



CITY PLAN COMMISSION STAFF REPORT

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

June 4, 2025

Project Name
Shoal Valley Townhome Development

Docket #6

Request
CD-CPC-2025-00046
Development Plan

Applicant
Andrea Lemken
Renaissance Infrastructure Consultants

Location 7601 NE Shoal Creek Pkwy
Area About 32 acres
Zoning SC (MPC-4)
Council District 1st
County Clay
School District Liberty

Surrounding Land Uses

North: Undeveloped, Zoned SC
South: Residential, Zoned R-7.5
East: Undeveloped, Zoned SC
West: Undeveloped, Zoned SC

KC Spirit Playbook Alignment

Case Number CD-CPC-2025-00046
LRP determination: Medium Alignment

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential High Density for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

Northeast Shoal Creek Parkway is identified on the City's Major Street Plan as a Parkway. Northeast 76th Street is identified on the City's Major Street Plan as a Local Link.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Development Plan in District SC (Shoal Creek) on about 32 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of a 193-unit townhome development.

PROJECT TIMELINE

The application for the subject request was filed on March 30, 2025. Scheduling deviations from 2025 Cycle 5.2 have occurred due to a request by the applicant to address revisions required by staff.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on May 12, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

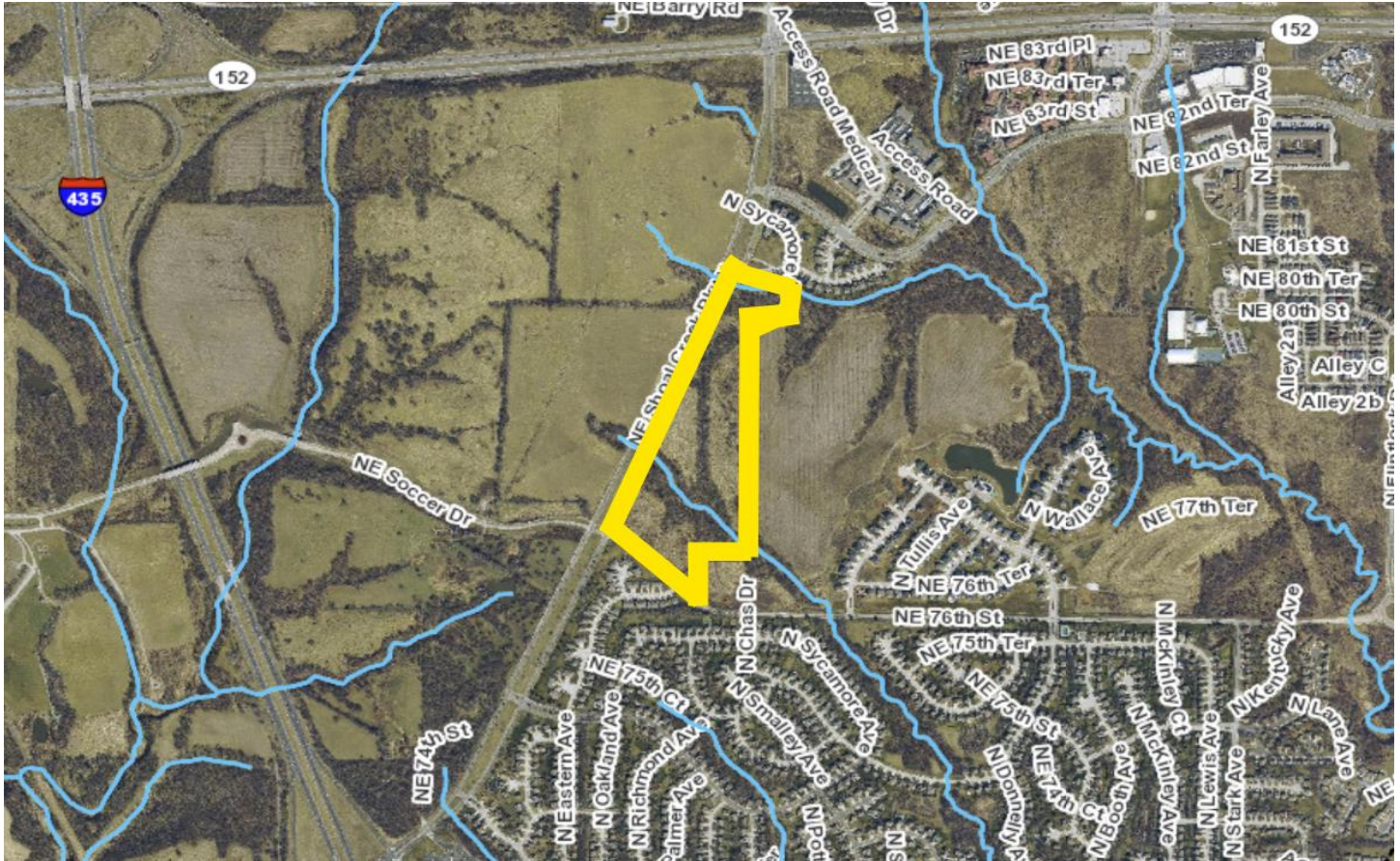
The subject site is currently undeveloped and located within the Shoal Creek Community Plan area, which was originally approved in 2010. Davidson Farms is located to the east, which is also within the Shoal Creek District. A regulated stream runs through the center of the site, flowing from northwest to southeast.

CONTROLLING CASE

Case No. 12417-P-10 – Ordinance No. 160070, approved by City Council on February 18, 2016, updated the Shoal Creek Community Plan for approximately seven (7) acres of the 1,742.80 acre plan area, located south of N.E. 82nd Terrace, between N. Booth Avenue and N. Farley Avenue changing 7 acres from MPC-2 to MPC-9.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Development Plan in District SC (MPC-4) on about 32 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of a 193-unit townhome development. This application will serve as the Preliminary Plat.

The proposal is to replat the existing 32 acre unplatted parcels of land into 2 lots and 4 tracts. The site is within the MPC-4 Zoning District under the Shoal Creek Community Plan, which permits a maximum residential density of 24 dwelling units per acre. The proposed development has a density of 12.85 units per acre. The project will feature for-rent townhomes, with monthly rents projected to be approximately \$2,500, subject to final determination upon completion of construction. The overall property owner will be responsible for maintaining both the landscaping and the exterior of the townhomes.

The proposed townhomes will be on two lots consisting of 33 groupings of townhomes. The townhomes along Shoal Creek Parkway will face the parkway, as will the townhomes on the collector street heading east/west. Vehicular access will be from Northeast Shoal Creek Parkway. Once the neighborhood to the east develops, the collector street will continue eastward to connect to the Davidson Farms neighborhood. The Parks Department has an adopted plan to place an intersection at the entrance of this proposed townhome development and Northeast Shoal Creek Parkway. This intersection would permit the residents to go north or south when exiting the neighborhood. Until this improvement is constructed by the Parks & Recreation Department the access point will be right-in/right-out only. This orientation forces residents to travel north towards Highway 152. The applicant has provided sufficient pedestrian connections throughout the site to ensure that pedestrians do not have to walk through continuous rows of driveways.

The plan provides 4 private open space tracts. Two tracts (Tract A and Tract B) will be utilized for stormwater detention on site, with Tract B also containing a walking trail around the pond. Tract C is proposed to be a pool and associated clubhouse. Tract D is proposed to be a dog park.

The MPC-4 requires that 30% of the total area is landscaped, which the development has provided. Landscaping for this project includes street trees and landscaping of private open space tracts. Some species provided include Sugar Maple, Wildfire Tupelo,

Kentucky Coffeetree, Skyline Honey Locust, Chinkapin Oak, Shumard Oak, Bald Cypress, Eastern Redbud Muli-trunk and Green Giant Arborvitae, among other species. In order to address adjacent neighborhood concerns, the applicant has provided additional screening in the form of evergreens along the eastern property line. This additional screening is not required by the Zoning and Development Code and has been provided by the applicant as a gesture of good faith to screen Davidson Farms from their townhome development.

Proposed architectural materials and articulation are consistent with adjacent subdivisions. Materials will consist of fiber cement siding and trim, the applicant has listed Vinyl siding as prohibited in this development. Fences within this development are only to be wrought iron to ensure maximum visibility for emergency services.

Staff received multiple letters of public testimony in opposition to the project. The opposition listed the following concerns: infrastructure strain, increase in traffic, impact on pedestrian connections, amenity space, density, safety for existing property owners.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-255)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	Units fronting on Shoal Creek Parkway face the street.
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	Dedication or payment in lieu of must be completed prior to recording of the Final Plat.
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	Landscape plans must provided with project plans for each private open space tract prior to recording of the Final Plat.
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

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

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

The proposed Development Plan complies with all standards of the Zoning and Development Code.

The 1st district planner stated, “This project helps advance KC Spirit Playbook and Shoal Creek Valley Area plan goals. The applicant’s second submittal addresses previous concerns regarding landscaping and pedestrian connectivity. Internal street

trees as well as internal sidewalks and a trail have been added to the plan further complying with the KC Spirit Playbook goals “Well Designed City” and “Healthy Environment”. There is still an opportunity to define the street edge and increase public presence by facing units along the proposed public street.”- Lexi Berra, 1st District Planner

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

The proposed Development Plan is allowed within the SC (MPC-4) Zoning District which permits one unit attached dwelling and multi-family dwelling units.

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 to and from the site is not inhibited by this Development Plan. The proposed neighborhood will have only one access point for the general public on Northeast Shoal Creek Parkway until Davidson Farms develops to the east. At this location the median currently only permits right-in-right-out traffic. The Shoal Creek Master Plan calls for an intersection at this location. This is to be constructed by the Parks and Recreation Department at a later date. A secondary emergency vehicle access point has been provided at the northern end of the site to comply with Fire Department Standards. This secondary access will only serve emergency vehicles in the case of an emergency.

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

The proposed Development Plan does not inhibit pedestrian circulation and safety. Safe pedestrian circulation has been provided throughout. The applicant worked with staff to provide pedestrian connections throughout their site exceeding City Standards. These connections provide safe paths for pedestrians, limiting crossings at driveways. The proposed pedestrian paths provide safe and efficient connections from the dwelling units to amenity areas.

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

Adequate utilities exist adjacent to the site and additional utilities are proposed throughout the site with the Development Plan. Public Infrastructure Review will require that the proposed neighborhood will not increase strain on existing infrastructure and require that the developer improve utilities if they are not adequate for the development. On-site detention ponds are provided. This development is required to meet the stormwater standards of APWA 5600.

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 structures are compatible with the adjacent properties in design and material. The proposed development is 12.85 units per acre, under the allowed density from the Shoal Creek Development Master Plan of 24 units per acre. The approximate rent for these units will be \$2500 a month. This development is within The Village neighborhood of the Shoal Creek Master Plan. The Community Design of this neighborhood is a pedestrian oriented neighborhood integrating traditional neighborhood design principles within a mix of residential densities. The applicant has worked with staff to provide additional pedestrian connections and provide building elevations with higher quality materials.

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

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. Final landscape plans will be required for private open space tracts will require approval from the City Plan Commission through a project plan prior to the recording of the Final Plat. The applicant has provided a continuous row of evergreen trees along the eastern property border to screen Davidson Farms from their development. This screening is not

required by the Zoning and Development Code and has been provided by the applicant to address adjacent neighborhood concerns.

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.

Excess impervious area is not proposed with this Development Plan.

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.

The Project Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Letters of Opposition
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner



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Plan Conditions

Report Date: May 30, 2025

Case Number: CD-CPC-2025-00046

Project: Shoal Valley Townhome Development

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved have been preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. That vinyl siding is not a permitted material within the Shoal Valley Townhome Development.
3. That prior to submittal of the Final Plat, the applicant must submit and gain approval of a Street Name Plan by the Street Name Committee. Please contact Justin.Smith@kcmo.org for more information.
4. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
5. 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.
6. 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.
7. 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.
8. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
9. That prior to being heard by the City Council the applicant must preform an analysis on the signal just north of the development at Shoal Creek Parkway and MO 152 and gain approval from the Missouri Department of Transportation.

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

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

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

11. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
12. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

14. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
15. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
16. 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
17. 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)
18. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
19. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

20. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.
21. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.

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

22. 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.
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.
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 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 recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
26. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to release of Final Plat.
27. NE Shoal Creek Parkway is classified as a Parkway; 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 Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at /virginia.tharpe@kcmo.org with questions.

28. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
29. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

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

30. 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.
31. 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.
32. 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.
33. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
34. 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.

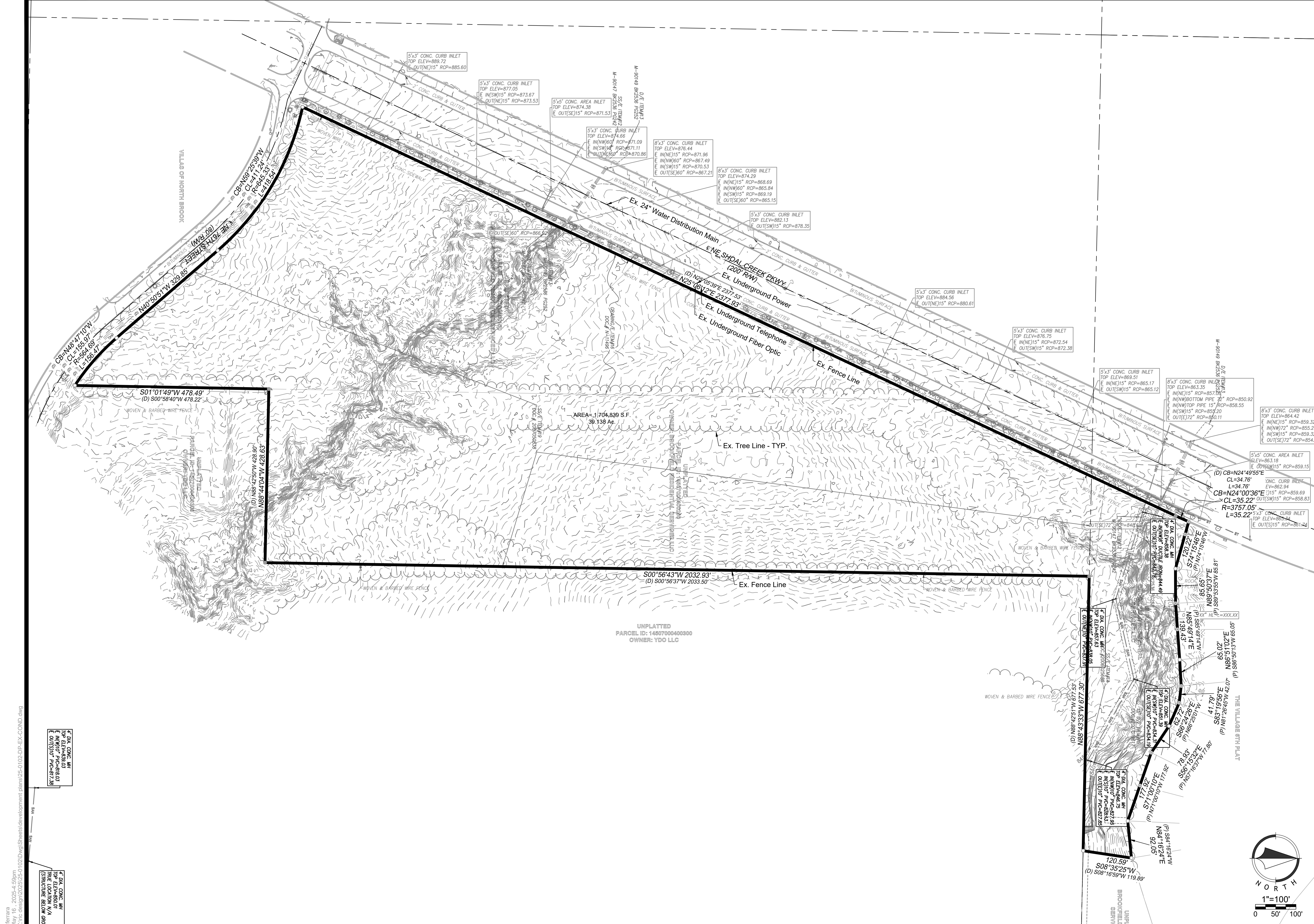
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

35. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
36. 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
37. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
38. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
39. No water service tap permits will be issued until the public water main is released for taps.

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

40. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
41. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
42. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
43. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
44. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

45. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
46. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
47. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
48. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
49. 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.
50. 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.
51. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
52. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
53. 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.
54. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
55. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.



Development Plans
 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Existing Conditions

NO.	DATE	REVISION

DRAWN BY: ALS
 CHECKED BY: DJB

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.ri-consult.com

MO Certificate of Authority: E-2010033630

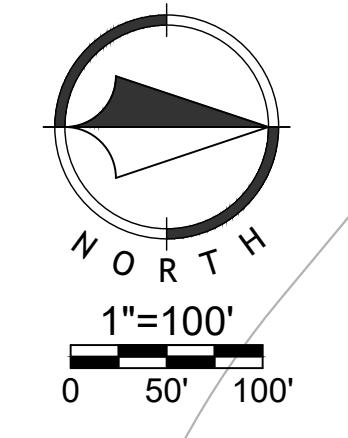
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 E OUT(S)10" P/C=817.38

