

NE ANTIOCH RD.

NE 11TH ST.

NE CHOUTEAU TRFY

NE 12TH ST.

THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.
EXISTING ZONING: UR; PROPOSED ZONING: NO CHANGE
PROPOSED CONTOURS, GRADES, AND UTILITIES ARE
SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL
BY DEVELOPMENTAL SERVICES, PRIVATE UTILITY
COMPANIES, AND PERMIT PLAN APPROVALS.
NO STREAM BUFFER ZONES ARE PRESENT ON SITE.
DEVELOPMENT OR REDEVELOPMENT ALONG N CHATEAU
TRAFFICWAY SHALL COMPLY WITH KCMO BOULEVARD &
PARKWAY STANDARDS, EXCEPT FOR USES SPECIFICALLY
ALLOWED ON SHEET C0.1 NOTE 3.1.H AND DEVELOPMENT
DATA TABLE ON SHEET C2.0.

DEVELOPER:

ANTIOCH REDEVELOPMENT PARTNERS LLC
4240 BLUE RIDGE BLVD., SUITE 350
KANSAS CITY, MO 64133
CONTACT: DAN HORN
PHONE: 816.353.5555
EMAIL: DANHORN@BLUERIDGETOWER.NET

PLANNING & ENGINEERING:

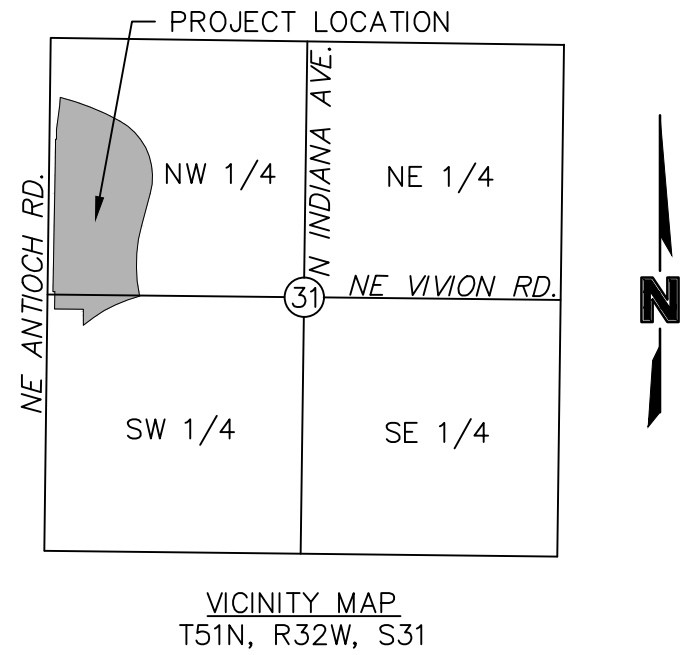
OLSSON, INC.
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JACOB HODSON
PHONE: 816.442.6030
EMAIL: JHODSON@OLSSON.COM



VICINITY MAP

URD LEGAL DESCRIPTION:

All that part of Lots 1, 2, 5, 7, 8 and 10 and all of Lots 3, 3A, 4, 6, 9, 11 and 12, Block 1, RESERVEY OF BLOCKS 1 AND 3, ANTIPOCH, as recorded in Plat Book 2320 at Page 177, all that part of Block 1, GREEN HAVEN PLAZA NUMBER 2, as recorded in Plat Book A at Page 22, and All that part of Lot 2, ANTIPOCH GREEN LOT 1 AND LOT 2, as recorded in Plat Book E at Page 125, all being an addition in and to the City of Kansas City, Clay County, Missouri, in the Northwest Quarter and Southwest Quarter of Section 31, Township 51 North, Range 32 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at the Southeast corner of said Lot 2, ANTIPOCH GREEN, and along the North 1/2 of said Lot 2222.00 West, along the South line of said Lot 2, 30 feet to a point on the East right-of-way line of Antioch Road, and then East, along said North 1/2 of said Lot 2222.00 West, along the South line of said Lot 2, 80.62 feet; thence North 88°52'29" West, continuing along said East right of way line, 20.00 feet; thence North 01°01'31" East, continuing along said East right of way line, 1.289.70 feet; thence North 00°49'01" East, continuing along said East right of way line, 250.33 feet; thence North 00°36'31" East, continuing along said East right of way line, 100.00 feet; thence North 07°27'05" East, continuing along said East right of way line, 251.79 feet; thence North 03°47'19" East, continuing along said East right of way line, 89.48 feet to a point on the Southwesterly right-of-way line of Chouteau Trafficway, as now established; thence Easterly, along said Southwesterly, right-of-way line, on a curve to the right, having an initial tangent bearing of South 75°23'29" East with a radius of 2,663.81 feet, a central angle of 14°26'54" and an arc distance of 671.73 feet; thence Southeasterly, continuing along said Southwesterly right-of-way line, 350.83 feet; thence Southerly, continuing along said Southwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,526.80 feet, a central angle of 27°13'19" and an arc distance of 725.40 feet; thence South 11°56'57" East, continuing along said Southwesterly right of way line, 15.22 feet to the Southeast corner of said Lot 12, Block 1, said corner also being a point on the North right-of-way line of U.S. Highway 69 (also known as Vivion Road), as now established; thence Southwesterly, along said North right-of-way line, on a curve to the left, having an initial tangent bearing of South 75°41'46" West with a radius of 1,472.70 feet, a central angle of 25°57'09" and an arc distance of 667.07 feet to a point on the East line of Lot 1, said GREEN HAVEN PLAZA NUMBER 2; thence North 00°19'25" East, along said East line, 167.81 feet to the Point of Beginning. Containing 1,870,584 square feet or 42.94 acres, more or less.



drawn by: _____ QM
checked by: _____ JH
approved by: _____ JH
QA/QC by: _____ NDH
project no.: _____ 021-01817
drawing no.: C TTL01 02101817
date: _____ 2026.03.25

SHEET
C0.0

[illegible]

TITLE SHEET	
ANTIOCH CROSSING UR DEVELOPMENT PLAN AMENDMENT	
KANSAS CITY, MO	2026

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816 364 1177 FAX 816 364 1178

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1. DESIGN GOALS

- The goals of the Design Criteria are as follows:
- Encourage a neighborhood feel and walkable environment;
 - Ensure long lasting quality;
 - Accommodate both local and national retailers; and
 - Create an illuminated and safe environment that encourages day and nighttime activity.

2. DESIGN INTENT

The overall design theme is a pedestrian friendly, walkable environment. Masonry facades, combined with contemporary details, are used throughout the development. Canopies or awnings and a variety of storefront and signage design are used to achieve an eclectic, neighborhood environment. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

1. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the redevelopment area, guidelines and plans as submitted. The above mentioned are subject to final review and approval by the Developer and local Public Authorities.

2. COMMERCIAL GUIDELINES

- A. General
- Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design through the use of similar elements including, but no limited to: heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve an overall, cohesive look for the redevelopment.
 - It is understood that large anchor tenants have individual corporate identities. A large anchor tenant may be afforded an interpretation of the development design criteria to be approved by the Developer and local Public Authorities. Each tenant is encouraged to design within the parameters set forth in the criteria in order to blend with the development.

B. Materials

- A minimum of 80% of the exterior finish material on all facades that face a street or provide public access from parking lot shall be constructed of glass, brick, marble, real or cast stone, coarsely textured stucco or enhanced concrete panels.
- Enhanced Concrete panels may incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.
- Metal is permitted in a decorative or accessory role, using only concealed fasteners.
- The use of wood shall be limited by design review.

C. Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

D. Façade

- Building facades will express variations in form through materials and slight variations in set backs along the façade.
- Walls facing a public street or places of public access, including parking lots and courtyards, shall include windows or other architectural features customarily found on the front façade of a building, such as awnings, comics work, edge detailing, or decorative finish materials compatible with human scale. These walls will also be required to be enhanced through architectural details and features, building heights, and color.
- Primary entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, overhands, railings, balustrades, and other features where appropriate. Any such element used shall be architecturally compatible with the style, materials, colors, and details of the building as a whole.
- All sides of a building shall include similar details and materials so as to achieve four-sided architecture when facing a public right of way, and minimize the appearance of the back of a building facing surrounding uses.
- Awnings and/or canopies are to be provided at all primary building entrances and along the primary retail facade. Awnings and canopies will be made of materials that compliment approved exterior building materials and will be integrated as part of the overall building design. Plastic awnings or canopies are not permitted. A consistent theme or compatible color or pattern will be incorporated throughout the various buildings. Business identity and address identification may be incorporated into awnings and canopies.
- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.
- Rooftop screening will be provided to protect against adjacent viewing per Section 88.

