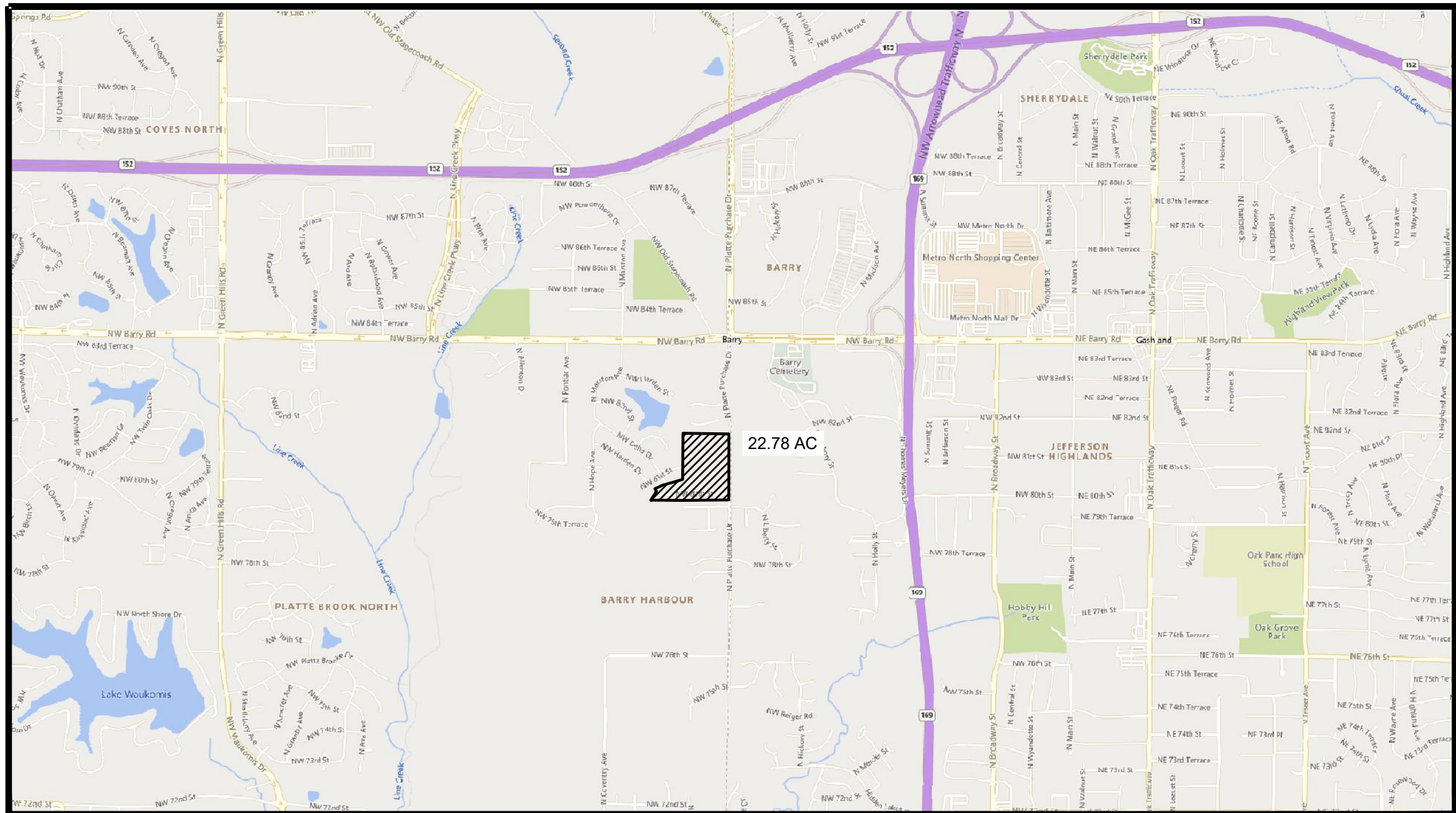


DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT FOR PARK PLACE

N PLATTE PURCHASE DRIVE & NW 80TH ST
SECTION 10, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING & UTILITY PLAN
06	PRELIMINARY STREAM BUFFER PLAN
07	TREE PRESERVATION PLAN
08	PUBLIC STREET LIGHTING PLAN
09	LANDSCAPE PLAN
10	BUILDING ELEVATIONS
11	BUILDING PERSPECTIVES
12	BUILDING FLOOR PLANS

PROJECT TEAM & UTILITY CONTACT LIST

OWNER/DEVELOPER
PAPOO LLC
6601 N NATIONAL DRIVE
PARKVILLE, MO 64152
CONTACT: JACIE LIEBER
PHONE: 816.935.6078

ENGINEER
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1301 BURLINGTON STREET
NORTH KANSAS CITY, MO 64116
CONTACT: STEPHEN SAYLOR
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EMAIL: SSAYLOR@OLSSON.COM

LANDSCAPE ARCHITECT
OLSSON
1301 BURLINGTON STREET
NORTH KANSAS CITY, MO 64116
CONTACT: JACOB HODSON
PHONE: 816.361.1177
EMAIL: JHODSON@OLSSON.COM

UTILITY SERVICE NUMBERS
NAME: KCMO WATER SERVICES
PHONE: 816-513-2627

NAME: SPIRE
PHONE: 816-513-2171

NAME: GOOGLE FIBER
PHONE: 877-454-6959

NAME: EVERGY
PHONE: 816-471-5275

NAME: SPECTRUM
PHONE: 816-358-5360

 NOT FOR CONSTRUCTION

REVIEWED FOR CONSTRUCTION

PROPERTY DESCRIPTION

BEG SW COR SEC 10, TH N 800' TO POB, TH N 325', TH E TO W R/W PLATTE PURCHASE DR, FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.
FRAC SW 1/4 SEC 10 51 33 TH S 804.97 FT OF SD 1/4 LY WLY OF NW BAUGHMAN RD.
PRT SE 1/4 SE 1/4 SEC 9 51 33DAF BEG SE COR SD 1/4 TH N 357 FT M/L TO SE COR BARRY HARBOR 3RD PLAT LOT 4 BLK 6 THS 73 DEG 32 MIN 14 SEC W 181.22 FT TH S 74 DEG 49 MIN 10 SEC W 161.96 FT TH SW 146.65 FT TO SW COR BARRY HARBOR 4TH PLAT LOT 4 BLK 8 THSE 48.38 FT TO SE COR SD SUB LOT 5 BLK 8 TH SW 175.95 TO S LI SD SEC TH ALG SD S LI E 523FT M/L TO POB.

