



CITY PLAN COMMISSION STAFF REPORT

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

June 15, 2021

Project Name

Samuel U Rogers Housing & Wellness Campus

Docket #12 Request

.1 - CD-CPC-2021-0078 – Rezoning With Plan.
.2 – CLD-FnPlat-2021-00012 – Final Plat.

Applicants

.1 – Lamin Nyang, Taliaferro & Browne
.2 – Marty Isabell, Taliaferro & Browne

Owners

Samuel U Rogers Health Center, Inc.

Developer

Brinshore Development

Location	825 Euclid Avenue
Area	About 5 acres
Zoning	R-0.5
Council District	3 rd
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned R-1.5/ UR, Newhouse Women's Shelter.

South: zoned R-1.5/ B4-2, single family residences.

East: zoned R-6, vacant/ undeveloped/ single family residences.

West: zoned R-2.5, single family residences.

Major Street Plan

The streets within this development are not identified on the City's Major Street Plan at this location.

Land Use Plan

The Truman Plaza Area Plan recommends Institutional land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Independence Plaza Neighborhood Council and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on June 2, 2021, see attached summary.

EXISTING CONDITIONS

The project site is about 5 acres generally at the northeast corner of E. 9th Street and Euclid Avenue. The overall parcel is approximately 8.78 acres in size. The lot is currently developed with the Samuel U. Rogers Health Center, a metal building, a brick 2-story building and 2 surface parking lots. There is an existing oval walking track at the southeastern portion of the site.

Brooklyn Avenue has 2 lanes and is 25 feet wide. South of East 8th Street the west lane is 11 feet wide and the eastern lane is 14 feet wide. East 9th Street has 4 lanes and is 46 feet wide.

SUMMARY OF REQUEST

The applicant is seeking approval of rezoning about 5 acres generally located at the northeast corner of E. 9th Street and Euclid Avenue, from District R-0.5 (Residential 0.5) to District UR (Urban Redevelopment) and approval of a final plat for the same.

PURPOSE

This will for the construction of 62 unit multi-family residential development within three (3) buildings.

PROFESSIONAL STAFF RECOMMENDATION

Docket #12.1 Approval with conditions.

Docket #12.2 Continuance to July 20, 2021, without fee.

CONTROLLING CASE

Case Nos. 13967-P and 13967-PD-1 – Ordinance Nos. 081266 and 081267 passed by City Council on February 5, 2009, rezoned about 8.78 acres, generally bordered by East 9th Street on the south, Euclid Avenue on the west, Brooklyn Avenue on the east and East 7th Street on the north (825 Euclid Avenue) from District R-4 (low apartment) and C-2 (local retail business) to District R-5 (high apartment), and from District R-5 (high apartment) to PD/R-5 (planned district, high apartment) and approval of a preliminary development plan, to allow for the construction of a medical clinic and park, subject to conditions.

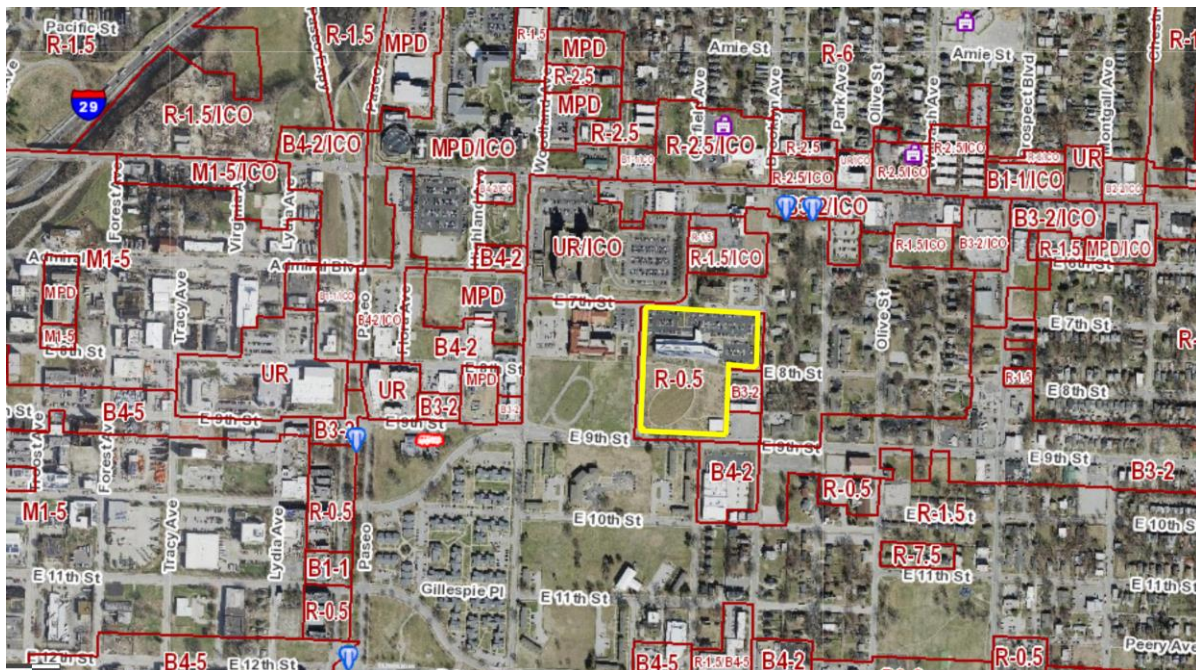
RELATED RELEVANT CASES

Case No. 13967-PD-3 – On June 2, 2009, the City Plan Commission APPROVED a final plan to allow for the construction of a medical clinic and park, subject to the following conditions.

Case No. 1599-V – Ordinance No. 090057 passed by City Council on February 19, 2009, vacated East 8th Street between Euclid Avenue and Brooklyn Avenue and the north-south alley west of Brooklyn Avenue between East 8th Street and East 9th Street, subject to the following conditions:

1. That the area of the vacation be reduced to that portion of 8th Street west of the north-south alley, if consents of all abutting owners are not obtained.
2. That a full-width utility easement be retained.
3. That any streetlights in the vacated right of way be removed or privately metered prior to recording of the vacation ordinance.

Case No. 13967-A-2 – 2105 East 7th Street – On March 10, 2009, the Board of Zoning Adjustment GRANTED a variance to allow for parking in the front yard, GRANTED a variance to allow for a proposed monument sign to have backlit letters to allow for the installation of a monument sign adjacent Brooklyn Avenue, GRANTED a variance to allow for a proposed monument sign to have backlit letters to allow for the installation of a monument sign adjacent Euclid Avenue, GRANTED a variance to have a wall sign on an elevation with no public entrance to allow for the installation of a wall sign on the south elevation, GRANTED a variance to the maximum allowed area of a proposed wall sign in the amount of 16 square feet to allow for the installation of a wall sign on the north elevation and GRANTED a variance to the maximum allowed area of a wall sign in the amount of 344 square feet to allow for the installation of a wall sign on the south elevation, all to allow for the construction of a medical clinic, in accordance with Exhibit 12.



PLAN REVIEW

The request is to consider rezoning about 5 acres generally located at the northeast corner of E. 9th Street and Euclid Avenue, from District R-0.5 (Residential 0.5) to District UR (Urban Redevelopment), to allow for 62 unit multi-family residential development within three (3) buildings. The overall site is generally bordered by East 9th Street on the south, Euclid Avenue on the west, Brooklyn Avenue on the east and East 7th Street on the north (825 Euclid Avenue).

The site of this UR development plan is the southern portion of the parcel which has an oval walking track and the existing parking lot at the northwest corner of E. 9th Street and Brooklyn Avenue.

EDC Comments:

The proposed UR rezoning is within Woodland Urban Renewal Plan boundary. The EDC confirmed that the proposed Sam Rodgers Place mixed-income residential development is in substantial compliance with the existing Woodland Urban Renewal Plan. The Woodland Urban Renewal Plan was primarily designed as a blight removal plan, with the subsequent redevelopment of parcels for commercial, institutional, and multifamily as the goal. The proposed Sam Rodgers Place multifamily project will be eligible for property tax abatement through the LCRA.

AREA PLAN:

The site is within the Truman Plaza Area Plan which recommends Institutional land use for the subject property. The proposed development plan is in conformance with the Area Plan land use recommendation.

The submitted elevations show the building to be constructed primarily of brick and painted cement fiber lapsiding (two-tone) with architectural dimensional shingles. The plan also shows a gate at the main driveway. All parking for this development is on the west side of the proposed building. Access to the site is off a driveway on E. 53rd Street with a restricted drive for the maintenance vehicles.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	YES		SEE ANALYSIS
<i>Parking and Loading Standards (88-420)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Landscape and Screening Standards (88-425)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		WILL REVIEW WITH FINAL UR PLAN

PLAN ANALYSIS

The project parcel is part of an existing parcel platted as Lot 1, of Fountain Estates. This shall be subdivided via a minor subdivision lot split to allow for the separation southern portion of the parcel. Staff recommends that the plat should show all building setbacks along the public right of way. The submitted plans shows 3 three-story buildings proposed to be constructed of brick on the first floor, with two-tone horizontal lapsiding accented with wood look fiber cement. The plan also shows recessed elevation treatments with architectural

parapets to provide relief on the flat roofline. The applicant is working with staff on the revised elevation of the building.

Signage (88-445)

Staff recommends that a signage plan that meets the requirement of 88-445 in its entirety be submitted.

Zoning Review Criteria (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

The proposed rezoning is consistent with the Truman Plaza Area Plan future land use recommendation.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily multifamily and office uses in the area. This proposal for additional multifamily resident will be compatible.

88-515-08-C. physical character of the area in which the subject property is located;

The proposed plan will be compatible with the physical character of the area.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is R-0.5 and the development could be done under the existing zoning.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The portion of the property has an oval walking track.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would not allow the developer to utilize the proposed LCRA tax incentives, limiting the ability of the developer to complete this project.

UR Development Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The plan complies with the zoning and development code and the Truman Plaza Area Plan recommendations.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The proposed use is a permitted use in the existing zoning districts and the proposed UR district.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

The plan provides for adequate vehicular connection.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
The plan provided for private and public sidewalks and additional connection subject to plan corrections.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
There are adequate utilities subject to Water Services Department approval.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
The plan is compliant.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
The preliminary plan is compliant and will be reviewed with the final UR plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The plan is compliant.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
There are no trees on the site.

PROFESSIONAL STAFF RECOMMENDATION

12.1 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

12.2 - Staff recommends continuance to the July 20, 2021, CPC docket without fee to allow for submittal of a preliminary plat.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to Applicant

Recommended by Development Review Committee

Report Date: May 11, 2021

Case Number: CD-CPC-2021-00078

Project: Samuel U Rogers Housing, Health, and Wellness Campus

Plan Corrections

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

1. Provide a site plan sheet with the necessary zoning information separate from the preliminary plat. Revise Plans and Resubmit (5/06/2021)
2. Provide a separate preliminary plat sheet. Revise Plans and Resubmit (5/06/2021)
3. Plan shows parking lot east of alley at southeast corner of site. Is the alley proposed to be vacated? Revise Plans and Resubmit (5/06/2021)
4. There is no transparency on west elevation of the building. Revise Plans and Resubmit (5/06/2021)
5. Revise architectural elevation of the west sides of buildings 1 and 2, and the north and south sides of building 3. The building should be revised to provide some openings and/or some additional architectural articulation per staff approval. Revise Plans and Resubmit (5/06/2021)
6. Provide floor plans. Revise Plans and Resubmit (5/06/2021)
7. Label and dimension the existing right-of-way for all public streets (full street). Revise Plans and Resubmit (5/06/2021)
8. Identification and written dimensions of the total width of pavement of all existing streets. Revise Plans and Resubmit (5/06/2021)
9. A signage plan that meets the requirement of Chapter 88-445 in its entirety. Revise Plans and Resubmit (5/06/2021)

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

10. The preliminary plat sheet contains too much extraneous information and does not clearly reflect the boundaries of the proposed plat. Remove the site plan information from this sheet to clearly show all information required for a preliminary plat. Resubmit revised sheet prior to City Plan Commission to ensure project conditions are accurate based on the proposed plat boundaries. Revise Preliminary Plat and Resubmit Prior to City Plan Commission (5/07/2021)

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Angela Eley at 816-513-2805 / angela.eley@kcmo.org with questions.

