

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00189

46th and Walnut Apartments

January 7, 2026

Docket #4

Request

Development Plan (Residential)

Applicant

Will Dubois
Davidson AE

Owner

46 Walnut LLC

Site Information

Location	32 E 46 th St
Area	1.3 Acres
Zoning	R-0.5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, UR
South: Residential, R-0.5
East: Residential, R-0.5
West: Residential, B3-2

KC Spirit Playbook Alignment

CD-CPC-2025-00189, High alignment

Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Urban Density for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Walnut Street and E 46th Street are not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a development plan for an approximately 271,000 square foot multi-unit residential building containing 152 units.

Existing Conditions

The 1.3-acre site is currently undeveloped. The Community Christian Church was previously located on the subject site and demolished in 2022. There is approximately 40 feet of grade change across the site from the north to the south.

Neighborhood(s)

This site is located within the Southmoreland Neighborhood Association and Midtown KC Now.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on December 9, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

7411-P-3 & 7411-P-4 - Ordinance 160600 - Rezoning a 1.32 acre tract of land generally located at the northwest corner of Walnut Street and E. 46th Street from Districts R-0.5 and R-5 to District R-0.5, and approving a development plan to allow for a multi-unit building with 131 units. Approved September 4, 2016

Project Timeline

The application was filed on November 16, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #4 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed development is a multi-story building containing 152 residential units. The majority of the proposed units will be accessed from the inside of the building, and four units will be for-rent, townhouse-style with access along E 46th Street. Due to the grade change of approximately 40 feet from north to south across the site, the north side of the building will be five stories and about 58 feet and the south side of the building along E 46th Street will be approximately 109 feet at its tallest point and eight stories, including the parking structure levels.

The parking garage will have two access points, one from E 46th Street at the southwest corner of the site and off Walnut Street near the northeast corner of the site. The parking garage will contain 207 spaces for residents.

There will be a courtyard amenity space in the center of the building, which has not been programmed yet. Eighteen trees will be provided along the north and east sides of the site. A fee in-lieu of the remaining ten required trees in the amount of \$3,700 will be paid by the developer.

Proposed building materials include modular brick, precast panel with brick formliner, fiber cement panel, metal wall panel, and EIFS.

PLAN ANALYSIS

Standards	Meets	Notes
Main Corridor Overlay (Ord. 171037)	No	See section titled Main Corridor Overlay below.

Standards	Meets	Notes
Lot and Building Standards (88-110)	No	See section titled 88-110-06 - Lot and Building Standards below.
Parkland Dedication (88-408)	Yes, subject to conditions	
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	Developer will pay a partial fee in-lieu of plantings.
Outdoor Lighting (88-430)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

Main Corridor Overlay

This proposed development is subject to the Neighborhood Main St standards in the Main Corridor Overlay (MCO). The Board of Zoning Adjustment is authorized to grant variances to the overlay standards.

The overlay allows a maximum height of 65 feet on the subject property. The plans propose a maximum height of 109.5 feet. There is significant grade change across the site, approximately 40 feet, which is the main reason for the excessive height due to the consistent roof line of the building despite the grade change.

The overlay requires a minimum 40 percent transparency on the second story and above for any façade fronting a street. The plans propose 28 percent transparency on the upper floors of the façade facing Walnut Street.

88-110-06 – Lot and Building Standards

City Council is authorized to grant deviations to the lot and building standards, in this case, the minimum lot area per unit. The R-0.5 zoning requires a minimum lot area per unit of 500 square feet, which would allow 119 units on the subject site. The applicant is seeking a deviation to allow a minimum lot area per unit of 350 square feet for a maximum of 164 units, although only 152 units are proposed on the plan, which could be allowed with 394 square feet of lot area per unit.

SPECIFIC REVIEW CRITERIA

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

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

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

The proposed plan complies with most of the applicable standards in the Zoning and Development Code and MCO, aside from the standards detailed in the above section. The applicant has filed a separate application to the Board of Zoning Adjustment for the requested variances to the MCO listed above.

“The 46th and Walnut Apartments will increase housing density one block off Main St., meeting KC Spirit Playbook and area plan goals related to diversifying housing. Variances for height and transparency will be required. However, given the need for housing close to the streetcar and the tough topography of the site, Community Planning believes those variances are appropriate. Additionally, modifications have been made with the intent to mitigate transparency concerns, including increased glazing on the Walnut St. side and mural panels on the west elevation. The project also redevelops a vacant lot with access to existing infrastructure.” – Luke Ranker, 4th District Planner, Community Planning Division

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

The proposed residential use is permitted in the R-0.5 district and MCO.

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 are adequate to serve the site. There are two access points to the sub-grade parking garage from E 46th Street at the southwestern corner of the site and Walnut Street at about mid-block.

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 proposes adequate pedestrian circulation onsite with sidewalks and building entry features. To comply with the MCO, the applicant provided faux windows on the parking garage façade facing Walnut Street to create better pedestrian-oriented design.

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

The applicant and Water Services staff discussed whether or not the existing water main in E 46th Street is adequate to serve the proposed development. Water Services staff have not approved their review yet as they are waiting for a revised hydraulic study on the existing water main in E 46th Street. The ordinance request will not be submitted until there is

agreement between Water Services and the applicant about the reuse or replacement of the water main.

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.

Proposed building materials include modular brick, metal panel, and fiber cement panel. These materials are consistent with the character of the surrounding buildings as well as in compliance with the primary and secondary material requirements in the MCO.

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 proposed building will have minimal to no setbacks on the majority of the site. There are no visible vehicular use areas that need landscape screening. Some plantings will be provided onsite near the property lines and the remaining landscape requirements will be met by a payment in-lieu of \$3,700 by the developer.

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 site will be mostly impervious due to the minimal building setbacks and density proposed. The limited amount of pervious space is typical for a dense residential development with small building setbacks. There may be opportunities for additional pervious surface in the courtyard as the programming of the space hasn't been determined yet. More details will be provided at the time of building plan review.

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 are three existing trees on the property to be removed for the construction of the proposed project.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony

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: December 31, 2025

Case Number: CD-CPC-2025-00189

Project: 46th and Walnut 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. 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.
2. 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.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. 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.
5. 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.
6. The developer shall pay a partial fee in lieu of \$3,700 to meet landscaping requirements prior to certificate of occupancy.
7. The developer shall receive a variance to the maximum height allowed in the Main Corridor Overlay prior to Council approval.
8. the developer shall receive approval of a variance to the transparency requirements for the second story and above as required by the Main Corridor Overlay prior to Council approval.
9. Resolve all outstanding corrections prior to request for ordinance.

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

10. • All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
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. • New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
13. • Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..
14. • 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
15. • 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)

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

16. • 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).
17. • The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

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

18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

19. The development is anticipated to generate over 1,000 vehicular trips per day. As a result, a detailed Traffic Impact Study (TIS) will be required to evaluate the potential impacts of the development on the surrounding roadway network.

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

20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
21. The developer shall submit 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.
22. 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.
23. 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.
24. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
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. Obtain approval from the Transportation Development Committee (TDC) for proposed driveways having a width that exceeds the 30 ft maximum allowed by Std Dwg D-3 prior to City Council approval.

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

27. 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
28. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.

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/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

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

30. The developer shall submit for KC Water approval a comparative analysis prepared by a Missouri PE of the capacity vs. demands on the existing public 6" CIP water main in 46th Street. Should the main need to be upsized the water main extension (approximately 220') shall be designed to meet KC Water Rules and Regulations and under contract (permit) prior to building permit issuance.

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

31. The developer shall grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
32. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC WATER prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
33. 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.
34. The developer shall 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.
35. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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project description

A new multi-family development located in Kansas City, Missouri. The project consists of five stories of apartments above a multi-level garage. The apartments wrap an amenity courtyard for residents. Walk-up townhomes on the south side step down with the grade to compliment existing development in the neighborhood.

project timeline

Anticipated beginning: Spring 2026
Anticipated completion: Fall 2028
Project to be completed in one phase.

legal description

YOUTH ACTIVITY COMPLEX SOUTH
MORELAND AMEND PLAT 6 LOT ALL EXC W 25
FTLOTS 2 THRU 6

sheet index

- A0.0 cover sheet
- C1.1 existing conditions
- C1.2 civil site/utility plan
- C2.1 grading plan
- C3.1 drainage map
- L1.1 landscape plan
- A1.1 townhome level 1 / garage level 0-1
- A1.2 townhome level 2-3 / garage level 2-3
- A1.3 1st & 2nd floor plan
- A1.4 3rd & 4th floor plan
- A1.5 5th floor plan
- A3.1 exterior elevations
- A3.2 exterior elevations
- A3.3 exterior courtyard elevations
- A3.4 perspectives
- P1.1 photometric site plan
- P1.2 garage photometric plan
- P1.3 photometric cutsheets

developer

Flint Residential
3515 West 75th Street
Prairie Village, Kansas 66208
contact: John P. McGurk
jmcgurk@flintdevelopment.com
(816) 729-6362

architect

Davidson Architecture & Engineering
4301 Indian Creek Pkwy
Overland Park, KS 66207
contact: Will Dubois, AIA
will@davidsonae.com
(913) 451.9390



project area



building data				
site data	required	proposed	alternative requested	approved
rear setback (north)	25' min.	10'	yes	
front setback (south)*	10' max.	0'	no	
side setback (west)	8' min	8'	no	
street-side (east)*	10' max.	0'	no	

MCO 4A - lot and building standards supercedes base setback code

parking data					
site data	vehicle spaces		bike spaces		alternative requested
	required	proposed	required	proposed	
proposed use(s)					
residential	152	207			no
short term bicycle			20	20	no
long term bicycle			51	51	no
total	152	207	70	70	no

site data				
site data	existing	proposed	alternative requested	approved
zoning	R-0.5	R-0.5	yes	
gross land area				
in square feet	0	57,713	no	
in acres	0	1.33	no	
right of way dedication				
in square feet	0	0	no	
in acres	0	0	no	
right of way vacation				
in square feet	0	0	no	
in acres	0	0	no	
net land area				
in square feet	0	57,713		
in acres	0	1.33		
building area (sq. ft.)	0	271,889		
floor area ratio	0	4.71:1		
residential use info				
total dwelling units	0	152		
multi-unit building	0	152		
total lots	0	0		
residential	0	1		
public/civic	0	0		
commercial	0	0		
other	0	0		

other development standards	
88-425 - other development standards	
88-408 - parkland dedication	developer to provide payment in-lieu
88-415 - stream buffers	N/A
88-430 - outdoor lighting	see P1.1 photometric plan
88-435 - outdoor display, storage, & work	-
88-445 - signs	-
88-450 - pedestrian standards	-

alternatives requested

- Approving an alternate to allowed building height per Main Corridor Overlay (MCO) based on the Bowl Concept is 65'-0"
 Building Height at NE corner of lot: 58'-10"
 Building Height at SW corner of lot: 109'-5"
 Building height from average grade plane: 85'-0"
 Max height allowed by MCO: 65'-0"
 Requested alternative to allow for: 112'-0"
- Approving an alternate to required transparency per Main Corridor Overlay (MCO) due to substantial grade change and difficulty with how the ordinance measures glazing.
 Required transparency by MCO: 40%
 Requested alternate: Refer to A3.2 for specific percentages
 (Note Garage to Townhome is listed as "glazing" as only 1% is transparent)
- Approving an alternate to 88-110-06, Table 110-2
 R-0.5 min. lot area per unit: 1 per 500 sq.ft. ; 57,713 / 500 = 115.4 units
 Requested alternative to allow 1 per 350 sq.ft. ; 57,713 / 350 = 164.9 units (152 planned)

development summary table									
name	use	height	no. floors	no. floors	usage	area (sf)	units	parking spaces required	parking spaces provided
Flint Plaza MF	apartments	85'	5 over 3	leasing levels	leasing	1,583	0	0	0
				garage levels	parking	89,479	0	152	207
				townhome levels	townhome	9,471	4	0	0
				01	amenity	4,107	29	0	0
				02	residential	31,873	30	0	0
				03	residential	33,150	30	0	0
				04	residential	33,150	30	0	0
				05	residential	31,601	29	0	0
				amenity	1,409	29	0	0	
				total					

a new development for: Flint Residential
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date
12.22.2025
drawn by
DAE
checked by
DAE
revisions

sheet number
A0
Cover Sheet

drawing type
Development Plan
project number
25010

Local Benchmarks:

BM-1: Cut - X
Elevation: 865.993'
N: 1047484.214
E: 2764241.376

BM-2: Cut - X
Elevation: 911.470'
N: 1047757.977
E: 2764495.711

Floodplain Note:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Legal description:

YOUTH ACTIVITY COMPLEX SOUTH MORELAND AMEND PLAT SUB LOT 6 ALL EXC W 25 FT LOTS 2 THRU 6

Property Legend

- right of way
- property lines
- easements

Grading Legend

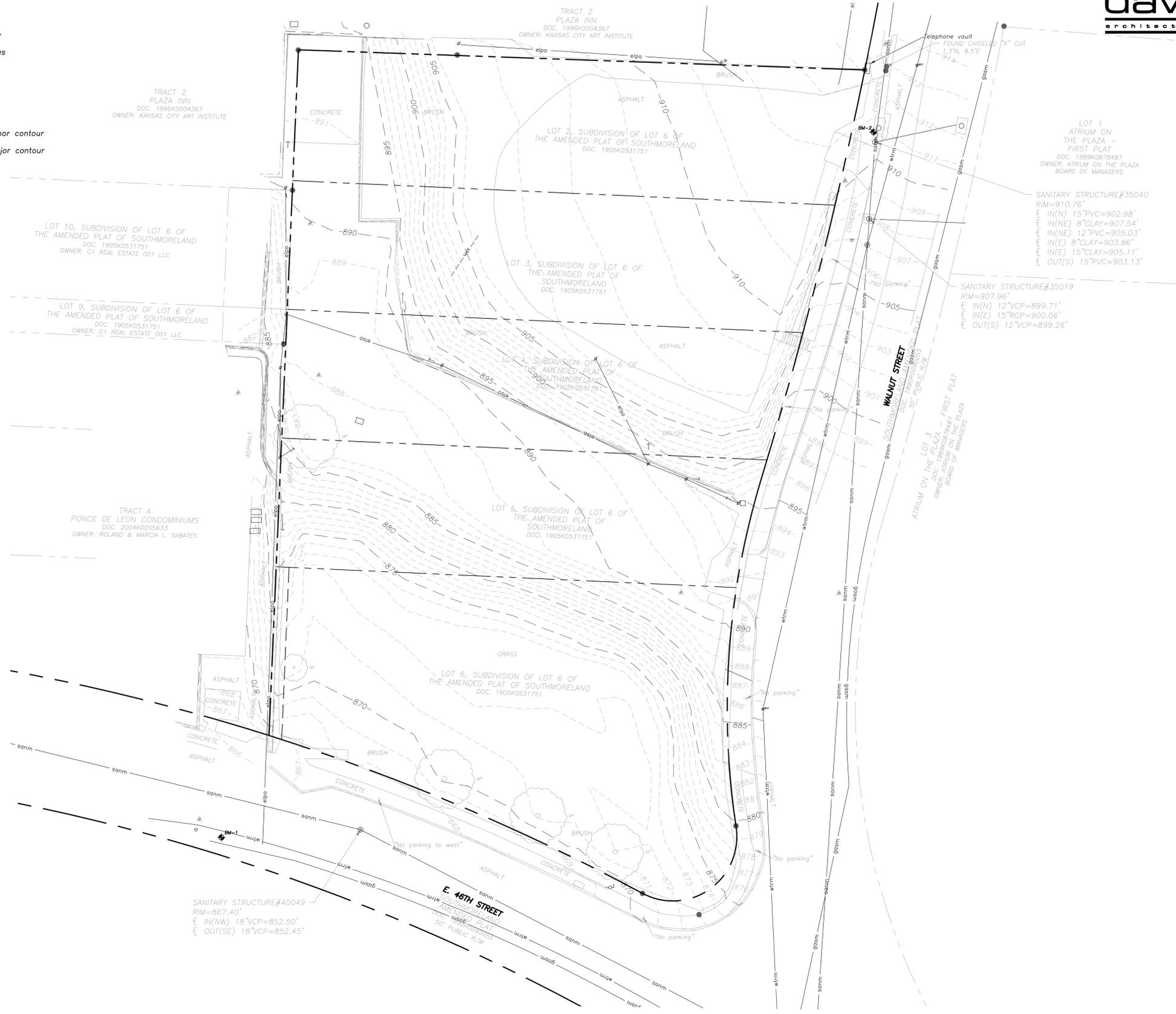
- - - - - existing minor contour
- - - - - existing major contour

Utility Legend

- existing
 - proposed
- Linetypes**
- sanm sanitary main
 - sans sanitary service
 - ssm storm sewer (existing)
 - ssms storm sewer (solid wall, proposed)
 - stms storm sewer (solid wall, proposed)
 - stms storm sewer (perforated, proposed)
 - wrm water main
 - wrf water service (fire)
 - wrd water service (domestic)
 - wri water service (irrigation)
 - gasm natural gas main
 - gass natural gas service schematic
 - elpu underground primary electric
 - elsu underground secondary electric
 - elpo overhead electric
 - datu underground cable/phone/data
 - datu underground cable/phone/data service
 - fence-chainlink
 - fence-wood
 - fence-barbed wire
 - treeline

Symbols

- ⊙ sanitary manhole
- ⊙ service cleanout
- ⊙ fmv force main release valve
- rectangular structure
- circular structure
- ⊕ fire hydrant
- ⊙ wv water valve
- ⊙ w water meter
- ⊙ BFP backflow preventer
- ⊙ natural gas meter
- ⊙ T service transformer (pad mount)
- ⊙ S primary switch gear
- ⊕ LP light pole
- ⊙ cable/phone/data junction box
- ⊙ street light
- ⊙ pedestrian street light
- ⊙ electric pole
- guy wire
- ⊙ end section



a new development for: Flint Residential:

46th & Walnut Apartments

32 E. 46th Street
Kansas City, Missouri 64111

date: 11.14.2025
drawn by: TMJ
checked by: HAZ
revisions:

sheet number

C1.1

Existing Conditions

drawing type
Development Plan

project number
25010

Local Benchmarks: BM-#

BM-1: Fire hydrant
 Elevation: 865.46'
 N: 1047487.114
 E: 2764231.450

BM-2: 1/2" rebar with unreadable cap
 Elevation: 915.89'
 N: 1047799.098
 E: 2764546.600

Floodplain Note:
 By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

Utility Legend

- existing
- proposed

Linetypes

- sanm sanitary main
- sans sanitary service
- ssm storm sewer (existing)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (solid wall, proposed)
- ssm storm sewer (perforated, proposed)
- wtrm water main
- wtrf water service (fire)
- wtrd water service (domestic)
- wtri water service (irrigation)
- gasm natural gas main
- gass natural gas service schematic
- elpu underground primary electric
- elss underground secondary electric
- elpo overhead electric
- datu underground cable/phone/data
- datss underground cable/phone/data service
- fence-chainlink
- fence-wood
- fence-barbed wire
- treeline

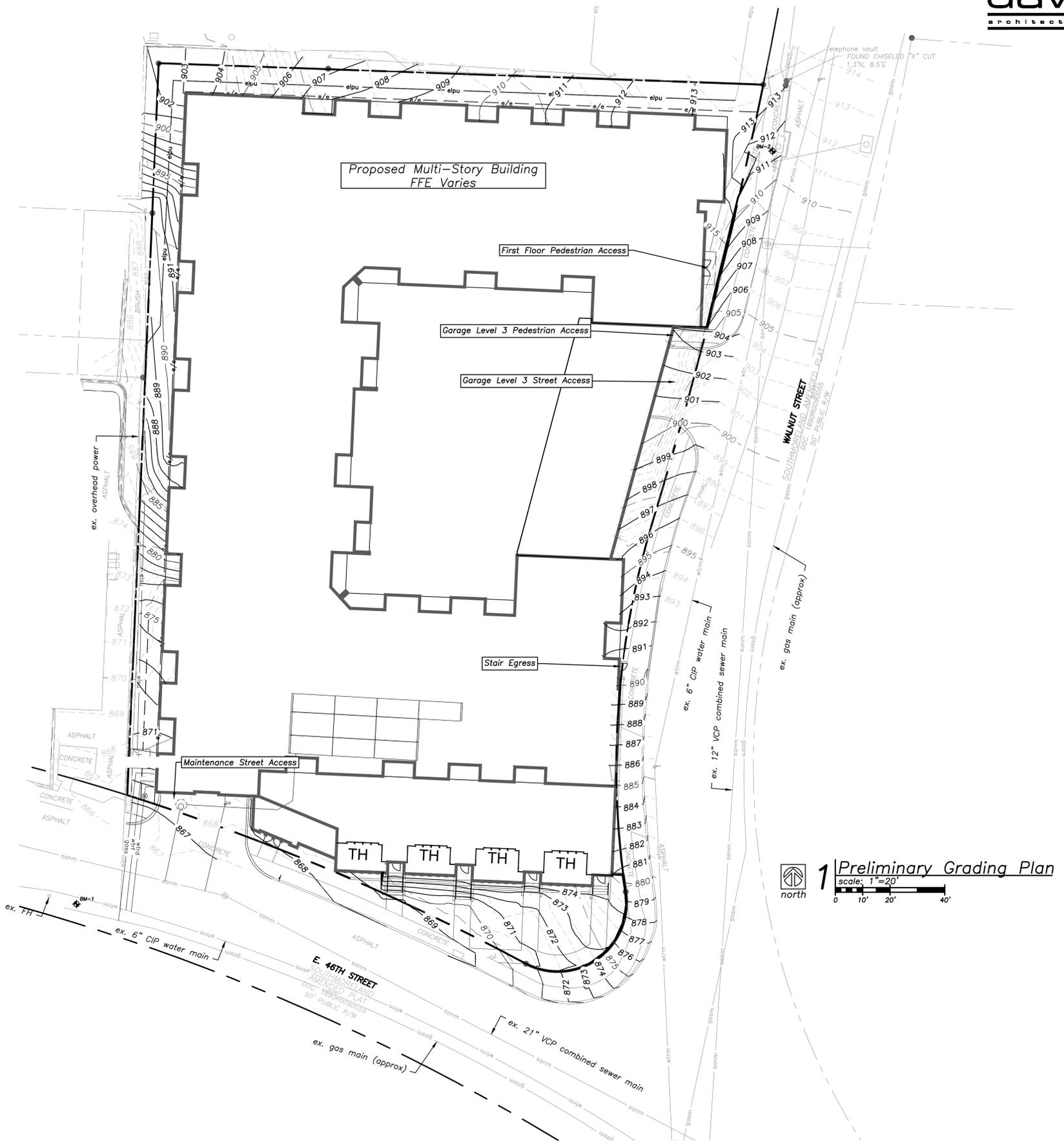
Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Property Legend

- right of way
- property lines
- easements

Floor	Elevation
Fifth Floor	959.03
Fourth Floor	948.37
Third Floor	937.72
Second Floor	927.06
First Floor	915.33
Garage Level 3	901.75
Townhome 3	898.07
Garage Level 2	890.75
Townhome 2	886.41
Garage Level 1	879.75
Townhome 1	874.68
Leasing/Office	868.08
Maintenance	867.75



1 Preliminary Grading Plan
 scale: 1"=20'
 north

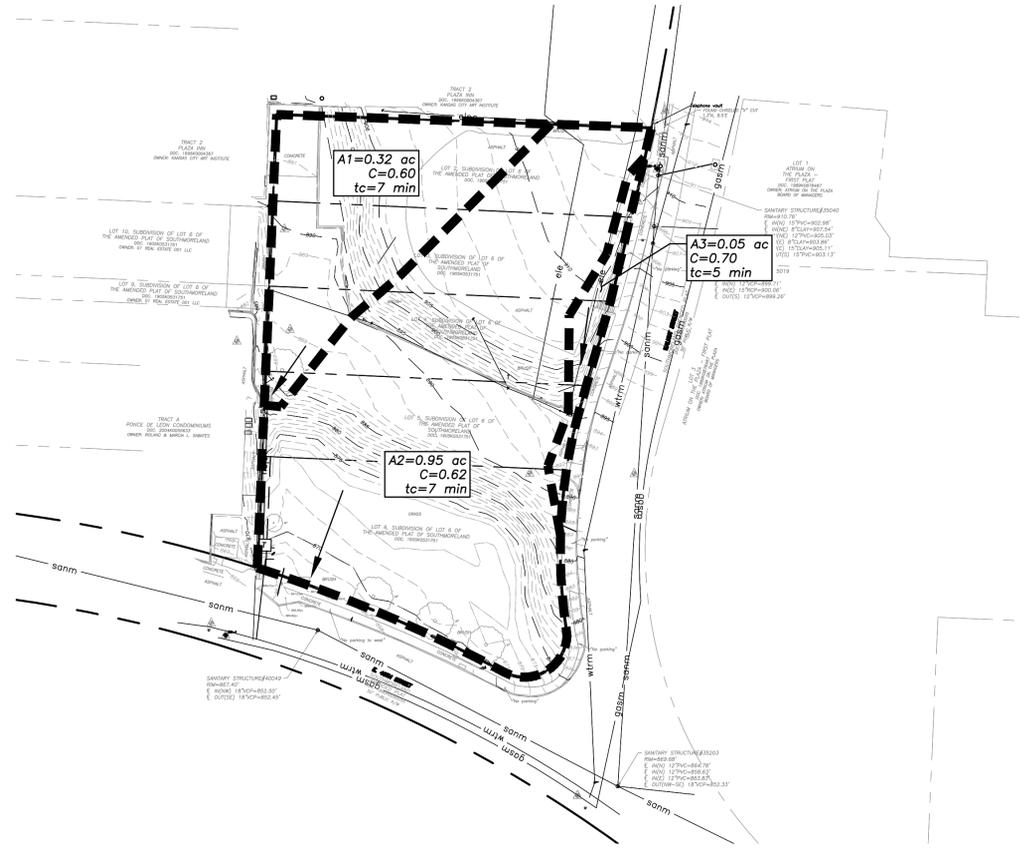
4301 Indian Creek Parkway
 Overland Park, KS 66207
 phone: 913.451.9390
 fax: 913.451.9391
 www.davidsonae.com

a new development for: Flint Residential:
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date: 11.14.2025
 drawn by: TMJ
 checked by: LDM
 revisions:

sheet number:
C2.1
 Grading Plan
 drawing type:
 Development Plan
 project number:
 25010