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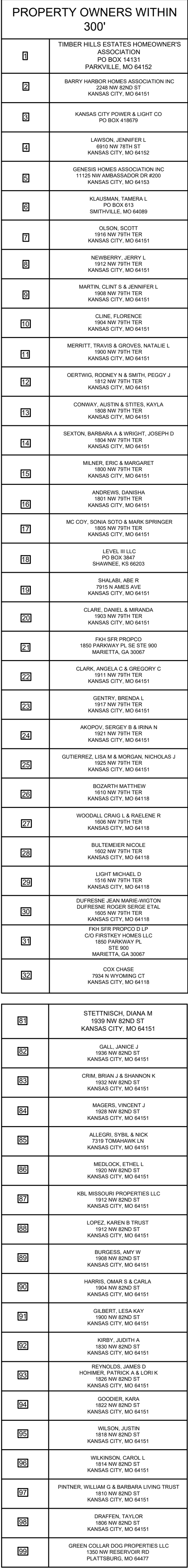
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TITLE SHEET	
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
KANSAS CITY, MISSOURI	2025

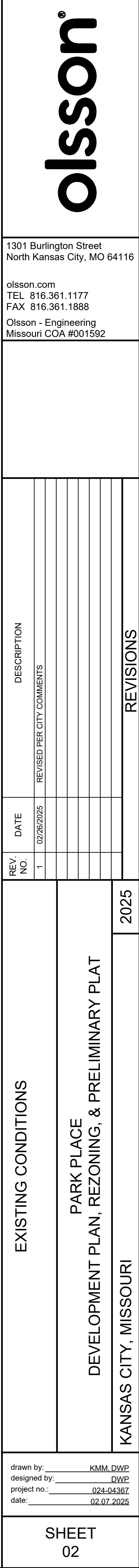
drawn by: KMM, DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

SHEET
01



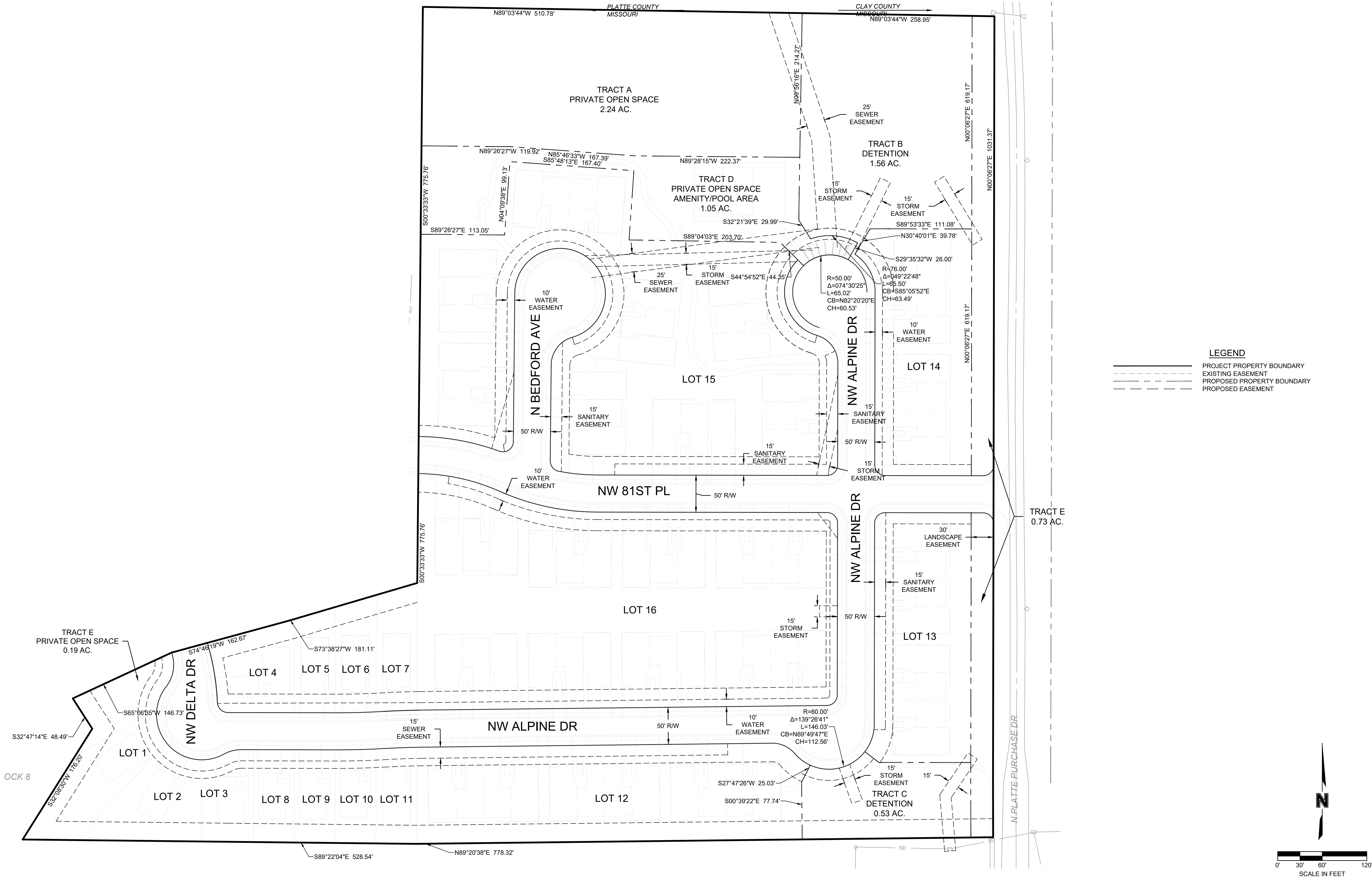
LEGEND

-  PROJECT PROPERTY BOUNDARY
-  300' ADJACENT PROPERTY OWNER BOUNDARY
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  STREAM CENTERLINE
-  80' EXISTING R/W