11. Add transparency to the blank wall that is facing the street. See building 1 (5/04/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

12. Retaining wall(s) and buildings (including pergola) cannot be located within sewer easements. (5/05/2021)
13. Provide discussion of BMP Easement to be released. New stormwater management facility will need to account for changes. (5/05/2021)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

14. No grading or permanent structures shall be built over the Water Mains along the North side of the site. (5/05/2021)
15. Existing easements for the existing water mains must be shown on the plans. (5/05/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

16. The Buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of International Building Code 2018 edition with respect to property lines and lot lines. (5/04/2021)

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

17. 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 prior to Certificate of Occupancy. (5/06/2021)
18. If there is no design guidelines, the developer shall submit a Project Plan in lieu of a final UR Plan to the City Plan Commission for approval, including detailed information on landscaping, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line) and building elevations prior to issuance of building permit. (5/06/2021)
19. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 05/11/21 via publicengagement@kcmo.org (5/06/2021)
20. That the developer submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Truman Plaza Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. (5/06/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

21. That the north half of East 9th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/07/2021)
22. The developer must submit covenants, conditions and restrictions to the Land Development Division 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. (5/07/2021)
23. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (5/07/2021)
24. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (5/07/2021)
25. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (5/07/2021)
26. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (5/07/2021)
27. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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. (5/07/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

28. 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 (5/07/2021)
29. 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. (5/07/2021)
30. 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. (5/07/2021)
31. The developer must 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. (5/07/2021)
32. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (5/07/2021)
33. That the east half of Euclid Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/07/2021)
34. That the west half of Brooklyn Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/07/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

35. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (5/05/2021)
36. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (5/05/2021)
37. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (5/05/2021)
38. • The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1). (5/05/2021)
39. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (5/05/2021)
40. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

You can use Euclid and 9th St. but with the buildings being over 30 feet in height we will need access from the parking area. (5/05/2021)

41. • If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6) (5/05/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

42. 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 (5/06/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

43. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy (whichever is applicable to the project). (5/06/2021)

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

44. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (5/05/2021)
45. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(5/05/2021)

Meeting Sign-In Sheet

Project Name and Address

Sam Rodgers Healthy Living Campus; 825 Euclid Ave, Kansas City, MO 64124

Sam Rodgers Healthy Living Campus; 825 Euclid Ave, Kansas City, MO 64124

Name	Address	Phone	Email
Todd Lieberman, Brinshore Development			
Bob Theis, Samuel U. Rodgers Health Center			
Marilyn De La Peña Housing Authority of Kansas City, MO			
Josh Mings Moody Nolan Architects			
Catherine Wiley Samuel U. Rodgers Health Center			
Edgar Palacios	2819 E. 10th Street		
Cynthia Herrington			
Megan Morgan			
Travis Strong, City Union Mission	1310 Wabash Avenue; 1700 E 8th Street		
Laura Palacios	2819 E. 10th Street		
Laura Remy			



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00078

Meeting Date: Wednesday, June 2nd, 2021

Meeting Location: Virtual Zoom Meeting

Meeting Time (include start and end time): Start: 7:30pm; End: 8:13pm CDT

Additional Comments (optional):

Development team presented PowerPoint slides demonstrating the project site plan and design, as well as the project's overall context within the Kansas City HUD Choice Neighborhoods Paseo Gateway district. The partnership with the Samuel U. Rodgers Health Center was described, as were the services and programming to be offered out of the site's new commercial building. Project schedule was discussed and questions were answered regarding elevations and rent amounts.

There were 16 participants in the virtual meeting, of which 12 were neighborhood members - residents and/or property owners.

FINAL PLAT OF SAMUEL U. RODGERS HOUSING, HEALTH AND WELLNESS CAMPUS

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

NE 1/4 SEC. 4, TWP. 49, RNG. 33

PLAT DEDICATION: THE UNDERSIGNED PROPRIETOR TO THE WITHIN DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "SAMUEL U. RODGERS HOUSING, HEALTH AND WELLNESS CAMPUS".

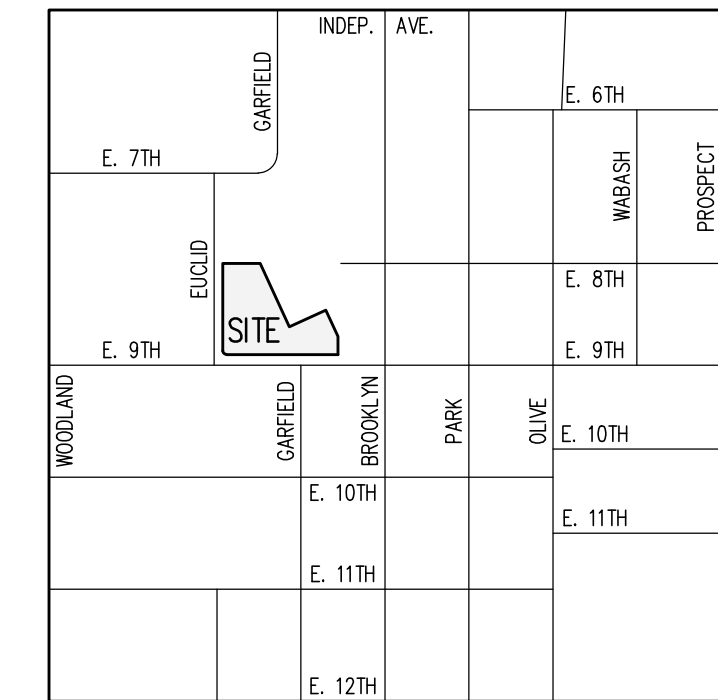
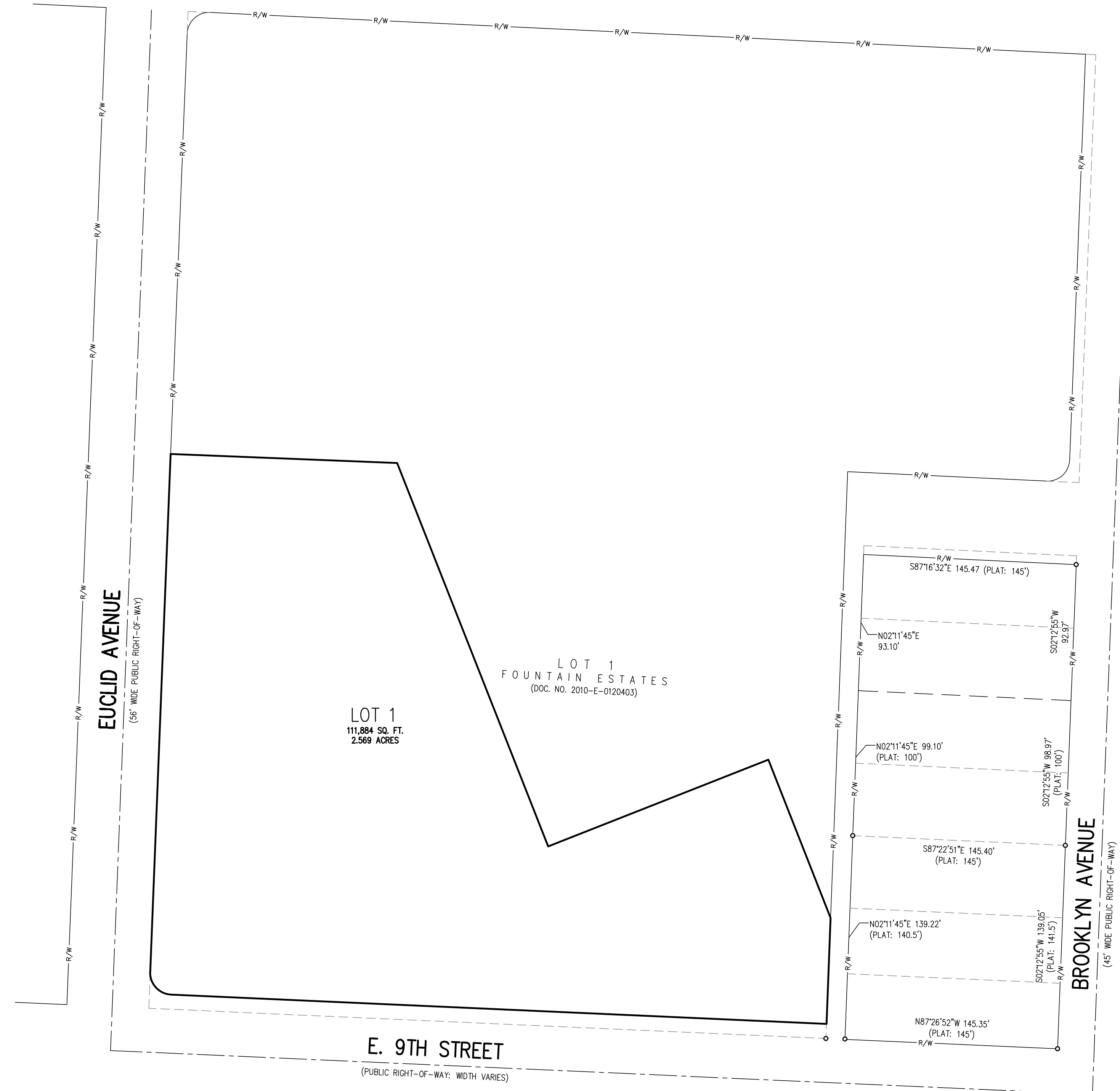
BASIS OF BEARINGS: COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.9999010 WAS USED:

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ _____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR _____ RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF _____ ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

FLOOD PLAIN: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0256G, MAP REVISED JANUARY 20, 2017.

DEVELOPER: BRINSHORE DEVELOPMENT, LLC
222 W. GREGORY BOULEVARD, SUITE 323
KANSAS CITY, MO 64114



VICINITY MAP
NE 1/4 SEC. 4, TWP. 49, RNG. 33
NOT TO SCALE

IN TESTIMONY WHEREOF, SAMUEL U. RODGERS HEALTH CENTER, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____ 2021.

SAMUEL U. RODGERS HEALTH CENTER, INC.
A MISSOURI NOT-FOR-PROFIT CORPORATION

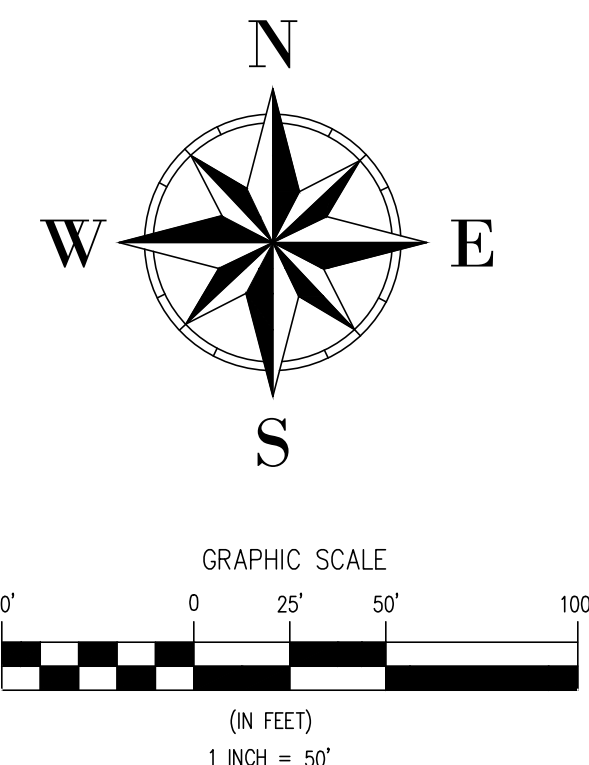
BY: _____

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ TO ME KNOWN PERSONALLY, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A _____ OF SAMUEL U. RODGERS HEALTH CENTER, INC., A MISSOURI NOT-FOR-PROFIT CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID JACKSON COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



STREET GRADES & RIGHT-OF-WAY		
STREET	ORD. NO.	DATE
E. 7TH STREET EUCLID AVE. TO BROOKLYN AVE.	34611	AUGUST 2, 1886
EUCLID AVE. E. 7TH STREET TO E. 9TH STREET	34611	AUGUST 2, 1886
E. 9TH STREET. EUCLID AVE. TO BROOKLYN AVE.	34611	AUGUST 2, 1886
BROOKLYN AVE. E. 7TH STREET TO E. 9TH STREET	34611	AUGUST 2, 1886
E. 8TH STREET EUCLID AVE. TO BROOKLYN AVE.	34611	AUGUST 2, 1886

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED: OCTOBER 6, 2020

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER 201065, DULY AUTHENTICATED AS PASSED THIS 17 DAY OF JANUARY, 2020.

QUINTON LUCAS, MAYOR

MARILYN SANDERS, CITY CLERK

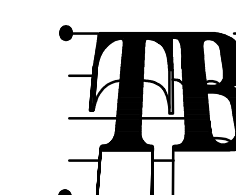
JACKSON COUNTY GIS DEPARTMENT

PLAT OF "SAMUEL U. RODGERS HOUSING, HEALTH AND WELLNESS CAMPUS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.

FOR REVIEW

DATE: _____

RICKY E. GARD Mo. L.S. No. 2069



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

FINAL PLAT OF SAMUEL U. RODGERS HOUSING, HEALTH AND WELLNESS CAMPUS

A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

NE 1/4 SEC. 4, TWP. 49, RNG. 33

PROPERTY DESCRIPTION:

ALL THAT PART OF LOT 1, FOUNTAIN ESTATES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE E. 9TH STREET AS NOW ESTABLISHED; THENCE N87°26'52"W (PLAT: N87°25'45"W), ALONG SAID NORTH RIGHT-OF-WAY LINE (40 FEET FROM THE CENTERLINE THEREOF), 448.10 FEET TO A POINT OF CURVE; THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF EUCLID AVENUE AS NOW ESTABLISHED, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 089°42'05" (PLAT: 089°41'04"), AN ARC DISTANCE OF 23.48 FEET TO A POINT OF TANGENCY; THENCE N02°15'13"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID EUCLID AVENUE (25 FEET FROM THE CENTERLINE THEREOF), 353.97 FEET; THENCE S87°44'47"E, 154.85 FEET; THENCE S21°30'05"E, 281.53 FEET; THENCE N68°29'55"E, 161.61 FEET; THENCE S21°30'05"E, 116.09 FEET TO THE EAST LINE OF SAID LOT 1, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 13 FOOT WIDE ALLEY; THENCE S02°11'45"W, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE, 72.46 FEET TO THE POINT OF BEGINNING, CONTAINING 2.569 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 20200615736, COMMITMENT DATE: JUNE 19, 2020.

