



CITY PLAN COMMISSION STAFF REPORT

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

November 7, 2023

APPROVAL PROCESS



Project Name

Steeplechase II Townhomes

Docket #11

Request

CD-CPC-2023-00146

MPD Major Amendment

Applicant

Chris Holmquist

Olsson

Owner

Derek Rindlisbacher

Bach Homes

Location

309 NW 96th St

Area

About 2.6 acres

Zoning

MPD

Council District

1st

County

Clay

School District

North Kansas City

Surrounding Land Uses

North: Northland Cathedral, zoned R-1.5

South: Steeplechase Apartments, zoned MPD

East: Steeple Oaks Residential, zoned R-1.5

West: Highway 169, zoned R-80

Major Street Plan

The City's Major Street Plan identifies Northwest 96th Street as a Parkway with 4 lanes at this location

Land Use Plan

The Gashland/Nashua Area Plan recommends Mixed Use Community uses for the subject property.

PROJECT TIMELINE

The application for the subject request was filed on August 25, 2023. No scheduling deviations from 2023 Cycle S have occurred.

- Reasons for deviations.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on date. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently partially developed. It is within the Steeplechase Development which is currently developed to the south and east of the undeveloped lot. To the north is the Northland Cathedral Church. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Major Amendment to a Master Planned Development (MPD) to rezone about 2.6 acres generally located at the southeast corner of Northwest 96th Street and Highway 169 from District MPD to District MPD allowing for the creation of townhomes.

CONTROLLING CASE

Case No. CD-CPC-2018-00147 – Ordinance 180947, approved by Council on December 20, 2018, approved an amendment to a previously approved development plan in District MPD on approximately 19 acres generally located at the southeast corner of Highway 169 and Northwest 96th Street, to allow for the modification to Phase IV, by changing the uses from commercial to residential

PROFESSIONAL STAFF RECOMMENDATION

Docket #11 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-CPC-2021-00XXX – General description of location, zoning, followed by Ordinance No. and approval date by governing body.

PLAN REVIEW

The proposed amendment to the Master Planned Development (MPD) is an amendment to the approved MPD Plan (CD-CPC-2018-00147). The controlling plan shows 51 homes on the site with a mixture of attached and detached units at the subject site. This plan was a revision to the original MPD plan which showed three office/retail buildings on the subject site totaling 52,500 Square Feet. The proposed amendment is still in conformance with the requirement that Master Planned Developments have a mixture of housing types as these will be townhouse style units with individual garages. The rest of the existing Steeplechase development has apartments on site.

The proposed amendment provides 56 (5 additional units than the current approved plan) residential units with a building footprint of 75,056 Square Feet. The development requires 56 parking spaces but provides two per unit within the garage for a total of 112 parking spaces. There are an additional 11 spaces for guest parking located throughout the development. Access to the site will come from the existing entrance to the development which is located on Northwest 86th Street just east of Highway 169. Pedestrian connections will be provided throughout the development as well as connections to pedestrian paths along Northwest 96th Street. The orientation of the units along Northwest 96th Street allows for pedestrian connections that do not interfere with vehicular drive aisles.

Northwest 96th Street is an established Parkway at this location. Buildings along the parkway must face the parkway and be constructed of high-quality materials. Proposed architectural materials and articulation are consistent with adjacent buildings within the MPD District. Materials include Stone Veneer, Hardie Lap Siding, and Board & Batten.

Landscaping for this project includes interior trees and shrubs. Some species provided include Autumn Blaze Freeman Maple, Eastern Redbuds, Thornless Honey-locust, Compact Burning Bush, and Sea Green Junipers.

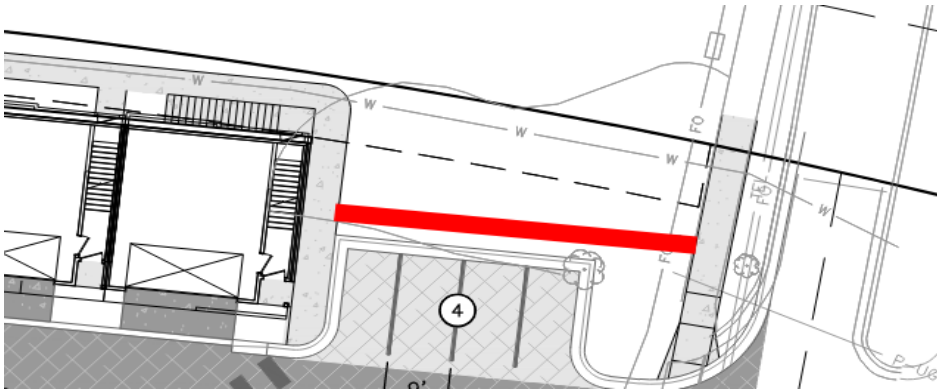
PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	Units along 96 th Street will face the parkway.
Parkland Dedication (88-408)	Yes	Yes	To be paid at time of Final Plat
Parking and Loading Standards (88-420)	Yes	Yes	Off street parking is provided- over double of the required 56 spaces
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	Applicant has provided additional connections internally and to adjacent right of way for safe pedestrian travel. Prior to City Council approval the plans must be revised to show the sidewalk in the Northeast corner connecting to the sidewalk along the buildings. Shown in image below.

REQUESTED PEDESTRIAN CONNECTION

The connection provided in red below must be provided on the plan prior to ordinance request. This connection provides for safe pedestrian travel without vehicular interference.