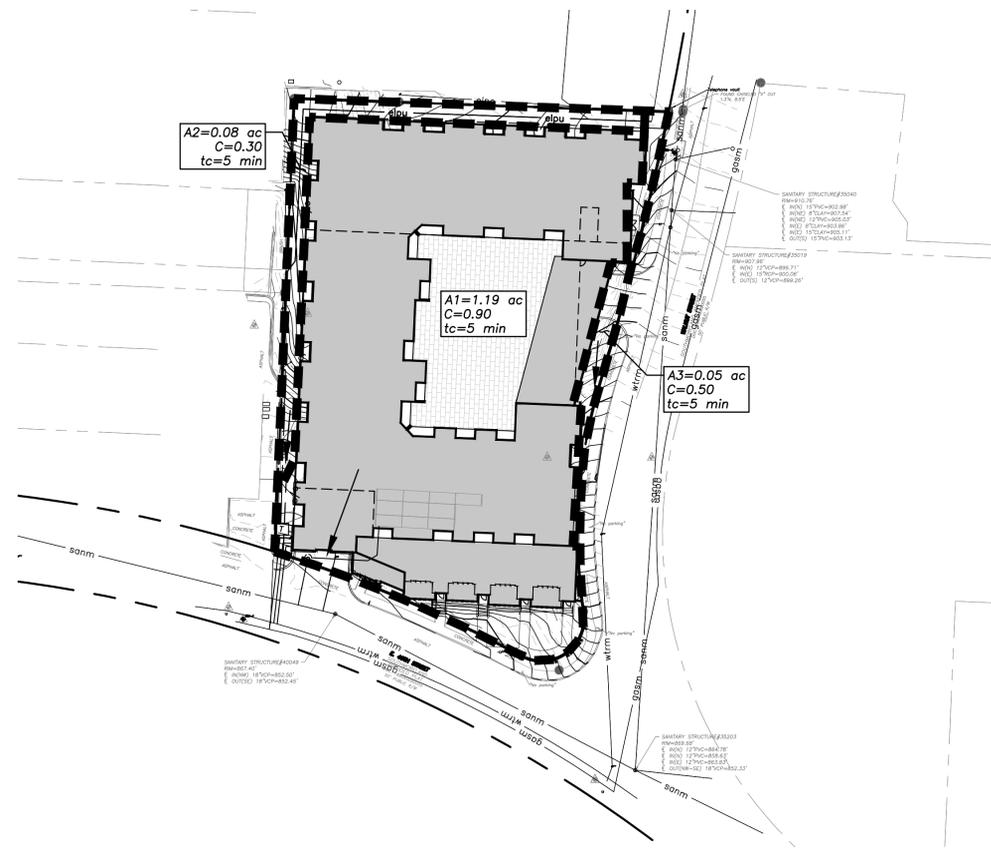




Pre-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	57,713	1.32
Impervious Area	14,354	0.32
Pervious Area	43,359	1.00

1 Existing Drainage Area Map
1" = 50'



Post-Construction Impervious Area Calculations

	Square Feet	Acres
Area of Site	57,713	1.32
Impervious Area	48,726	1.12
Pervious Area	8,987	0.20

2 Proposed Drainage Area Map
1" = 50'

Utility Legend

	existing
	proposed
Linetypes	
	sanitary main
	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
	water main
	water service (fire)
	water service (domestic)
	water service (irrigation)
	natural gas main
	natural gas service schematic
	underground primary electric
	underground secondary electric
	overhead electric
	underground cable/phone/data
	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	treeline

Drainage Legend

	drainage area
	right of way
	property lines
	easements

Property Legend

	right of way
	property lines
	easements

Grading Legend

	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour

Local Benchmarks: BM-#

BM-1: Fire hydrant
Elevation: 865.46'
N: 1047487.114
E: 2764231.450

BM-2: 1/2" rebar with unreadable cap
Elevation: 915.89'
N: 1047799.098
E: 2764546.600

Floodplain Note:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 29095C0262G which bears an effective date of January 20, 2017 and is not located in a special hazard area.

Symbol Legend

	sanitary manhole		service transformer (pad mount)
	service cleanout		primary switch gear
	force main release valve		light pole
	rectangular structure		cable/phone/data junction box
	circular structure		street light
	fire hydrant		pedestrian street light
	water valve		electric pole
	water meter		guy wire
	backflow preventer		end section
	natural gas meter		

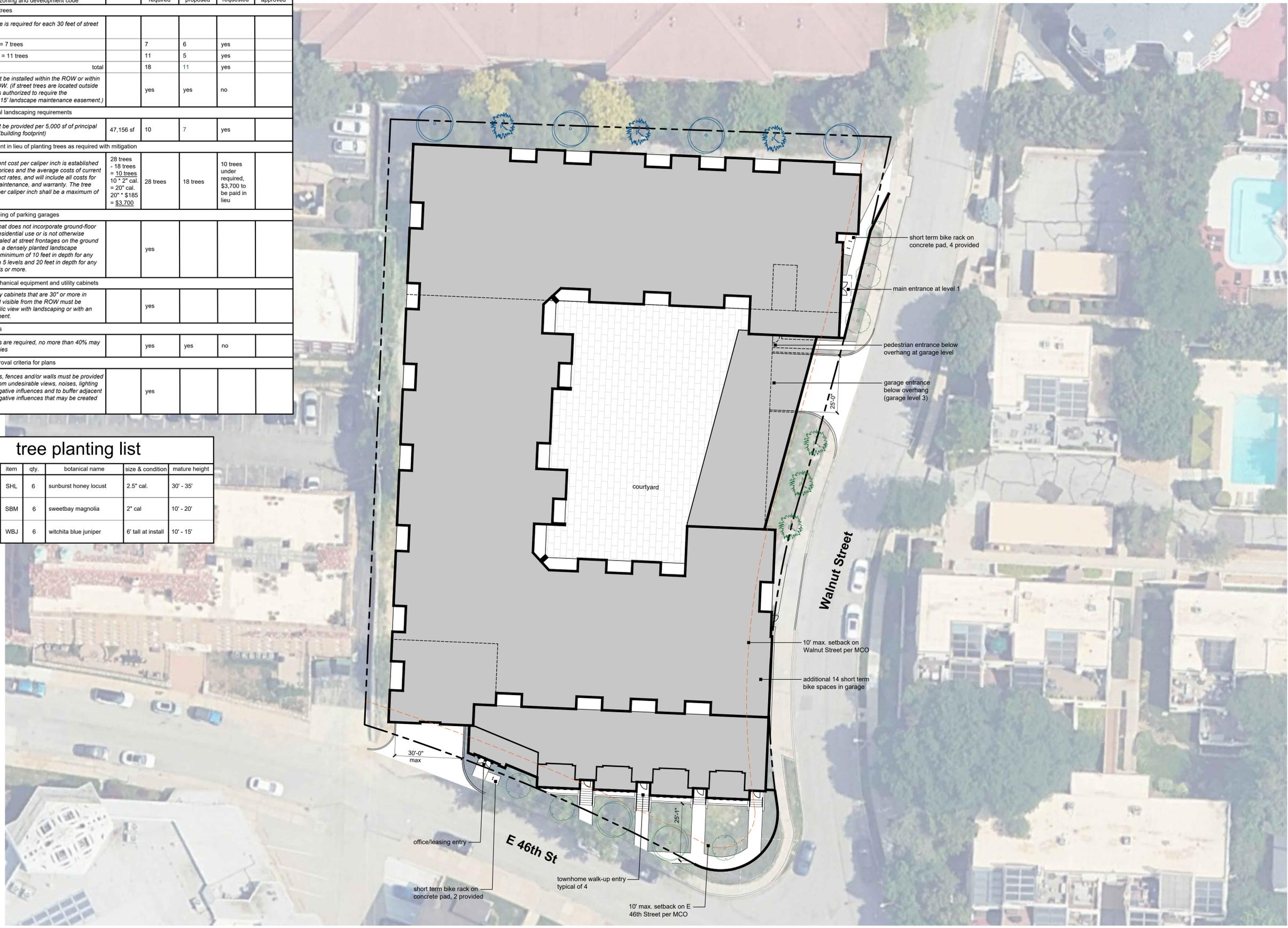


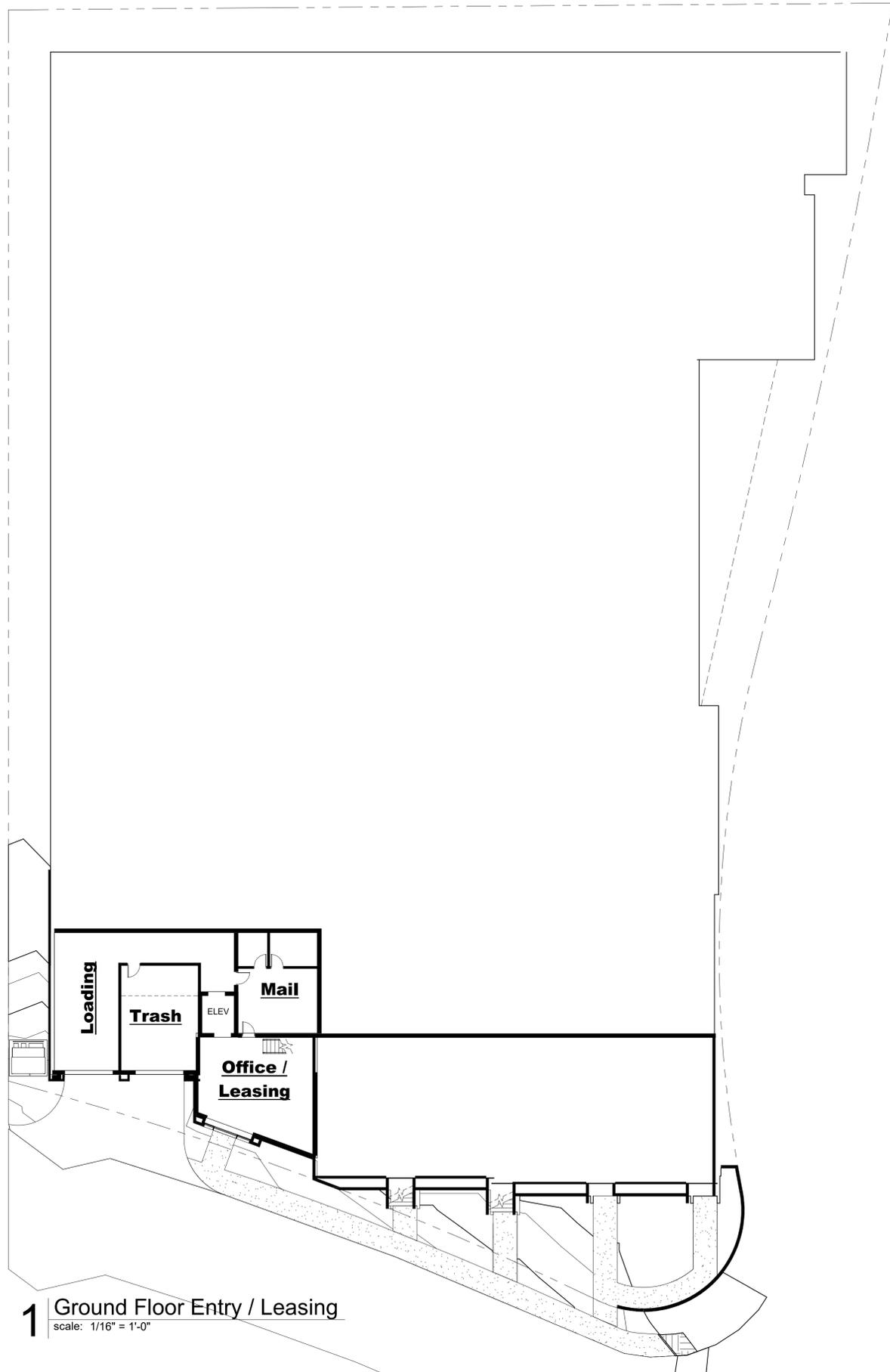
landscaping requirements

88 series 400-500 zoning and development code	required	proposed	alternative requested	approved
88-425-03 - street trees				
at least 1 street tree is required for each 30 feet of street frontage.				
E 46th St: 186/30' = 7 trees	7	6	yes	
Walnut St: 328/30' = 11 trees	11	5	yes	
total	18	11	yes	
required trees must be installed within the ROW or within 10' of the street ROW. (if street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement.)	yes	yes	no	
88-425-04 - general landscaping requirements				
at least 1 tree must be provided per 5,000 sf of principal building coverage (building footprint)	47,156 sf	10	7	yes
88-424-12 - payment in lieu of planting trees as required with mitigation				
The tree replacement cost per caliper inch is established by wholesale tree prices and the average costs of current tree planting contract rates, and will include all costs for materials, labor, maintenance, and warranty. The tree replacement cost per caliper inch shall be a maximum of \$185.	28 trees = 18 trees = 10 trees = 10" 2" cal. = 20" cal. = 20" * \$185 = \$3,700	28 trees	18 trees	10 trees under required, \$3,700 to be paid in lieu
88-425-07 - screening of parking garages				
a parking garage that does not incorporate ground-floor nonresidential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a densely planted landscape perimeter that is a minimum of 10 feet in depth for any garage of less than 5 levels and 20 feet in depth for any garage with 5 levels or more.	yes			
88-425-08-B - mechanical equipment and utility cabinets				
above-ground utility cabinets that are 30" or more in height or width and visible from the ROW must be screened from public view with landscaping or with an architectural treatment.	yes			
88-425-10-B - trees				
if more than 8 trees are required, no more than 40% may be of a single species	yes	yes	no	
88-516-05-G - approval criteria for plans				
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.	yes			