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PARCEL DEVELOPMENT DATA														
LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
16 PROPOSED (3 EXISTING)	R-7.5, R-2.5,R-7.5	R-2.5	22.78	0.00	3.52	3.48	0.73	2.09	12.96	34	2.62	1.49	SPRING 2026	FALL 2026
TOTAL			22.78	0.00	3.52	3.48	0.73	2.09	12.96	34	2.62	1.49		



LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT

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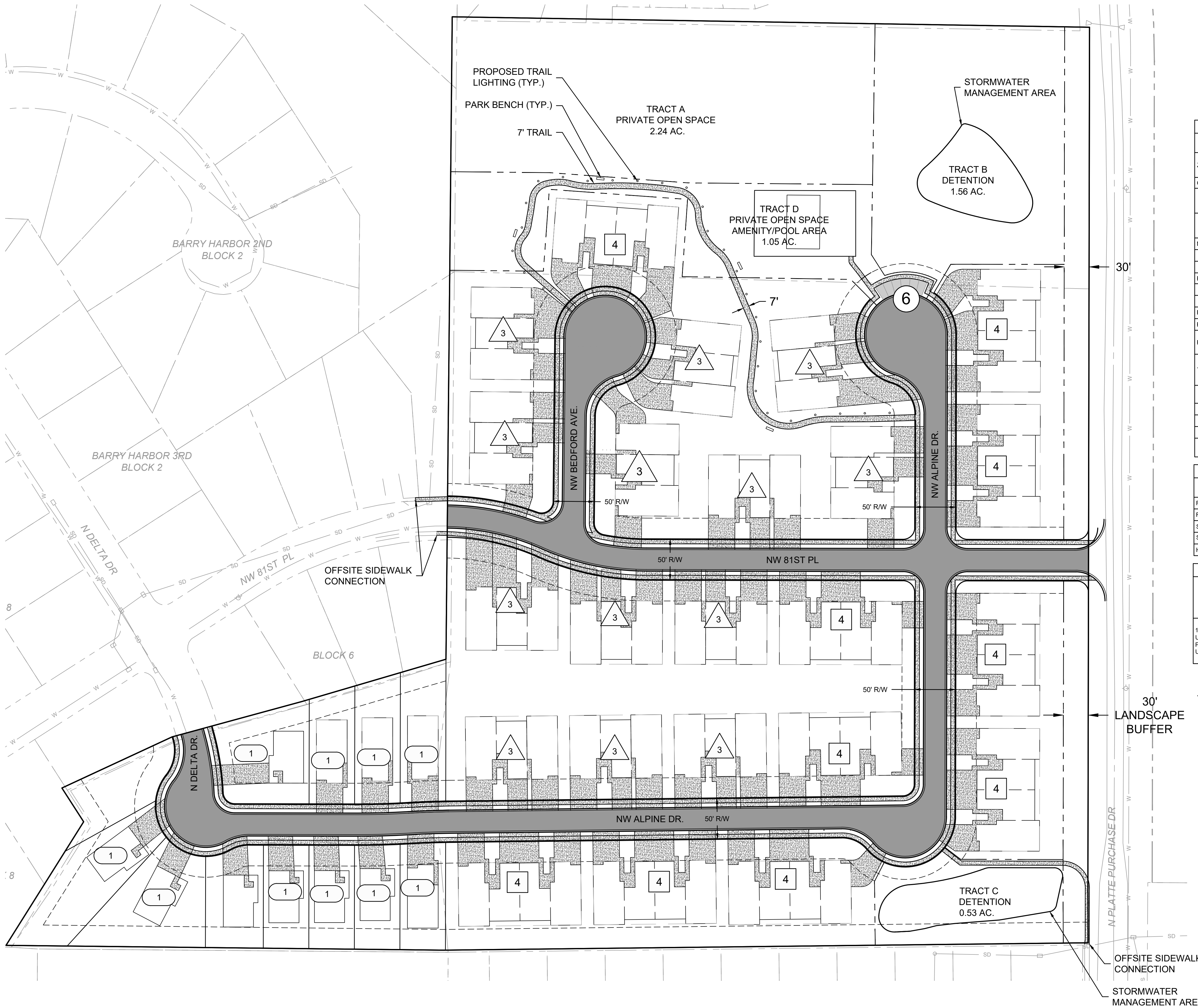
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REV. NO.		DATE	DESCRIPTION
1		02/28/2025	REVISED PER CITY COMMENTS

PRELIMINARY PLAT		REVISIONS	
PARK PLACE			
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT			
KANSAS CITY, MISSOURI		2025	

drawn by: KMM, DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

SHEET 03



UNIT MIX				
NAME	SYMBOL	TYPE	SQFT	COUNT
DETACHED HOUSES		55' X 113' MIN	2,668 2,168 2,668	11
THREE UNIT TOWNHOUSE		2 BED/ 2.5 BATH/ 3 CAR 1 BED/1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,668	13
FOUR UNIT TOWNHOUSE		2 BED/ 2.5 BATH/ 3 CAR 1 BED/ 1.5 BATH/ 2 CAR 1 BED/ 1.5 BATH/ 2 CAR 2 BED/ 2.5 BATH/ 3 CAR	2,668 2,168 2,168 2,668	10

