# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00075

Linwood & Troost MPD Residential

August 20, 2025

**Docket #8**

**Request**
Rezoning to MPD with associated Development Plan

**Applicant**
Devon Coffey
Milhaus

**Owner**
Planned Industrial Expansion Authority of KC

**Site Information**

| | |
|---|---|
| Location | 3200 & 3201 Troost Ave |
| Area | 3 Acres |
| Zoning | B4-5 and B3-2 |
| Council District | 4 & 3 |
| County | Jackson |
| School District | Kansas City, MO |

**Surrounding Land Uses**
North: Commercial Use, B4-5
South: Commercial Use, B4-5
East: Undeveloped, B4-5
West: Undeveloped, UR

**KC Spirit Playbook Alignment**
High

**Land Use Plan**
The Midtown Plaza Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

**Major Street Plan**
Troost Ave is identified as a Commerce/Mixed Use Corridor in this location.

**Approval Process**

**Overview**
The applicant seeks to rezone the subject sites to MPD, with an associated development plan, in order to construct two apartment complexes (one on each site).

**Existing Conditions**
The existing sites are vacant.

**Neighborhood(s)**
This site is located within the Hyde Park Neighborhood Association, Troost Coalition, and Center City Neighborhood Association.

**Required Public Engagement**
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on July 7, 2025. A meeting summary is attached; see Attachment #3.

**Controlling + Related Cases**
Ordinance 150581 | Approved July, 6th, 2015
Creating the Troost Corridor Overlay District in the area generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south, and one-half block east and west of Troost Ave.

**Project Timeline**
The application was filed on 05/24/2025. Scheduling deviations have occurred in order to comply with public engagement requirements.

**Professional Staff Recommendation**
Docket #8 Approval, Subject to Conditions

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## VICINITY MAP

## PLAN REVIEW

The MPD (Master Planned Development) district is intended to accommodate development that may be difficult, if not impossible, to carry out under otherwise applicable zoning district standards.

MPDs must promote specific planning objectives. The proposed MPD promotes the following objectives, meeting four out of the eight objectives listed in 88-280-01-B,

1. flexibility and creativity in responding to changing social, economic, and market conditions that result in greater public benefits than could be achieved using conventional zoning and development regulations.

2. implementation and consistency with the city's adopted plans and policies.

4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents.

7. a coordinated transportation system that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles.

The project proposes two multi-unit buildings (194 affordable housing units total) on two separate lots, with parking behind the buildings. This site is unique due to its intersection at Troost and Linwood Blvd, making the project subject to the Troost Corridor Overlay District and the Boulevard and Parkway Standards.

## PLAN ANALYSIS

| Standards | Meets | Notes |
|---|---|---|
| Lot and Building Standards | Yes | The MPD Plan creates its own unique set of lot and building standards. |
| Troost Corridor Overlay District | No | See Note 1 below. |
| Boulevard & Parkway Standards (88-323) | Yes | |
| Parkland Dedication (88-408) | Yes | See Condition #26. |
| Tree Preservation & Protection (88-424) | Yes | See Condition #13. This clerical update needs to be made before the ordinance request. |
| Parking & Loading (88-420) | Yes | See Condition #13. This clerical update needs to be made before the ordinance request. |
| Landscaping & Screening (88-425) | Yes | |
| Outdoor Lighting (88-430) | - | See Condition #6. |
| Signs (88-445) | - | See Condition #7. |
| Pedestrian Standards (88-450) | Yes | |

### Variances

1. Several variances (6) must be reviewed by the Board of Zoning Adjustment. Financial constraints in constructing a Low-Income Housing Tax Credit (LIHTC) project make compliance with the Troost Corridor Overlay District challenging for the development team, see Attachment 4.A.

## SPECIFIC REVIEW CRITERIA

### Rezonings, Zoning and Development Code Map Amendments (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.**

Yes, this project brings needed dense, affordable housing to a prominent Midtown corner. As an infill development, the site is supported by existing infrastructure, and construction will bridge gaps along the Troost and Linwood corridors. The applicant modified the design to better adhere to the Troost Overlay and long-range plans, including the addition of balconies and the removal of parking spots for enhanced green space. Easy access to the Troost MAX bus line gives residents more mobility options. – Luke Ranker, Community Planning

**B. Zoning and use of nearby property.**

North: Commercial Use, B4-5

South: Commercial Use, B4-5

East: Undeveloped, B4-5

West: Undeveloped, UR

**C. Physical character of the area in which the subject property is located.**

Troost Ave is a mixed-use corridor that comprises of commercial, multi-unit, and institutional uses.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.**

Yes, there are adequate public facilities, infrastructure, and services near the property. Improvements, upgrades, or connections will be reviewed during the Plans Review phase.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.**

The project is not restricted from establishing in the B3-2 or B4-5 zoning districts.

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

Both of the sites have been vacant since at least 2018.

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

Rezoning the property will not detrimentally affect nearby properties, as the proposed project complies with the use and density requirements of the existing B4-5 zoning district.

**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.**

The denial of the application could result in the properties remaining vacant, which could negatively affect the surrounding area and property owners.

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### 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.**

See the Plan Analysis section above.

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

The proposed use is permitted in the existing zoning district. The MPD Plan also allows the proposed use to be permitted on the site.

**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.**

For Site 1, with the vehicular ingress and egress points are located on E 32nd Ter, circulation is appropriate for the proposed project. For Site 2, vehicular ingress and egress points are on Troost and Forest Ave. The Troost Ave point is not ideal; however, the project is utilizing an existing curb cut.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

Safe, efficient, and convenient non-motorized travel opportunities are proposed on the subject site.

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

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

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The location and orientation of the project are compatible with the area. However, the architectural features, including building materials, are not in compliance with the Troost Corridor Overlay District. Thus, the variance requests to related regulations of the Troost Corridor Overlay District.

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

The proposed project buffers the site appropriately. More details, if applicable, regarding lighting and fencing will be reviewed during the Final MPD Plan phase.

**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.**

As an affordable housing development, a parking ratio of .5 parking spaces to every unit can be applied, per 88-420-04-M. However, the proposed project is creating 56 additional parking spots for their residential model.

**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.**

N/A

## ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials (CompassKC)
4. Additional documents, if applicable
    a. Applicant responses to variance request.
5. KC Spirit Alignment [CompassKC]

## PROFESSIONAL STAFF RECOMMENDATION

**City staff recommends Approval, Subject to Conditions as stated in the conditions report.**

Respectfully submitted,

Ahnna Nanoski, AICP

Planning Supervisor

# Plan Conditions

Report Date: August 14, 2025

Case Number: CD-CPC-2025-00075

Project: Linwood & Troost MPD Residential

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

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities. Contact ajfarris@kcata.org if needed.
2. All fences shall comply with the Troost Corridor Overlay District.
3. 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 (MPD Final) and that lighting levels do not exceed that shown on the approved MPD Final 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.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. Details of the Dumpster and Mechanical/Utility Equipment shall be identified in the Final MPD Plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.
6. No Outdoor Lighting Plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.
7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.
8. Per Ordinance 150581, multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.
9. Per Ordinance 150581, at lest 70% of the façade facing Troost between 3 ft and 10 ft above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
10. Per Ordinance 150581, the minimum transparency for the second story and above is 40%. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
11. Per Ordinance 150581, permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
12. Per Ordinance 150581, residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A variance to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.
13. The following corrections shall be resolved prior to the ordinance request.
    (1) Review 88-424. Identify mitigation, payment in lieu, or exemption on the landscaping plan.
    (2) Add 88-420-04-L exemption to the parking table.
14. Per Ordinance 150581, loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost Property line. Loading areas shall not be located in the front yard or street-side yard.
15. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit.

*Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.*

16. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.

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

17. • 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)

18. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) • 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)
    • Shall provide truck turning templates within the drive and parking lot (IFC-2018 § 503.2.4).

19. • 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

20. • 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 KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.*

21. Submit lighting plan prior to obtaining building permit. The Illumination Engineering Society (IES) minimum standards (G-1-22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained foot-candle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14)

22. Shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request - If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.

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

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

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

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

26. 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.

27. Linwood Boulevard is classified as a Boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.

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

28. 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.

29. 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.

30. 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.

31. 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.

32. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

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

33. 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

34. 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 Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

35. 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.

36. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

37. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

38. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

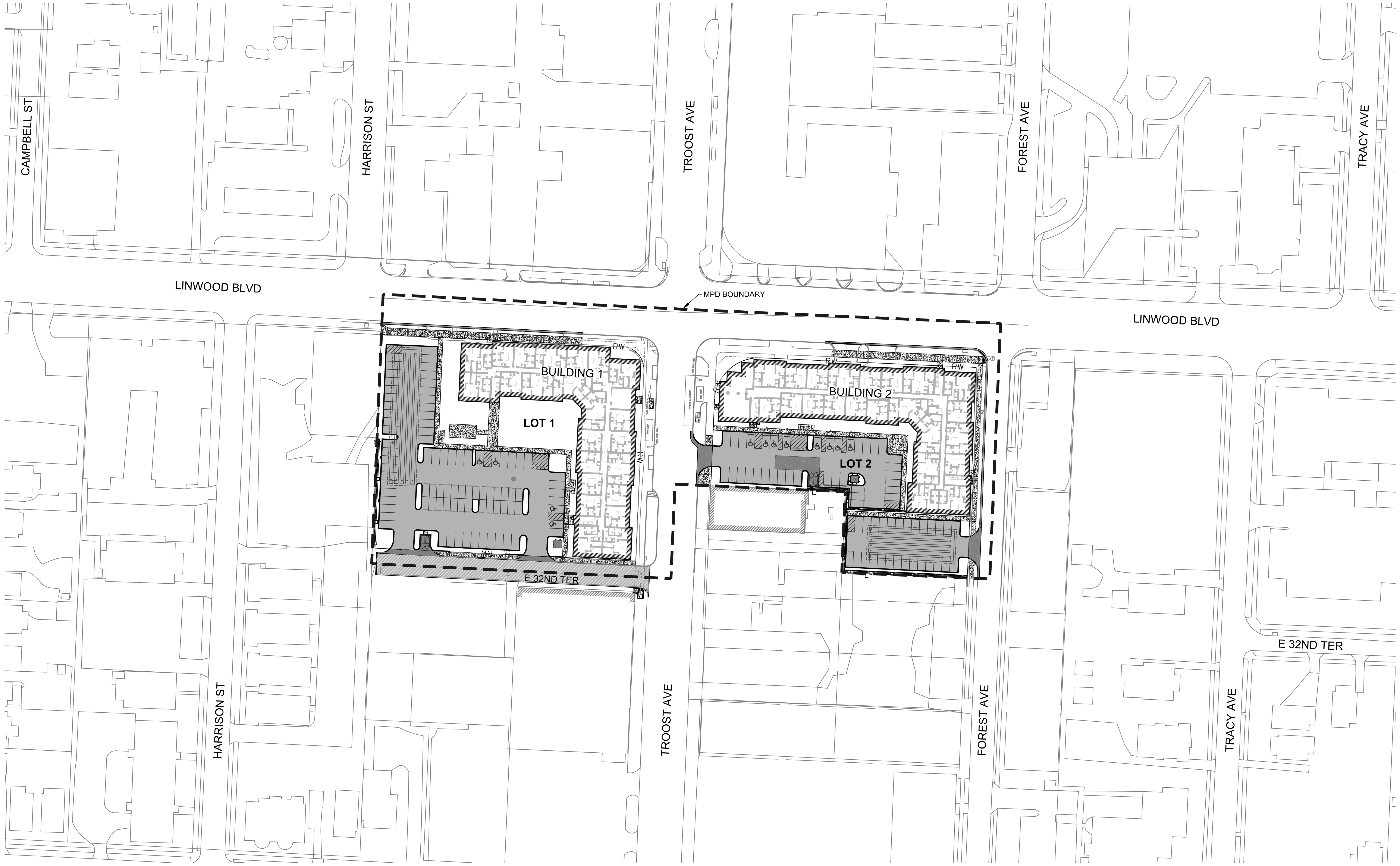
39. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

40. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

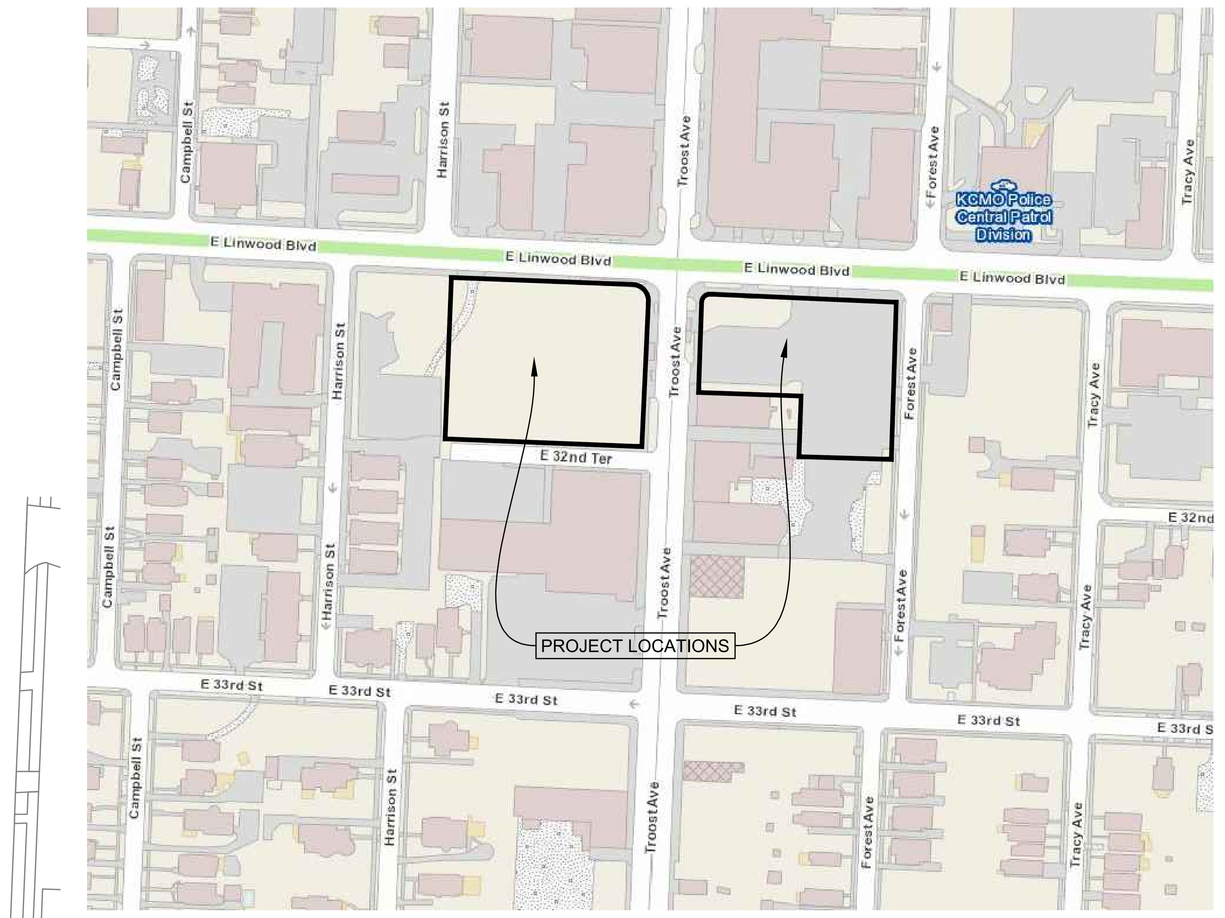
# LINWOOD AND TROOST DEVELOPMENT
## MPD DISTRICT REZONING PLAN
### A RESIDENTIAL SUBDIVISION
### SECTION 16 & 17 TOWNSHIP 49 NORTH, RANGE 33 WEST
### OF THE FIFTH PRINCIPAL MERIDIAN
### IN KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET LIST:


C001 COVER SHEET
C002 EXISTING CONDITIONS
C003 PROPOSED SITE PLAN
C004 PROPOSED UTILITY PLAN
C005 PROPOSED GRADING PLAN
L100 EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN
L101 OVERALL LANDSCAPE PLAN
A1 - A8 FLOOR PLANS
A9 - A13 ELEVATIONS
U1 - U6 UNIT PLANS


LOCATION MAP




SECTION 16-17 TOWNSHIP 49 RANGE 33

NOT TO SCALE

## TABLE 1 - SITE DATA

| Site Data | Existing | Proposed | Deviation Requested? | Approved |
|---|---|---|---|---|
| Zoning | B3-2, B4-5, R-1.5 | MPD | No | |
| Gross Land Area | | | | |
| in square feet | 124,429 | 124,429 | No | |
| in acres | 2.857 | 2.857 | No | |
| Right-of-way Dedication | | | | |
| in square feet | 0 | 0 | No | |
| in acres | 0.00 | 0.00 | No | |
| Net Land Area | | | | |
| in square feet | 124,429 | 124,429 | No | |
| in acres | 2.857 | 2.857 | No | |
| Building Area (sq. ft.) | | 165,907 | No | |
| Floor Area Ratio | | 1.33 | No | |
| Residential Use Info | | | | |
| Total Dwelling Units | 0 | 194 | No | |
| Detached House | 0 | 0 | No | |
| Zero Lot Line House | 0 | 0 | No | |
| Cottage House | 0 | 0 | No | |
| Semi-attached House | 0 | 0 | No | |
| Townhouse | 0 | 0 | No | |
| Two-unit House | 0 | 0 | No | |
| Multi-unit House | 0 | 0 | No | |
| Colonnade | 0 | 0 | No | |
| Multiplex | 0 | 0 | No | |
| Multi-unit Building | 0 | 194 | No | |
| Total Lots | 6 | 2 | No | |
| Residential | 6 | 2 | No | |
| Public/Civic | 0 | 0 | No | |
| Commercial | 0 | 0 | No | |
| Industrial | 0 | 0 | No | |
| Other | 0 | 0 | No | |

## TABLE 2 - BUILDING DATA

| Building Data | | Proposed B1 | Proposed B2 | Deviation Requested? | Approved |
|---|---|---|---|---|---|
| Rear Setback | | 0 ft | 0 ft | Yes | |
| Front Setback | | 0 ft | 0 ft | No | |
| Side Setback | | 0 ft | 0 ft | No | |
| Side Setback (abutting street) | | 0 ft | 0 ft | No | |
| Height | Building 1 | 53 ft - 9 in | | No | |
| | Building 2 | 53 ft - 9 in | | No | |

BUILDING 1 (B1) - SW CORNER
BUILDING 2 (B2) - SE CORNER

## TABLE 4 - PARKING

| 88-420 - PARKING | Vehicle Spaces Required | Vehicle Spaces Proposed | Bike Spaces Required | Bike Spaces Proposed | Alternatives Proposed? (See 88-420-16-H) |
|---|---|---|---|---|---|
| Proposed Use(s) | | | | | Yes |
| Residential | 97 | 153 | | | |
| Short Term Bicycle | | | 16 | 17 | |
| Long Term Bicycle | | | 65 | 65 | |
| Total | 97 | 153 | 81 | 82 | |

0.5 Parking Ratio requested per See 88-420-04-M AFFORDABLE HOUSING

## TABLE 5 - OTHER DEVELOPMENT STANDARDS

| 88-425 - OTHER DEVELOPMENT STANDARDS | METHOD OF COMPLIANCE |
|---|---|
| 88-408 Parkland Dedication | Developer to provide payment in-lieu. |
| 88-415 Stream Buffers | Not Applicable |
| 88-430 Outdoor Lighting | Outdoor Lighting to comply with 88-430. |
| 88-435 Outdoor Display, Storage, and Work Areas | Not Applicable |
| 88-445 Signs | Signage comply with 88-445. |
| 88-450 Pedestrian Standards | On site meets 88-450 criteria. |

## DENSITY

1. GROSS DENSITY: 67.90 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 67.90 UNITS / ACRE (BASED ON NET PROPOSED LAND AREA)

## PROJECT TIMELINE:

CONSTRUCTION START: SPRING 2026
CONSTRUCTION END: FALL 2027
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

## DEVELOPMENT SUMMARY TABLE

| Name | Use | Height | No. Floors | No. Floors | Usage | Area (sf) | Area (sf) | Units | Parking Spaces Required | Parking Spaces Provided |
|---|---|---|---|---|---|---|---|---|---|---|
| Building 1 (SW Corner) | Apartments | 53' 9" | 4 | 01 | Amenity | 610 | 18,620 | 23 | 47 | 89 |
| | | | | | Residential | 18,010 | | | | |
| | | | | 02 | Residential | 18,617 | 18,617 | 24 | | |
| | | | | 03 | Residential | 18,617 | 18,617 | 24 | | |
| | | | | 04 | Residential | 18,617 | 18,617 | 24 | | |
| Building 2 (SE Corner) | Apartments | 53' 9" + 12' basement | 4 + basement | 00 (Basement) | Residential | 4,222 | 4,222 | 5 | 50 | 64 |
| | | | | 01 | Amenity | 1,838 | 19,258 | 22 | | |
| | | | | | Residential | 17,420 | | | | |
| | | | | 02 | Residential | 19,258 | 19,258 | 24 | | |
| | | | | 03 | Residential | 19,258 | 19,258 | 24 | | |
| | | | | 04 | Residential | 19,258 | 19,258 | 24 | | |
| Total | | | | | | | 155,725 | 194 | 97 | 153 |

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $46,712.88 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 194 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

PROJECT DESIGN FOR LINWOOD AND TROOST DEVELOPMENT SHALL GENERALLY COMPLY WITH THE MIDTOWN PLAZA AREA PLAN AND TROOST CORRIDOR OVERLAY.

SIGNAGE SHALL COMPLY WITH 88-445.

LANDSCAPE SHALL COMPLY WITH 88-425.

EXTERIOR LIGHTING SHALL COMPLY WITH 88-430.

LEGEND

MPD BOUNDARY

NORTH

60 0 60 120

SCALE IN FEET
HORIZONTAL SCALE 1"=60'


OWNER/DEVELOPER

NAME: MILHAUS
ADDRESS: 1656 WASHINGTON ST, STE. 230
KANSAS CITY, MO 64108
PHONE: 913-915-2700
CONTACT: DEVON M COFFEY
DIRECTOR OF DEVELOPMENT
EMAIL: devon.coffey@milhaus.com

CIVIL ENGINEER

TALIAFERRO & BROWNE, INC.
LEONARD J. GRAHAM, P.E.
LAMIN B. NYANG, P.E.
PHONE: (816) 283-3456
FAX: (816) 283-0810


## WEST PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED BY RANDY G. ZERR, MISSOURI PLS-2018016442, ON MARCH 11, 2024 AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°08'50" WEST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 64.67 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°51'10" WEST, 45.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID SOUTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF TROOST AVENUE AS NOW ESTABLISHED IN MARCH 2024, HAVING AN ARC LENGTH OF 39.46 FEET, A RADIUS OF 25.00 FEET, AND A CHORD THAT BEARS SOUTH 42°21'29" EAST, 35.49 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 02°25'46" WEST, 213.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 32ND TERRACE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID WEST LINE, NORTH 87°08'50" WEST, ALONG SAID NORTH LINE, 294.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 1, WORCESTER PARK, A SUBDIVISION IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI AND RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS' OFFICE IN BOOK 4, ON PAGE 94; THENCE NORTH 02°25'46" EAST, ALONG SAID EAST LINE OF BLOCK 1, 238.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID EAST LINE OF BLOCK 1, SOUTH 87°08'50" EAST, ALONG SAID SOUTH LINE, 269.00 FEET TO THE POINT OF BEGINNING CONTAINING 69,850 SQUARE FEET OR 1.604 ACRES.

## EAST PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND BEING PART OF LOT 1, ALL OF LOT 2, PART OF LOT 11, ALL OF LOT 12, PART OF LOT 13, AND PART OF LOT 14, LINWOOD, A SUBDIVISION IN THE CITY OF KANSAS CITY, COUNTY OF JACKSON, STATE OF MISSOURI AND RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS' OFFICE IN BOOK 6, ON PAGE 84, AND BEING MORE PARTICULARLY DESCRIBED BY RANDY G. ZERR, MISSOURI PLS-2018016442, ON MARCH 11, 2024 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ALONG THE EAST RIGHT-OF-WAY LINE OF TROOST AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE NORTH 02°25'46" EAST, ALONG SAID EAST LINE, 95.00 FEET; THENCE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT, ALONG SAID EAST LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINWOOD AVENUE AS NOW ESTABLISHED IN MARCH 2024, HAVING AN ARC LENGTH OF 78.44 FEET, A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS NORTH 47°29'12" EAST, 70.64 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°27'21" EAST, 240.00 FEET TO A POINT ON THE WEST LINE OF FOREST AVENUE AS NOW ESTABLISHED IN MARCH 2024; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°25'46" WEST, ALONG SAID WEST LINE, 234.90 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 87°28'32" WEST, 140.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11; THENCE NORTH 02°25'46" EAST, ALONG SAID WEST LINE, 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°28'32" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, 150.00 FEET TO THE POINT OF BEGINNING CONTAINING 54,579 SQUARE FEET OR 1.253 ACRES.

## ZONING AND DEVELOPMENT CODE DEVIATIONS REQUESTED:

THE DEVIATIONS BEING REQUESTED FROM THE ZONING AND DEVELOPMENT CODE RELATED TO THIS MPD INCLUDE:

- EXEMPT FROM 88-323-03-B.6 OF THE BOULEVARD AND PARKWAY STANDARDS.
- EXEMPT FROM SECTION 7 (TRANSPARENCY) OF THE TROOST OVERLAY DISTRICT. EACH FACADE OF THE BUILDINGS SHALL PROVIDE A MINIMUM OF 20% OF TRANSPARENCY.
- EXEMPT FROM THE TROOST OVERLAY DISTRICT'S REQUIREMENTS TO PROVIDE ONE PRIMARY ENTRANCE EVERY 50' ALONG TROOST.
- EXEMPT FROM THE TROOST OVERLAY DISTRICT'S REQUIREMENT THAT THE PRIMARY ENTRANCE FRONT ALONG TROOST.
- EXEMPT FROM THE BOULEVARD AND PARKWAY STANDARDS' REQUIREMENT THAT THE PRIMARY ENTRANCE FRONT ALONG THE BOULEVARD OR PARKWAY.
- EXEMPT FROM THE MINIMUM REAR SETBACK REQUIREMENTS OF THE TROOST OVERLAY DISTRICT.
- EXEMPT FROM THE REQUIREMENTS OF SECTION 7 (PARKING AND LOADING) OF THE TROOST OVERLAY DISTRICT.
- EXEMPT FROM THE REQUIREMENTS OF SECTION 8.A.A & 8.B.A OF THE TROOST OVERLAY DISTRICT. THE SCREENING OF DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH 88-425-08.


