

Docket #4

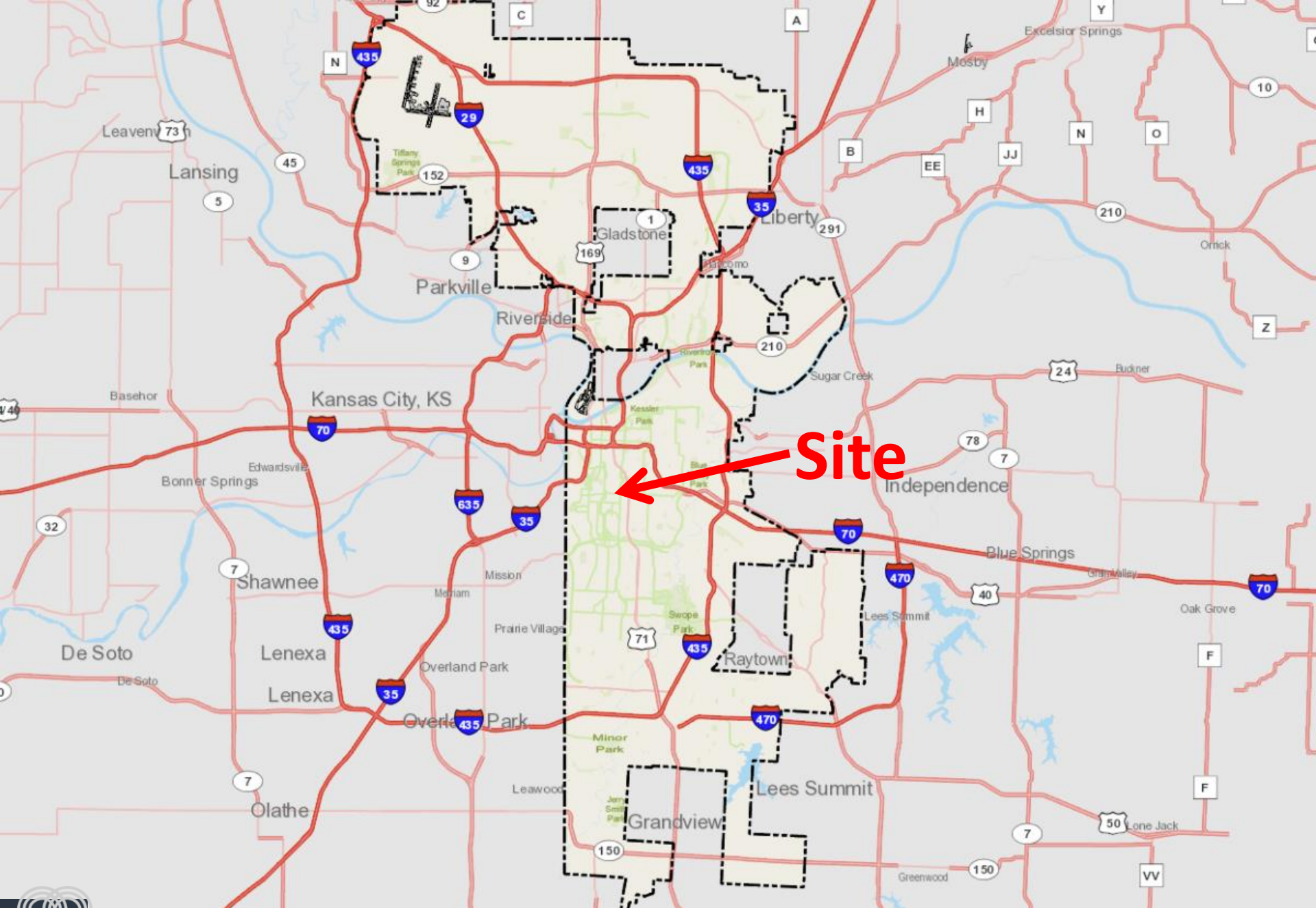
Case No. CD-CPC-2022-00165

The Mabion

**Development Plan (Residential) + Preliminary Plat
2720 Forest Avenue**



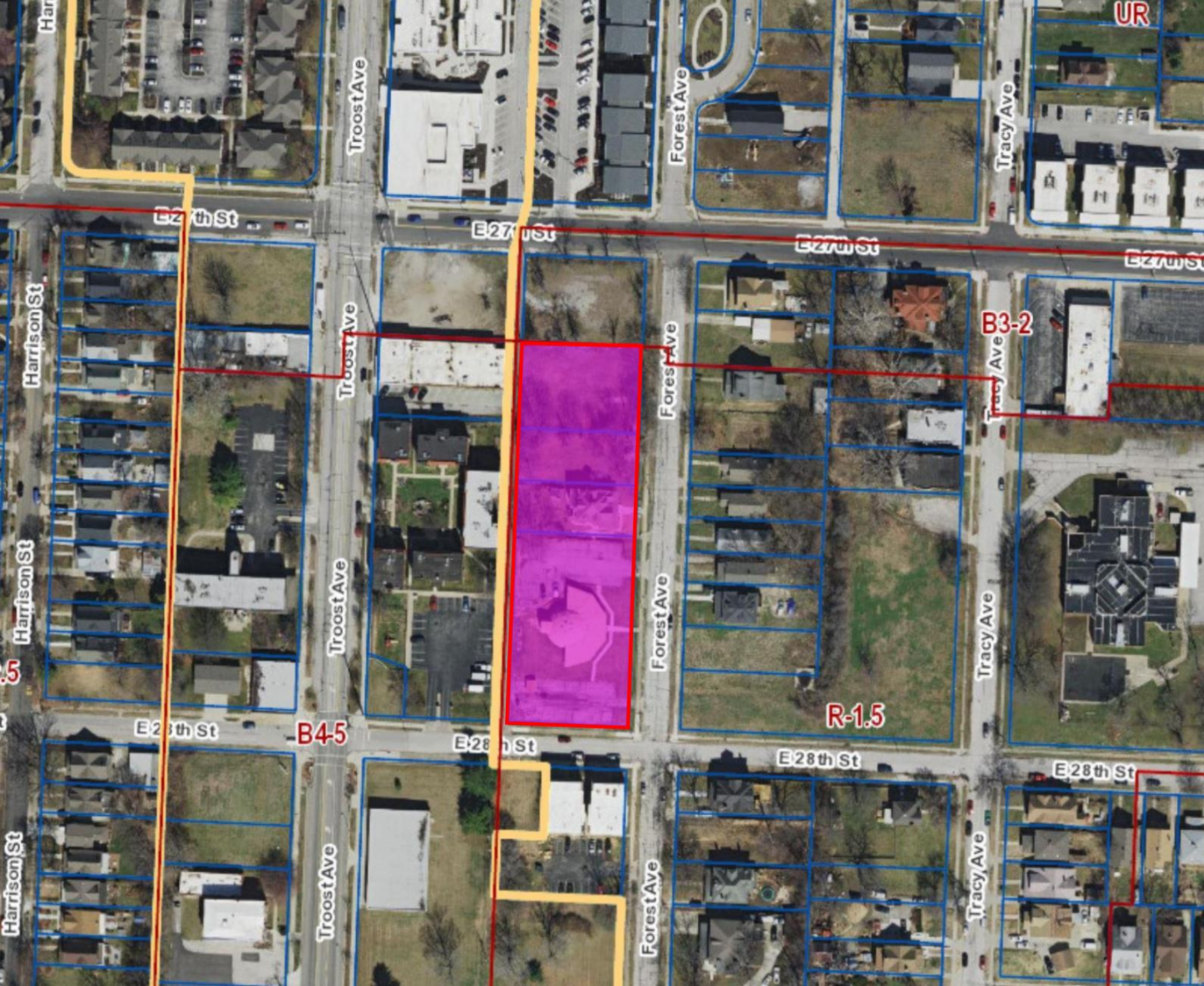
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Site



Case No. CD-CPC-2022-00165



Harrison St

Troost Ave

Forest Ave

Tracy Ave

UR

E24th St

E27th St

E27th St

E29th St

Harrison St

Troost Ave

Forest Ave

Tracy Ave

B3-2

B45

E28th St

B45

E28th St

Forest Ave

R-1.5

E28th St

Tracy Ave

E28th St

Harrison St

Troost Ave

Forest Ave

Tracy Ave



View looking northwest from E. 28th Street & Forest Avenue



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View looking southwest from Forest Avenue



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View looking north from E. 28th Street



