



CITY PLAN COMMISSION STAFF REPORT

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

April 4, 2023

Project Name
Skyview Residential

Docket #7

Request
CD-CPC-2023-00017
- Rezoning with Plan (Preliminary Plat)

Applicant
Perla Diosdado
Kimley-Horn

Owner
Mann, William T. Trust

Location 11145 NW Skyview Ave.
Area About 100 acres
Zoning AG-R
Council District 2nd
County Platte
School District Platte County

Surrounding Land Uses
North: vacant Ag land, zoned AG-R
South: vacant Ag land, zoned AG-R
East: Single Family residences, zoned R-7.5 (Tiffany Lakes).
West: Single Family residences on large tracts and agricultural farmlands zoned AG-R.

Major Street Plan
Northwest Skyview Avenue is identified on the City's Major Street Plan as a thoroughfare with 4 lanes at this location.

Land Use Plan
The KCI Area Plan recommends Commercial/ Industrial land use for this location. The proposed use is consistent with the future land use recommendation.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on January 30, 2023. Scheduling deviation from 2023 Cycle F have occurred due to publication of the hearing.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The KCI Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on March 7, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The project site is a 100-acre parcel generally located at the northeast corner of NW 108th Street and NW Skyview Avenue (approximately 800 feet north of NW 108th Street). The site is a combination of three parcels. To the north, south and west of the subject site are agricultural farmland zoned AG-R. To the east are single family residences within Tiffany Lakes subdivision zoned R-7.5. There are existing regulated streams within this proposed development.

SUMMARY OF REQUEST + KEY POINTS

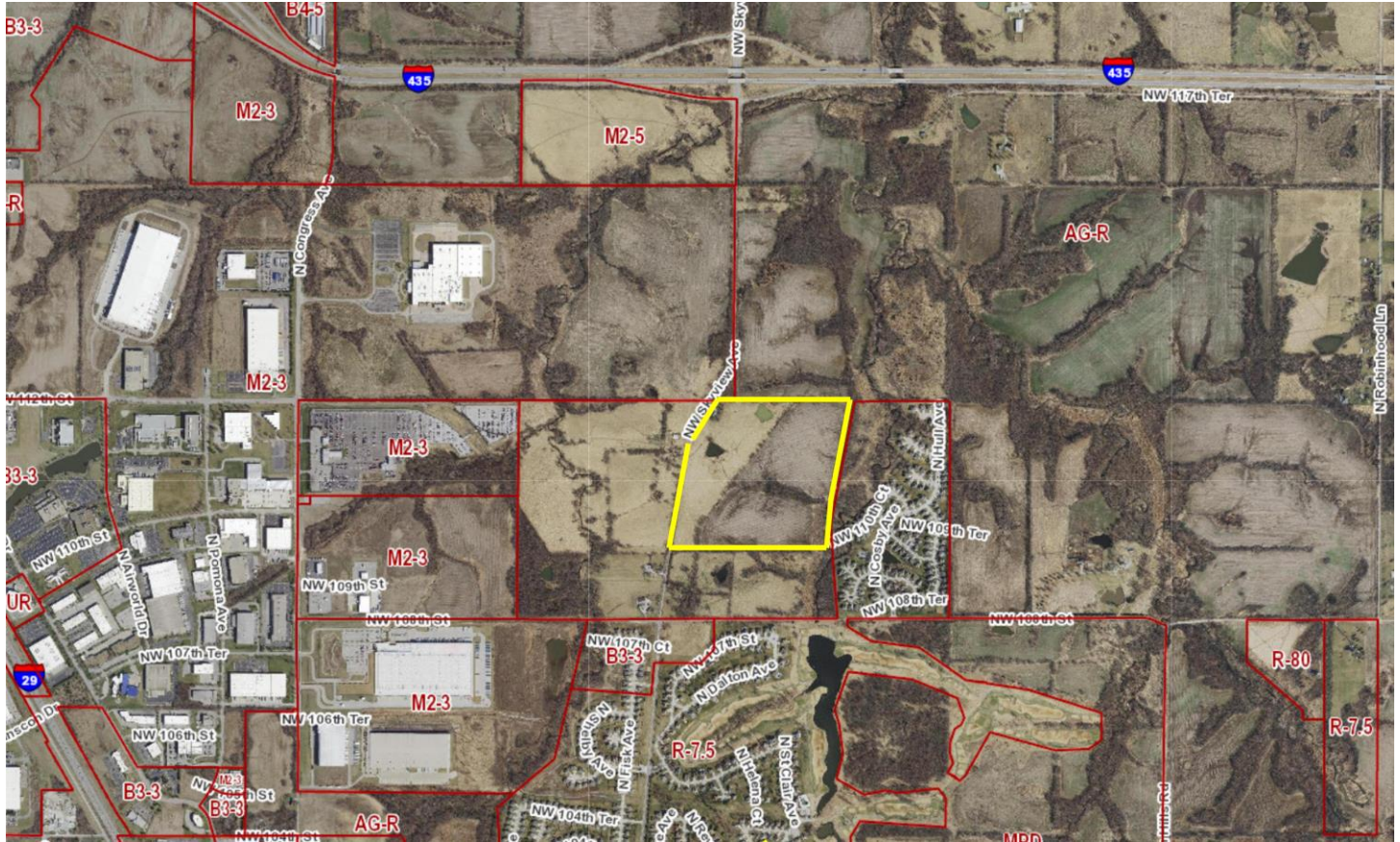
The applicant is seeking approval of a rezoning from District AG-R (Agricultural-Residential) to District MPD (Master Planned Development) to allow for a Residential Development, which also serves as a preliminary plat (249 detached lots and 340 multi-family) and 9 tracts in 7 phases.

CONTROLLING

There is no controlling case for the site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7. **Approval with Conditions**

PROJECT LOCATION**AREA PLAN:**

The site is within the KCI Area Plan which recommends Commercial/ Industrial land use. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

PLAN REVIEW

The applicant is seeking approval of a rezoning from District AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for a mixed Residential Development (249 detached lots and 340 multi-family) on about 100 acres in 7 phases. The subject site is generally located at the northeast corner of NW 108th Street and NW Skyview Avenue (approximately 800 feet north of NW 108th Street). The proposed development has about 2,000 feet of frontage on the west side of NW Skyview Avenue. Access to the development is proposed via three street connections on NW Skyview Avenue.

Skyview Residential is a 100-acre mixed residential development proposes 3 detached residential lot types and 8 multi-family buildings. The lots are proposed to be 6,480 square feet, 7,680 square feet and 8,320 square feet in size. The detached lots are proposed with 54 foot and 64 foot lot width. Setbacks are proposed to be 30 feet front and rear and 15 feet side on corner. The multi-family structures are proposed as 3 story buildings with a maximum height of 50 feet. There are three 45-unit buildings and five 40-unit buildings.

The site does preserve about 16 acres within the stream buffer area and proposes some amenities in lieu of parkland dedication. There is an accompanying stream buffer preliminary plan. The development shows a total of 2 future street connections to the north and south.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	YES	YES	This is an MPD
Boulevard and Parkway Standards (88-323)	NO	N/A	
Parkland Dedication (88-408)	YES	YES	
Parking and Loading Standards (88-420)	YES	YES	To be reviewed with Final MPD Plan.
Landscape and Screening Standards (88-425)	YES	NO	To be reviewed with Final MPD Plan.
Outdoor Lighting Standards (88-430)	NO	N/A	To be reviewed with Final MPD Plan.
Sign Standards (88-445)	YES	YES	Must comply with 88-445.
Pedestrian Standards (88-450)	YES	YES	To be reviewed with Final MPD Plan.

Requested Waivers

None

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can either, dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. A plat is providing a need for the following:

249 single-family lots x 3.7 x 0.006 = 5.5 acres
 5.5 acres x \$64,220.18 (2023 Fees) = \$354,996.31

SPECIFIC REVIEW CRITERIA

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

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

- A. Conformance with adopted plans and planning policies;**
 The KCI Area Plan recommends Commercial/ Industrial land use for this location. The proposed use is consistent. OA
- B. Zoning and use of nearby property;**
 Nearby properties are primarily single-family homes on large tract of land and abutting Tiffany Lakes subdivision. This proposal will be compatible. OA
- C. Physical character of the area in which the subject property is located;**
 The proposed plan will be compatible with the physical character of the area. OA
- D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**
 Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report. OA
- E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**
 The current zoning designation is AG_R and the development cannot be done under the existing zoning. OA

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

The subject property has never been developed. OA

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

The rezoning is not expected to detrimentally affect nearby properties. OA

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project. OA

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 development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the KCI Area Plan. OA

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

Detached houses and multi-family buildings will be permitted in the MPD zoning district. OA

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

The proposed plan meets the requirements for vehicular access and circulation. OA

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 development plan is compliant. OA

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

There are adequate utilities proposed for the site. Existing sewer and water main connections are available. OA

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 Development Plan is proposing single family homes adjacent to Tiffany Lakes which is compatible with the surrounding land uses. OA

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The development plan did not include a preliminary landscape plan to allow staff to review compliance with 88-405-05-F and 88-425-04-B of the Zoning and Development Code. Staff recommends a note on the face of the plan to ensure that lots backing up to NW Skyview Avenue are properly screened. OA

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 proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. OA

- 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 little to no existing vegetation on site as it is used primarily for agriculture currently. The existing trees within the regulated stream area are shown on the preliminary stream buffer plan and will be preserved with the Private Open Space. OA

ATTACHMENTS


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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

Approval with Conditions

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: March 30, 2023

Case Number: CD-CPC-2023-00017

Project: Skyview Residential

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. The developer shall secure approval of an MPD Final Plan from the City Plan Commission for the multi-family phase prior to building permit.
2. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat.
3. That the MPD Final Plan for all private open space be approved by the City Plan Commission prior to Mylar approval of the first plat or issuance of issuance of building permit.
4. That the developer submit an application for an MPD Final Plan to the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to ordinance request of the first final plat for this development.

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

5. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
6. 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.
7. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
8. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
9. 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.
10. 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.
11. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
13. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

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

14. The developer must dedicate additional right of way for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

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

15. Fire hydrant distribution shall follow IFC-2018 Table C102.1
Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)
16. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
 - A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. 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)
19. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

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

20. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording the final plat or prior to Certificate of Occupancy.
21. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
22. Shall the applicant decide to dedicate Private Open Space in order to meet Parkland Dedication requirements per section 88-408, the applicant shall provide a detailed site plan for each tract showing the locations of all amenities, sidewalks, trails, etc.

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

23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
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. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
26. No tap permits will be issued until the public water main is released for taps.

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

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

27. 3. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water supply mains for the new domestic and fire demands, and if necessary, prepare improvement plans to meet the anticipated demands.
28. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>).
29. Please make Fire Hydrant symbology better visible throughout the utility sheet.