4" DIA. CONC. MH
 RIBE LOCAL N/A
 STRUCTURE BELOW GND

UNPLATTED
 PARCEL ID: 14807000400300
 OWNER: YDO LLC



UNPLATTED
 PARCEL ID: 14507000400100
 OWNER: BROOKFIELD
 RESIDENTIAL SERVICES LLC

Pavement Legend:	
	Asphalt Pavement
	Concrete Sidewalk

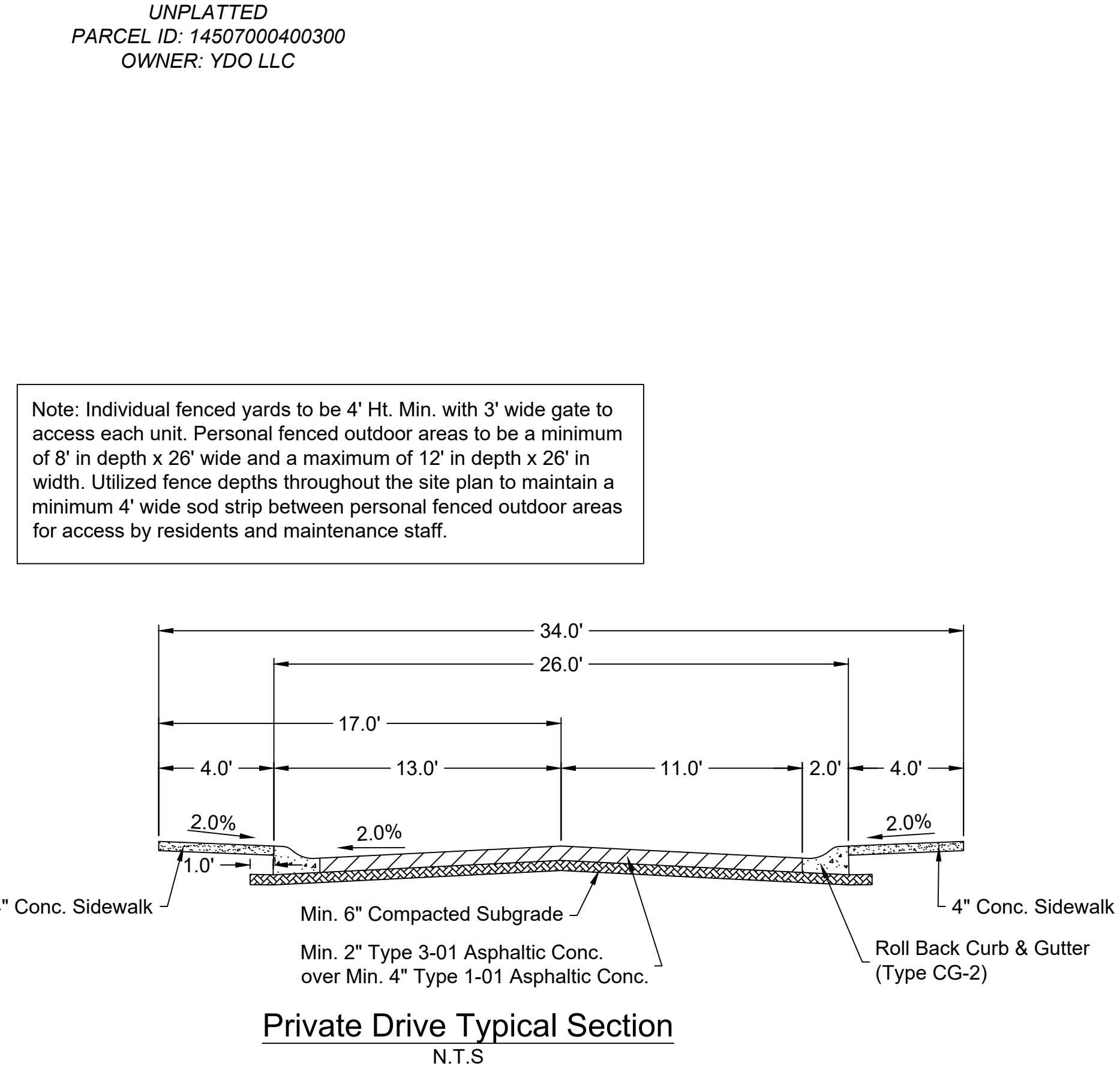
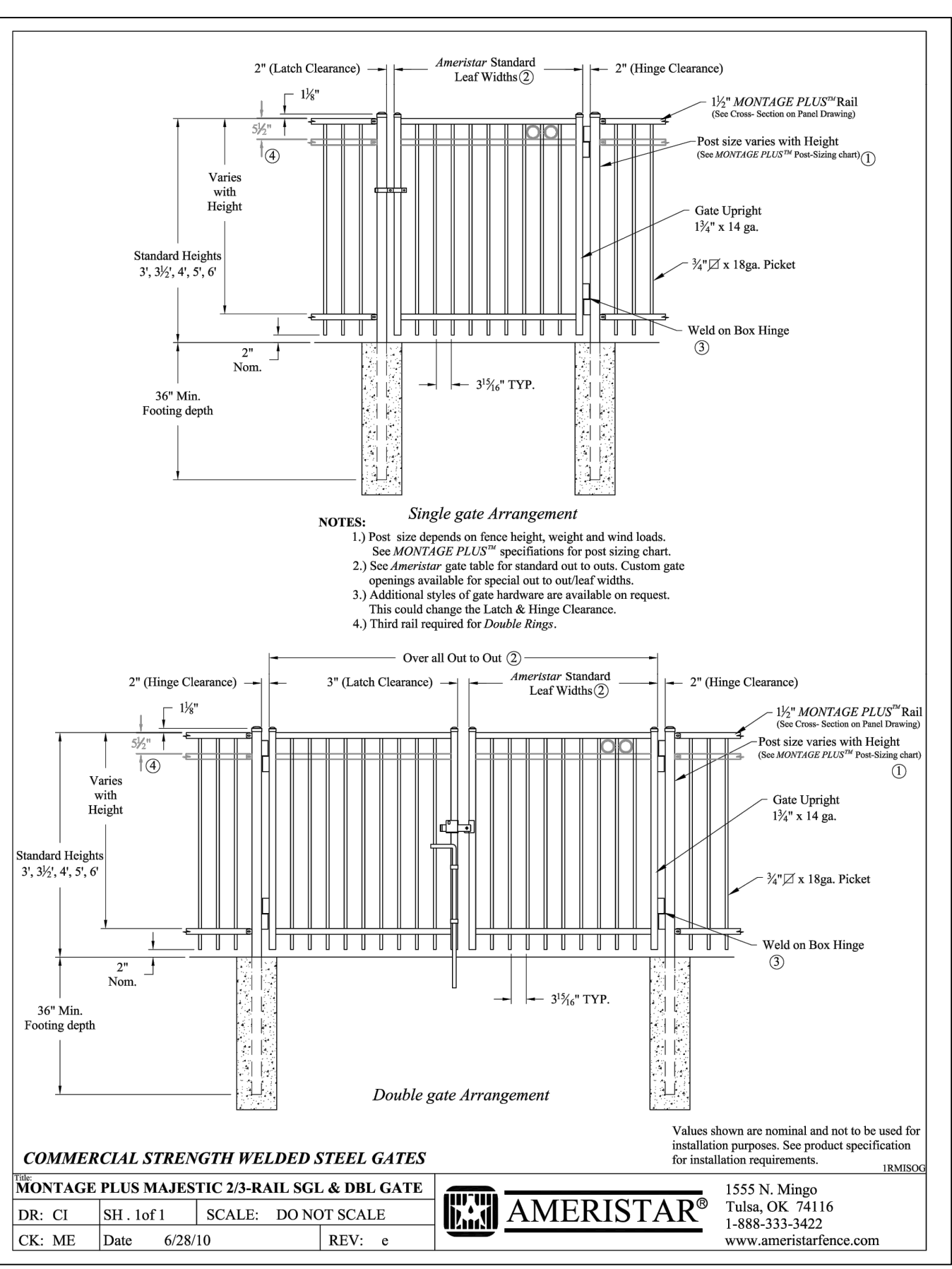
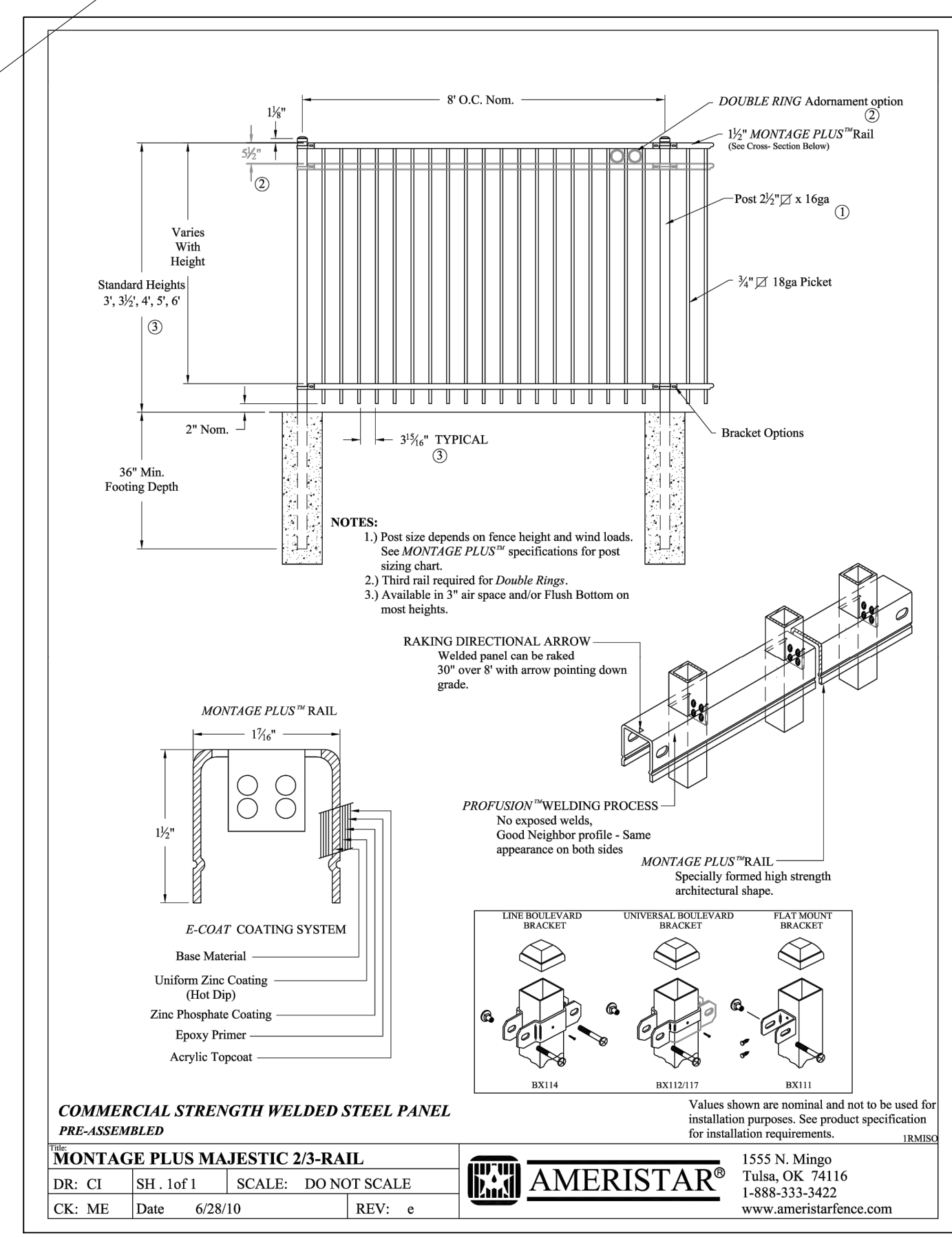
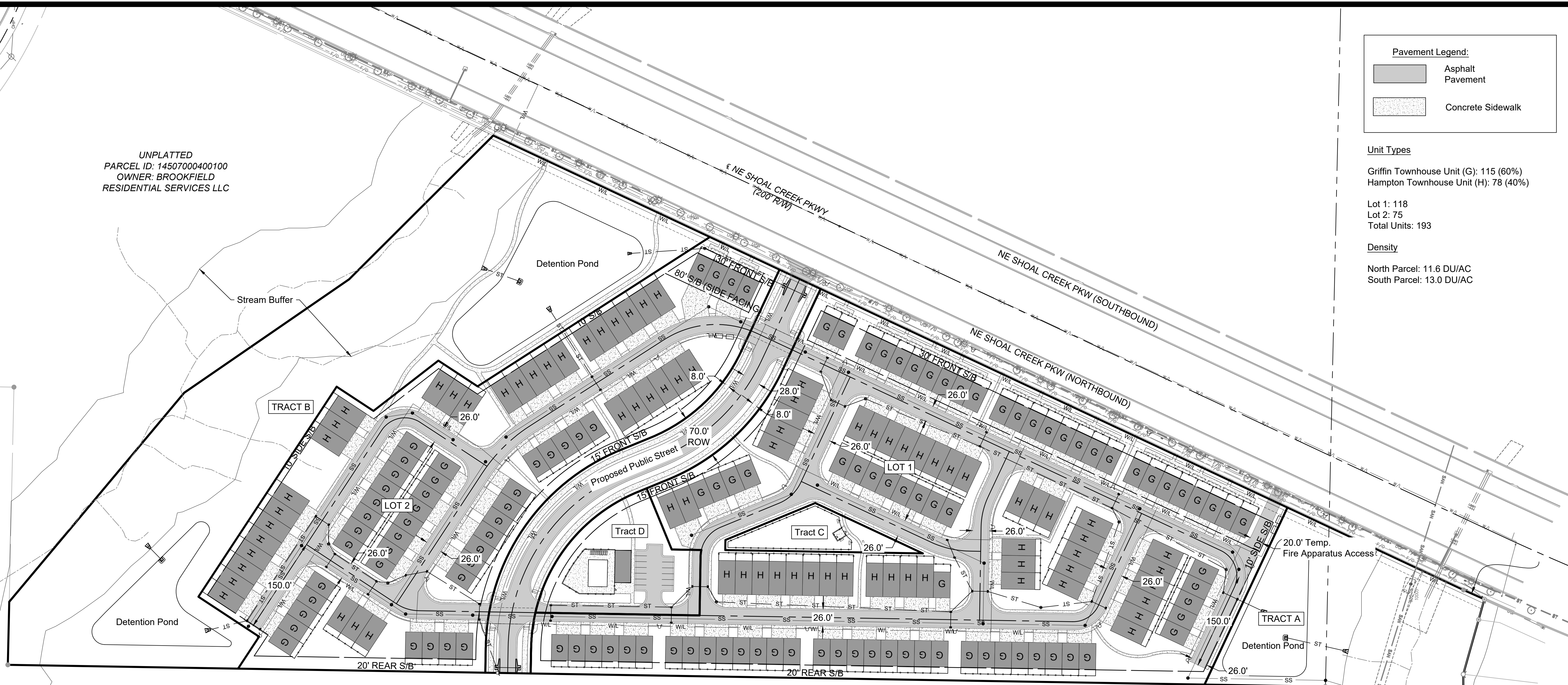
Unit Types
 Griffon Townhouse Unit (G): 115 (60%)
 Hampton Townhouse Unit (H): 78 (40%)

Lot 1: 118
 Lot 2: 75
 Total Units: 193

Density
 North Parcel: 11.6 DU/AC
 South Parcel: 13.0 DU/AC

Development Plans
 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Site Plan



Note: Individual fenced yards to be 4' Ht. Min. with 3' wide gate to access each unit. Personal fenced outdoor areas to be a minimum of 8' in depth x 26' wide and a maximum of 12' in depth x 26' in width. Utilized fence depths throughout the site plan to maintain a minimum 4' wide sod strip between personal fenced outdoor areas for access by residents and maintenance staff.

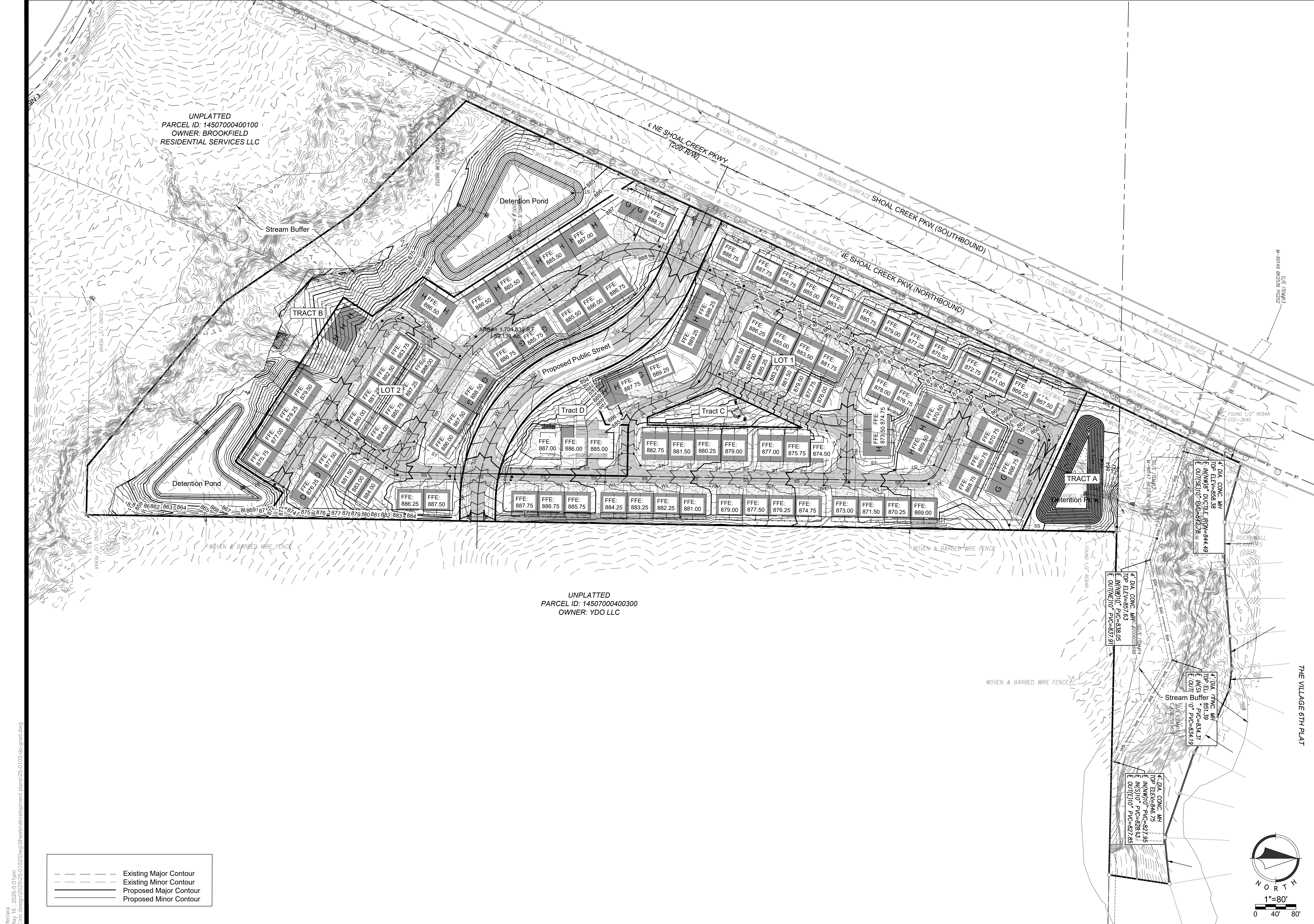
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Renaissance Infrastructure Consulting
 400 E 17TH STREET
 KANSAS CITY, MISSOURI 64108
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 WWW.RIC-CONSULT.COM

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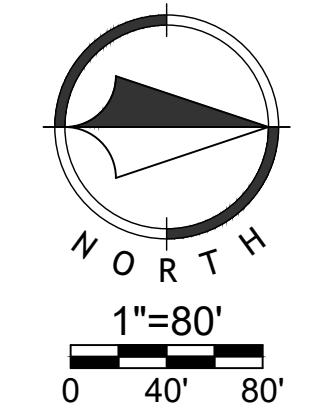
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UNPLATTED
 PARCEL ID: 14507000400100
 OWNER: BROOKFIELD
 RESIDENTIAL SERVICES LLC

UNPLATTED
 PARCEL ID: 14507000400300
 OWNER: YDO LLC

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



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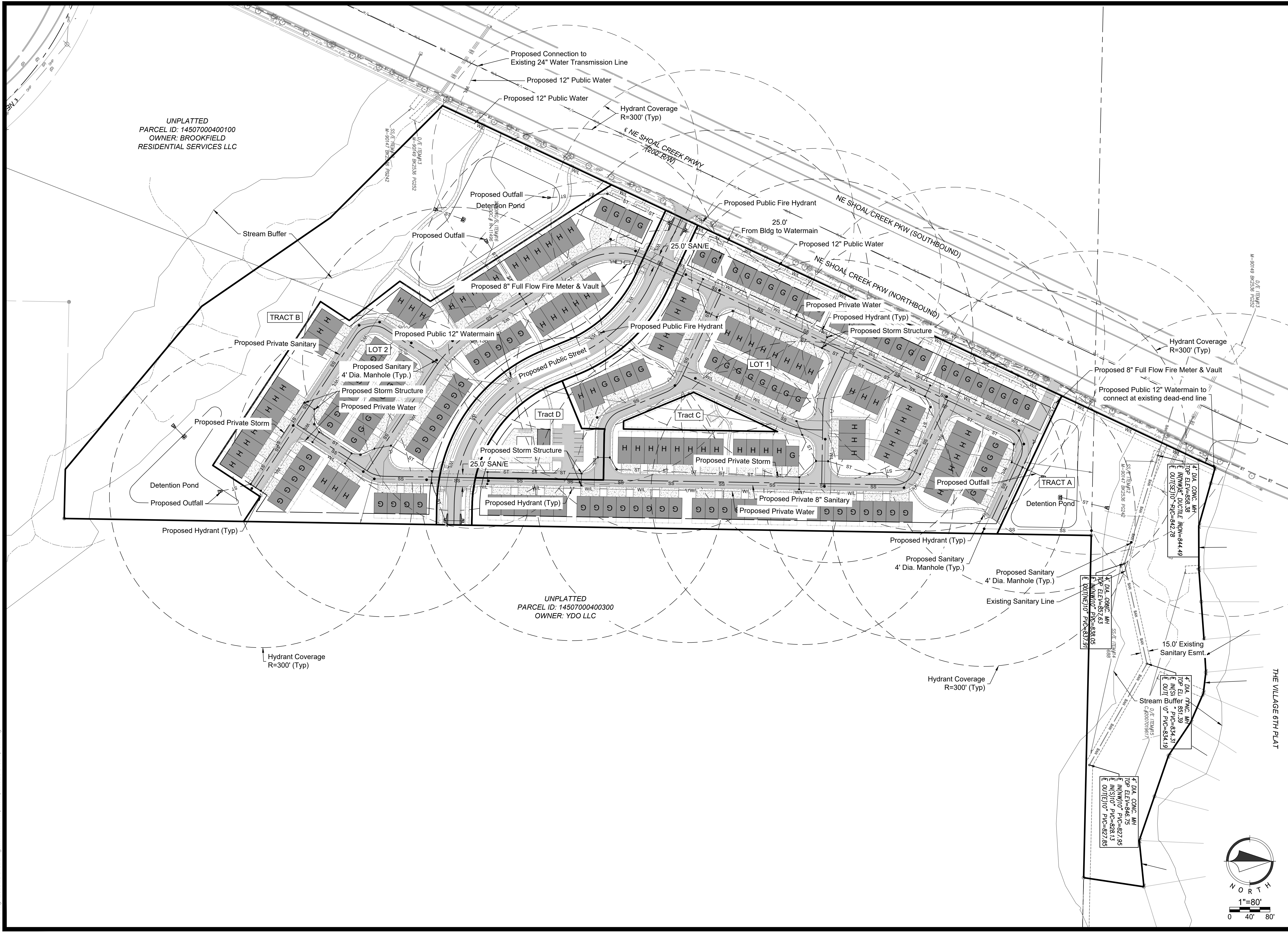
Development Plans
 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Grading Plan

THE VILLAGE 6TH PLAT

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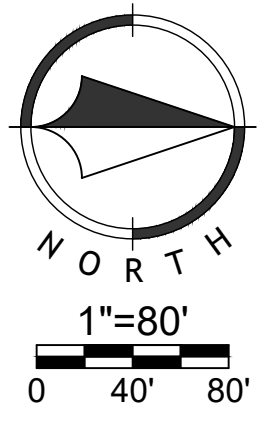
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UNPLATTED
 PARCEL ID: 14507000400100
 OWNER: BROOKFIELD
 RESIDENTIAL SERVICES LLC