**SPECIFIC REVIEW CRITERIA****Master Planned Developments (88-520-03-G)**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. The preliminary development plan's consistency with any adopted land use plans for the area;**
Proposed MPD Plan complies with the Gashland/Nashua Area Plan. Boulevard and Parkway standards are also compliant.
- B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and**
The proposed MPD Plan provides a mixture of housing types throughout the entire district. It is compliant with the previously approved plan and MPD district provisions.
- C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**
Staff notes.

Development Plans, Project Plan, or Site Plan (88-516-05)

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

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
Proposed MPD Plan complies with all standards of the Zoning and Development Code as well as the Gashland/Nashua Area Plan. Boulevard and Parkway standards are also compliant.
- B. The proposed use must be allowed in the district in which it is located;**
The proposed use of attached townhomes within the existing MPD District approved under Ordinance 180947 is allowed. This amendment to the plan reconfigures the site and adds additional units.
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
Proposed vehicular ingress and egress to and from the site allows for safe and efficient movement. The plan shows separate pedestrian paths along Northwest 96th Street and internally. All vehicular ingress and egress will utilize the existing entrance to the Steeplechase Development.

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 Preliminary Plat does not inhibit pedestrian circulation and safety. Pedestrian Circulation has been provided internally through the center amenity space as well as direct connections to adjacent sidewalks along Northwest 96th Street.

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

There is existing public infrastructure serving the site. Additional utilities and infrastructure will be brought to City Standards after the applicant obtains an approved Final Plat.

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 proposed development plan complies with the Boulevard and Parkway Standards. Properties along Northwest 96th Street face the street and have pedestrian entrances along that frontage. Materials to be used within the development are of high quality and are made of Stone Veneer, Hardie Lap Siding, and Board & Batten.

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.

A majority of the parking is provided within the buildings which reduces additional surface parking. Guest parking is provided in limited quantities throughout the site. Greenspace is provided throughout the site.

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 Preliminary Plat identifies trees to remain and new trees to be planted. This request does not trigger the tree preservation ordinance.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Matthew Barnes
Planner



Plan Conditions

Report Date: November 01, 2023

Case Number: CD-CPC-2023-00146

Project: Steeplechase II Townhomes

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

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. That prior to Ordinance Request the applicant revise the plan to show a pedestrian connection in the northwest corner of the plan connecting the sidewalk along the vehicular entry drive to the sidewalk serving the buildings along Northwest 96th Street.
3. 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.

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

4. Submitted plans must meet all requirements of the adopted building code.

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

5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. 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

7. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
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)
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)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

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

10. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the rate at the time of preliminary plan approval. This requirement shall be satisfied prior to certificate of occupancy.
11. The developer shall full comply with the parkway and boulevard standards as outlined in 88-323 as it pertains to the development along NW 96th Street.
12. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to recording final plat or building permit submittal, whichever comes first.

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

13. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
14. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits
15. The developer shall submit details of amenities to be provided within open space tracts as part of MPD Final Plan submittal.

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

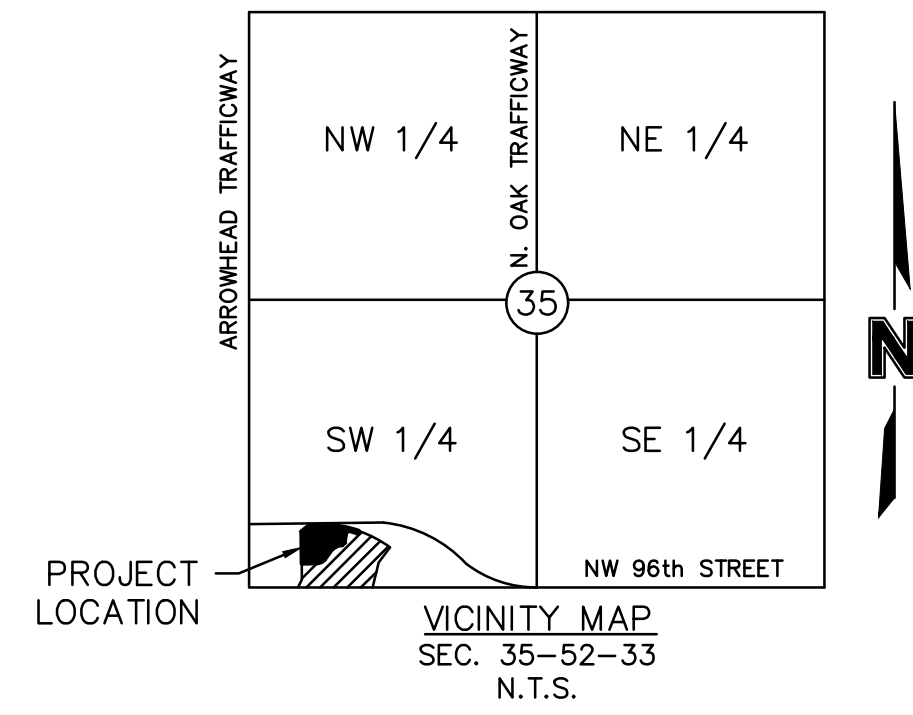
16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. North of River contact - Pedro Colato 816-513-4892