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

30. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
31. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
32. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
33. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

MASTER PLANNED DEVELOPMENT (MPD) FOR SKYVIEW RESIDENTIAL

SECTION 30, TOWNSHIP 52, RANGE 33W
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

PROJECT TEAM

DEVELOPER
MANN COMPANY
9601 NW PLATTE PURCHASE DR.
KANSAS CITY, MO 64155
TEL: (816) 591-5348
CONTACT: SARAH CUNNINGHAM
EMAIL: SCUNNINGHAM@MANNOKC.COM
CONTACT: BILL MANN
EMAIL: BILLMANN@MANNOKC.COM

SURVEYOR
AYLETT SURVEY & ENGINEERING CO.
201 NW 72ND ST
GLADSTONE, MO 64118
(816) 436-0767

SNYDER & ASSOCIATES
201 NW 72ND ST
GLADSTONE, MO 64118
(816) 436-0767

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 652-0350
PRIMARY CONTACT: MATTHEW KIST, P.E.
EMAIL: MATT.KIST@KIMLEY-HORN.COM
SECONDARY CONTACT: PERLA DIOSDADO, P.E.
EMAIL: PERLA.DIOSDADO@KIMLEY-HORN.COM

TRAFFIC ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
TEL: (816) 683-7064
PRIMARY CONTACT: JEFF WILKE, P.E.
EMAIL: JEFF.WILKE@KIMLEY-HORN.COM

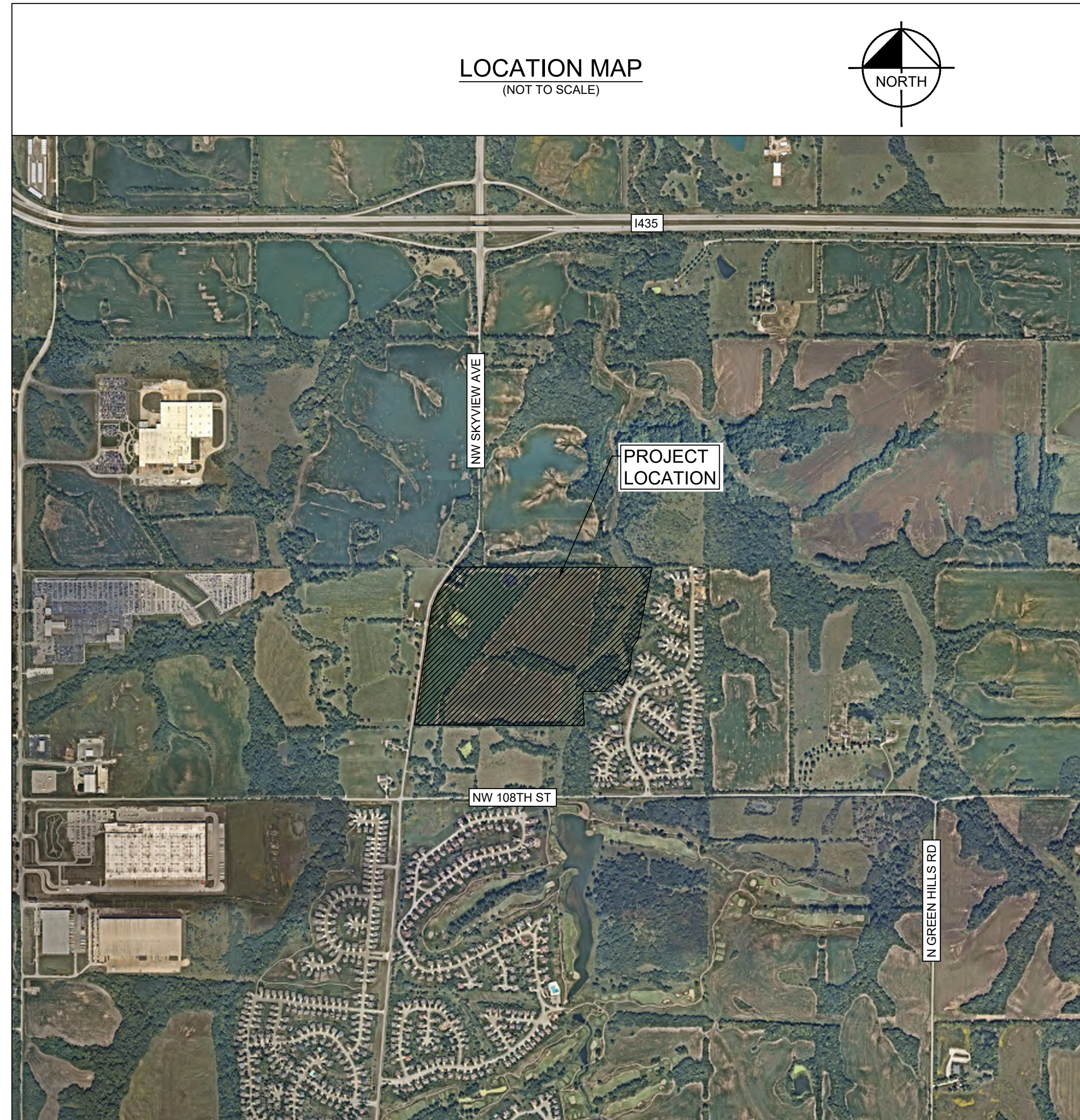
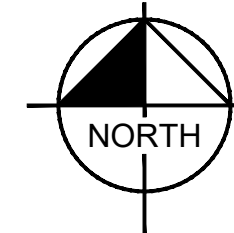
Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	GENERAL LAYOUT
C3	PRELIMINARY PLAT
C4	SITE PLAN
C5	ENLARGED SITE PLAN - 1
C6	ENLARGED SITE PLAN - 2
C7	ENLARGED SITE PLAN - 3
C8	ENLARGED SITE PLAN - 4
C9	GRADING PLAN
C10	UTILITY PLAN
C11	STREAM BUFFER PLAN

RECOMMENDED LEGAL DESCRIPTION:

PREPARED BY: SNYDER & ASSOCIATES.

All that part of the North Half of Section 30, Township 52, Range 33, Kansas City, Platte County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 30, also being the Northeast Quarter of the Northwest Quarter of said Section 30; thence South 89 degrees 52 minutes 49 seconds East, along the North line of said Northeast Quarter, a distance of 1974.49 feet to the West line of Tiffany Lakes 4th Plat, a subdivision in Kansas City, Platte County, Missouri; thence South 11 degrees 08 minutes 15 West, along the West line of said Tiffany Lakes 4th Plat, a distance of 846.54 feet to the West line of Tiffany Lakes 3rd Plat, a subdivision of land in Kansas City, Platte County, Missouri; thence South 34 degrees 12 minutes 48 West, along the West line of said Tiffany Lakes 3rd Plat, a distance of 112.69 feet; thence South 07 degrees 00 minutes 50 seconds West, continuing along said West line, a distance of 262.62 feet to the West line of Tiffany Lakes 2nd Plat, a subdivision of land in Kansas City, Platte County, Missouri; thence South 24 degrees 38 minutes 24 seconds West, along the West line of said Tiffany Lakes 2nd Plat, a distance of 193.01 feet; thence Northerly along a curve to the right, with an Initial Tangent Bearing of North 58 degrees 10 minutes 17 seconds West, a radius of 210.00 feet, an arc distance of 33.48 feet; thence continuing along said West line North 49 degrees 02 minutes 10 seconds West, a distance of 64.74 feet; thence South 44 degrees 30 minutes 20 seconds West, a distance of 185.67 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 244.68 feet; thence South 09 degrees 54 minutes 17 seconds West, continuing along said West line, a distance of 54.35 feet; thence South 03 degrees 05 minutes 43 seconds East, continuing along said West line and also being the West line of Tiffany Lakes, a subdivision of land in Kansas City, Platte County, Missouri, a distance of 342.42 feet; thence South 89 degrees 50 minutes 52 seconds West, to the West line of said Northeast Quarter, also being the East line of said Northwest Quarter, a distance of 1215.21 feet; thence North 89 degrees 05 minutes 16 seconds West, a distance of 746.45 feet to the Easterly Right of Way of Northwest Skyview Avenue; thence North 08 degrees 31 minutes 25 seconds East, along said Right of Way, a distance of 422.09 feet; thence continuing along said Right-of-Way, North 08 degrees 24 minutes 25 seconds East, a distance of 931.64 feet; thence Northerly along a curve to the right, being tangent to the last course having a radius of 442.46 feet, an arc distance of 202.85 feet; thence continuing along said Right-of-Way, North 34 degrees 40 minutes 25 seconds East, a distance of 359.59 feet to the North line of the Northwest Quarter of said section 30; thence South 89 degrees 51 minutes 45 seconds East, along said North line, a distance of 290.85 feet to the Point of Beginning. Said Tract contains 9.9580 acres more or less.

LOCATION MAP
(NOT TO SCALE)



MPD STATEMENT OF INTENT for SKYVIEW RESIDENTIAL

This MPD Plan provides for the preparation and approval of a unified residential development of located along Skyview Ave, just north of NW 108th St. The proposed development includes traditional single-family residential lots (detached housing), and multi-family multi-unit buildings. Utilizing MPD zoning allows the development to be approved with a single plan and one zoning district, which ultimately results in a more cohesive development.

Utilization of the MPD zoning district also allows for the preservation of the existing natural stormwater conveyance system.

REQUESTED DEVIATIONS

- _____
- _____
- _____

- 1. Site Design**
 - a. Building Orientation**
 - Buildings shall generally be oriented as shown on the approved plan
 - Single-family houses shall generally be located so that the front of the house, face the street
 - Multifamily buildings shall generally be oriented as shown, with the front façade of the buildings, being faced towards the shared parking field. This building orientation creates a sense of community, by having residents generally face inward.
 - Multifamily buildings shall have the primary entrances facing the shared parking fields.
 - b. Site Arrangement**
 - The multi-family residential use shall be located at the southwest corner of the building, closest to 108th & Skyview intersection.
 - The remainder of the site shall have single-family lots which generally back to green space, Skyview, or back yards.
 - The single-family amenity lot shall be located within the first phase/plat.
 - The existing drainage channel along the east portion of the property shall be protected and preserved, including the associated stream buffer.
 - The existing drainage channel along the middle portion of the property shall generally be preserved. A portion of the existing stream is incorrectly mapped, therefore only the portion which characterizes as a stream, shall be protected and preserved.
 - c. Platting**
 - The property shall be platted, and individual lots shall be established, as shown on the approved plan.
 - Public right-of-way shall be dedicated as part of the final plat
 - NW 108th Street shall be classified as a "Residential "Collector" from NW Skyview Avenue to NW Saline Avenue.
 - NW 110th Street shall be classified as a "Residential "Collector" from NW Skyview Avenue to NW Saline Avenue.
 - All other streets shall be classified as "Residential Local" roadways.
 - Public utilities (water, storm, sanitary) will be extended to serve each lot.
 - The proposed stormwater management ponds will be a common element to serve the lots and will be located in separate tracts.
 - The drainage channels to be preserved will be a common element to serve all lots and will be located in a separate tract.
- 2. Architectural Design**
 - a. Architecture shall be a deferred submittal until the final plan stage (Project Plan)**
 - b. Building Materials**
 - Single-family
 - Building material requirements shall not be required for single-family residential lots
 - Multifamily Residential buildings shall generally use the following:
 - Cementitious Lap Siding
 - Cementitious Board & Batten
 - Masonry
 - EIFS
 - Other materials as required by the corporate design requirements
 - c. Design Elements**
 - Design elements do not apply to the single-family residential lots
 - A minimum of two different types of building materials shall be used on each multifamily building.
 - Corner elements shall be included in the final multifamily building design.
 - Primary entry locations for each multifamily building shall be identified with architectural building elements and signage.
 - All final multifamily building designs shall implement four-sided architecture
 - All multifamily buildings shall have façade articulation, with both horizontal and vertical offsets.
 - Parapets shall be provided to screen all rooftop mounted equipment.
 - Ground screening shall also be provided for ground level utility equipment
 - d. Transparency**
 - Transparency shall be provided as required by the City's zoning and development code.
- 3. Landscape Design**
 - a. Landscape shall be a deferred submittal until the final plan stage (Project Plan)**
 - b. Street Trees**
 - Street trees shall be provided along the proposed public roadway, generally at 30' on center, for each side of the street.
 - c. Interior Landscaping**
 - Interior site landscaping, within the multifamily lot, shall be provided based on the City's zoning and development code.
- 4. Site Lighting Design**
 - a. Site Lighting shall be a deferred submittal until the final plan stage (Project Plan)**
 - b. Public Street Lighting**
 - Public streetlights shall be provided along the proposed public roadways, per Public Works requirements.
 - c. Interior Site Lighting (private)**
 - Interior site lighting, within the multifamily lot, shall be provided based on the City's zoning and development code.