UNPLATTED
 PARCEL ID: 14507000400300
 OWNER: YDO LLC

THE VILLAGE 6TH PLAT



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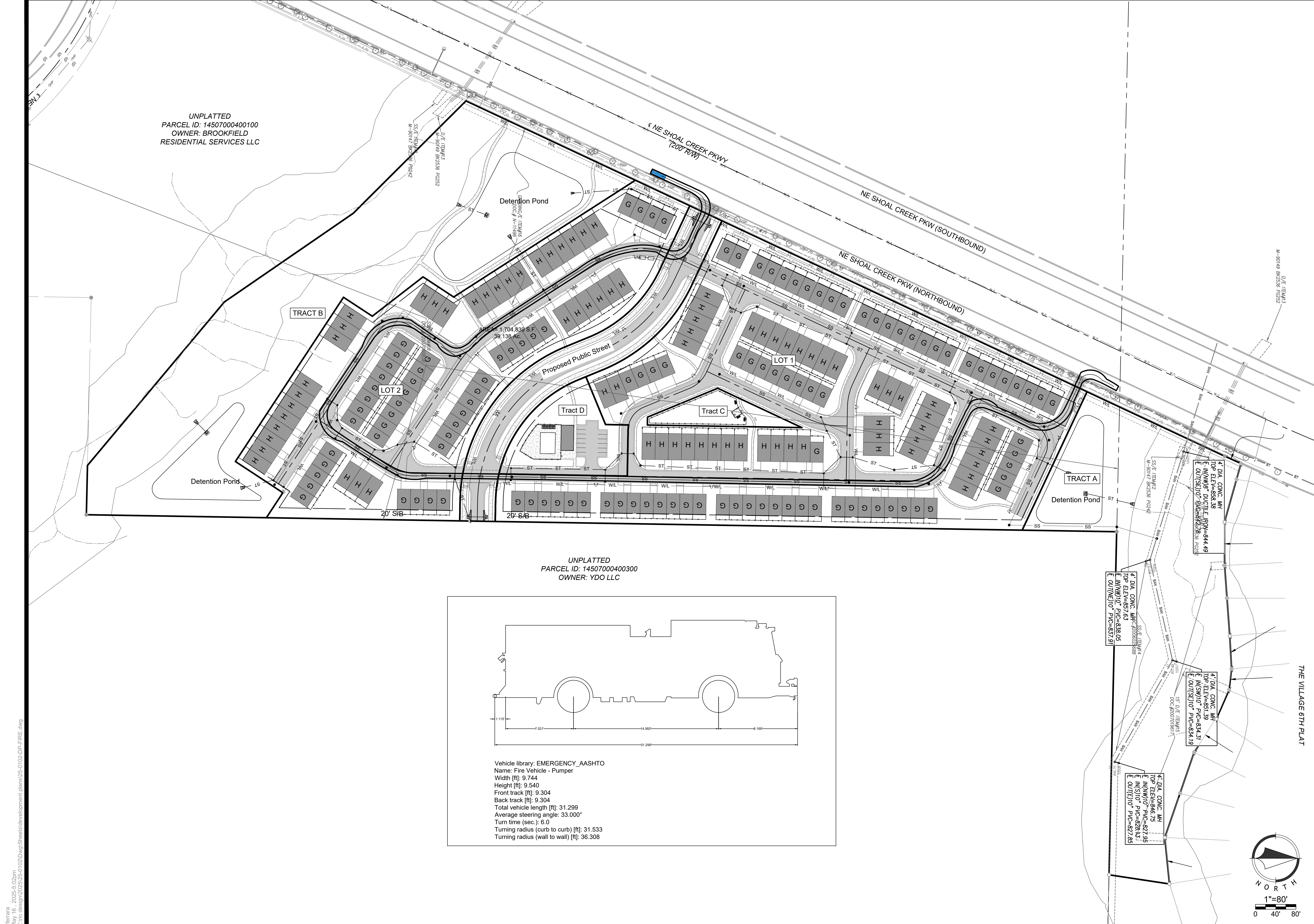
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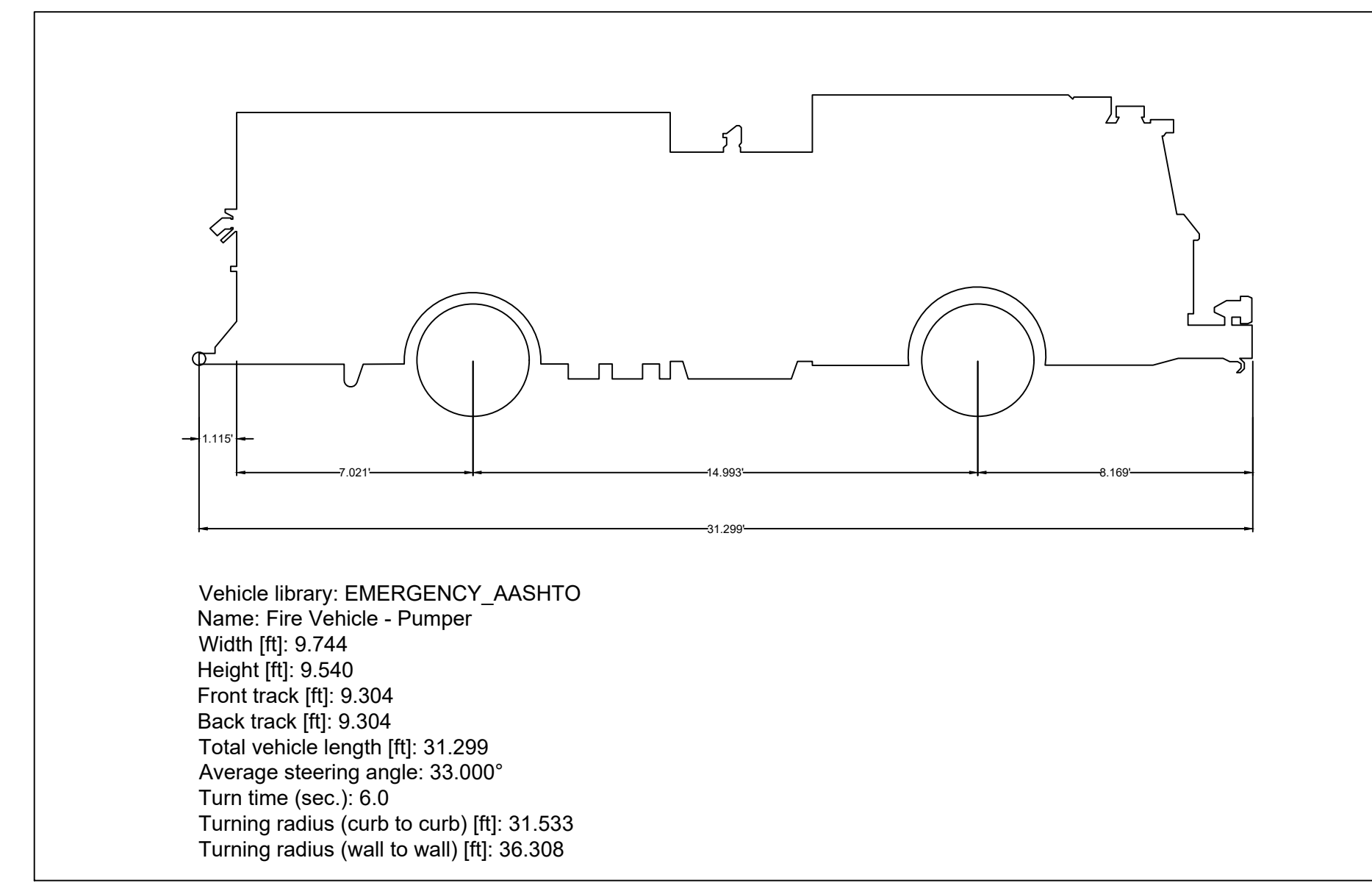
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 Shoal Valley
 Kansas City, Clay County, Missouri

Utility Plan



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 PARCEL ID: 14507000400100
 OWNER: BROOKFIELD
 RESIDENTIAL SERVICES LLC

UNPLATTED
 PARCEL ID: 14507000400300
 OWNER: YDO LLC

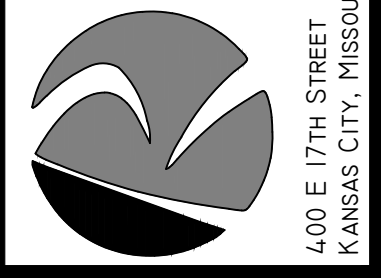


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 Kansas City, Clay County, Missouri

Fire Plan

NO.	DATE	REVISION

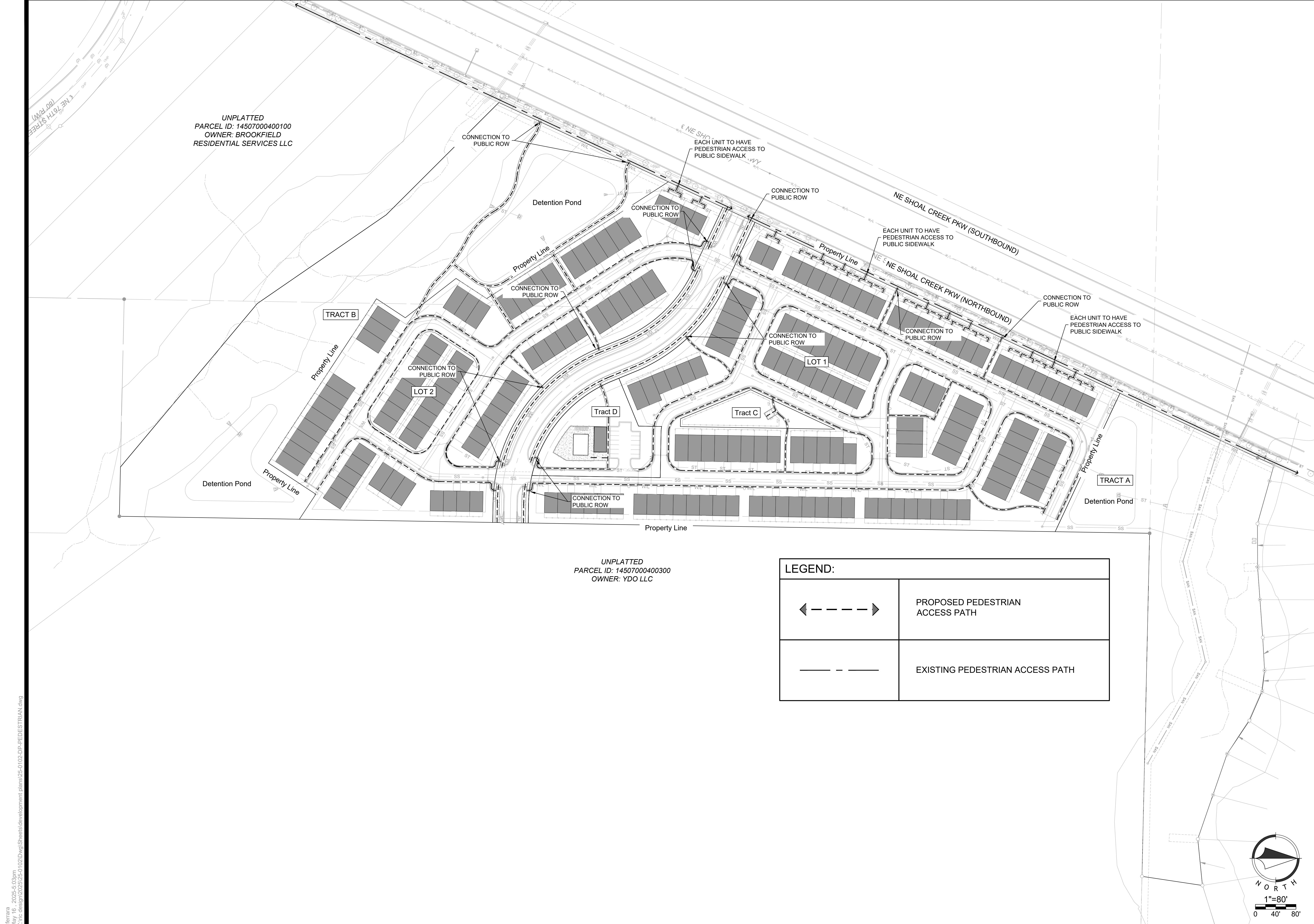
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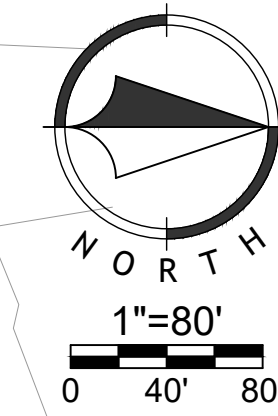
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UNPLATTED
 PARCEL ID: 14507000400100
 OWNER: BROOKFIELD
 RESIDENTIAL SERVICES LLC

UNPLATTED
 PARCEL ID: 14507000400300
 OWNER: YDO LLC

LEGEND:	
	PROPOSED PEDESTRIAN ACCESS PATH
	EXISTING PEDESTRIAN ACCESS PATH



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 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Pedestrian Access Plan

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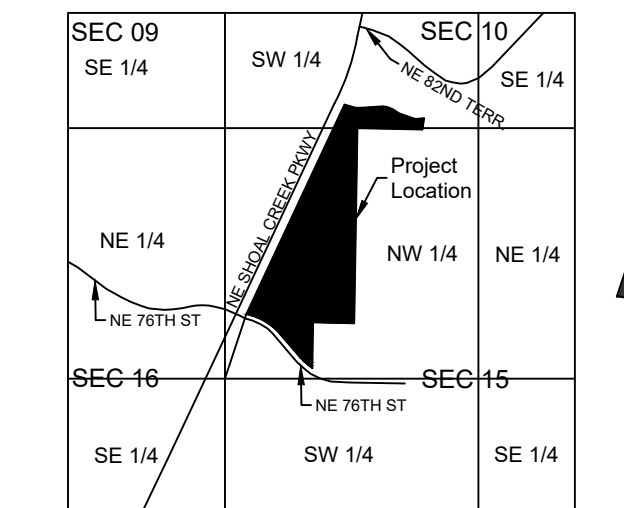
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PRELIMINARY PLAT Shoal Valley

Kansas City, Clay County, Missouri

LOT DATA			
	Area (Ac.)	Area (Sq.Ft.)	Use
Lot 1	9.14	398,092	Residential / Townhome
Lot 2	5.88	255,979	Residential / Townhome
Tract A	4.67	203,602	Stormwater/BMP
Tract B	6.07	264,266	Stormwater/BMP
Tract C	0.29	12,503	Parkland
Tract D	0.75	32,606	Parkland
Dedicated ROW	1.29	56,131	Public ROW



Development Plans
25-0102
Shoal Valley
Kansas City, Clay County, Missouri

Preliminary Plat

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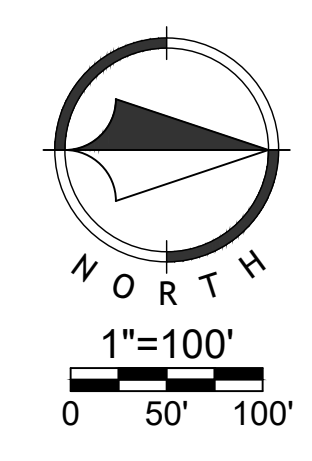
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UNPLATTED
PARCEL ID: 14507000400100
OWNER: BROOKFIELD
RESIDENTIAL SERVICES LLC

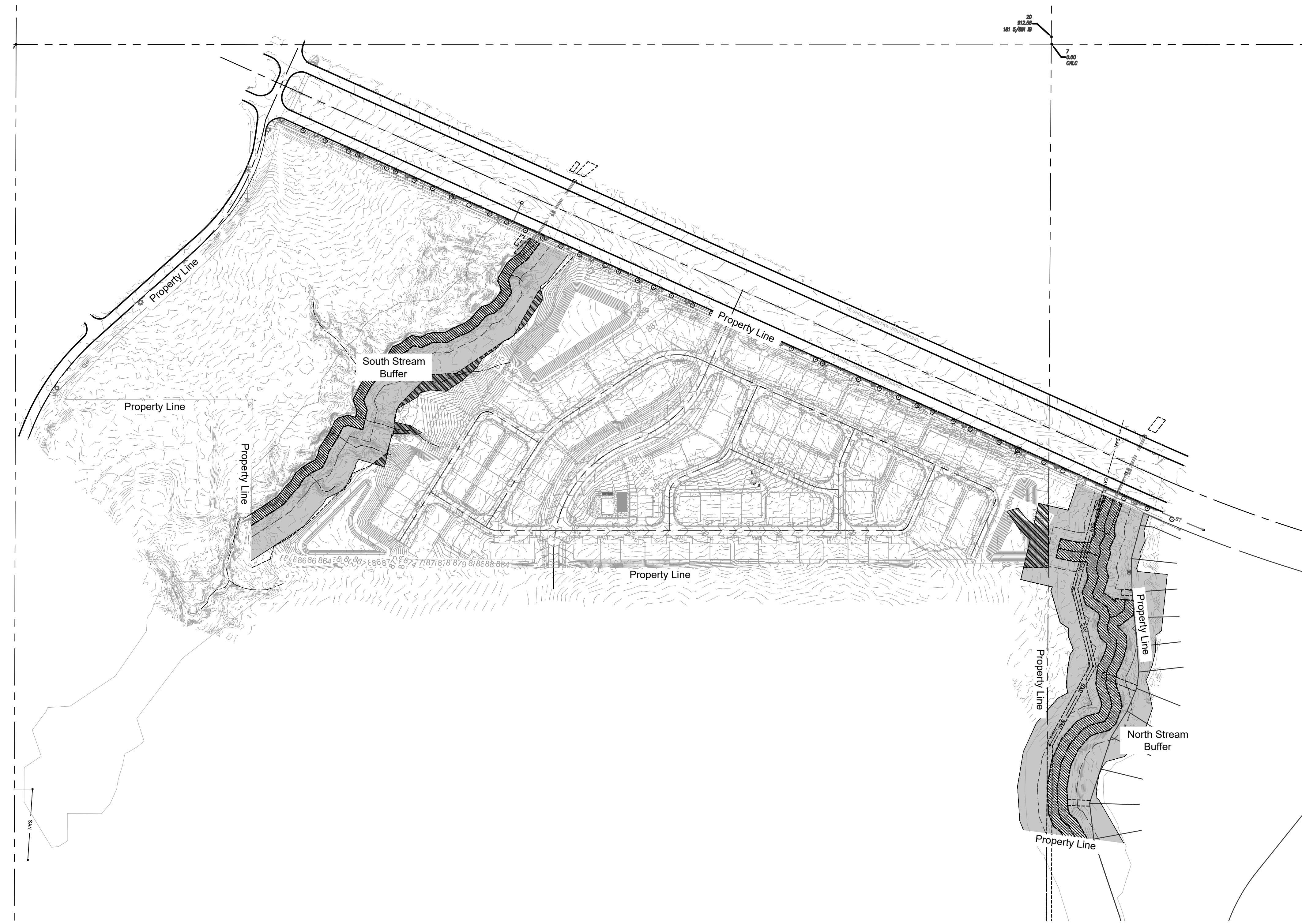
UNPLATTED
PARCEL ID: 14507000400300
OWNER: YDO LLC

1. Drawing Scale is 1" = 100'
2. Approved Zoning: MPC-2, MPC-4, & MPC-5
3. One phase.
4. Proposed use: Residential / Townhomes
5. Land Area, building coverage, right-of-way, phasing, construction dates are as indicated in Site Data Table & as noted on this plan.
6. Metes and bounds are as shown on plan. Legal Description is described on Plan.
7. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
8. Layout of lots, streets, open areas and pedestrian circulation are indicated on plan. All Public sidewalks are to be located within right-of-way per Kansas City, Missouri standards. Private sidewalks shall be a minimum of 5' wide except at the end of the parking stalls which shall be 6' wide minimum.
9. Private easement agreements that provide cross-access and cross-parking easements to each lot in the various phases of the development shall be recorded against the property as required to provide access.
10. Floodplain is indicated per MAP numbers 29095C0151G, revised 1-20-2017.
11. No grading shall occur within the floodplain except for the construction of public streets, utilities, or walking trails.
12. The maintenance of the detention basin shall be according to the covenants, deeds, & restrictions.
13. Proposed contours, grades, easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated and are subject to design by individual companies.
14. Building heights per MPC-2, MPC-4, & MPC-5 height restrictions.
15. Building facade will meet base zoning code. Trash enclosures will be constructed with similar material as buildings.
16. All rooftop mechanical equipment to be screened from adjacent property and streets.
17. Project plan to include details on signage, building elevations, and lighting.
18. Typical road sections will be per Kansas City, Missouri standards.
19. The maintenance of the detention basins shall be according to the covenants, deeds, & restrictions.
20. Storm water detention volume control and treatment areas shall be per Drainage Study to be provided to Site Developers as approved by the Department of Public Works. Proposed storm water systems are to be detailed on a Water Quality & Stormwater Management Plan.
21. Detention facilities and BMP areas are designated at various locations throughout the site as indicated on this Plan.