E. Glass/Window

- Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface unless part of a window signage system. Sliding doors and sliding windows are permitted in facades facing a public street with justification and pending design review.

F. Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

G. Site Design

- Partially shield parking lot pavement from the street by berming, a wall, and/or landscaping as required by the Director of City Development. Loading areas shall be buffered with landscape materials in conjunction with earthen berms. Other appropriate screening options may be permitted pursuant to design review.
- The site shall provide a pedestrian-oriented environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern paving and landscaping.
- Dumpster enclosures must be constructed of the same material as the adjacent building with landscape screening if allowed.
- The grounds around building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas.
- Provide irrigation for all major planting areas as required by the Director of City Development.
- A general average minimum distance of 15 feet is required between a parking lot and the facade of the building for sidewalk and landscaping purposes unless otherwise agreed upon by City Development Department staff.

3. COMMUNITY GUIDELINES

- A. Building and parking lot design shall comply with applicable ADA accessibility requirements.

- B. A sidewalk network shall be provided throughout the redevelopment area that interconnects all dwellings, non-residential structures and common areas. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent practical, and shall be of a barrier-free design.

- C. Sidewalks shall be a minimum width as required by code, expanding to 5 to 6 feet along major pedestrian routes and in commercial areas.

- D. Interior landscaping and planting areas will be designed to provide a buffer between the parking lot or drives and building walls or pedestrian circulation. Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings and canopies.

- E. All pedestrian crossings to parking lots and paved areas will be highlighted with special integrally tinted colored concrete, pavement textures, or pavers. All sidewalks and other pedestrian walkways shall have appropriate lighting, using fixtures consistent with the character of the neighborhood.

- F. Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to accommodate adequate room for vehicle bumper overhang over the curb.

- G. Streetlights shall be designed to compliment the character of the community and conform to all applicable standards.

- H. Streets and sites shall be provided with adequate lighting. A photometric study will be provided showing zero foot-candles at the property lines when abutting residential. All wall packs are required to have cutoff shading screens. Parking lot light poles shall be generally no higher than 30 feet.

- I. Along all parking areas, walkways, courtyards, and common/open space areas pedestrian scale decorative lampposts shall be provided at regular intervals.

- J. Exterior public and semi-public spaces, such as courtyards and plazas, shall be designed to be functional; to enhance surrounding buildings; and to provide amenities to users in the form of textured paving, lighting and trees. Courtyards shall have recognizable edges defined on at least three sides by buildings, walls, and/or elements of landscaping in order to create a strong sense of enclosure.

- K. Benches or seatwalls to provide resting spots for pedestrians will be provided intermittently throughout the redevelopment area. Pedestrian scaled furnishings, landscaping, and other amenities will be provided as appropriate throughout the development.

- L. Landscaping islands and park strips will be a minimum of 8 feet in width, including pedestrian walkways, in order to accommodate the walk, trees and shrubs, vehicular overhangs, lights, posts, and other appurtenances.

- M. Perimeter buffer landscape areas will be planted with shrubs capable of reaching 3 feet in height above the adjacent parking

area or walk, covering a minimum 35% of the length of the landscape area. Ornamental and/or shade trees (where appropriate) will be included in these buffer areas.

- N. Bike Racks will be provided where appropriate and for long and short term bicycle parking per Section 88.

- O. Design aspects as per Chapter 88 shall be provided and adhered to, including street trees, bicycle parking, etc.

- P. Outdoor speakers shall not be allowed.

4. GENERAL SIGNAGE DESIGN CRITERIA

- Project and retail signage are paramount in developing the overall design quality and character of the Antioch Redevelopment project. Following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

- Each retail store is allowed a maximum of one integral sign for each exterior face contiguous with the interior retail store space of the building, and subject to the limitations outlined below. Secondary signage is permitted in the window facing the street when the primary sign cannot be viewed by pedestrians because of awning or overhang.

- Signs attached to buildings shall be integral.

- The Developer encourages the use of façade signs and blade signs, signage on canopies and awnings, and interior glass signs.