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: PMD
DRAWN BY: KMR
CHECKED BY: MK

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

SKYVIEW
RESIDENTIAL
11145 NW SKYVIEW AVE

ORIGINAL ISSUE:
01/27/2023

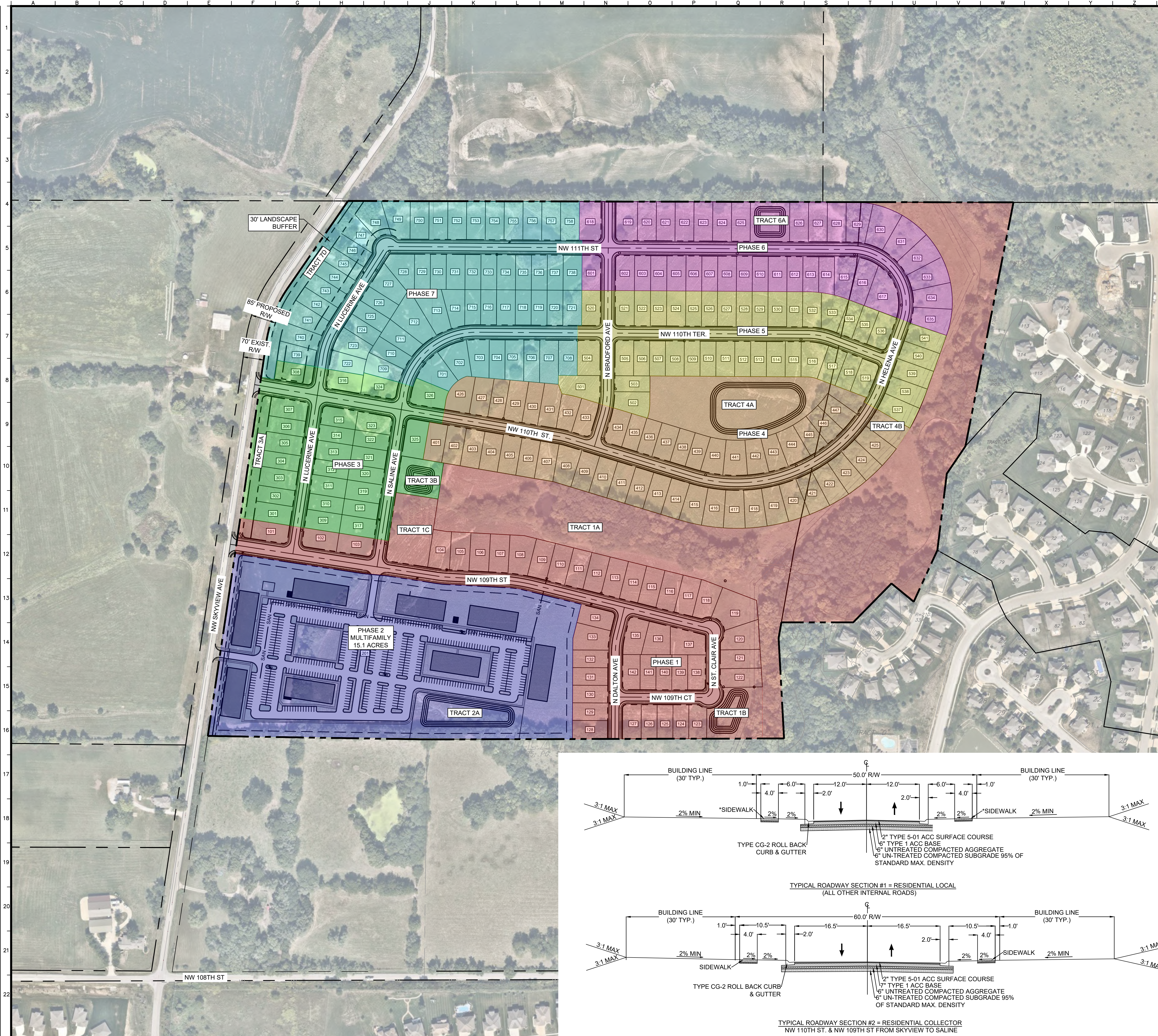
KHA PROJECT NO.
268258002

SHEET NUMBER

C0

Drawing name: K:\KNC\DEV\268258002_108th & Skyview Residential\2 Design\CAD\NonSheets\MPD\C0 COVER SHEET.dwg CO COVER SHEET Jun 27, 2023 7:58am by: Kellin Roynor
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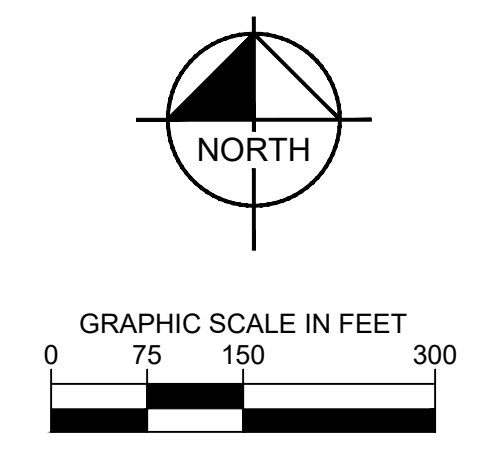
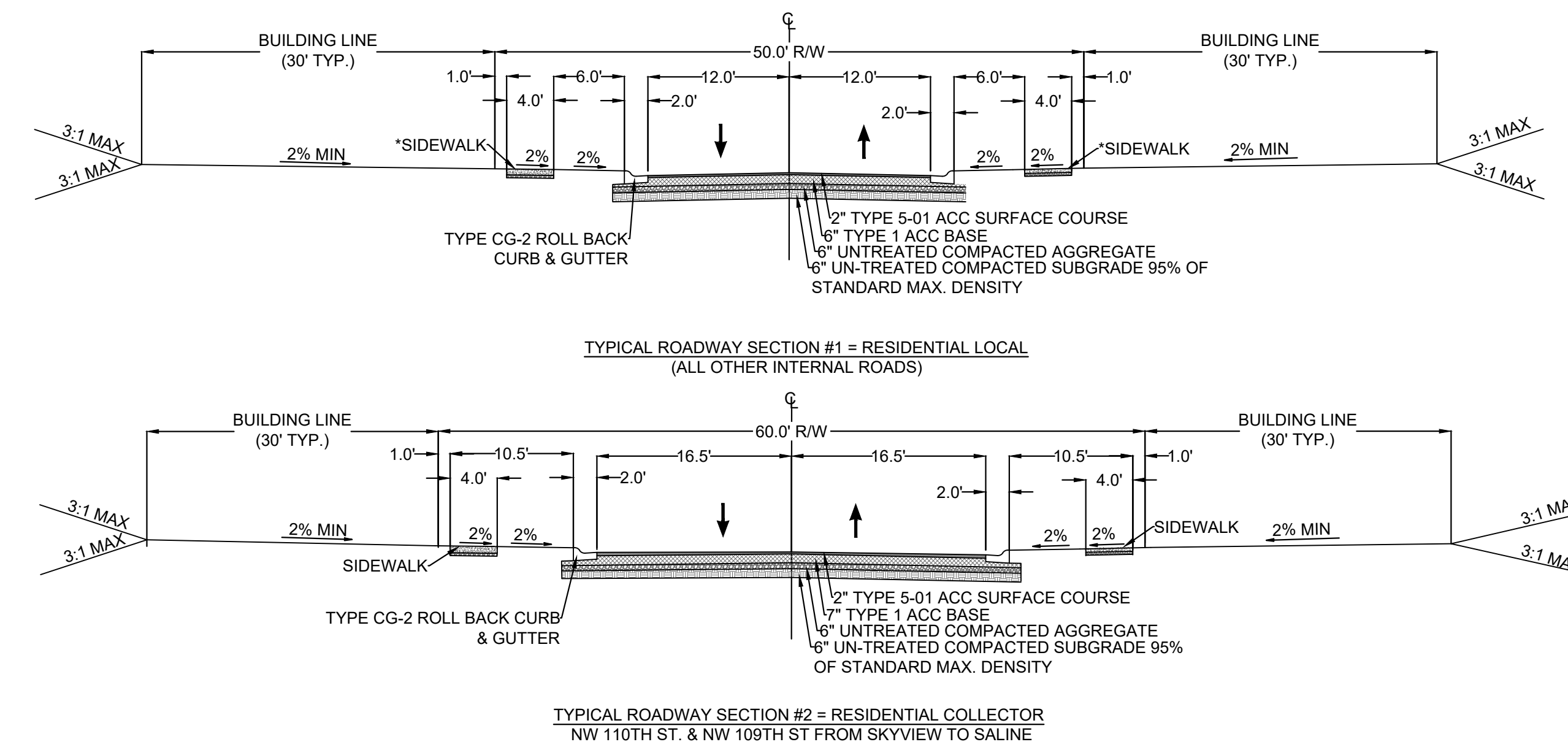
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 C2 GENERAL LAYOUT Jan 27, 2023 7:56am by: Kallin Rojner
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TRACT DATA TABLE			
TRACT	AREA (SF)	AREA (AC)	USE
TRACT 1A	681,223	15.64	PRIVATE OPEN SPACE
TRACT 1B	41,767	0.96	STORMWATER MANAGEMENT
TRACT 1C	34,051	0.78	PRIVATE OPEN SPACE
TRACT 2A	50,141	1.15	STORMWATER MANAGEMENT
TRACT 3A	14,577	0.33	LANDSCAPE BUFFER
TRACT 3B	18,142	0.42	STORMWATER MANAGEMENT
TRACT 4A	113,722	2.61	STORMWATER MANAGEMENT
TRACT 4B	9,880	0.23	UTILITIES
TRACT 6A	18,138	0.42	STORMWATER MANAGEMENT
TRACT 7A	20,564	0.47	LANDSCAPE BUFFER

PHASE	LOT COUNT	LOT NUMBERS
1	42	101-142
2	1	201
3	26	301-326
4	47	401-447
5	41	501-541
6	35	601-635
7	58	701-758

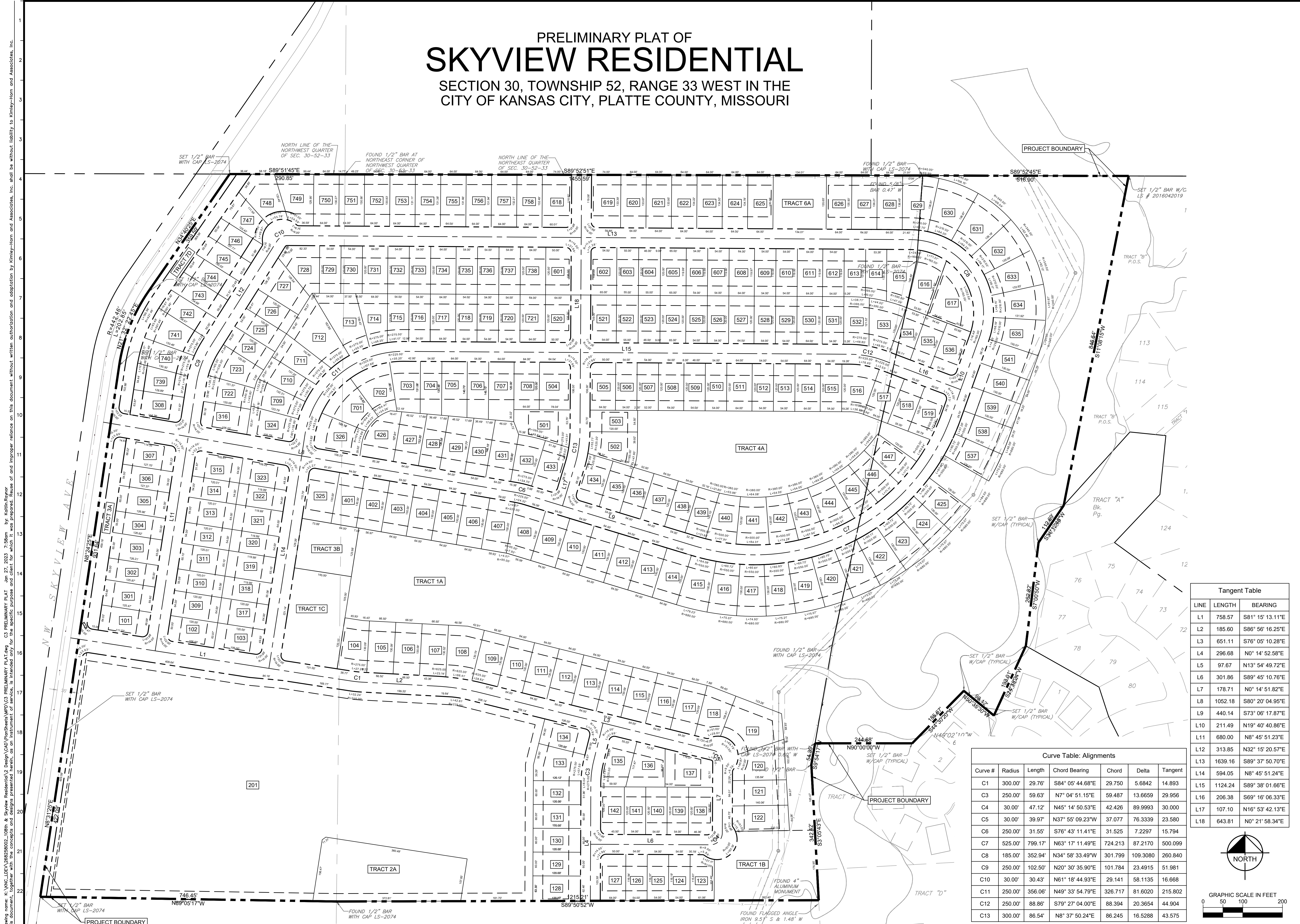
Development Summary Table		
Zoning		
A Existing		AG-R
Proposed		MPD
B		
Existing	Total Land Area	Acres
	95.91	
C		
Existing	Right-of-Way	Acres
	0.00	
Proposed	13.10	Acres
D		
Existing	Net Land Area	Acres
	95.91	
Proposed	82.81	Acres
E		
Area A (PH 1, 3, 5, 6, 7)	Single Family Detached	
Area B (PH 2)	Multi-Unit Apartments	
F		
Structure Height & # of Floors		
Number of Floors	2	Area A (Single Family)
Structure Height (ft)	30	
Number of Floors	3	Area B (Apartments)
Structure Height (ft)	50	
G		
Gross Floor Area & # of Units		
Number of Lots	249	Area A (Single Family)
Number of Units	340	Area B (Apartments)
Number of Buildings	8	
Total Gross Floor Area (SF)	285900	
H		
Building Coverage & FAR		
Coverage	20%	
FAR	48%	
I		
Density		
Gross Density (units or homes/land area)	6.14	
Net Density (units homes/net land area)	7.11	
J		
Timeline		
Estimated Start Date	7/1/2023	
Estimated Completion Date	12/31/2023	
K		
Requested Deviations		
1. Building Setbacks As Shown on Site Plan Sheets		
Parkland Dedication		
Calculated base on 2 people per dwelling unit and 3.7 people per house		
# of MF units	340	
# of SF units	249	
Total People =	1601	
Acres per Person =	0.006	
Acres Required =	9.61	
Acres Provided (Tract 1A)=	6.24	
Acres Provided (Tract 1C)=	0.78	
Acres Provided (Tract 4A)=	2.61	
Acres Provided (Total)=	9.63	
Parkland Shortage	0.00	
2023 Parkland Fee Per Acre	\$64,220.18	
Parkland Fees (In Lieu of Acres Provided)=	\$617,014.65	