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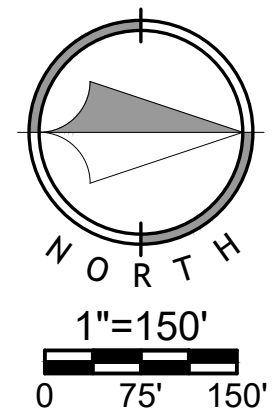


STREAM BUFFER LEGEND

- STREAM EDGE
- - - - - STREAM SIDE BOUNDARY
- - - - - OUTER ZONE NO BUILD
- — — — — OUTER BOUNDARY
- — — — — FINAL OUTER BOUNDARY
- [Hatched Box] STREAM SIDE ZONE
- [Grid Box] MIDDLE ZONE ZONE
- [Solid Grey Box] OUTER ZONE WITHIN DEVELOPMENT BOUNDS
- [Diagonal Hatched Box] OUTER ZONE IMPACT AREA
- [Dotted Box] MIDDLE ZONE IMPACT AREA
- [Cross-hatched Box] STREAM SIDE ZONE IMPACT AREA
- [Circular Pattern Box] MITIGATION AREA

NOTES:

1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
2. THE MID-AMERICA REGIONAL COUNCIL NATURAL RESOURCE INVENTORY, AND THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORIES WERE REVIEWED. NO SITE AREAS WERE FOUND TO COINCIDE WITH DELINEATED WETLANDS AREAS.
3. NO AREAS OF MATURE NATIVE VEGETATION WERE FOUND TO BE CONTIGUOUS WITH THE 75' OUTER ZONE BOUNDARY.
4. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS NOT REQUIRED.
5. STREAM BUFFER BOUNDARY MARKERS
 - 5.1. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING AND AFTER CONSTRUCTION.
 - 5.2. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING GRADING OR SEDIMENT AND EROSION CONTROL.
 - 5.3. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE PERMANENT OPEN SPACE IN THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - 5.4. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - 5.4.1. FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.2. FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - 5.4.3. THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA.
 - 5.4.4. REQUIRE SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB", WITH THE SIGN MESSAGE LOCATED APPROXIMATELY 4 FEET ABOVE GROUND. NO OTHER MESSAGE SHALL BE ON THE SIGN.
 - 5.4.5. SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

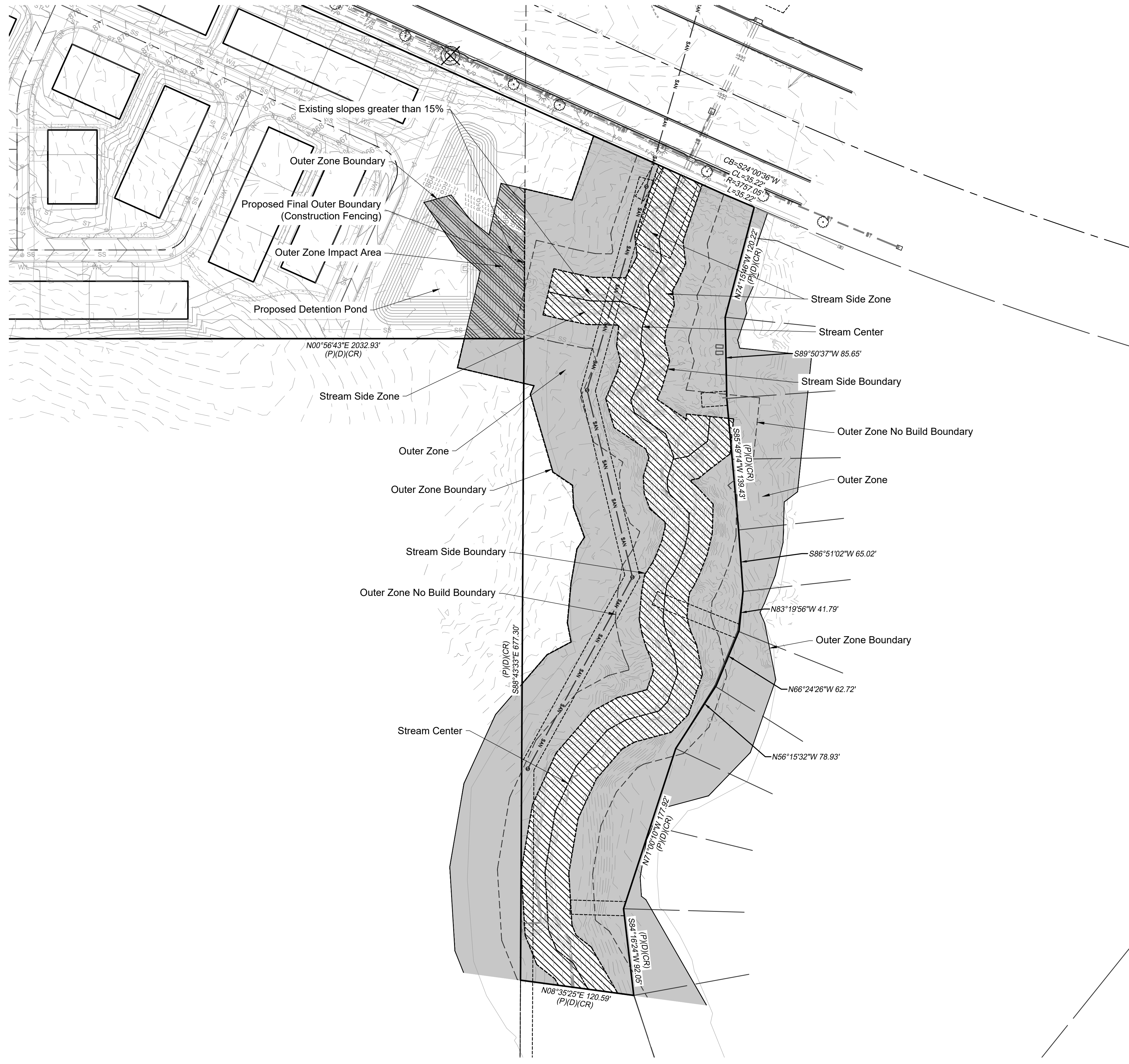


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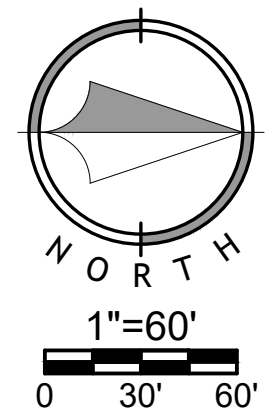
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STREAM BUFFER LEGEND	
	STREAM CENTER
	STREAM SIDE BOUNDARY
	OUTER ZONE NO BUILD BOUNDARY
	OUTER BOUNDARY
	FINAL OUTER BOUNDARY
	STREAM SIDE ZONE 1.13 AC
	MIDDLE ZONE ZONE (INCLUDED WITHIN STREAM SIDE ZONE) 0.0 AC
	OUTER ZONE WITHIN DEVELOPMENT BOUNDS 3.76 AC
	OUTER ZONE IMPACT AREA 0.10 AC
	MIDDLE ZONE IMPACT AREA 0.00 AC
	STREAM SIDE ZONE IMPACT AREA 0.00 AC
	MITIGATION AREA 0.00 AC

- NOTES:**
1. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION IS SURVEY.
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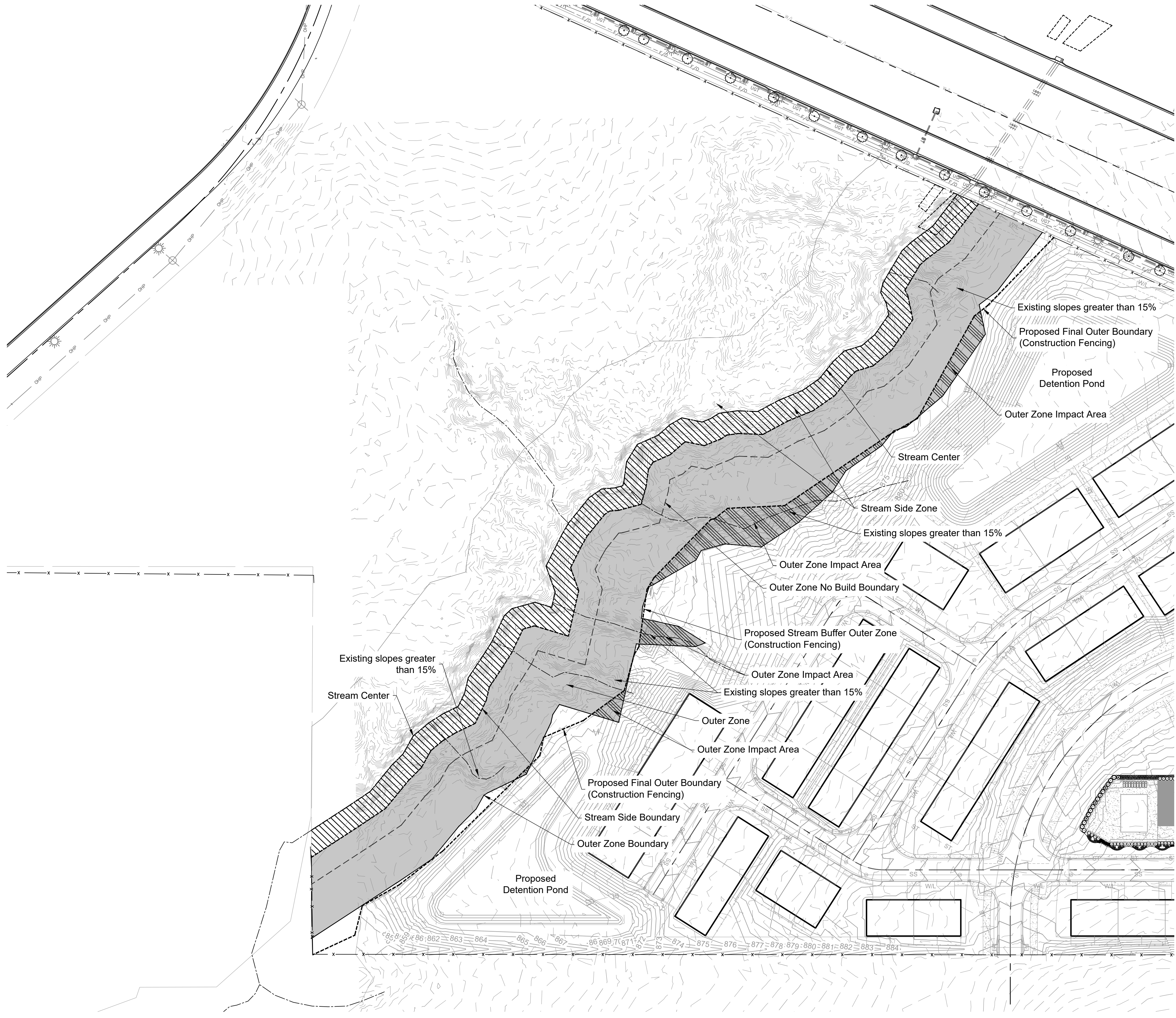


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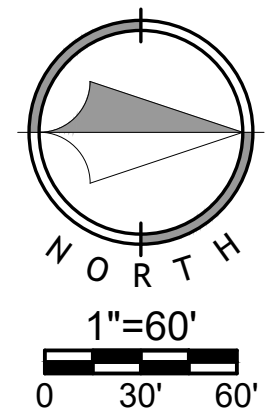


STREAM BUFFER LEGEND

- STREAM CENTER
- STREAM SIDE BOUNDARY
- OUTER ZONE NO BUILD
- OUTER BOUNDARY
- FINAL OUTER BOUNDARY
- [Hatched Box] STREAM SIDE ZONE
0.65 AC
- [Grid Box] MIDDLE ZONE ZONE (INCLUDED WITHIN STREAM SIDE ZONE)
0.0 AC
- [Solid Grey Box] OUTER ZONE WITHIN DEVELOPMENT BOUNDS
2.24 AC
- [Diagonal Hatched Box] OUTER ZONE IMPACT AREA
0.23 AC
- [Dotted Box] MIDDLE ZONE IMPACT AREA
0.00 AC
- [Cross-hatched Box] STREAM SIDE ZONE IMPACT AREA
0.00 AC
- [Circular Pattern Box] MITIGATION AREA
0.00 AC

NOTES:

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	MODEL	ARM LENGTH	POLE HEIGHT	QUANTITY	LAMP DEPRECIATION
L1		POLE	American Electric Lighting, ATB0 P202 R3 3K HSS	6'	30'	44	0.68
L2		POLE	American Electric Lighting, ATB0 P202 R3 3K HSS	0'	30'	31	0.68

PROPOSED PUBLIC ROAD PHOTOMETRIC CALCULATIONS

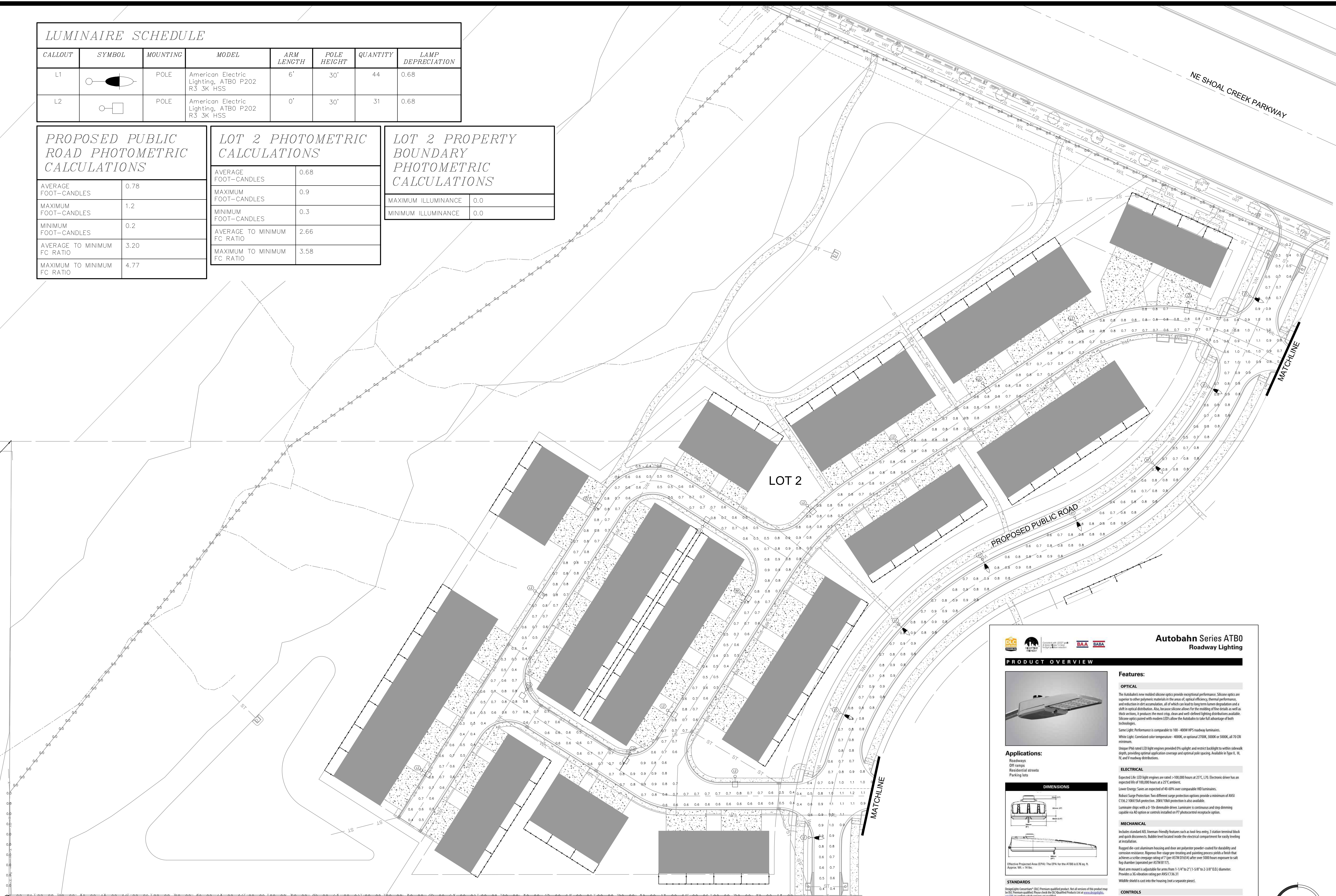
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MAXIMUM FOOT-CANDLES	1.2
MINIMUM FOOT-CANDLES	0.2
AVERAGE TO MINIMUM FC RATIO	3.20
MAXIMUM TO MINIMUM FC RATIO	4.77

LOT 2 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDLES	0.68
MAXIMUM FOOT-CANDLES	0.9
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	2.66
MAXIMUM TO MINIMUM FC RATIO	3.58

LOT 2 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

MAXIMUM ILLUMINANCE	0.0
MINIMUM ILLUMINANCE	0.0



Development Plans
25-0102
Shoal Valley
Kansas City, Clay County, Missouri

Photometric Plan I

NO.	DATE	REVISION

DRAWN BY: ALS CHECKED BY: DJB

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Autobahn Series ATB0 Roadway Lighting

PRODUCT OVERVIEW

Applications: Roadways, Off ramps, Residential streets, Parking lots

FEATURES:

- OPTICAL:** The Autobahn's new modified silicone optics provide exceptional performance. Silicone optics are superior to other polymer materials in the area of optical efficiency, thermal performance, and resistance to dirt accumulation, all of which can lead to long term lumen depreciation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LEDs allow the Autobahn to take full advantage of beam technologies.
- Same Light:** Performance is comparable to 100-400W HPS roadway luminaires.
- White Light:** Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.
- Unique IP66 rated LED light engines** provide 0% sputter and resist backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV and roadway distributions.
- ELECTRICAL:** Expected life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at 25°C ambient.
- Lower Energy:** Saves an expected 40-60% over comparable HID luminaires.
- Robust Surge Protection:** Two different surge protection options provide a minimum of ANSI C136.2 10kV/50kA protection. 20kV/10kA protection is also available.
- MECHANICAL:** Includes standard AEL luminaire friendly features such as tool-free entry, 3 station terminal block and quick disconnects. Bubble-level located inside the electrical compartment for easy leveling at installation.
- Rugged die-cast aluminum housing** and door are polyester powder-coated for durability and corrosion resistance. Features three-stage pre-mounting and post-mounting process for a finish that achieves a surface coverage rating of 7 per ASTM D1544 (after over 5000 hours exposure to salt fog chamber operated per ASTM B117).
- Mount arm** is adjustable for arms from 1'-1 1/4" to 2'-5 3/8" to 2'-3 1/4" O.D. diameter. Provides a 3G vibration rating per ANSI C136.31.
- Wildlife shield** is cast into the housing (not a separate piece).
- CONTROLS:** NEMA 3 pin photometric receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.
- Premium solid state lighting style photometric:** ACS 110 year rated (L80) Extreme long life solid state lighting photometric - FUL 120 year rated (L80).
- Optional onboard Adjustable Output module** allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS: Designation Convention (DC) Premium quality product. Not all versions of the product may be DC Premium quality. Please see the DC Qualified Product List at www.ael.com.
Color temperature of 2700K must be specified for International Dark Sky Association certification.
Roaming: 40°C ambient
CUL Certified to UL and Canadian standards.
Complies with ANSI C136.31, C136.34, C136.35, C136.36, C136.37
GOVERNMENT PROCUREMENT: - BAA - Buy American Act: Product with the BAA option will be an American-made product under the Buy American Act as implemented by the FAR and 48 CFR. Products with the BAA option also qualify as manufactured in the United States under 48 CFR for domestic applications.
SILVA - Buy America for America: Product with the BAA option also qualifies as produced in the United States under the definition of the Buy America Act.
Please refer to www.ael.com for additional information.
Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.
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1"=40'

