CITY PLAN COMMISSION STAFF REPORT

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

June 4, 2025

Lineage Connect UR Redevelopment
Project Name

Docket #9

Request
CD-CPC-2025-00039
Urban Redevelopment District

Applicant
Robert Wilson
Falk Architects

Location	3510 Prospect Ave
Area	About 2.6 acres
Zoning	B3-2 and R-1.5
Council District	3rd
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial, Zoned B3-2
South: Commercial, Zoned B3-2
East: Commercial, Zoned B3-2
West: Residential, Zoned R-1.5

KC Spirit Playbook Alignment
Case Number CD-CPC-2025-00039
LRP determination: Low Alignment

Land Use Plan
The Heart of the City Area Plan recommends Mixed Use Community Land Use for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
Prospect Avenue is identified on the City's Major Street Plan as a Local Link. East 35th 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 rezoning to Urban Redevelopment District (UR) from districts B3-2 (Commercial) and R-1.5 (Residential) on about 2.6 acres generally located at generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, and allowing for the redevelopment for warehousing/distribution center.

PROJECT TIMELINE
The application for the subject request was filed on March 7, 2025. Scheduling deviations from 2025 Cycle 5.1 have occurred due to needed revisions to submitted plans by the applicant.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the Ivanhoe Neighborhood Council and Paseo Heights Neighborhood Association.

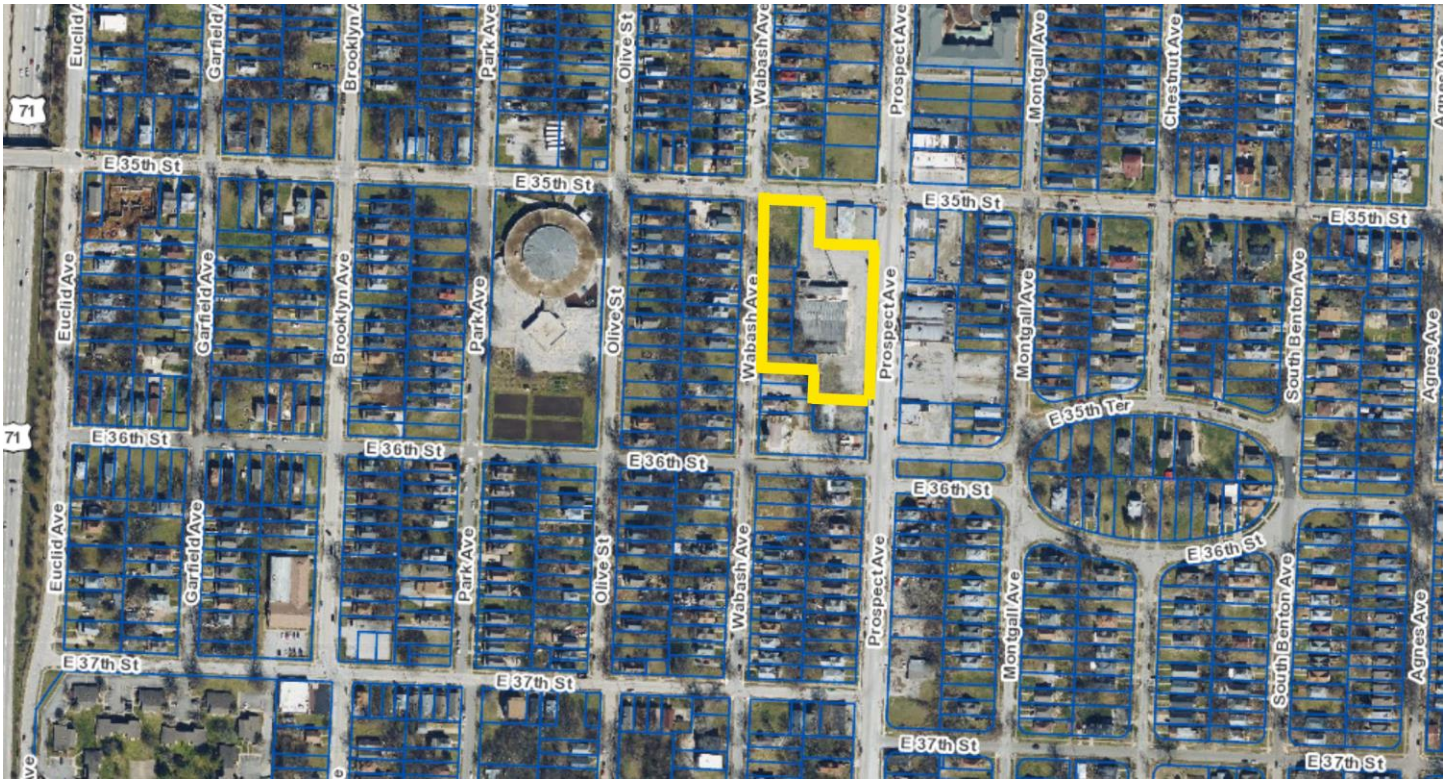
REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 applies to this request. The applicant hosted a meeting on April 14, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is currently developed with a former grocery store which is no longer in business. It most recently served as "Emmanuels Community Center". There is an existing fuel station on the northern side of the development at the southwest corner of 35th and Prospect.

CONTROLLING CASE
There is no controlling case for this site.

PROFESSIONAL STAFF RECOMMENDATION
Docket #9 Recommendation: **Approval Subject to Conditions**

VICINITY MAP



URBAN REDEVLOPMENT REVIEW

The applicant is seeking approval of an Urban Redevelopment Plan in proposed District UR to rezone about 2.6 acres generally located at generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, from B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment), allowing for the redevelopment of a warehousing/distribution center.

The proposal includes consolidating the 2.6-acre site into a single lot to allow for the construction of a manufacturing and distribution facility with an approximate building footprint of 48,000 square feet. The site plan includes 44 parking spaces located on the north and south sides of the building. No parking is proposed between the building and Prospect Avenue, maintaining a pedestrian-oriented frontage.

Site access will be provided by two curb cuts on Prospect Avenue and one curb cut on East 35th Street. The proposed truck circulation route allows entry from East 35th Street and exit onto Prospect Avenue along the eastern edge of the site.

Pedestrian access is provided with connections from the building to adjacent sidewalks. Due to a grade change, a direct ADA ramp connection is not feasible from the sidewalk to the front door; instead, a staircase will be provided in that location. An ADA-compliant ramp will connect the parking lot to the building's main entrance.

The landscaping plan includes street trees, continuous shrub rows to screen vehicular use areas, and interior parking lot plantings. Proposed species include Bald Cypress, Eastern Red Cedar (Juniperus virginiana), Prairie Dropseed, Switchgrass, and American Arborvitae.

Architectural design and materials are consistent with surrounding developments and include decorative metal panels, EIFS (Exterior Insulation and Finish System), glass, and spandrel panels. To screen the loading dock from view along Prospect Avenue, the applicant proposes a solid metal gate at the drive entrance.

A UR Final Plan will be required prior to construction. This plan must include final building materials, landscaping details, grading plans, and a photometric plan.

PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	UR plan sets the lot and building standards.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Tree Preservation and Protection (88-424)	No		
Parking and Loading Standards (88-420)	Yes		Applicant is proposing more than the required parking. Code requirement for parking is 1 per 4 employees or 15 parking spaces for this location. Applicant is proposing 44 spaces. Site is located along the Max line.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Final landscaping plan is required with the UR Final Plan.
Outdoor Lighting Standards (88-430)	Yes	Yes, Subject to Conditions	The applicant must submit an photometric plan with the UR Final Plan
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	Pedestrian connections have been provided from the street to the front door and throughout the site.

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or SITE PLAN (88-516-05)

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

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

The proposed plan complies with all standards of the Zoning and Development Code and all other applicable city plans. While the ProspectUS Corridor Plan does not apply to this application due to its effective date after the application was submitted, has provided a plan which brings the building to the street and places parking to the side of the building.

The District Planner stated, "The proposed facility would provide an employment center accessible by the Prospect MAX, route 35, and route 71 bus lines. The property's proximity to the Prospect MAX bus line and identified as a transit node in the ProspectUS Equitable Transit Oriented Development Strategic Plan necessitates transit-oriented development at this

property. While the building is oriented closer to the street with a defined walkway from the sidewalk to the entrance, the expansive blank first floor façade facing Prospect Avenue does not align with the well-designed city goal in the KC Spirit Playbook nor the definition of a transit neighborhood node found in the ProspectUS Plan. Additional transparency lower to the ground would increase the perception of safety, and the inclusion of public art such as a mural on the blank wall would better align with the History, Arts, and Culture goal in the KC Spirit Playbook, and placemaking recommendations ProspectUS Plan. While energy efficient building materials are proposed, material colors and the selection of materials do not match the surrounding building materials found on commercial buildings along the Prospect Avenue corridor. Alignment with the KC Spirit Playbook, Area Plan design guidelines, and recommendations in the ProspectUS plan were provided but not considered to further increase the overall alignment of the project."

B. The proposed use must be allowed in the district in which it is located;
The proposed Plan is allowed within the UR Zoning District which would permit a manufacturing and distribution center on this site.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;
Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. The applicant is utilizing existing curb cuts on the site.

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. An ADA ramp will be provided from the parking lot to the building. Due to the grade change an ADA ramp was not feasible from a direct path from the street sidewalk to the front door. At this location the applicant has provided a staircase to allow for pedestrian access.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Adequate utilities exist on site to accommodate this plan. Water Mains and Sewer Mains exist within the right-of-way on Prospect Ave, 35th St, and Wabash Ave.

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 proposal brings the building façade up to the street, with parking areas located to the north and south of the structure. This application was submitted prior to the adoption of the Prospect Corridor Avenue Overlay, however the applicant worked with staff to ensure the site design complied with the standards in the overlay. The site orientation aligns with the goals of the Prospect Avenue Overlay and is consistent with the development pattern of other buildings proposed in the area. The proposed structure is compatible with adjacent properties in terms of design quality and architectural 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.

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 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 plan identifies trees to remain and new trees to be planted. Preservation plan did not identify over 1 acre of existing mature canopy.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. 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

Plan Conditions

Report Date: May 28, 2025

Case Number: CD-CPC-2025-00039

Project: Lineage Connect UR Redevelopment

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

1. 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.
2. 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.
3. That prior to issuance of the Certificate of Occupancy 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.
4. 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.
5. 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.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
8. That the plan is revised to show short-term bicycle parking as required of 88-420-09.
9. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
10. That prior with the submittal of the UR Final Plan the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
11. That the UR Final Plan must include a landscape plan which shows landscape species with at least 90% of which are native to Missouri as determined by the Missouri Botanical Gardens.
12. That prior to issuance of the Certificate of Occupancy, the applicant must gain approval of a Final Plat in accordance with the Zoning and Development Code.
13. 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 4/30/2025 via publicengagement@kcmo.org
14. That the UR Final Plan must include a photometric plan in accordance with Section 88-430 of the Zoning and Development Code.

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

15. That a grading plan must be submitted with the UR Final Plan.

16. That a utility plan must be submitted for review with the UR Final Plan.

17. That the UR Final Plan shows the exact location of the short term bicycle parking.

18. Site plan shall be corrected to denote the marked stalls of all 49 proposed spaces with submittal of the UR Final Plan. Only 31 spaces are currently denoted on the site plan. Parking spaces shall not exceed the proposed 49 spaces, including the spaces for the delivery vans, on the final UR Plan.

19. Provide location and species of proposed street trees along Prospect Avenue that meet any applicable standards of the City Forester and the Public Works Department in the final UR Plan.

20. All exterior building facade materials shall be denoted with percentages of the overall square footage of the material installed compared to the entire facade for each building facade on the elevations of the UR final plan.