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SCALE: AS NOTED DESIGNED BY: PMD DRAWN BY: KMR CHECKED BY: MK	SKYVIEW RESIDENTIAL ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO. 268258002 SHEET NUMBER C2

PRELIMINARY PLAT OF SKYVIEW RESIDENTIAL

SECTION 30, TOWNSHIP 52, RANGE 33 WEST IN THE
CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

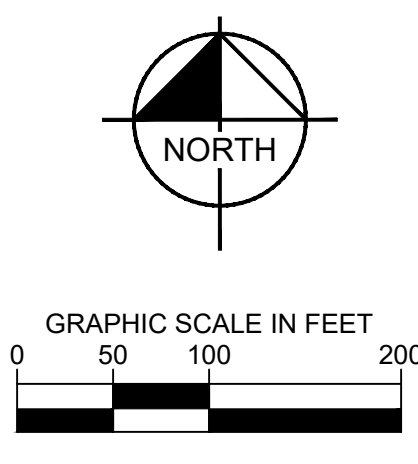


Tangent Table

LINE	LENGTH	BEARING
L1	758.57	S81° 15' 13.11"E
L2	185.60	S86° 56' 16.25"E
L3	651.11	S76° 05' 10.28"E
L4	296.68	N0° 14' 52.58"E
L5	97.67	N13° 54' 49.72"E
L6	301.86	S89° 45' 10.76"E
L7	178.71	N0° 14' 51.82"E
L8	1052.18	S80° 20' 04.95"E
L9	440.14	S73° 06' 17.87"E
L10	211.49	N19° 40' 40.86"E
L11	680.00	N8° 45' 51.23"E
L12	313.85	N32° 15' 20.57"E
L13	1639.16	S89° 37' 50.70"E
L14	594.05	N8° 45' 51.24"E
L15	1124.24	S89° 38' 01.66"E
L16	206.38	S69° 16' 06.33"E
L17	107.10	N16° 53' 42.13"E
L18	643.81	N0° 21' 58.34"E

Curve Table: Alignments

Curve #	Radius	Length	Chord Bearing	Chord	Delta	Tangent
C1	300.00'	29.76'	S84° 05' 44.68"E	29.750	5.6842	14.893
C3	250.00'	59.63'	N7° 04' 51.15"E	59.487	13.6659	29.956
C4	30.00'	47.12'	N45° 14' 50.53"E	42.426	89.9993	30.000
C5	30.00'	39.97'	N37° 55' 09.23"W	37.077	76.3339	23.580
C6	250.00'	31.55'	S76° 43' 11.41"E	31.525	7.2297	15.794
C7	525.00'	799.17'	N63° 17' 11.49"E	724.213	87.2170	500.099
C8	185.00'	352.94'	N34° 58' 33.49"W	301.799	109.3080	260.840
C9	250.00'	102.50'	N20° 30' 35.90"E	101.784	23.4915	51.981
C10	30.00'	30.43'	N61° 18' 44.93"E	29.141	58.1135	16.668
C11	250.00'	356.06'	N49° 33' 54.79"E	326.717	81.6020	215.802
C12	250.00'	88.86'	S79° 27' 04.00"E	88.394	20.3654	44.904
C13	300.00'	86.54'	N8° 37' 50.24"E	86.245	16.5288	43.575



Drawing name: K:\KINC\DEV\268258002_10810_ & Skyview Residential\2 Design\CAD\NonSheets\MPD\C3 PRELIMINARY PLAT.dwg
 Date: 2023-07-27 7:58am
 Designer: KIMLEY-HORN AND ASSOCIATES, INC.
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**PRELIMINARY
PLAT**

**SKYVIEW
RESIDENTIAL**

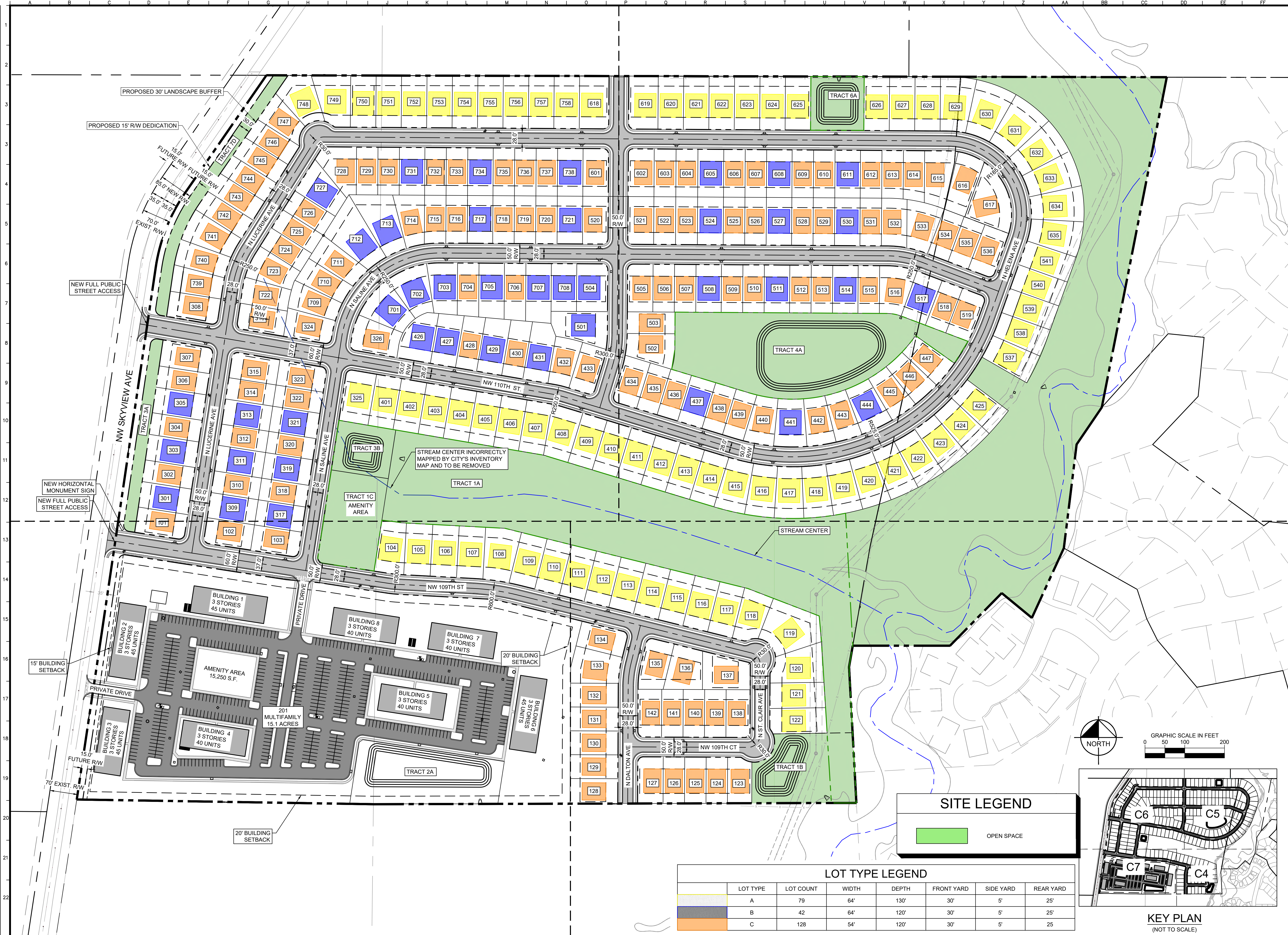
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01/27/2023

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SHEET NUMBER
C3

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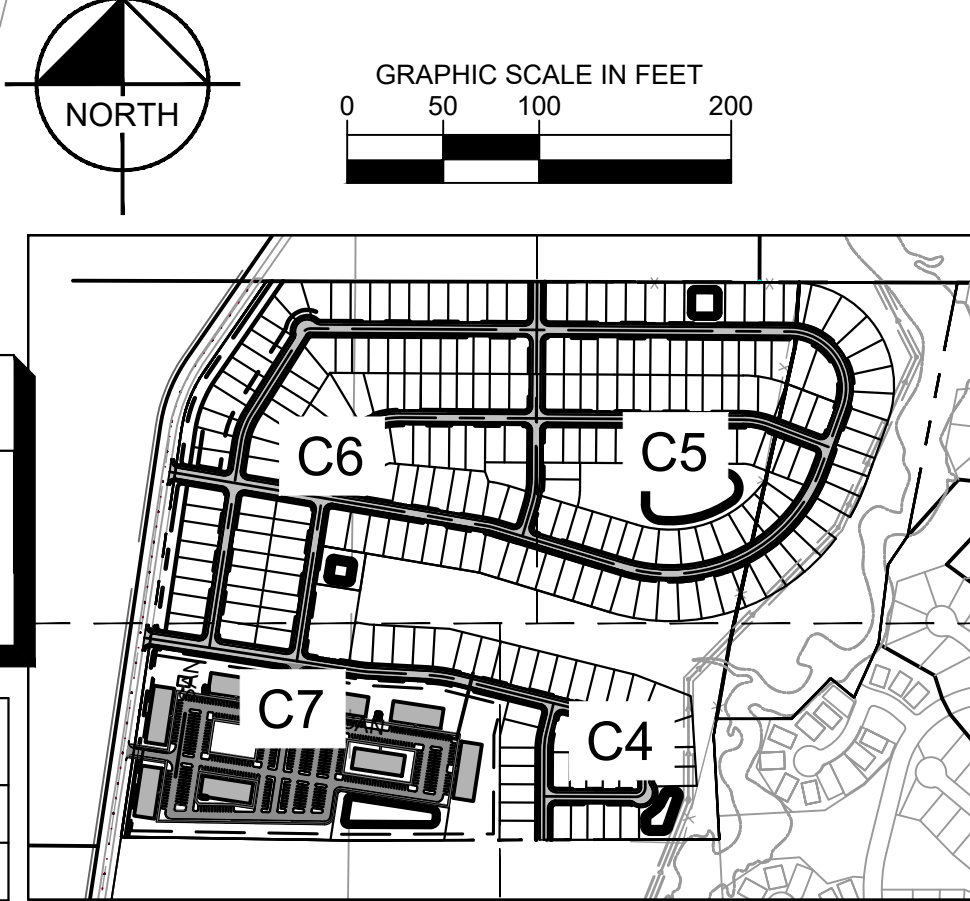


SITE LEGEND

OPEN SPACE

LOT TYPE LEGEND

LOT TYPE	LOT COUNT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
A	79	64'	130'	30'	5'	25'
B	42	64'	120'	30'	5'	25'
C	128	54'	120'	30'	5'	25'