AEL American Electric Lighting

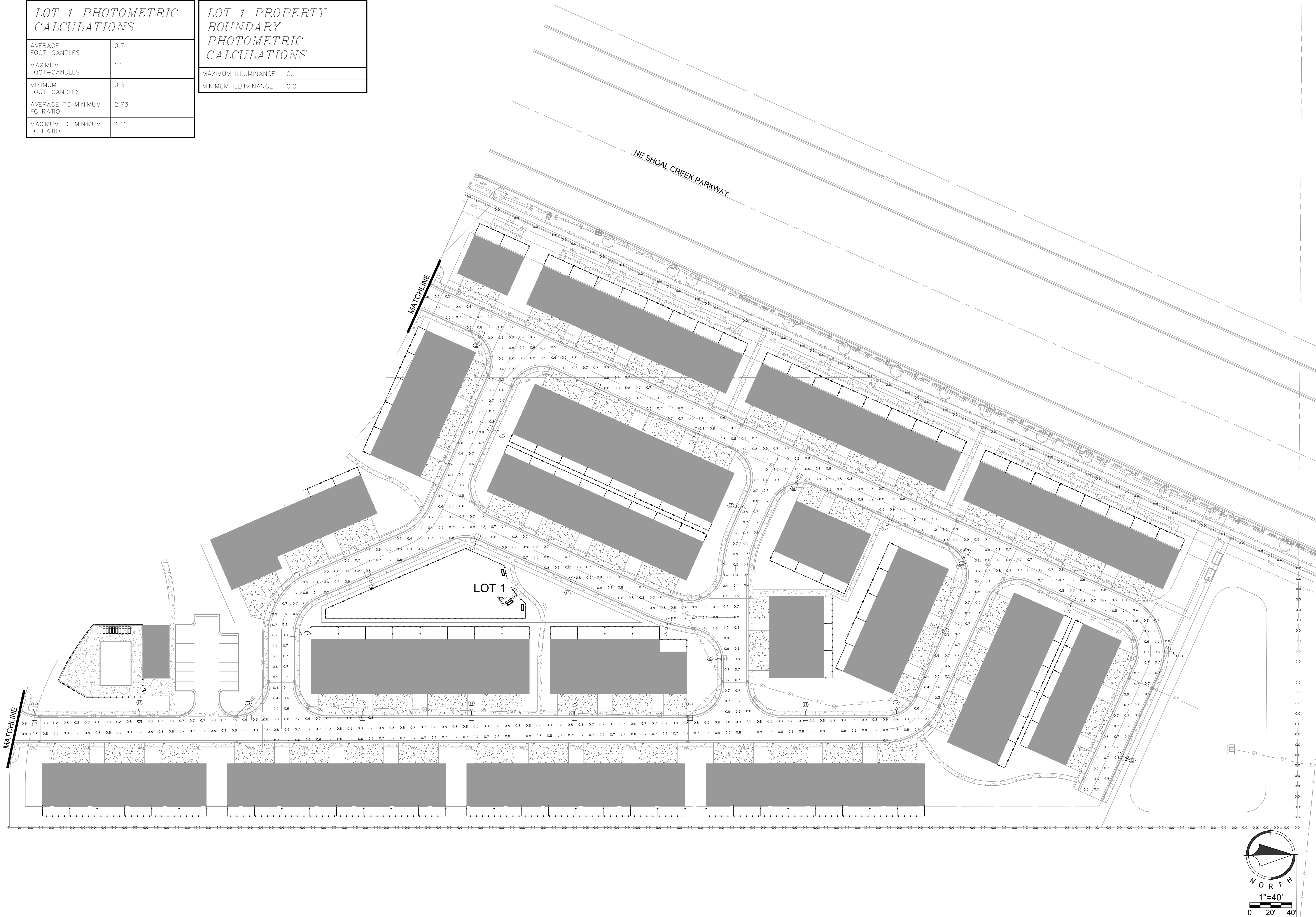
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LOT 1 PHOTOMETRIC CALCULATIONS

AVERAGE FOOT-CANDLES	0.71
MAXIMUM FOOT-CANDLES	1.1
MINIMUM FOOT-CANDLES	0.3
AVERAGE TO MINIMUM FC RATIO	2.73
MAXIMUM TO MINIMUM FC RATIO	4.11

LOT 1 PROPERTY BOUNDARY PHOTOMETRIC CALCULATIONS

MAXIMUM ILLUMINANCE	0.1
MINIMUM ILLUMINANCE	0.0



Development Plans
 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Photometric Plan II

NO.	DATE	REVISION

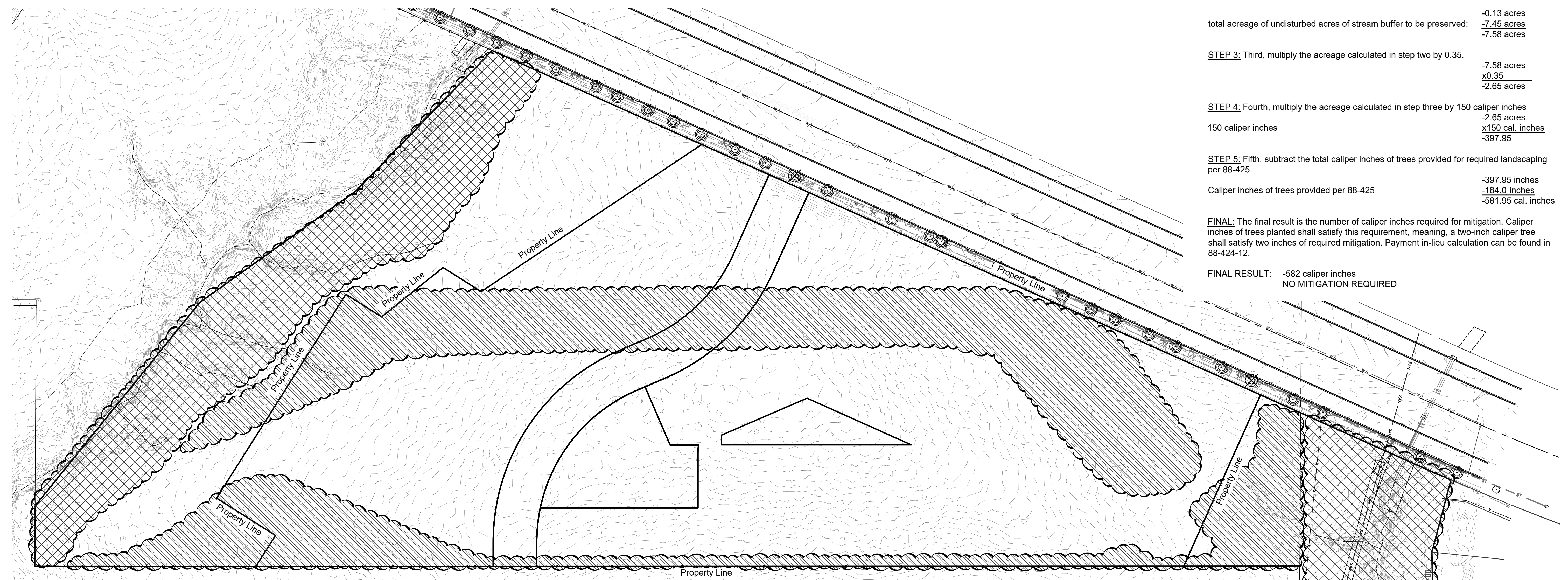
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nferrara
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alemkem
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KCMO TREE PRESERVATION CALCULATION

STEP 1: First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers.

total acreage of contiguous canopy cover to be removed on site: 6.95 acres
 total acreage of contiguous canopy cover to be preserved on site: ~~7.08 acres~~
~~-0.13 acres~~

STEP 2: Subtract all undisturbed acres of stream buffer

total acreage of undisturbed acres of stream buffer to be preserved: ~~-0.13 acres~~
~~-7.45 acres~~
~~-7.58 acres~~

STEP 3: Third, multiply the acreage calculated in step two by 0.35.

~~-7.58 acres~~
~~x0.35~~
~~-2.65 acres~~

STEP 4: Fourth, multiply the acreage calculated in step three by 150 caliper inches

150 caliper inches ~~-2.65 acres~~
~~x150 cal. inches~~
~~-397.95~~

STEP 5: Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425.

Caliper inches of trees provided per 88-425 ~~-397.95 inches~~
~~-184.0 inches~~
~~-581.95 cal. inches~~

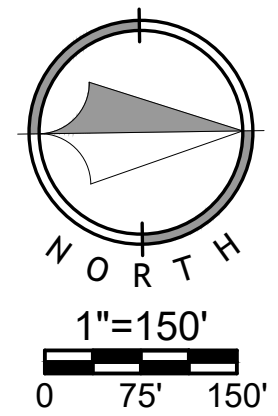
FINAL: The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.

FINAL RESULT: -582 caliper inches
 NO MITIGATION REQUIRED

LEGEND:

	EXISTING TREE CANOPY TO REMAIN
	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING STREET TREE TO REMAIN
	EXISTING STREET TREE TO BE REMOVED

NOTE:
 NO MITIGATION SHALL BE REQUIRED IF
 CONTIGUOUS TREE CANOPY COVER IS
 LESS THAN ONE ACRE. (PER 88-424-06-C.4.)



Development Plans
 25-0102
 Shoal Valley
 Kansas City, Clay County, Missouri

Tree Preservation Plan

NO.	DATE	REVISION

DRAWN BY: NF CHECKED BY: AL

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108 www.riic-consult.com
 MO Certificate of Authority: E-2010033830

Sheet
 L01

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	ORNAMENTAL TREES	
TREES							
	AB	Acer saccharum 'Ballsta' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	13	AG Acer griseum / Paperbark Maple	
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	26	CC Cercis canadensis / Eastern Redbud Multi-trunk	
	GT	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2" Cal.	B&B	15	MS Malus x 'Spring Snow' / Spring Snow Crabapple	
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B	15	SHRUBS	
	NW	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	20	AMU Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry	1 gal. Pot 18
	QB	Quercus bicolor / Swamp White Oak	2" Cal.	B&B	6	BPH Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal. Pot 6
	QM	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	B&B	23	EVERGREEN SHRUBS	
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	16	GVB Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal. Pot 25
	TD	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2" Cal.	B&B	40	JCG Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal. Pot 12
	ZS	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" Cal.	B&B	17	JCS Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal. Pot 68
EVERGREEN TREES							
	JH	Juniperus chinensis 'Hetzii Columnaris' / Hetzii Column Juniper	5' Ht.	B&B	40	JSS Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' Ht. Pot 18
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	5' Ht.	B&B	40	GRASSES	
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5' Ht.	B&B	18	CAK Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal. 21
	PS2	Pinus strobus / White Pine	5' Ht.	B&B	20	PS Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 Gal. 14
	TP	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	5' Ht.	B&B	22	PERENNIALS	
						LG Liriope gigantea / Giant Liriope	1 gal. 52
						SXA Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal. 15
						Existing Tree	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

KCMO LANDSCAPE CALCULATIONS

Street Trees (Per Section 88-425-03)

Required: 1 tree / 30' street frontage

Provided:

Shoal Creek Parkway

Lot 1 (795') = 27 trees (includes 12 existing)

Lot 2 (119') = 4 trees (includes 2 existing)

*39 trees along Shoal Creek Parkway are existing

New Public Street - Name TBD (705')

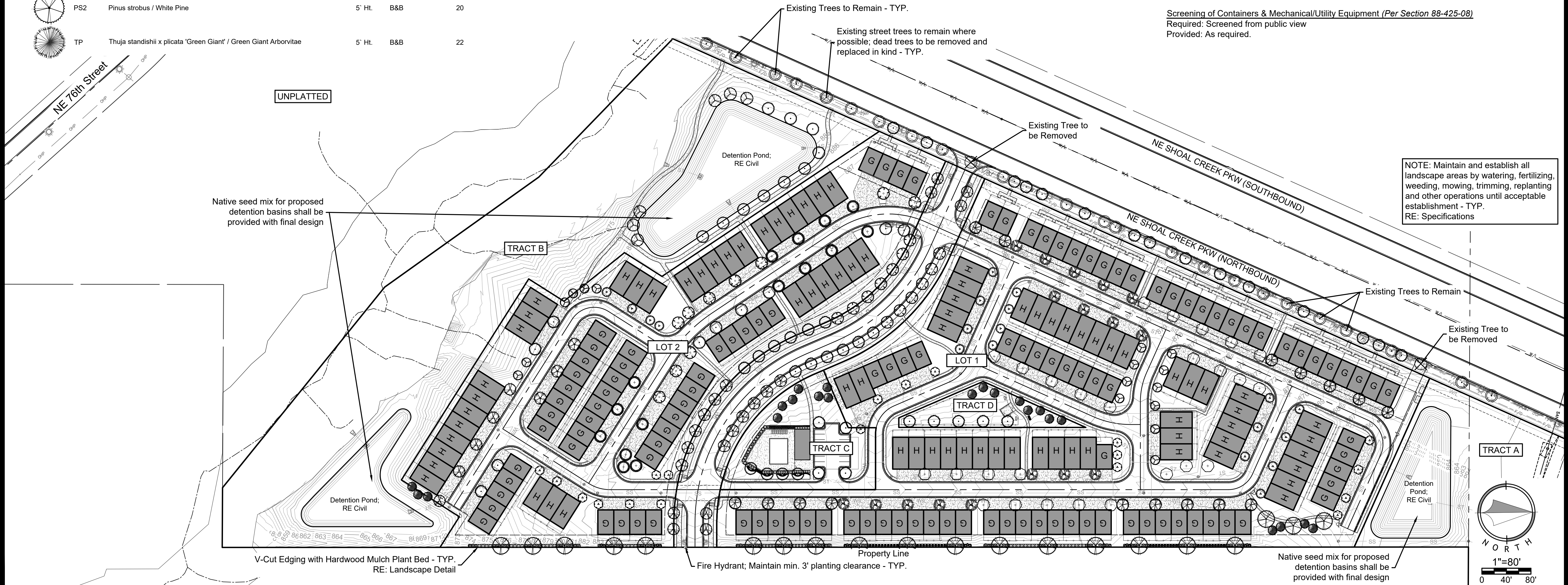
705 / 30 = 23 trees

Screening of Containers & Mechanical/Utility Equipment (Per Section 88-425-08)

Required: Screened from public view

Provided: As required.

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications



Development Plans
25-0102
Shoal Valley
Kansas City, Clay County, Missouri

Landscape Plan

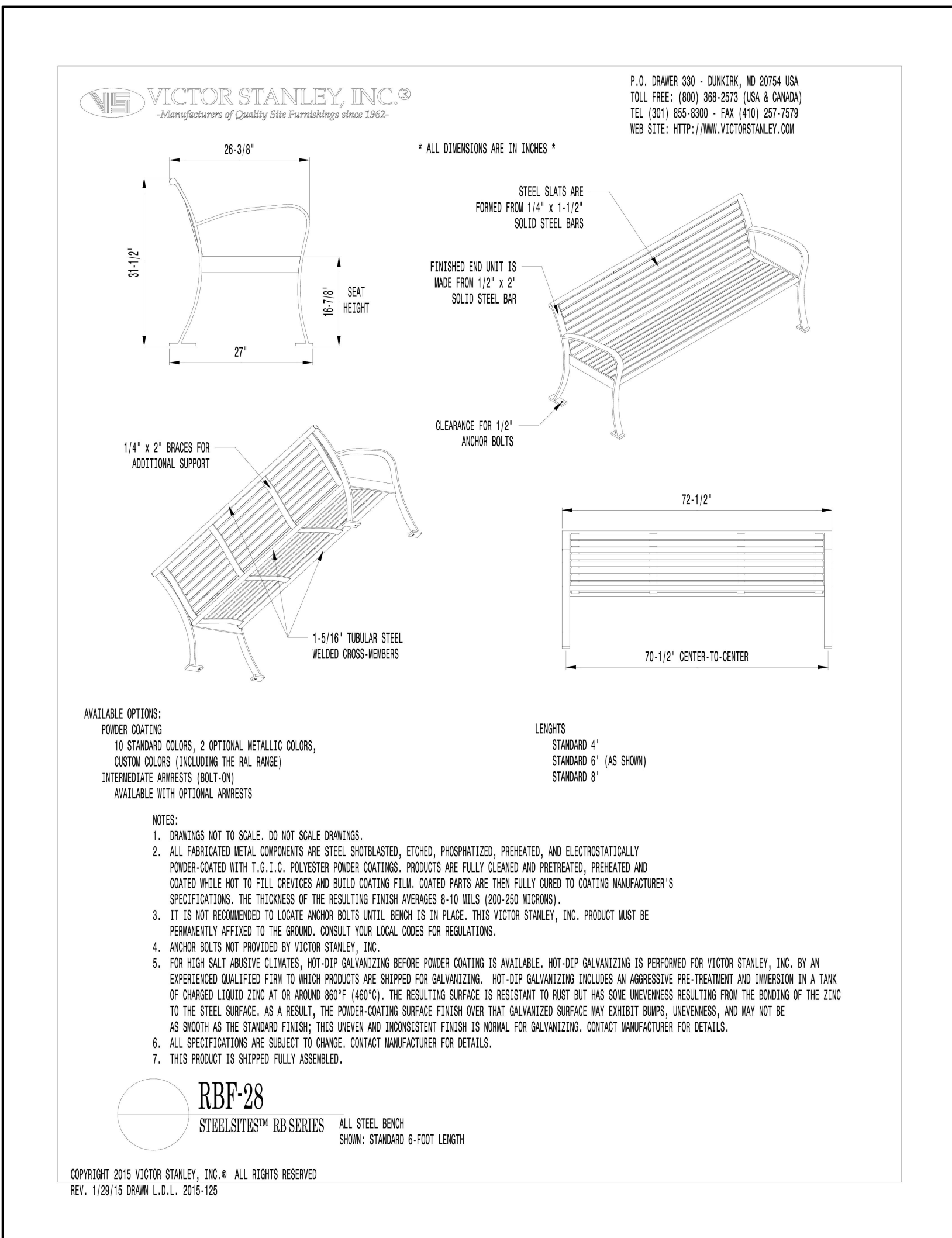
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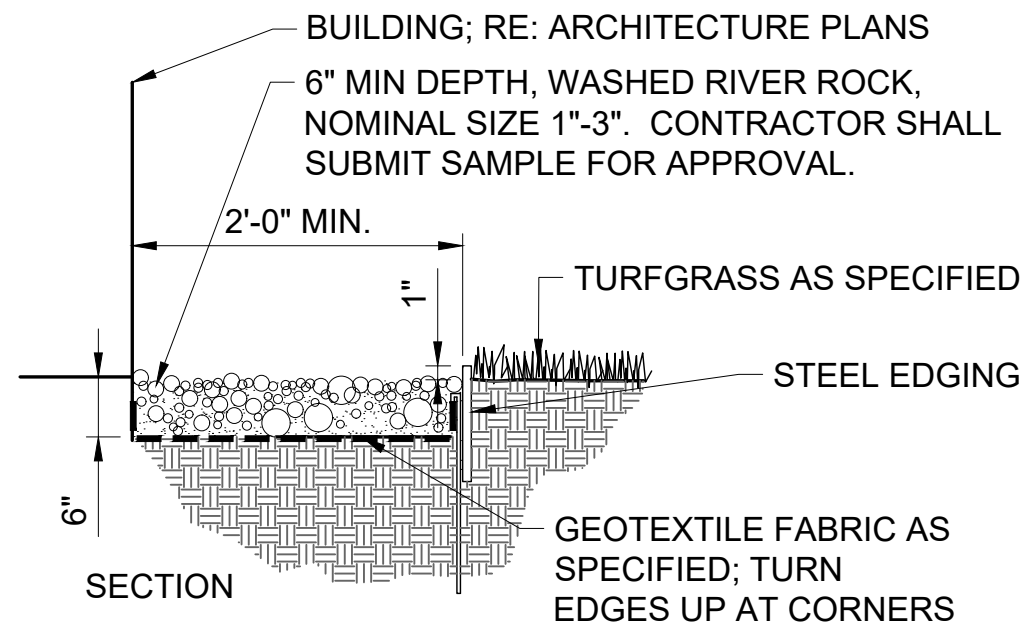
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400 E 17th Street
Kansas City, Missouri 64108
www.riic-consult.com
816.800.0950
MO Certificate of Authority: E-2010033830

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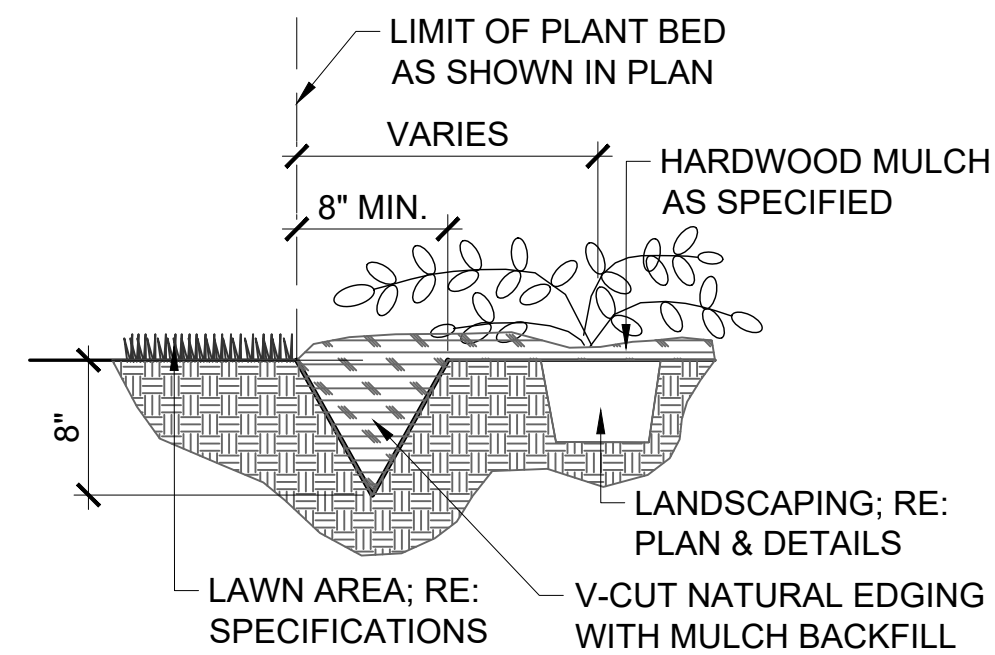
SITE BENCH DETAIL



- NOTES:**
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
 3. ALL JOINTS SHALL BE SECURELY STAKED
 4. CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE.
 5. ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
 6. GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER GRAVEL INSTALLATION.