21. That with the UR Final Plan the applicant must submit a lighting plan for review per city ordinance 88-430-06-A. The Illumination Engineering Society (IES) minimum standards listed in G-1-22 for a parking lot would be an average maintained foot-candle (fc) for an industrial site is 3fc with an average to minimum ratio of 4:1.

22. That with the UR Final Plan the applicant must identify the maximum height of plantings in close proximity to lighting elements. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.

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

23. 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.

24. 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)

25. 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)

26. 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

27. 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)

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

29. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

30. 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)

31. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

32. Shall provide fire lane signage on fire access drives.

33. The proposed building shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)

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

34. 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.

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

35. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

36. 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.

37. 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.

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

38. 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

39. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

40. 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/

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

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

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

43. 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.

44. 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.

45. 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.

46. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat.

Notes from the Ivanhoe Neighborhood Meeting for the Lineage Connect Project of 4/14/25
April 15, 2025
See Attendance "Meeting Sign-in Sheet

Introduction of the Purpose of the meeting and a bit about the project. (Don Maxwell).
- Introduction of project team including owner, Richard Williams, President of Lineage Connect, developer, owners representative and architectural firm.

Who is Lineage Connect? Generate direct mail from creation to mail box; i.e. bills, advertising
- Digital Documents; click and pay.
- Second generation since 1991.
- In Kansas City for over 25 years.
- Based in Charlotte, NC, but originally Buffalo, NY

Reason for new facility for Lineage Connect in neighborhood and with developer.
- Currently at 1700 Broadway. Location condition is probably as challenging wellbeing of employees as at the proposed new location.
- Efficiency of operations at the old facility; old elevators in production, three floors.
- Very little noise produced with operations.
- It is not truck heavy – probably only three 18 wheelers per week.
- Similar life purpose with Developer and Owner.

Why the Prospect location?
- Public transit right in front of the proposed facility.
- Desire to make a difference in the community; economically, atmosphere and aesthetics of the community.
- Attractiveness to nuisance; i.e. drugs, prostitution and homelessness.
- Eliminate a building that has turned into a structure that is dangerous with mold and asbestos from the area (old Safeway / Thriftway.

Impact on people's lives (employees)
- Emphasis in a large percentage of employees getting a "second chance"
- Types of opportunities; potential from entry level to supervisory.
- Caring team: Management designates a digressionary budget item that is administered by working department leadership to facilitate emergency assistance; financial, health, wellness treatment, etc.
- Food pantry for employees.
- Good salary – averages $48,000 a year.
- No of employees in this facility, initially 50 employees, potentially 80 employees.
- Home ownership assistance program with reasonable parameters.
- Full healthcare for full time employees.

Description of the facilities – By Don Maxwell, developer and Bob Wilson of Falk Architects.

Emphasis on a really nice building to work in, security, neighborhood improvement, low impact on the community.

Facility amenities.

Workout facility for employees.

Breakroom, upscale for many employee events.

Description of the building financing structure.

Discussion of work with city on site – zoning, utilities.

Project under construction in the area.

Questions:

Traffic Considerations – no primary entrances off of Wabash, all on 35th and Prospect.

Discussion on current fauna, not much good. Newer landscape would benefit.

Security of area and how it impacts the local community.

PROSPECT FHG - LINEAGE CONNECT

BASE BID:

ALTERNATES:

ARCHITECT:

FALK ARCHITECTS, INC.
BRYAN FALK, LICENSED ARCHITECT, NCARB, LEED AP
BRYAN@FALK-ARCHITECTS.COM
785-691-9958
1520 CLAY ST.
NORTH KANSAS CITY, MO 64116
www.falk-architects.com

PROJECT DESCRIPTION: NEW PRINT SHOP WITH OFFICE SPACES

PROPERTY DESCRIPTION:

A TRACT BEING ALL OF LOTS 1 THROUGH 9, THE NORTH 3.00 FEET OF LOT 15 AND LOTS 16 THROUGH 27,
TANNER HOMESTEAD, A SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP
49 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON APRIL 1, 2025, BY JOHN B. YOUNG, PLS-
2006016647:

BEGINNING AT THE NORTHWEST CORNER OF SAID TANNER HOMESTEAD;
THENCE SOUTH 87°32'08" EAST ALONG THE NORTH LINE OF SAID TANNER HOMESTEAD, 130.05 FEET TO
THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 02°25'09" WEST ALONG THE EAST LINE OF SAID LOT 2, 100.00 FEET;
THENCE SOUTH 87°32'08" EAST, 129.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF PROSPECT AVENUE, AS
NOW ESTABLISHED;
THENCE SOUTH 02°24'28" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 372.94 FEET;
THENCE NORTH 87°33'19" WEST, 129.93 FEET TO THE WEST LINE OF SAID LOT 15;
THENCE NORTH 02°27'33" EAST ALONG THE WEST LINE OF SAID LOTS 15 THROUGH 18, 73.14 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 87°45'03" WEST ALONG THE SOUTH LINE OF SAID LOT 9, 130.09 FEET TO THE WEST LINE OF
SAID TANNER HOMESTEAD;
THENCE NORTH 02°28'44" EAST ALONG SAID WEST LINE, 400.34 FEET TO THE POINT OF BEGINNING.
CONTAINS 100,430 SQUARE FEET OR 2.31 ACRES MORE OR LESS.

OWNER CONTACTS

OWNER'S REPRESENTATIVE & LAND OWNER:
DON MAXWELL
ADDRESS LINE 1
ADDRESS LINE 2

DESIGN TEAM CONTACTS

MEP ENGINEER:

BLANCHARD AE GROUP
RICHARD IVERSON, PE
RIVERSON@BAE.GROUP
785-993-0824
1425 WAKARUSA DR., SUITE B
LAWRENCE, KS 66049
www.BAE-group.engineering

ARCHITECT:

FALK ARCHITECTS, INC.
BRYAN FALK, LICENSED ARCHITECT, NCARB, LEED AP
BRYAN@FALK-ARCHITECTS.COM
785-691-9958
1520 CLAY ST.
NORTH KANSAS CITY, MO 64116
www.falk-architects.com

STRUCTURAL ENGINEER:

JS STRUCTURAL ENGINEERS
KIMBERLY JONES, PE, SE
KIM@JSSTRUCTURALENGINEERS.COM
913-549-4701
7302 W. 145TH TERRACE
OVERLAND PARK, KS 66223
www.jsstructuralengineers.com

CIVIL ENGINEER:

DUBOIS CONSULTANTS
JON GRAY
JGRAY@DUBOISENGRS.COM
816-333-7700
7611 STATE LINE RD., SUITE 103
KANSAS CITY, MO 64114
www.dubconinc.com

UTILITY CONTACTS

KC WATER
STORM AND SANITARY SEWER:

4800 E. 63RD ST.
KANSAS CITY, MO 64130
816-513-0300
CONTACT: KARINE PAPIKIAN

***COMPANY* INTERNET:**

ADDRESS LINE 1
ADDRESS LINE 2
PHONE NUMBER
CONTACT:

SPIRE: GAS

7500 E. 35TH TERRACE
KANSAS CITY, MO
PHONE NUMBER
CONTACT:

***COMPANY* TELEPHONE:**

ADDRESS LINE 1
ADDRESS LINE 2
PHONE NUMBER
CONTACT:

KC WATER
WATER:

4800 E. 63RD ST.
KANSAS CITY, MO 64130
816-513-0236
CONTACT: JEFF MARTIN

EVERGY: ELECTRIC

4400 E FRONT ST.
KANSAS CITY, MO 64120
816-652-8474
CONTACT: MIKE BOSWELL

KANSAS CITY, MO FIRE DEPARTMENT:

635 WOODLAND AVE, SUITE 2100
KANSAS CITY, MO 64106
816-513-4000
CONTACT:

SITE LOCATION

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A503	PLAN DETAILS
A504	WALL PARTITIONS
A601	INTERIOR VERTICAL CIRCULATIONS
A701	EXTERIOR GLAZING ELEVATIONS
A702	INTERIOR GLAZING ELEVATIONS
A703	DOOR ELEVATIONS & SCHEDULES

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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COVER SHEET

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CODE ANALYSIS:

REASON FOR SUBMITTAL - NEW CONSTRUCTION

TYPE OF CONSTRUCTION - II-B PER TABLE 601

B & F1 OCCUPANCY

FULLY SPRINKLED - YES

ALLOWABLE SQUARE FOOTAGE PER FLOOR - 46,500 SQFT (SM) PER TABLE 506.2
FRONTAGE INCREASE - 34,875 SF (0.75 FACTOR PER 506.3.3)
ALLOWABLE SQUARE FOOTAGE PER FLOOR W/ FRONTAGE - 81,375 SF PER FLOOR
ALLOWABLE HEIGHT/STORIES ABOVE GRADE - 75 FT / 3 STORIES PER TABLE 504.3 + 504.4

ACTUAL HEIGHT/STORIES ABOVE GRADE - 34 FT / 2 STORIES

ACTUAL SQUARE FOOTAGE:
LEVEL 1: 39,839 SF
LEVEL 2: 6,544 SF
TOTAL: 46,383 SF

TOTAL OCCUPANT LOAD - 402 OCCUPANTS

ACTIVE FIRE SAFETY FEATURES -
SHAFT SMOKE DETECTION
FIRE EXTINGUISHER
EXIT SIGNS
EMERGENCY LIGHTING
FIRE SPRINKLERS
FIRE ALARM CONTROL PANEL

FACILITY NAME - LINEAGE CONNECT FACILITY

FACILITY ADDRESS - 3510 PROSPECT AVE. KANSAS CITY MISSOURI, 64128

CITY - KANSAS CITY MO **COUNTY** - JACKSON COUNTY

LOCAL FIRE DEPARTMENT - KANSAS CITY FIRE

WATER SUPPLY - KANSAS CITY WATER

LOCAL CITY INSPECTION DEPARTMENT - CITY PLANNING & DEVELOPMENT

CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2018 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROFESSIONAL INFO:
BRYAN FALK
BRYAN@FALK-ARCHITECTS.COM
785-691-9958
1520 CLAY ST., NORTH KANSAS CITY, MO 64116

OCCUPANCY					
Number	**Name**	**Area**	**Occupancy Factor**	**Occupancy Calculation**	**Occupancy Load**
101	RECEPTION	960 ft²	150 ft²	6.398595	6
103	LARGE CONF.	311 ft²	15 ft²	20.752778	21
104	DATA PROCESSING	674 ft²	150 ft²	4.493935	5
105	SERVER	125 ft²	300 ft²	0.417639	1
106	OFFICE	191 ft²	150 ft²	1.275324	2
107	C.S.	665 ft²	150 ft²	4.430417	5
108	C.S. MAN.	191 ft²	150 ft²	1.275324	2
111	PRESORT SUPER.	180 ft²	150 ft²	1.197083	2
112	PROD. SUPER.	180 ft²	150 ft²	1.197083	2
113	JAN.	146 ft²	300 ft²	0.485093	1
114	TOOL & PARTS	387 ft²	300 ft²	1.290972	2
115	PRINT FLOOR	20998 ft²	100 ft²	209.9808	209
116	STORAGE	10604 ft²	300 ft²	35.347699	37
117	TRANS. SUPER	122 ft²	150 ft²	0.812222	1
118	RISER	110 ft²	300 ft²	0.366667	1
119	UTILITY / AIR COMP.	247 ft²	300 ft²	0.822579	1
120	LOADING DOCK	1316 ft²	300 ft²	4.387407	5
121	EXTERIOR MECHANICAL	381 ft²	300 ft²	1.27049	2
200	MEZZANINE	315 ft²			
201	CIRCULATION	538 ft²			
202	SALES TEAM	363 ft²	150 ft²	2.419954	3
203	DIRECTOR OF SALES	175 ft²	150 ft²	1.166667	2
204	GEN. OFFICE	289 ft²	150 ft²	1.925139	2
205	FUTURE	150 ft²	150 ft²	1	1
206	SECURE RECORDS	210 ft²	150 ft²	1.399398	2
207	SMALL CONFERENCE	254 ft²	15 ft²	16.944444	17
208	SUPPLY / COPY	264 ft²	300 ft²	0.881389	1
209	OP. MAN.	188 ft²	150 ft²	1.25	2
210	CIRCULATION	694 ft²			
211	FILING	238 ft²	300 ft²	0.791667	1
212	KITCHENETTE	471 ft²	150 ft²	3.14166	4
213	BREAK ROOM	683 ft²	15 ft²	45.5	46
214	WOMEN	211 ft²			
215	MEN	210 ft²			
216	WORKOUT	714 ft²	50 ft²	14.284607	15
223	MEN	259 ft²			
224	WOMEN	263 ft²			
Grand total: 37		44276 ft²			401

IBC 2018 - DEFINITIONS

ATRIUM
AN OPENING CONNECTING TWO OR MORE STORIES OTHER THAN ENCLOSED STAIRWAYS, ELEVATORS, HOISTWAYS, ESCALATORS, PLUMBING, ELECTRICAL, AIR-CONDITIONING OR OTHER EQUIPMENT, WHICH IS CLOSED AT THE TOP AND NOT DEFINED AS A MALL. STORIES, AS USED IN THIS DEFINITION, DO NOT INCLUDE BALCONIES WITHIN ASSEMBLY GROUPS OR MEZZANINES THAT COMPLY WITH SECTION 505.