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SITE PLAN

**SKYVIEW
RESIDENTIAL**

11145 NW SKYVIEW AVE

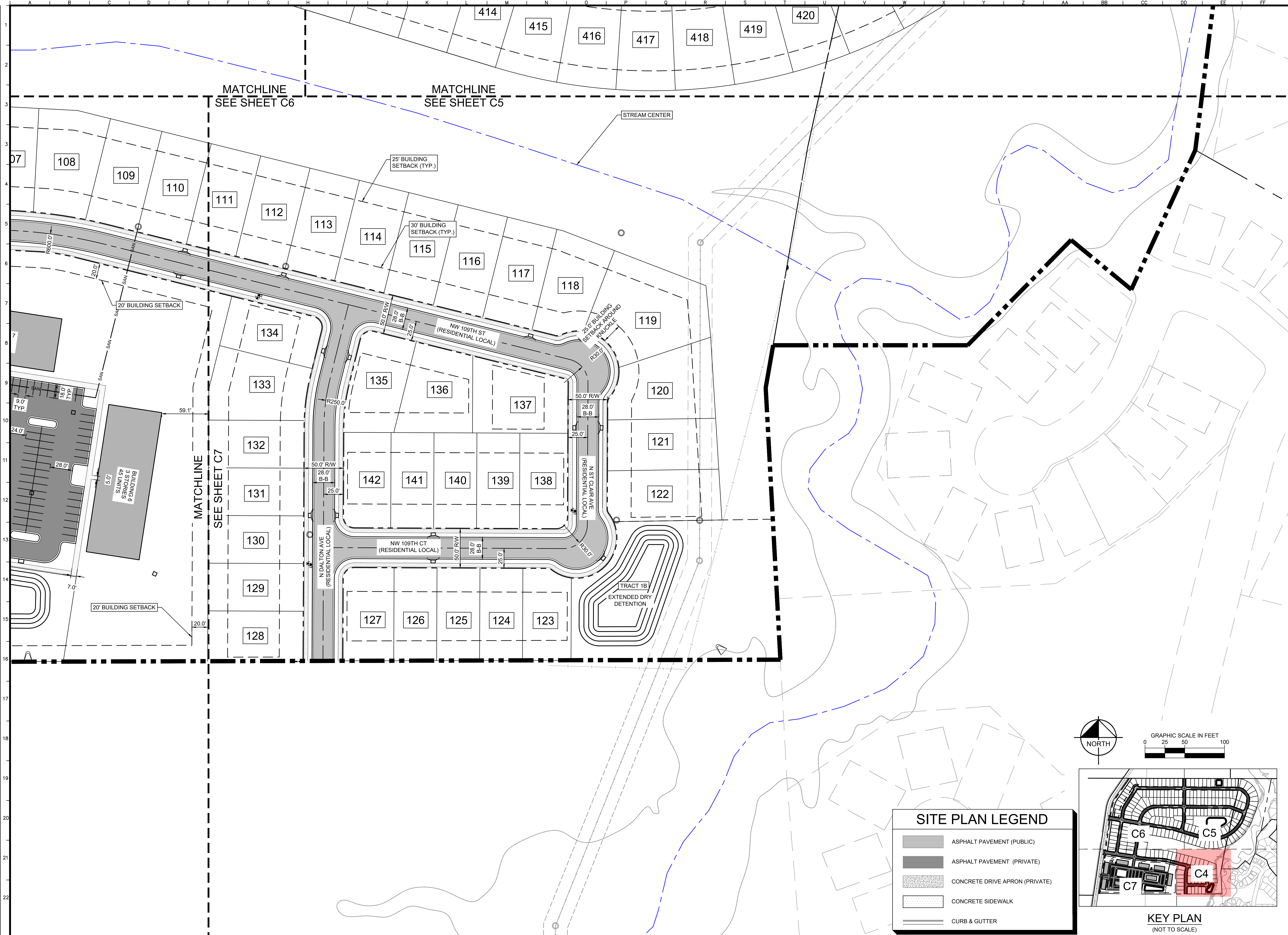
ORIGINAL ISSUE:
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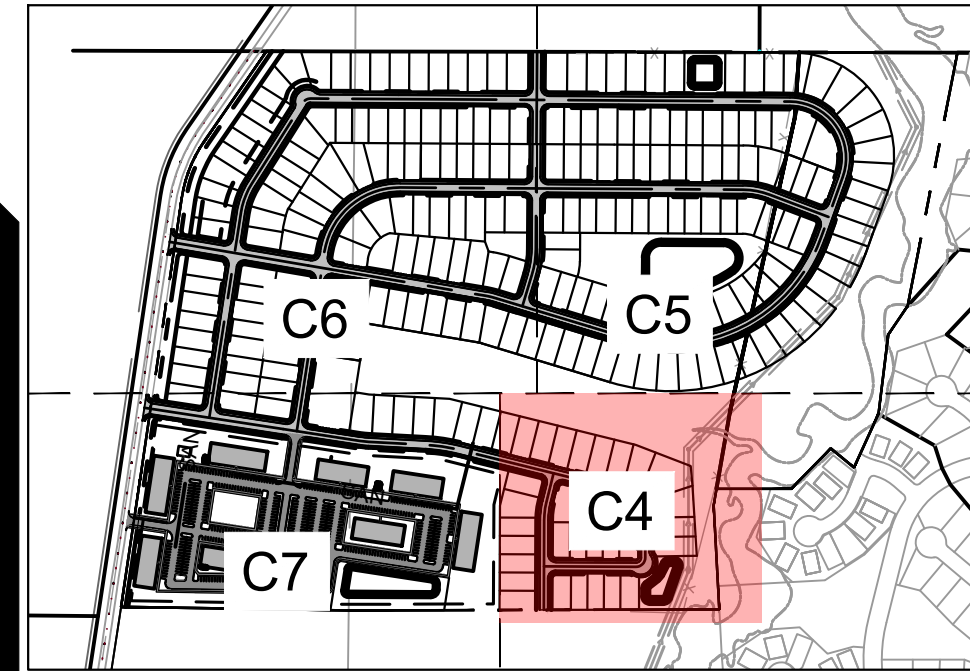
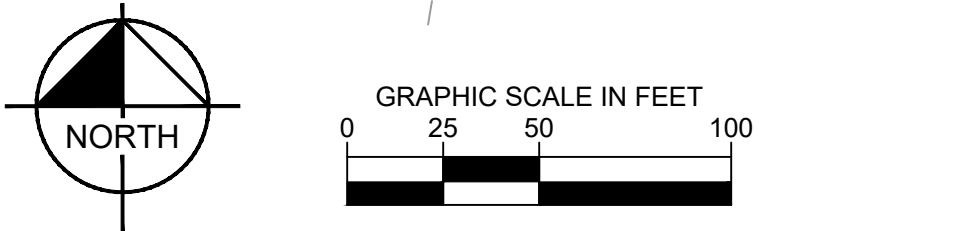
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C4

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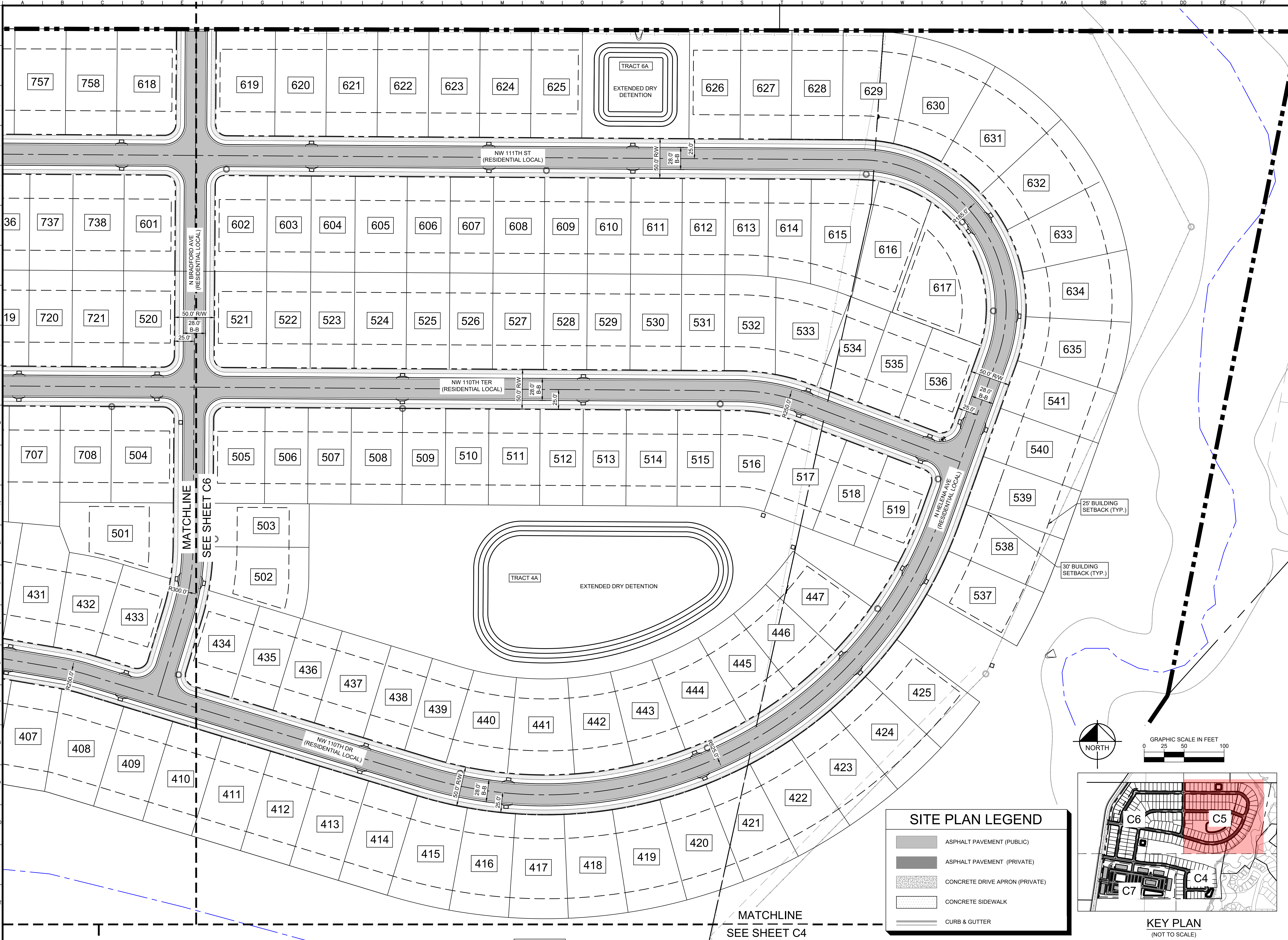


SITE PLAN LEGEND	
	ASPHALT PAVEMENT (PUBLIC)
	ASPHALT PAVEMENT (PRIVATE)
	CONCRETE DRIVE APRON (PRIVATE)
	CONCRETE SIDEWALK
	CURB & GUTTER



ENLARGED SITE PLAN - 1	SKYVIEW RESIDENTIAL <small>11145 NW SKYVIEW AVE</small>
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SITE PLAN LEGEND

- ASPHALT PAVEMENT (PUBLIC)
- ASPHALT PAVEMENT (PRIVATE)
- CONCRETE DRIVE APRON (PRIVATE)
- CONCRETE SIDEWALK
- CURB & GUTTER

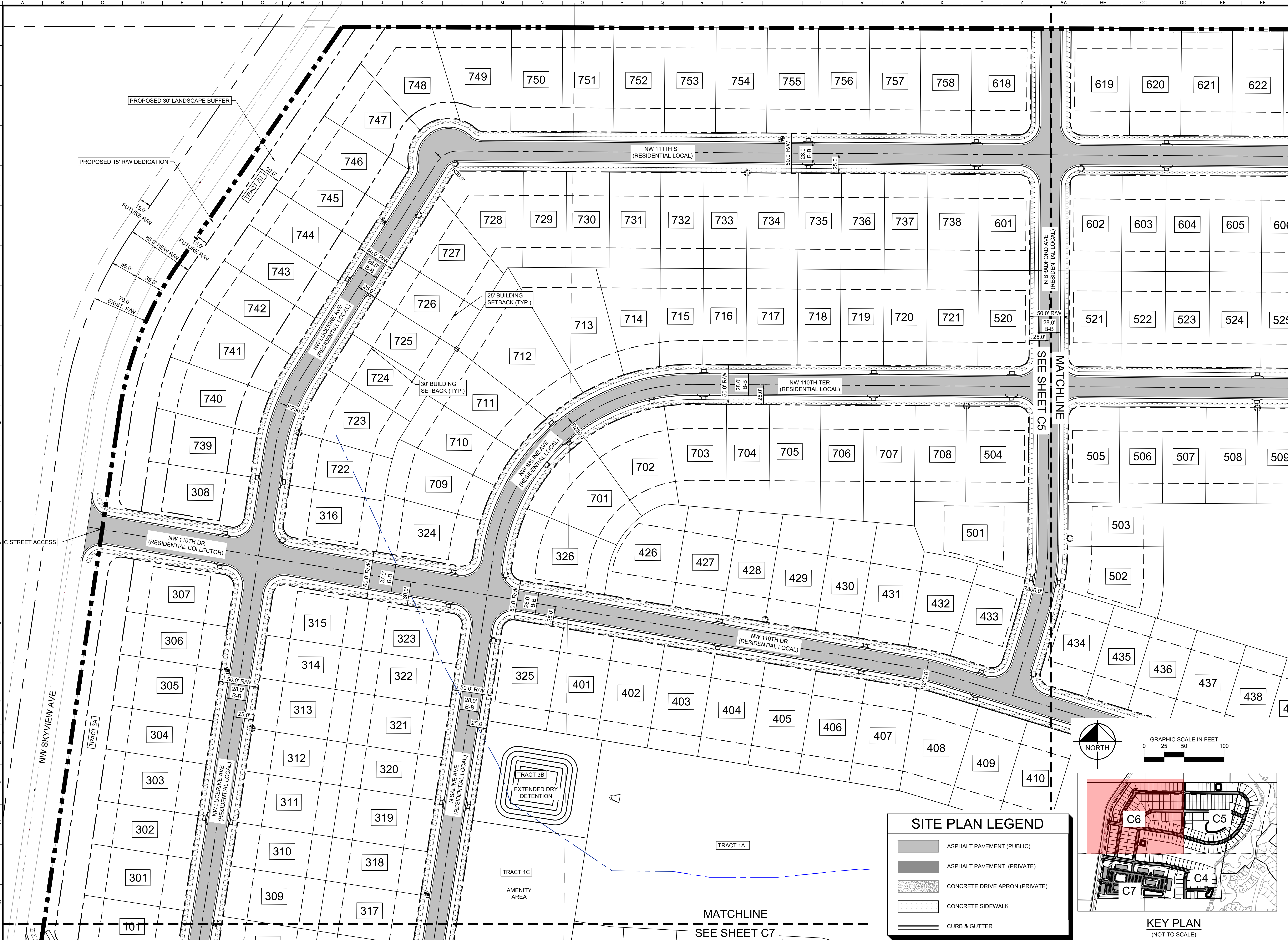
KEY PLAN
(NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 25 50 100