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R 7.5 R 2.5 R 7.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	132,077 613,095 246,984	992,156	NO	N/A
- IN ACRES	3.03 14.07 5.67	22.78	NO	N/A
NET LAND AREA				
- IN SQUARE FEET		836,352	NO	N/A
- IN ACRES		19.20	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET		153,116	NO	N/A
- IN ACRES		3.52	NO	N/A
BUILDINGS AREA (SQ. FT.)		276,794	NO	N/A
F.A.R.	0	0.33	NO	N/A
RESIDENTIAL USE INFO	N/A	SINGLE FAMILY	NO	N/A
TOTAL LOTS	3	16		
- RESIDENTIAL	3	16	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	25'	NO	N/A
FRONT SETBACK	0	25'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

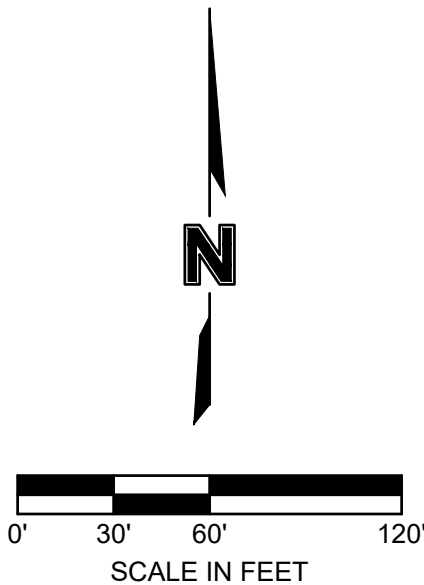
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT. 1 BICYCLE PER 3 DWELLING UNITS	90	11 DETACHED DRIVEWAY PARKING 204 TOWNHOUSES PARKING 8 PARKING STALLS 221 TOTAL	N/A	N/A	NO

GENERAL NOTES:

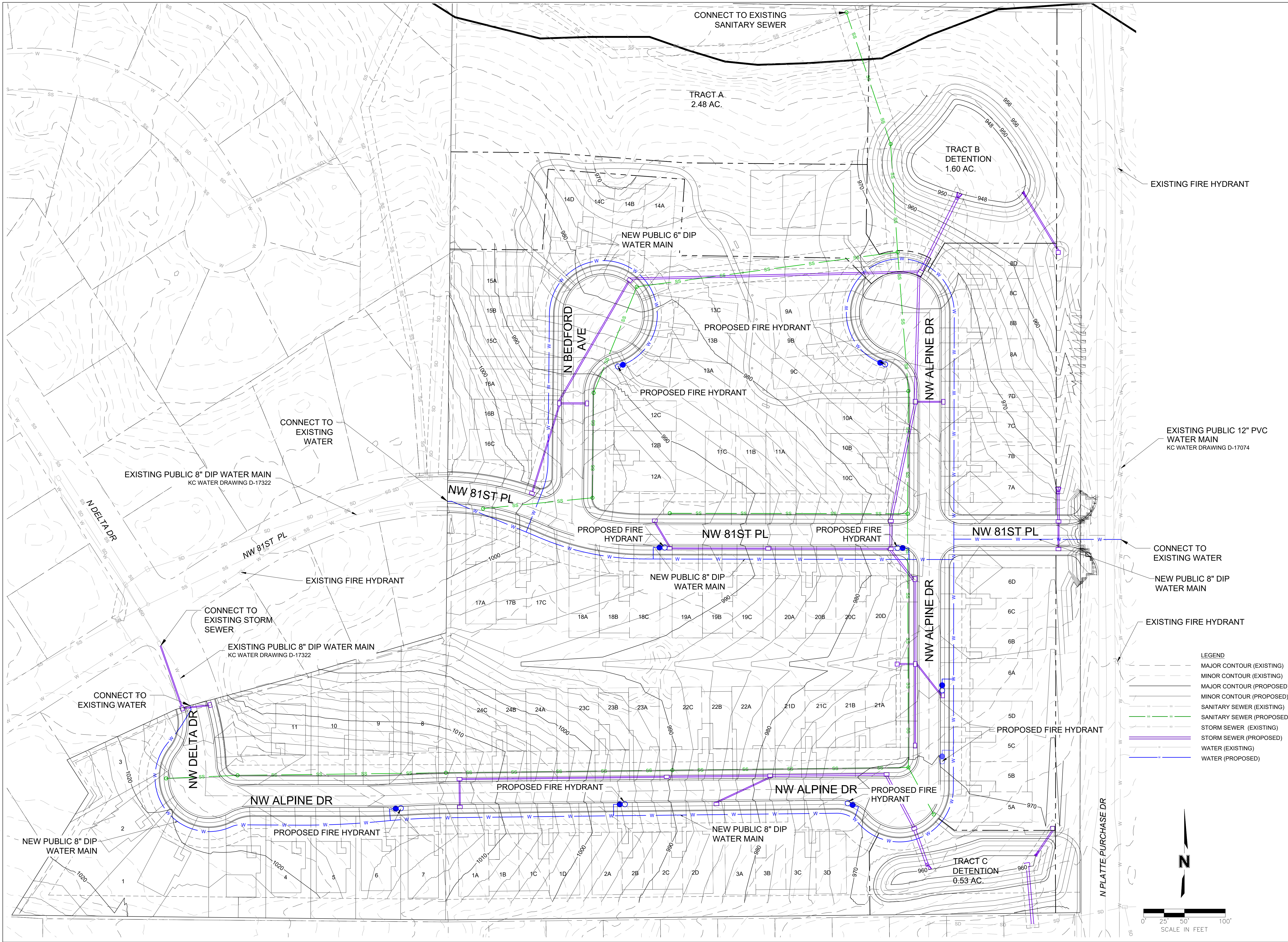
- A. EXISTING ZONING: R-7.5, R-2.5, R-7.5; PROPOSED ZONING: R-2.5
- B. TOTAL LAND AREA: 992,156 SF, 22.78 AC.
- C. EXISTING R/W: 0.00 AC.; PROPOSED RW: 3.58 AC.
- D. NET LAND 836,352 SF AREA: 19.20 AC.
- E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, THREE-UNIT TOWNHOUSE, FOUR-UNIT TOWNHOUSE
- F. HEIGHT ABOVE GRADE OF BUILDINGS & STRUCTURES: N/A; MAX HEIGHT PER SECTION 88-110-04, TABLE 110-2 REQUIREMENTS, NUMBER OF FLOORS OF EACH BUILDING: N/A
- G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING: N/A
- H. BUILDING COVERAGE AND FLOOR AREA RATIO: 0.33
- I. NET DENSITY: 2.60 DU/AC.; GROSS DENSITY: 1.49 DU/AC.
- J. PARKING REQUIREMENTS: N/A
- K. BICYCLE PARKING REQUIREMENTS: N/A
- L. COMMENCEMENT & COMPLETION DATES: SEE DEVELOPMENT DATA TABLE
- M. PROPOSED MONUMENT SIGNS SHALL MEET KCMO DEVELOPMENT CODE, CHAPTER 88 REQUIREMENTS.