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

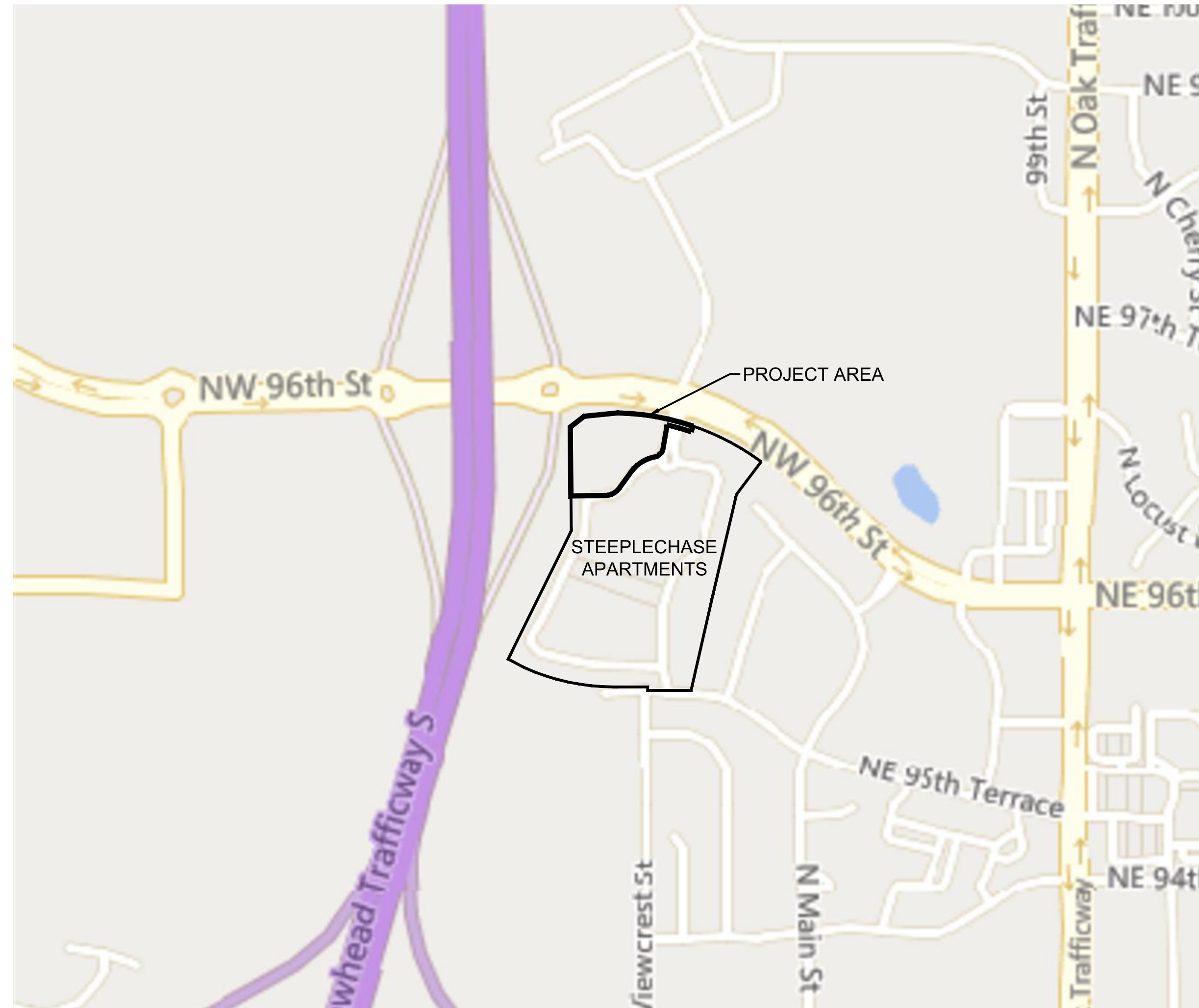
18. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
19. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
20. The internal storm sewers shall be a private storm sewer main located within a private storm drainage easement and covered by a Covenant to Maintain Private Storm Sewers document acceptable to KC Water.
21. The developer shall provide a Covenant to Maintain Private Storm Sewer acceptable to KC Water prior to recording the final plat or issuance of any building permits, whichever occurs first.
22. The developer shall provide a Private Storm Drainage Easement prior to recording the final plat or issuance of any building permits, whichever occurs first.
23. The developer must grant BMP Easement to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.
24. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.

MPD DEVELOPMENT PLAN FOR STEEPLECHASE II TOWNHOMES

SECTION 35, TOWNSHIP 52, RANGE 33
IN KANSAS CITY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
DEVELOPER BACH LAND AND DEVELOPMENT LLC 11650 S STATE ST, STE 300 DRAPER, UT 84020 CONTACT: SHAUN ATHEY PHONE: 801.727.9500 EMAIL: SHAUN.A@BACHHOMES.COM	UTILITY SERVICE NUMBERS NAME: KOMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500
ENGINEER & LANDSCAPE ARCHITECT OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253
SURVEYOR J & J SURVEY 8680A N GREEN HILLS RD KANSAS CITY, MO 64154 CONTACT: ALAN R. GRAFF PHONE: 816.741.1017 EMAIL: ALAN@JANDJSURVEY.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959
ARCHITECT BACH HOMES 11650 S. STATE ST., 3RD FLOOR DRAPER, UT 84020 CONTACT: ALEX DAHL PHONE: 801.727.9553 EMAIL: ALEX.DAHL@BACHHOMES.COM	



Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING CONDITIONS
C300	OVERALL SITE PLAN
C301	SITE PLAN
C400	PRELIMINARY GRADING & UTILITIES
L100	PRELIMINARY LANDSCAPE PLAN
E100	SITE PHOTOMETRICS PLAN