MEZZANINE
AN INTERMEDIATE LEVEL OR LEVELS BETWEEN THE FLOOR AND CEILING OF ANY STORY AND IN ACCORDANCE WITH SECTION 505.

IBC 2018 - CODE NOTES:

TABLE 307.1(1)MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD
THE OWNER HAS CONFIRMED THEY ARE UNDER THE MAXIMUM ALLOWABLE QUANTITIES FOR HAZARDOUS MATERIALS.

505.2 MEZZANINES.
A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 7 FEET.

505.2.1 AREA LIMITATION.
THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM. **FLOOR AREA OF MEZZANINE IS 1/3 THE FLOOR AREA OF THE ROOM DIRECTLY ASSOCIATED WITH IT (THE LOBBY).**

903.2.4 GROUP F-1.
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP F-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1.A GROUP F-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET.
3.THE COMBINED AREA OF ALL GROUP F-1 FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET.

907.2.2 GROUP B
A MANUAL FIRE SYSTEM IS NOT REQUIRED IN GROUP B OCCUPANCIES WHERE THE BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLING THROUGHOUT.

907.2.4 GROUP F
A MANUAL FIRE SYSTEM IS NOT REQUIRED IN GROUP F OCCUPANCIES WHERE THE BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLING THROUGHOUT.

2018 INTERNATIONAL PLUMBING CODE (IPC):

PER SECTION **410.3**, PROVIDE TWO DRINKING FOUNTAINS FOR PEOPLE WHO USE WHEELCHAIR AND STANDING PERSONS.

PER SECTION **424.2**, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS.

SECTION 2902.1: MINIMUM REQUIRED PLUMBING FIXTURES
B OCCUPANCY: **152 OCCUPANTS**

WATER CLOSET
MINIMUM REQUIRED: 3 MALE / 3 FEMALE
ACTUAL PROVIDED: 1 MALE / 2 FEMALE

URINALS
MINIMUM REQUIRED: N/A
MAXIMUM ALLOWED SUBSTITUTION: 50%
ACTUAL PROVIDED: 1

LAVATORY
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 2 MALE / 2 FEMALE

DRINKING FOUNTAIN
MINIMUM REQUIRED: 1 HANDICAPPED + 1 STANDING
ACTUAL PROVIDED: 1 HANDICAPPED + 1 STANDING

SERVICE SINK
MINIMUM REQUIRED: 1
ACTUAL PROVIDED: 1

SECTION 2902.1: MINIMUM REQUIRED PLUMBING FIXTURES
F-1 OCCUPANCY: **246 OCCUPANTS**

WATER CLOSET
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 2 MALE / 4 FEMALE

URINALS
MINIMUM REQUIRED: N/A
MAXIMUM ALLOWED WATER CLOSET SUBSTITUTION: 50%
ACTUAL PROVIDED: 2

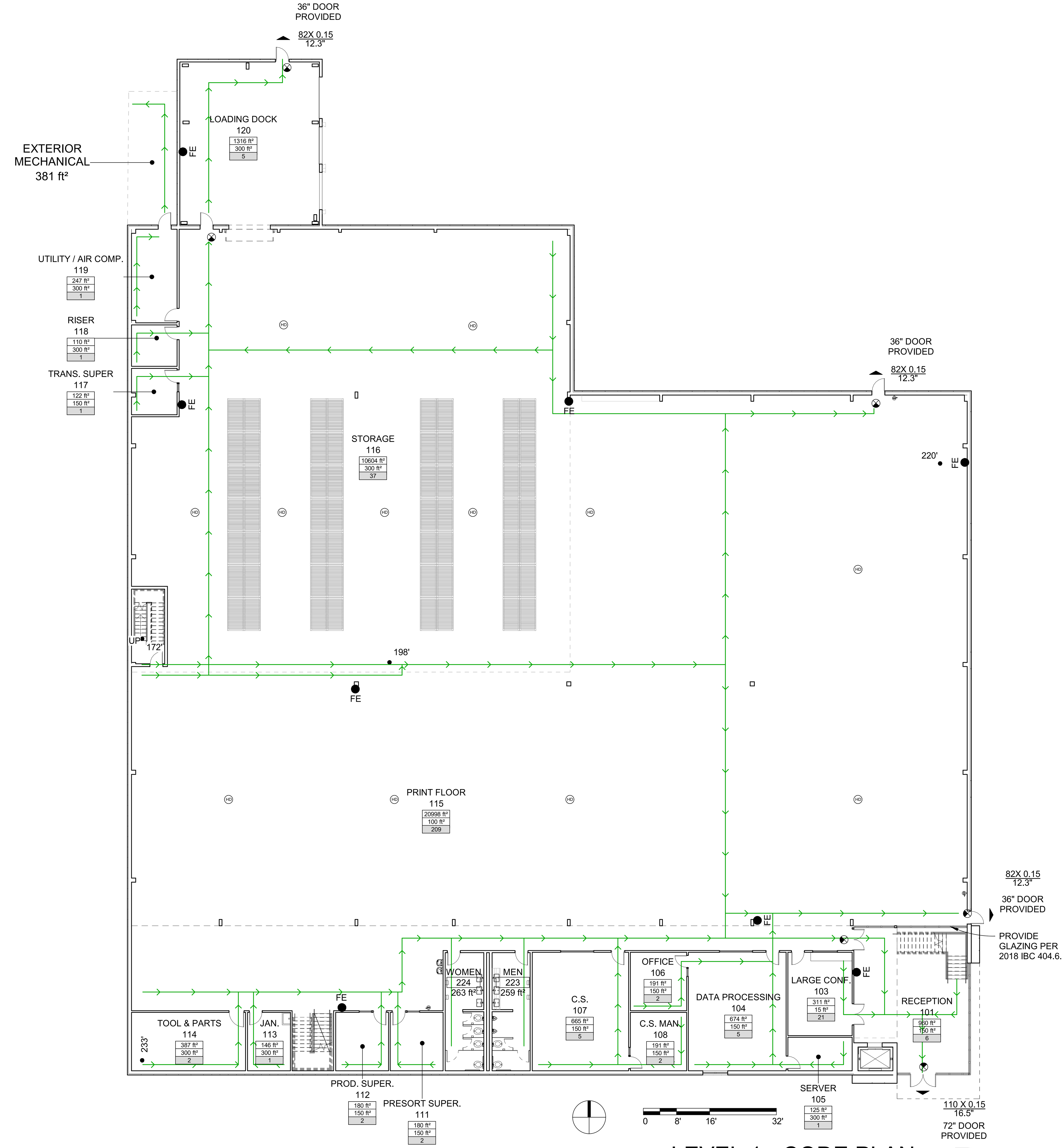
LAVATORY
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 3 MALE / 3 FEMALE

DRINKING FOUNTAIN
MINIMUM REQUIRED: 1 STANDING + 1 HANDICAPPED
ACTUAL PROVIDED: 1 STANDING + 1 HANDICAPPED

SERVICE SINK
MINIMUM REQUIRED: 1
ACTUAL PROVIDED:

CODE PLAN LEGEND

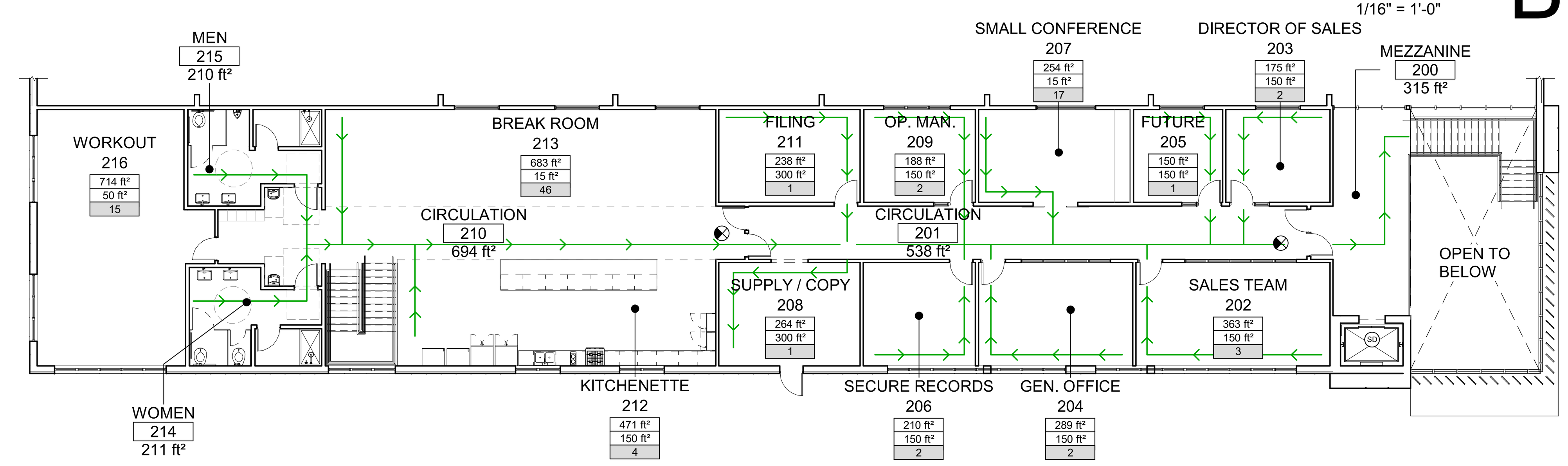
SYMBOL	DESCRIPTION
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHTING
	EMERGENCY LIGHTING
FE	FIRE EXTINGUISHER
	EXIT - EXTERIOR
	PATH OF TRAVEL - EGRESS
	1-HR FIRE RATED BARRIER
OCCUPANTS X WIDTH FACTOR / WIDTH (INCHES)	CLEAR EGRESS WIDTH



LEVEL 1 - CODE PLAN

1/16" = 1'-0"

B



LEVEL 2 - CODE PLAN

1/16" = 1'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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CODE PLAN