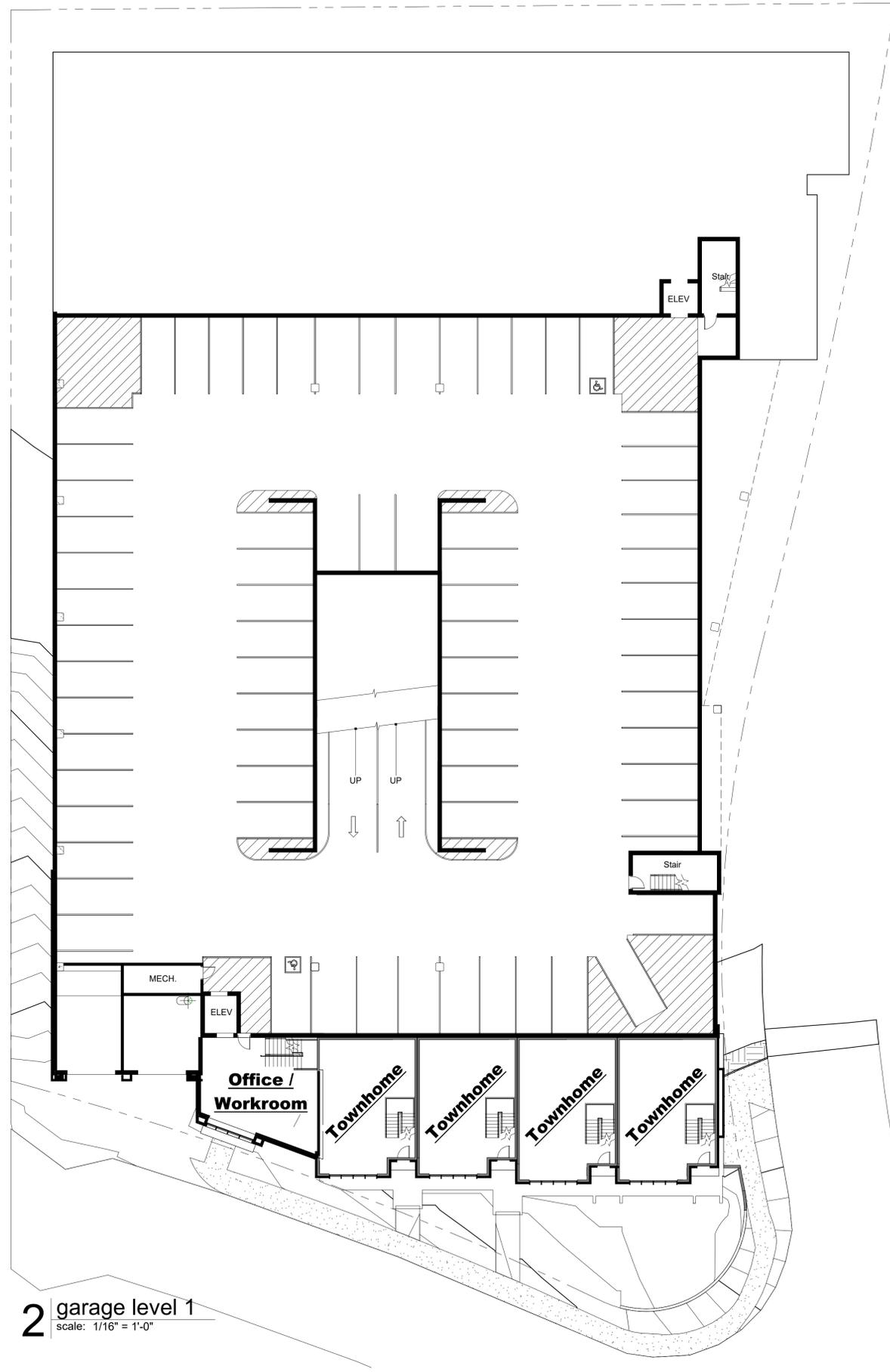
tree planting list

	item	qty.	botanical name	size & condition	mature height
trees shade / evergreen / deciduous	SHL	6	sunburst honey locust	2.5" cal.	30' - 35'
	SBM	6	sweetbay magnolia	2" cal	10' - 20'
	WBJ	6	witchita blue juniper	6' tall at install	10' - 15'





1 Ground Floor Entry / Leasing
 scale: 1/16" = 1'-0"



2 garage level 1
 scale: 1/16" = 1'-0"

a new development for: Flint Residential
46th & Walnut Apartments

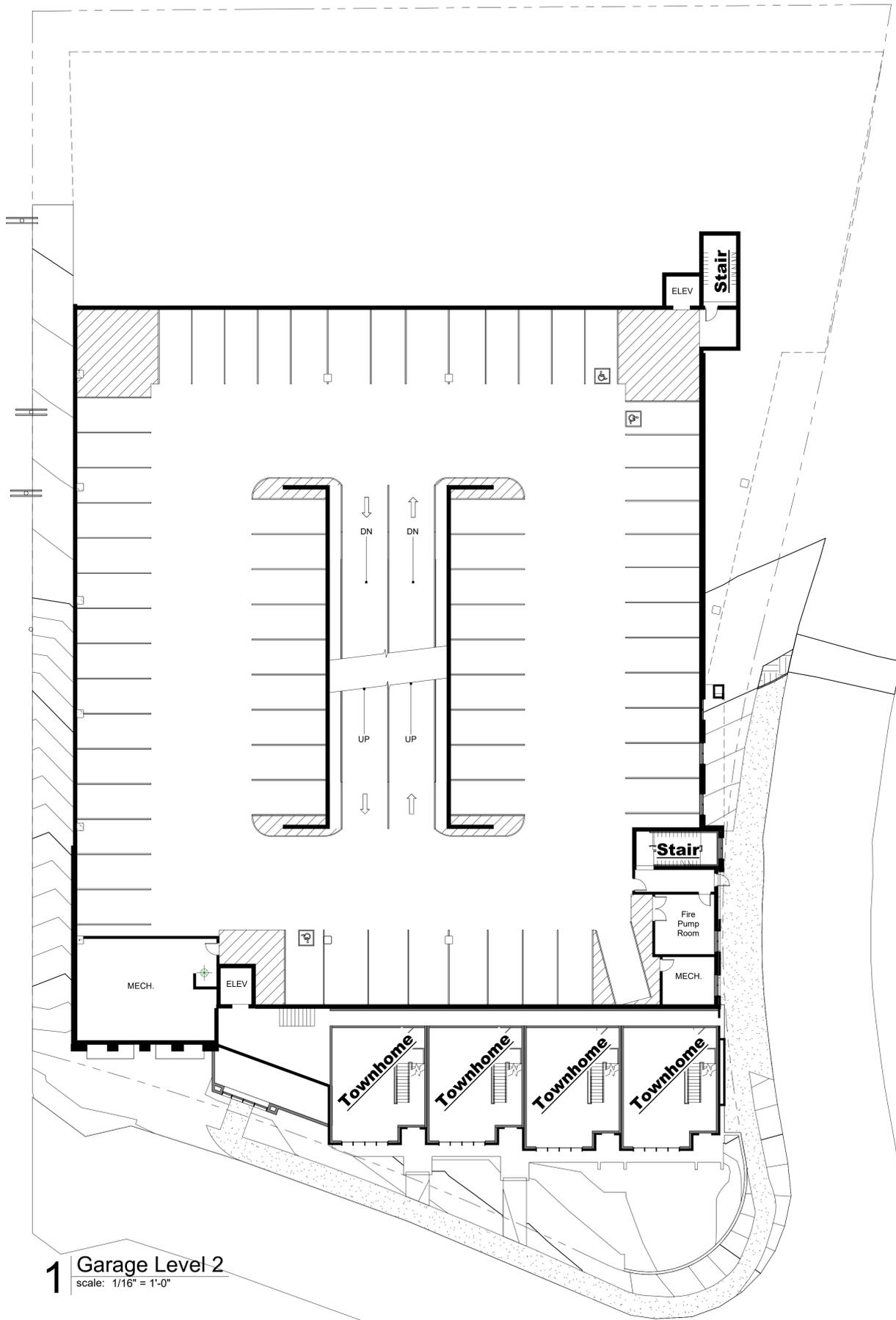
32 E. 46th Street
 Kansas City, Missouri 64111