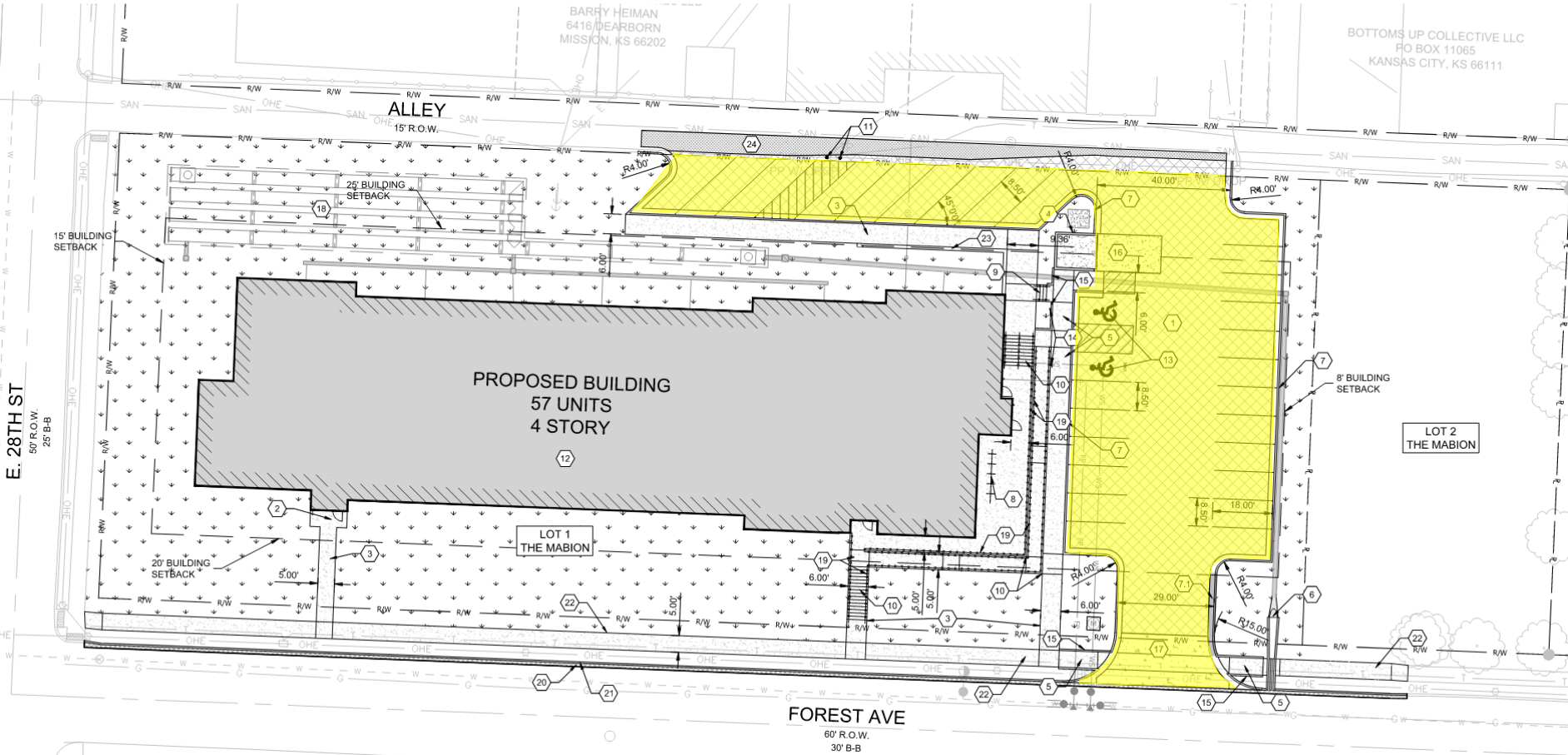
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HORIZONTAL
20' 0 20' 40'
SCALE IN FEET SCALE: 1" = 20'