FALK ARCHITECTS INC

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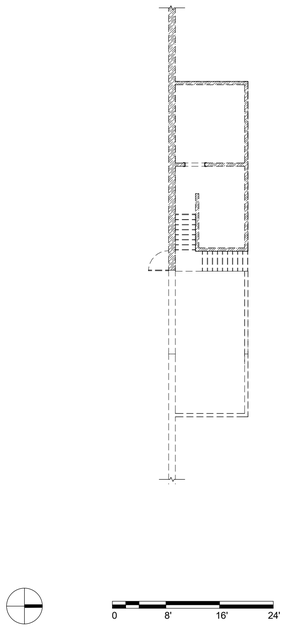
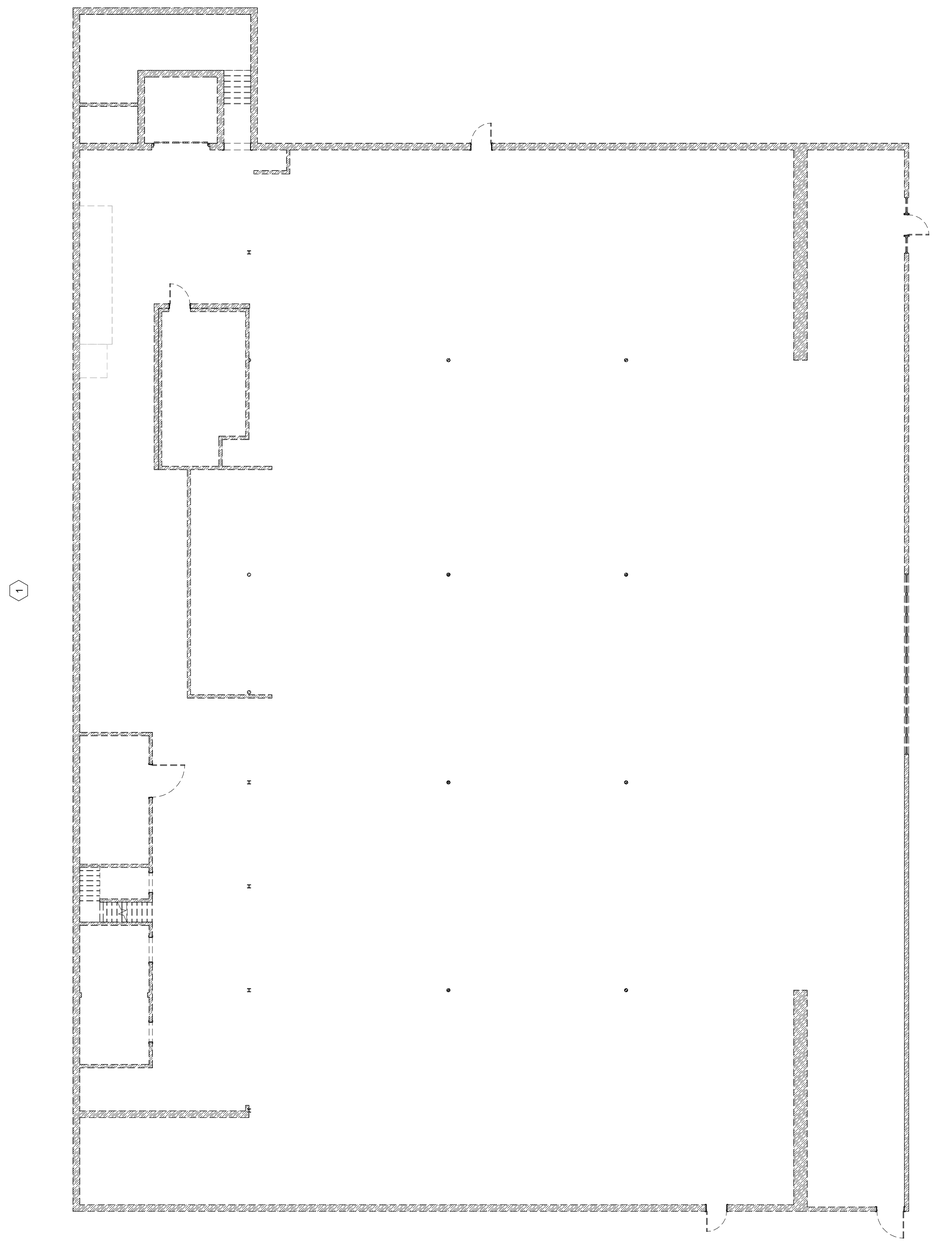
DEMO NOTES

1. xxxxxx
2. xxxxxx
3. xxxxxx
4. xxxxxx



MEZZANINE - DEMO PLAN
3/32" = 1'-0"
B



FINISH PLAN - DEMO PLAN
3/32" = 1'-0"
A

DATE PRINTED: 5/16/2025 11:00:24 AM
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DATE: 05-16-2025

2024-126

LINEAGE CONNECT

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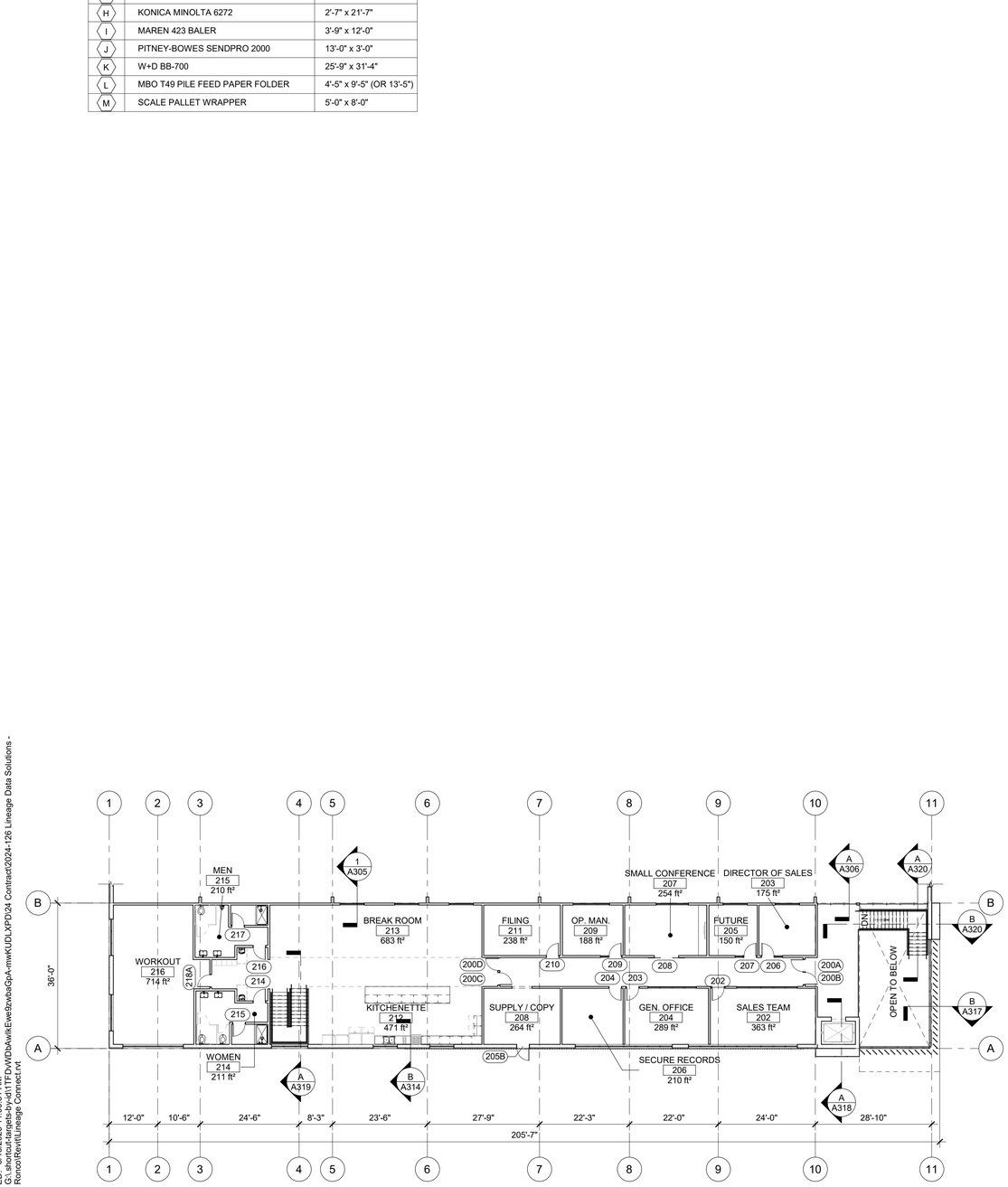
EXISTING BUILDING DEMO

FALK ARCHITECTS INC

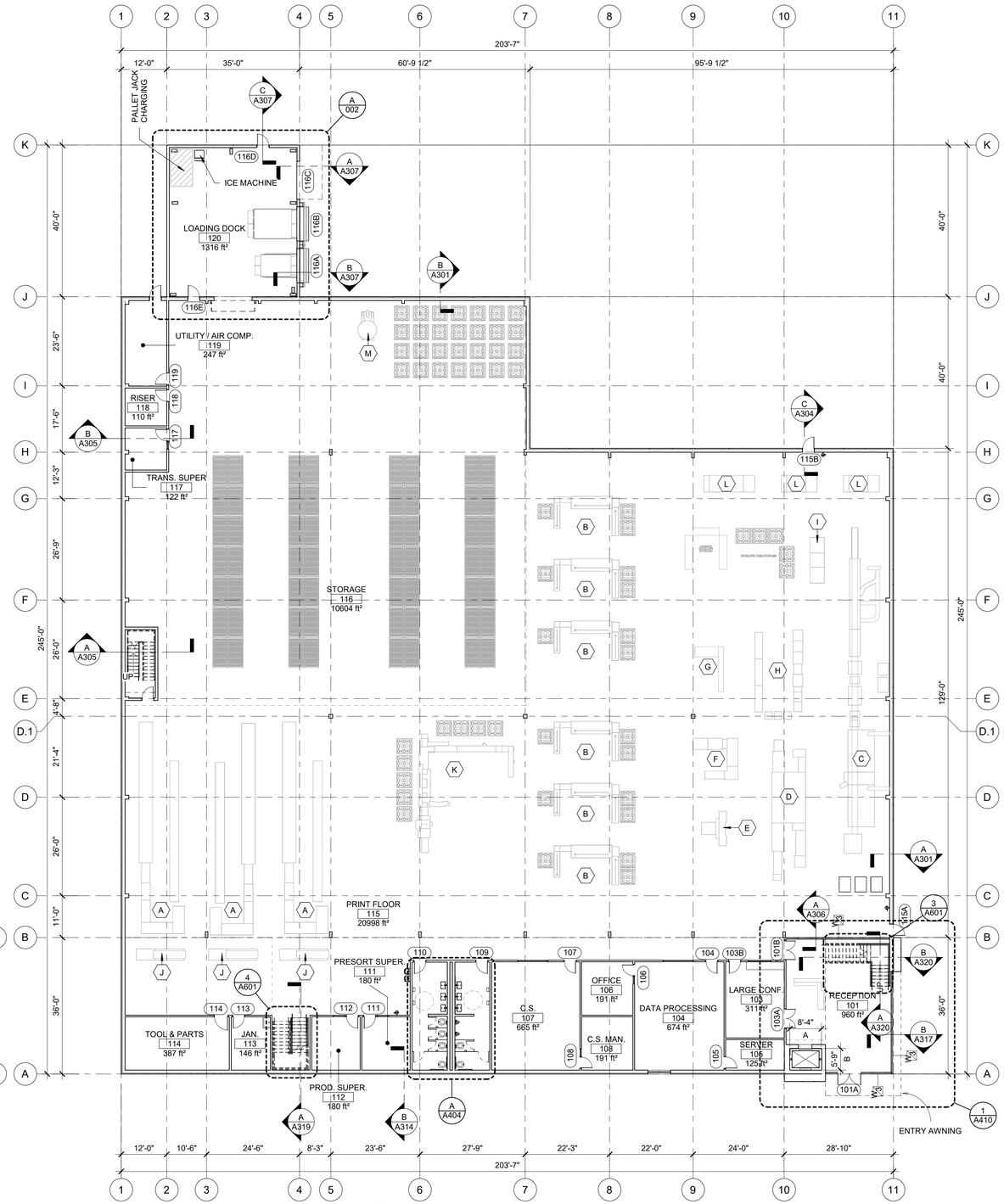
EQUIPMENT SCHEDULE		
TAG	NAME	DIMENSIONS
A	BELL & HOWELL CRITERION	12'-0" x 55'-10"
B	BELL & HOWELL MAILSTAR INSERTER	17'-0" x 10'-5"
C	CANON COLORSTREAM 3500	7'-0" x 86'-0"
D	CANON VARIOPRINT I300	9'-0" x 37'-0"
E	CHALLENGE CHAMPION 370 TC CUTTER	9'-0" x 6'-7"
F	HORIZON HTS-30	10'-11" x 11'-11"
G	KIRK-RUDY 215 INKJET	7'-7" x 12'-0"
H	KONICA MINOLTA 6272	2'-7" x 21'-7"
I	MAREN 423 BALER	3'-9" x 12'-0"
J	PITNEY-BOWES SENDPRO 2000	13'-0" x 3'-0"
K	W+D BB-700	25'-9" x 31'-4"
L	MBO T49 PILE FEED PAPER FOLDER	4'-5" x 9'-5" (OR 13'-5")
M	SCALE PALLET WRAPPER	5'-0" x 8'-0"