- Signage shall be limited to trade name, logo and decorative accents. To maintain a high quality environment, no formed plastic, injection molded plastic or box-type back-lit panel signs are permitted.

- All signbolts, fastenings and clips shall be hot-dipped galvanized iron, stainless stell, aluminum, brass or bronze. They should be concealed, if possible.

- No signmaker labels or other identification shall be permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.

- No exposed conduit, conductor or transformers will be permitted.

- Service doors to tenant areas throughout the project shall have a standard identification (tenant name and address only). This signage shall be designed and installed by the tenant.

- The lighting to tenant's signage shall be controlled by a 24-hour time clock set in accordance to the Developer's specified hours.

5. STOREFRONT SIGNAGE DESIGN CRITERIA

- Signage type, size, proportion and location are required to be an integral part of the overall design concept for the storefront.

- LIGHT BOXES WILL NOT BE PERMITTED.

- All other bold, creative designs will be considered.

- Tenants can have a single ILLUMINATED SIGN integral to their storefront that fits one of the following:
 - Back-lit: Plexiglass can be on an opaque background. Letters may be etched in the back of mirror or individual plexiglass letters of logo pushed through cut-outs in metal panels. Can letters may be used directly on the façade, or on raceways if required by Developer.
 - Edge-lit: Etching must be V cut. Concealed light source must be highly illuminated to ensure visibility against a light background. Can letters may be used directly on the façade.
 - Surface Illuminated Sign Behind Storefront: With remote, concealed spotlighting. Suggested materials include: carved and painted wood, ceramic tiles with raised letters, carved stone and forged, cut-out or cast metal letters. The sign must be brightly illuminated from a light source that does not cause glare to the public and does not project past the storefront glazing.

- All signage and graphic lighting must be illuminated during the hours the center is open. This illumination shall be controlled by a 7-day, 24-hour time clock, set in accordance to the hours specified in the lease.

6. FAÇADE SIGNAGE

- Façade signs are intended for immediate recognition of the tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility.

- Signs are limited in size to 5% of the total façade square footage and a maximum of 20 feet in height above the finished floor elevation of the retail space.

- Signs are mounted on the façade of the store, above tenant's awnings or Developer's canopy, if provided.

- The signage is limited to the trade name only. One sign is permitted for each exterior face of the building which is contiguous with the interior retail space, with a maximum of three sides.

- The tenant has maximum freedom in the design of the façade signage, except where otherwise noted. Suggested types of façade lettering are:
 - Individual letters, pin-mounted to the façade or on raceways, if required by the Developer.
 - 2-dimensional, 3-dimensional or open channel type lettering.
 - Lettering affixed to a panel that is erected at the façade with the allotted signage area.

- Numerous variations/combinations of the above are possible for the signage, and the Developer welcomes the tenant's creativity.

- For tenants occupying buildings of more than 25,000 square feet, the maximum height shall not exceed 54" and shall not extend more than 10" beyond the face of the building.

- For tenants occupying buildings of less than 25,000 square feet, the maximum height shall not exceed 30" and shall not extend more than 8" beyond the face of the building.

- Double stacked letters are allowed but the total height shall not exceed 1.5 times the allowable height for single letter height.

7. ROOFTOP SIGNS

- Rooftop signage shall not be permitted.

8. CANOPY TOP SIGNAGE

- This signage type consists of illuminated signage that sits on top of the Developer-provided canopy that may occur throughout the project.

- The finish and color of the lettering is ultimately subject to the Developer's approval to ensure only the highest quality for the project.

- The maximum allowable height for each sign shall be as outlined for façade signage.

9. ENTRIES / GATEWAYS

- Each designated entry/gateway shall have a monument sign identifying the project development. The monument sign shall be a maximum of 9'-0" in height and 8'-0" in length.

- The sign may contain the names of tenants with the development.

- The monument sign shall be externally or internally lit.

- The sign shall be constructed of materials approved for building facades, and the sign design shall be consistent with the architectural character of the development.

- Way-finding signs shall be allowed throughout the site. The sign area of the way-finding signs shall not exceed 15 s.f. These signs may be externally or internally lit and shall be designed to be consistent with the architectural theme of the development.

- Gateway Monument signs will be used in lieu of individual pad site monument signs. See sheet C1.3a of the Preliminary Development Plan for general concepts of the entry/gateway features.