BARBY HEIMAN
6416 DEARBORN
MISSION, KS 66202

BOTTOMS UP COLLECTIVE LLC
PO BOX 11065
KANSAS CITY, KS 66111



Site Plan



Case No. CD-CPC-2022-00165

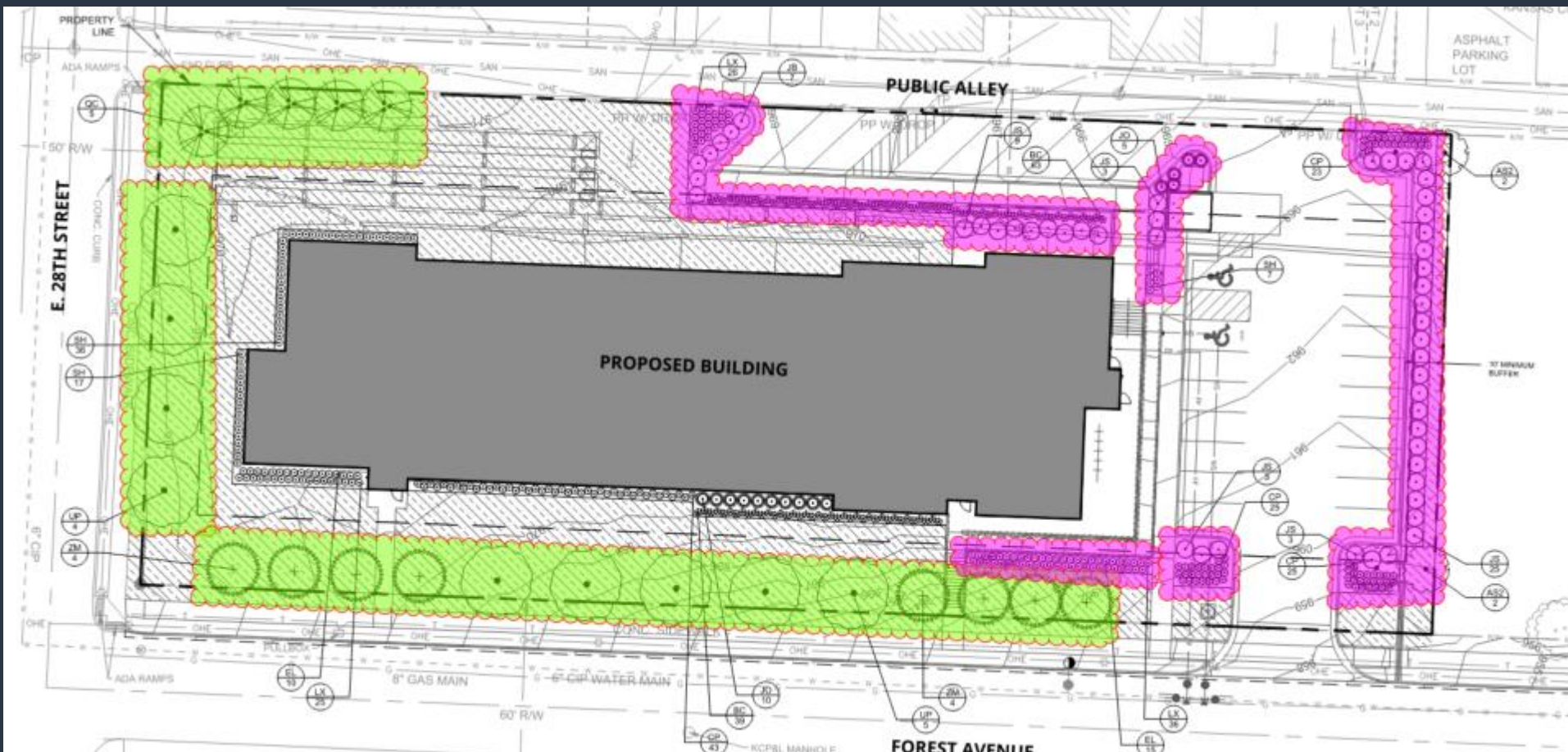
The applicant shall obtain a deviation from Council of .86 acres to the required lot area per unit in a R-1.5 zoning district (88-110-06).

SITE DATA TABLE			
	EXISTING	PROPOSED	DEVIATION REQUESTED
ZONING	R-1.5	R-1.5	
GROSS LAND AREA			
IN SQUARE FEET	50,670	50,670	
IN ACRES	1.16	1.16	
LOT AND BUILDING STANDARDS			
TOTAL UNITS		57	
MIN. LOT AREA PER UNIT (SF)	1500	889	LOT AREA DEVIATION-37,364 SF (± 0.86 AC.) 5% MARGIN ASSUMED

Deviation



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Landscape Plan

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The applicant shall provide revised building elevations prior to ordinance request.

Elevations



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The applicant shall provide revised building elevations prior to ordinance request.

Elevations



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MATERIAL LEGEND



FC1

FIBER CEMENT PANEL - VERTICAL

MFR: ALLURA FIBER CEMENT PANEL OR APPROVED EQUAL
COLOR: KNIGHTS ARMOR



FC2

FIBER CEMENT PANEL

MFR: ALLURA FIBER CEMENT PANEL OR APPROVED EQUAL
COLORS: SW 9667, SW 6709, & SW 6717



FC3

FIBER CEMENT PANEL - HORIZONTAL

MFR: ALLURA FIBER CEMENT PANEL OR APPROVED EQUAL
COLOR: KNIGHTS ARMOR



BRK

THIN BRICK VENEER - RUNNING BOND

MFR: ENDICOTT BRICK - MERIDIAN, OR APPROVED EQUAL
COLOR: BLEND - BURGUNDY, RED, ROSE, RUBY
SIZE: 2-1/4" X 15-1/8"



CIP

COLORED PARGE COAT OVER
CAST IN PLACE CONCRETE

EXAMPLE IMAGE OF THIN BRICK VENEER BLEND:



Building Materials

Staff Recommendation:

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Approval with Conditions

Staff supports the applicant's request to obtain a deviation from Council of .86 acres to the required lot area per unit in a R-1.5 zoning district (88-110-06).