<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	REVIEWED FOR CONSTRUCTION

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 52, RANGE 33 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°41'51" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1353.79 FEET; THENCE NORTH 0°18'09" EAST, 569.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 96TH STREET, AS NOW ESTABLISHED, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 37°10'06" WEST, 173.67 FEET; THENCE SOUTH 13°14'59" WEST, 441.28 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°41'51" WEST ALONG SAID SOUTH LINE, 0.98 FEET; THENCE SOUTH 12°44'57" WEST, 414.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 95TH TERRACE, AS NOW ESTABLISHED; THENCE WESTERLY ON A CURVE TO THE LEFT, ALONG SAID NORTHERLY LINE, HAVING AN INITIAL TANGENT BEARING OF NORTH 89°08'03" WEST, A RADIUS OF 459.72 FEET, A CENTRAL ANGLE OF 0°51'33", AN ARC DISTANCE OF 6.94 FEET; THENCE NORTH 89°59'58" WEST (DEED - SOUTH 89°42'46" WEST) , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 176.88 FEET; THENCE NORTH 0°00'02" EAST (DEED - NORTH 0°17'14" WEST) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTH 89°59'58" WEST (DEED - SOUTH 89°42'46" WEST) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 143.70 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 924.93 FEET, A CENTRAL ANGLE OF 24°26'00", AN ARC DISTANCE OF 394.43 FEET; THENCE NORTH 61°47'06" WEST (DEED - NORTH 61°59'37" WEST), ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 75.80 FEET (DEED - 74.26 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169 AS ESTABLISHED IN BOOK 1205 AT PAGE 758 IN THE OFFICE OF THE RECORDER OF DEEDS IN CLAY COUNTY, MISSOURI; THENCE NORTH 26°11'50" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 606.89 FEET; THENCE NORTH 0°34'13" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 481.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NW 96TH STREET; THENCE NORTH 84°16'17" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 203.46 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 88°46'38" EAST, A RADIUS OF 1065.92, A CENTRAL ANGLE OF 35°11'02", AN ARC DISTANCE OF 654.55 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 18.75 ACRES, MORE OR LESS.

olsson

6437 W Chandler Blvd
Chandler, AZ 85226
TEL 480.829.6000
www.olsosn.com

BY

REVISIONS DESCRIPTION
Revised per City comments

DATE
2023.10.20

REV. NO.
1

2023

TITLE SHEET
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

drawn by: OS
checked by: CH
approved by: JN
QA/QC by: XX
project no.: 023-04734
drawing no.: C_TTL01_02304734
date: 11

SHEET
C100

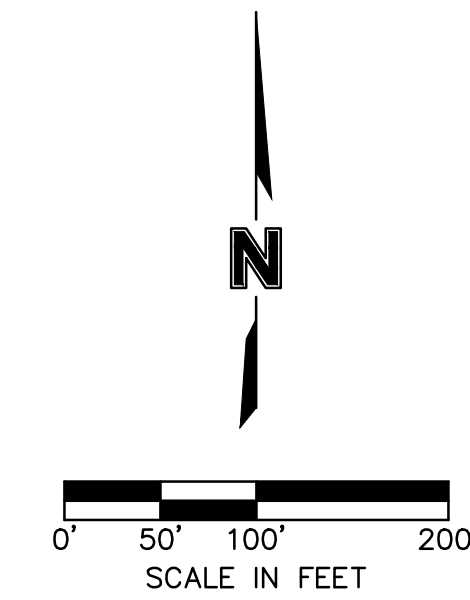
USER: cholmquist

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EXISTING CONDITIONS LEGEND
 - - - 999 - - - EXISTING CONTOUR
 - - - - - EXISTING PROPERTY BOUNDARY



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 Chandler, AZ 85226
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.10.20	Revised per City comments	

EXISTING CONDITIONS
 MPD DEVELOPMENT PLAN
 STEEPLCHASE II TOWNHOMES
 311 NW 96TH ST
 KANSAS CITY, MO

2023

drawn by: OS
 checked by: CH
 approved by: JZ
 QA/QC by: XJ
 project no.: 023-04734
 drawing no.: C_EXC01_02304734
 date: 11

SHEET
 C200

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 C_PBASE_02304734
 C_XALTA_02304734
 C_PBN DY_02304734



SITE PLAN LEGEND

- INSTALL MOUNTABLE CURB
- CURB ELEVATIONS SHALL TRANSITION SMOOTHLY OVER A MIN. OF 3' HORIZONTALLY. SEE GRADING PLANS FOR DETAILS AND EXCEPTIONS
- PROPOSED LIGHT DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY PAVEMENT AREAS
- PROPOSED HEAVY DUTY PAVEMENT AREAS
- ⊗ STALL COUNT

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.10.20	Revised per City comments	

OVERALL SITE PLAN
 MPD DEVELOPMENT PLAN
 STEEPLECHASE II TOWNHOMES
 311 NW 96TH ST
 KANSAS CITY, MO

SHEET
 C300

2023

REVISIONS

drawn by: OS
 checked by: CH
 approved by: JZ
 QA/QC by: XK
 project no.: 023-04734
 drawing no.: C_SIT01_02304734
 date: 11

DWG: F:\2023\04501-05000\023-04734\40-Design\AutoCAD\Final Plans\Sheets\CNIC\MPD\C_SIT01_02304734.dwg
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 C_PBASE_02304734
 C_XALTA_02304734
 C_PBNBY_02304734



SITE PLAN LEGEND

- INSTALL MOUNTABLE CURB
- CURB ELEVATIONS SHALL TRANSITION SMOOTHLY OVER A MIN. OF 3' HORIZONTALLY. SEE GRADING PLANS FOR DETAILS AND EXCEPTIONS
- PROPOSED LIGHT DUTY CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY PAVEMENT AREAS
- PROPOSED HEAVY DUTY PAVEMENT AREAS
- (X) STALL COUNT

NOTES:

1. FINAL MPD PLAN AND BUILDING PERMIT PLANS WILL INCLUDE FINAL DETAILS ON SITE LAYOUT, SIGNAGE, OPEN SPACE, BUILDING MATERIALS & ELEVATIONS, LANDSCAPING, AND LIGHTING.
2. ALL PROPOSED BUILDINGS CONSIST OF TWO FINISHED STORIES ABOVE GROUND-LEVEL GARAGE.
3. CONCRETE STEPS EACH ENTRY/LANDING ON GARAGE SIDE OF UNIT SHALL HAVE 1 OR 2 STEPS 7" MAX RISE 12" TYP. TREAD.