MILHAUS DEVELOPMENT, LLC.
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LAND SURVEYING CORPORATION #000094
LANDSCAPE ARCHITECT CORPORATION #2010010460
ARCHITECTURAL CORPORATION #2015037508


LINWOOD AND TROOST DEVELOPMENT
3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE ---

PROJECT MANAGER --- PROJECT ARCHITECT ---

PROJECT TEAM MEMBERS --- ---

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NOT FOR CONSTRUCTION

KEY PLAN

COVER SHEET

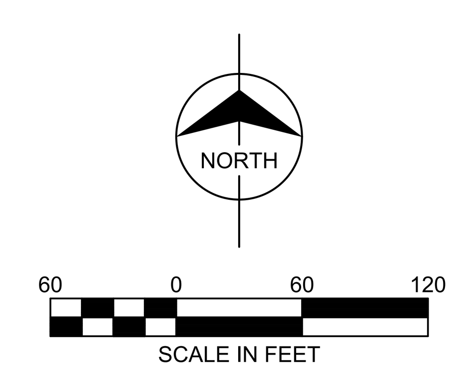
C001

| OWNERSHIP INFORMATION | | |
|---|---|---|
| PARCEL NO. | OWNER | ADDRESS |
| 1 | PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY | 300 WYANDOTTE ST STE 400 KANSAS CITY, MO 64105 |
| 2 | TROOST APARTMENTS LLC | 6247 BROOKSIDE BLVD STE 205 KANSAS CITY, MO 64113 |
| 3 | CS MIDTOWN LLC ATTN: TIM BOWMAN | 3115 TROOST AVE KANSAS CITY, MO 64109 |
| 4 | REALTY INCOME PROPERTIES 17 LLC C/O FAMILY DOLLAR | PO BOX 1017 CHARLOTTE, NC 28201 |
| 5 | STARNER KELLY & NANCY ROBINSON | 3142 TROOST AVE KANSAS CITY, MO 64109 |
| 6 | MESNER PAUL J | 3615 HOLMES ST KANSAS CITY, MO 64129 |
| 7 | AKI LINWOOD LLC | 1509 W 12TH ST KANSAS CITY, MO 64101 |
| 8 | CS MIDTOWN LLC ATTN: TIM BOWMAN | 14725 S ALDEN OLATHE, KS 66062 |
| 9 | AV-RH HARRISON PORTFOLIO LLC | 160 BROADWAY STE 501 NEW YORK, NY 10038 |
| 10 | TIGER CORNER LLC | PO BOX 5908 KANSAS CITY, MO 64171 |
| 11 | ERIC & EMILY LLC | 11110 WYANDOTTE CT KANSAS CITY, MO 64114 |
| 12 | PROPERTIES PLUS LLC | PO BOX 10110 KANSAS CITY, MO 64171 |

| OWNERSHIP INFORMATION | | |
|---|---|---|
| PARCEL NO. | OWNER | ADDRESS |
| 13 | SEHORN JUSTIN & GEISLER MILA | 3225 TROOST AVE KANSAS CITY, MO 64109 |
| 14 | PT MORNING STAR PROPERTIES LLC | 3219 TROOST KANSAS CITY, MO 64109 |
| 15 | STEVENSON ELLA L & JACK | 911 LINWOOD KANSAS CITY, MO 64109 |
| 16 | ROSEWOOD HOUSING CORPORATION | 2600 E 12TH ST KANSAS CITY, MO 64108 |
| 17 | GLOBE WERNICKE INC | 3216 TRACY AVE KANSAS CITY, MO 64109 |
| 18 | STATE OF MISSOURI DAVID MOSBY STATE FAC. OPER MAN. TRUMAN STATE BLG | 301 W HIGH ST RM 590 JEFFERSON CITY, MO 65102 |
| 19 | GLOBE WERNICKE INC | 3216 TRACY AVE KANSAS CITY, MO 64109 |
| 20 | WALKER FAMILY TRUST DATED 7/28/06 | 2002 E 59TH TER KANSAS CITY, MO 64130 |
| 21 | URBAN REDEVELOPMENT PROPERTIES LLC | 3634 TROOST AVE KANSAS CITY, MO 64109 |
| 22 | CITY OF KANSAS CITY | 414 E 12TH ST KANSAS CITY, MO 64106 |
| | | |

LEGEND

MPD BOUNDARY




SCALE IN FEET
HORIZONTAL SCALE 1"=60'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LANDSCAPE ARCHITECT CORPORATION #2010010460
ARCHITECTURAL CORPORATION #2015037508


## LINWOOD AND TROOST DEVELOPMENT

3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE
---

PROJECT MANAGER
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PROJECT ARCHITECT
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PROJECT TEAM MEMBERS
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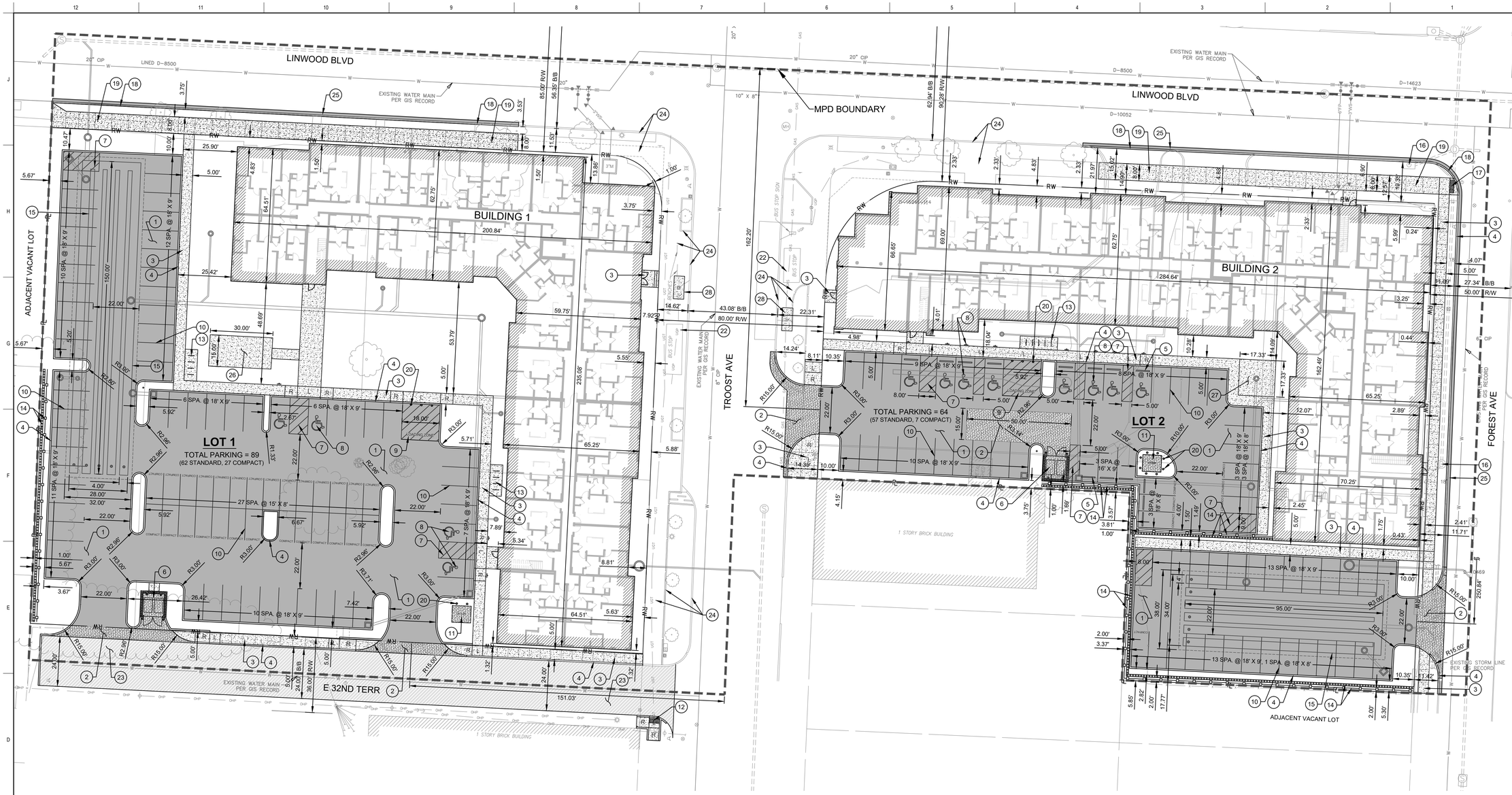
KEY PLAN

EXISTING CONDITIONS

**C002**

Printed 7/25/2025

K:\NETJOB2\73-0480\UR REZONING PLAN\UR-C002 EXISTING CONDITIONS.DWG
Friday, July 25, 2025




## LEGEND:

1. NEW ASPHALT PAVEMENT
2. KCMO STD. D-2 TYPE VI COMM. DRIVEWAY. 8" CONCRETE PAVEMENT ON AGGREGATE BASE
3. PROPOSED KCMO TYPE SW-1 4" PCC SIDEWALK (TYP.)
4. PROPOSED KCMO TYPE C-1 CURB (TYP.)
5. CONCRETE WHEELSTOP (TYP.).
6. PROPOSED TRASH ENCLOSURE LOCATION.
7. 4" PAINTED STRIPING WHITE @ 3.00' O.C (TYP.)
8. PROPOSED ADA PARKING W/ PAVEMENT MARKING AND SIGNAGE (TYP.).
9. PROPOSED LOADING ZONE
10. PAINTED 4" WIDE STRIPING WHITE (TYP.)
11. PROPOSED TRANSFORMER LOCATION
12. NEW ADA RAMP. SEE PUBLIC IMPROVEMENT PLANS.
13. PROPOSED BIKE RACK LOCATION
14. PROPOSED MSE RETAINING WALL AND FENCE/GUARDRAIL. (TYP.).
15. PROPOSED UNDERGROUND STORMWATER DETENTION PIPE SYSTEM (TYP.)
16. EXISTING CURB INLET/MANHOLE TO REMAIN.
17. NEW ADA RAMPS. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. TYPE ARB RAMP
18. NEW REINF. CURB. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. STD. REINF. TYPE C CURB
19. NEW REINF. SIDEWALK. SEE PUBLIC IMPROVEMENT PLANS FOR PARKS & REC. STD. REINF. TYPE SC SIDEWALK
20. STEEL PIPE BOLLARD (TYP.)
22. KCATA BUS STATION TO REMAIN (COORDINATE WORKS WITH KCATA)
23. PROPOSED MILL AND OVERLAY.
24. EXISTING CURB AND SIDEWALK TO REMAIN.
25. PROPOSED PAVEMENT RESTORATION PER KCMO STANDARD.
26. PROPOSED PICNIC TABLES AND ELECTRIC GRILLS AREA.
27. PROPOSED TRELLIS AND GRILLS AREA.
28. FUTURE BUS SHELTER BY KCATA.

## LEGEND:

- 1 — NEW ASPHALT PAVEMENT
- 2 — 8" PCC PAVEMENT
- 3 — KCMO 4" PCC SIDEWALK
- 19 — 6" KCMO PARKS & REC. STD. SIDEWALK TYPE SC
- NEW KCMO TYPE C-1 CURB
- NEW PARKS & REC. REINF. TYPE C CURB
- MSE RETAINING WALL
- 23 — PROPOSED MILL AND OVERLAY
- MPD BOUNDARY

## NOTES:

1. CONSTRUCT ADA ACCESS RAMP PER KCMO STD. DWG. NO. SW-1.
2. SEE GRADING PLAN FOR RAMP ELEVATIONS AND SEE MISCELLANEOUS DETAILS FOR ADA SIGNS.