date
 12.22.2025
 drawn by
 DAE
 checked by
 DAE
 revisions

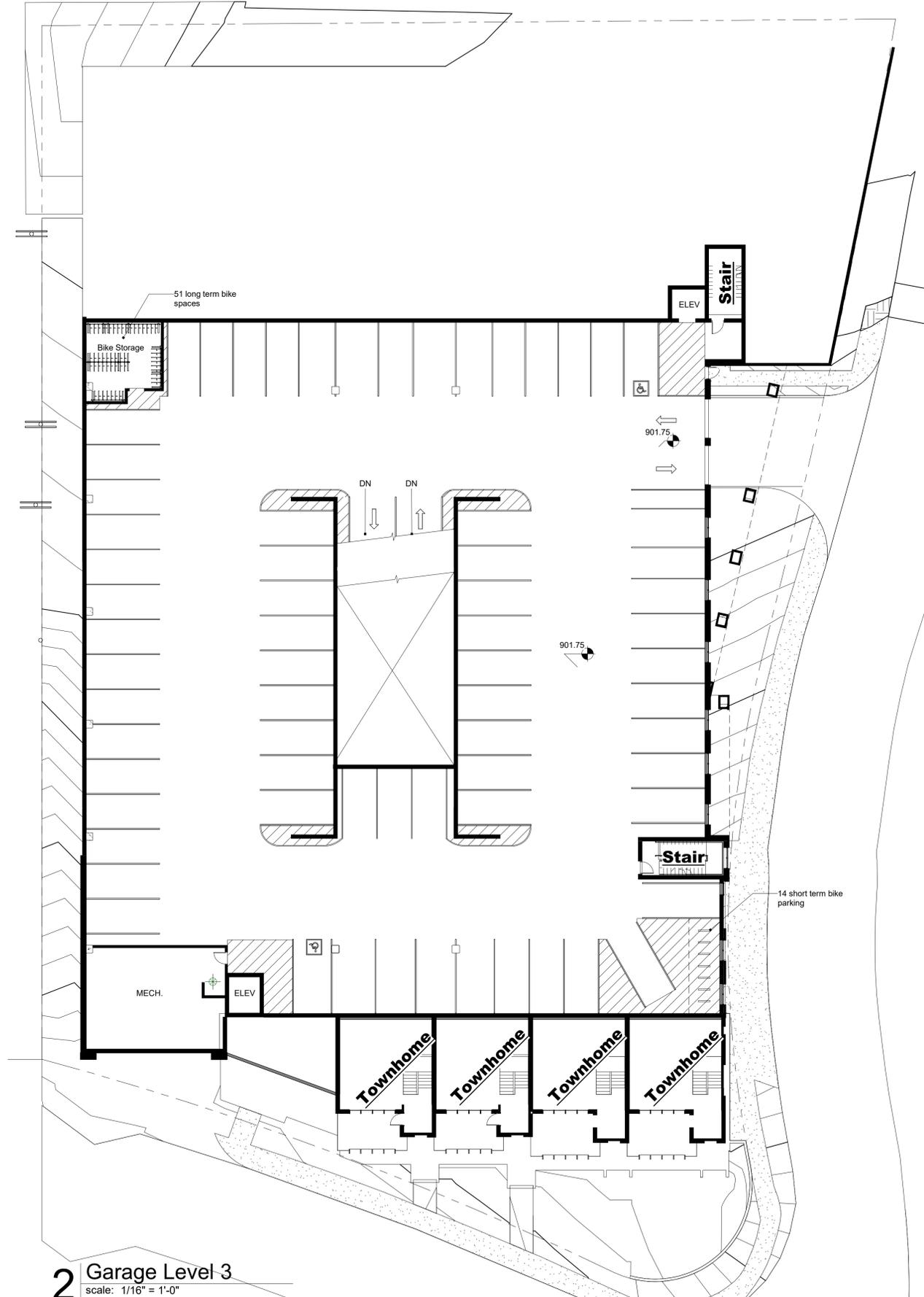
sheet number
A1.1

townhome level 1 /
 garage level 0-1

drawing type
 Development Plan
 project number
 25010



1 Garage Level 2
 scale: 1/16" = 1'-0"



2 Garage Level 3
 scale: 1/16" = 1'-0"

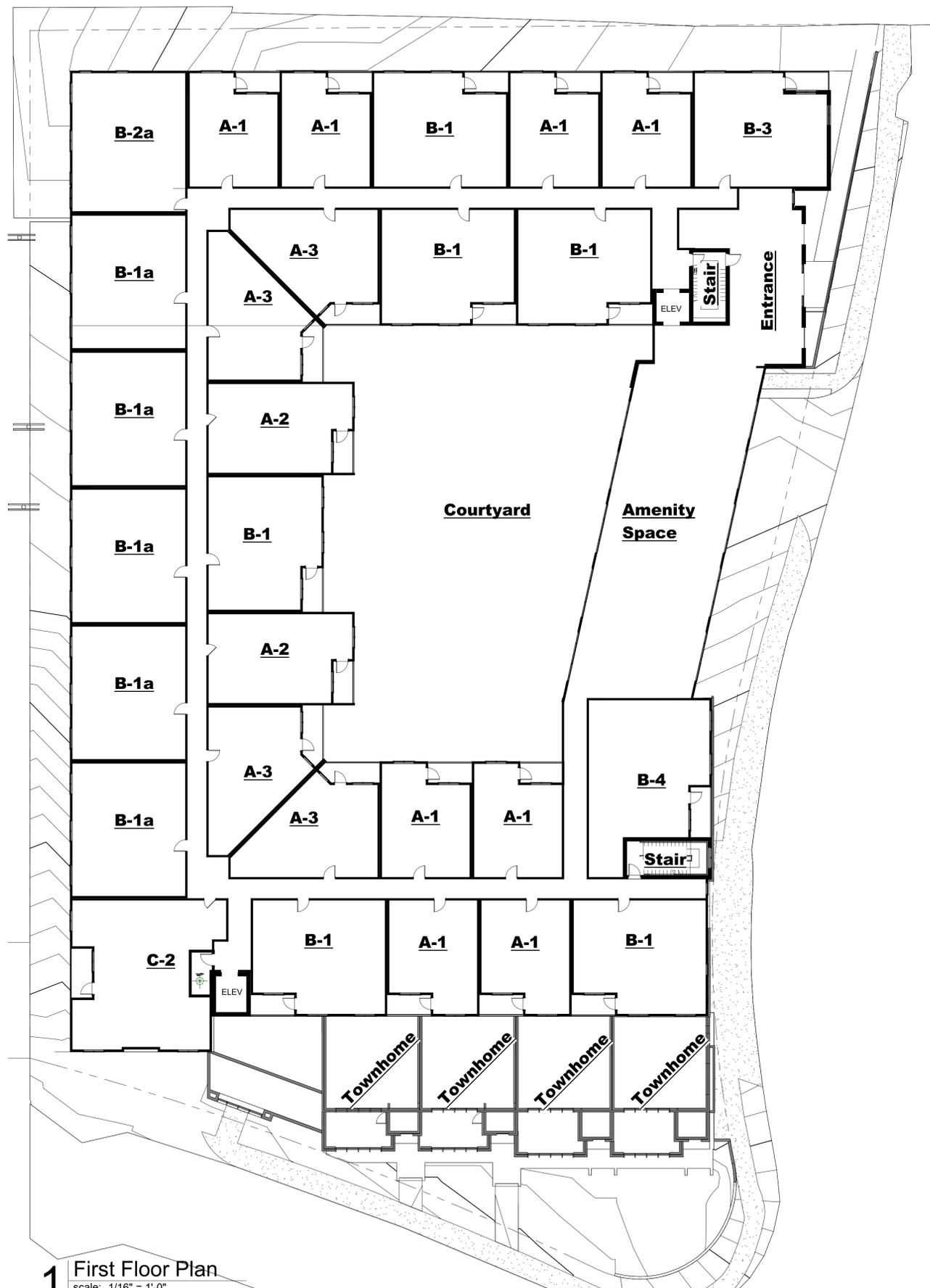
a new development for: **Flint Residential**
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date
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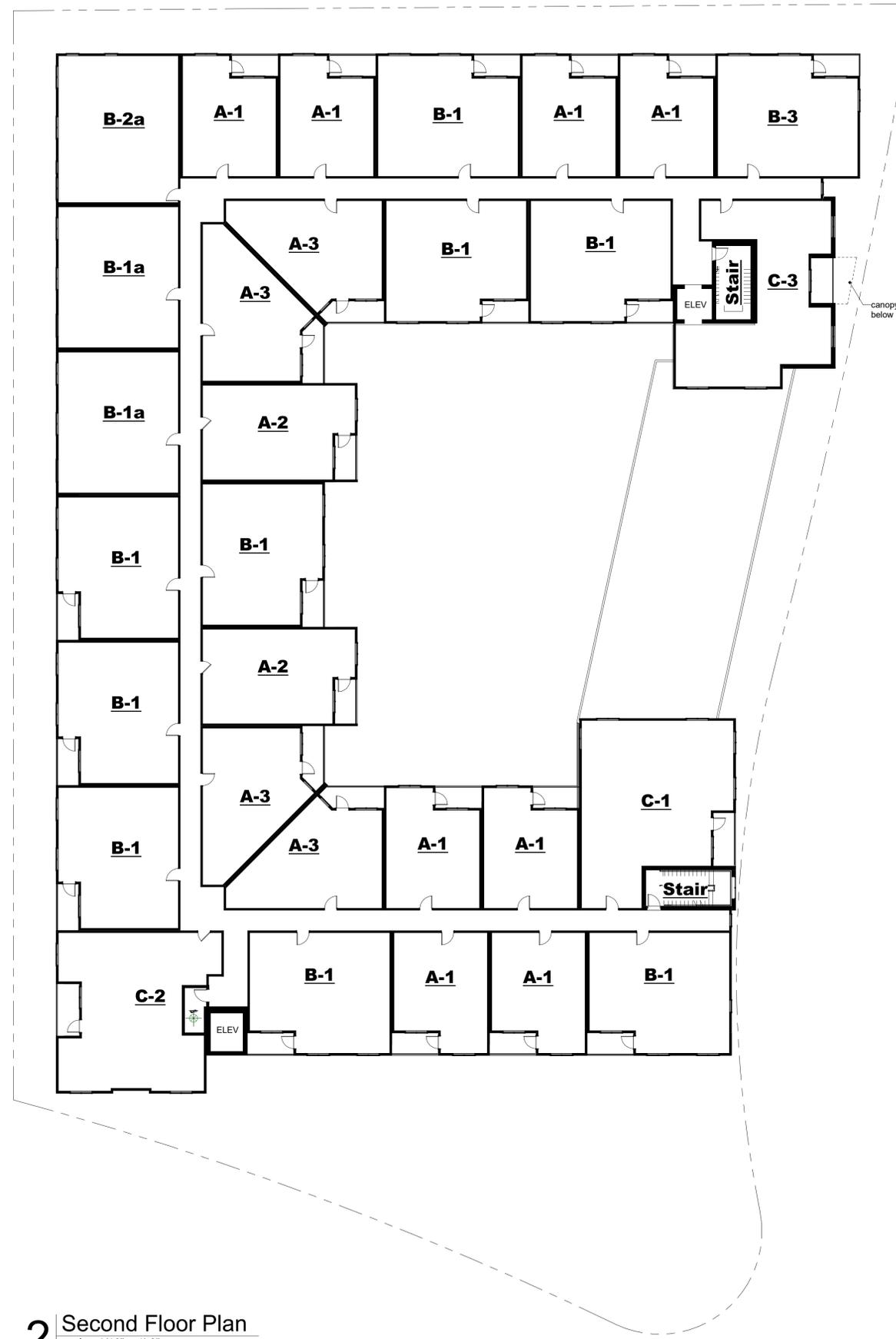
sheet number
A1.2

townhome level 2-3 /
 garage level 2-3

drawing type
 Development Plan
 project number
 25010



1 First Floor Plan
 scale: 1/16" = 1'-0"



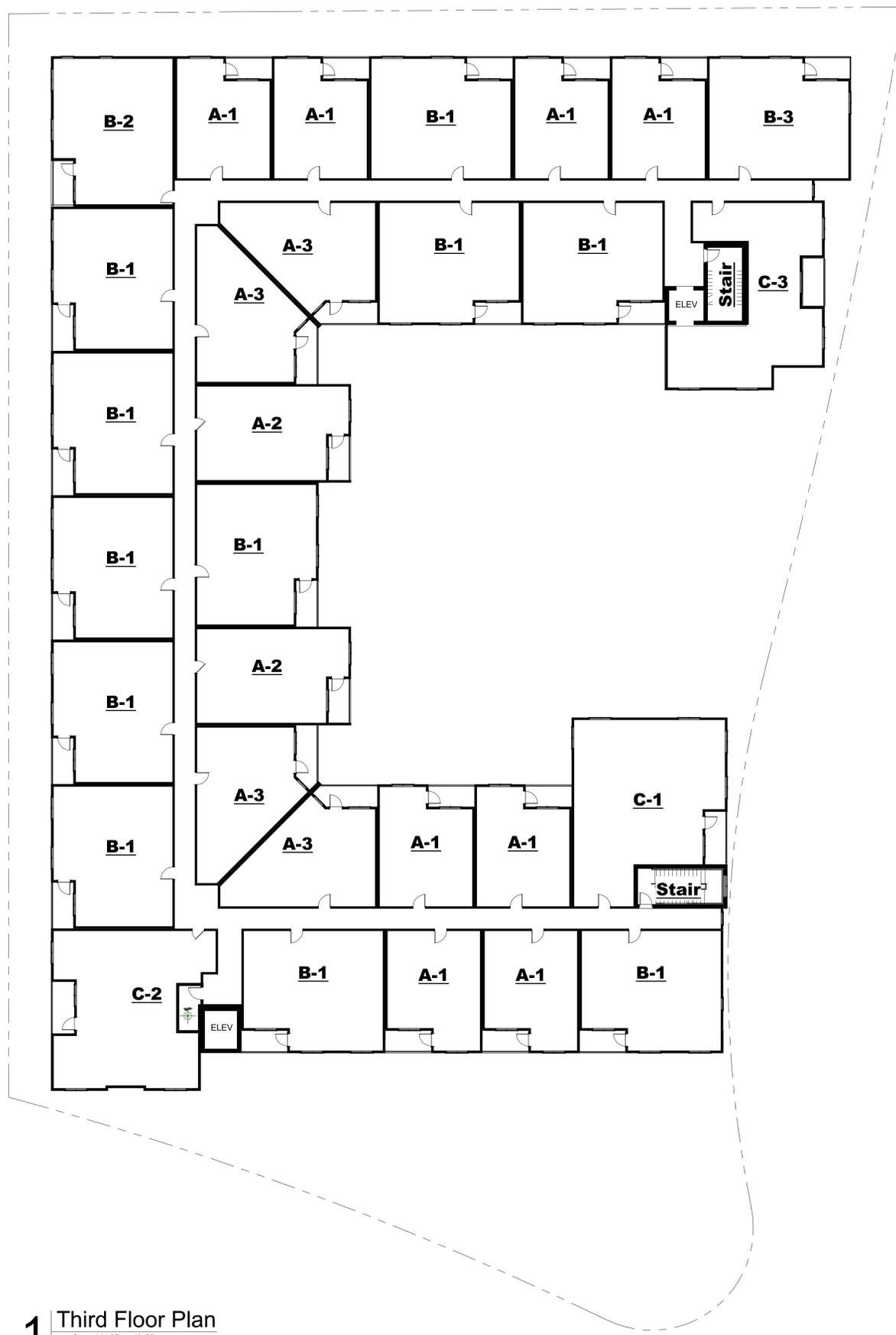
2 Second Floor Plan
 scale: 1/16" = 1'-0"

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 32 E. 46th Street
 Kansas City, Missouri 64111