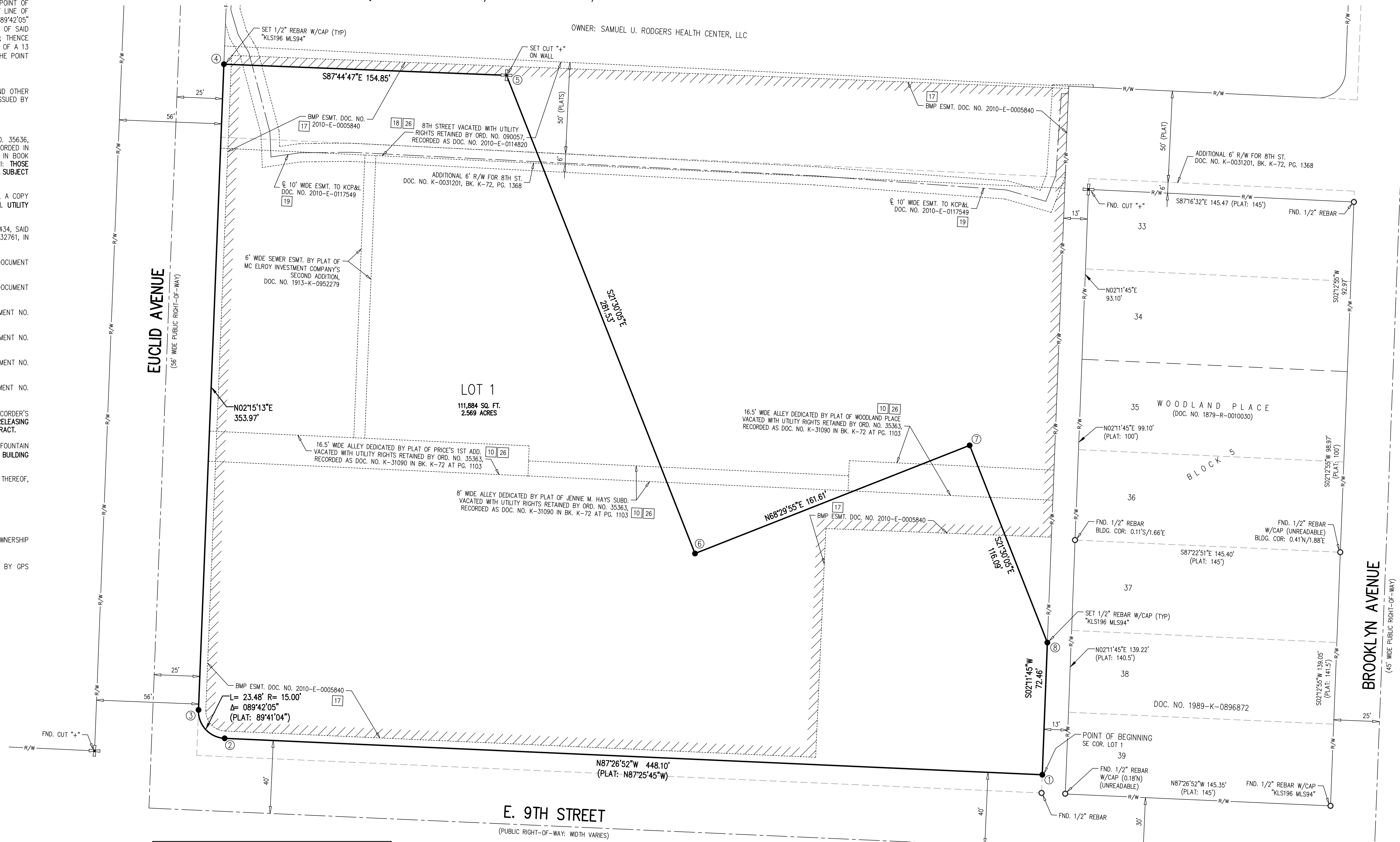
SURVEY RELATED SCHEDULE B, PART II ITEMS:

- 10 UTILITY EASEMENTS IN THE VACATED STREETS AND ALLEYS INCLUDED IN THE LAND HEREIN DESCRIBED, RESERVED IN ORDINANCE NO. 35636, VACATING THE SAME AND CERTAIN RESTRICTIONS AFFECTING THE VACATED AREAS AS THEREIN SET FORTH, A COPY OF WHICH WAS RECORDED IN BOOK K-72, AT PAGE 1103, AS DOCUMENT NO. K-31090, AS MODIFIED BY ORDINANCE NO. 36990, A COPY OF WHICH WAS RECORDED IN BOOK K-125, AT PAGE 224, AS DOCUMENT NO. K-54870, IN THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI; THOSE PORTIONS OF ORDINANCE NO. 35636 AFFECTING THE SUBJECT TRACT ARE AS SHOWN. ORDINANCE NO. 36990 DOES NOT AFFECT THE SUBJECT TRACT.
 - 11 SEWER EASEMENT IN THE VACATED EAST-WEST ALLEY, AS RESERVED BY THE CITY OF KANSAS CITY IN VACATION ORDINANCE NO. 41802, A COPY OF WHICH WAS RECORDED IN BOOK B-2235, AT PAGE 535, AS DOCUMENT NO. A-57917, IN SAID RECORDER'S OFFICE; **NOT SHOWN. UTILITY RIGHTS RELEASED BY ORDINANCE NO. 100170, RECORDED AS DOCUMENT NO. 2010-E-0120401.**
 - 12 WATER MAIN EASEMENT GRANTED TO THE CITY OF KANSAS CITY, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK K-76, AT PAGE 434, SAID DOCUMENT HAVING BEEN RECORDED AS AN EXHIBIT TO THE ORDINANCE RECORDED IN BOOK K-76, AT PAGE 428, AS DOCUMENT NO. K-32761, IN SAID RECORDER'S OFFICE; **NOT SHOWN. EASEMENT RELEASED BY ORDINANCE NO. 100170, RECORDED AS DOCUMENT NO. 2010-E-0120401.**
 - 13 EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY, BY THE INSTRUMENT RECORDED IN BOOK B-3338, AT PAGE 25 AS DOCUMENT NO. A-612419, IN SAID RECORDER'S OFFICE; **NOT SHOWN. DOES NOT AFFECT SUBJECT TRACT.**
 - 14 EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY, BY THE INSTRUMENT RECORDED IN BOOK B-3389, AT PAGE 402, AS DOCUMENT NO. A-635726, IN SAID RECORDER'S OFFICE; **NOT SHOWN. DOES NOT AFFECT SUBJECT TRACT.**
 - 16 EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT RECORDED SEPTEMBER 3, 2003 AS DOCUMENT NO. 2003K0068870, IN SAID RECORDER'S OFFICE; **NOT SHOWN. DOES NOT AFFECT SUBJECT TRACT.**
 - 17 CONVEYANCE OF EASEMENTS FOR BMPs GRANTED TO THE CITY OF KANSAS CITY, MISSOURI RECORDED JANUARY 20, 2010 AS DOCUMENT NO. 2010E0005840, IN SAID RECORDER'S OFFICE; **AS SHOWN.**
 - 18 TERMS AND PROVISIONS OF ORDINANCE NO. 090057 OF THE CITY OF KANSAS CITY, MISSOURI RECORDED NOVEMBER 23, 2010AS DOCUMENT NO. 2010E014820, IN SAID RECORDER'S OFFICE FOR THE PURPOSE OF VACATING AN AREA OF LAND; **AS SHOWN.**
 - 19 EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY BY THE INSTRUMENT RECORDED DECEMBER 1, 2010 AS DOCUMENT NO. 2010E0117549, IN SAID RECORDER'S OFFICE; **AS SHOWN.**
 - 20 TERMS AND PROVISIONS OF ORDINANCE NO. 100170 AND RECORDED DECEMBER 8, 2010 AS DOCUMENT NO. 2010E0120401, IN SAID RECORDER'S OFFICE, FOR THE PURPOSE OF APPROVING FOUNTAIN ESTATES PLAT: **APPROVING THE PLAT OF FOUNTAIN ESTATES AND ACCEPTING AND RELEASING VARIOUS EASEMENTS. THERE ARE NO EASEMENTS ESTABLISHED BY THE PLAT. THE RELEASED EASEMENTS DO NOT AFFECT THE SUBJECT TRACT.**
 - 22 BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT FOUNTAIN ESTATES, RECORDED DECEMBER 8, 2010 AS DOCUMENT NO. 2010E0120403, IN SAID RECORDER'S OFFICE; **NOT SHOWN. THERE ARE NO BUILDING LINES OR EASEMENTS ESTABLISHED BY THE PLAT.**
 - 26 EASEMENTS IF ANY, FOR PUBLIC UTILITIES, INSTALLED IN, UNDER OR UPON THE VACATED STREETS AND ALLEYS PRIOR TO THE VACATION THEREOF, AND FOR WHICH NO NOTICE APPEARS IN THE OFFICE OF THE RECORDER OF DEEDS **AS SHOWN.**
2. THIS IS A SURVEY OF PART OF THE LANDS DESCRIBED IN EXHIBIT "A" OF THE ABOVE STATED TITLE COMMITMENT.
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2002-K-0086866 AND DOCUMENT NO. 2010-E-0120403.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, NORTH ZONE, AS DETERMINED BY GPS OBSERVATIONS.
6. ACCURACY STANDARD: TYPE URBAN

NOTE:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83 2011 ADJUSTMENT, AS DETERMINED FROM GPS OBSERVATIONS AND TIED TO CONTROL MONUMENT JA-100 OF THE JACKSON COUNTY GEOGRAPHIC REFERENCE SYSTEM. A GRID FACTOR OF 0.9999010 WAS USED:

MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE		
PT. NO.	GRID NORTHING	GRID EASTING
JA-100	327,259.948 M	845,185.546 M
1	325,859.119 M	845,110.899 M
2	325,865.201 M	844,974.467 M
3	325,869.947 M	844,970.103 M
4	325,977.742 M	844,974.345 M
5	325,975.887 M	845,021.503 M
6	325,896.055 M	845,052.951 M
7	325,914.107 M	845,098.777 M
8	325,881.187 M	845,111.745 M

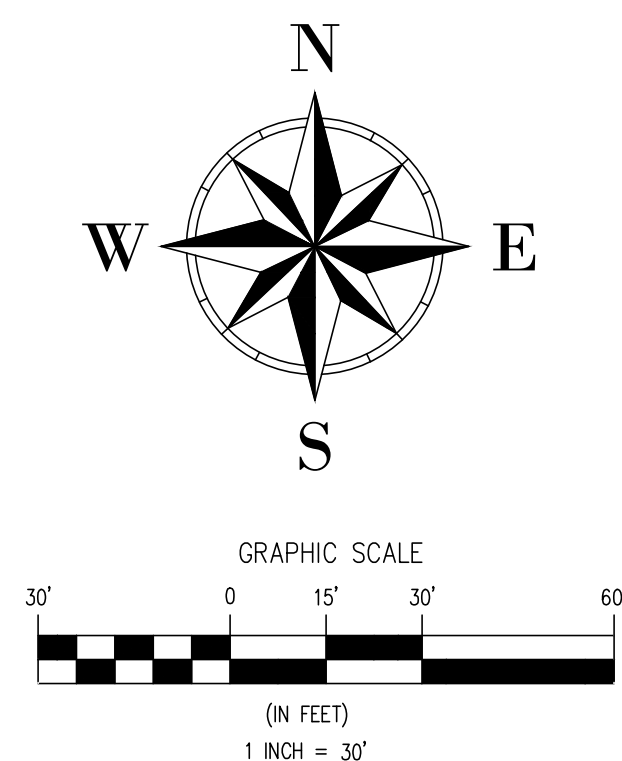


LEGEND

- = FOUND 1/2" BAR & CAP
- = SET 1/2" BAR & CAP
- + = CHISELED OR FOUND "+" AS INDICATED
- PP = PREVIOUS PLAT
- C = CALCULATED
- D = DEED
- CPS = COTTON PICKER SPINDLE
- M = MEASURED
- BSL = BUILDING SETBACK LINE

- = PLAT BOUNDARY
- = PROPERTY LINE
- - - = PLATTED LOT LINE
- = CENTERLINE

- ⑩ = MISSOURI STATE PLANE COORDINATES IN METERS
- = UTILITY EASEMENT

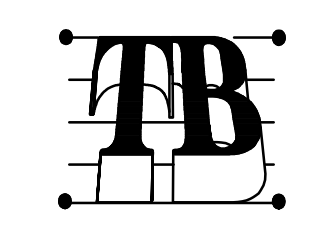


PLAT OF "SAMUEL U. RODGERS HOUSING, HEALTH AND WELLNESS CAMPUS" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, URBAN PROPERTY, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS.



FOR REVIEW

RICKY E. GARD Mo. L.S. No. 2069



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 E. 8th STREET, KANSAS CITY, MO., 64106
816-283-3456 FAX 816-283-0810

SUBMITTAL DATE: 4-16-2021

SHEET 2 OF 2

SHEET LIST:

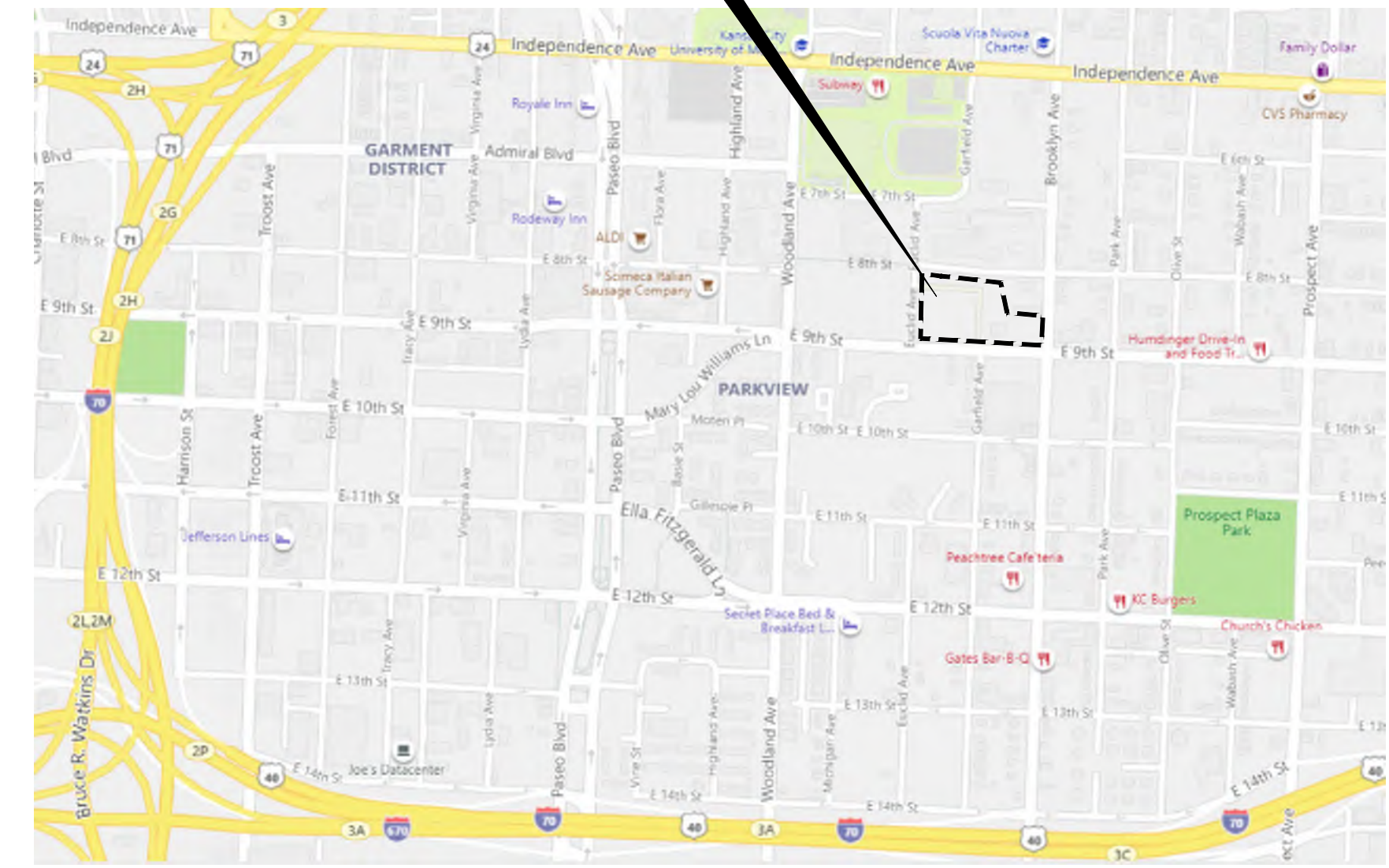
- C001 COVER SHEET
- C002 EXISTING CONDITION
- C003 PROPOSED SITE PLAN
- C004 PRELIMINARY PLAT
- C005 PROPOSED GRADING PLAN
- C006 PROPOSED UTILITY PLAN
- L100 LANDSCAPE PLAN AND DETAILS
- E001 PHOTOMETRIC SITE PLAN
- A-11 EXTERIOR ELEVATIONS & FLOOR PLAN - BUILDING 1
- A-200 EXTERIOR ELEVATIONS - BUILDING 2
- A-201 EXTERIOR ELEVATIONS - BUILDING 3

SAMUEL U. ROGERS HOUSING, HEALTH AND WELLNESS CAMPUS

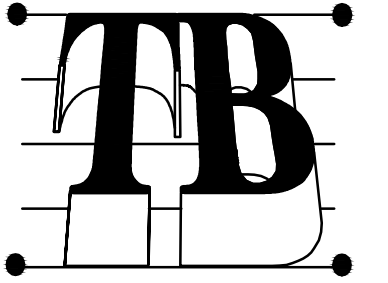
UR DISTRICT REZONING PLAN, PRELIMINARY PLAT AND FINAL DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 04, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PROJECT LOCATION



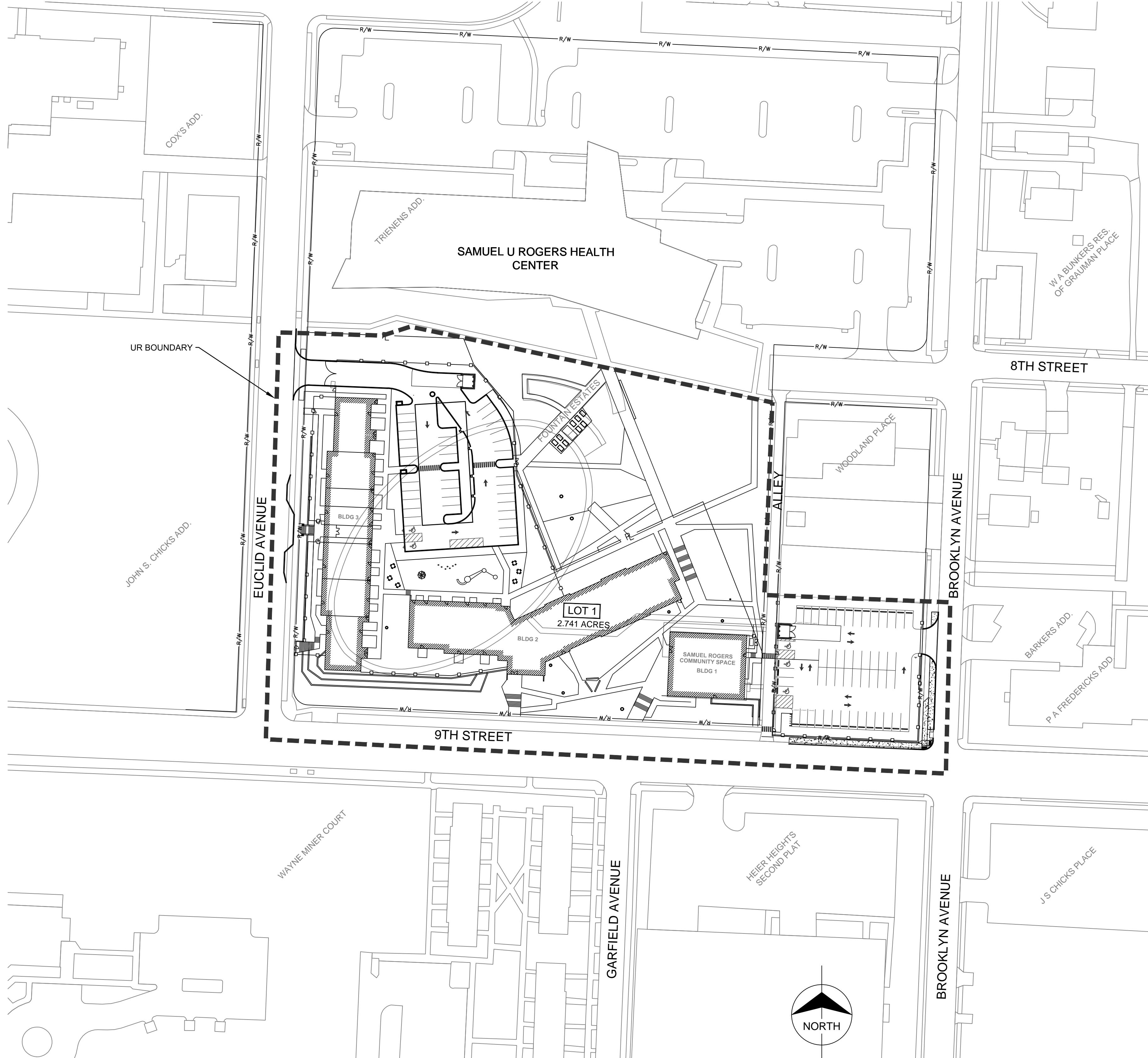
PRINTS ISSUED
Project Status
REVISIONS:



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

PRELIMINARY
NOT FOR
CONSTRUCTION

SAMUEL U. ROGERS LIVING
CAMPUS
E 9TH ST & EUCLID AVE. KANSAS
CITY, MO



SIGNAGE SHALL COMPLY WITH 88-445

PROPERTY DESCRIPTION:

SECTION 04 TOWNSHIP 49N RANGE 33W
NOT TO SCALE
ALL THAT PART OF LOT 1, FOUNTAIN ESTATES, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 9TH STREET AS NOW ESTABLISHED; THENCE N87°25'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE (40 FEET FROM THE CENTERLINE THEREOF), 448.10 FEET TO A POINT OF CURVE; THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF EUCLID AVENUE AS NOW ESTABLISHED, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 089°42'05" (PLAT 089°41'04"), AN ARC DISTANCE OF 23.48 FEET TO A POINT OF TANGENT; THENCE N62°13'13"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID EUCLID AVENUE (25 FEET FROM THE CENTERLINE THEREOF), 353.97 FEET; THENCE S87°44'47"E, 154.85 FEET; THENCE S21°30'05"E, 281.53 FEET; THENCE N85°25'55"E, 161.61 FEET; THENCE S91°30'05"E, 110.60 FEET TO THE EAST LINE OF SAID LOT 1, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF A 15 FOOT WIDE ALLEY; THENCE S32°11'45"W, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE, 72.46 FEET TO THE POINT OF BEGINNING, CONTAINING 2.569 ACRES, MORE OR LESS.

TRUMAN AREA PLAN DESIGN GUIDELINES:

1. PARKING SHOULD BE LOCATED AT THE REAR OF THE PROPERTY BEHIND BUILDINGS.
2. ALL SURFACE PARKING LOTS SHOULD PROVIDE A COMBINATION OF PERIMETER AND INTERIOR LANDSCAPING AND PROVIDE DIRECT, SAFE, AND WELL DELINEATED PERDESTRIAN CONNECTIONS THROUGH THE LOT.
3. LIGHTING: GLARE AND SPILLAGE INTO ADJACENT PROPERTIES SHOULD BE KEPT TO A MINIMUM. LOW NOISE LEVEL LIGHTS SHOULD BE USED.
4. ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER AND THE EXISTING BUILT ENVIRONMENT THROUGH USE OF HIGH QUALITY, DURABLE MATERIALS SUCH AS BRICK, STONE, WOOD, TILE, STUCCO, TERRACOTTA AND MASONRY.
5. DESIGN BUILDINGS WHERE BLANK WALLS ARE NOT ADJACENT TO A PUBLIC STREET.

TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	R-0.5	UR	No	
Gross Land Area				
in square feet	223,604	223,604	No	
in acres	5.133	5.133	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Right-of-way Vacation				
in square feet	0	0	No	
in acres	0.00	0.00	No	
Net Land Area				
in square feet	223,604	223,604	No	
in acres	5.133	5.133	No	
Building Area (sq. ft.)	0	31,067	No	
Floor Area Ratio	0.00	0.39	No	
Residential Use Info				
Total Dwelling Units	0	62	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-attached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Colonnade	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	62	No	
Total Lots	0	1	No	
Residential	0	1	No	
Public/Civic	1	0	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Existing		Proposed		Deviation Requested	Approved
	BLDG 1	BLDG 2	BLDG 2	BLDG 3		
Rear Setback	0 ft	20 ft	20 ft	20 ft	No	
Front Setback	0 ft	20 ft	20 ft	20 ft	No	
Side Setback	0 ft	5 ft	5 ft	5 ft	No	
Side Setback (abutting street)	0 ft	0 ft	0 ft	0 ft	No	
Height	-	**	**	**	No	

** See Summary Table for Building Heights

TABLE 3 - SEE LANDSCAPE PLAN

TABLE 4 - PARKING

Building Data	Vehicle Spaces		Bike Spaces		Alternatives Proposed (See 88-420-16-H)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Residential/Community Space	73	91			NONE
Short Term Bicycle			10	10	
Long Term Bicycle			23	23	
Total	73	91	33	33	

- NOTE:
- 40 ON SITE PARKING SPACES
- 51 AUXILIARY PARKING SPACES

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-405 Parkland Dedication	Developer to provide payment in-lieu.
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445.
88-450 Pedestrian Standards	On site meets 88-450 criteria.

DEVELOPMENT SUMMARY TABLE

Building No.	Uses	Above Grade	No. Floors	Fir. No.	Usage	Area (sf)	Units/Fir	Total Units	Required Parking Spaces	Total Area (sf)
Building 1	S.R Community Space	21'-0" to t.o. roof, 16'-0" to l.p. of roof	1	1	Office/Community Space	4,400	0	0	11	4,400
					Amenity	2,579	0			
Building 2	Apartments	height: 37'-0" at North Elevation, roof, 48'-0" at South Elevation.	4		Residential	4,727	3	41	41	49,780
					Residential	14,956	13			
					Residential	13,759	15			
					Residential	13,759	10			
Buildings 3	Apartments	37' - 0"	3		Residential	11,770	6	21	21	33,904
					Residential	11,067	15			
					Residential	11,067				
Totals						62	62	73	88,084	

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 31,067 SF

DENSITY

1. GROSS DENSITY: 12.08 UNITS / AC (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 12.08 UNITS / AC (NET LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: FALL 2021
CONSTRUCTION END: FALL 2022
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

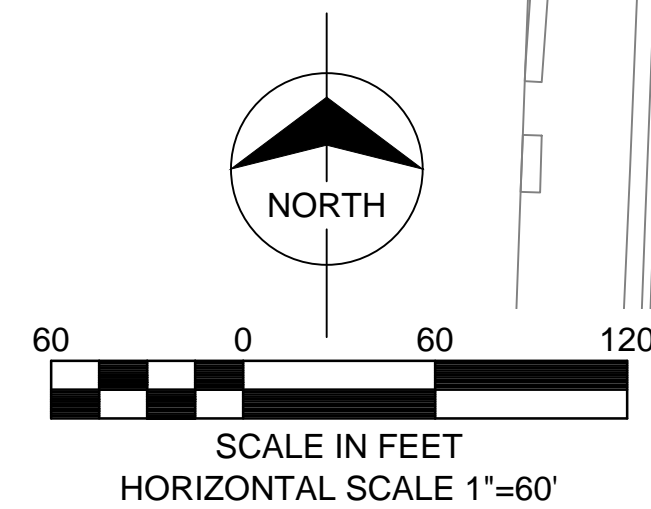
DEVELOPERS:

BRINSHORE DEVELOPMENT, LLC. 222 W. GREGORY BLVD, STE. 323 KANSAS CITY, MISSOURI 64114
PHONE: (847) 562-9400
CONTACT: TODD LIEBERMAN
EMAIL: todd@brinshore.com

SAMUEL U ROGERS HEALTH CNTR HOUSING AUTHORITY OF KANSAS CITY, MISSOURI
825 EUCLID AVENUE
KANSAS CITY, MISSOURI 64124
PHONE: (816) 889-4802
CONTACT: BOB THEIS
EMAIL: Btheis@samrogers.org