PARKLAND CALCULATIONS:
REQUIRED:
 11 DETACHED D.U. x 3.7 x 0.006 = 0.244 AC
 23 ATTACHED D.U. x 2 x 0.006 = 0.276 AC.
 = 0.52 AC.

PROVIDED:
AMENITY/POOL AREA: 1.05 AC.
TRAIL (848 x 50) = 0.97 AC
TOTAL = 2.02 AC.



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1	02/28/2025	REVISED PER CITY COMMENTS

REVISIONS

GRADING & UTILITY PLAN

PARK PLACE
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

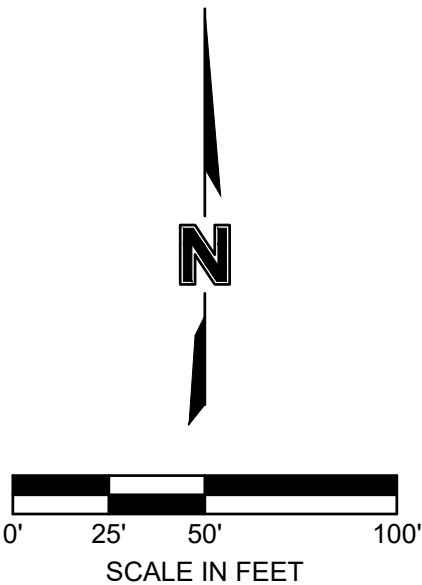
KANSAS CITY, MISSOURI

drawn by: DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

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ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.74	0.21	0.21	12.07%	0.00	0.00
MIDDLE ZONE	0.03	0.00	0.00		0.00	
STREAMSIDE ZONE	0.68	0.00	0.00	0.00%	0.00	
FINAL OUTER ZONE	1.4					



LEGEND

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREAM CENTERLINE

LEGEND

- OUTER ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- PROJECT PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- MIDDLE ZONE
- OUTER ZONE DISTURBANCE
- MATURE RIPARIAN VEGETATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 100 YEAR FLOODPLAIN

STREAM BUFFER NOTES:

- STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
- FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

DESCRIPTION	
REV. NO.	DATE
1	02/28/2025

PRELIMINARY STREAM BUFFER PLAN	
PARK PLACE	
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
KANSAS CITY, MISSOURI	
2025	

drawn by: KMM, DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

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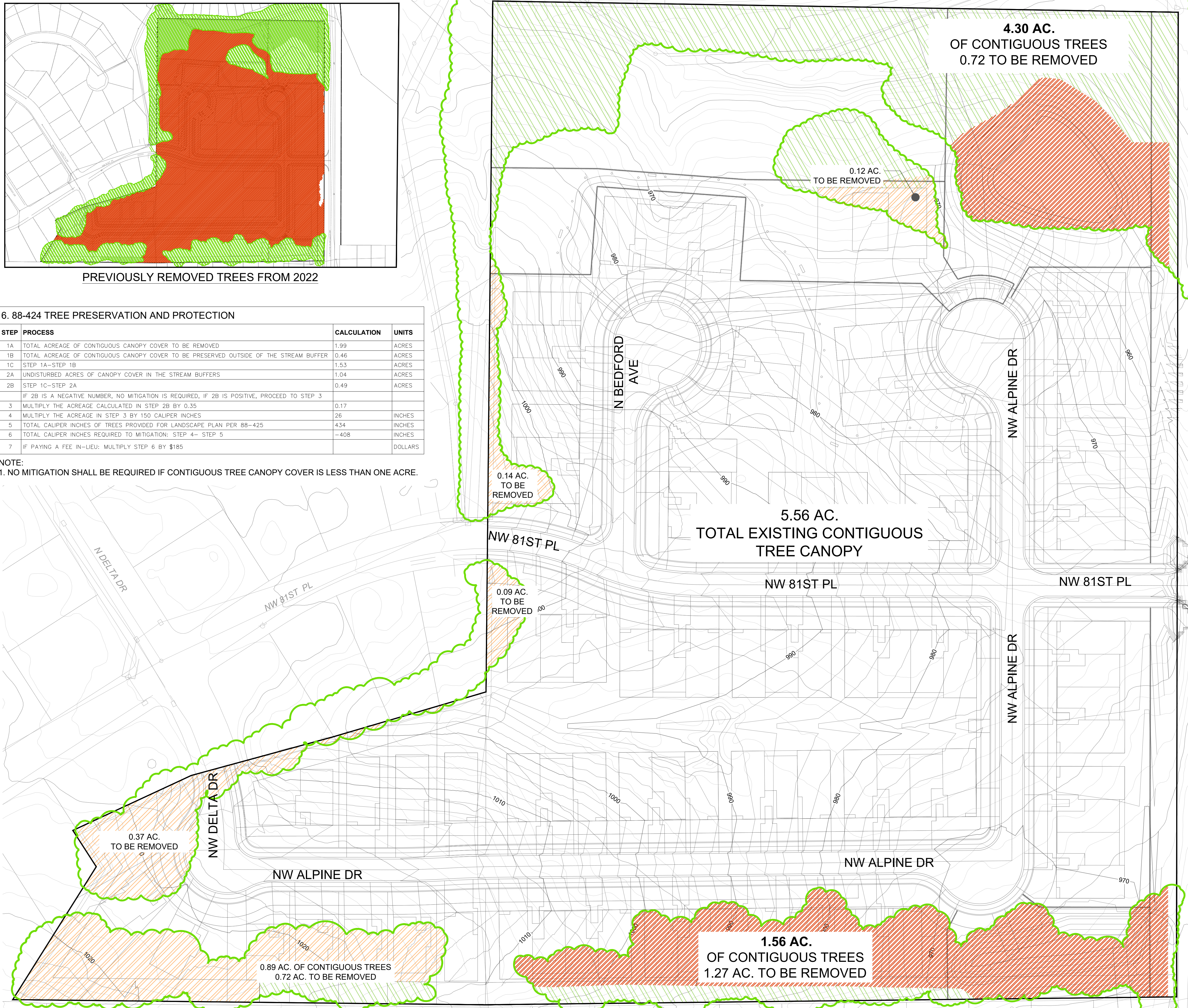