LEVEL 2 - OVERALL FLOOR PLAN

1/16" = 1'-0"

B



LEVEL 1 - OVERALL FLOOR PLAN

1/16" = 1'-0"

A

DD

DATE: 05-16-2025

2024-126

PLAN NOT LOCKED IN

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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OVERALL FLOOR PLAN

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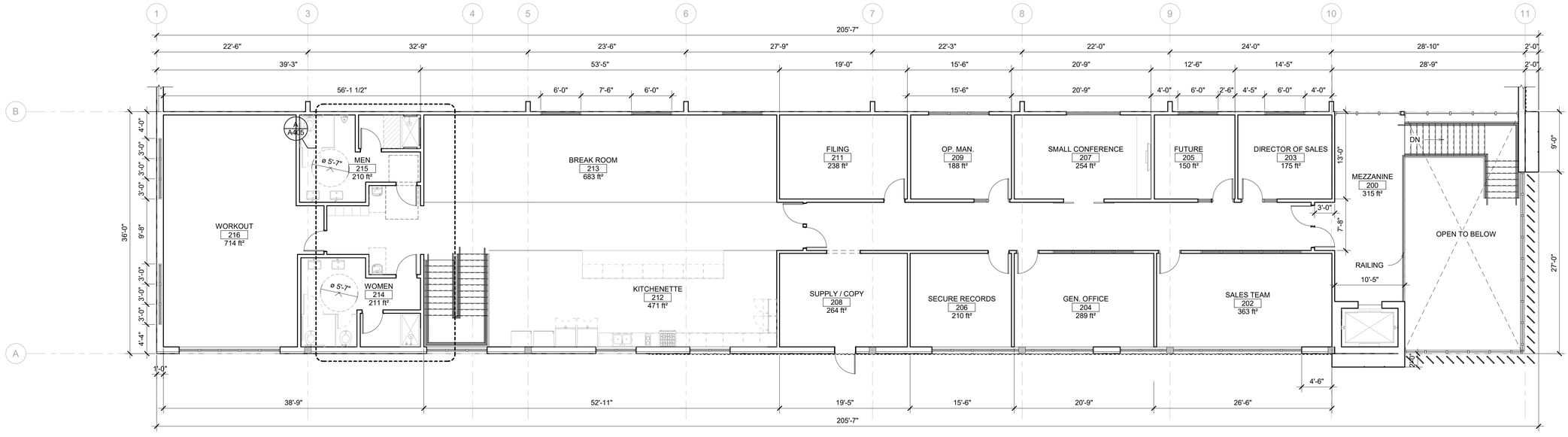
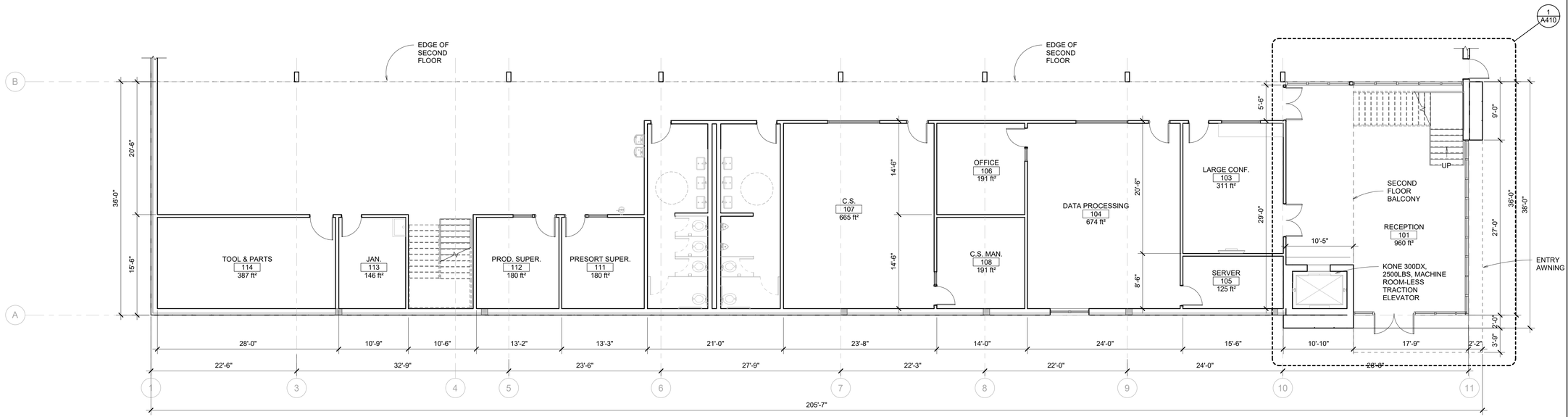


LEVEL 2 - DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

B



LEVEL 1 - DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

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ENLARGED FLOOR PLANS

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TABLE 1 - SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-1.5, B-2	UR		
GROSS LAND AREA				
IN SQUARE FEET		100,430		
IN ACRES		2.31		
RIGHT-OF-WAY DEDICATION	-	-		
IN SQUARE FEET	-	-		
IN ACRES	-	-		
NET LAND AREA				
IN SQUARE FEET		100,430		
IN ACRES		2.31		
BUILDING AREA (SQ. FT.)		40,495		
FLOOR AREA RATIO		40.32%		
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS	-	-		
DETACHED HOUSE	-	-		
ZERO LOT LINE HOUSE	-	-		
COTTAGE HOUSE	-	-		
SEMI-ATTACHED HOUSE	-	-		
TOWNHOUSE	-	-		
TWO-UNIT HOUSE	-	-		
MULTI-UNIT HOUSE	-	-		
COLONNADE	-	-		
MULTIPLEX	-	-		
MULTI-UNIT BUILDING	-	-		
TOTAL LOTS				
RESIDENTIAL	7	0		
PUBLIC/CIVIC	-	-		
COMMERCIAL	-	-		
INDUSTRIAL	-	1		
OTHER	2	0		

TABLE 2 - BUILDING DATA				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	20-FT			
FRONT SETBACK	0-FT			
SIDE SETBACK	10-FT			
SIDE SETBACK (ABUTTING STREET	10-FT			
HEIGHT		20-FT		

TABLE 4 - PARKING					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE(S)		49		2	NO
TOTAL					

LEGEND

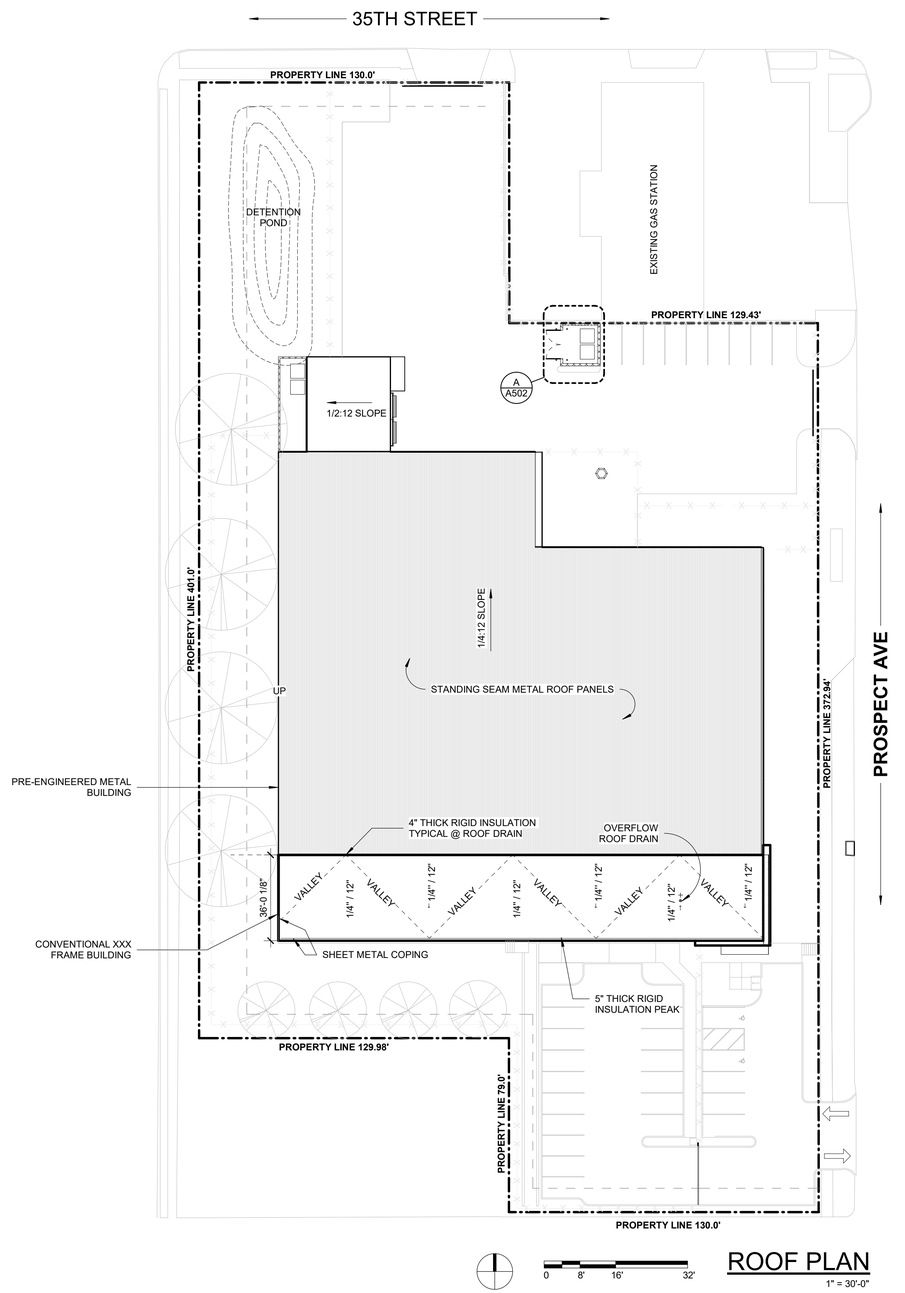
- ROOF DRAIN
- ROOF VENT
- OVERFLOW
- ROOFTOP EQUIPMENT (SHAPE MAY VARY)
- ROOF SLOPE
- ROOFTOP VENTILATION (SHAPE MAY VARY)

GENERAL NOTES:

ALL ROOF PENETRATION INCLUDING EQUIPMENTS VENTS, PIPES, DRAINS SHOWN DIAGRAMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY ALL PENETRATIONS TYPE, SIZE, AND LOCATION BEFORE CONSTRUCTION AND INSTALL PER NRCA, SMACNA AND MANUFACTURER RECOMMENDATIONS AND INSTRUCTIONS.