920 MAIN STREET, STE 701 KANSAS CITY, MISSOURI 64105
PHONE: (816) 968-4291
CONTACT: MARILYN DE LA PENA
EMAIL: mdelpena@hac.org

LOCATION MAP



LEGEND

--- UR BOUNDARY

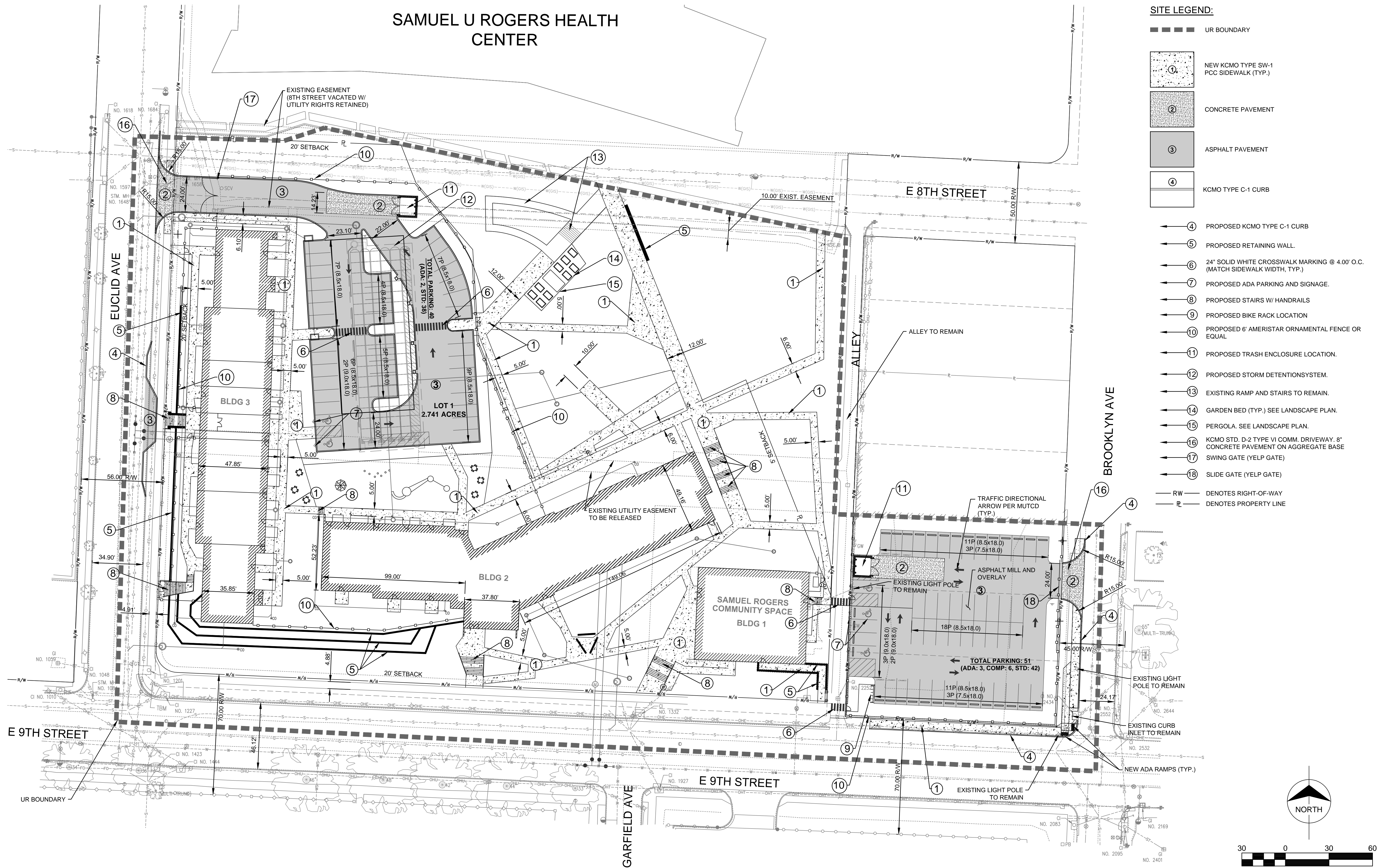
SHEET TITLE

PROJECT NUMBER: 77-1660

SHEET NUMBER:

C001
COVER SHEET

SAMUEL U ROGERS HEALTH CENTER



- SITE LEGEND:**
- ■ ■ ■ ■ UR BOUNDARY
 - ① NEW KCMO TYPE SW-1 PCC SIDEWALK (TYP.)
 - ② CONCRETE PAVEMENT
 - ③ ASPHALT PAVEMENT
 - ④ KCMO TYPE C-1 CURB
 - ④ PROPOSED KCMO TYPE C-1 CURB
 - ⑤ PROPOSED RETAINING WALL.
 - ⑥ 24" SOLID WHITE CROSSWALK MARKING @ 4.00' O.C. (MATCH SIDEWALK WIDTH, TYP.)
 - ⑦ PROPOSED ADA PARKING AND SIGNAGE.
 - ⑧ PROPOSED STAIRS W/ HANDRAILS
 - ⑨ PROPOSED BIKE RACK LOCATION
 - ⑩ PROPOSED 6' AMERISTAR ORNAMENTAL FENCE OR EQUAL
 - ⑪ PROPOSED TRASH ENCLOSURE LOCATION.
 - ⑫ PROPOSED STORM DETENTION SYSTEM.
 - ⑬ EXISTING RAMP AND STAIRS TO REMAIN.
 - ⑭ GARDEN BED (TYP.) SEE LANDSCAPE PLAN.
 - ⑮ PERGOLA. SEE LANDSCAPE PLAN.
 - ⑯ KCMO STD. D-2 TYPE VI COMM. DRIVEWAY. 8" CONCRETE PAVEMENT ON AGGREGATE BASE
 - ⑰ SWING GATE (YELP GATE)
 - ⑱ SLIDE GATE (YELP GATE)
 - RW — DENOTES RIGHT-OF-WAY
 - PL — DENOTES PROPERTY LINE

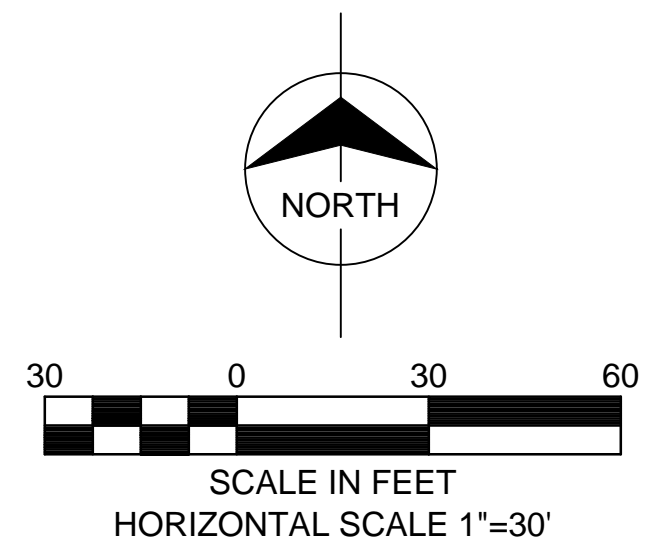
PRINTS ISSUED
Project Status

REVISIONS:

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

PRELIMINARY
NOT FOR
CONSTRUCTION

SAMUEL U. ROGERS LIVING
CAMPUS
E 9TH ST & EUCLID AVE. KANSAS
CITY, MO



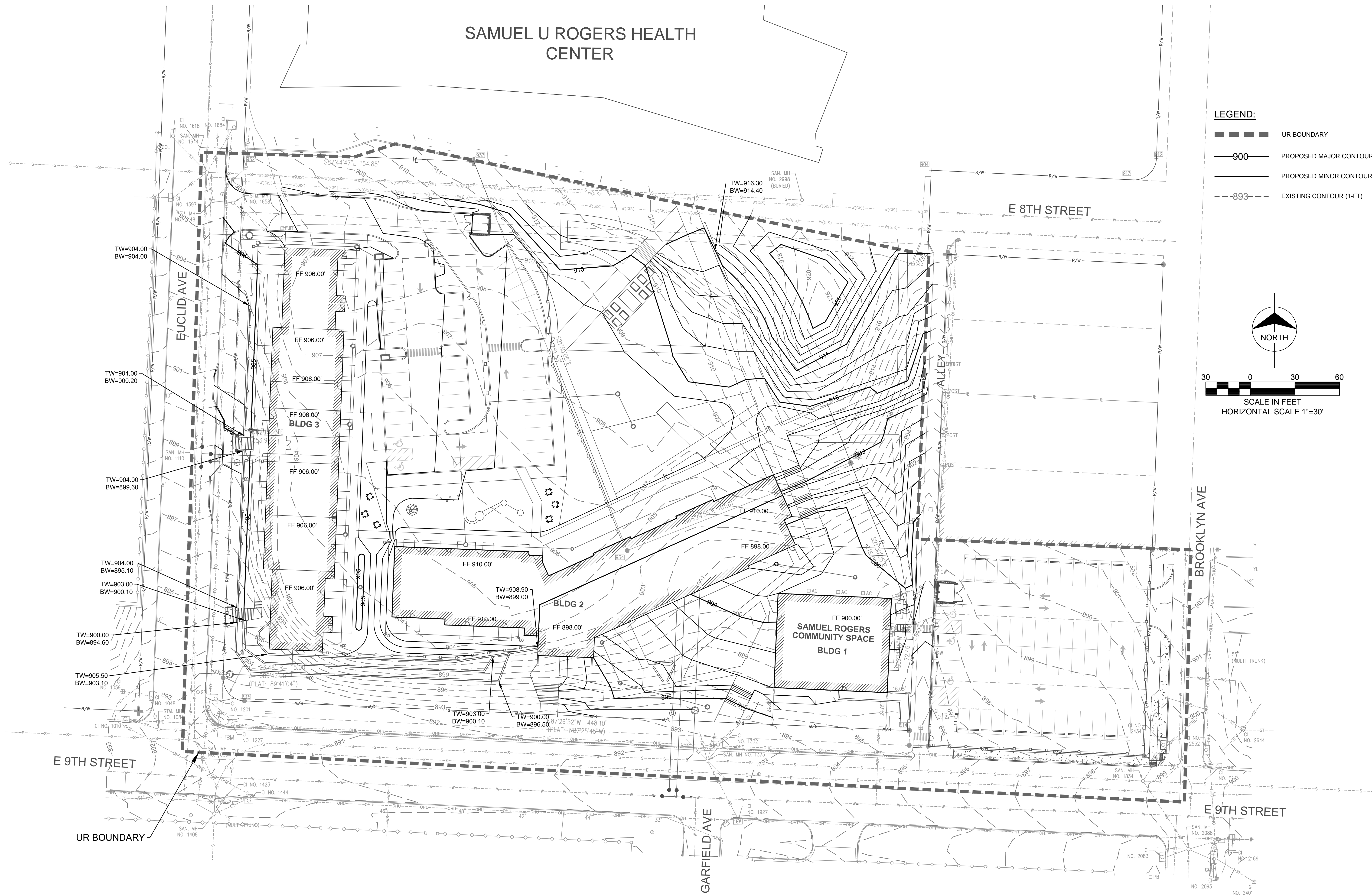
SHEET TITLE

PROJECT NUMBER: 77-1660

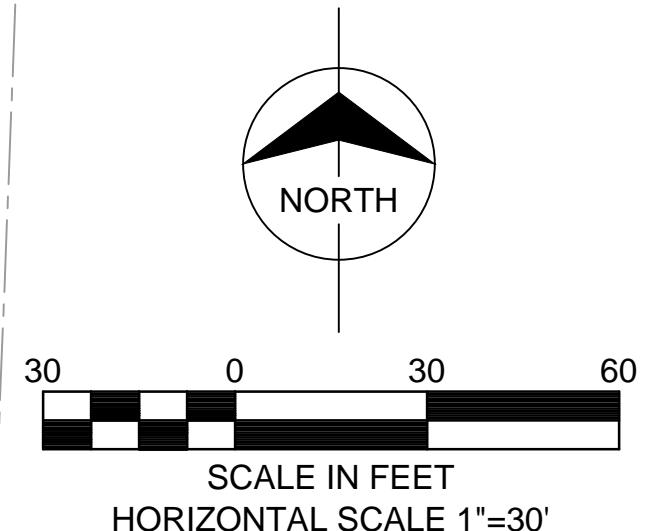
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C003
PROPOSED
SITE PLAN

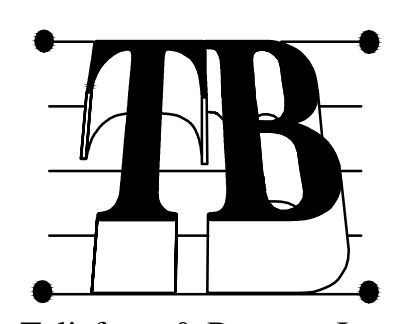
SAMUEL U ROGERS HEALTH CENTER



- LEGEND:**
- UR BOUNDARY
 - 900— PROPOSED MAJOR CONTOUR (5-FT)
 - PROPOSED MINOR CONTOUR (1-FT)
 - -893- - EXISTING CONTOUR (1-FT)