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'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LAND SURVEYING CORPORATION #000094
LANDSCAPE ARCHITECT CORPORATION #2015010460
ARCHITECTURAL CORPORATION #2015037508

# LINWOOD AND TROOST DEVELOPMENT

3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE
---

PROJECT MANAGER
---

PROJECT ARCHITECT
---

PROJECT TEAM MEMBERS
---

---

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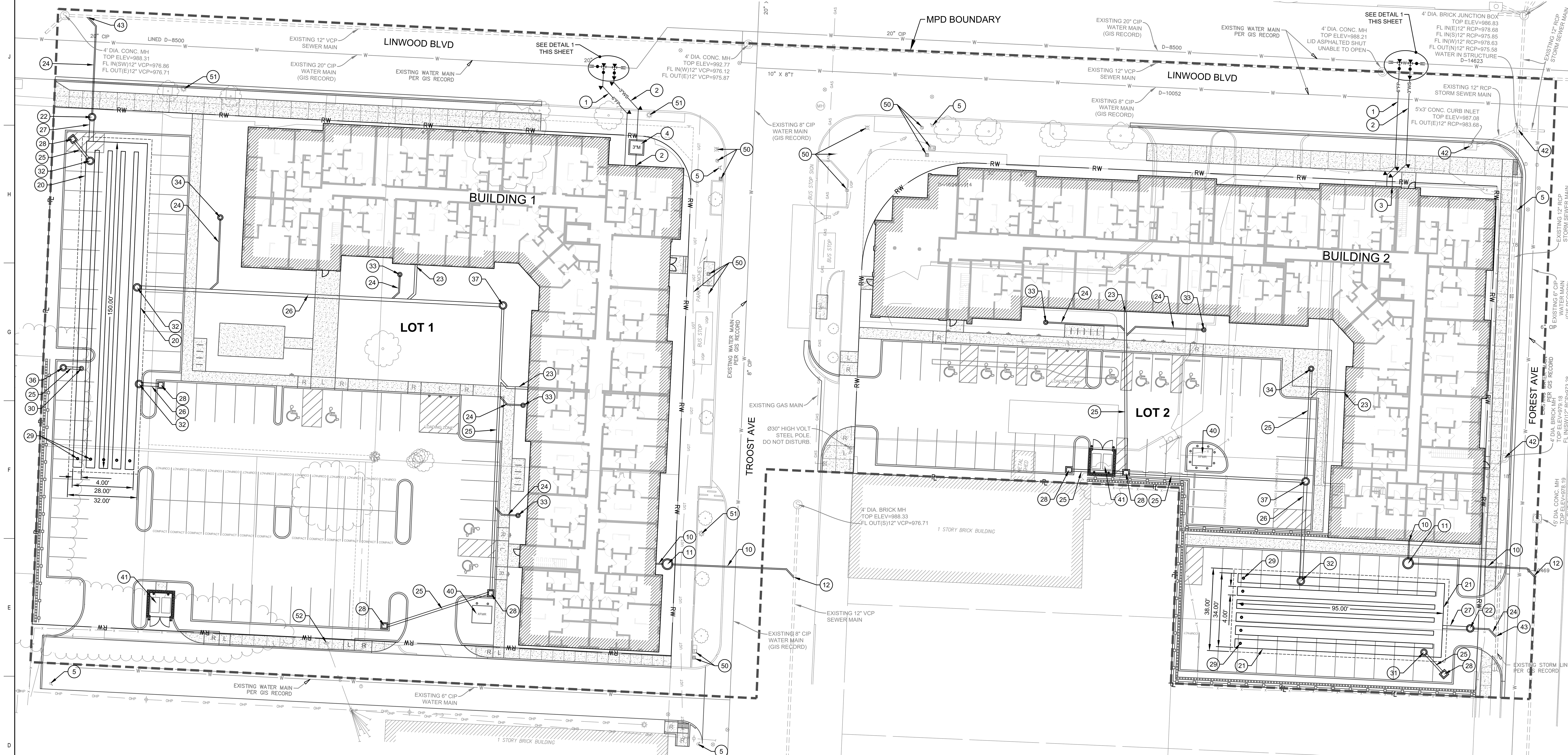
KEY PLAN:

**PROPOSED SITE PLAN**

# C003

Printed 7/25/2025

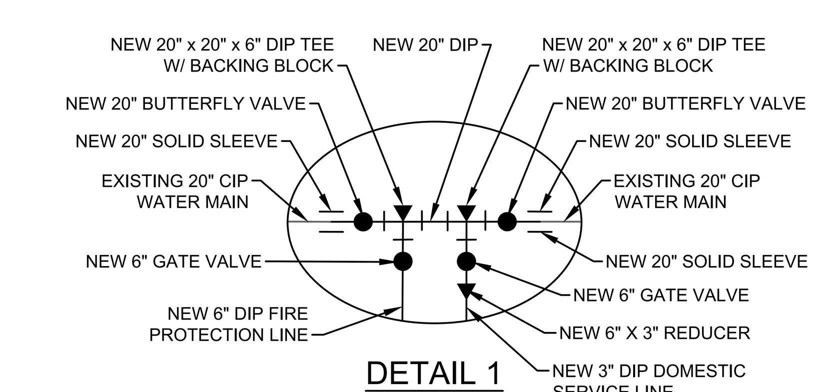
K:\NET\JOB\273-0480\UR REZONING PLAN\UR-C003 PROPOSED SITE PLAN.DWG
Friday, July 25, 2025



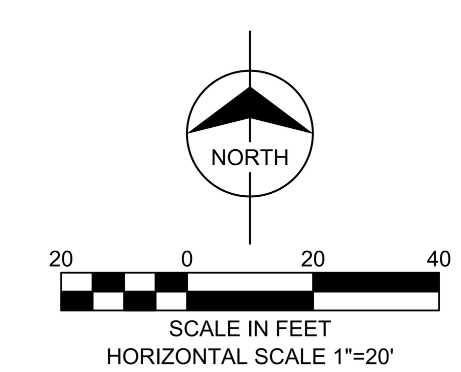

## SITE LEGEND:

MPD BOUNDARY

1. PROPOSED 6" DIP FIRE PROTECTION LINE.
2. PROPOSED 3" DIP DOMESTIC WATER SERVICE LINE.
3. 3" WATER METER TO BE LOCATED INSIDE MECHANICAL ROOM. PROJECT TO OBTAIN WAIVER FROM KC WATER. SEE MEP PLANS.
4. PROPOSED 3" WATER METER PER KCMO STD. DWG. 6209
5. EXISTING FIRE HYDRANT. DO NOT DISTURB.
10. PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE.
11. PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE.
12. PROPOSED SANITARY SEWER WYE CONNECTION TO SEWER MAIN.
20. PROPOSED LOT 1/BUILDING 1 UNDERGROUND STORMWATER DETENTION SYSTEM (Ø4' PIPES). REQUIRED VOLUME = 8,734 CF. PROPOSED VOLUME = 9,350 CF.
21. PROPOSED LOT 2/BUILDING 2 UNDERGROUND STORMWATER DETENTION SYSTEM (Ø4' PIPES). REQUIRED VOLUME = 6,823 CF. PROPOSED VOLUME = 7,163 CF.
22. 30" DIA. NYLOPLAST STORM WATER OUTLET CONTROL STRUCTURE W/ H-20 ADA PEDESTRIAN GRATE.
23. PROPOSED 12" HDPE CONNECT TO INTERNAL ROOFDRAIN (TYP.).
24. PROPOSED 6" HDPE STORM PIPE
25. PROPOSED 12" HDPE STORM PIPE
26. PROPOSED 18" HDPE STORM PIPE
27. PROPOSED 24" HDPE STORM PIPE
28. PROPOSED 3'-3" X 3'-0" KCMO TYPE GI-1 DOUBLE GRATE INLET
29. PROPOSED Ø6" HDPE VENT RISER W/ H-20 STANDARD GRATE.
30. PROPOSED Ø12" HDPE VENT RISER W/ H-20 STANDARD GRATE.
31. PROPOSED Ø24" HDPE ACCESS RISER W/ H-20 ADA PEDESTRIAN GRATE.
32. PROPOSED Ø30" HDPE ACCESS RISER W/ H-20 ADA PEDESTRIAN GRATE.
33. PROPOSED Ø12" NYLOPLAST DRAIN BASIN W/ DOMED GRATE.
34. PROPOSED Ø18" NYLOPLAST DRAIN BASIN W/ DOMED GRATE.
35. PROPOSED Ø18" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
36. PROPOSED Ø24" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
37. PROPOSED Ø30" NYLOPLAST DRAIN BASIN W/ H-20 ADA PEDESTRIAN GRATE.
40. PROPOSED 8' X 9' TRANSFORMER PAD LOCATION.
41. PROPOSED TRASH ENCLOSURE LOCATION.
42. EXISTING CURB INLET AND STORM MANHOLE TO REMAIN. ADJUST TOP ELEVATION TO MATCH PROPOSED GRADE.
43. PROPOSED STORM SEWER WYE CONNECTION TO STORM SEWER MAIN.
50. EXISTING MISCELLANEOUS ITEMS TO REMAIN. DO NOT DISTURB.
51. EXISTING STREETLIGHT TO REMAIN. DO NOT DISTURB.
52. EXISTING POWER POLE TO BE REMOVED. COORDINATE POLE REMOVAL WITH EVERGY.




**DETAIL 1**
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS

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# LINWOOD AND TROOST DEVELOPMENT
3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE: ---

PROJECT MANAGER: ---
PROJECT ARCHITECT: ---

PROJECT TEAM MEMBERS: --- ---

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KEY PLAN

PROPOSED UTILITY PLAN

**C004**

Printed 7/25/2025

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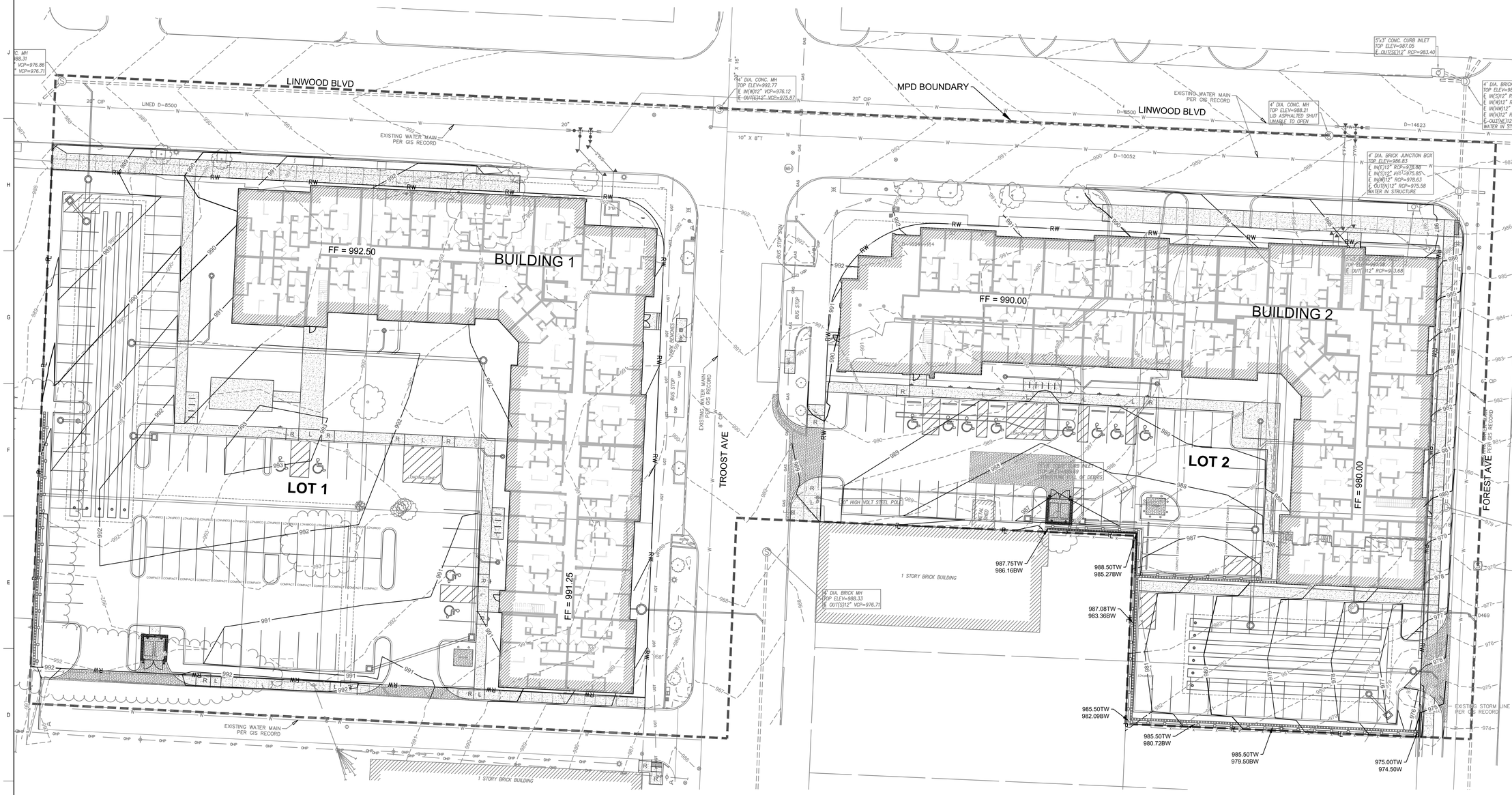
Friday, July 25, 2025




LEGEND:

MPD BOUNDARY

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'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KEY PLAN:

**PROPOSED GRADING PLAN**

# C005

Printed 7/25/2025

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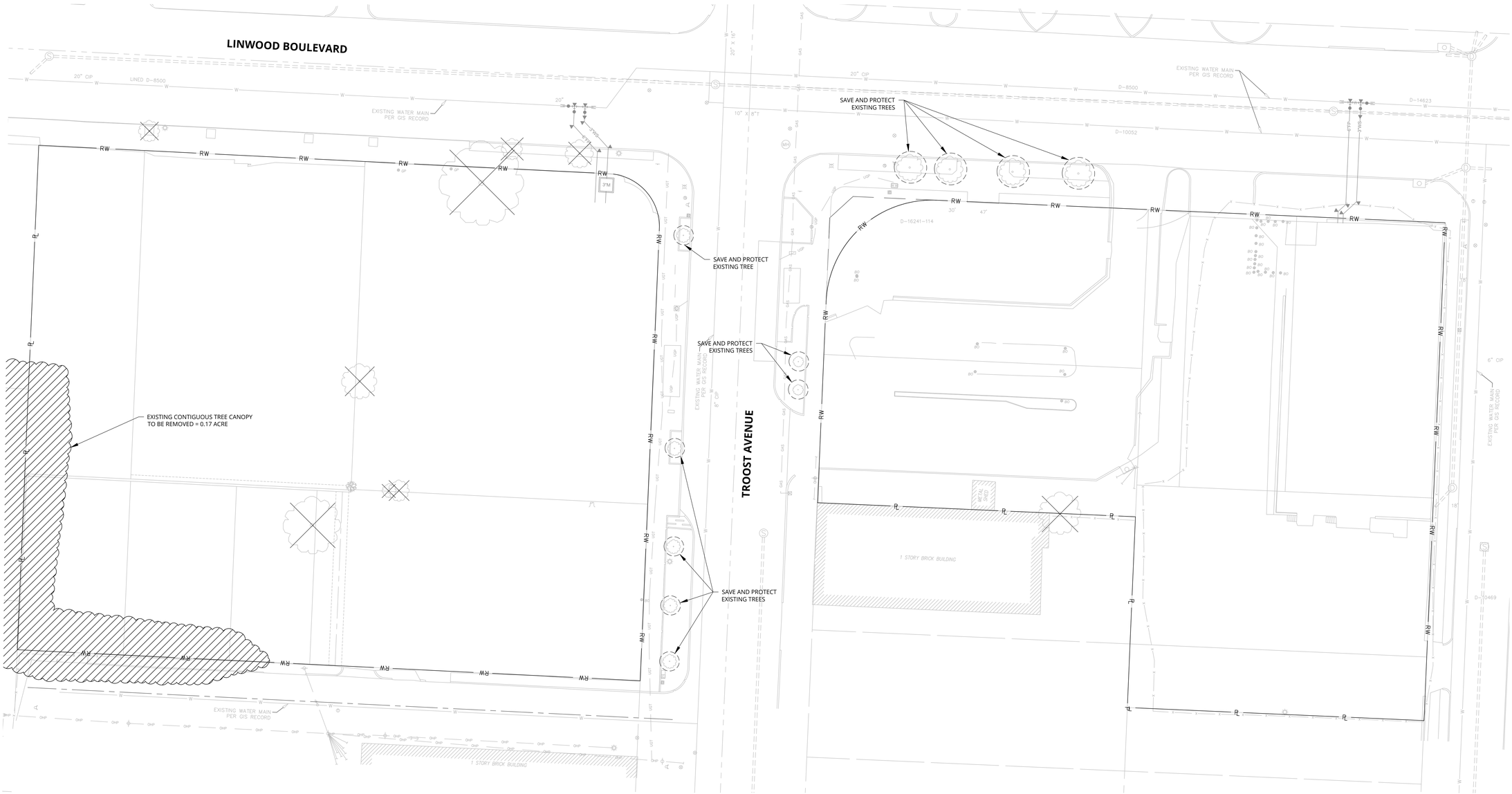
Friday, July 25, 2025

## TREE PRESERVATION NOTES

1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

EXISTING TREE TO BE REMOVED




1 EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN
SCALE = 1" = 20'

GRAPHIC SCALE 20'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# LINWOOD AND TROOST DEVELOPMENT

3200 Troost Ave
Kansas City, MO 64109

ORIGINAL DRAWINGS SCALE TO 30" x 42" SHEET

PRINCIPAL IN CHARGE: ---

PROJECT MANAGER: ---
PROJECT ARCHITECT: ---

PROJECT TEAM MEMBERS: ---


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NOT FOR CONSTRUCTION

KEY PLAN:

EXISTING CONDITIONS & TREE PRESERVATION & MITIGATION PLAN

**L100**

Printed 7/25/2025


P:\24-009 MILHAUS LINWOOD AND TROOST - KANSAS CITY, MO\24-009 CAD\24-009 CAD\CURRENT\24-009_L100_LSCP_CURRENT.DWG
Friday, July 25, 2025

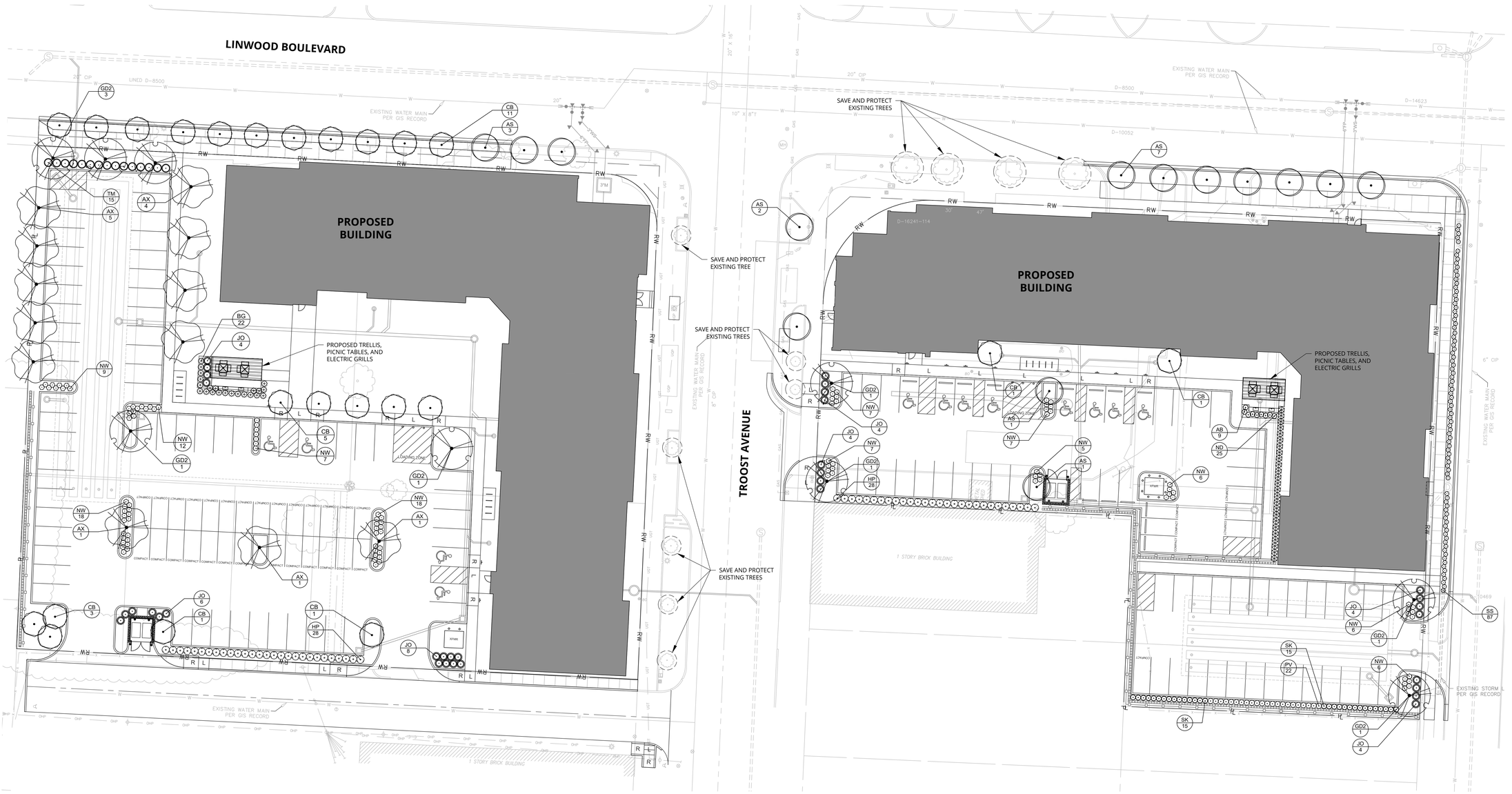
## DEVELOPMENT ORDINANCE SUMMARY

| 88-425 Landscape Requirements<br>Landscape and Screening (Section 88-425, Kansas City, Missouri Zoning and Development Code) | Required | Proposed | Alternative Requested | Approved |
|---|---|---|---|---|
| **88-425-03 Street Trees** | | | | |
| Building 1 - Linwood Boulevard | 10 | 14 Proposed | | |
| Building 1 - Troost Avenue | 8 | 5 Existing | | |
| Building 2 - Linwood Boulevard | 10 | 4 Existing + 7 Proposed | | |
| Building 2 - Troost Avenue | 5 | 2 Existing + 2 Proposed | | |
| Building 2 - Forest Avenue | 8 | N/A | Native grasses due to underground utility conflicts | |
| **88-425-04 General Landscape Trees** | N/A | N/A | | |
| **88-425-05-B Perimeter Vehicular Use Area Adjacent to Streets** | | | | |
| Building 1 | 3 trees + 36" tall continuous screen of evergreen shrubs | 3 trees + 36" tall continuous screen of evergreen shrubs | | |
| Building 2 | 4 trees + 36" tall continuous screen of evergreen shrubs | 4 trees + 36" tall continuous screen of evergreen shrubs | | |
| **88-425-05-C Adjacent to Residential Zoning Districts** | N/A | | | |
| **88-425-06 Interior Landscaping of Parking Lots** | | | | |
| Building 1 - 89 Spaces | 18 trees + 89 shrubs | 22 trees + 112 shrubs | | |
| Building 2 - 64 Spaces | 13 trees + 64 shrubs | 4 trees + 71 shrubs | | |
| **88-425-07 Parking Garage Screening** | N/A | | | |
| **88-425-08 Mechanical/Utility Equipment Screening** | Evergreen shrubs shall be used to screen utilities. | | | |
| **88-425-09 Outdoor Use Screening** | N/A | | | |

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | CAL | HEIGHT |
|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | |
| | AS | 14 | SUGAR CONE SUGAR MAPLE / ACER SACCHARUM 'SUGAR CONE' | B & B | 2"CAL | 25' |
| | AX | 12 | PACIFIC SUNSET® MAPLE / ACER TRUNCATUM X PLATANOIDES 'WARRENRED' | B & B | 2"CAL | 30' |
| | CB | 23 | COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS `COLUMNARIS` | B & B | 2"CAL | 35' |
| | GD2 | 9 | STREET KEEPER HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM | B & B | 2"CAL | 40' |

| SYMBOL | CODE | QTY | COMMON / BOTANICAL NAME | CONT | HEIGHT |
|---|---|---|---|---|---|
| **DECIDUOUS SHRUBS** | | | | | |
| | AB | 9 | LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA `UCONNAM166` | 2 GAL | 4' |
| | HP | 56 | SHRUBBY ST. JOHN'S WORT / HYPERICUM PROLIFICUM | 2 GAL | 4' |
| | ND | 25 | FIREPOWER DWARF NANDINA / NANDINA DOMESTICA 'FIREPOWER' | 2 GAL | 2.5' |
| | NW | 108 | WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW' | 2 GAL | 2.5' |
| | SK | 30 | BLUE KAZOO DOUBLE PLAY SPIREA / SPIRAEA MEDIA 'SMSMBK' TM | 2 GAL | 2.5' |
| **EVERGREEN SHRUBS** | | | | | |
| | JO | 34 | GREY OWL EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'GREY OWL' | 5 GAL | 3' |
| | TM | 15 | DENSE YEW / TAXUS X MEDIA `DENSIFORMIS` | 5 GAL | 3.5' |
| **GRASSES & PERENNIALS** | | | | | |
| | BG | 22 | BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS | 1 GAL | 2.5' |
| | PV | 22 | HOT ROD SWITCH GRASS / PANICUM VIRGATUM `HOT ROD` | 1 GAL | 3.5' |
| | SS | 87 | JAZZ LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM `JAZZ` | 1 GAL | 2.5' |




1 OVERALL LANDSCAPE PLAN
SCALE = 1" = 20'

GRAPHIC SCALE 20'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KEY PLAN:

OVERALL LANDSCAPE PLAN

**L101**

Printed 7/25/2025

P:\24-039 MILHAUS LINWOOD AND TROOST - KANSAS CITY, MO\24-039 CAD\24-039_L100_LSCP_CURRENT.DWG
Friday, July 25, 2025

1 BUILDING 1 - FIRST FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

A1

SW & SE Corners of
Linwood Blvd & Troost Ave

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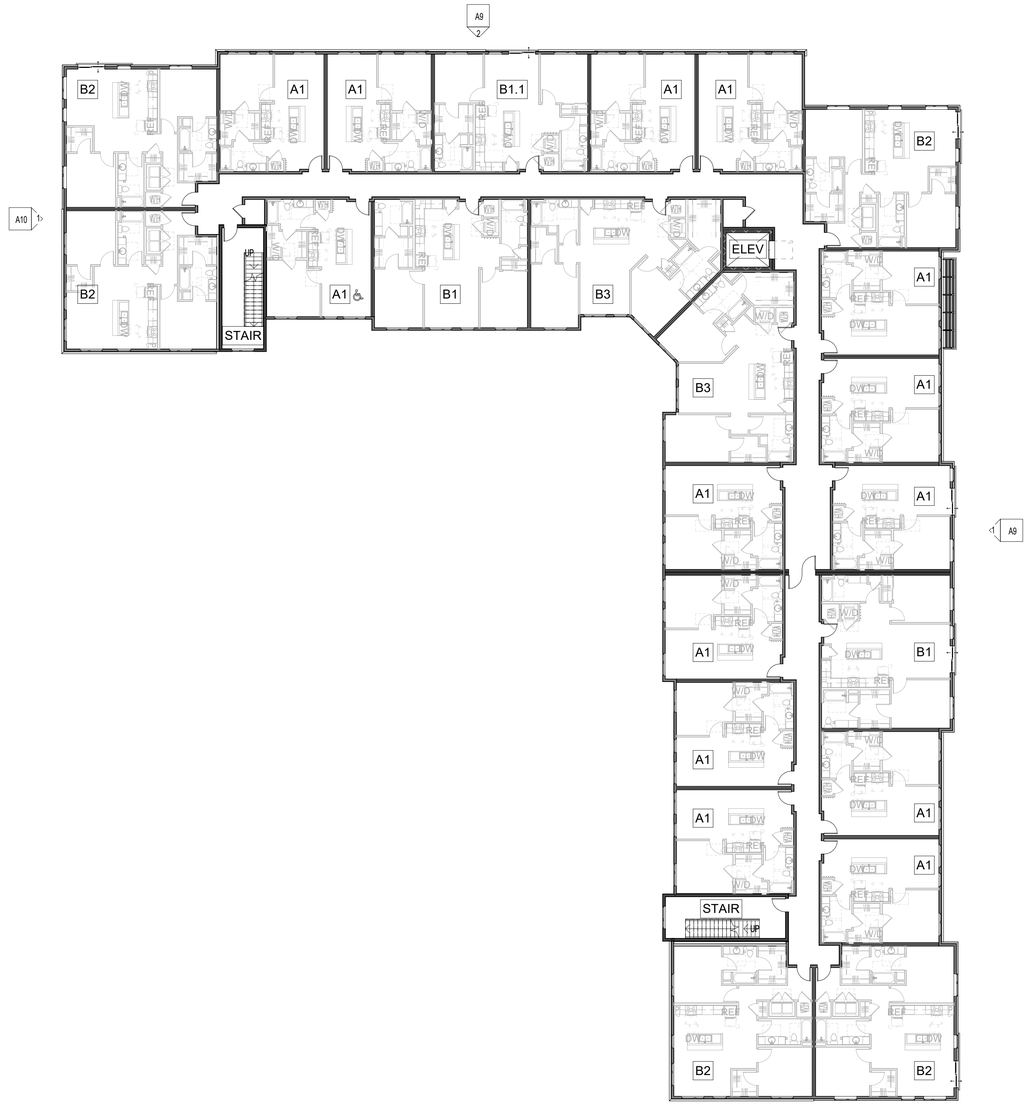