RESIDENTIAL UNITS:

- (31) 3-BEDROOM W/ 2 CAR GARAGE, 1519 SF FINISHED
- (23) 3-BEDROOM W/ 2 CAR GARAGE, 1499 SF FINISHED
- (2) 2-BEDROOM W/ 2 CAR GARAGE, 1302 SF FINISHED
- (56) UNITS TOTAL, 75,056 SF FINISHED

PARKLAND CALCULATION:

(56 UNITS) x 3 PEOPLE PER UNIT x 0.006 AC./PERSON = 1.008 AC. REQUIRED

TRACT A (0.11 AC.) & TRACT B (0.07 AC.) TO BE COUNTED TOWARDS PARKLAND DEDICATION. REMAINDER (0.828 AC.) TO BE SATISFIED VIA PAYMENT-IN-LIEU-OF DEDICATION.

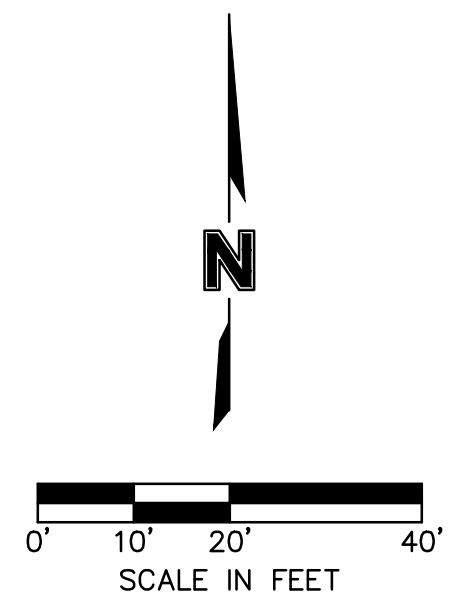


TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	MPD	NO CHANGE	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	113,497	113,497	NO	N/A
- IN ACRES	2.60	2.60	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	0	NO	N/A
- IN ACRES	0	0	NO	N/A
BUILDING AREA (SQ. FT.)	0	75,056 SF	NO	N/A
F.A.R.	0	0.6613	NO	N/A
RESIDENTIAL USE INFO	N/A	56 TOWNHOUSE UNITS	NO	N/A
TOTAL LOTS				
- RESIDENTIAL		1	NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER	1		NO	N/A

TABLE 2: BUILDING DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	NONE	40 FT.	NO	N/A

TABLE 4: PARKING DATA

88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
TOTAL	56	112 IN GARAGE 11 GUEST	0 0	0 0	NO

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Chandler, AZ 85226
TEL 480.829.6000
www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.10.20	Revised per City comments	