PROVIDE BACK UP ROOF DRAIN NEXT TO MAIN ROOF DRAIN

CONTRACTOR SHALL PROVIDE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS FOR SUCH DEVICE W/ LOCATIONS OF INSTALL AND METHOD OF INSTALL FOR APPROVAL BY ARCHITECT.



ROOF PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

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ROOF PLAN & DETAILS

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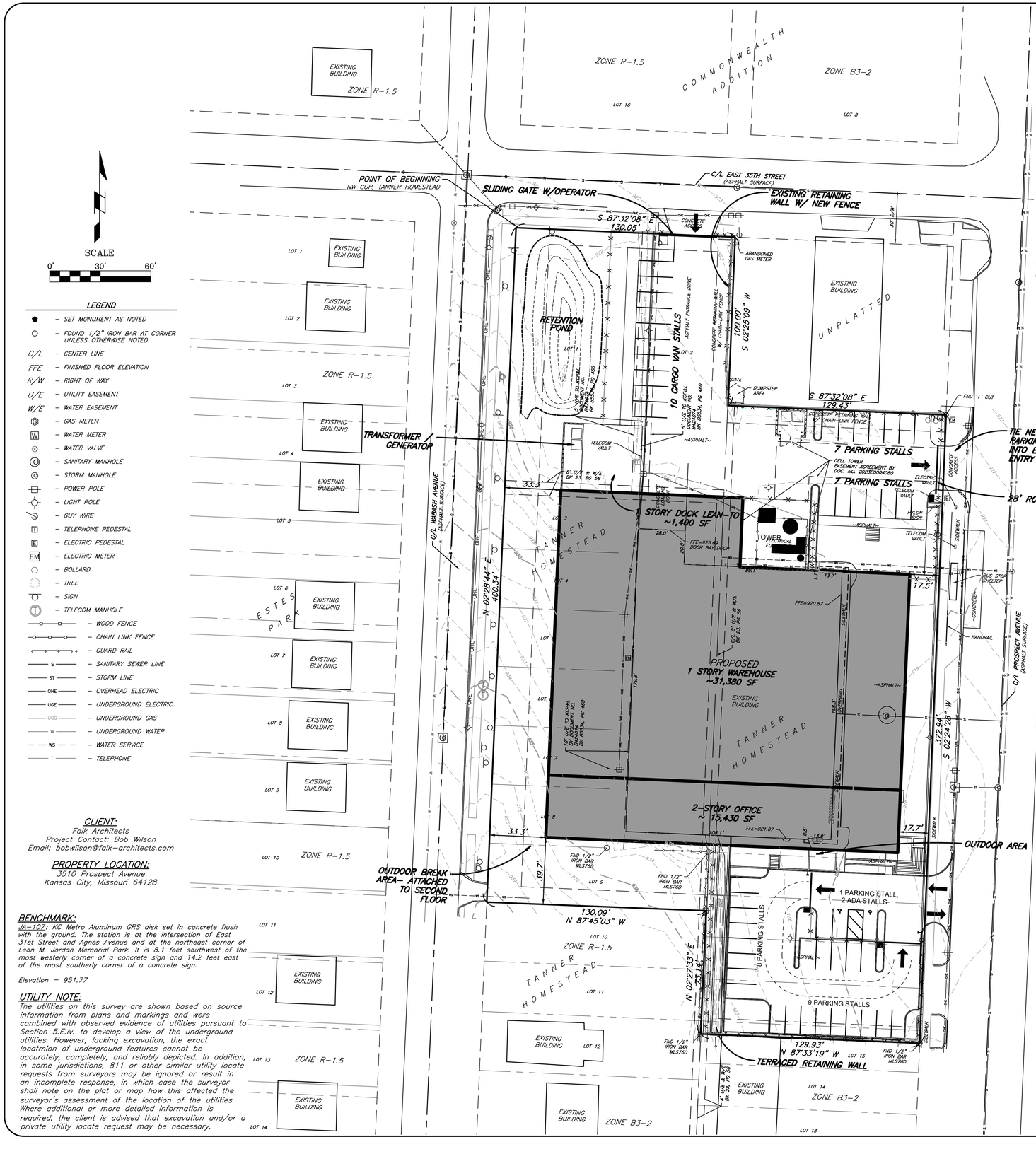
PRELIMINARY PLAT

PROSPECT FHG

NE 1/4, SECTION 21, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGEND

- ⬟ – SET MONUMENT AS NOTED
- ○ – FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- C/L – CENTER LINE
- FFE – FINISHED FLOOR ELEVATION
- R/W – RIGHT OF WAY
- U/E – UTILITY EASEMENT
- W/E – WATER EASEMENT
- G – GAS METER
- W – WATER METER
- ⊗ – WATER VALVE
- S – SANITARY MANHOLE
- ST – STORM MANHOLE
- – POWER POLE
- – LIGHT POLE
- – GUY WIRE
- T – TELEPHONE PEDESTAL
- E – ELECTRIC PEDESTAL
- EM – ELECTRIC METER
- – BOLLARD
- – TREE
- – SIGN
- T – TELECOM MANHOLE
- OHE – OVERHEAD ELECTRIC
- UGE – UNDERGROUND ELECTRIC
- UGG – UNDERGROUND GAS
- W – UNDERGROUND WATER
- WS – WATER SERVICE
- T – TELEPHONE

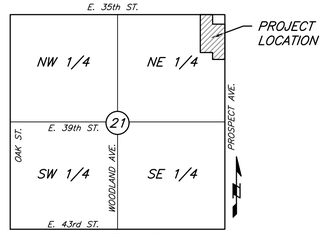
CLIENT:
Folk Architects
Project Contact: Bob Wilson
Email: bobwilson@folk-architects.com

PROPERTY LOCATION:
3510 Prospect Avenue
Kansas City, Missouri 64128

BENCHMARK:
JA-107: KC Metro Aluminum GRS disk set in concrete flush with the ground. The station is at the intersection of East 31st Street and Agnes Avenue and at the northeast corner of Leon M. Jordan Memorial Park. It is 8.1 feet southwest of the most westerly corner of a concrete sign and 14.2 feet east of the most southerly corner of a concrete sign.

Elevation = 951.77

UTILITY NOTE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact locatmion of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



VICINITY MAP
SEC. 21-49-33
N.T.S.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 15th day of January, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI
JOHN B. YOUNG
NUMBER LS-2006016647
PROFESSIONAL LAND SURVEYOR

4-15-25
Date

John B. Young PLS-2006016647

PROPERTY DESCRIPTION:
A tract being all of Lots 1 through 9, the North 3.00 feet of Lot 15 and Lots 16 through 27, TANNER HOMESTEAD, a subdivision and part of the Northeast Quarter of Section 21, Township 49 North, Range 33 West, all in Kansas City, Jackson County, Missouri, being more particularly described as follows, surveyed and described on April 1, 2025, by John B. Young, PLS-2006016647:

Beginning at the Northwest corner of said TANNER HOMESTEAD; Thence South 87°32'08" East along the North line of said TANNER HOMESTEAD, 130.05 feet to the Northeast corner of said Lot 2; Thence South 02°25'09" West along the East line of said Lot 2, 100.00 feet; Thence South 87°32'08" East, 129.43 feet to the West Right-of-Way line of Prospect Avenue, as now established; Thence South 02°24'28" West along said West Right-of-Way line, 372.94 feet; Thence North 87°33'19" West, 129.93 feet to the West line of said Lot 15; Thence North 02°27'33" East along the West line of said Lots 15 through 18, 73.14 feet to the Southeast corner of said Lot 9; Thence North 87°45'03" West along the South line of said Lot 9, 130.09 feet to the West line of said TANNER HOMESTEAD; Thence North 02°28'44" East along said West line, 400.34 feet to the Point of Beginning. Contains 100,430 square feet or 2.31 acres more or less.

GENERAL NOTES:
1.) The Plat of TANNER HOMESTEAD is recorded in Plat Book 23 at Page 56 in the Recorder of Deeds Office, Jackson County, Missouri.

2.) REFERENCED: ALTA/NSPS Land Title Survey performed by Anderson Survey Company for Lineage Properties Missouri, LLC, dated 04/19/2024 by John P. Webster, PLS # 200900006.

3.) Basis of bearings is established by the Missouri State Plane Coordinate System from GPS observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Maps (FIRM) 29095C0258G & 29095C0266G, both effective January 20, 2017.

5.) No Title Report was provided at the time of this survey.

6.) Utility structures, above and below ground, have been shown as marked by Dig Safe.

ZONING NOTES:
OVERLAY DISTRICT NODE
URBAN NEIGHBORHOOD NODE
URBAN NEIGHBORHOOD NODES ARE INTENDED TO ESTABLISH SMALLER-SCALE, NEIGHBORHOOD-ORIENTED COMMERCIAL HUBS AT PROSPECT MAX TRANSIT STOPS. THIS SUBDISTRICT ENABLES LOWER INTENSITY COMMERCIAL AND INSTITUTIONAL USES TO MEET DAILY NEEDS FOR SURROUNDING NEIGHBORHOODS. THE URBAN NEIGHBORHOOD NODE ESTABLISHES A COMPACT, WALKABLE DEVELOPMENT PATTERN THAT IS OF A LIMITED SCALE AND HEIGHT TO COMPLEMENT ADJACENT NEIGHBORHOOD SETTINGS

USE: 88-805-05-B. MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICES

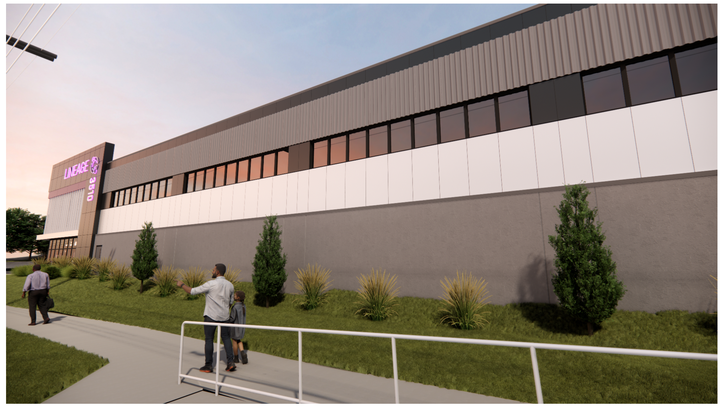
J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\24-499 - SW Quad of 35th & Prospect\DRAWINGS\2025.03.28-PPLAT\24.499PPLAT.dwg-Apr 15, 2025-2:07pm

1	INITIAL SUBMITTAL	04-15-25

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS BUFFER WIDTH TREES SHRUBS / WALL / BERM ADJACENT TO RESIDENTIAL ZONES BUFFER WIDTH SHRUBS / BERM / FENCE / WALL				
88-425-06 INTERIOR VEHICULAR USE AREA INTERIOR AREA TREES SHRUBS				
88-425-07 PARKING GARAGE SCREENING	DESCRIBE			
88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING	DESCRIBE			
88-425-09 OUTDOOR USE SCREENING	DESCRIBE			

TABLE 3A - ALTERNATIVE COMPLIANCE TO LANDSCAPE STANDARDS		
88-425 LANDSCAPE REQUIREMENTS	PROPOSED ALTERNATIVE	APPROVED
88-425-04 GENERAL		
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS BUFFER WIDTH TREES SHRUBS / WALL / BERM ADJACENT TO RESIDENTIAL ZONES BUFFER WIDTH SHRUBS / BERM / FENCE / WALL		
88-425-06 INTERIOR VEHICULAR USE AREA INTERIOR AREA TREES SHRUBS		
88-425-07 PARKING GARAGE SCREENING		
88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING		
88-425-09 OUTDOOR USE SCREENING		