1 BUILDING 1 - SECOND FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

A2

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

1 BUILDING 1 - THIRD FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

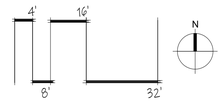
# LINWOOD & TROOST APARTMENTS

A3

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

1 BUILDING 1 - FOURTH FLOOR PLAN
1/16" = 1'-0"




FLOOR PLANS

07/25/25

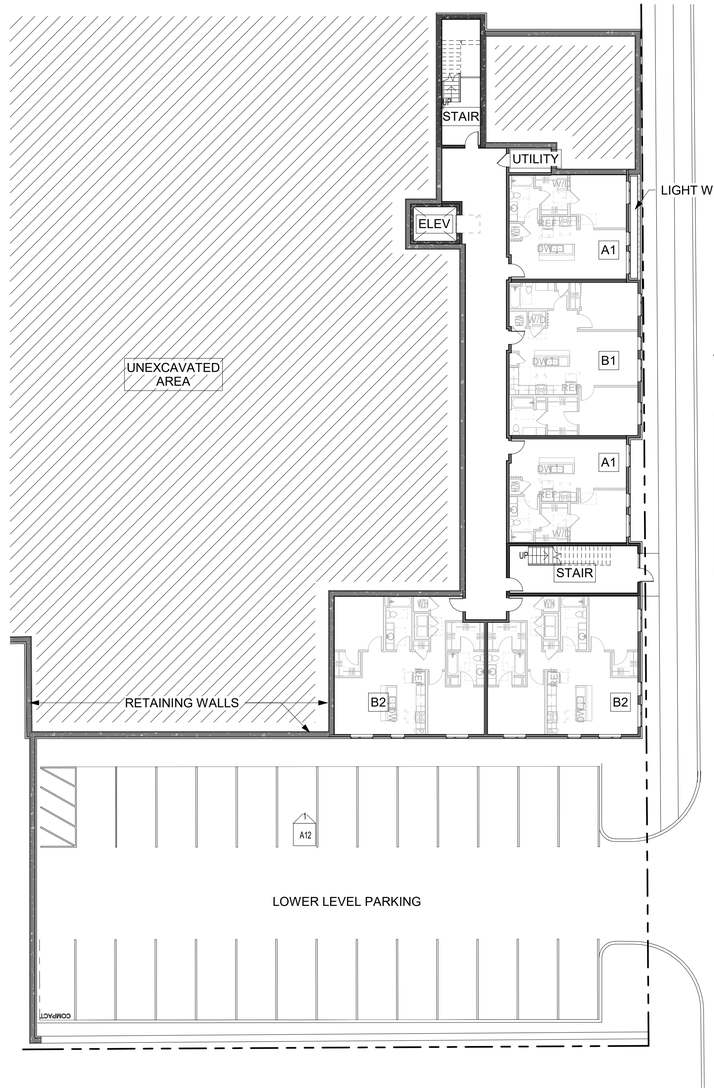
# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A4

rosemann & ASSOCIATES P.C.

2 BUILDING 2 - FIRST FLOOR PLAN
1/16" = 1'-0"




1 BUILDING 2 - BASEMENT FLOOR PLAN
1/16" = 1'-0"

4' 16' 8' 32' N

FLOOR PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A5

rosemann & ASSOCIATES P.C.

1 BUILDING 2 - SECOND FLOOR PLAN
1/16" = 1'-0"

4' 16' N 8' 32'

FLOOR PLANS

07/25/25

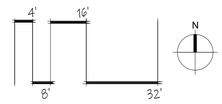
# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A6

rosemann & ASSOCIATES P.C.

1 BUILDING 2 - THIRD FLOOR PLAN
1/16" = 1'-0"




FLOOR PLANS

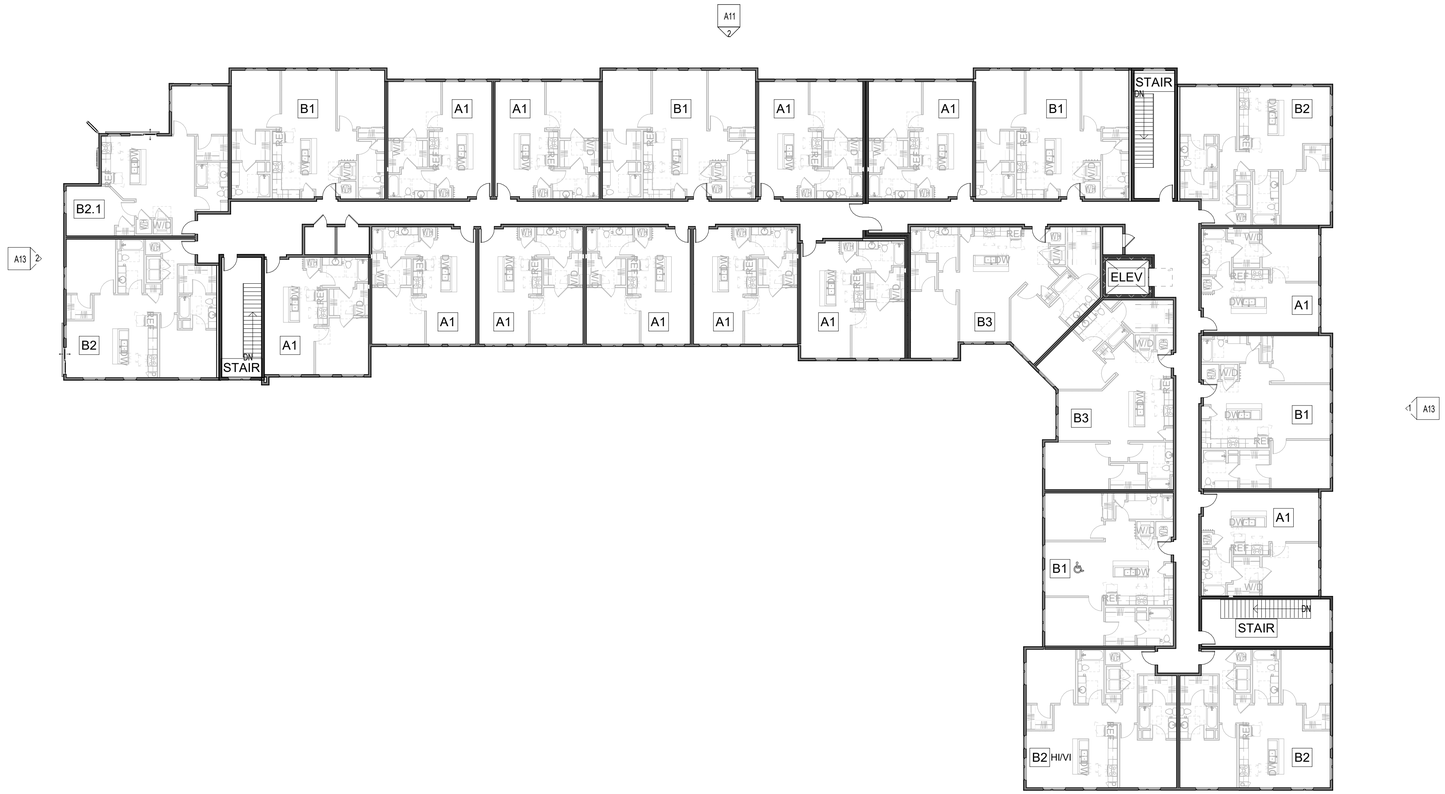
07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A7

rosemann & ASSOCIATES P.C.




1 BUILDING 2 - FOURTH FLOOR PLAN
1/16" = 1'-0"

4' 16' 0' 32' N

FLOOR PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A8

rosemann & ASSOCIATES P.C.

| MATERIAL PERCENTAGE - EAST FACADE | |
|---|---|
| BRICK | 31% |
| FIBER CEMENT SIDING/BOARD | 43% |
| GLAZING | 26% |
| *TROOST ELEVATION | |

| MATERIAL PERCENTAGE - NORTH FACADE | |
|---|---|
| BRICK | 29% |
| FIBER CEMENT SIDING/BOARD | 47% |
| GLAZING | 24% |
| *LINWOOD ELEVATION | |

## MATERIAL LEGEND

- 8" FIBER CEMENT LAP SIDING - JAMES HARDIE - SMOOTH PLANK, MONTEREY TAUPE
- 8" FIBER CEMENT LAP SIDING - JAMES HARDIE - SMOOTH PLANK, IRON GRAY
- 48"x120" ARCHITECTURAL FIBER CEMENT PANEL - JAMES HARDIE - FINE SAND, COBBLE STONE
- MODULAR FACE BRICK - ACME BRICK - GARNET, VELOUR
- PREFINISHED FIBER CEMENT TRIM - IRON GRAY
  5/4"x8" - WINDOW & DOOR HEAD, CORNER & EDGE TRIMS
  5/4"x4" - WINDOW JAMBS & SILL
- PREFINISHED FIBER TRIM - WHITE
  5/4"x8" - WINDOW & DOOR HEAD
  5/4"x4" - WINDOW JAMBS & SILL
- PARAPET COPING - FIRESTONE UNA-CLAD METAL OR SIMILAR - DARK BRONZE
- JULIET BALCONIES, STOREFRONTS & CANOPIES - BLACK FINISH

2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

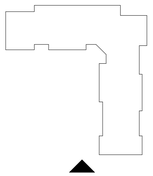
A9

rosemann & ASSOCIATES P.C.

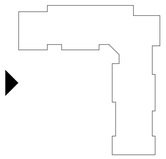
| MATERIAL PERCENTAGE - WEST FACADE | |
|---|---|
| BRICK | 14% |
| FIBER CEMENT SIDING/BOARD | 65% |
| GLAZING | 21% |

| MATERIAL PERCENTAGE - SOUTH FACADE | |
|---|---|
| BRICK | 15% |
| FIBER CEMENT SIDING/BOARD | 63% |
| GLAZING | 22% |

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

# LINWOOD & TROOST APARTMENTS

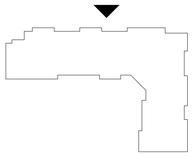
SW & SE Corners of
Linwood Blvd & Troost Ave

A10

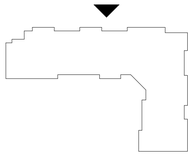
rosemann & ASSOCIATES P.C.

| MATERIAL PERCENTAGE - NORTH FACADE | |
|---|---|
| BRICK | 32% |
| FIBER CEMENT SIDING/BOARD | 46% |
| GLAZING | 22% |
| *LINWOOD ELEVATION | |

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

# LINWOOD & TROOST APARTMENTS

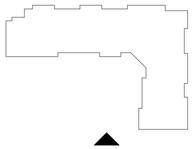
SW & SE Corners of
Linwood Blvd & Troost Ave

A11

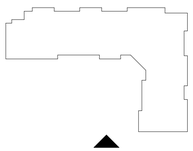
rosemann & ASSOCIATES P.C.

| MATERIAL PERCENTAGE - SOUTH FACADE | |
|---|---|
| BRICK | 8% |
| FIBER CEMENT SIDING/BOARD | 70% |
| GLAZING | 22% |

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

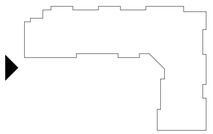
A12

rosemann & ASSOCIATES P.C.