6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.99	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A-STEP 1B	1.53	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	1.04	ACRES
2B	STEP 1C-STEP 2A	0.49	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	0.17	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	26	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	434	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4- STEP 5	-408	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY \$185		DOLLARS

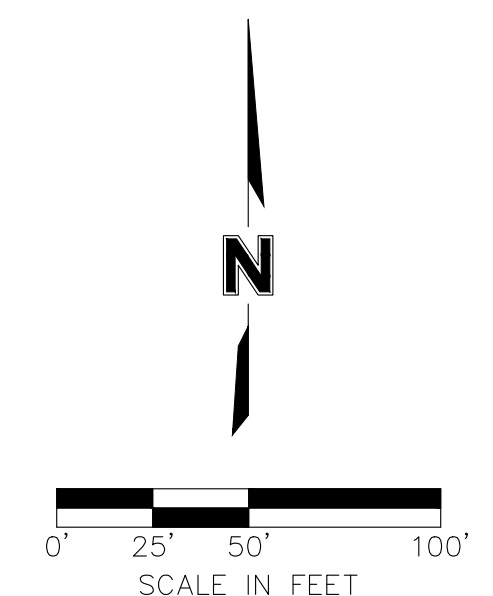
NOTE:

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



LEGEND

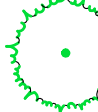
- | PROJECT PROPERTY BOUNDARY | |
|---|---|
|  | EXISTING CONTIGUOUS TREE CANOPY |
|  | TREES TO BE PRESERVED |
|  | TREES TO BE REMOVED |
|  | TREES TO BE REMOVED FROM CONTIGUOUS TREE CANOPY OF ONE ACRE OR MORE |

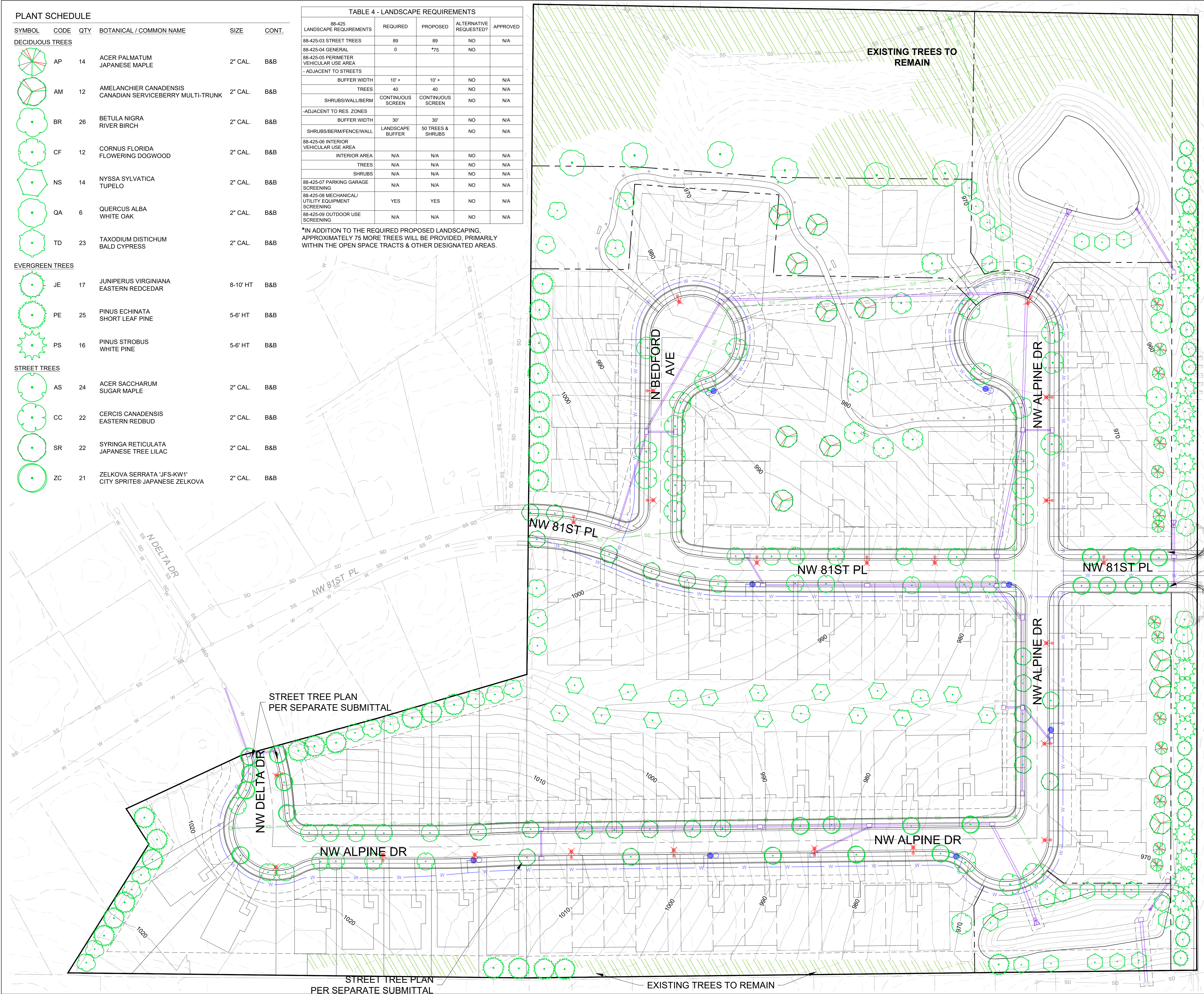
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	PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
	KANSAS CITY, MISSOURI	2025