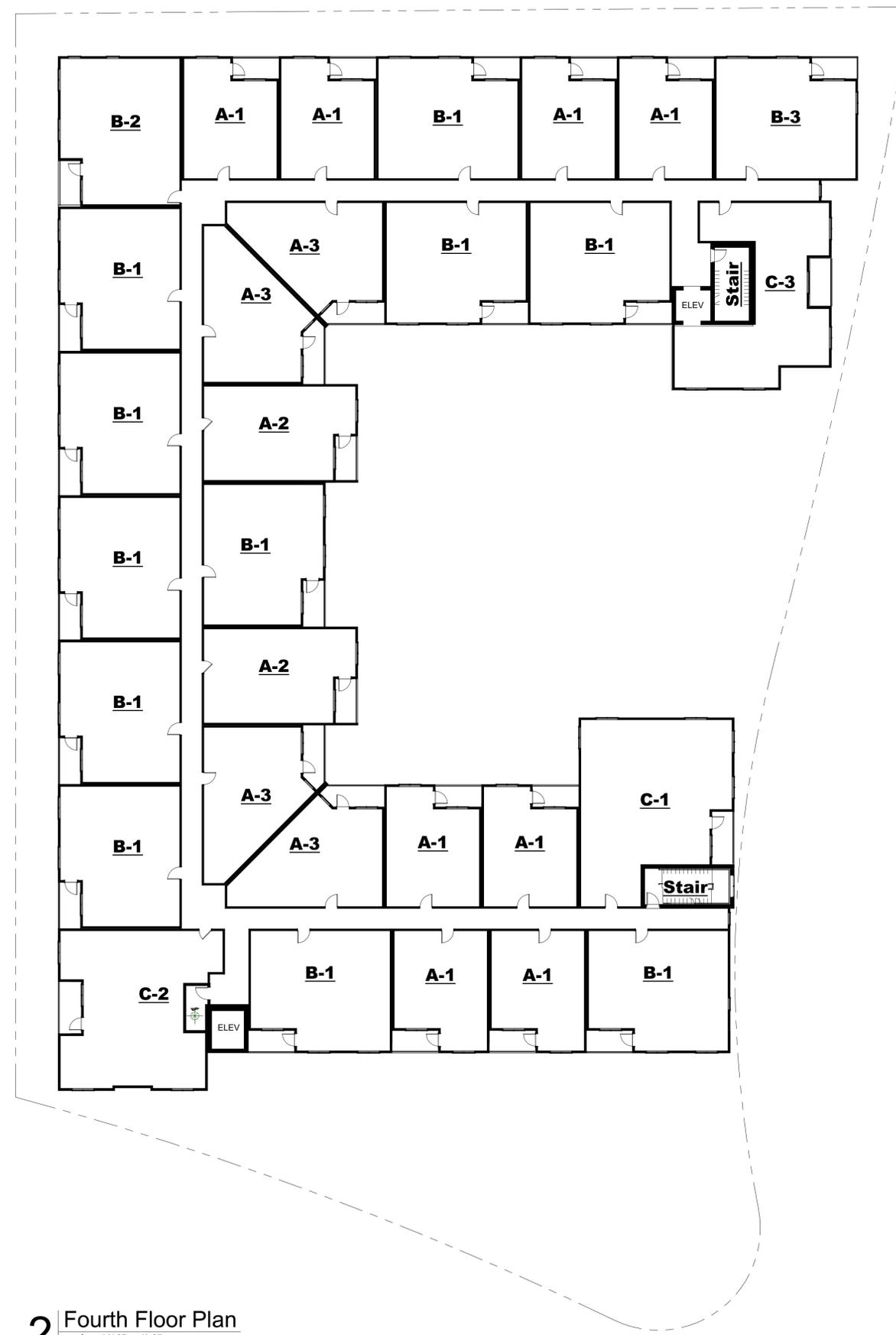
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sheet number
A1.3
 1st & 2nd Floor Plans

drawing type
 Development Plan
 project number
 25010



1 Third Floor Plan
 scale: 1/16" = 1'-0"



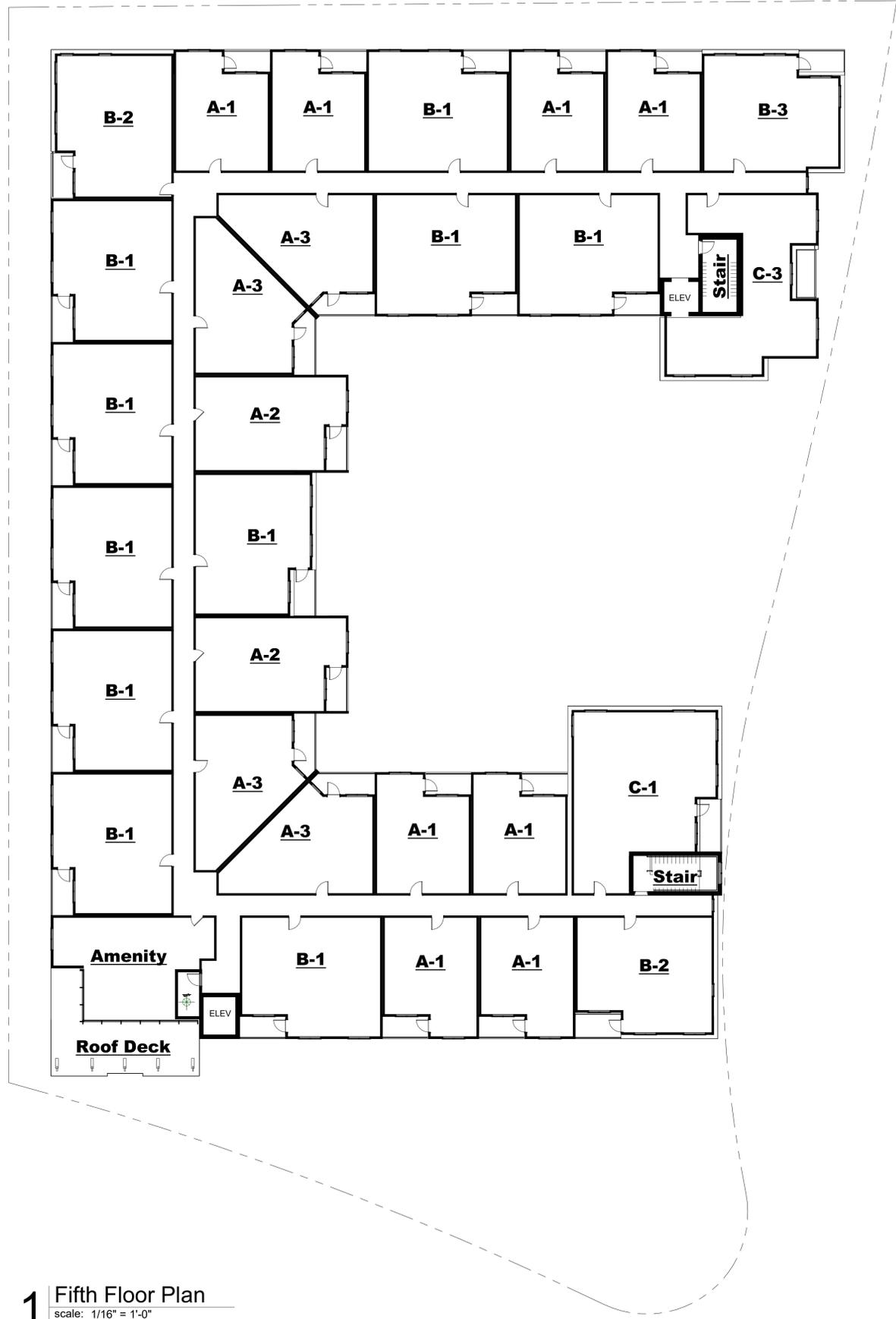
2 Fourth Floor Plan
 scale: 1/16" = 1'-0"

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46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

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sheet number
A1.4
 3rd & 4th Floor Plans

drawing type
 Development Plan
 project number
 25010



1 Fifth Floor Plan
 scale: 1/16" = 1'-0"

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46th & Walnut Apartments

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sheet number
A1.5
 5th Floor Plan

drawing type
 Development Plan
 project number
 25010

Exterior Material Finish Legend

	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E

Transparency Percentages For South Elevation

Level	% provided	% required
Garage/townhome level 1	34%	40%
Garage/townhome level 2	36%	40%
Garage/townhome level 3	29%	40%
First Floor	45%	40%
Second Floor	32%	40%
Third Floor	32%	40%
Fourth Floor	32%	40%
Fifth Floor	44%	40%

Transparency calculated by measuring area 3'-6" from floor to bottom of ceiling on each level



2 South Elevation
scale: 1/16" = 1'-0"



1 North Elevation
scale: 1/16" = 1'-0"

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32 E. 46th Street
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DAE
revisions

sheet number
A3.1
Exterior Elevations

drawing type
Development Plan
project number
25010

Exterior Material Finish Legend

	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E

Transparency / Glazing Percentages For East Elevation

Level	% provided	% required
Garage to townhome glazing*	15%	40%
First Floor East Entrance	39%	40%
Second Floor	28%	40%
Third Floor	28%	40%
Fourth Floor	28%	40%
Fifth Floor	28%	40%

Transparency calculated by measuring area 3'-6" from floor to bottom of ceiling on each level
 *this section contains 1% transparency



1 East Elevation
 scale: 1/16" = 1'-0"



2 West Elevation
 scale: 1/16" = 1'-0"

a new development for: **Flint Residential**
46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

date 12.22.2025
 drawn by DAE
 checked by DAE
 revisions

sheet number **A3.2**
 Exterior Elevations

drawing type Development Plan
 project number 25010



3 Courtyard South Elevation
scale: 1/16" = 1'-0"

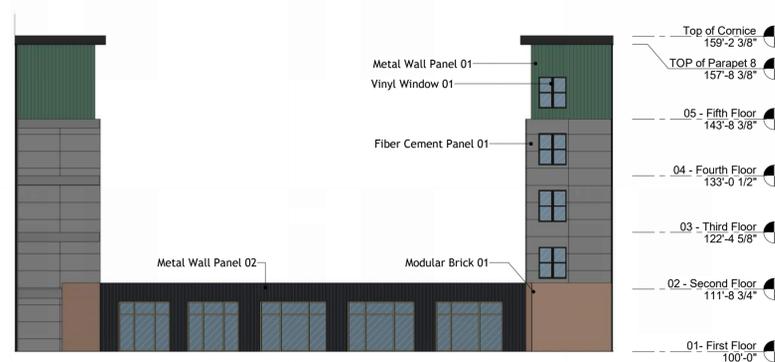


2 Courtyard West Elevation
scale: 1/16" = 1'-0"



1 Courtyard North Elevation
scale: 1/16" = 1'-0"

Exterior Material Finish Legend	
	Modular Brick 01 Color: Light Red
	Modular Brick 02 Color: Dark Gray
	Precast Panel With brick formliner to match Brick 02 Color: Dark Gray
	Metal Wall Panel 01 Color: Teal Style: Box Rib
	Metal Wall Panel 02 Color: Charcoal Style: Box Rib
	Fiber Cement Panel 01 Color: Gray
	EIFS Panel 01 Color: White Style: Stucco
	Extruded Alum. Channel Color: Gold
	Aluminum Storefront Color: Dark Bronze Glazing: Low-E
	Pre Finished Aluminum Railings Color: Dark Bronze
	Pre Finished Metal Coping Cap Color: Dark Bronze
	Vinyl Windows 01 Exterior Color: Dark Bronze Interior Color: White Glazing: Low-E