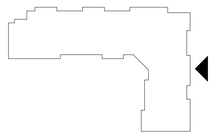
| MATERIAL PERCENTAGE - EAST FACADE | |
|---|---|
| BRICK | 21% |
| FIBER CEMENT SIDING/BOARD | 58% |
| GLAZING | 21% |

| MATERIAL PERCENTAGE - WEST FACADE | |
|---|---|
| BRICK | 10% |
| FIBER CEMENT SIDING/BOARD | 64% |
| GLAZING | 26% |
| *TROOST + PARKING LOT ELEVATION | |

REFERENCE A9 FOR MATERIALS LEGEND



2 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS

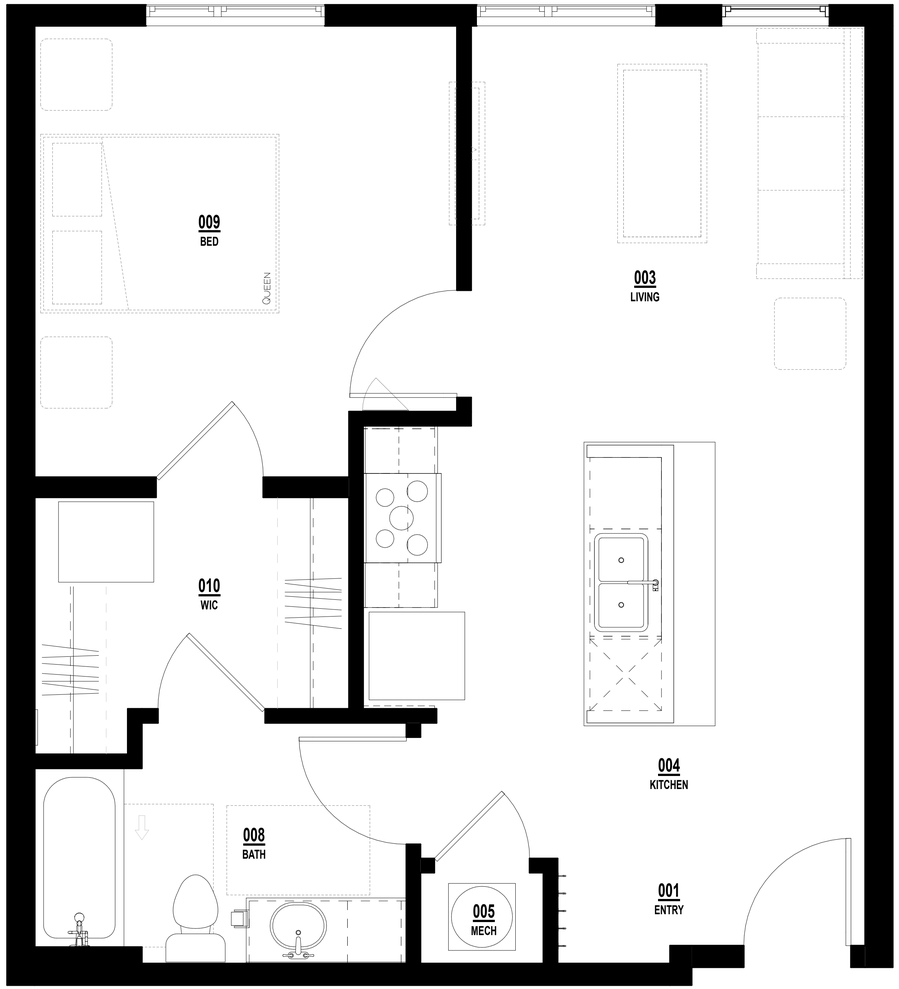
07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

A13

rosemann & ASSOCIATES P.C.




1 UNIT TYPE A1 - 1BD 1BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

U1

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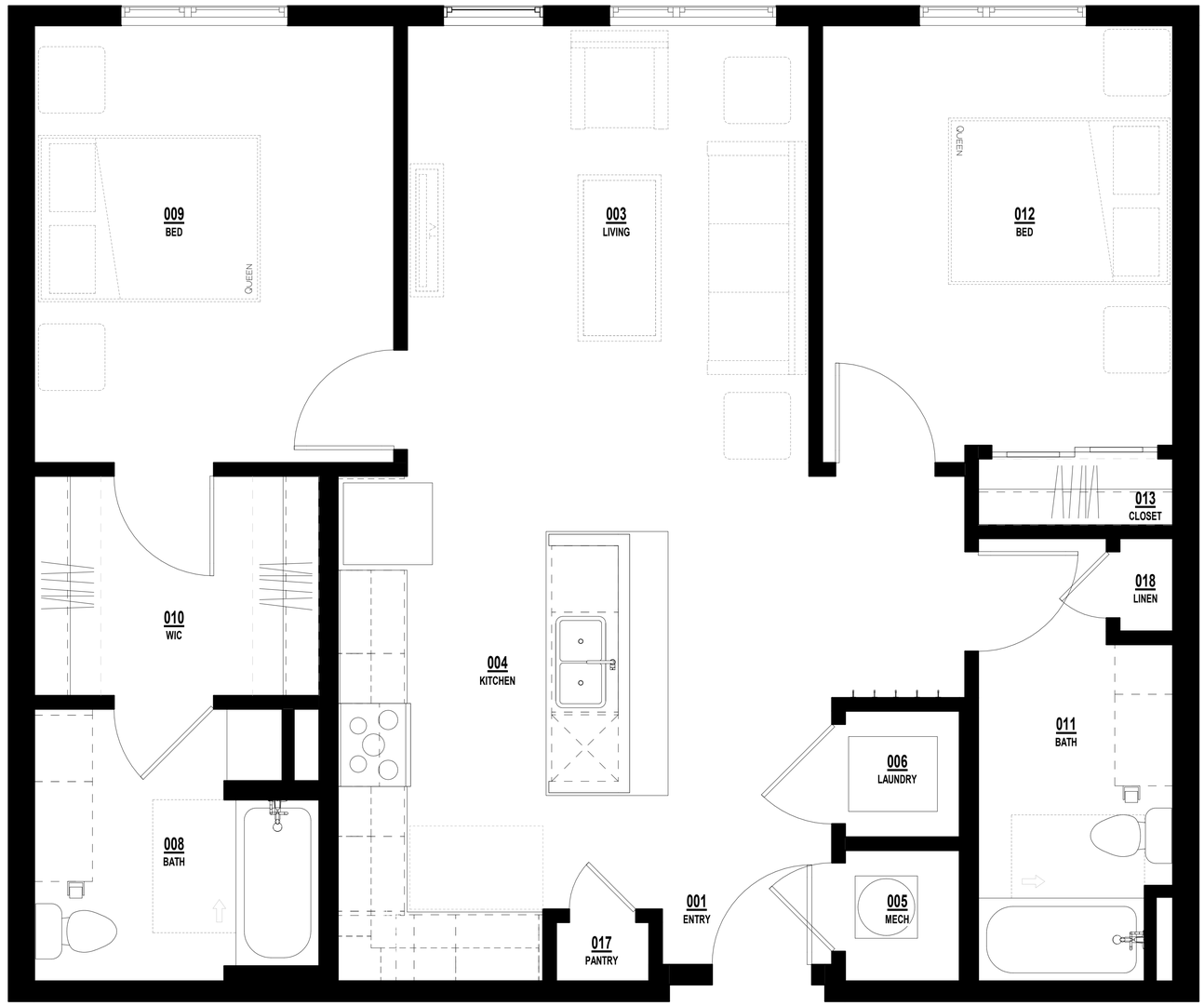


1 UNIT TYPE B1 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

U2

SW & SE Corners of
Linwood Blvd & Troost Ave

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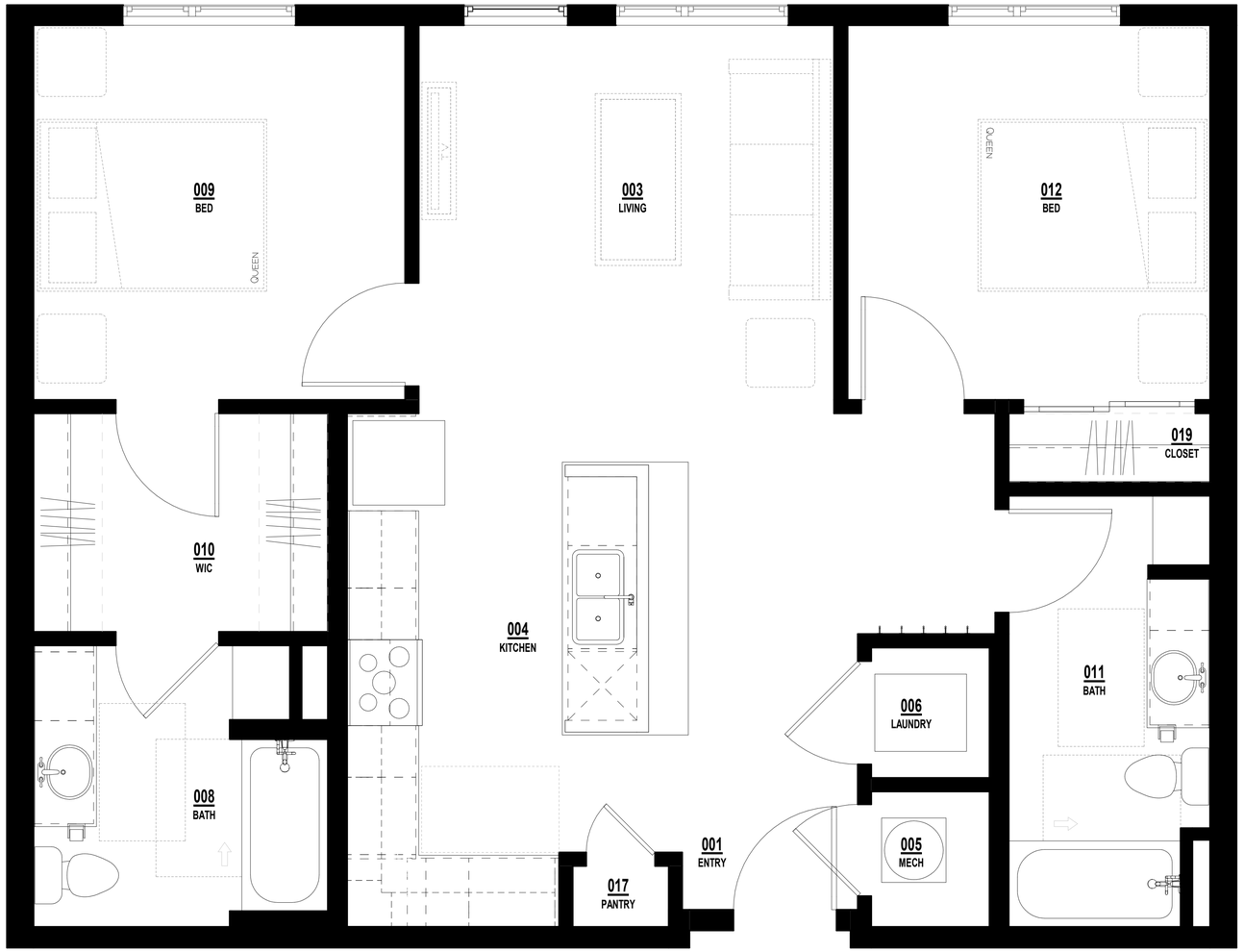
*UNIT TYPE B1.1 ONLY IN BUILDING 1




1 UNIT TYPE B1.1 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

U3

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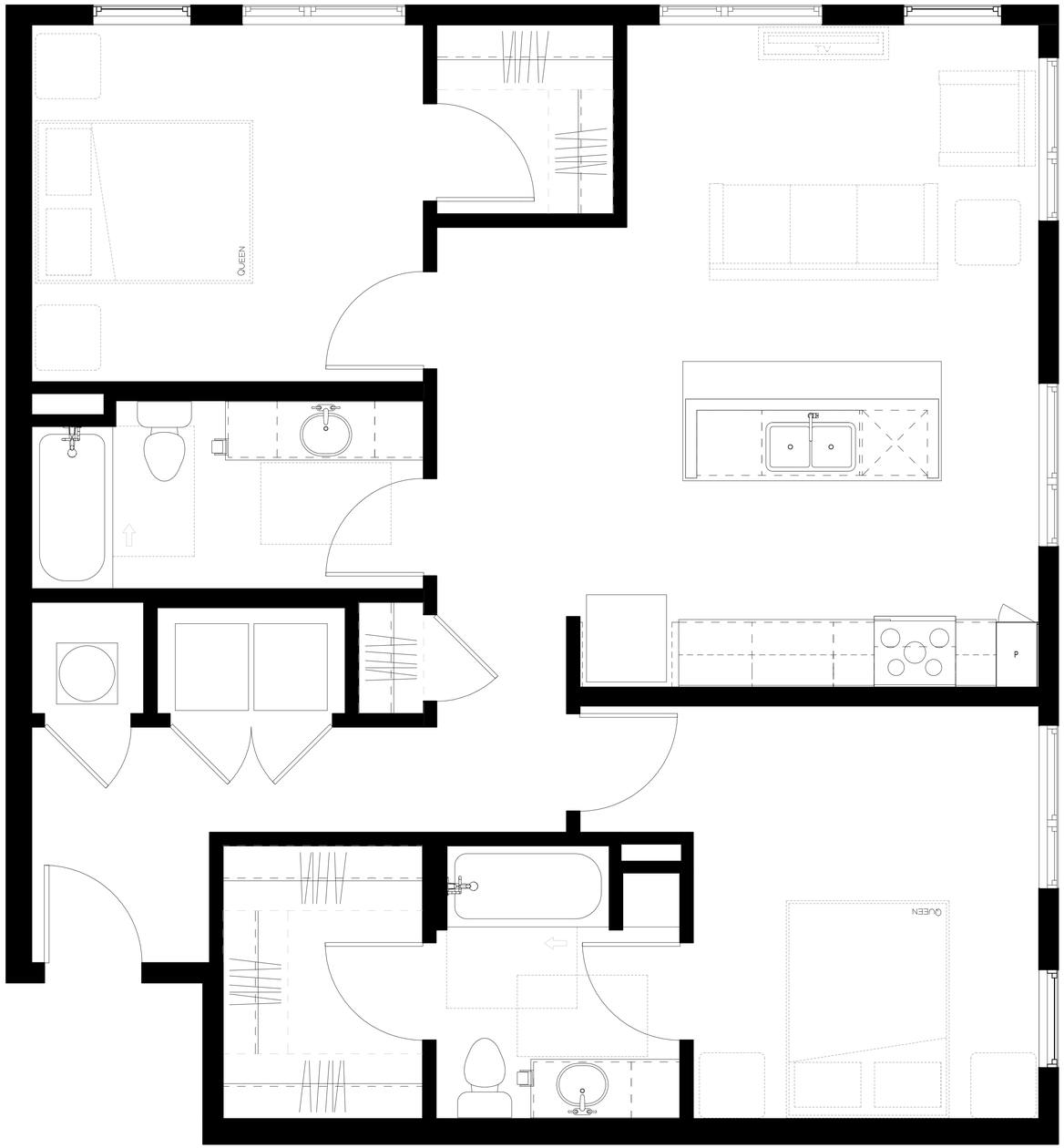