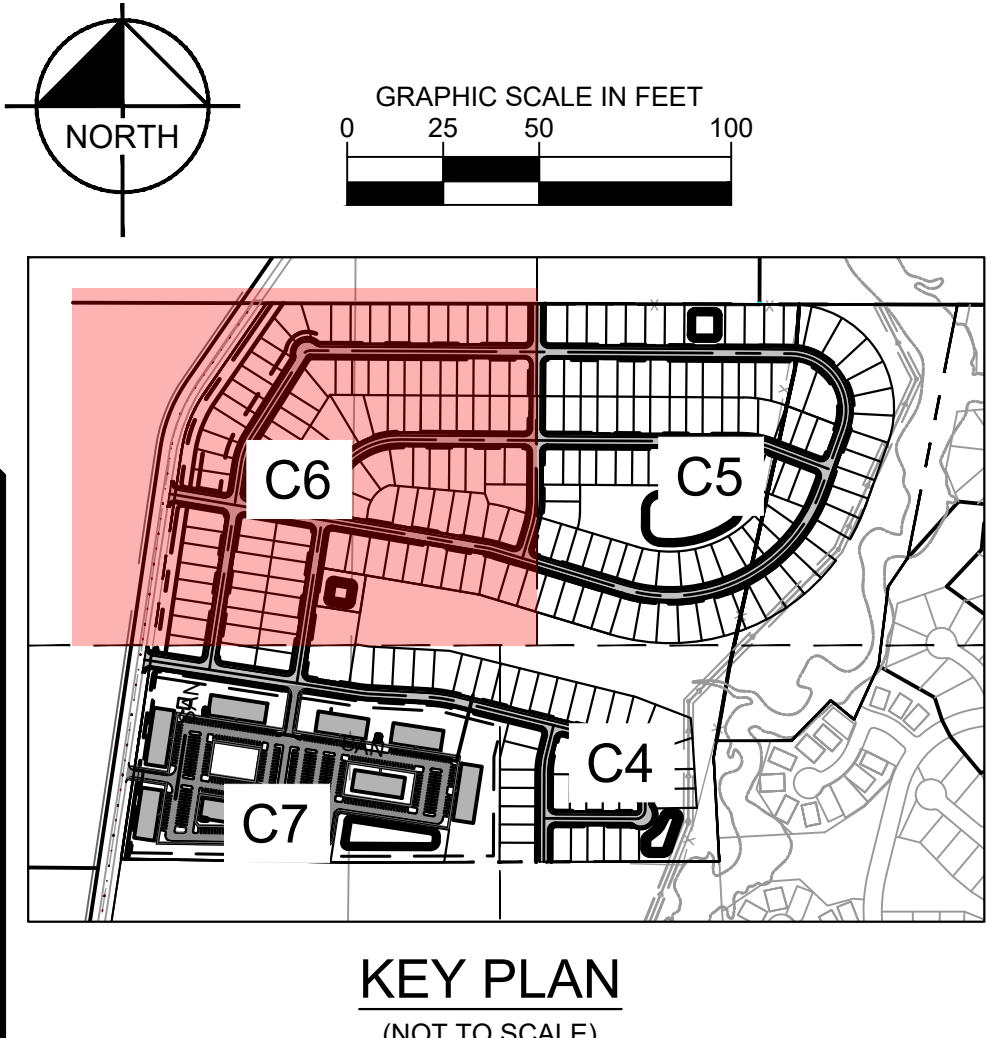
NORTH

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SKYVIEW RESIDENTIAL								DATE
ENLARGED SITE PLAN - 2								
11145 NW SKYVIEW AVE								BY
C6								
ORIGINAL ISSUE: 01/27/2023								No.
KHA PROJECT NO. 268258002								
SHEET NUMBER								

Drawing name: K:\VNC_DEV\268258002_108h & Skyview Residential\2 Design\CAD\Drawings\MPD\08 ENLARGED SITE PLAN - 3.dwg C7 ENLARGED SITE PLAN - 3 Jan 27, 2023 9:11am by: Kaitlin Royster
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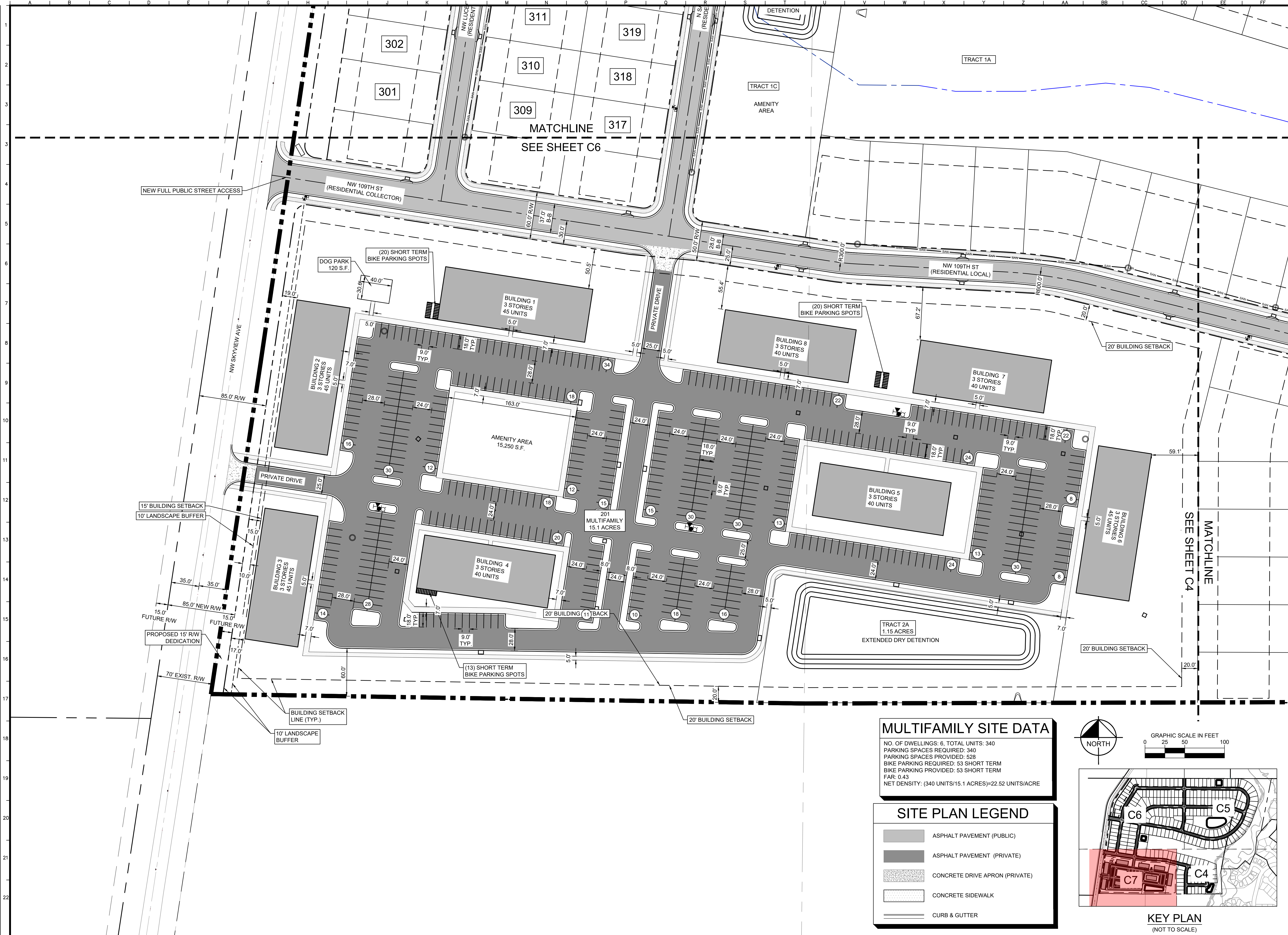


SITE PLAN LEGEND	
	ASPHALT PAVEMENT (PUBLIC)
	ASPHALT PAVEMENT (PRIVATE)
	CONCRETE DRIVE APRON (PRIVATE)
	CONCRETE SIDEWALK
	CURB & GUTTER