SITE PLAN
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

2023

drawn by: OS

checked by: CH

approved by: JN

QA/QC by: XK

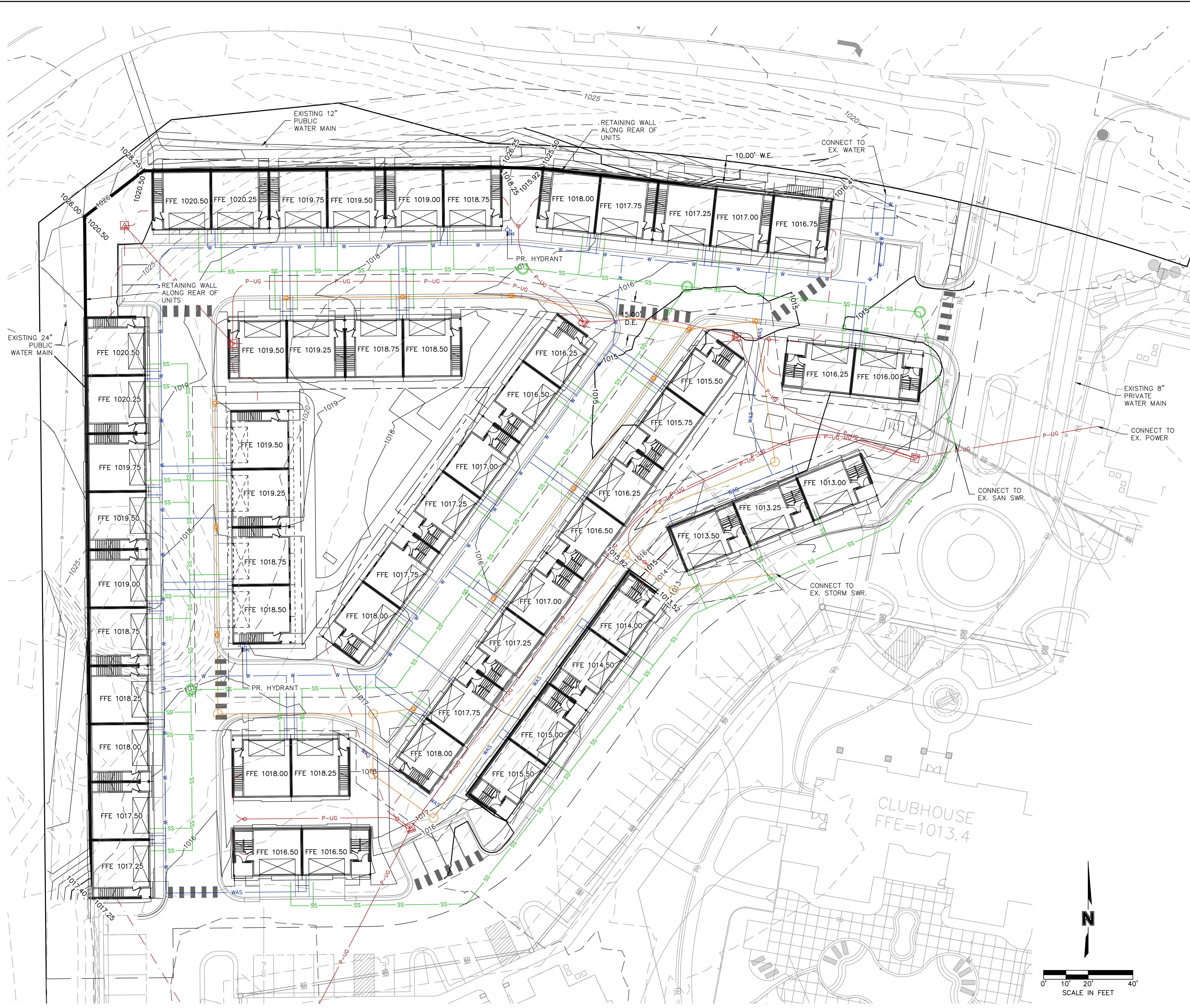
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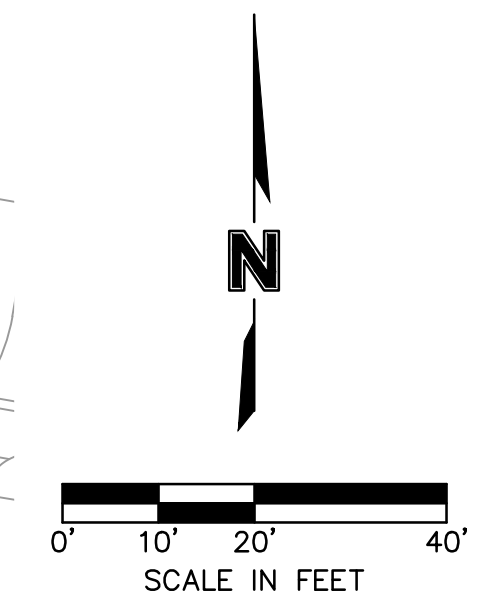
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- GRADING LEGEND**
- 999 — FINISHED GRADE MAJOR CONTOUR
 - 999 — FINISHED GRADE MINOR CONTOUR
 - - - 999 - - - EXISTING GRADE MAJOR CONTOUR
 - - - 999 - - - EXISTING GRADE MINOR CONTOUR
- SPOT ELEVATION LEGEND**
 SEE SPOT ELEVATION NOTES ON THIS SHEET
- FFE FINISHED FLOOR
 FG FINISHED GRADE
 GI TOP OF GRATE FOR GRATED INLETS
 TC TOP OF CURB AT BACK
 TP TOP OF PAVEMENT
 TS TOP OF STRUCTURE
 HP HIGH GRADE POINT
 LP LOW GRADE POINT
- SPOT ELEVATION NOTES**
- SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT, LIP OF CURB, OR FINISHED GRADE UNLESS OTHERWISE INDICATED
 - ALL FINAL FLOOR ELEVATIONS ARE LISTED AT THRESHOLD OF GARAGE PER INDIVIDUAL BUILDING
- UTILITY LEGEND**
- W — PROPOSED PRIVATE WATER LINE
 - WAS — PROPOSED PRIVATE SERVICE LINE
 - SS — PROPOSED PRIVATE SANITARY SEWER
 - SD — PROPOSED PRIVATE STORM SEWER
 - P-UG — PROPOSED UNDERGROUND POWER



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BY

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2023.10.20	Revised per City comments

PRELIMINARY GRADING & UTILITIES
 MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
 311 NW 96TH ST

KANSAS CITY, MO

2023

drawn by: OS
 checked by: CH
 approved by: JLZ
 QA/QC by: XK
 project no.: 023-04734
 drawing no.: C_GRD01_02304734
 date: 11