10. SPECIAL CONSIDERATION FOR LARGE SINGLE TENANT USERS

- Special consideration shall be given for single tenant "stand alone" buildings 30,000 s.f. or greater.

- The above guidelines may be reasonably modified to accommodate large single tenant buildings, provided that the modification/deviation is consistent with the spirit of the guidelines. In no case shall modifications/deviations be granted that create a direct negative impact for adjacent residential areas.



City Plan Commission

Recommends Approval with Conditions

of Case No. **C-D-CPC-2026-00009** on **4/15/2026**



Sara Cupertina, FASCF

Secretary of the City Plan Commission

drawn by: _____ OM
checked by: _____ JH
approved by: _____ JH
QA/QC by: _____ NDH
project no.: 021-01817
drawing no.: C_GEN01_02101817
date: 2026.03.26

SHEET
C0.1

DESIGN GUIDELINES

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2026

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

TEL 816.361.1177
www.olsson.com

KCATA LOT NOT INCLUDED IN
THIS AMENDMENT. REFER TO
ORDINANCE #210764
(CD-CPC-2021-0098)
FOR CONTROLLING ORDINANCE.

DEVELOPMENT DATA TABLE											
LOT #	EX/PR ZONING	LAND AREA (AC.)	USE	FLOORS	GROSS BLDG AREA (SF)	GROSS BLDG AREA (SF) PER FLOOR (AVG.)	BUILDING COVERAGE	FLOOR AREA RATIO	REQUIRED PARKING	PROVIDED PARKING	COMMENCE & COMPLETE DATES
1	UR/UR	1.40	Restaurant	1	5,400	5,400	8.85%	8.85%	54	55	Existing
2	UR/UR	1.61	Restaurant	1	4,125	4,125	5.88%	5.88%	42	43	Existing
3	UR/UR	1.19	Retail/Restaurant	1	6,200	6,200	11.96%	11.96%	62	62	Existing
4	UR/UR	1.30	Retail/Restaurant	1	6,400	6,400	11.30%	11.30%	64	64	Existing
5	UR/UR	6.98	Retail / Grocery / Gasoline and Fuel Sales	1	49,160	41,180 / 7,980	16.17%***	16.17%	122	214	Existing
6	UR/UR	1.10	Retail	1	5,000	5,000	10.43%	10.43%	13	24	Existing
7	UR/UR	0.95	Retail/Restaurant, Motor Vehicle Repair, General, and Motor Vehicle Limited	1	8,100	8,100	19.57%	19.57%	8	24	Existing
8	UR/UR	0.89	All uses in B2	1	3,200	3,200	8.25%	8.25%	8	23	2027-2028
9	UR/UR	1.55	Retail	1	11,200	11,200	16.59%	16.59%	28	53	Existing
10	UR/UR	1.33	Office/Medical Office/Retail	2	17,344	8,672	19.07%	29.94%	18	60	Existing
11	UR/UR	0.60	Retail	1	2,580	2,580	9.87%	9.87%	7	30	Existing
12	UR/UR	1.72	Residential**	4	94,500	23,125	30.86%	126.13%	32	64	Existing
13	UR/UR	8.91	All uses in B2 and Indoor Medium Venue (150-499 capacity)	2	152,000	76,000	20.00%	39.16%	380	613	Existing
14	UR/UR	0.82	Restaurant	1	4,000	4,000	11.20%	11.20%	40	17	Existing
15A	UR/UR	1.49	Office and Indoor Warehousing	1	13,890	13,890	21.52%	21.52%	14	25	Existing (currently part of Lot 15 with proposed 15B & 15C)
15B	UR/UR	6.84	Retail and Self-Storage	2	128,726	64,363	21.36%	21.36%	322	328	Existing (currently part of Lot 15 with proposed 15A & 15C)
15C	UR/UR	2.20	Retail/Restaurant/Office, and Motor Vehicle Repair, General, Motor Vehicle Limited and Carwash/cleaning service.	1	17,000	17,000	17.74%	17.74%	(varies per use)	shall meet required minimum	2022-2025
TOTAL		40.91*			522,845						

Note: Data for Existing lots taken from previously-approved UR Development Plan and shown for reference only. This development data may not necessarily reflect the actual conditions as built.

