



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 17, 2024

**Project Name**

The Dotte at Metro North

**Docket # 8****Request**

CD-CPC-20214-00071  
Development Plan - Residential

**Applicant**

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

**Owner**

BT Apartments LLC  
Overland Park, KS

Location	8601 N Wyandotte St 20 NW 85 <sup>th</sup> Ter
Area	About 4.75 Acres
Zoning	B2-2
Council District	2 <sup>nd</sup>
County	Clay
School District	North Kansas City 250

**Surrounding Land Uses**

**North:** residential uses, zoned R-7.5  
**South:** commercial uses, zoned B1-1, B2-2  
**East:** undeveloped, residential uses, zoned R-7.5, R-1.5, B1-1  
**West:** undeveloped, commercial uses, zoned UR

**KC Spirit Playbook Alignment**

*LRP determination: Likely*

**Land Use Plan**

The Gashland/Nashua Area Plan recommends Future Mixed Use Neighborhood for this location.

**Major Street Plan**

N Main Street and NW 85<sup>th</sup> Terrace are not identified on the City's Major Street Plan.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on 5/24/2024. No scheduling deviations from 2024 Cycle 7.2 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located within a registered neighborhood or homes association.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 6/25/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject site is currently undeveloped, contains vegetation, and contains two parcels.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a development plan to allow two multi-unit residential buildings in district B2-2 on about 4.75 acres generally located at the northeast corner of N Wyandotte Street and NW 85<sup>th</sup> Terrace.

**CONTROLLING + RELATED CASES**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #8      Approval with Conditions

**PLAN REVIEW**

The proposed development plan includes two multi-unit residential buildings with a total of 120 dwelling units. Buildings will total approximately 148, 050 square feet and both will be three stories tall. Pool deck amenity space is proposed between the buildings on the western side of the site.

Access to the site will be two curb cuts off N Main Street on the east. There are 180 parking spaces proposed, with 12 being individual garage spaces, 18 being covered carport spaces, and the remainder as uncovered surface parking spaces. Sidewalks will be provided internally around the site as well as along NW 85<sup>th</sup> Terrace and N Main Street.

Landscape species include Oak, Spruce, Redbud, and others. Staff is requesting the applicant also add a note on the plan identifying the detention area in the northwest portion of the site be seeded with a native mix.

Proposed building materials include stone veneer, lap siding, and board and batten. The building elevations are a typical product from this developer. Garages along N Main Street will also include stone veneer.

**PLAN ANALYSIS**

*Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	Subject to conditions
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	Yes	No	Subject to condition of revision prior to ordinance request
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

**SPECIFIC REVIEW CRITERIA****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;**

The proposed plan complies with applicable standards of the Zoning and Development Code, as well as the Gashland/Nashua Area Plan and KC Spirit Playbook.

**B. The proposed use must be allowed in the district in which it is located;**

Residential uses are permitted in the B2-2 zoning district.

**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 access and circulation around the site is expected to be adequate. There are two curb cuts proposed off N Main Street to access the parking lot.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

Pedestrian circulation is expected to be safe and efficient around the site. There are internal sidewalks around the parking area with striped crossings. The internal sidewalks connect to the proposed sidewalks on N Main Street. There are no proposed sidewalk connections to N Wyandotte Street due to the grade change.

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

Existing utilities are expected to be adequate to serve the site. Water Services is requiring the developer to extend the public water main in NW 85<sup>th</sup> Terrace to close the loop with the existing public main in N Main Street.

**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.**

Location and orientation of buildings is appropriate for the site. The proposed building along NW 85<sup>th</sup> Terrace will provide good street presence as the parking is mostly behind or to the side of the building and not separating the building from the street. The massing of the buildings is similar to the apartment buildings to the west at Metro North Crossing.

**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.**

Landscaping will screen the garages from N Main Street and is overall generally compliant with the Code, with a few minor revisions still needed related to the note staff requested for native seed mix in the stormwater detention area and caliper inches of trees proposed.

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

The site layout is slightly excessive in impervious area where the parking is located. The proposed number of parking spaces exceeds what's required by 60 spaces. Staff requested the applicant remove

the 17 spaces at the southeast corner of the site to improve the aesthetic and view of the corner, but they chose not to revise per staff's request.

- 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 applicant submitted a tree preservation and mitigation plan. Approximately three acres of tree canopy will be removed from the site and the calculation determined 12 trees are required for mitigation. The trees will be planted along the northern edge of the site to add to the existing tree buffer.

**ATTACHMENTS**

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials
- 4. Additional documents, if applicable

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval with conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP  
Planner



## Plan Conditions, Corrections, & Suggestions Report

Recommended To Applicant

Recommended By Staff

Report Date: July 10, 2024

Case Number: CD-CPC-2024-00071

Project: The Dotte at Metro North

### Plan Corrections

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*Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. Will the stormwater detention area be planted with native variety of grasses to enhance? Identify native seed mix for this area on the landscape plan. UPDATE 7/5/24: provide this label on the landscape plan drawing and seed mix specifications. (6/28/2024)
2. 40 long term bicycle spaces are required (1 space per 3 dwelling units). Individual garages can be counted towards this requirement. UPDATE 7/5/24: building and site data table was removed from the plans. Please revise the table and add it back to the plan set. (6/28/2024)
3. 18 short term bicycle spaces are required (10% of actual number of vehicle parking spaces provided). UPDATE 7/5/24: building and site data table was removed from the plans. Please revise the table and add it back to the plan set. (6/28/2024)
4. 88-425-12 requires the landscape plan to be sealed by a MO licensed landscape architect. (6/28/2024)