PRINTS ISSUED
Project Status
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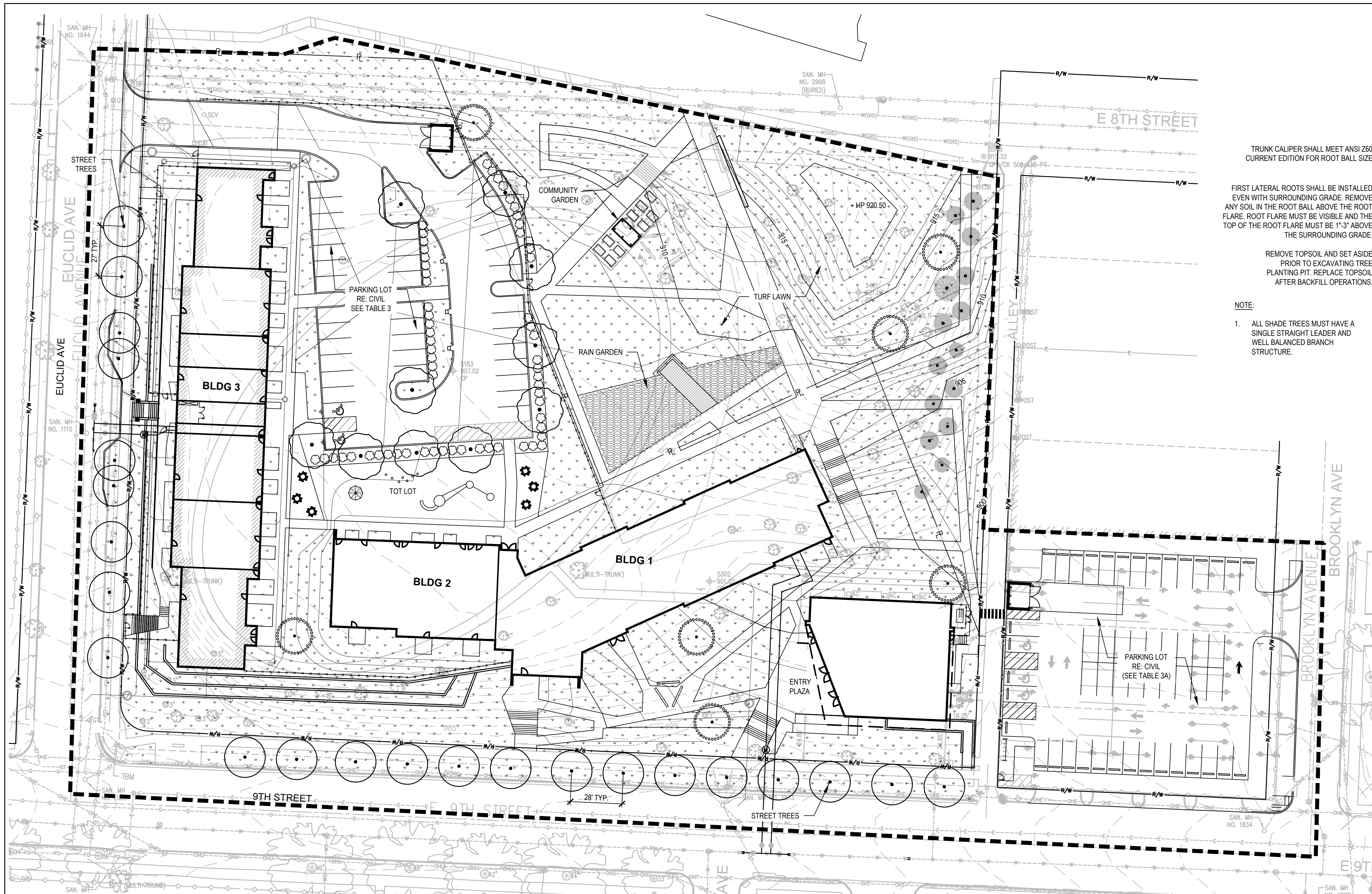
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PROJECT NUMBER: 77-1660

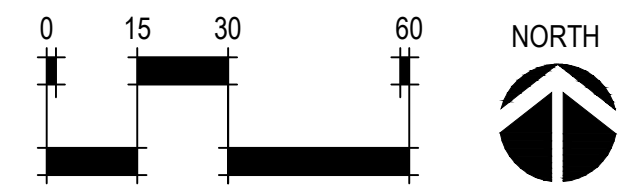
SHEET NUMBER:

C005
PROPOSED
GRADING PLAN

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LANDSCAPE PLAN 01



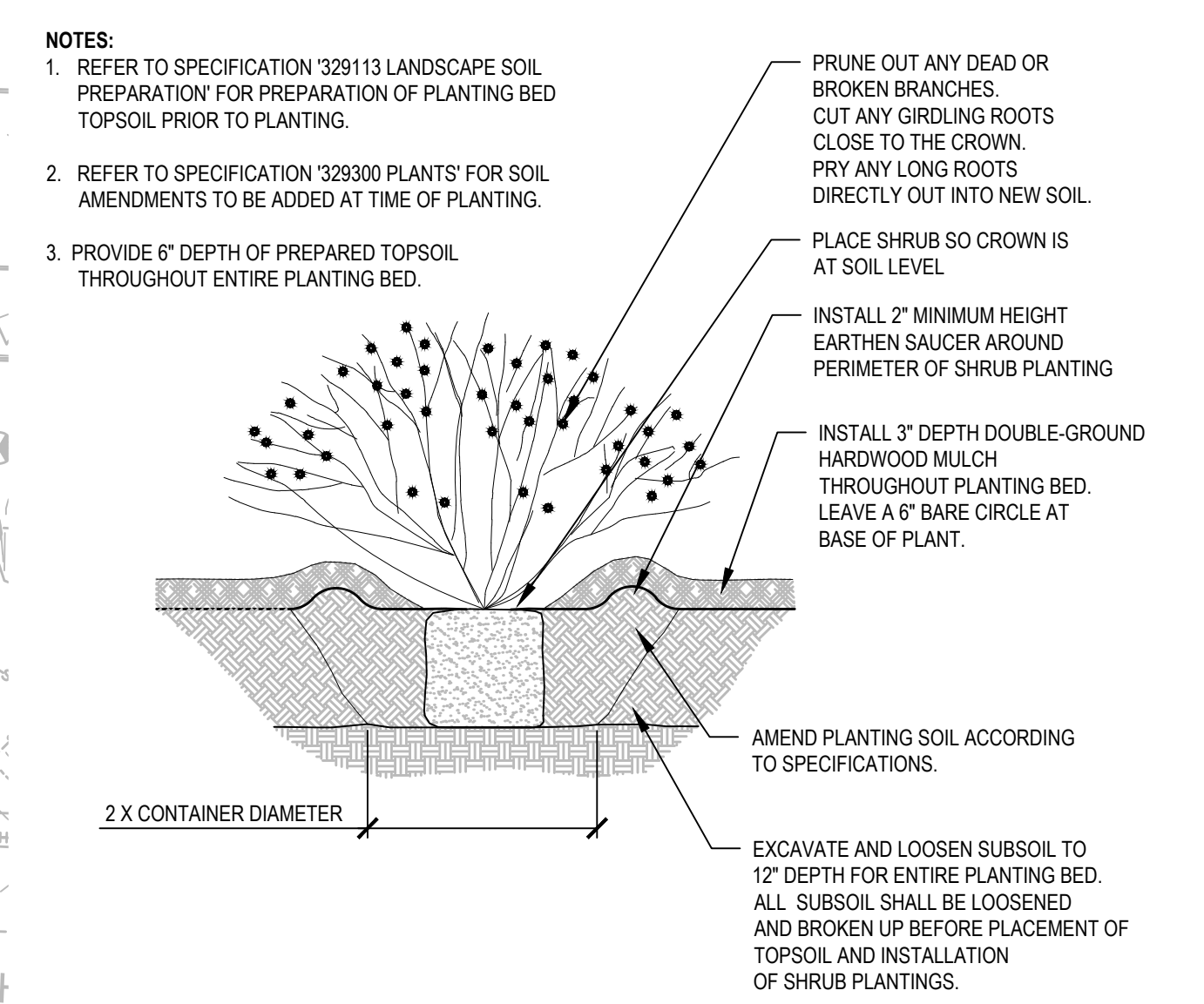
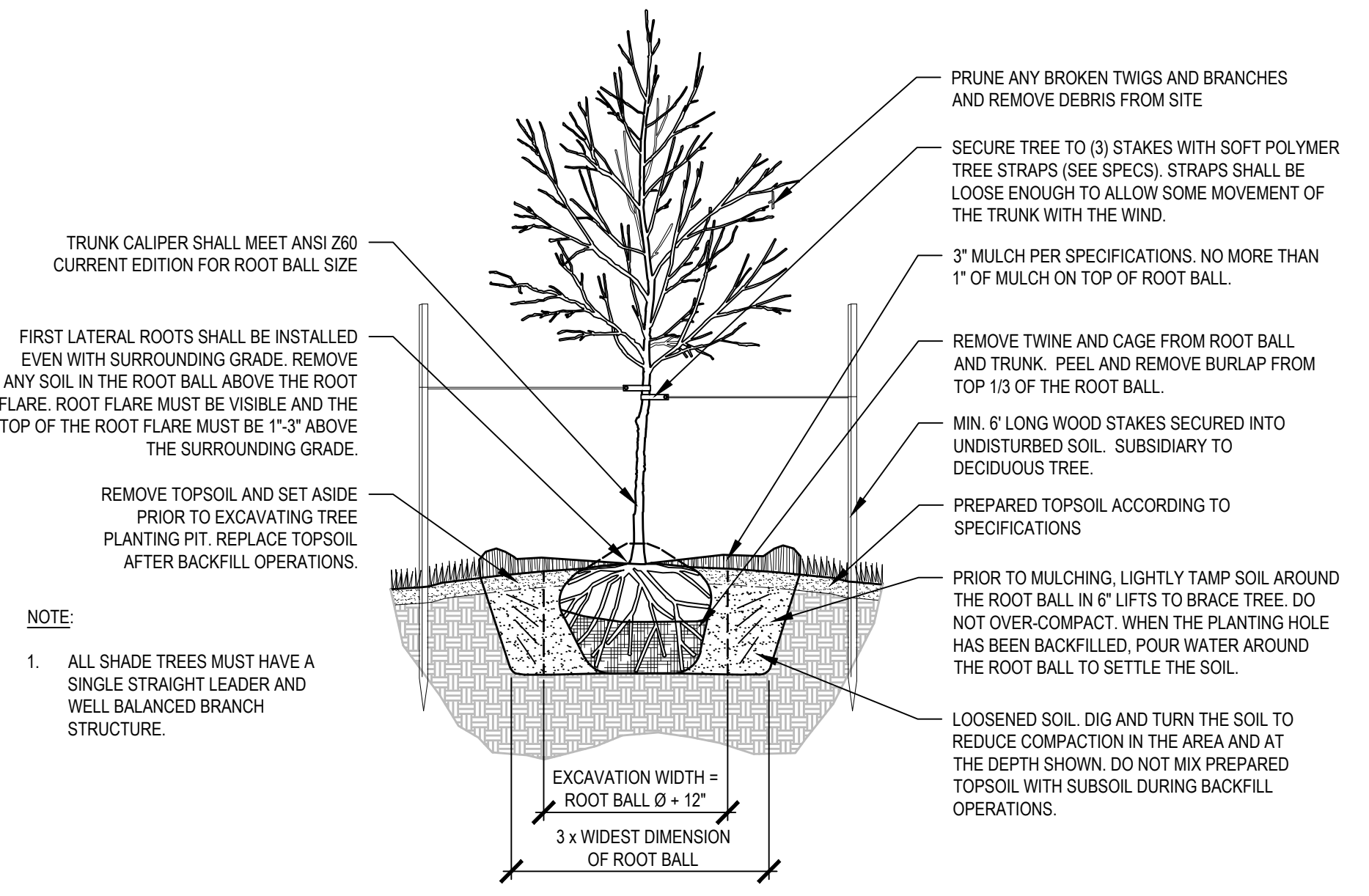
KCMO LANDSCAPE & SCREENING STANDARDS TABLE 3

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	23	23	--	
88-425-04 General	7	7	--	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width Trees				
Shrubs/Wall/Berm	n/a	n/a	n/a	
Adjacent to Residential Zones				
Buffer Width Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area	1,425 SF	1,652 SF	--	
Trees	8	10**	--	
Shrubs	40	62**	--	
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mechanical/Utility Equipment Screening		Screened with paneling / fence; refer to Civil drawings		
88-425-09 Outdoor Use Screening	n/a			

** Additional quantity of trees and shrubs provided in parking lot island to meet Area Plan landscape design guidelines.

KCMO LANDSCAPE & SCREENING STANDARDS TABLE 3A (EAST PARKING LOT)

88-425 - LANDSCAPE REQUIREMENTS	Proposed Alternative	Approved
88-425-03 Street Trees	--	
88-425-04 General	--	
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets		
Buffer Width Trees	Asphalt overlay of existing lot - Environmental containments on site may prohibit use of landscape plantings; Propose using fencing to screen parking per Civil	
Shrubs/Wall/Berm		
Adjacent to Residential Zones		
Buffer Width Shrubs/Berm/Fence/Wall		
88-425-06 Interior Vehicular Use Area		
Interior Area		
Trees	See above	
Shrubs		
88-425-07 Parking Garage Screening	--	
88-425-08 Mechanical/Utility Equipment Screening	Screened with paneling / fence; refer to Civil drawings	
88-425-09 Outdoor Use Screening	--	



CONCEPT PLANT SCHEDULE

	STREET TREES (88-425-03) Acer miyabei 'State Street' / Miyabei Maple Taxodium distichum 'Shawnee Brave' TM / Bald Cypress Tilia americana 'Boulevard' / Boulevard Linden	23	B & B, 2" Cal. B & B, 2" Cal. B & B, 2" Cal.
	GENERAL SITE TREES (88-425-04) Cornus kousa / Kousa Dogwood Picea abies / Norway Spruce Pinus strobus 'Fastigiata' / Pyramidal White Pine Quercus alba / White Oak Quercus rubra / Red Oak	7	B & B, 5'-6" HT. B & B, 5'-6" HT. B & B, 5'-6" HT. B & B, 2" Cal. B & B, 2" Cal.
	PARKING LOT TREES (88-425-06) Acer saccharum 'Autumn Splendor' / Autumn Splendor Sugar Maple Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Nyssa sylvatica 'Wildfire' / Black Gum Quercus bicolor / Swamp White Oak	10	B & B, 2" Cal. B & B, 2" Cal. B & B, 2" Cal. B & B, 2" Cal.
	PARKING LOT SHRUBS (88-425-06) Ilex virginica 'Henry's Garnet' / Henry's Garnet Sweetspire Juniperus virginiana 'Grey Owl' / Grey Owl Juniper Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	62	5 gal 5 gal 5 gal 5 gal
	RAIN GARDEN	2,823 sf	
	TURF Festuca x Turf Type Tall Fescue / Turf Type Tall Fescue	86,733 sf	seed