1 UNIT TYPE B2 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

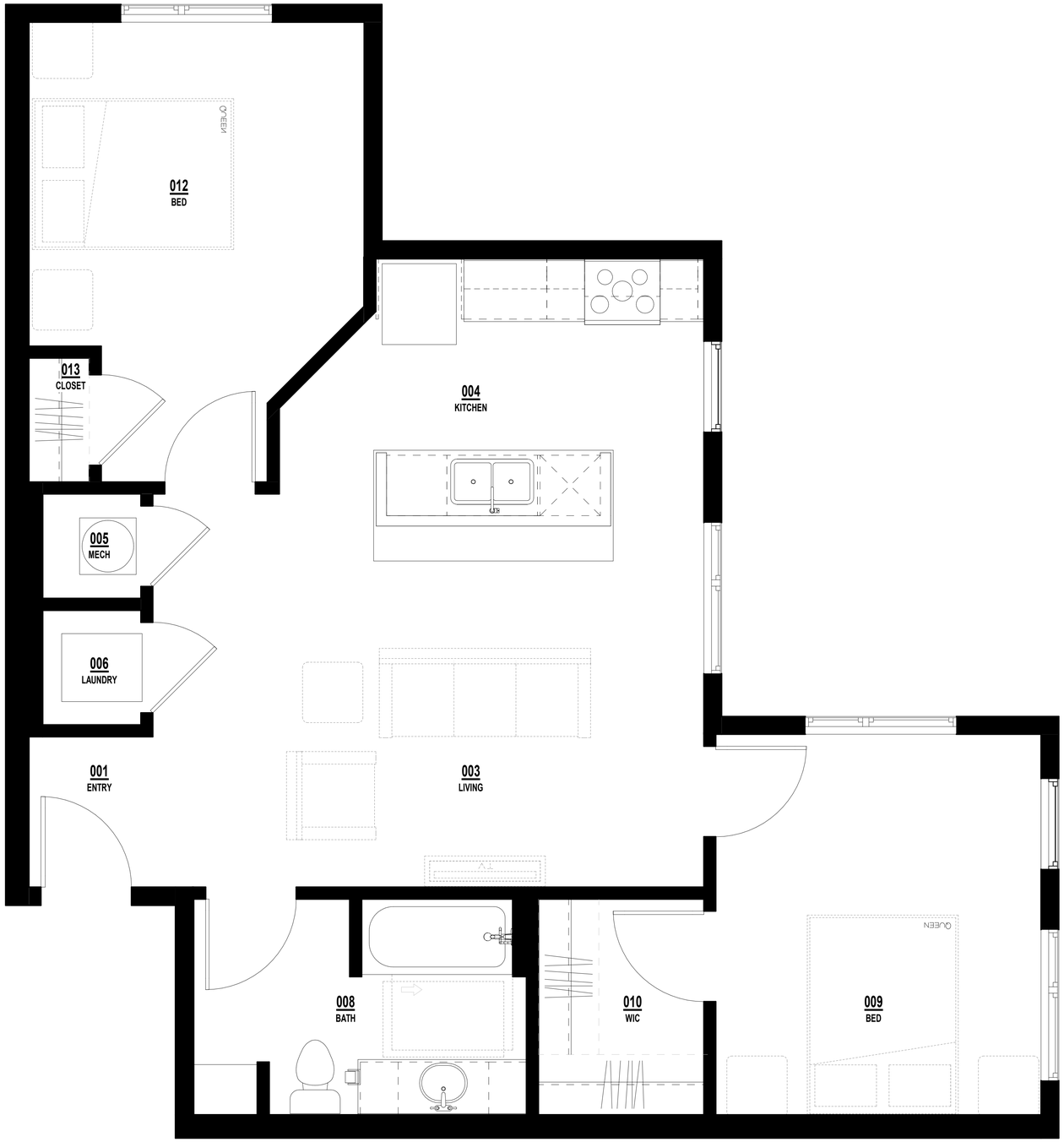
# LINWOOD & TROOST APARTMENTS

U4

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

*UNIT TYPE B2.1 ONLY IN BUILDING 2




1 UNIT TYPE B2.1 - 2BD 1BA
1/2" = 1'-0"

UNIT PLANS

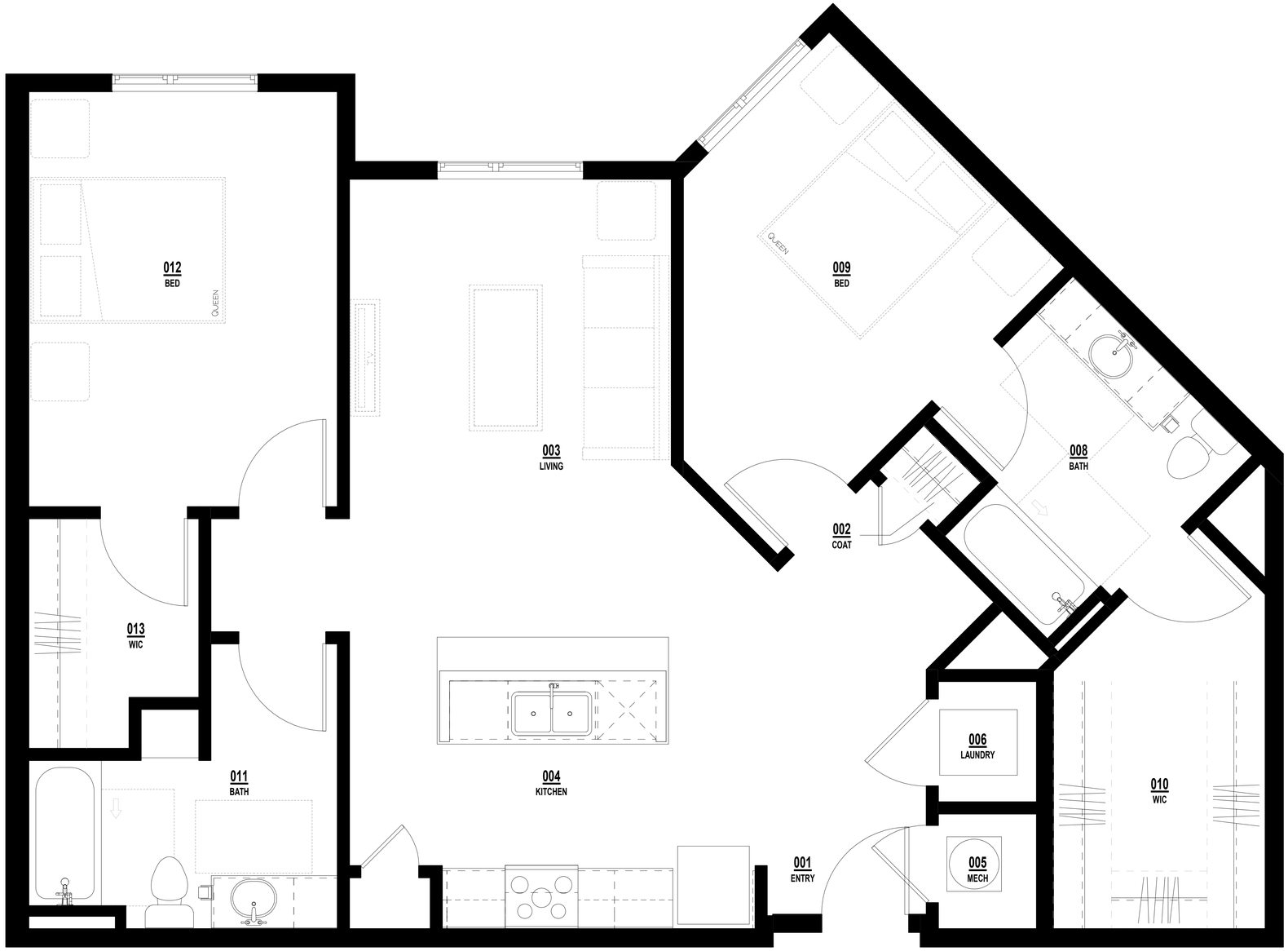
07/25/25

# LINWOOD & TROOST APARTMENTS

SW & SE Corners of
Linwood Blvd & Troost Ave

U5

rosemann & ASSOCIATES P.C.




1 UNIT TYPE B3 - 2BD 2BA
1/2" = 1'-0"

UNIT PLANS

07/25/25

# LINWOOD & TROOST APARTMENTS

U6

SW & SE Corners of
Linwood Blvd & Troost Ave

rosemann & ASSOCIATES P.C.

**CD–CPC–2025–00075 (Linwood & Troost MPD Residential)**

**Response Letter to Development Review Committee**

*Statement of Practical Difficulty*

---

**5.** "Per the Troost Corridor Overlay District, multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. Add 3 additional entrances to building 1, or request a deviation. If a deviation is being requested, submit a statement of practical difficulty to support the deviation request. *all deviation requests should accompany a statement of practical difficulty. (6/13/2025)"

Statement of Practical Difficulty

The quantity of requested entrances is more typical of commercial, rather than residential, developments and as such places an undue cost burden and operational dilemma on the property. This community is designed with resident safety and privacy in-mind, for which reason having fewer primary entrances is necessary to ensure that property staff and property security systems can safely and effectively monitor the ingress and egress locations.

**9.** "Per the Troost Corridor Overlay District, residential buildings shall include one or more of the following features: (1) porches, (2) balconies, even small Juliet balconies, (3) stoops, (4) patios, and (5) terraces. (6/13/2025)"

Statement of Practical Difficulty

This property is to be operated as a Low-Income Housing Tax Credit (LIHTC) community, in order to support Kansas City in achieving the goals listed in the *A Housing Policy for Kansas City: (2019-2023)*. Within this report, the City identifies in Goal 1 (pg. 23-33) a series of policies to execute to encourage the construction of additional affordable housing units through reduced entitlement costs, plan review times, and subsidies. Policy 1.9 encourages the development of transit-oriented communities through reduced parking requirements and designs based on the utilization of existing and future transit opportunities, which our proposed community does by maintaining the existing 2 on-site KCATA stations, reducing parking to below a 1:1 ratio, and providing both interior and exterior bike storage. Policy 1.10 explicitly directs the City to streamline the zoning review and building permit review processes to encourage new affordable communities that can be built efficiently and without unnecessary delay in receiving entitlements. Policy 1.11 specifically calls-out Linwood Blvd as an ideal location for additional affordable housing units.

Additional features, such as porches, balconies, and stoops impose a significant cost burden on the property that realistically prohibits the community moving forward as a financially viable investment. Such a requirement would work against the goals of the *Housing Policy* discussed above and jeopardize the City's accomplishment of said plan. LIHTC communities often, due to the nature of how the communities' construction is financed, necessitate fewer

feature amenities to ensure that the development remains a financially viable investment for developers and their partners, in order to provide housing with rents that are below the recent market-rate rents in the area, and to assist municipalities in accomplishing their stated housing objectives.

The Milhaus team is happy to provide Juliet balconies for units throughout the community in order to increase street-level interaction and façade undulation, thereby increasing the overall quality of the proposed design.

**10.** "Per the Troost Corridor Overlay District, at least 70% of the façade facing Troost between 3 ft and 10 ft above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. Detail compliance on the elevations. (6/13/2025)"

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Milhaus is happy to provide revised plans showing increased facade transparency on prominent corners and along the Troost frontage and showing compliance with the Boulevard & Parkway standards along Linwood Blvd regarding window glazing. Per recent conversations with staff, we feel our increased transparency and large window placements are much desired. We feel these improvements meet the intention of the Troost Corridor in providing an engaged street-level experience for residents and pedestrians alike.

The Milhaus team has revised the elevations previously provided to include additional brick on prominent corners along Troost Ave and along street-facing facades. We have also swapped out much of the lap siding for paneling in order to provide for a more modern and quality design.

**11.** "The minimum transparency for the second story and above is 40%. Detail compliance on the elevations. (6/13/2025)"

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