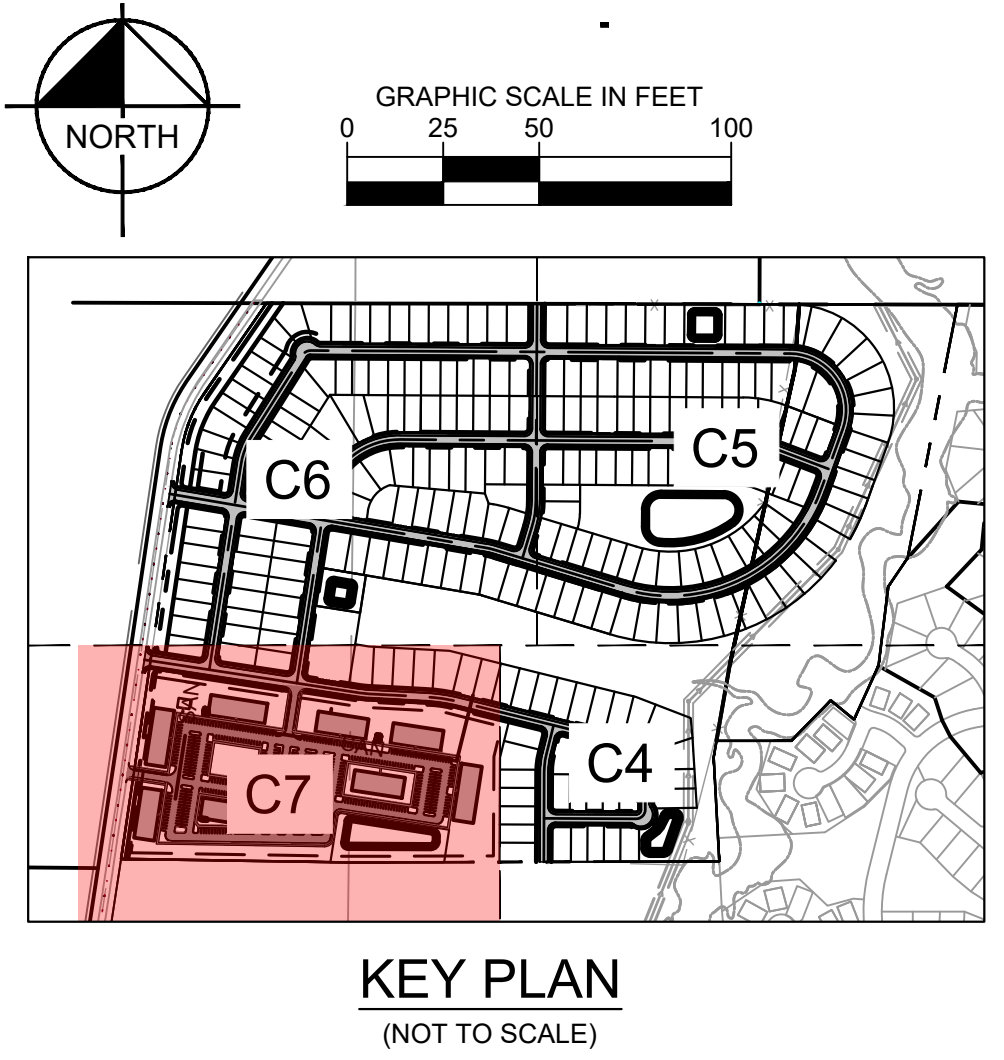
ENLARGED SITE PLAN - 3	SKYVIEW RESIDENTIAL <small>11145 NW SKYVIEW AVE</small>
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Drawing name: K:\NC_DEVELOPMENT\10818_Skyview Residential\2 Design\CA0\NonSheets\MPD\C8 ENLARGED SITE PLAN - 4.dwg CR ENLARGED SITE PLAN - 4 Jan 27, 2023 9:11am by: Kaitlin Royster
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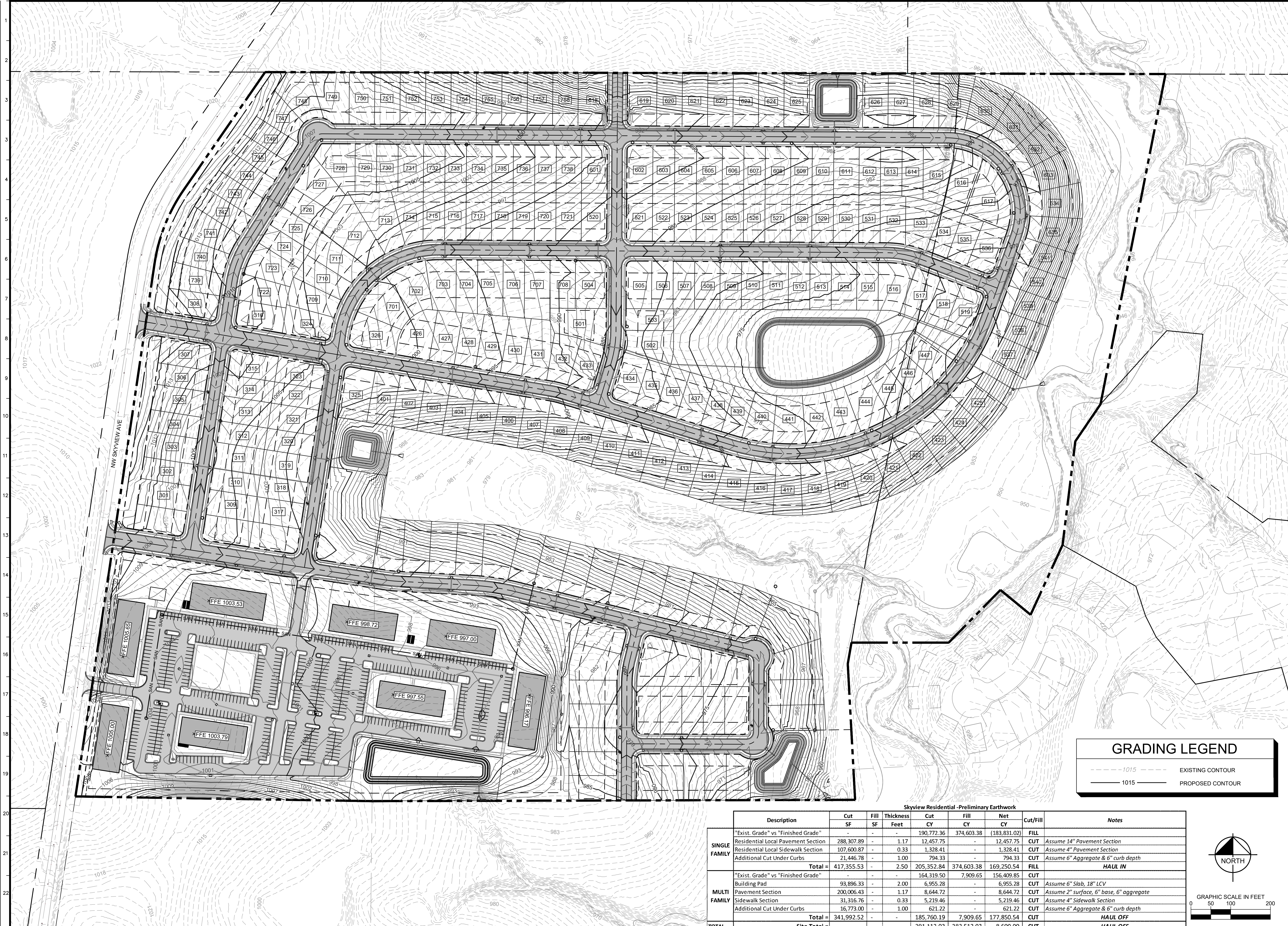
MULTIFAMILY SITE DATA	
NO. OF DWELLINGS:	6, TOTAL UNITS: 340
PARKING SPACES REQUIRED:	340
PARKING SPACES PROVIDED:	528
BIKE PARKING REQUIRED:	53 SHORT TERM
BIKE PARKING PROVIDED:	53 SHORT TERM
FAR:	0.43
NET DENSITY:	(340 UNITS/15.1 ACRES)=22.52 UNITS/ACRE

SITE PLAN LEGEND	
	ASPHALT PAVEMENT (PUBLIC)
	ASPHALT PAVEMENT (PRIVATE)
	CONCRETE DRIVE APRON (PRIVATE)
	CONCRETE SIDEWALK
	CURB & GUTTER



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ENLARGED SITE PLAN - 4	
SKYVIEW RESIDENTIAL	
11145 NW SKYVIEW AVE	
ORIGINAL ISSUE:	01/27/2023
KHA PROJECT NO.	268258002
SHEET NUMBER	C8
NO.	DATE
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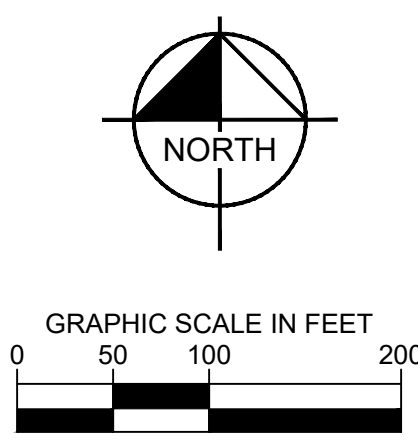


GRADING LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR

Skyview Residential - Preliminary Earthwork

	Description			Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY		CY	CY			
SINGLE FAMILY	"Exist. Grade" vs "Finished Grade"										
				-	190,772.36		374,603.38		(183,831.02)	FILL	
	Residential Local Pavement Section	288,307.89		1.17	12,457.75		-		12,457.75	CUT	Assume 14" Pavement Section
	Residential Local Sidewalk Section	107,600.87		0.33	1,328.41		-		1,328.41	CUT	Assume 4" Pavement Section
MULTI FAMILY	"Exist. Grade" vs "Finished Grade"										
				-	164,319.50		7,909.65		156,409.85	CUT	
	Building Pad	93,896.33		2.00	6,955.28		-		6,955.28	CUT	Assume 6" Slab, 18" LCV
	Pavement Section	200,006.43		1.17	8,644.72		-		8,644.72	CUT	Assume 2" surface, 6" base, 6" aggregate
TOTAL	Site Total										
				-	391,113.03		382,513.03		8,600.00	CUT	
				-	185,760.19		7,909.65		177,850.54	CUT	HAUL OFF
				-	-		-		-	CUT	HAUL OFF



DESIGNED BY: PMD

DRAWN BY: KMR

CHECKED BY: MK

SCALE: AS NOTED

PRELIMINARY
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SKYVIEW RESIDENTIAL

11145 NW SKYVIEW AVE

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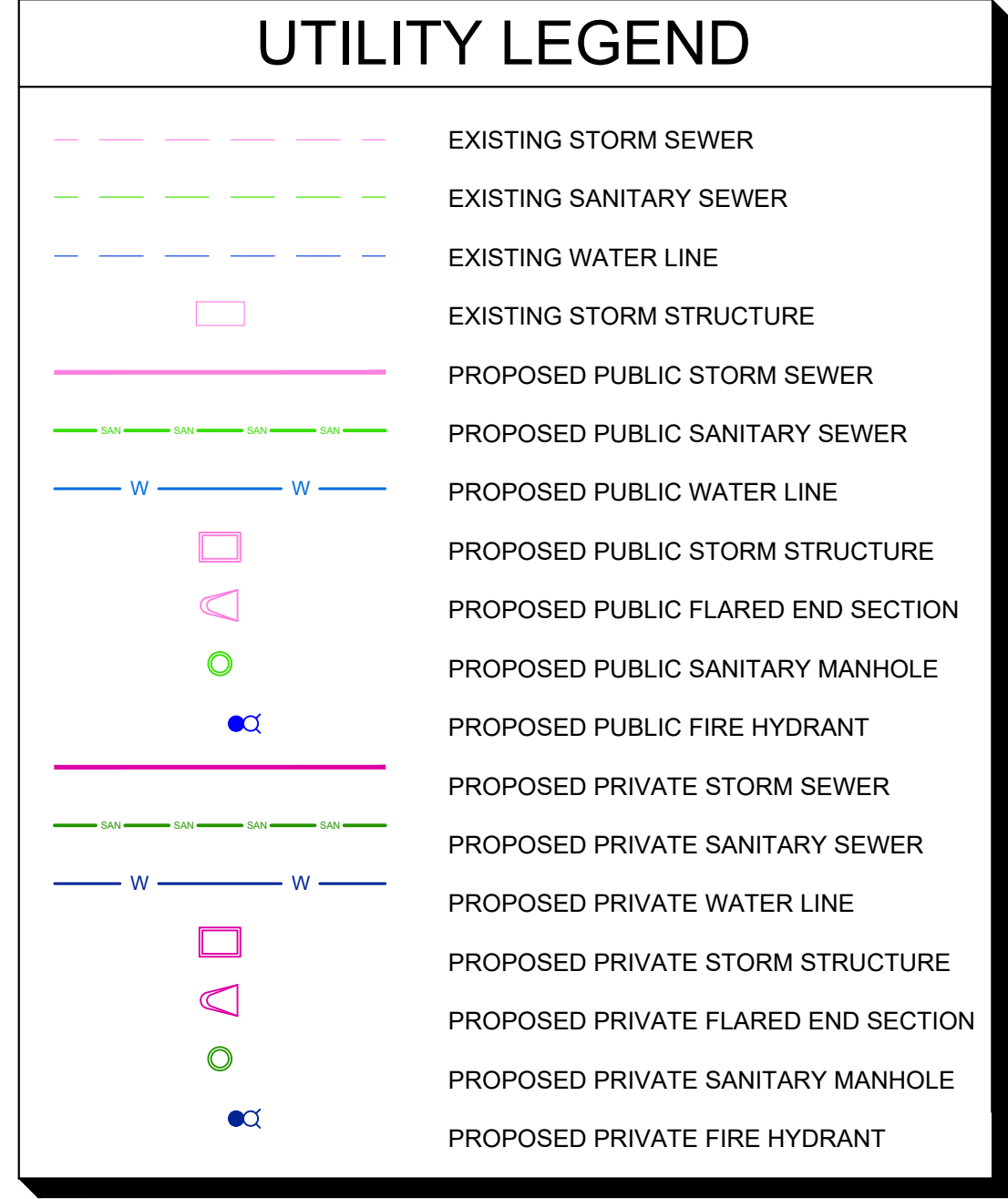
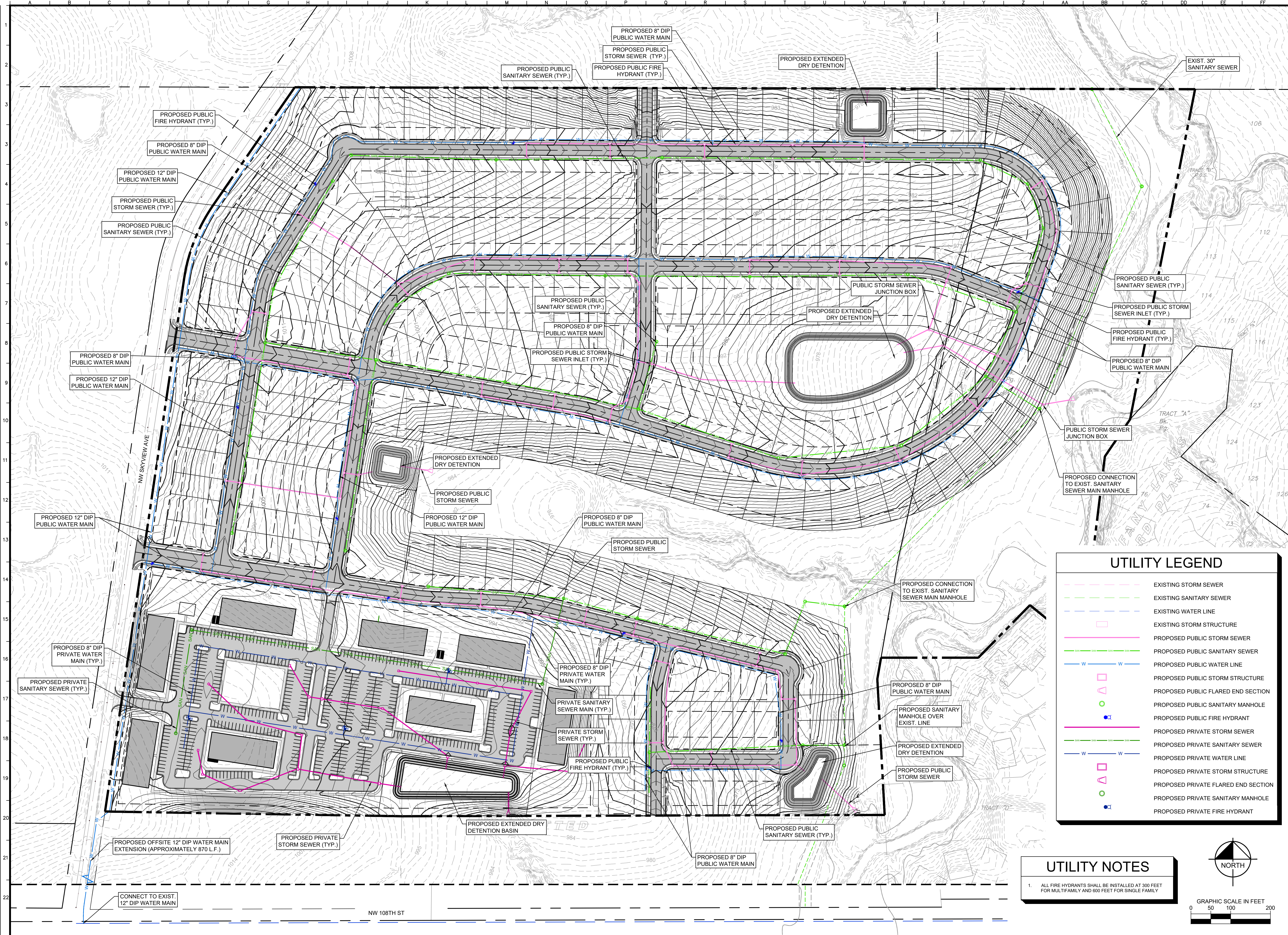
KHA PROJECT NO.
268258002