PRINTS ISSUED
Project Status
REVISIONS:

vireo

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929 Walnut Street, Suite 700 1111 N. 13th Street, Suite 116
Kansas City, Missouri 64108 Omaha, Nebraska 68102
P 816-756-5690 www.BeVireo.com P 402-553-5485

05-28-21

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CITY, MO**

SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER: Project Number

SHEET NUMBER:
L100

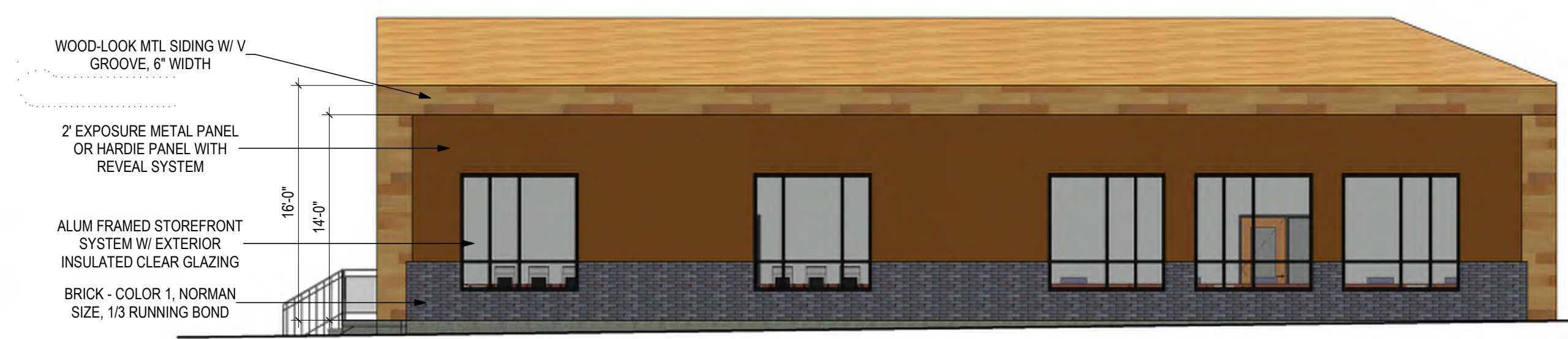


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Rodgers Community Center

E. 9th St and Euclid Ave
 Kansas City, MO 64106

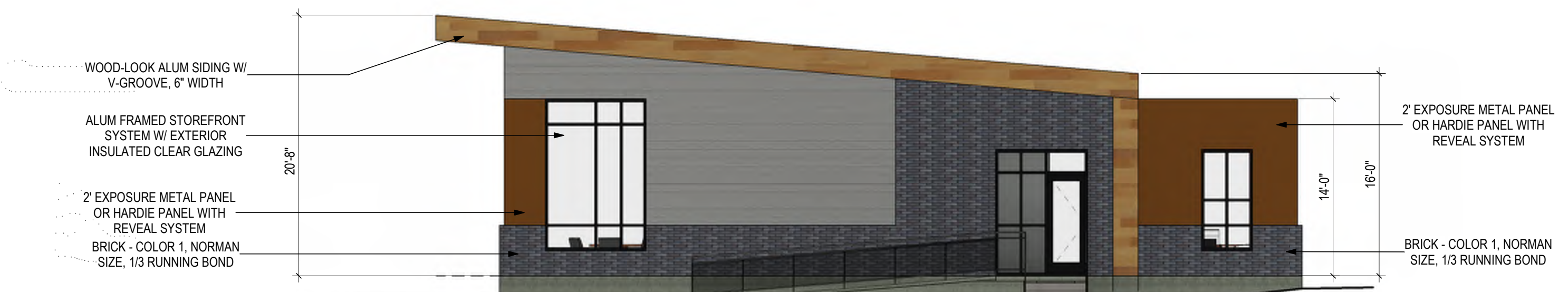
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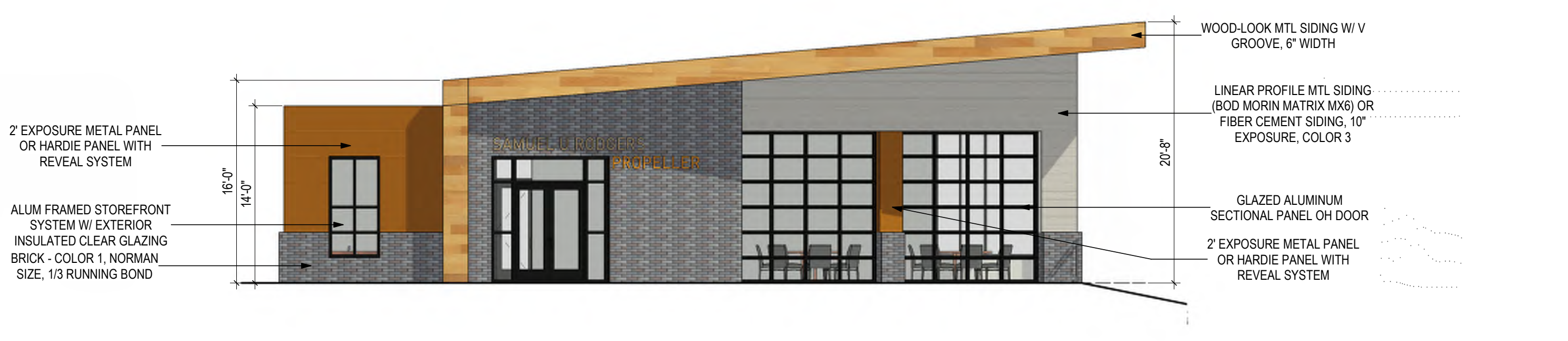
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 1/8" = 1'-0"
 0 8' 12' 16' 20'



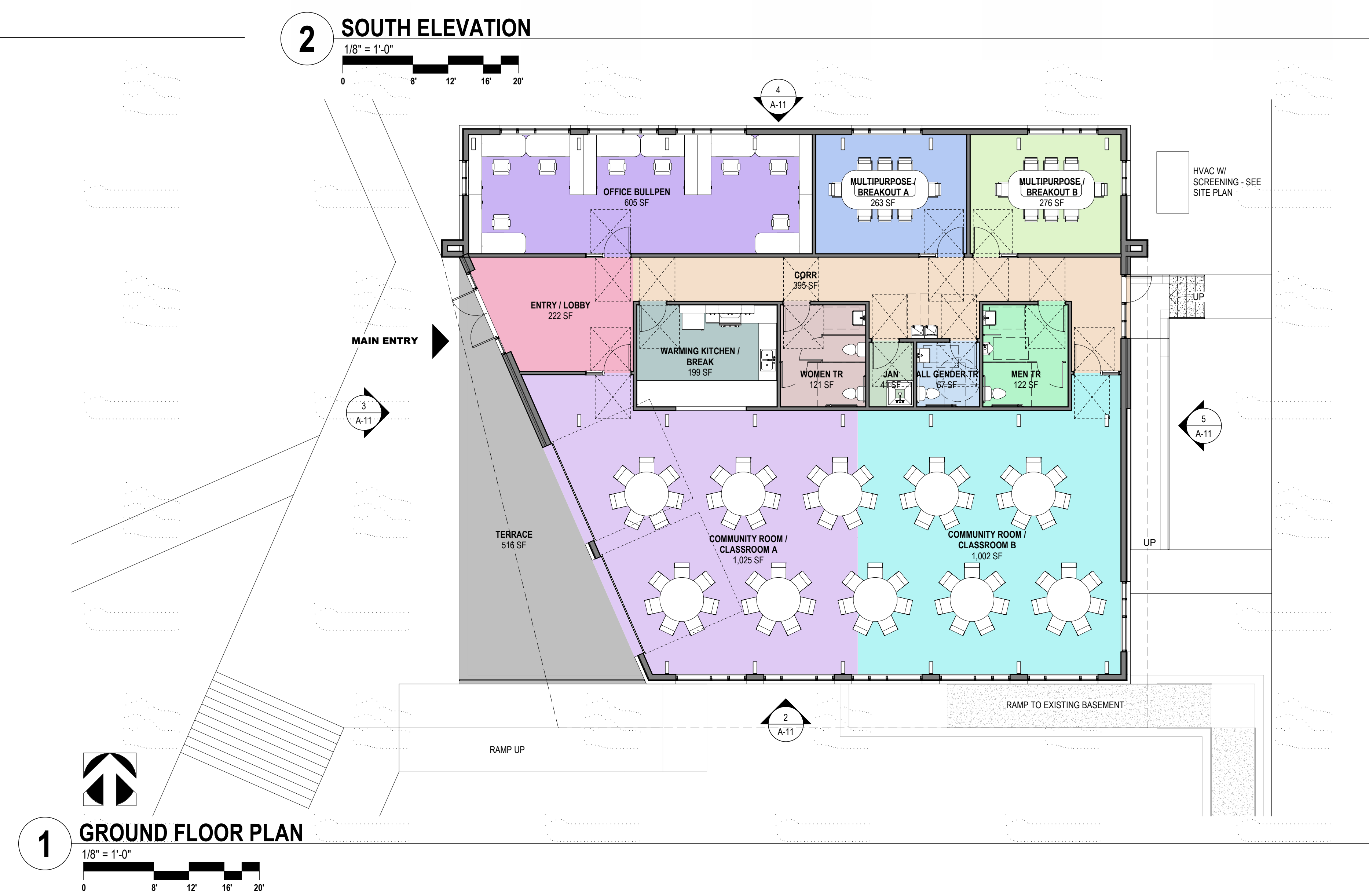
2 SOUTH ELEVATION
 1/8" = 1'-0"
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5 EAST ELEVATION
 1/8" = 1'-0"
 0 8' 12' 16' 20'