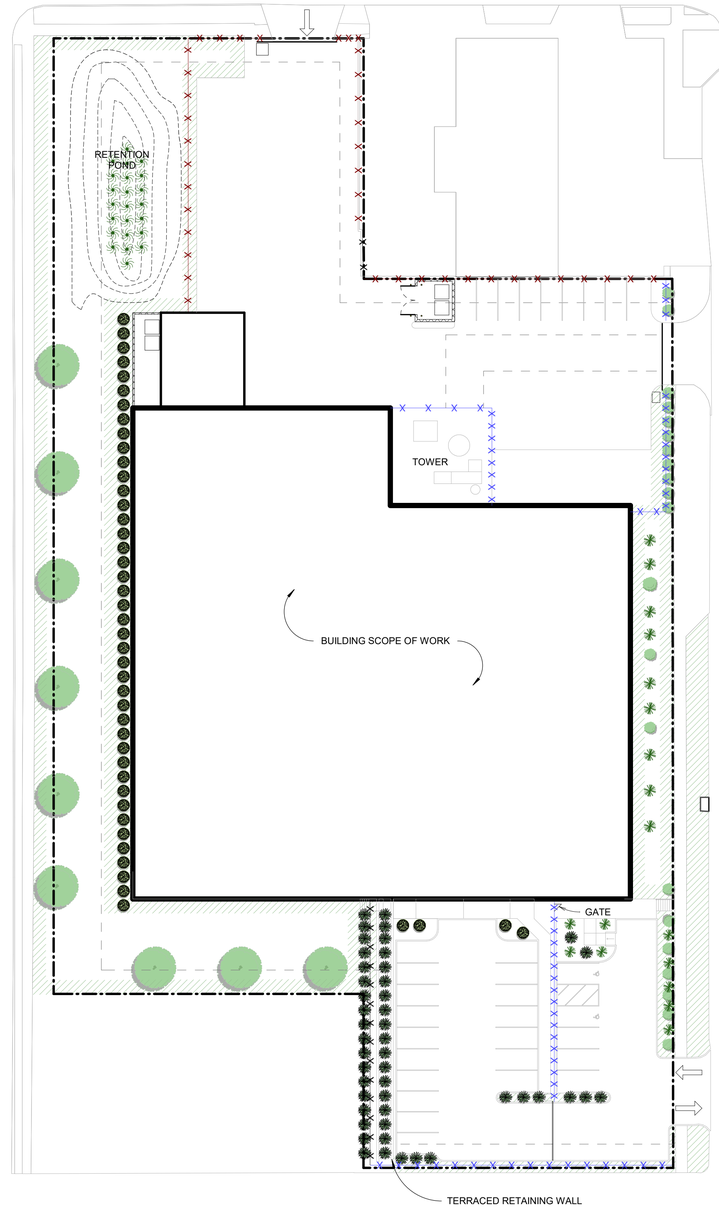


LANDSCAPE CONCEPT RENDER - EAST FACADE

8FT BLACK POWDER-COATED ANTI-CLUMB FENCE

UTILITY FENCE - BLACK CHAIN LINK

TABLE 3B - LANDSCAPE SCHEDULE		
88-425 LANDSCAPE SCHEDULE	SYMBOL	QUANTITY
88-425-03 STREET TREES		
2.5 CALIPER TREE - BALD CYPRESS		9
1.5 CALIPER TREE - JUNIPERUS VIRGINIANA 'TAYLOR'		21
88-425-04 GENERAL		
NATIVE BIORETENTION PLANTING - PRAIRIE DROPSEED		23
NATIVE ORNAMENTAL GRASS - SWITCHGRASS		18
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS ADJACENT TO RESIDENTIAL ZONES 88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING 88-425-09 OUTDOOR USE SCREENING		
HYPERICUM PROLIFICUM - SHRUBBY ST. JOHN'S WORT		46
88-425-06 INTERIOR VEHICULAR USE AREA		
THUJA OCCIDENTALIS 'BOBOZAM' - AMERICAN ARBORVITAE		47



PRELIMINARY LANDSCAPING PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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LANDSCAPING PLANS

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6. 88-424 TREE PRESERVATION AND PROTECTION			
STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	0.57	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.11	ACRES
1C	STEP 1A - STEP 1B	0.46	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	0.00	ACRES
2B	STEP 1C - STEP 2A	0.46	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.16	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	24.0	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	52.5	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4 - STEP 5	-28.5	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY $185		DOLLARS

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

LEGEND:

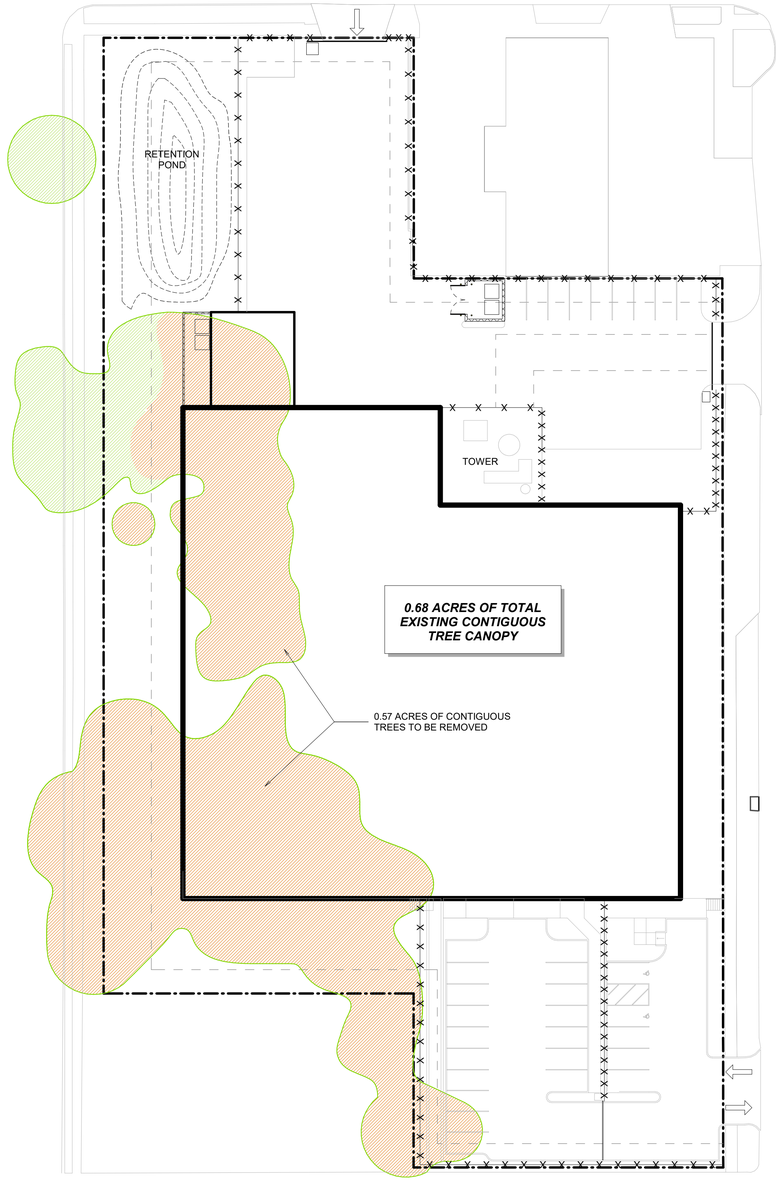
PROJECT PROPERTY BOUNDARY

EXISTING CONTIGUOUS TREE CANOPY

TREES TO BE PRESERVED

TREES TO BE REMOVED

EXISTING TREES TO BE PRESERVED



MITIGATION PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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MITIGATION PLAN

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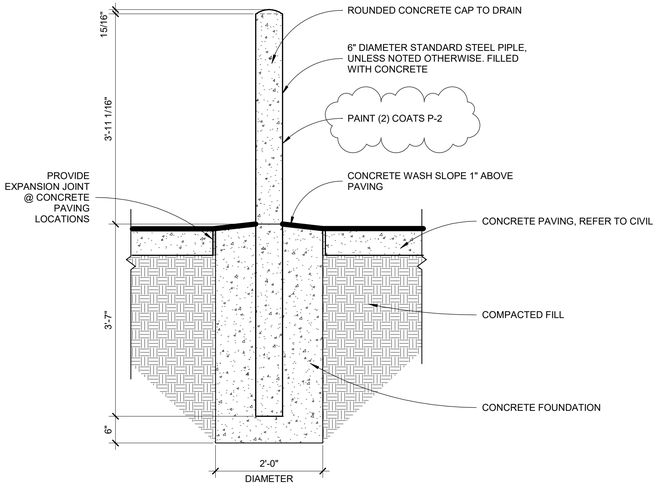
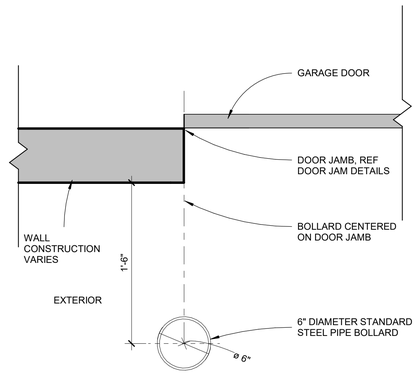
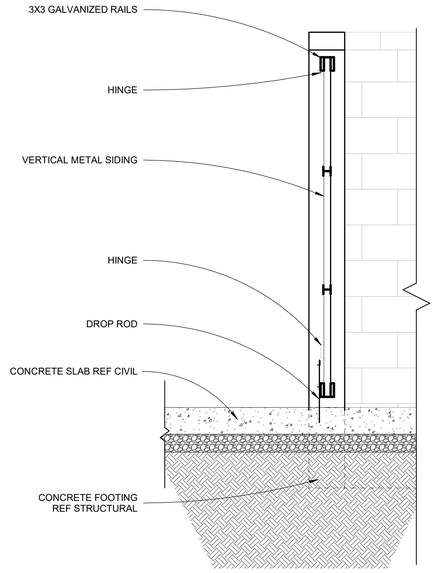


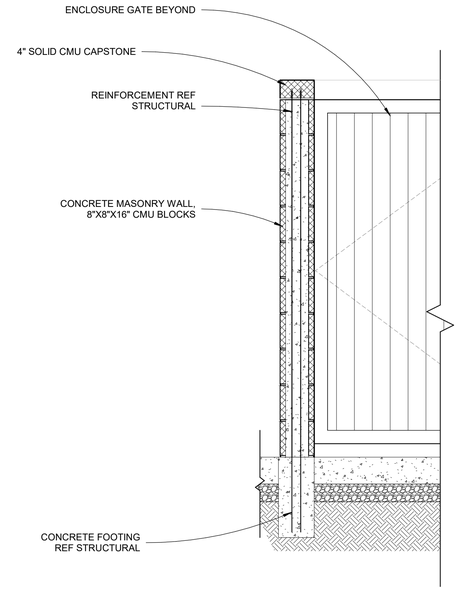
TYP. BOLLARD SECTION G
3/4" = 1'-0"



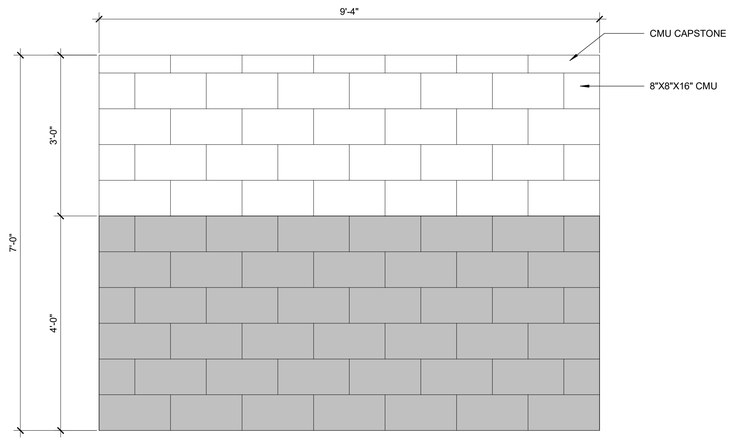
TYP. BOLLARD PLAN F
1 1/2" = 1'-0"