4 Courtyard East Elevation
scale: 1/16" = 1'-0"

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32 E. 46th Street
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sheet number
A3.3
Interior Courtyard- Exterior Elevations

drawing type
Development Plan
project number
25010



View from Southeast



View from East



View from Southwest



View from South of Townhomes

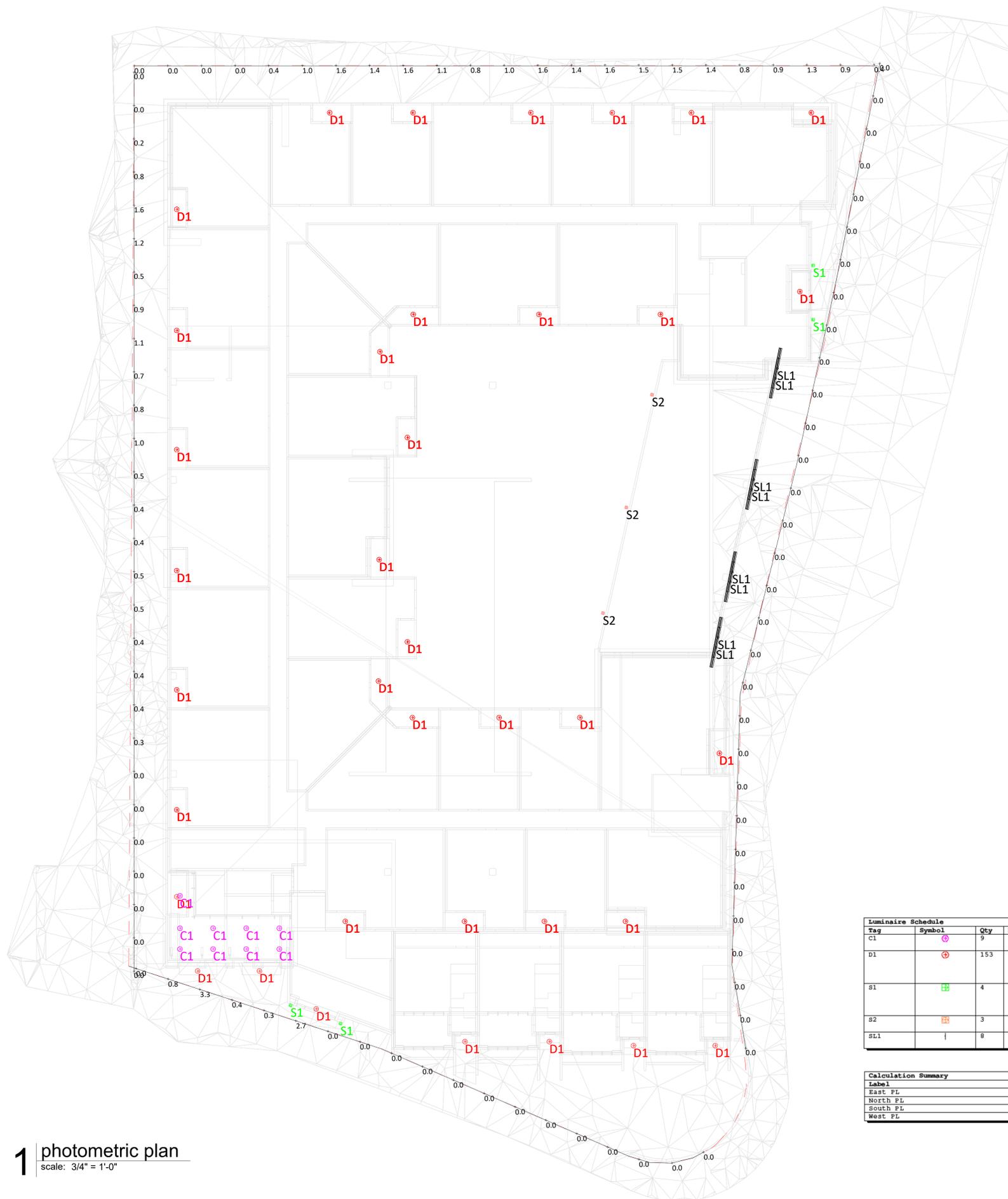
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46th & Walnut Apartments
 32 E. 46th Street
 Kansas City, Missouri 64111

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sheet number
A3.4
 Perspectives

drawing type
 Development Plan
 project number
 25010



Tag	Symbol	Qty	MH	Label	LLF	Lum. Lumens	Lum. Watts	Description
C1	⊕	9	158.65 3	IVO4CYL SC D 20LM 35K 80CRI MD L5 P AR LSS	0.910	1897	22.39	IVO4CYL SC D 20LM 35K 80CRI MD L5 P AR LSS
D1	⊕	153	60.8 to 152.63 5	IVO4S D 10LM 35K 80CRI MD P AR LSS	0.910	1043	10.5	IVO4S D 10LM 35K 80CRI MD P AR LSS
S1	⊞	4	57.167 1 104.69 2	RARQ2W01-BA03-BB75-CR80-CTA35-CTB35	0.874	535	10.11	RARQ2W01-BA03-BB75-CR80-CTA40-CTB40
S2	⊞	3	104.69 2	RARQ2W01-BA75-BB75-CR80-CTA35-CTB35	0.874	N.A.	N.A.	RARQ2W01-BA75-BB75-CR80-CTA35-CTB35
SL1		8	104.69 2	STR10-900-CM-SW-R300-3083-L6-2060-NL-INF	0.910	1199	20.81	STR10-900-CM-SW-R300-3083-L6-2060-NL-INF

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East FL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
North FL	Illuminance	Fc	0.97	1.6	0.0	N.A.	N.A.
South FL	Illuminance	Fc	0.39	3.3	0.0	N.A.	N.A.
West FL	Illuminance	Fc	0.45	1.6	0.0	N.A.	N.A.

CALCULATION NOTES:
CALCS POINTS: ALONG PL
REFLECTANCES: 50% WALLS, 20% FLOORS
MH: VERIFY ON SCHEDULE
LLF: 0.91

1 photometric plan
scale: 3/4" = 1'-0"

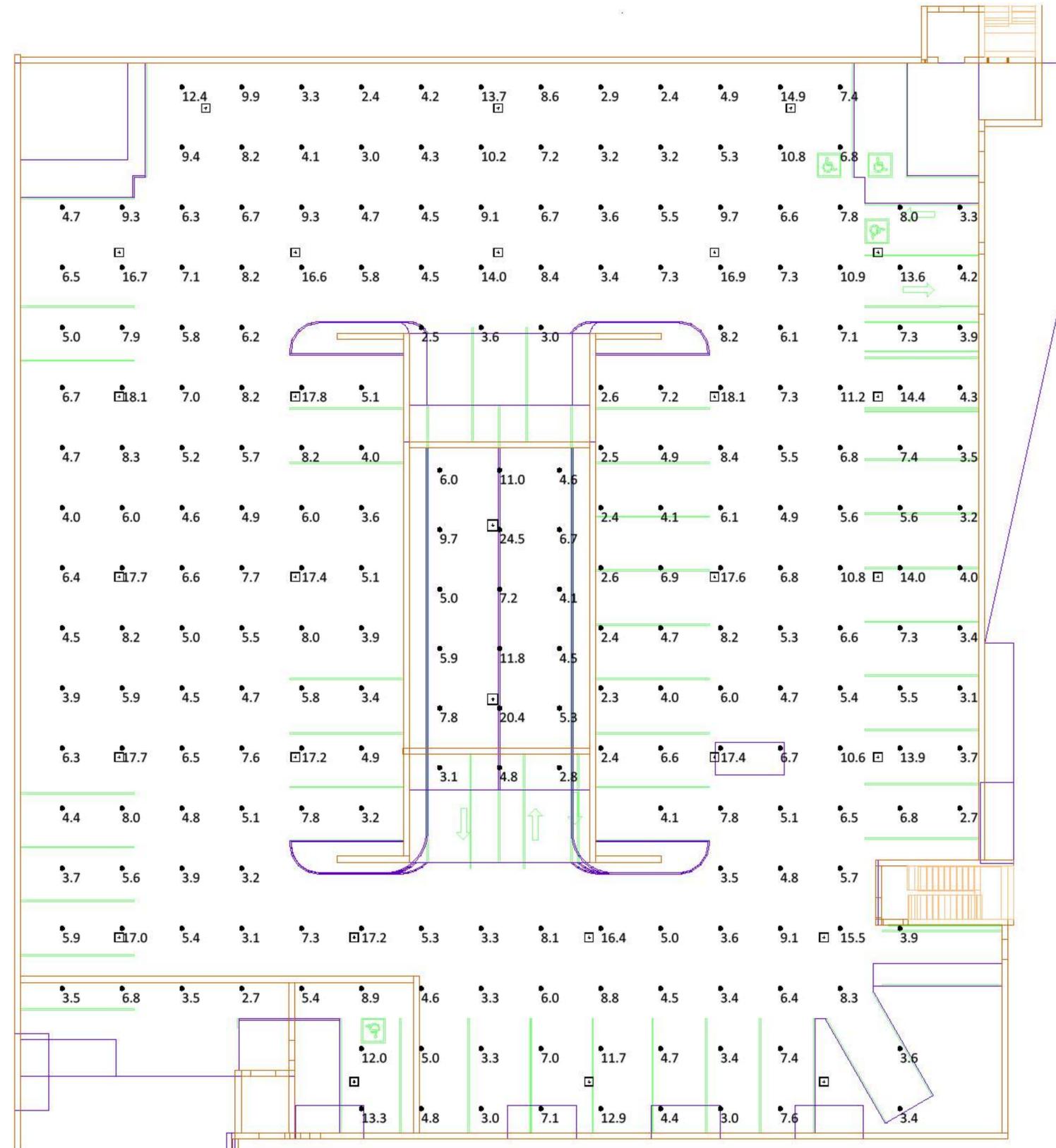
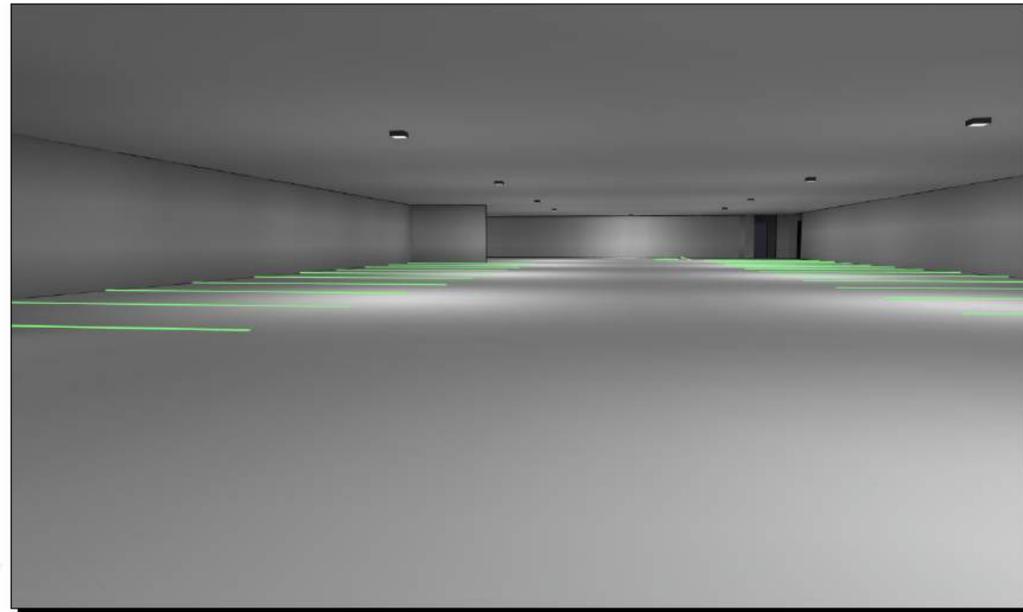
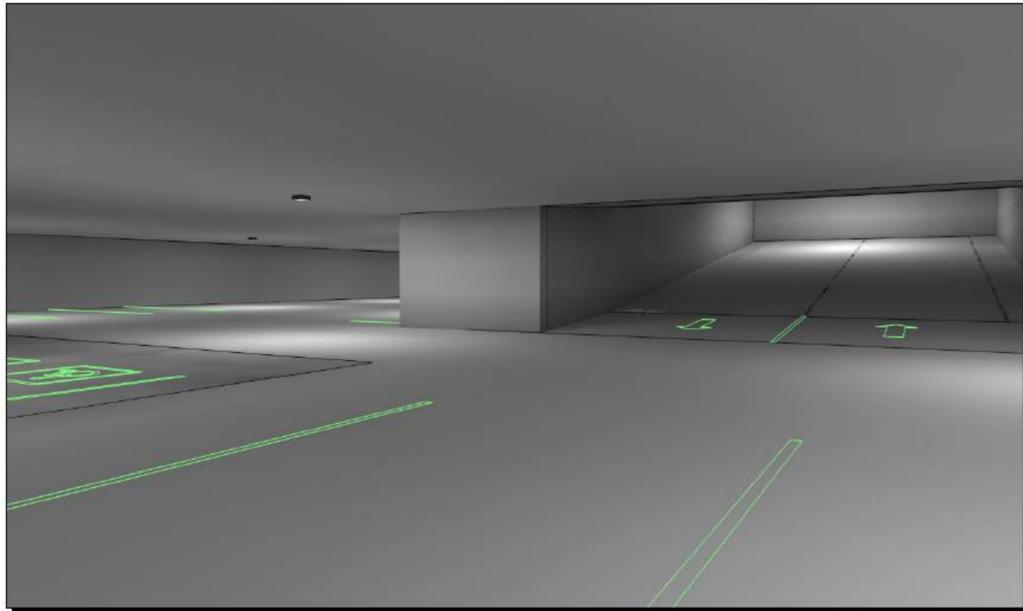
© 12/22/2025 4:24:27 AM

a new development for: Flint Residential
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
drawn by
Premier Lighting
checked by
Premier Lighting
revisions

sheet number
P1.1
photometric plan

drawing type
Development Plan
project number
25010



Scale: 1 inch = 10 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
First_Floor_Surface_25	Illuminance	Fc	6.86	18.1	2.3	2.98	7.87
Ramp_Surface_11	Illuminance	Fc	8.07	24.5	2.8	2.88	8.75