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
	AP	14	ACER PALMATUM JAPANESE MAPLE	2" CAL.	B&B
	AM	12	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY MULTI-TRUNK	2" CAL.	B&B
	BR	26	BETULA NIGRA RIVER BIRCH	2" CAL.	B&B
	CF	12	CORNUS FLORIDA FLOWERING DOGWOOD	2" CAL.	B&B
	NS	14	NYSSA SYLVATICA TUPELO	2" CAL.	B&B
	QA	6	QUERCUS ALBA WHITE OAK	2" CAL.	B&B
	TD	23	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL.	B&B
EVERGREEN TREES					
	JE	17	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8-10' HT	B&B
	PE	25	PINUS ECHINATA SHORT LEAF PINE	5-6' HT	B&B
	PS	16	PINUS STROBUS WHITE PINE	5-6' HT	B&B
STREET TREES					
	AS	24	ACER SACCHARUM SUGAR MAPLE	2" CAL.	B&B
	CC	22	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	SR	22	SYRINGA RETICULATA JAPANESE TREE LILAC	2" CAL.	B&B
	ZC	21	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL.	B&B

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	89	89	NO	N/A
88-425-04 GENERAL	0	*75	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10' +	10' +	NO	N/A
TREES	40	40	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS/ SCREEN	CONTINUOUS/ SCREEN	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	30'	30'	NO	N/A
SHRUBS/BERM/FENCE/WALL	LANDSCAPE BUFFER	50 TREES & SHRUBS	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

EVERGREEN TREES					
	JE	17	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8-10' HT	B&B
	PE	25	PINUS ECHINATA SHORT LEAF PINE	5-6' HT	B&B
	PS	16	PINUS STROBUS WHITE PINE	5-6' HT	B&B
STREET TREES					
	AS	24	ACER SACCHARUM SUGAR MAPLE	2" CAL.	B&B
	CC	22	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	SR	22	SYRINGA RETICULATA JAPANESE TREE LILAC	2" CAL.	B&B
	ZC	21	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL.	B&B



STREET TREE PLAN
PER SEPARATE SUBMITTAL

LEGEND

MAJOR CONTOUR (EXISTING)

MINOR CONTOUR (EXISTING)

MAJOR CONTOUR (PROPOSED)

MINOR CONTOUR (PROPOSED)

SANITARY SEWER (EXISTING)

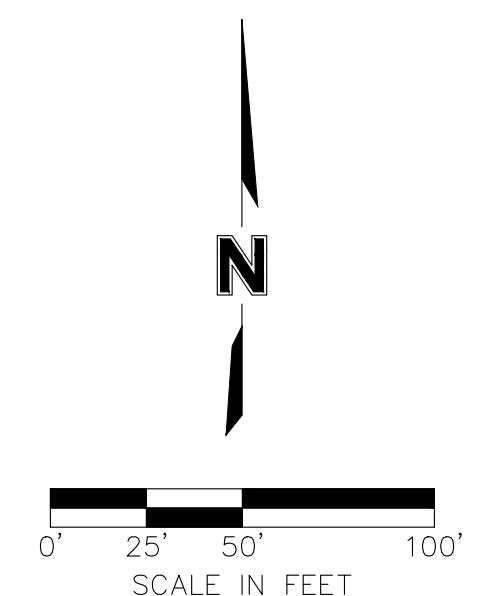
SANITARY SEWER (PROPOSED)

STORM SEWER (EXISTING)