* 41.51 Total Net Acres minus 0.605 acres right-of-way

** 96 Assisted Living Apartments, 24 units per floor, mix of studio, 1-BR & 2-BR units. Gross = Net Density = 55.8 DU/AC.

- ### PROHIBITED USES
- AMBULANCE SERVICE
 - ADULT MEDIA STORE
 - PAWN SHOP
 - SHORT-TERM LOAN ESTABLISHMENT
 - CEMETERY/COLUMBARIUM/MAUSOLEUM
 - CREMATING
 - UNDERTAKING
 - SHORT TERM RENTAL, NON RESIDENT
 - SHORT TERM RENTAL, RESIDENT

NOTES:

1. IMPROVEMENTS TO UNDEVELOPED SHALL BE SHOWN WITH UR FINAL PLAN.
2. NO CHANGES IN PARKING AREAS ARE PROPOSED WITH LOTS 15A & 15B, EXCEPT FOR REDUCTION OF LOT 15B WESTERN PARKING AREA WHERE LOT 15C IS PROPOSED. SEE PLAN.
3. NO BUILDING, LANDSCAPING, OR LIGHTING CHANGES ARE PROPOSED WITH LOTS 15A & 15B.
4. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, ELEVATIONS, AND SIGNAGE.
5. 2618 VINSON ROAD IS SUBJECT TO THAT CERTAIN DECLARATION OF USE RESTRICTIONS DATED _____ AND RECORDED ON _____.

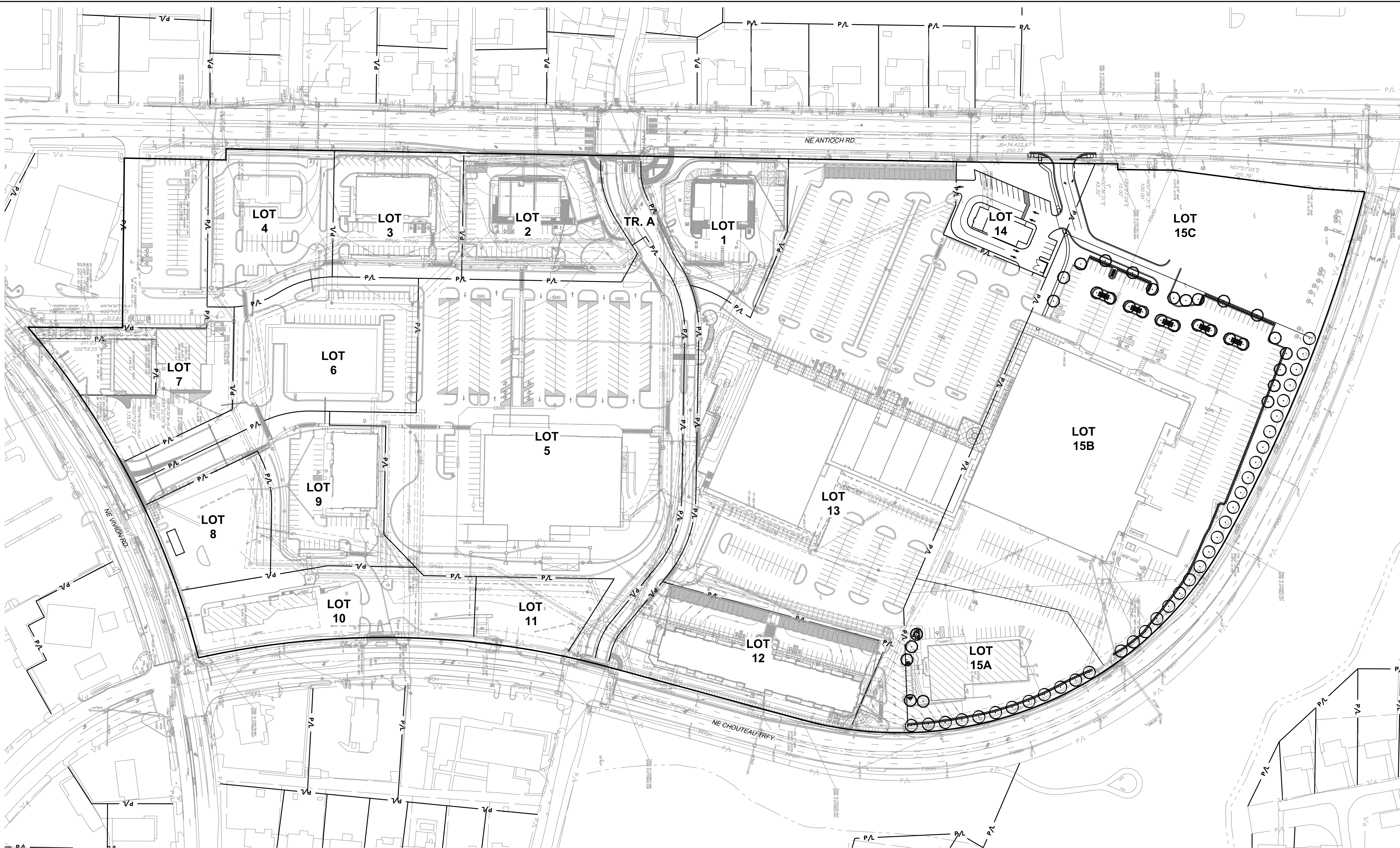
**City Plan Commission**
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00009** on **4/15/2026**