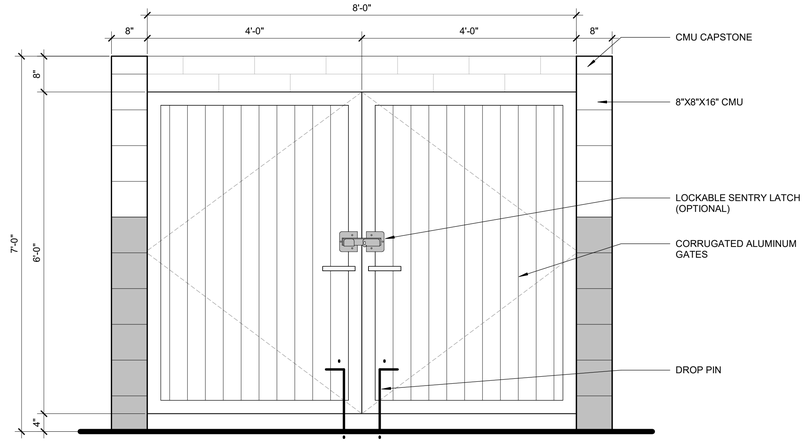
ENCLOSURE GATE SECTON E
3/4" = 1'-0"



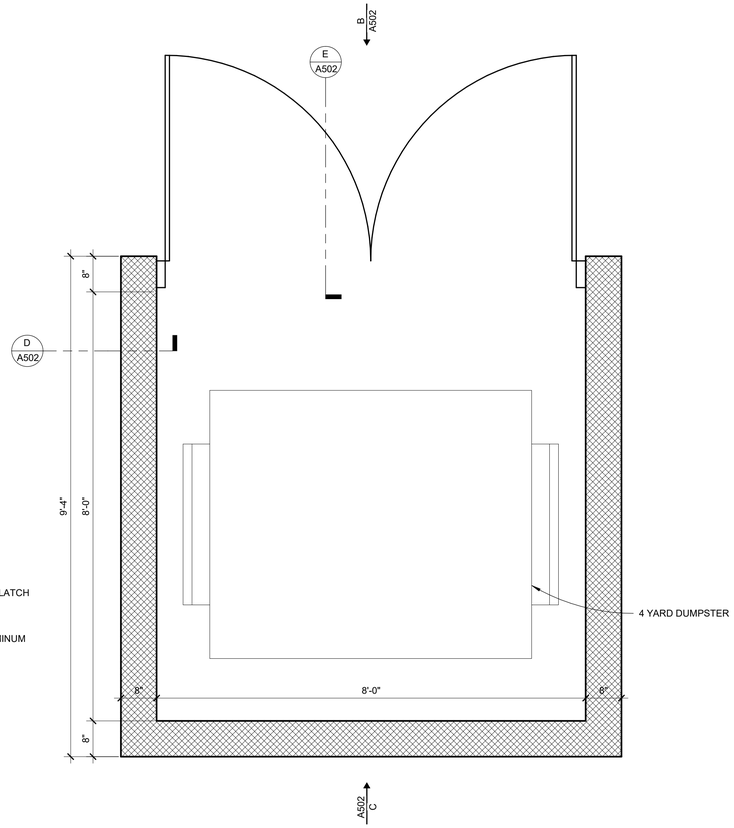
ENCLOSURE SECTION D
3/4" = 1'-0"



ENCLOSURE SIDE / BACK ELEVATION C
3/4" = 1'-0"



ENCLOSURE GATE ELEVATION B
3/4" = 1'-0"



TRASH ENCLOSURE PLAN A
3/4" = 1'-0"

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2024-126

LINEAGE CONNECT

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DUMPSTER ENCLOSURE

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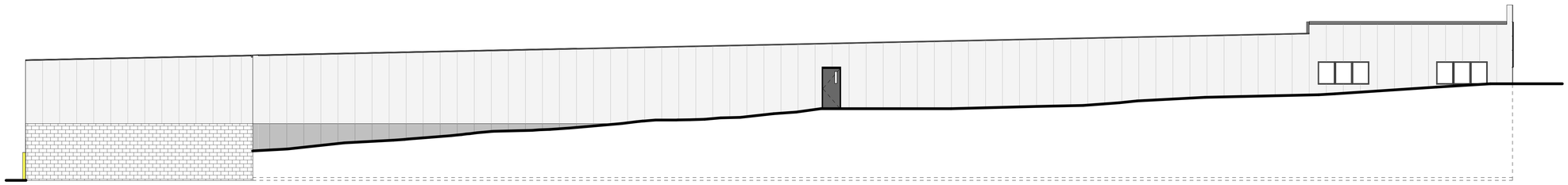
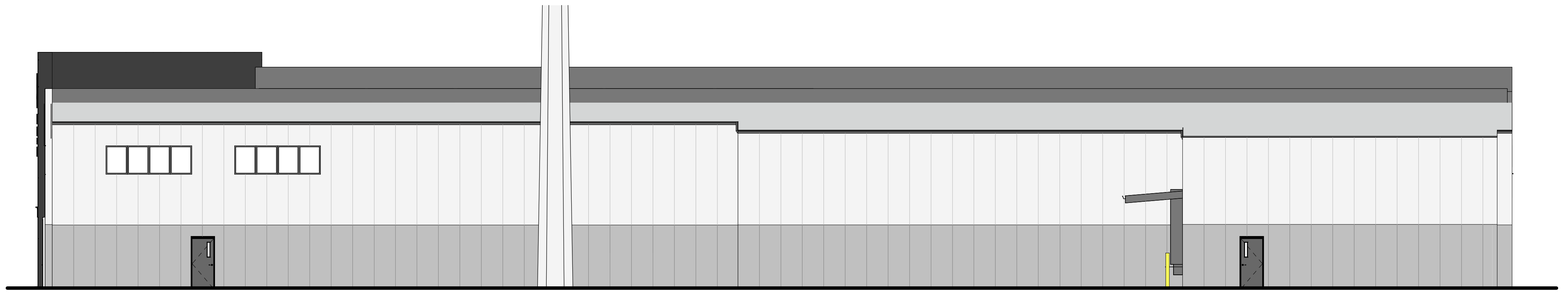
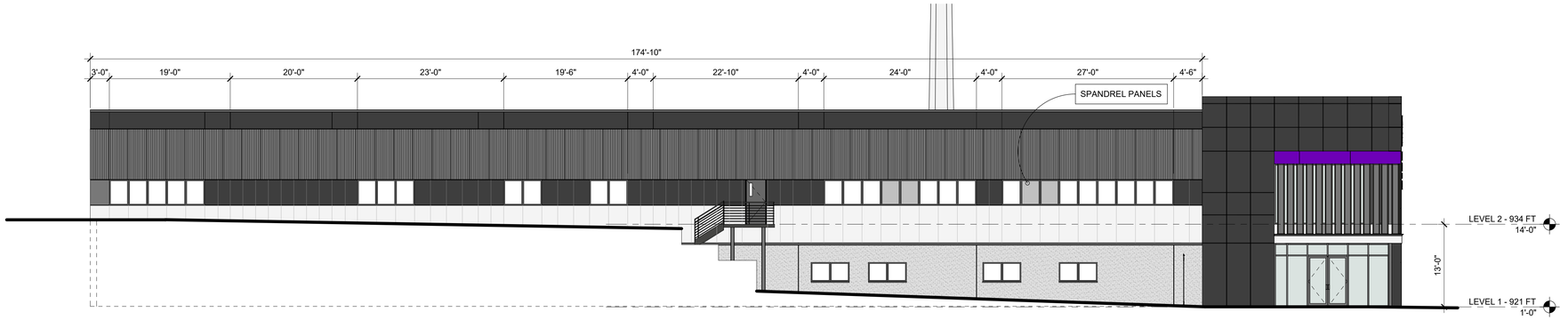


WEST ELEVATION D
1" = 10'-0"



NORTH ELEVATION C
1" = 10'-0"



SOUTH ELEVATION B
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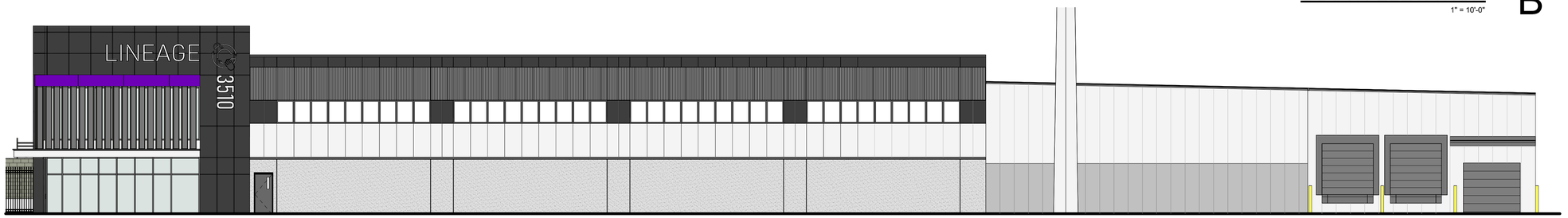

EAST ELEVATION A
1" = 10'-0"

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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PROPOSED ELEVATIONS

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LINEAGE
3510

CHECKLIST SUMMARY

Area Plan Alignment**: Low**

KC Spirit Playbook Alignment: **Low**

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		
Medium	DO HE SEG	**DO:** Creates a new employment center connected by public transit. **HE:** Utilizes energy efficient building materials and proposes PV panel installation. **SEG:** Utilizes vacant property at a corner in need of reinvestment, but higher quality and context-appropriate design and materials would help increase alignment.
Low	CC HAC WDC	**CC:** Alignment would increase with the inclusion of street tree installation on the final UR Plan after consulting Public Works and the Forestry Office. East elevation does not provide windows with two way transparency at eye level to increase eyes on the street. **HAC:** No public art is included as a way to address blank walls on the exterior façade facing Prospect Avenue. **WDC:** Proposed building materials are not appropriate to the context of the neighborhoods surrounding the site. The building's main entrance is oriented to the parking lot and not the main entrance. The large blank façade on the first floor facing Prospect Avenue does not contribute to

		increasing perceptions of safety and the transit-oriented development form found in both the TOD Policy and the ProspectUS Plan.

Alignment Comments:

The proposed facility would provide an employment center accessible by the Prospect MAX, route 35, and route 71 bus lines. The property's proximity to the Prospect MAX bus line and identified as a transit node in the ProspectUS Equitable Transit Oriented Development Strategic Plan necessitates transit-oriented development at this property. While the building is oriented closer to the street with a defined walkway from the sidewalk to the entrance, the expansive blank first floor façade facing Prospect Avenue does not align with the well-designed city goal in the KC Spirit Playbook nor the definition of a transit neighborhood node found in the ProspectUS Plan. Additional transparency lower to the ground would increase the perception of safety, and the inclusion of public art such as a mural on the blank wall would better align with the History, Arts, and Culture goal in the KC Spirit Playbook, and placemaking recommendations ProspectUS Plan. While energy efficient building materials are proposed, material colors and the selection of materials do not match the surrounding building materials found on commercial buildings along the Prospect Avenue corridor. Alignment with the KC Spirit Playbook, Area Plan design guidelines, and recommendations in the ProspectUS plan were provided but not considered to further increase the overall alignment of the project.