SHEET NUMBER
C9

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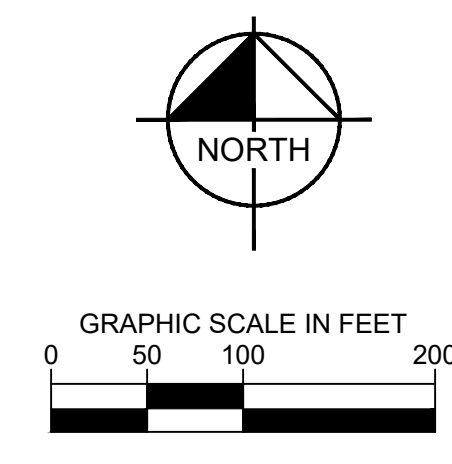
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UTILITY NOTES

- ALL FIRE HYDRANTS SHALL BE INSTALLED AT 300 FEET FOR MULTIFAMILY AND 600 FEET FOR SINGLE FAMILY



No.	REVISIONS	DATE	BY

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UTILITY PLAN

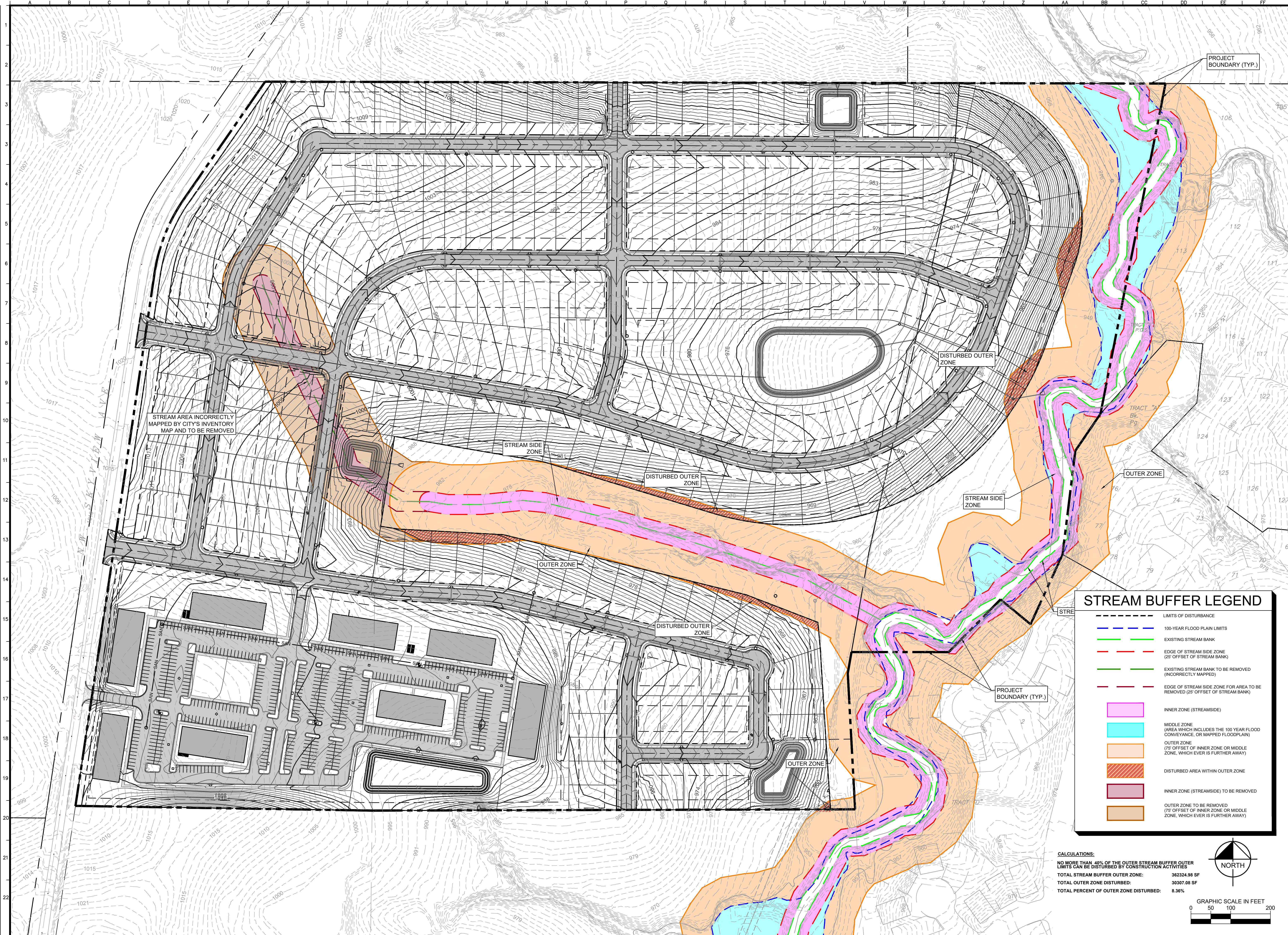
SKYVIEW RESIDENTIAL

11145 NW SKYVIEW AVE

ORIGINAL ISSUE: 01/27/2023
KHA PROJECT NO. 268258002

SHEET NUMBER
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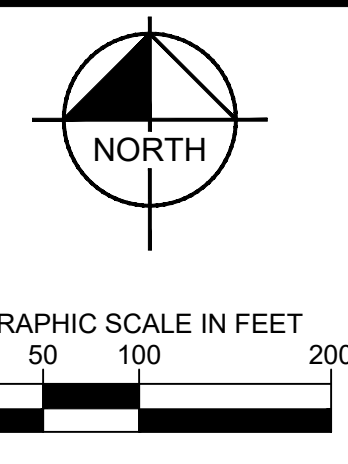
Drawing name: K:\VNC\DEV\268258002_108h & Skyview Residential\2 Design\CAD\NonSheets\MPD\C11 STREAM BUFFER PLAN.dwg Jan 27, 2023 7:58am by: Kaitlin Royner
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STREAM BUFFER LEGEND

	LIMITS OF DISTURBANCE
	100-YEAR FLOOD PLAIN LIMITS
	EXISTING STREAM BANK
	EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
	EXISTING STREAM BANK TO BE REMOVED (INCORRECTLY MAPPED)
	EDGE OF STREAM SIDE ZONE FOR AREA TO BE REMOVED (25' OFFSET OF STREAM BANK)
	INNER ZONE (STREAMSIDE)
	MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE, OR MAPPED FLOODPLAIN)
	OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICH EVER IS FURTHER AWAY)
	DISTURBED AREA WITHIN OUTER ZONE
	INNER ZONE (STREAMSIDE) TO BE REMOVED
	OUTER ZONE TO BE REMOVED (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICH EVER IS FURTHER AWAY)

CALCULATIONS:
 NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES
 TOTAL STREAM BUFFER OUTER ZONE: 362324.98 SF
 TOTAL OUTER ZONE DISTURBED: 30307.08 SF
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 8.36%



Kimley»Horn	<small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</small>							
SCALE: AS NOTED	DESIGNED BY: PMD	DRAWN BY: KMR	CHECKED BY: MK	PRELIMINARY				REVISIONS No. DATE BY
NOT FOR CONSTRUCTION								
STREAM BUFFER PLAN								
SKYVIEW RESIDENTIAL								
11145 NW SKYVIEW AVE								
ORIGINAL ISSUE: 01/27/2023								
KHA PROJECT NO. 268258002								
SHEET NUMBER								
C11								

Meeting Sign-In Sheet

Project Name and Address

ENVISION (SKYVIEW RESIDENTIAL) 11145 NW SKYVIEW AVE

Name	Address	Phone	Email
ELAINE LAUN	5715 NW 110TH CT		
JACK REDLIEN	5708 NW 110TH CT		
TINA AND BILL ABBOT	5506 110TH ST		
SHERRY HOY	5700 NW 110TH CT		
DANIEL CUMMINGS	5519 NW 110TH CT		
CHRISTINA MEDEIROS	5712 NW 110TH CT		
CHRIS HODGES	11023 N MATTOX CT		
DALTON MALCOM	5213 NW 59TH TER		
PAT MILLER ANGELA LAVILLE	5901 NW 108TH ST		miller@diocesekcsj.org
TERRI NEWTON	5709 NW 110TH CT		
DAVID LOBSINGER	11010 N MATTOX CT		
ASHLEY BRYANT			
JIM JONES	5709 NW 110TH CT		

JIM & DORRIS ANDREWS	5518 NW 110TH CT		
MARLENE DECUIR	5519 NW 111TH CT		
DAN	5519 NW 110TH CT		
KEN AND PAT CRUISE	10804 N ST CLAIR AVE		
JONI COLLINS	10825 HULL AVE		
CARRIE COMBS	5503 NW 111TH PL		
KRISTEN CRUCE	6105 NW 104TH TER		
JULIE ALBERTS	11022 NW MADDOX CT		
JAY MOORE	10808 N SAINT CLAIR		
JUDITH MORLEY	5509 NW 111TH CT		
DON SHULTZ	5504 NW 110TH CT		
18167192087			
AUSTIN AND KYLE SANTORO	5516 NW 111TH PL		
CHRISTINA MEDEIROS	5712 NW 110TH CT		
CHERYL GRACE	5504 NW 110TH CT		
AMY DREWRY	6814 NW 104TH TER		
DAVID LOBSINGER	11010 NW MADDOX CT		
JONI AND GREG HULL	10829 N HULL AVE		
KATHY CUMMINGS	5519 NW 110TH CT		
JONI COLLINS	10825 N HULL AVE		



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00017

Meeting Date: 3/7/2023

Meeting Location: ZOOM

Meeting Time (include start and end time): 5:30-6:10

Additional Comments (optional):

Concern about stream discharge - developer will detain water as required by KCMO

Concern about trees being cleared