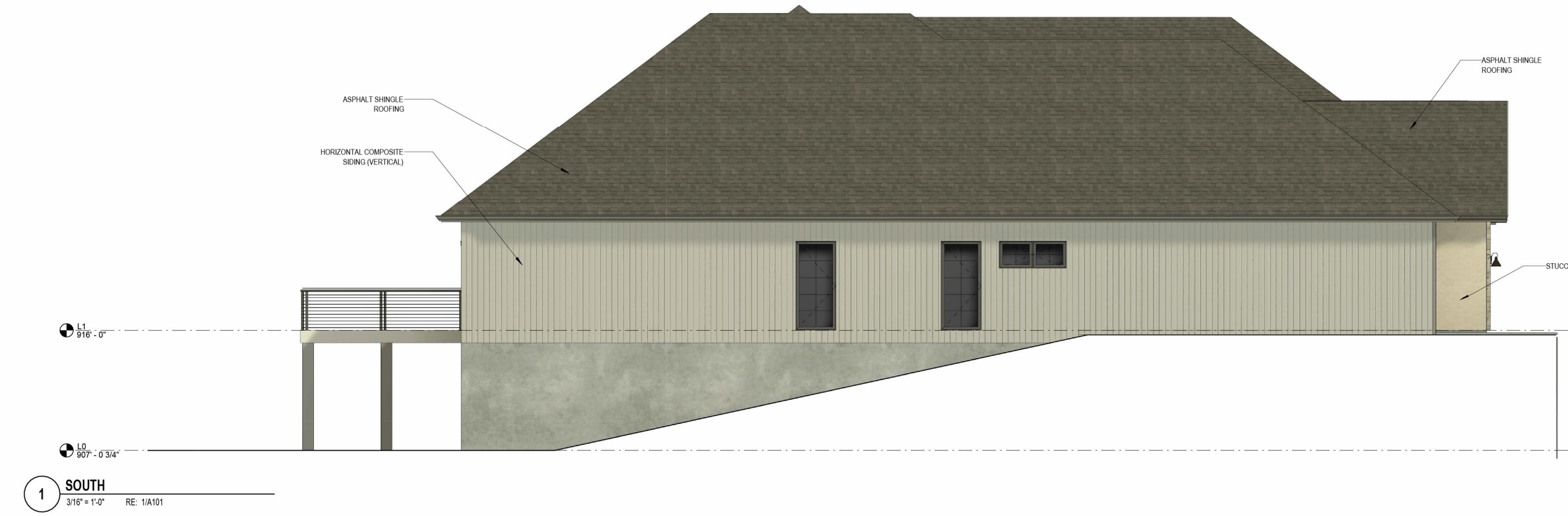
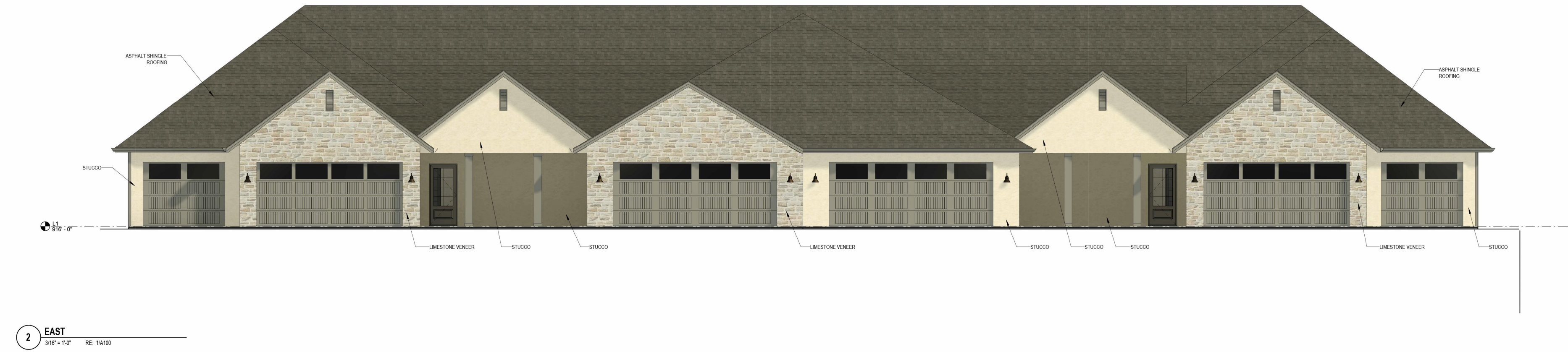
STORM SEWER (PROPOSED)

WATER (EXISTING)

WATER (PROPOSED)

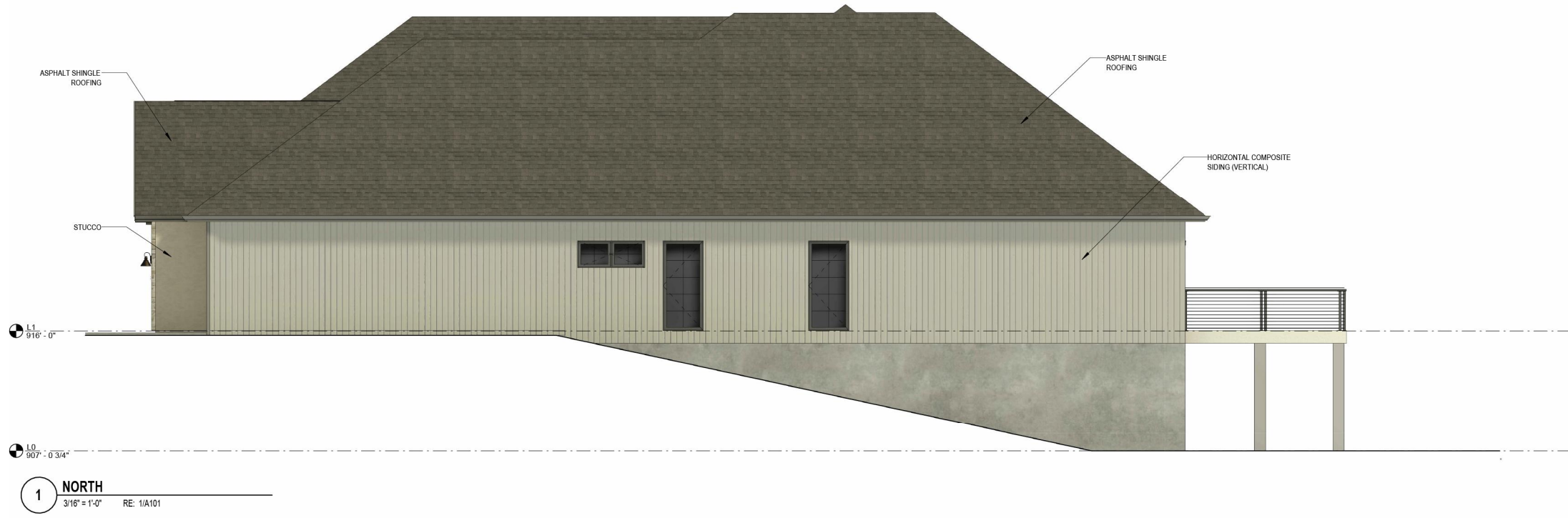


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EXTERIOR ELEVATIONS



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EXTERIOR ELEVATIONS

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DESCRIPTION

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REV. NO.

DATE

BUILDING ELEVATIONS

PARK PLACE
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025

SHEET
10

adam reilly

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BUILDING PERSPECTIVES		DESCRIPTION		REV. NO.		DATE		REVISED PER CITY COMMENTS		REVISIONS	
PARK PLACE DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT KANSAS CITY, MISSOURI		1		02/26/2025							
										2025	

drawn by: DWP
designed by: DWP
project no.: 024-04367
date: 02.07.2025



Lieber Development

FLOOR PLANS



Lieber Development

FLOOR PLANS