MOW EDGE DETAIL - NTS

- NOTES:**
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

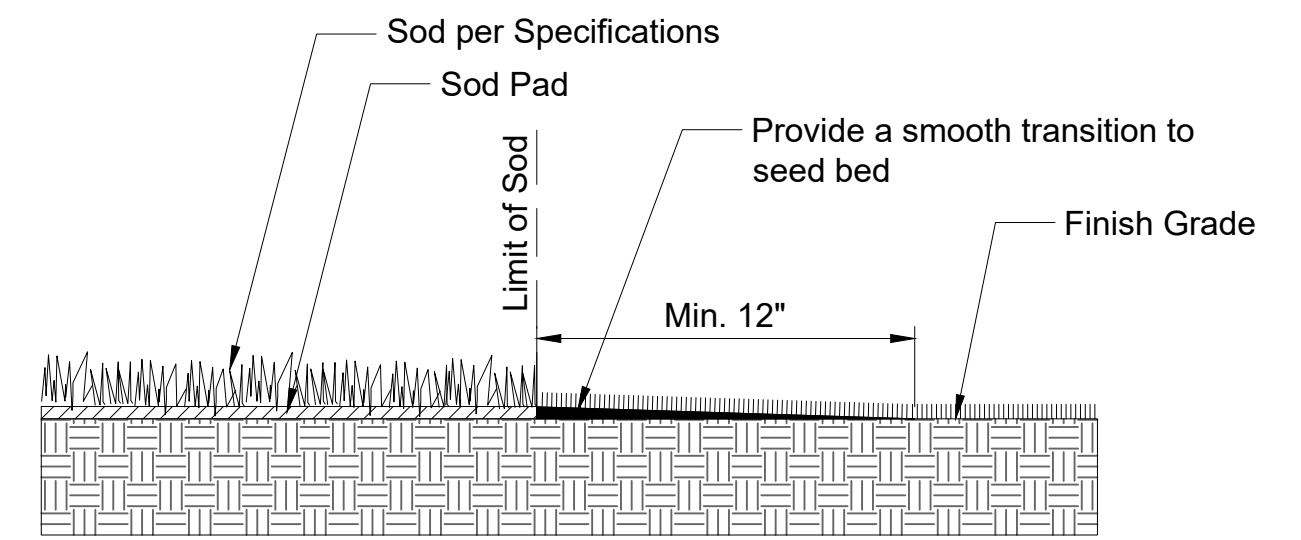


V-CUT NATURAL EDGE DETAIL - NTS



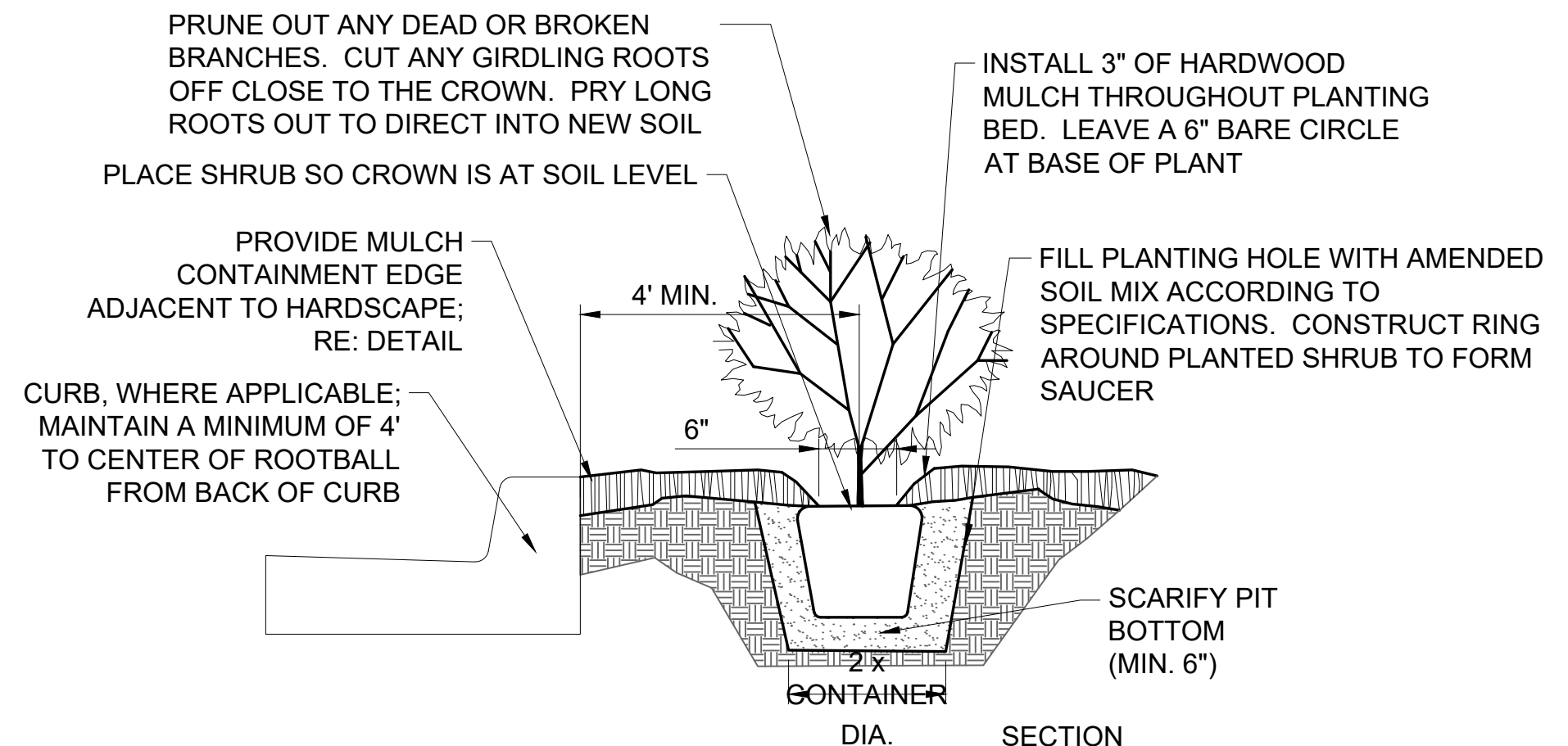
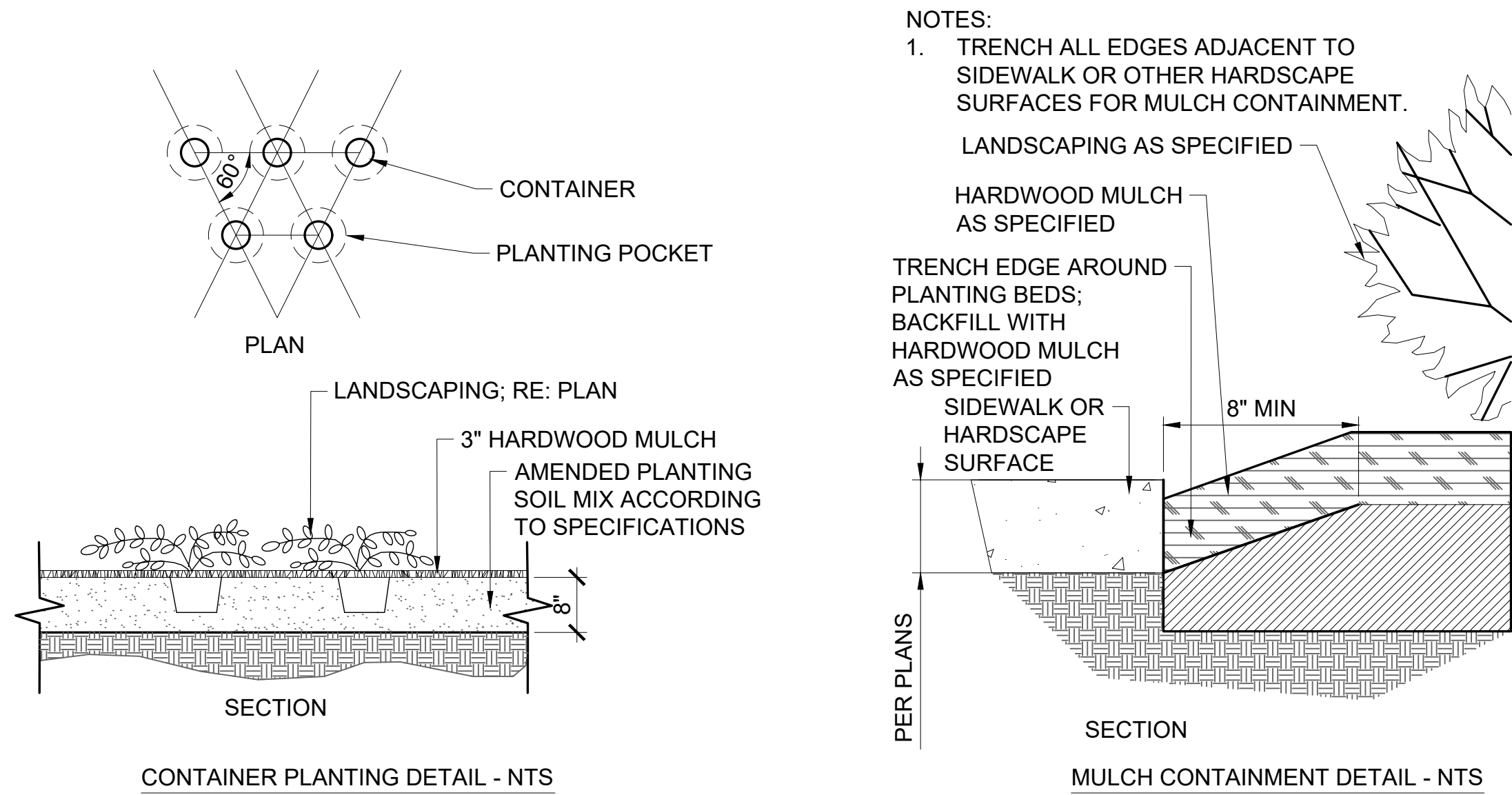
UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



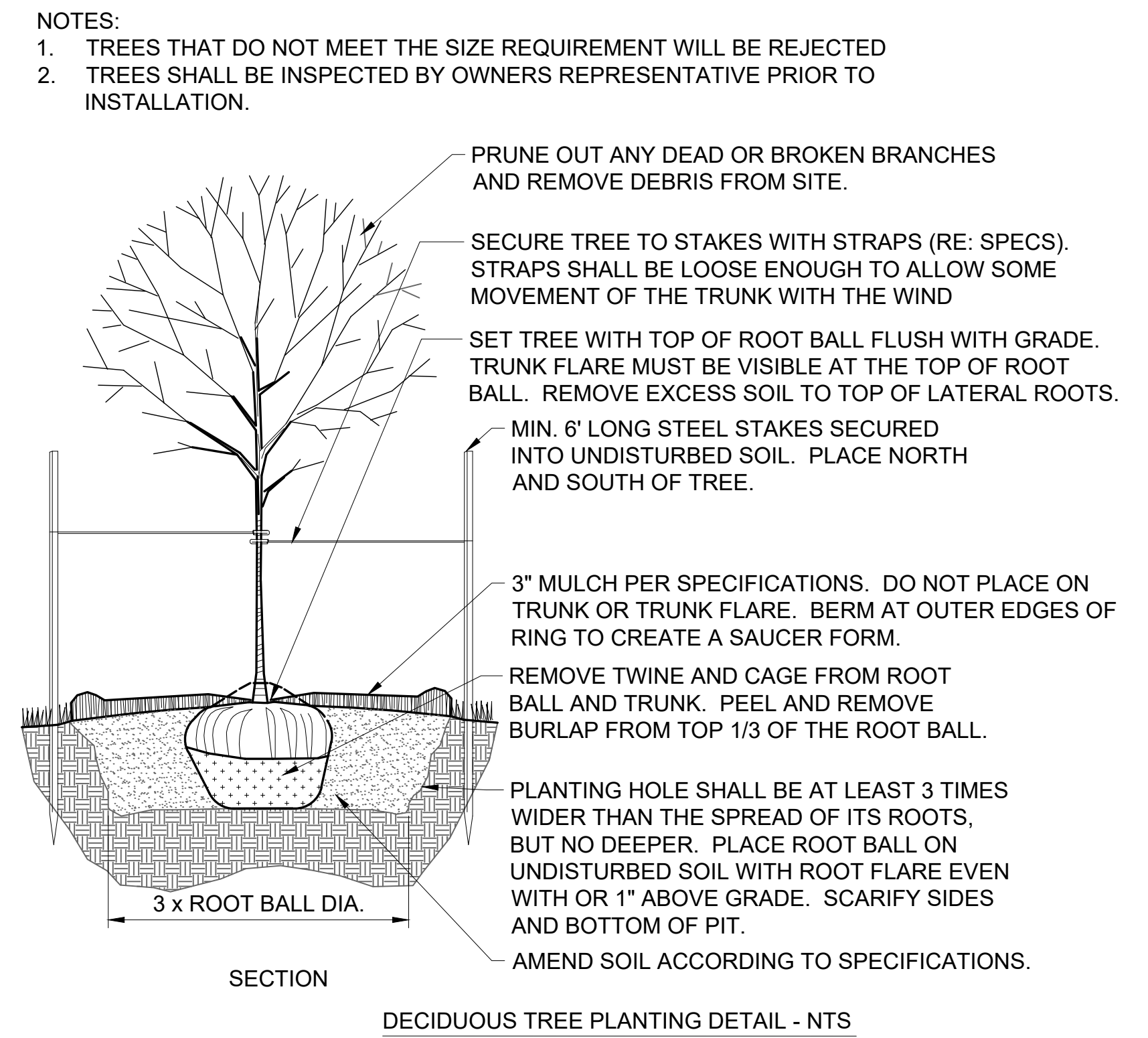
- NOTES:**
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL



- NOTES:**
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



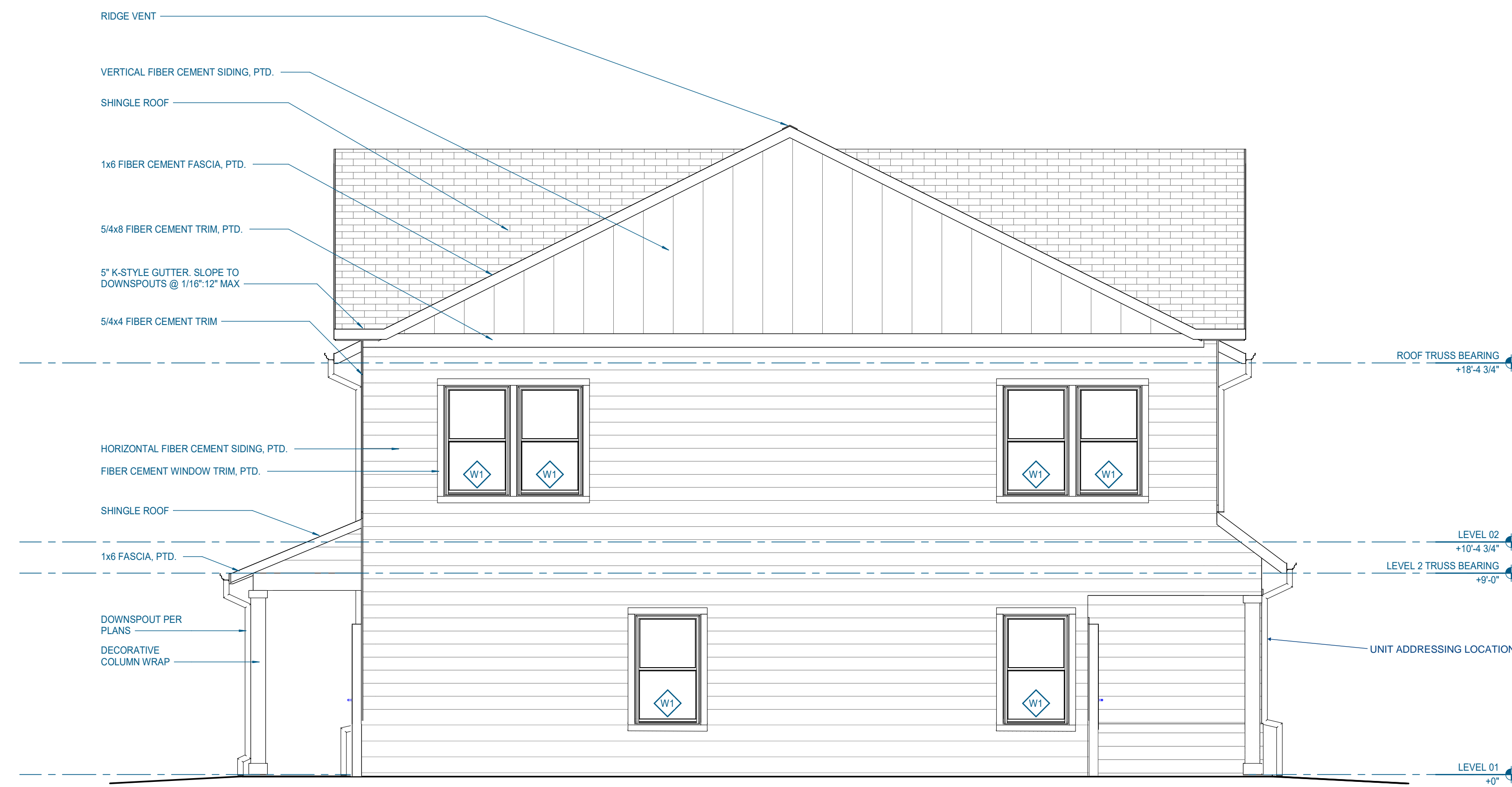
NO.	DATE	REVISION

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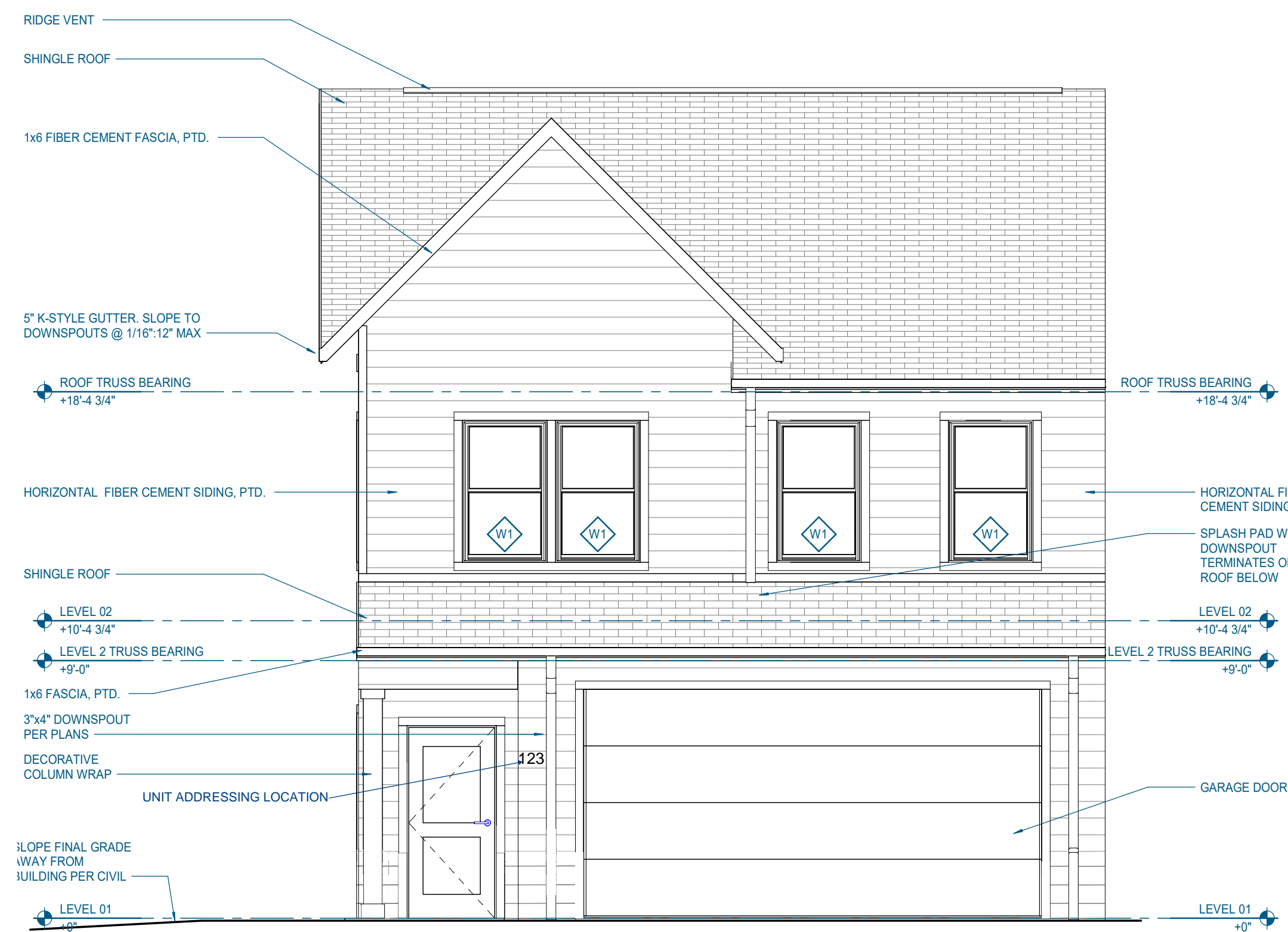
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Viewpoint at Brookwood Griffin Unit