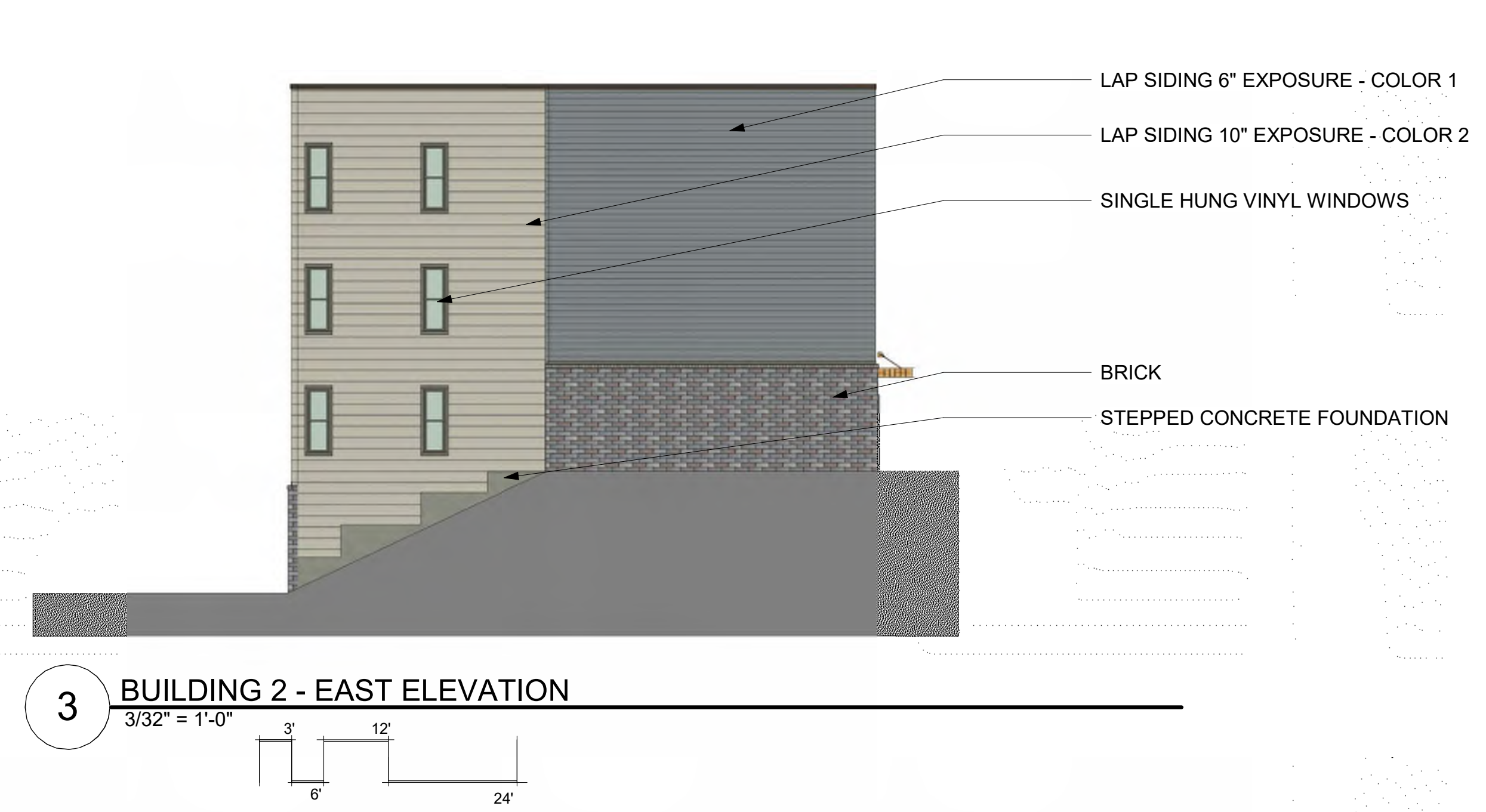
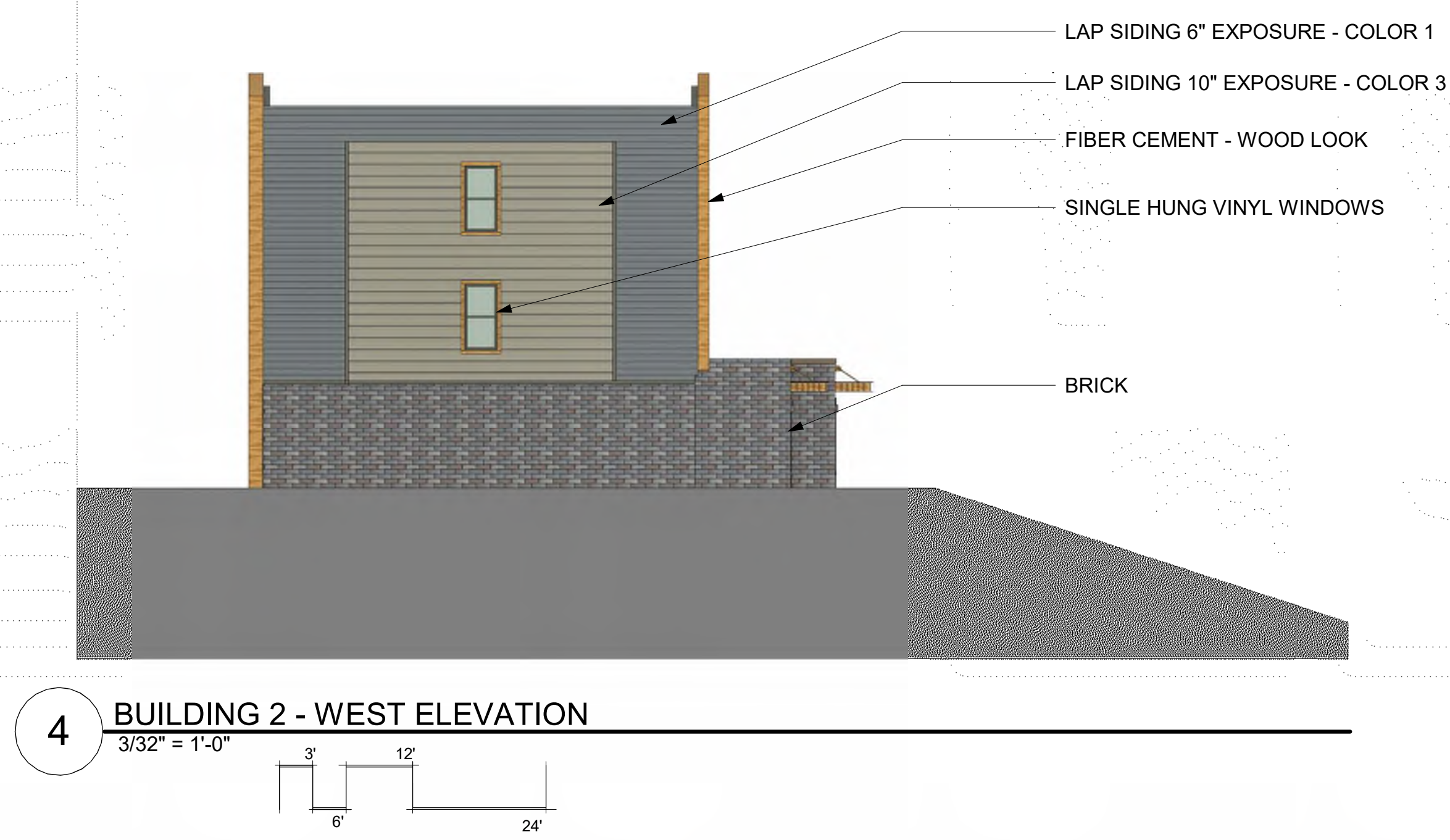


3 WEST ELEVATION
 1/8" = 1'-0"
 0 8' 12' 16' 20'



1 GROUND FLOOR PLAN
 1/8" = 1'-0"
 0 8' 12' 16' 20'

5/17/2021 11:38:03 AM
 Bill 16012222 Sam Rodgers C:\2020\03 Rodgers CC - ARD\14



4 BUILDING 2 - WEST ELEVATION
 3/32" = 1'-0"

3 BUILDING 2 - EAST ELEVATION
 3/32" = 1'-0"



2 BUILDING 2 - NORTH ELEVATION
 3/32" = 1'-0"



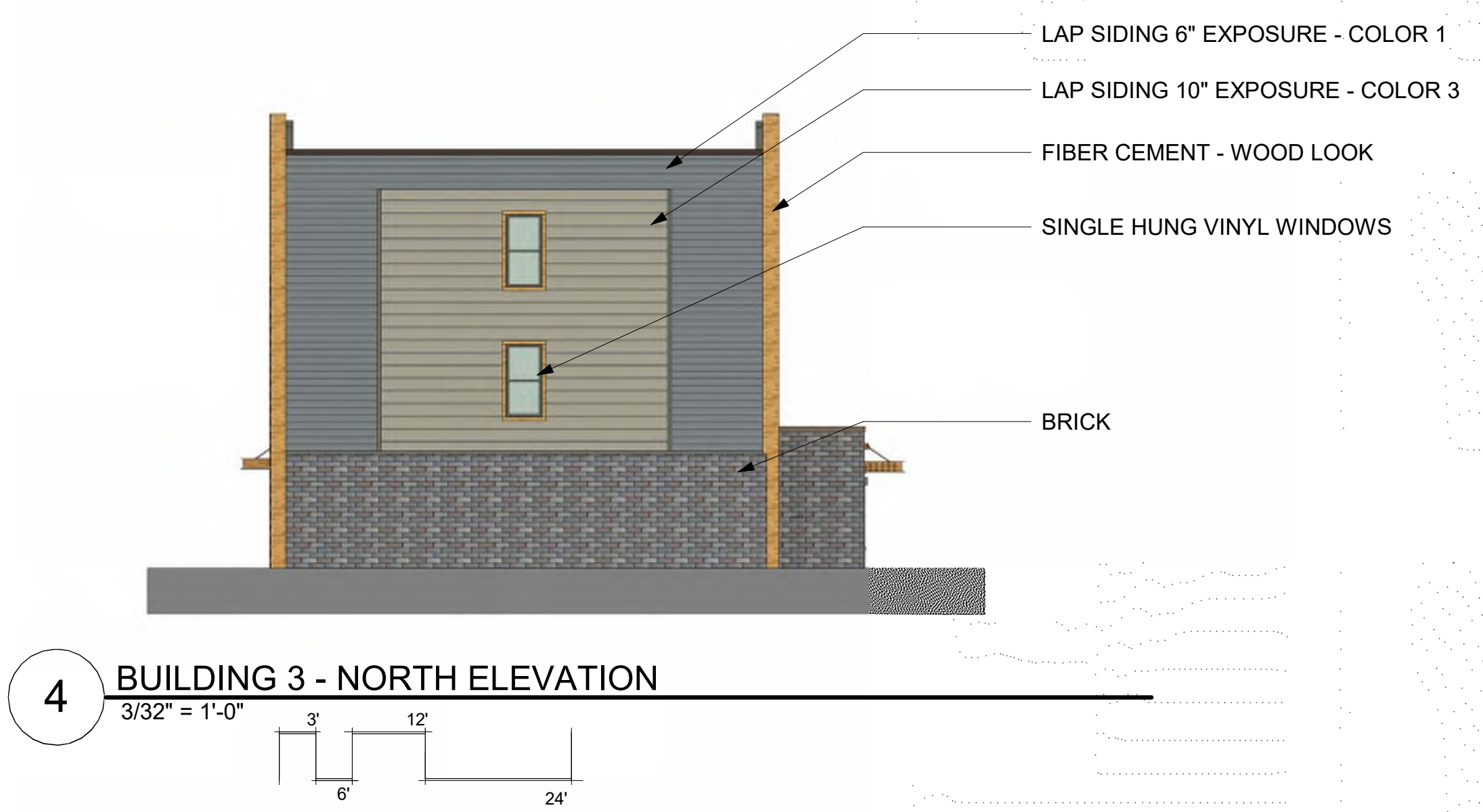
1 BUILDING 2 - SOUTH ELEVATION
 3/32" = 1'-0"

**SAMUEL U. RODGERS LIVING
 CAMPUS
 E 9TH ST & EUCLID AVE**

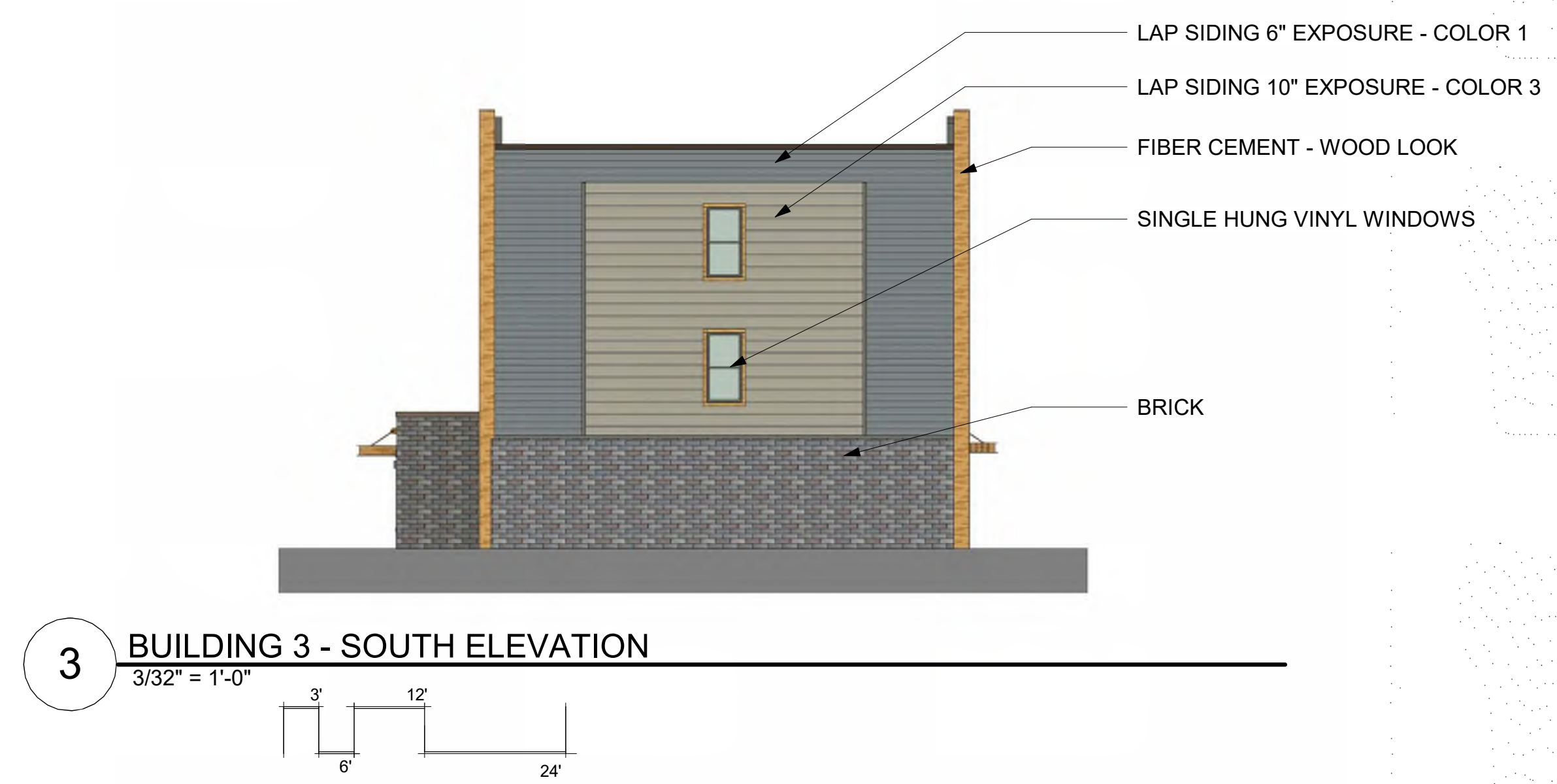
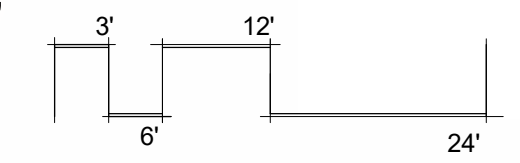
SHEET TITLE
 BUILDING 2 - EXTERIOR
 ELEVATIONS
 PROJECT NUMBER: 21018
 SHEET NUMBER:

A-200

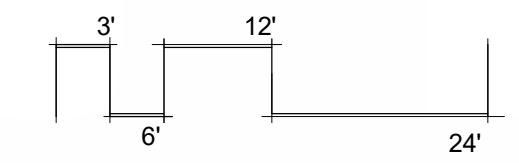
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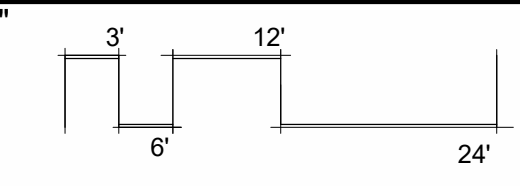
4 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



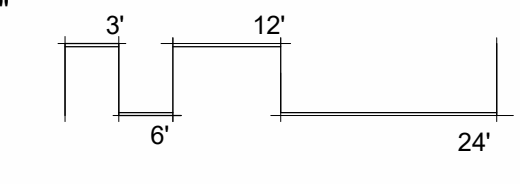
3 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"



2 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"



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**SAMUEL U. RODGERS LIVING
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SHEET TITLE
BUILDING 3 - EXTERIOR
ELEVATIONS
PROJECT NUMBER: 21018
SHEET NUMBER:

A-201

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