have 6 units each. There will be a total of 10 buildings.

If you have any questions, please contact:

Name: David Rezac

Phone: 816-569-1441

Email: david.rezac@vantrustre.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

COMPASSKC

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

Sincerely,

DAVID REZAC

PLANNING
ENGINEERING
IMPLEMENTATION

Date: March 27, 2025

Meeting Date: March 24, 2025, 5:30 PM – 6:30 PM

Location of Meeting: Drexel Hall, 3301 Baltimore Avenue, Kansas City, MO 64111

Project: Linwood and Main Apartments

Project/File No.: 240981

Neighborhood Attendees:
Andres Rodrigues
Tom Morse-Brown
Gloria Cervantes
Kyle Pusateri
Ivan Bernal
Dianna Atkinson

Development Team:
David Rezac, Vantrust Real Estate
Christina Fenwick, Vantrust Real Estate
Doug Ubben, Jr. – Phelps Engineering
Scott Rosemann – Rosemann & Associates
Erin Morris – Rosemann & Associates

Copy: Genevieve Kohn, KCMO City Planning & Development

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1. David Rezac with Vantrust Real Estate gave a presentation on the project that focused on the use of the property, the project being non-profit and targeting work force housing, layout of the buildings on the site, and the architecture of the buildings. The units will all be 2 bedrooms and colonnade style buildings to fit the character of the neighborhood. The presentation also included the tax incentives being requested.
2. Following the presentation, the attendees were able to ask questions about the project. Main topics discussed included questions regarding the non-profit, the target demographic for the renters, and parking.
3. Christina with Vantrust Real Estate provided more detail on their non-profit group and some of the other projects they are working on in the area. The non-profit group is fairly new to Vantrust Real Estate and this would be their first ground up project.
4. David and Christina also detailed further the requirements of renters for these units. The renters would need to fall within a certain range of Area Median

Income (AMI) to qualify. Vantrust intends to target healthcare workers, teachers, and other work force members of the community to rent these units. A couple attendees of the meeting noted how many people have left the area and were excited to see a project like this to bring people back to the area.

5. Parking was one concern of the neighbors. They felt the project could possibly not have enough at 1.3 stalls per unit. David Rezac with Vantrust let the neighbors know they will manage & control how many vehicles each renter is allowed.
6. The meeting concluded at approximately 6:30 pm.

Neighborhood Meeting

LINWOOD + MAIN

March 25, 2025

24

Name	Address	E-mail Address	Phone
Andrés Rodriguez	3203 Central St.	andresantoniorodriguez@hotmail	—
Christina Fenwick	4900 MAIN	christina.fenwick@vantrustre.com	816-868-6915
DAVID REZAC	4900 MAIN	david.rezac@vantrustre.com	816-569-1472
ERIN MORRIS	1526 Grand	emorris@rosemann.com	816-472-1448
TOM MORSE-BROUD	3315 Baltimore	tommorsebroud@gmail.com	816.377.3517
Gloria Cervantes	3219 Central St	gaacervantes@gmail.com	816-457-9082
Kyle Pusateri	114 W Linwood	kylepusateri@gmail.com	314.304.4200
Doug Ubben	1270 N. Winchester, Olathe, KS	dougubben@phelpseng.com	(913)393-1155
Juan Bernal	3540 Main St. KC MO	64111	(816) 678-4922
Dianna Atkinson	3644 Baltimore Ave KC Mo	64111	816 716 0067
SCOTT ROSEMANN	1526 Grand	SROSEMANN@ROSEMANN.COM	816-472-1448

Area Plan Alignment**: Medium**
KC Spirit Playbook Alignment: **Medium**
Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	**Goal**	**Notes**
High	DO PAA SAN	DO, PAA, SAN, SEG - Use of infill site supported with existing infrastructure + increased "workforce" housing density.
Medium	CC HE SEG WDC	CC, HE, SEG – Project is close to the streetcar and could have less parking for more green space WDC – Addition of Juliet balconies improves design
Low		

Alignment Comments:
2-4 sentences providing justification for the alignment.
This project provides a density of "workforce housing" on an infill site supported with existing infrastructure. The addition of Juliet balconies helps the project more closely align with Playbook design goals and the Main Corridor Overlay requirements. Improvements to the outdoor space could be made. With more than 20 extra parking spaces, a reduction of a handful of parking spaces for more green space would improve the site design and sustainability. Fiber cement siding is not listed as a recommended building material, but the applicant has demonstrated its use in similar projects.