SHEET
C400

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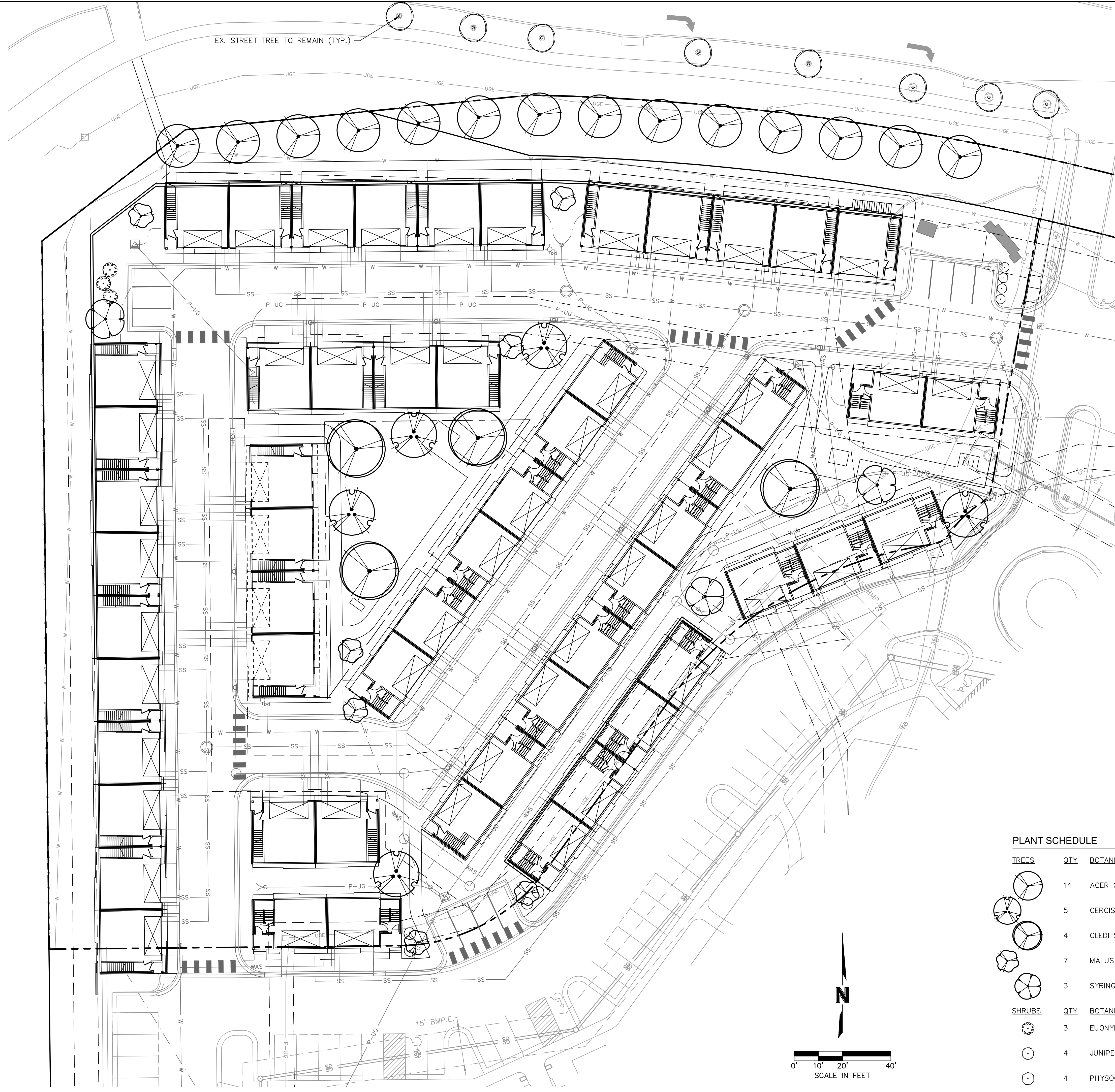
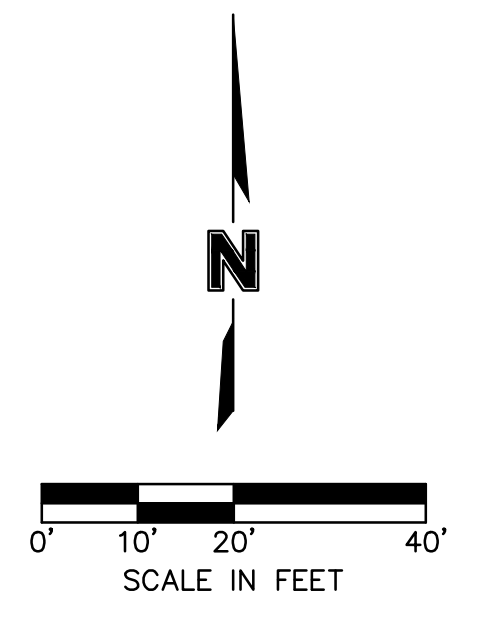


TABLE 3 - LANDSCAPE REQUIREMENTS (TOTAL)				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES *	14	14	NO	N/A
88-425-04 GENERAL	16	16	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS/WALL/BERM	N/A	N/A	NO	N/A
- ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	385 SF	600 SF	NO	N/A
TREES	3	3	NO	N/A
SHRUBS	11	11	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

* 8 EXISTING STREET TREES TO REMAIN WITHIN PUBLIC R/W NOT COUNTED IN THESE TOTALS. PROPOSED STREET TREES TO MEET REQUIREMENTS WILL BE PROVIDED ON-SITE AS SHOWN ON PLAN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	14	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE@FREEMAN MAPLE	N/A	B & B	2"
	5	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	N/A	B & B	2"
	4	GLEDITSIA TRIACANTHOS 'INERMIS' / THORNLESS HONEYLOCUST	N/A	B & B	2"
	7	MALUS X 'ADIRONDACK' / ADIRONDACK CRABAPPLE	N/A	B & B	2"
	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	N/A	B & B	2"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	3	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		
	4	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL		
	4	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE / TINY WINE NINEBARK	5 GAL		



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REVISIONS

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1	2023.10.20	Revised per City comments	

PRELIMINARY LANDSCAPE PLAN & STREET TREE PLAN
MPD DEVELOPMENT PLAN

STEEPLECHASE II TOWNHOMES
311 NW 96TH ST

KANSAS CITY, MO

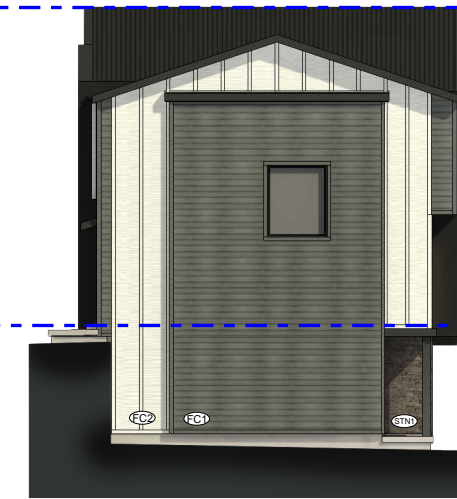
drawn by: OS
checked by: CH
approved by: JH
QA/QC by: XK
project no.: 023-04734
drawing no.: C_LSC01_02304734
date: 11