J18 G2* - SIDE ELEVATION
1/4" = 1'-0" | A-117

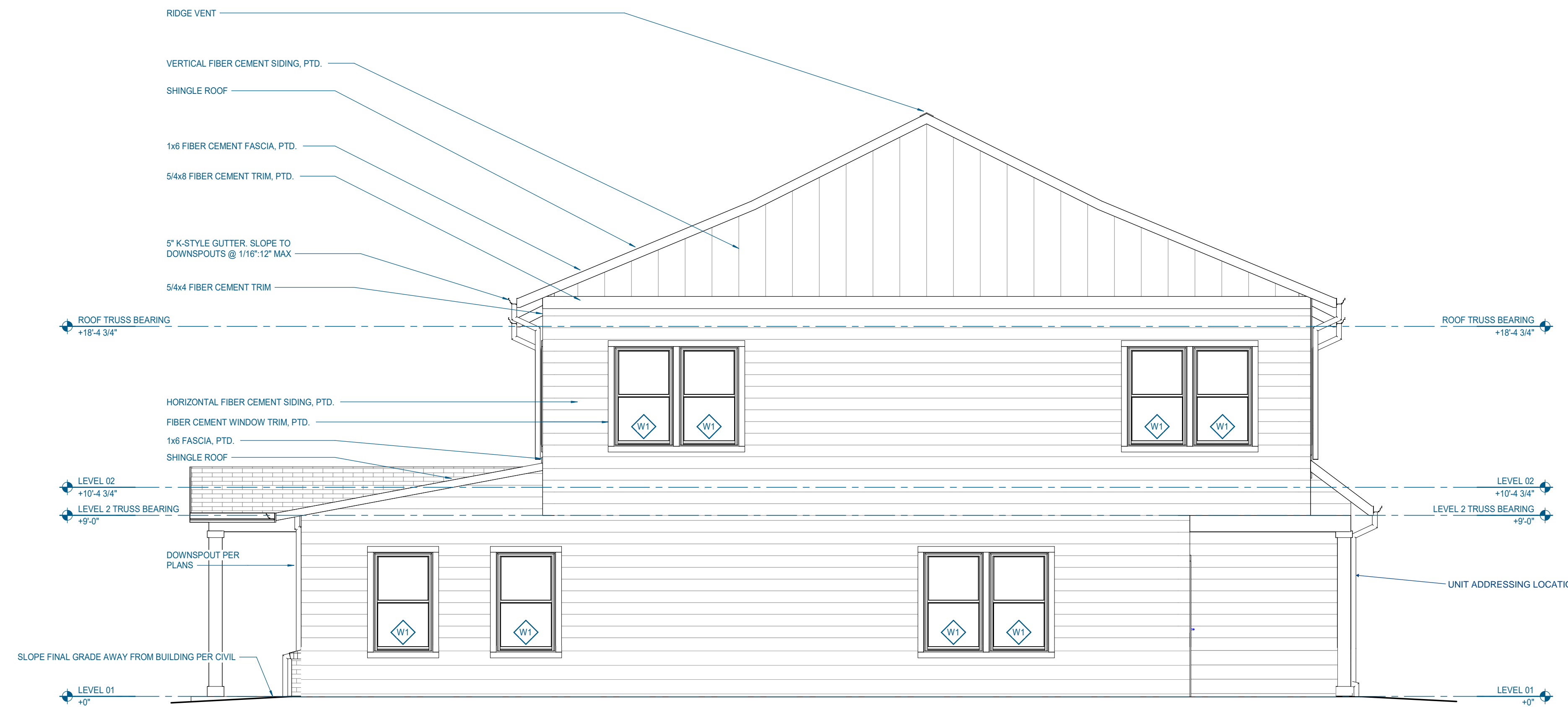


A16 G2* - BACK ELEVATION - BASE
1/4" = 1'-0" | A-117

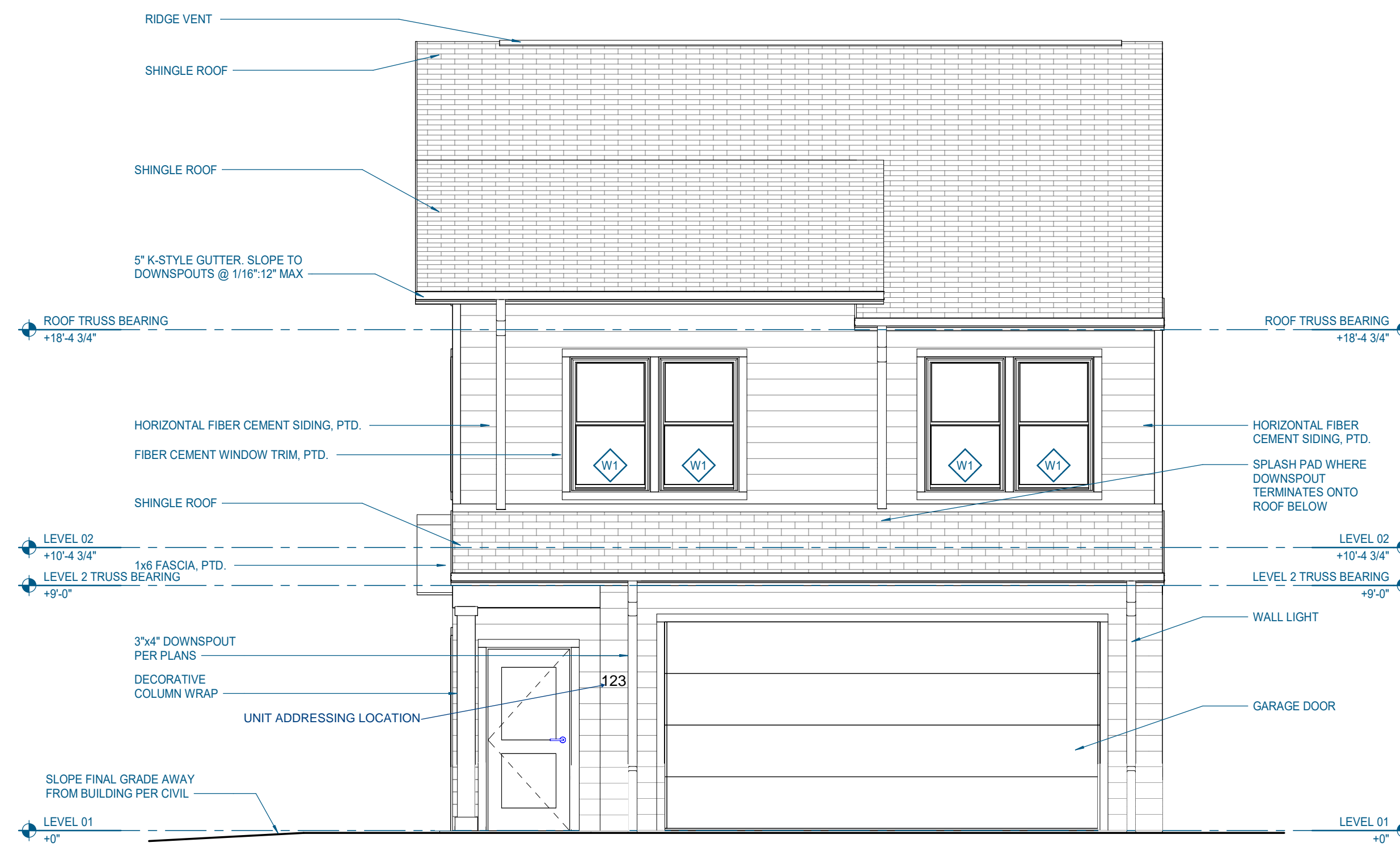


A08 G2* - FRONT ELEVATION - BASE
1/4" = 1'-0" | A-117

Viewpoint at Brookwood Hampton Unit



G18 H2* - SIDE ELEVATION
1/4" = 1'-0" | A-167



A18 H2* - BACK ELEVATION
1/4" = 1'-0" | A-167



A09 H2* - FRONT ELEVATION
1/4" = 1'-0" | A-167

SHOAL CREEK VALLEY MEETING MINUTES

Date: Monday, May 12, 2025, 6:00PM-7:00 PM

Location: Mid-Continent Public Library – Woodneath Library Center – Community Room 1
8900 NE Flintlock Rd., Kansas City, MO 64157

Attendees:

Andrea Lemken, RIC (Presenter)
Marie Rios, RIC (Notetaker)
Mack Furlow, The BTR Group (Developer)
Angie Murto, The BTR Group (Developer) - Virtual
Scott Weinberg, The BTR Group (Developer) - Virtual
Eric Hoffman, Brookfield Residential (Builder)) - Virtual
Lyndsey Paavilainen, Brookfield Residential (Builder)) - Virtual
Manny Velazco, Brookfield Residential (Builder) – Virtual

**Sign-in sheet was provided for additional attendees, see attached.*

1. The meeting began at 6:00PM with introductions and an overview of the project scope by RIC. A graphic plan and building elevations were part of the presentation. A slide show of the proposed townhomes was presented to the guests.
2. Questions posed by neighbors in attendance:
 - a. What is the square footage of the units?
 - i. Response: 1500 sq. ft for the 3 bedroom and 1800 sq. ft for the 4 bedroom.
 - b. What is the price point for the townhomes?
 - i. Response: It is undetermined, for rent about \$2,500 per unit on average, up to \$2,800.
 - c. Will environmental studies and traffic studies be done?
 - i. Response: Yes, two traffic studies, two environmental studies, and a Geotech study have been completed or currently in process.
 - d. Has there been a mitigation strategy?
 - i. Response: A tree preservation plan has been included in the development plans and mitigation will be provided as required.
 - e. Where are the studies available?
 - i. Response: The traffic studies will be available with the staff report before this goes to the Planning Commission.
 - f. Neighbors expressed concerns about the south intersection and traffic flow.
 - g. Question was asked about removing green space.
 - i. Response: Tree preservation study will be provided.

-
- h. Are they all rental units?
 - i. Response: The HPR category for zoning leaves optionality for either they can be sold as condominium or rented as a condominium. These are single family units that can be rented or owned.
 - i. The street you are proposing here is going into Shoal Creek parkway. Is it right turn only?
 - i. Response: Right-in, right-out only.
 - j. Where is the new public street going?
 - i. Response: It's planned for street connection for future neighboring development.
 - k. You said that traffic impact study will be available. When and where will it be available?
 - i. Response: It should be in the staff report. Everything is in the design.
 - l. Will the new entrance cut through the median.
 - i. Response: As discussed during our pre-app meeting with staff, the city is not currently allowing a full-turn intersection with a cut through the median at this time.
 - m. So how will the people coming from the north going south enter? Did the traffic study show any need for improvements?
 - i. Response: The traffic impact study that's been completed didn't show any impact at this time.
 - n. How would we access the master traffic impact study with The City of Kansas City?
 - i. Response: You can find it online on the City website. We stated that we will be making any improvements required by the traffic study.
 - o. Do you know if there has been communication with the Parks Department?
 - i. Response: Yes, the Parks Department reviews our plans in tandem with planning
 - p. Given the facts about the property, would any of the monthly payments be subsidized for funding?
 - i. Response: No.
 - q. How can you prove that it's not going to be government subsidized in five years?
 - i. Response: It's a single-family development. These are not intended to be subsidized by the government. They are not going to be government subsidized.
 - r. Will there be any amenities in the compound area?
 - i. Response: Pool, clubhouse, greenspace, dog park, sidewalks, trails, fitness center.
 - s. Are there any plans for any type of barrier like landscaping, trees, around the perimeter?
 - i. Response: Yes, street trees. Not a privacy barrier.
 - t. Questions and concerns regarding the cut-through median were brought up again.
 - i. Response: We repeated that a full turn movement intersection is not currently planned for at this location or required by staff.

- u. Are you aware of any speed way changes?
 - i. Response: No.
- v. Does the cut through street have a name?
 - i. Response: The city will name the street.
- w. There's currently a row of trees, will that stay or come out?
 - i. Response: The trees will be removed where there is conflict with new improvements and will remain in any area that is not being disturbed.
- x. On the plot, there is a barbed wire fence, where is that?
 - i. Response: It is existing, and it will be removed.
- y. Neighbors asked if the Developer is also the Owner.
 - i. Response: We have not purchased the land yet. We have it under contract to get the site plan approved.
- z. Will you purchase this year?
 - i. Response: Yes.
- aa. How many more properties do you have in Kansas City?
 - i. Response: Zero.
- bb. Have you built a development similar to this around the country and where?
 - i. Response: Yes, Union City, a suburb in Atlanta, near the airport. One in Knoxville, TN, where we are building a second phase. And we are building in Murfreesbro, TN. We are starting to build units there.
- cc. What's your timeframe on this?
 - i. Response: Entitlement approval will be mid-June. Then need to find an investor and that is willing to invest and build with us.
- dd. So is the target date mid-June to close on the property?
 - i. Response: Potentially.
- ee. Do you have any properties that are they occupied currently?
 - i. Yes, Union City and phase one of our Knoxville project. It's a mixture of single family detached and townhome units. All single family ownership.
- ff. What is the Union City one called?
 - i. Summerwell Place at 5055 Southwood Road.
- gg. Are there crime stats there? Is there any analysis on criminal activity in the area?
 - i. No. Developer mentioned that the first tenant would be police officer/security and who lives on site.

- hh. As a follow up to the previous question, neighbor asked have you talked to KCMO police department?
 - i. No, we have to get to construction first.

- ii. Neighbors asked about how safety and maintenance will be addressed.
 - i. No on street parking is allowed. All units will have two car garages and two car driveways. All units have a fenced in backyard. It will be maintained, no trash on the ground. There won't be cars blocking the street, there won't be basketball goals in the driveways. No mold and mildew, the grounds crew do not want their investment to go down. On site grounds crews will maintain trash, pool, mold and mildew in units, and ensure that it is a safe, clean place to live.

- jj. Do these have basements?
 - i. No.

- kk. Typically in this industry, it seems that investments like this are sold after you build up a certain number of tenants. Have your other developments been sold?
 - i. No.

- ll. Have you given any thought of the HOA fees?
 - i. No, this will be determined at a later time.

- mm. How many phases will this be?
 - i. Response: 1 phase.

- nn. In your other locations, what age brackets are there?
 - i. Response: This is today's starter home. Generally these renters will be renters by choice, starter home owners, or other users that want maintenance and utilities provided.

- oo. If someone is renting, what is the minimum rent length?
 - i. Response: One year.

- pp. Just to be clear, these are exclusively for rent?
 - i. Response: No, these can be rented or owned.

- qq. Are there certain allocations between rental units and units for sale.
 - i. Response: No.

- rr. When do you anticipate the finishing and starting the rentals?
 - i. Takes a solid 18 months to get the horizontal work done. Anticipating finishing in 2027.

- ss. Has a date been set for Planning Commission?
 - i. June 4th at City Hall.



100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

-
- tt. How old is your oldest development? Any incentives with the city?
 - i. Knoxville has been completed for over 2 years. No to the incentives.

 - uu. So you mentioned there are two built around the country. Have you done a study on the impact of their neighborhood subdivision?
 - i. No.
3. Most of the neighbors left around 6:40 PM. The meeting concluded at 7:00 PM.

Meeting Sign-In Sheet

Project Name and Address

Shoal Creek Valley

7601, 7951, and 8001 NE Shoal Creek Pkwy
 Kansas City, MO 64158

Name	Address	Phone	Email
Andrew White	9106 NE 79 th Ter 64158	816 781 9198	ANDREW_WHITE_INFO@ YAHOO.COM
JAN E. KULMAN	8606 N. NW DONNELLY	469-744-8084	WDKINER@GMAIL.COM
MIKE PEATES	7738 N DONNELLY KCMO 64158	816 668 0803	MIKE@TRESK.COM
Justin Johnson	7603 N. Donnelly Ave KCMO 64158	816-381-0279	jjj@johnstnlawks.com
Daisy Brewer	7616 N SYCAMORE KC MO 64158	816-262-6550	daisyjbrewer@upkno.com
Peter Levin	7546 N Eastern Ave KCMO 64158	816 217 2490	plevin7@KC.RR.COM
Dan Whitney		913 927 4818	dwhitney@ landadvisors.com
Victor Blanco	7721 N Donnelly Ave	913 832 9759	vblanco@kuomc.edu
John + Cherie SPOTTS	7714 N. Donnelly Ave	816-835-4428	JRSPOTTS@SBCglobal.net
STEVE GAUL	7704 NE 75 th Trail	816 801 0213	SVGAUL@GMAIL.COM
Myron McCant	76109 N Tullis	816 524 3597	mmccant@ yahoo.com

Kelly Hossj	8204 NE 77th KC, MO 64158	816.876.1192	kchossj22@yahoo.com
Adam Edwards	8112 NE 77th St. KC, MO 64158	(816) 985-9385	KCMAXIMUS1@YAHOO.COM
Steve Spaturo	8001 NE 76th KC MO 641158	913-705-0338	SpaTuroSteve@yahoo.com
Anneka Moline	7614 N Tullis Ave	816-721-7355	ajmoline20@gmail.com
Terry Shannon	7608 N. Sycamore Ave	641-777-3646	terryshannon1957@gmail.com
Nellie Waterman Jeff Dickerson	7604 N. Donnelly	901949741	jeff.dickerson1@gmail
Shei Li	7623 N Sycamore	816-352-3957	shei.li@aelia.com
Larry Andersen	7902 NE 88th Ter	816-883-8211	lrandersen@stcglobal.net
Richard Potter	7608 N Skiles	816-456-5312	richard.potter1@gmail.com
Tracy Potter	7608 N Skiles	816 812 0924	tracyjpotter@gmail.com
Jane Gordon	8203 NE 77th	816 868-8876	JaneGordon1090@gmail.com
Ron & Ashley Bennett	8011 NE 76th Ter	816-674-4976	ronbennettjr@yahoo.com
Rachel and John Moses	8006 NE 77th St. KC, MO	816 301 6531	rachelgracemoses@gmail.com

CASE NUMBER

CD-CPC-2025-00046

ADDRESS OR LOCATION

7601 NE Shoal Creek Pkwy

AFFIDAVIT OF SIGN POSTING

STATE OF Kansas

COUNTY OF Johnson

I, Andrea Lemken

being duly sworn upon my oath and being of sound mind and legal age state:

That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Andrea Lemken
(Print Name)

Andrea Lemken
(Signature)

Subscribed and sworn to before me this 14th day of May, 2025.

Marie Rios
Notary Public



My Commission Expires May 30, 2028

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

From: Lance Trammell <lance_trammell@yahoo.com>
Sent: Wednesday, May 28, 2025 8:07 PM
To: Barnes, Matthew

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Matthew,

I am a resident of Davidson farms. We are highly concerned about the plans for 192 units in the build for rent community next to us. Based on the suggested plans, this will drastically increase traffic through our neighborhood and increase the chances of our kids coming into danger. In addition, the primary exit to our neighborhood is already a high traffic intersection that needs attention.

What options do we have to voice our concerns and will they make a difference in what is allowed for the development?

Thank you,

Lance Trammell

Sent from my iPhone

From: Bennett, Ron (CAI - Missouri) <Ron.Bennett@coxautoinc.com>
Sent: Thursday, May 22, 2025 10:01 AM
To: Barnes, Matthew
Cc: Bennett, Ashley N
Subject: Concern Regarding Proposed Rental Townhome Development near Davidson Farms

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

My wife and I are residents of Davidson Farms, located off Shoal Creek Parkway in Kansas City, Missouri. We are writing to express our strong concerns regarding the proposed development of over 190 rental townhomes near our community.

We attended the recent public hearing and appreciate being informed. However, we feel compelled to voice our opposition to the project for the following reasons:

1. Traffic and Infrastructure Impact:

The limited access from Shoal Creek Parkway will significantly increase congestion in our area. A full-access break in Shoal Creek Parkway is needed to accommodate safe and efficient traffic flow.

2. Lack of Community Integration:

The development will not be part of either the Davidson Farms HOA or the Shoal Creek Valley HOA. This raises concerns about amenity access, upkeep, and the potential for increased non-resident traffic in private neighborhood spaces.

3. Unclear Long-Term Use:

Although the developer stated the property would not become Section 8 or another government-subsidized housing type, no enforceable mechanism or guarantee was provided.

4. Property Value and Safety Concerns:

High-density rental communities may contribute to increased crime and declining property values. We believe this project could have long-term negative effects on our neighborhood and others nearby.

Shoal Creek is a unique and peaceful area, known for its green space and family-friendly environment. We respectfully urge you to vote **NO** on this project to help protect the character and safety of our community.

Thank you for your time and for your service to our city.

Sincerely,

Ron Bennett

Sr. Manager, Technical Customer Care
Retail Solutions / Operations Support / Xtime
5700 Broadmoor, Suite 900
m: (913)687-3240



From: phil.wilt4@gmail.com
Sent: Monday, May 26, 2025 12:32 PM
To: Barnes, Matthew
Cc: 'Phil Wilt (home)'
Subject: Concerns Regarding Proposed Development Access and Community Impact at Shoal Creek Parkway

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

I hope this message finds you well. I am writing to express several concerns regarding the proposed development near Shoal Creek Parkway and its potential impact on the surrounding Deerfield (DF) community.

First and foremost, the proposed access plan raises significant traffic concerns. With very limited ingress and egress to Shoal Creek Parkway, it is inevitable that overflow traffic will spill into surrounding neighborhoods, particularly Davidson Farms, which is not designed to accommodate this increased volume. To mitigate this, the proposed development should include a full access break on Shoal Creek Parkway, allowing vehicles to enter and exit in both directions. This would not only improve traffic flow but also preserve the safety and quality of life for existing residents.