Luminaire Schedule									
Tag	Symbol	Qty	MH:	Label	LLF	Lum. Lumens	Lum. Watts	Description	
	☐	2	11.796	ECX-75-CP-WH (60W, 4000K)	1.000	7901	60	ECX-75-CP-WH (60W, 4000K)	
			15.714						
	☐	27	8.5	ECX-75-CP-WH (40W, 4000K)	1.000	5251	40	ECX-75-CP-WH (40W, 4000K)	

CALCULATION NOTES:
CALCS POINTS: 0'
REFLECTANCES: 80% CEILING, 50% WALLS, 20% FLOORS
MH: VERIFY ON DRAWING
LLF: 0.91

a new development for: **Flint Residential**
46th & Walnut Apartments
32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
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Premier Lighting
checked by
Premier Lighting
revisions

sheet number
P1.2
photometric plan - garage

drawing type
Development Plan
project number
25010

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32 E. 46th Street
Kansas City, Missouri 64111

date
12.22.2025
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Premier Lighting
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Premier Lighting
revisions

sheet number
P1.3
photometric cutsheets

drawing type
Development Plan
project number
25010

gotham | i v o™
Luminaire Type: C1
Catalog Number:

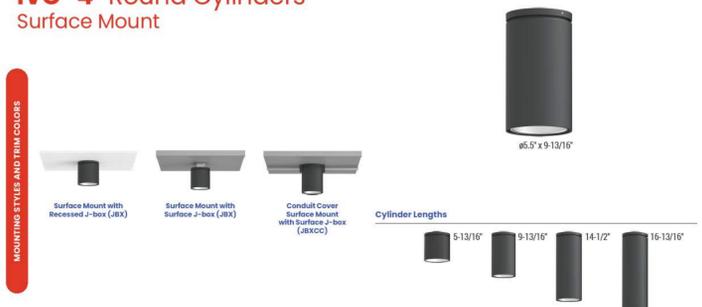
IVO™ 4" Round Cylinders
Surface Mount

QUICK SPECIFICATIONS

TRIM STYLES AND TRIM COLORS

PRODUCT FAMILY

IVO4CYL-SC page 1 of 13
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road, Covington, GA 30012 | P 800-765-SERV (7378) | gothamlighting.com
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- Feature Set**
- Perfect Color™ consistency within 1/2-step MacAdam Elipse
 - 45° visual cut-off angle to source (65° cut-off for L5 length)
 - Bounding Ray™ optical design ensures no source image up to cut-off angle, minimizing glare
 - Available with 10%, 1%, or 0.1% dim to dark illumination fixture-to-fixture
 - Downlight and Wall Wash trims are interchangeable
 - 90% lumen maintenance at 55,000 hours
 - Clean beams with soft transitions
 - Bathing distributions with feathered edges to provide even illumination fixture-to-fixture
 - Exceptional color with 80 CRI, 90 CRI, or 95 CRI min
 - Field changeable optics available every 5°
 - Wet Location optional, covered ceiling



Superior Performance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM	35LM	40LM	45LM
Delivered Lumens	493	735	991	1486	1968	2447	2732	3313	3796	4236
Wattage	5.1	7.5	9.8	15.0	20.5	26.8	29.7	34.4	41.8	45.3
Lumens per Watt	96	100	101	99	96	91	92	96	91	94

*Based on downlight performance: 3500K, 80 CRI, 90 CRI, for L5, L14, and L16. See Photometry section for Wall Wash performance. See IES files available online for L5 performance.



RAZER SQ™ - WALL SURFACE EXTERIOR

Project Name: _____ Fixture Type: **S1**
Fixture Code: _____ Quantities: _____



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EQUITY LINE
TRACE•LITE

DESCRIPTION
The ECX Series square LED canopy luminaire has a highly durable design that delivers affordability and energy efficiency to any canopy application. It is available in two configurations and features three field-selectable lumen packages and three field-selectable color temperatures. The ECX is constructed with a die-cast aluminum housing and a Fresnel lens that offers 160° distribution and IK10 impact resistance. Optional battery backup kit and sensor are available. The ECX Series is ideal for indoor or outdoor applications including parking garages, schools, office complexes, light commercial development, apartments, walkways, entryways, and stairwells.

CONSTRUCTION

- Die-cast aluminum housing in a bronze or white powder coat finish
- Two configurations; small 8" x 8" square, large 10" x 10" square
- Hinged mounting plate for easy surface mount installation
- Enclosure is supplied with three 1/2" hubs to facilitate conduit feed and one 3/4" hub on top of the unit for pendant mount

OPTICS/LEDS

- High transmittance, UV-stabilized polycarbonate Fresnel lens provides uplight
- 160° Distribution for optimal spacing
- IK10 Rated lens for optimal impact resistance
- Two configurations offered:
 - Small - 40W, power selectable between 20W-30W-40W offering between 2,400 and 5,800 lumens
 - Large - 75W, power selectable between 40W-60W-75W offering between 4,800 and 10,875 lumens
- Efficacies up to 140 LPW maximize energy savings and utility rebates
- CCT Switchable: 3000K, 4000K and 5000K CCT
- CRI >80
- L70 > 100,000 hours
- L90 > 51,000 hours

ELECTRICAL

- Universal 120-277VAC, 50/60Hz
- Power Factor > 0.90
- 0-10V Dimming driver

INSTALLATION

- Easy surface mount installation with hinged mounting plate. Can be surface mounted to standard 3-1/2" or 4" recessed square J-box
- Three removable, threaded plugs allow surface mounted 1/2" conduit feed
- Threaded hub with clear plugs provides access to CCT & power switches
- Pendant mounted using a standard 3/4" downrod and hardware (supplied by others)

OPTIONS

- Dimming occupancy sensor (Option: SC), Microwave, with daylight harvesting capabilities, 12V, (integral). Settings can be adjusted via optional remote-control accessory. See sensor details for default sensor settings

ACCESSORIES

- LiteLogic Bluetooth Enabled Dimming Occupancy Sensor KIL PIR, Black (LE-MSW-NIT-BL-A-B)
- Remote control for Option: SC sensor (TL-MSH12-REMOTE)
- Button photocontrol 120/277V (PCL)
- 15W Battery Backup Kit in White or Bronze finish (ECX-BB-WH, ECX-BB-BR) offers up to 1,800 lumens of emergency powered illumination for 90 minutes for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F)
- 12.5" Transition plate, white finish (MC-TR)
- 16" Transition plate, white finish (MC-TR16)

TESTING & COMPLIANCE

- cULUS listed for wet locations
- IP65 rated
- DesignLights Consortium® (DLC) PREMIUM Qualified
- Operating temperatures: -20°C to 40°C (-4°F to 104°F)

Specifications are subject to change without notice. Installation must be performed in accordance with Barron Lighting Group installation instructions. 10/16/2025 Rev. 14 Page 1 of 4

ECX Series
Square LED Canopy

Model: _____ Date: _____
Accessories: _____ Type: **G1**
Job Name: _____



Specs At A Glance*

Model	ECX-40	ECX-75
Voltage (V)	20W-30W-40W (Switchable)	40W-60-75W (Switchable)
Lumens (lm)	2,400-5,800	4,800-10,875
Efficacy (LPW)	Up to 140	
Distribution	160°	
CCT	3000K-4000K-5000K (Switchable)	
CRI	> 80	
Input Voltage	120-277VAC, 50/60Hz	
Operating Temp	-20°C to 40°C (-4°F to 104°F)	
Certifications	cULUS Listed for Wet Locations, IP65, DLC PREMIUM	
Warranty	5 Years	

*Nominal Voltage. Tested at 5000K CCT. See performance table for more detailed lumen information.

WARRANTY
• Five year warranty (terms and conditions apply)



BARRON Lighting Group
800.823.2846 • www.barronlighting.com

gotham | i v o™
Luminaire Type: D1
Catalog Number:

IVO™ 4" Round Shallow Recessed Downlight
New Construction & Remodel

TRIM STYLES AND COLORS

QUICK SPECIFICATIONS

PRODUCT FAMILY

IVO4S page 1 of 8
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1 Acuity Way, Decatur, GA 30035 | P 800-765-SERV (7378) | gothamlighting.com
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- Feature Set**
- Ultra Shallow recessed downlight fits in plenums as small as 2 inches above ceiling
 - Perfect Color™ consistency within 1/2-step MacAdam Elipse
 - Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
 - Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
 - 65° cutoff to source and source image
 - Bathing distributions with feathered edges to provide even illumination fixture-to-fixture
 - Field adaptable with interchangeable optics and trims
 - Up to 90% lumen maintenance at 55,000 hours
 - Wet Location optional, covered ceiling
 - ICAT is Spray Foam Compatible
 - ENERGY STAR® Certified product
 - Title 24, JAB compliant



Superior Performance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM
Delivered Lumens	527	777	1060	1475	1929	2375	2797
Wattage	5.3	7.8	10.5	15.7	22.4	25.0	30.7
Lumens per Watt	99	100	101	94	86	95	91

*Based on 3500K, 90 CRI, 95 CRI, 100000 hrs
** L70W option add 3.5 watts



RAZER SQ™ - WALL SURFACE EXTERIOR

Project Name: _____ Fixture Type: **S2**
Fixture Code: _____ Quantities: _____



betacalco.com | +1 416-531-9942 | sales@betacalco.com
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Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



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

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

46TH + WALNUT APARTMENTS

32 E 46TH STREET

Name	Address	Phone	Email
Brenda Pallone	4550 Warwick Blvd KCMO 64111		
Rosetta Thomas	4515 Walnut St KCMO 64111		
Alexa Barton	4550 Warwick Blvd KCMO 64111	816 304 1780	alexabarton@hotmail.com
DAWN TULLEY	4550 WARWICK BLVD, KCMO 64111	816.708.9791	dawntulley @yahoo.com
VIRGIL LARSON	4583 WALNUT	816-918-7247	
Layton Ehrke	4312 McDermott	312-515-7306	vice-pres vice-president@southland.com
Renee Van Sledright	4550 Warwick KCMO 64111	816-521-6745	rfvanerf@ yahoo.com
LAURA BURKHALTER	4134 LOCUST ST KCMO 64110	816 885 1943	laura.burkhalter @gmail.com

Subject: Public Comment Opposing Proposed Apartment Development at 46th & Walnut

Dear Members of the City Plan Commission and Planning Staff,

My name is Justin Horton, and my wife and I are homeowners and residents inside the Atrium on the Plaza condominium complex, which is within the immediate vicinity of the proposed apartment development at 46th Street and Walnut. I appreciate the opportunity to provide public comment regarding this application. I am providing testimony as an individual citizen and not on behalf of the HOA Board or condominium complex.

I respectfully oppose the project as currently proposed due to concerns about neighborhood compatibility, parking and traffic impacts, public safety, and the effect on surrounding property values.

First, parking and traffic impacts will be vast and need sufficiently addressed. Although structured parking is included, our neighborhood already experiences constrained on-street parking and congestion, particularly during evenings, weekends, and major events near the Plaza. Between 46th and 45th streets, there are times when legally parked vehicles on east Walnut paired with illegally parked vehicles on west Walnut would make it impossible for a fire truck to make it through. Adding over 150 residential units without a comprehensive traffic and parking impact analysis risks shifting overflow parking onto surrounding residential streets and reducing quality of life for existing residents.

Second, public safety and livability concerns deserve careful consideration. Increased density without corresponding infrastructure improvements—such as enhanced lighting, pedestrian safety measures, and traffic management—can place additional strain on local services and negatively affect neighborhood safety and walkability. This Southmoreland neighborhood already has a presence of property and vehicle crime. Large, dense rental housing projects can, in some cases, correlate with increased calls for service if they strain existing policing resources. The current vacant lot is not contributing to any crime.

Lastly, I understand that the existing height and character of buildings on the Country Club Plaza is in debate and up for change. While described as a five-story building, the project will appear significantly taller along 46th Street due to the slope of the site. This creates an imposing presence and what that presence does is have a tangible impact on individuals like my wife and me. This project would materially affect surrounding property values and residents' enjoyment of their homes. My unit currently has a unique and unobstructed view of the Country Club Plaza and the Plaza lights—an attribute that directly contributes to the value and character of our condominium community. The proposed building would significantly obstruct this view, resulting in a tangible and permanent loss in re-sale value. The developer is taking what I have and money away from me and handing over to the tenants of the development and will no doubt charge a premium rate for that view and make more money off of it.

For these reasons, I respectfully request that the Commission either deny the application as submitted or require substantial revisions, including reduced height and massing, stronger compatibility with adjacent residential uses, and a thorough analysis of traffic, parking, and neighborhood impacts.

Thank you for your time, consideration, and service to the City. I appreciate the opportunity to be heard.

Sincerely,

Justin Horton

Justin Horton
4551 Walnut Street
Kansas City, MO 64111,
816) 617-1372
kicker31098@gmail.com