2023

SHEET
L100



STREET SIDE



LEFT SIDE

135' - 3"

109' - 2"



BACK (TYP)



RIGHT SIDE

134' - 0"

100' - 0"

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN1)	STONE VENEER



LEGEND

BACH HOMES
 11650 South State St., Suite 300
 Draper, UT 84020
 (801) 727-9500
 www.bachhomes.net

N 96TH STREET TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

PD01

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STREET SIDE



LEFT SIDE

135' - 3"

109' - 2"



BACK (TYP)



RIGHT SIDE

133' - 0"

100' - 0"

MATERIALS	
FC1	6" HARDIE LAP SIDING
FC2	BOARD AND BATTEN
STN1	STONE VENEER



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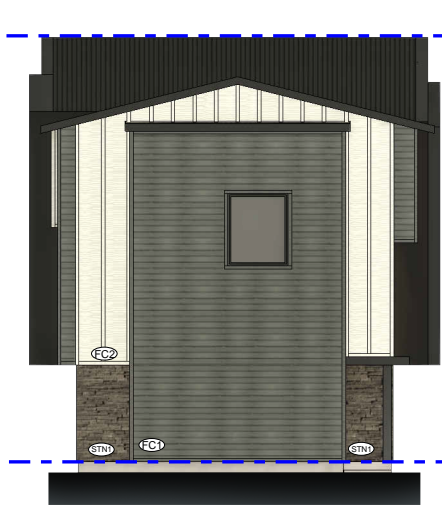
STEEPLECHASE PHASE II

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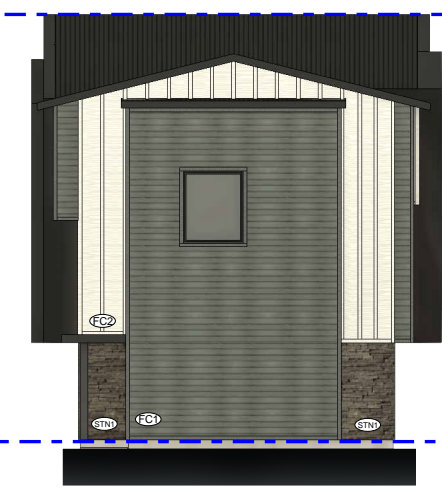
FRONT SIDE



LEFT SIDE (TYP)



BACK



RIGHT SIDE (TYP)

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN)	STONE VENEER



LEGEND

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TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

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FRONT SIDE

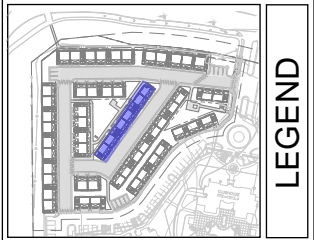
LEFT SIDE (TYP)



BACK

RIGHT SIDE (TYP)

MATERIALS	
FC1	6" HARDIE LAP SIDING
FC2	BOARD AND BATTEN
STN1	STONE VENEER



LEGEND

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TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

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FRONT SIDE (TYP)



BACK

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN)	STONE VENEER



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TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

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FRONT



LEFT SIDE

135' - 3"

100' - 0"



BACK

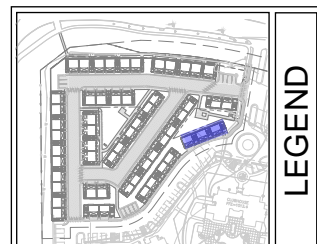


RIGHT SIDE

135' - 3"

100' - 0"

MATERIALS	
(FC1)	6" HARDIE LAP SIDING
(FC2)	BOARD AND BATTEN
(STN)	STONE VENEER



LEGEND

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N 96TH STREET TOWNHOME ELEVATIONS

STEEPLECHASE PHASE II

PD06

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Public Meeting Notice

Please join Bach Homes

for a meeting about Steeplechase Townhomes

case number CD-CPC-2023-00146

proposed for the following address: 311 NW 96th St

Kansas City, MO 64155

Meeting Date: Tuesday, October 3, 2023

Meeting Time: 5:30p

Meeting Location: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>
(via Microsoft Teams) Meeting ID: 291 664 090 645 / Passcode: qtuAHz

Project Description:

Townhome development adjacent to Steeplechase Apartments near the intersection of US-169 and NW 96th Street.

If you have any questions, please contact:

Name: Shaun Athey, Development Manager, Bach Homes

Phone: 307.277.0527

Email: shaun.a@bachhomes.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Holmquist".

Chris Holmquist, PLA | Olsson, Inc. | On behalf of Bach Homes



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

CASE NUMBER

CD-CPC-2023-00146

ADDRESS OR LOCATION

NW 96th St & US-169

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Clay

I, CHRIS HOLMQUIST being duly sworn upon my oath and being of sound mind and legal age state:

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

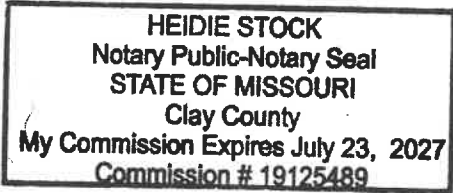
CHRIS HOLMQUIST
(Print Name)

[Signature]
(Signature)

Subscribed and sworn to before me this 3rd day of October, 2023.

[Signature]
Notary Public

My Commission Expires 7/23/27



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