Secondly, there appears to be a lack of transparency regarding the amenities included in the proposed development. As it stands, the new community will not be part of the Shoal Creek Valley HOA or the Davidson Farms HOA. DF residents are already experiencing heavy non-resident usage of our private amenities. The addition of a rental-based development, particularly one without its own managed amenities, is likely to significantly increase this unauthorized use, further straining resources intended for DF residents.

I strongly urge you and the planning team to reconsider the access strategy and provide more clarity about the amenity structure of the development. These decisions will have lasting effects on neighboring communities, and I believe it is crucial to address them transparently and proactively.

Thank you for your attention to these matters. I would appreciate any updates or opportunities for further community input as the planning process continues.

Best regards,

Phil & Tracy Wilt
7636 N Sycamore Avenue
Kansas City, Mo 64158

From: Heather Pace <hapace613@gmail.com>
Sent: Thursday, May 22, 2025 8:56 AM
To: Barnes, Matthew
Subject: Concerns regarding proposed development adjacent to Davidson Farms

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Subject: Concerns Regarding Proposed Development Adjacent to Davidson Farms

Dear Mr. Barnes,

I am a resident of Davidson Farms at Shoal Creek, writing to express my deep concerns regarding the proposed high-density townhome development on the west edge of our neighborhood.

While we understand and support thoughtful growth and development, this particular project raises several significant issues that must be addressed prior to approval:

1. Traffic Congestion and Limited Access:

The current plan lacks sufficient ingress and egress to Shoal Creek Parkway. As it stands, the limited access will likely divert a substantial volume of additional traffic into Davidson Farms, creating congestion, safety concerns, and longer commute times for current residents, as well as compromise both safety and traffic flow for our community. A full-access break on Shoal Creek Parkway is essential to accommodate two-way entry and exit from the new development and prevent unnecessary strain on our community roads.

2. Lack of Integration and Transparency Regarding Amenities:

It is unclear what amenities the proposed development will include. Since this project is not part of the Shoal Creek Valley HOA or the Davidson Farms HOA, we are concerned about increased non-resident usage of our private amenities. Our neighborhood already experiences elevated foot traffic from outside visitors, and the introduction of transient rental units without sufficient recreational infrastructure will likely exacerbate the problem.

The lack of transparency and long-term planning coordination is troubling. It is vital that any development adjacent to Davidson Farms be thoughtfully integrated, with proper traffic planning, amenity access considerations, and clear communication with existing residents.

I respectfully request that the City Planning Department delay approval of this project until these concerns are addressed through revised planning and public engagement.

Thank you for your attention to this matter and your ongoing service to our community.

Sincerely,

Heather Pace

Davidson Farms Resident

7612 N Skiles Avenue

816-694-1913

From: Ashley Deacy <deacydmd@gmail.com>
Sent: Thursday, May 22, 2025 8:54 AM
To: Barnes, Matthew
Subject: New Development off Shoal Creek near Davidson Farms

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello Matthew,

It is my understanding that you are the city planner for the proposed development off Shoal Creek Parkway. I am a resident of the Davidson Farms community and am concerned after learning of this proposed project. I have lived in the Northland for 8 years and quickly came to love the area and eventually decided to build a house and start my family here. Having said that, I lived in a rented apartment for 5 years. While the apartment complex was highly ranked in the area and considered safe and high end, there are many unavoidable issues with a transient population. My husband and I lived in our apartment for 5 years and nearly every unit surrounding us had 2-5 new tenants during that time. When people are constantly moving in and out, it creates no sense of pride in the community. I witnessed destruction of property, littering, as well as disregard for respecting one's neighbors. The lack of concern of others is my greatest concern with this new project. Davidson Farms has worked endlessly to create a safe environment with beautiful amenities for our families to enjoy. The layout of the proposed project creates a concern that this new community would have direct access to our established community. We have already run into issues of people from outside our community using our amenities and vandalizing. This is all happening without a transient population nearby. I have invested countless time, money, and effort into maintaining a beautiful community to raise and grow my family. I would be heartbroken for our community to be easily accessible to a community that hasn't invested anything and therefore has a disregard for the longevity.

While this proposed development has amenities, it is unclear what these amenities include. From my experience living in a community similar to this, there are amenities, but the population far exceeds the size of the accessible amenities. Thousands of residents using one small pool or dog area creates another avenue where residents will venture out of their "community" and find other areas that aren't crowded. With the easy access to the Davidson Farms community, this creates concern that our community will no longer be used for residents only. Again, I have small children and do not want high traffic coming through our community decreasing the safe environment we have worked so hard to create.

I believe this problem will be exacerbated by the lack of access to the south bound lanes of Shoal Creek Parkway. Morning and evening "rush hour" traffic will create a need for

residents to get creative in finding back routes to avoid delays. The planned streets of this project would leave Davidson Farms as this back route. I do not believe this is avoidable with the proposed plan. I believe the proposed development needs full access to north and south lanes of Shoal Creek and no connecting street to the Davidson Farms community.

Thank you for reading my concerns and I hope that you will consider the surrounding communities to this new development before approving it. Thank you for addressing the concern of a community's long term home in comparison to a transient community with disregard to the future of the area. I appreciate your time and hope your decision helps to keep the Davidson Farms community the beautiful place I've chosen to call home.

Thank you,

Ashley Deacy

From: Steve Hunt <sdhunt.mail@gmail.com>
Sent: Thursday, May 22, 2025 8:30 AM
To: Barnes, Matthew
Subject: New Town Home Project on Shoal Creek Parkway

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Mr. Barnes,

We are new residents at Davidson Farms (7734 N Donnelly Ave) in KCMO SW of Liberty. We are writing you to express great concern over the proposed high density townhomes along Shoal Creek Parkway.

First, the traffic along 76th street and particularly at the 76th st/Skoal Creek Parkway(SCP) intersection is already very congested and difficult to pull onto and navigate. To add additional traffic guaranteed by this new development without easy access to SCP will snarl traffic more and increase danger and inconvenience for residents. To allow this development must include easy direct north and south bound traffic access on and off SCP.

Also, it is not clear that any amenities are provided for in new development. We invested in a moderate to upscale neighborhood containing many amenities. We pay significant taxes because of these current benefits. In this new development, you must require a baseline of amenities such as pool and walking trails or you will most likely see increased conflict between communities. Recent increases in crime in our area have many residents concerned and this type of transient development with out-of -the-area developers, limited SCP access and no amenities will lead to unintended consequences of conflict and de-valuation of resident property.

We ask that you strongly consider rejecting this proposal in consideration of these concerns. Let's find a great local developer invested in Kansas City that will add to the community rather than take away.

Thank you for considering our concerns in your decision.

Steve and Mary Hunt.
7734 N Donnelly Ave
KCMO

Steven D. Hunt
(816) 810-6555

From: Ross Castrianni <roskarnic@gmail.com>
Sent: Thursday, May 22, 2025 1:35 PM
To: Barnes, Matthew
Subject: Opposition to Proposed High-Density Townhome Development on the West Edge of the Davidson Farms Community
Attachments: [City of KCMO.docx](#)

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

Please see the attached letter and let us know if you have any questions.

Ross & Karen Castrianni

Subject: Opposition to Proposed High-Density Townhome Development on the West Edge of the Davidson Farms Community

Dear Mr. Barnes,

I am writing as a concerned resident of Davidson Farms to formally express my opposition to the proposed high-density townhome project planned for our area by Built to Rent (BTR)..

While I recognize the need for responsible urban development and housing solutions, the current proposal raises several serious concerns for our community:

- **Erosion of Neighborhood Character:** The proposed density is not in keeping with the established character of our neighborhood which is defined by open spaces, family-oriented homes, and a sense of community cohesion. A development of this scale and design could dramatically alter that balance replacing single-family homes and open space with tightly packed rental structures.
- **Traffic and Infrastructure Strain:** Traffic congestion on streets not designed to accommodate higher volumes of vehicles will certainly create serious traffic issues. Introducing a high-density development would significantly increase congestion and place further stress on essential services. In addition the proposed development needs a full access break in Shoal Creek Parkway to allow their traffic to enter and exit in either direction.
- **Lack of Community-Oriented Features:** There is a clear lack of transparency on this proposed plan for community gathering areas, clubhouses, swimming pools, or shared-use rooms, which are essential for building neighborly connections and ensuring long-term community cohesion. Our community already gets too much foot traffic in its private amenities and having this type of development with transient renters will only increase the non-resident traffic.
- **Strain on Local Infrastructure and Public Services:** Includes schools, water systems, and emergency services.
- **Loss of Green Space and Mature Trees:** Vital to the character and livability of our area.

We strongly believe that any development should respect the existing scale, aesthetics, and livability of the neighborhood. As such, we respectfully urge you and all relevant decision-makers to reject proceeding with this project.

Thank you for your attention to this matter and your ongoing service to our community.

Sincerely,
Mr. & Mrs. Ross Castrianni
7640 N Sycamore Ave
Kansas City, Mo 64158

From: Treece, Robert <RTreece@ThorntonTomasetti.com>
Sent: Thursday, May 22, 2025 10:52 AM
To: Barnes, Matthew
Subject: Shoal Creek Valley Townhome Development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning Mr. Barnes,

I'm writing to express my serious concerns regarding this housing development proposed by The BTR Group from Atlanta, GA. For reference, this is case number CD-CPC-2025-00046 located at 7601, 7951, and 8001 NE Shoal Creek Parkway. We live in the Davidson Farms neighborhood which adjoins this proposed development.

My biggest concern is the amount of vehicle traffic that this development will add to our residential neighborhood. The proposed development has only one entrance/exit from Shoal Creek Parkway; and that entrance is only from the North-bound lane of Shoal Creek Parkway (no access to/from the South-bound lane. The development plan shows the only other access is through the Davidson Farms neighborhood. I understand that all housing developments should have 2 access points for emergency vehicles, but their plan would add significantly more vehicle traffic through our neighborhood.

Our neighborhood has many families with school-age children who ride their bikes, skateboards and walk our streets. Adding a bunch of cars who are cutting through our neighborhood presents a significant safety hazard. And it causes more wear and tear on our streets causing higher maintenance costs. The project developer should re-work their plan to add a second entrance off Shoal Creek Parkway or from 76th street near Shoal Creek Parkway. The other option is to rework their Shoal Creek Parkway entrance so that it access both the North-bound and South-bound lanes. This would make it a primary access point and avoid the need for cutting through our neighborhood.

My second concern is the proposed housing type. BTR Group calls these units Townhomes, but it's really multi-family rental units. This is a sharp contrast from our neighborhood, which is all single-family, owner-occupied homes of 3000 sf or larger. Good urban planning would typically have a transition between multi-family rentals and large single-family homes. Rental units result in a transient community of tenants who have no motivation to care for the property or the neighborhood; and raises the potential for property crimes in our area. And an out-of-state owner means an absentee landlord who will not manage the property like the owners in our neighborhood do.

My final issue is this development has no amenities such as a swimming pool, clubhouse, or other recreation facilities. The transient tenants of these rental units will naturally gravitate to our neighborhood to use our amenities. We can mostly keep them out of our pool because it has a locked fence, but we also have walking trails, a fishing lake, and pickle-ball court which by nature

are difficult to secure. This presents a major issue for our property manager and homeowners to deal with.

Please push back on this proposed development and make them change their plan to address these issues. I appreciate your attention to this.

Robert Alan Treece, P.E., S.E., LEED AP

Managing Principal

Thornton Tomasetti

2323 Grand Blvd, Suite 900

Kansas City, MO 64108

T +1.816.221.7771

D +1.816.412.1838 **M** +1.816.550.7375

RTreece@ThorntonTomasetti.com

www.ThorntonTomasetti.com

From: Olivia Metcalf <colivia.metcalf@gmail.com>
Sent: Wednesday, May 21, 2025 7:18 PM
To: Barnes, Matthew
Subject: Shoal Creek development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Matthew!

As a resident of Davidson Farms I have concerns regarding the proposed project at Shoal Creek and 76th Street.

Adding 193 townhomes to an area that is already having issues with traffic is a huge concern to me. Not to mention the access only being available one way. As of right now between 4:30/5pm the traffic on Shoal Creek and Soccer Dr going East on 76th backs up so much. It's honestly dangerous given the number of cars having to stop on South bound shoal creek to wait to turn left. Then 76th has tons of traffic, sometimes making it hard to even turn out of Davidson Farms.

Not to mention the traffic these residents would bring to our neighborhood to cut through etc. is also very alarming.

I would like to hear what the proposed plan would be from the city to address the traffic concerns if this project moves forward.

Thank you,
Olivia Metcalf

From: Krystle Espinoza <kespinoza@kansascityhomes.com>
Sent: Thursday, May 22, 2025 9:52 AM
To: Barnes, Matthew; laloespinoza87@yahoo.com; DAVIDSON FARMS
Subject: Strong Opposition to Proposed Townhome Development Adjacent to Davidson Farms

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning Mr. Barnes,

As a tax-paying resident of Davidson Farms, I am writing to express my deep concern and strong opposition to the proposed townhome development planned for the area directly behind my home on Sycamore Ave. This development poses significant risks to the integrity, safety, and long-term value of our community, and as a homeowner, real estate professional, and active contributor to this city, I urge you to reconsider its approval.

When my family and I chose to move to Davidson Farms, we did so after careful consideration. I work in real estate and I'm deeply familiar with the variety of subdivisions in our area. We selected Davidson Farms because of its high standards, community pride, privacy, and strong long-term investment value. The introduction of a high-density, fully rental-based development, with no ties to our HOA and no shared investment in our standards, threatens everything that makes this community what it is.

Here are just a few of the most pressing concerns:

1. **Increased Traffic and Unsafe Connectivity**

The proposed development would connect to Sycamore Ave (my family's street) yet offers extremely limited access from Shoal Creek Parkway. Without a proper full-access break on Shoal Creek, the overwhelming majority of traffic will funnel through Davidson Farms, increasing congestion and raising serious safety concerns. As the parent of two teenage drivers, I am alarmed by the added risk this brings to our roads, which were never intended to support traffic from a separate, high-density development.

2. **Lack of Amenity Oversight and Shared Responsibility**

The proposed development will not be part of the Davidson Farms or Shoal Creek Valley HOAs. Despite this, it's inevitable that renters will be drawn to the high-end amenities we pay substantial fees to maintain, amenities intended for our private community. We already experience non-resident foot traffic, and I speak from personal and professional experience when I say this will dramatically worsen. In our prior neighborhood in Liberty, a similar development led to ongoing issues with non-resident usage, vandalism, and an erosion of community morale. This is not speculation, it's a certainty based on precedent.

3. **Lack of Long-Term Maintenance and Ownership Accountability**

This development appears to be backed by an out-of-state developer with no local roots or long-term investment in our community. With no HOA oversight, who will ensure consistent maintenance, enforce property standards, or invest in beautification and preservation? The burden falls indirectly on us, the residents who *do* contribute taxes, *do* pay HOA dues, and *do* take pride in our homes. How does this align with the city's vision for responsible, sustainable development?

4. **Negative Impact on Property Values and Community Identity**

We chose this community for its quality and stability. A disconnected development, especially one designed exclusively for rental use and built to lower architectural standards, will dilute the value of surrounding properties and diminish the appeal of Davidson Farms for future buyers. From a real estate standpoint, it sets a harmful precedent and chips away at the identity we've spent years building.

Davidson Farms is not simply a place to live, it's a thoughtfully designed, resident-supported, long-term investment-driven community. We are not opposed to growth, but it must be smart, compatible, and respectful of existing neighborhoods. This proposal is none of those things.

I urge the City to listen to its residents, respect the standards we uphold, and *vote against* this development as currently proposed. The risks are too high, and the damage to our neighborhood's integrity will likely be irreversible.

Sincerely,
Krystle & Eduardo Espinoza
7612 N Sycamore Ave
Kansas City, MO 64158



Krystle Espinoza
REALTOR®

Better Homes and Gardens® Real Estate Kansas City Homes

M: 816-377-4600 | O: 816-883-2464

www.homesweetkc.com

8630 N Green Hills Rd., Kansas City, MO 64154

From: Chris Jancich <chris.jancich@gmail.com>
Sent: Thursday, May 22, 2025 8:08 AM
To: Barnes, Matthew
Subject: Urgent Concerns Regarding Proposed High-Density Rental Development Adjacent to Davidson Farms

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

I am writing as a homeowner in Davidson Farms to strongly oppose the proposed high-density townhome development planned for the west edge of our community. This project, consisting of 193 *Build-to-Rent* units, appears to be moving forward with little regard for how it will affect the established, high-value, owner-occupied neighborhoods surrounding it—namely Davidson Farms and Shoal Creek Valley.

Many residents recently attended a neighborhood meeting regarding this development, and the concerns raised were numerous and serious. As more details emerge, it has become abundantly clear that this project is misaligned with our area in both form and function, and we urge the City of Kansas City to take decisive action to prevent it from proceeding in its current form.

Primary Concerns:

1. Traffic Burden and Unsafe Access Configuration

The proposed development's only connection to Shoal Creek Parkway is a "right-in, right-out" access point. This configuration is woefully inadequate for a project of this density and will result in significant traffic spillover into Davidson Farms via Sycamore Avenue and eventually 82nd Terrace.

Residents will be forced to use our internal streets to enter and exit the development efficiently, particularly during morning and evening rush hours. This will add daily congestion to roads that were never designed for through traffic and create safety hazards for pedestrians, children, and local families.

2. Lack of Amenities and HOA Accountability

This new development will not be part of either the Davidson Farms or Shoal Creek Valley HOAs, and according to information shared with the community, it lacks its own planned amenities. This poses a serious problem, as we already face challenges with non-residents attempting to access our private pools, trails, and community spaces.

An influx of renters—with no oversight, no shared HOA rules, and no obligation to respect our private amenities—would overwhelm our resources and create persistent enforcement issues for our HOA with little hope of long-term resolution.

3. **Impact on Property Values and Community Stability**

Davidson Farms is a neighborhood of high-value, owner-occupied homes. Many residents have made long-term investments in this area because of its stability, architectural quality, and community-driven feel.

The introduction of a large-scale, rental-only development—especially one owned and managed by an out-of-state entity with no local track record—introduces transience, turnover, and uncertainty. This will not only affect the character of our neighborhood but also put downward pressure on property values as the perception of community quality declines. It is unfair and irresponsible to force that risk on homeowners who had no voice in shaping this proposal.

4. **Lack of Developer Transparency and Community Engagement**

To date, there has been no meaningful engagement with our HOA or residents. We received a vague letter from the developer, and the rest has been pieced together by concerned neighbors. The speed at which this project is moving and the lack of transparency only add to our concerns.

Requested Action:

We urge the City—and you, as the planner responsible—to **reject this proposal in its current form**. This development is a poor fit for the area and poses long-term risks that cannot be ignored. At a minimum, we request the following:

1. **A Full-Access Intersection on Shoal Creek Parkway**

Without a full-access intersection, this development will overload residential streets in Davidson Farms with non-local traffic. Shoal Creek Parkway must be upgraded to provide safe, direct, bi-directional access to the new development so that our community is not used as a daily traffic bypass.

2. **Mandated On-Site Amenities**

The developer must be required to include meaningful, well-maintained community amenities that reduce the likelihood of renters relying on adjacent private HOA facilities. Without this, our amenities will be abused and overrun by non-residents with no accountability.

3. **Enforceable, Long-Term Property Management Requirements**

The City must require a comprehensive, legally binding property management and oversight plan. This should include a clearly defined point of contact for residents and the city, routine maintenance requirements, and mechanisms to address code violations and nuisance behavior swiftly and effectively.

4. **Mandatory Developer Engagement with Affected HOAs**

This project will have direct and lasting effects on Davidson Farms. No project of this

size should be allowed to proceed without formal engagement with impacted homeowners and their associations. We request that all project details—including renderings, timelines, and community standards—be shared openly and discussed in a public forum.

5. **An Independent Impact Study**

The City should conduct (or require the developer to fund) a full study analyzing the impact of this development on local traffic, school capacity, amenity usage, and property values. These results should be made public prior to any final vote or approval.

Conclusion:

This proposal, as it stands, poses a direct threat to the livability, safety, and property values of Davidson Farms and surrounding communities. It does not meet the standard of responsible urban planning and risks degrading the very qualities that make this area desirable.

We respectfully but firmly request that the City of Kansas City pause this process, re-evaluate the project's design and access, and ensure that any future development adjacent to Davidson Farms is consistent with the character and long-term vision of our community.

Best Regards,
Chris Jancich

SUMMARY

Area Plan Alignment:

High, Medium, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

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

Evaluation	Goal	Notes
High	HE	HE: Project added additional street trees along internal streets
Medium	WDC SAN	WDC: Project added trails throughout site, and has some rear loading units SAN: Project provides additional housing units in the area
Low		

Alignment Comments: .

This project helps advance KC Spirit Playbook and Shoal Creek Valley Area plan goals. The applicant's second submittal addresses previous concerns regarding landscaping and pedestrian connectivity. Internal street trees as well as internal sidewalks and a trail have been added to the plan further complying with the KC Spirit Playbook goals "Well Designed City" and "Healthy Environment". There is still an opportunity to define the street edge and increase public presence by facing units along the proposed public street.