Sara Cooperman, FAICP
Secretary of the City Plan Commission

drawn by: _____ QM
checked by: _____ JH
approved by: _____ JH
QA/QC by: _____ NDH
project no.: _____ 021-01817
drawing no.: C SIT01 02101817
date: _____ 2026.03.25

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DWG: F:\2021\01501-02000\021-01817\40-design\AutoCAD\preliminary_plans\Yrs1\C_PLSCP_02101817.dwg USER: jhedeen
DATE: Mar 31, 2026 11:20am XREFS: C:\BASE_02101817 C:\PBDY_02101817 C:\PUTL_02101817 C:\PTBLK_02101817



- NOTES:**
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE ARE AS SHOWN ON THIS PLAN.
 2. TREE TYPE (DECIDUOUS, ORNAMENTAL, AND EVERGREEN) SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN.
 3. GENUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN AND/OR BUILDING PERMIT PLANS.
 4. REQUIRED SHRUBS PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE SHALL BE INCLUDED ON UR FINAL PLAN.
 5. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE.
 6. FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, STREETSCAPE DESIGN, MONUMENT SIGN PLANTINGS, PEDESTRIAN WALKWAY ENHANCEMENTS, SCREENING, AND GENERAL LANDSCAPING SHALL BE PER THE UR FINAL PLAN AND BUILDING PERMIT PLANS.
 7. LANDSCAPE CALCULATIONS LISTED DO NOT INCLUDE LANDSCAPING FOR EXISTING, COMPLETED, OR UNDER-CONSTRUCTION LOTS.
 8. ALL PROPOSED LOTS SHALL PROVIDE 35 OF LANDSCAPE AREA PER PARKING SPACE, PER 88-425.
 9. FUTURE LOTS WITH NO LANDSCAPING SHOWN SHALL MEET ALL REQUIREMENTS OF 88-425, AND INCLUDED ON UR FINAL PLAN.
 10. ALL PROPOSED LOTS WITH FRONTAGE TO NE CHOUTEAU TRFY STREET, NE VIVION ROAD AND/OR NE ANTIOCH ROAD (LOTS 1, 3, 4, 7, 8, 10, 11, 12, 14, 15A, 15B, 15C) SHALL PROVIDE LANDSCAPING ALONG PUBLIC STREET FRONTAGE AS REQUIRED PER 88-425. THIS SHALL INCLUDE STREET TREES AND VEHICULAR USE AREA SCREENING TREES & SHRUBS.

- LANDSCAPE LEGEND**
- STREET FRONTAGE TREE
1 TREE PER 30'
 - ⊗ PARKING LOT TREE
1 TREE PER 5 PARKING STALLS
 - ⊖ SCREENING SHRUB
CONTINUOUS EVERGREEN SCREEN @ 3' HT.
 - ⊘ PARKING LOT SHRUB
1 SHRUB PER PARKING STALL



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00009** on **4/15/2026**
Sara Gabriel
Sara Gabriel, City Clerk
Secretary of the City Plan Commission

drawn by: GM
checked by: JH
approved by: JH
QA/QC by: NDH
project no.: 021-01817
drawing no.: C_PLSCP_02101817
date: 2026.03.26

SHEET
L1.0

PRELIMINARY LANDSCAPE PLAN

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2026

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

REVISIONS

olsson

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