*Correction(s) by DMD Tree Preservation Review of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

5. Add a note to the drawing of existing trees to be removed. UPDATE 7/1/24: The label on C.002 should be changed from "Ex. Tree Mass" to "Ex. Tree Mass to be Removed" (6/28/2024)
6. UPDATE 7/1/24: 12 trees are required for mitigation based on 2" caliper trees, not 8. Revise tree mitigation plan (C.002) and landscape plan (L.100). Additionally, landscape plan indicates 3" trees and all should be 2". (6/28/2024)



## Plan Conditions

Report Date: July 10, 2024

Case Number: CD-CPC-2024-00071

Project: The Dotte at Metro North

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.*

1. 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.
2. The applicant shall revise plans to address all outstanding corrections prior to ordinance request.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. 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.
7. 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 Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

8. That prior to the issuance of the Certificate of Occupancy, the property must be consolidated through a City approved process of either a consolidation by General Warranty Deed with the County or a Minor Subdivision Lot Consolidation with the City.

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

9. 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)
10. 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)
11. 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
12. 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)

Shall provide fire lane signage on fire access drives.

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

13. 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).  
Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

*Condition(s) by Parks & Recreation. Contact Kevin Lapointe at (816) 513-7776 / Kevin.Lapointe@kcmo.org with questions.*

15. 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, or prior to the recording of the final plat, whichever occurs first.
16. 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 Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.*

17. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

18. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
19. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
20. 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.
21. 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.
22. 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.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for N Main St and NW 85th Ter and to a tie-in point with the existing sidewalks at \_\_N Wyandotte St\_\_ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

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

24. 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 - Todd Hawes 816-513-0296

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

25. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
26. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
27. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
28. The meter must come before the backflow.
29. 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>

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

30. The developer shall submit for review and contracts water main extension (WME) plans following KC Water Rules and Regulations for the extension of the 8" DIP water main along NW 85th Terrace approximately 450' from N Main to N Wyandotte. The water main extension plans shall also include any new fire hydrants that are required to meet a maximum 300' spacing along the public streets directly adjacent to the new development. The WME plans shall be under contract (permitted) prior to the building permit issuance.

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

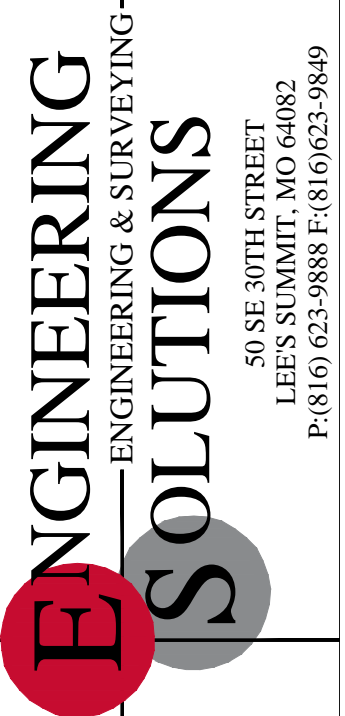
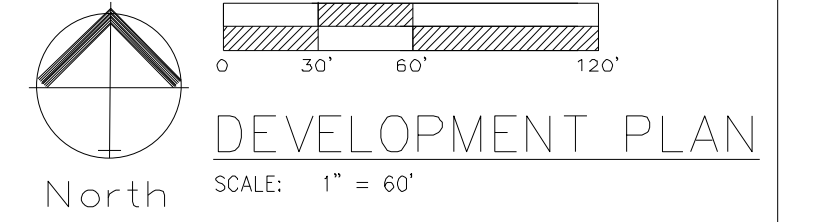
31. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
32. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
33. 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.
34. 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.
35. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.



# DEVELOPMENT PLAN

## The Dotte at Metro North

### Kansas City, Clay County, Missouri

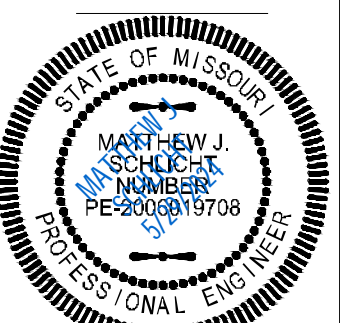


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

The Dotte at Metro North  
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project:  
 THE DOTTE AT METRO NORTH  
 Issue Date:  
 May 17, 2024

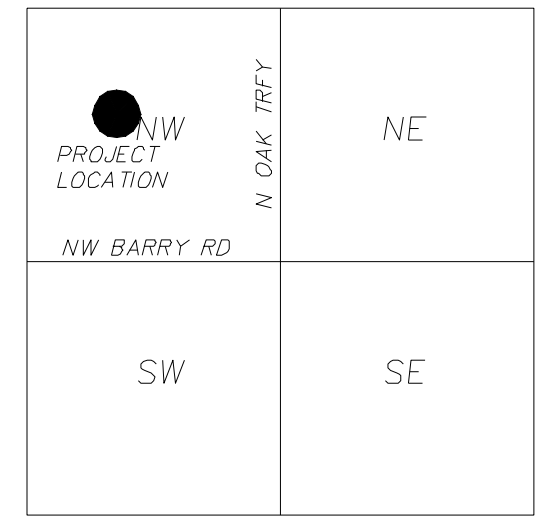
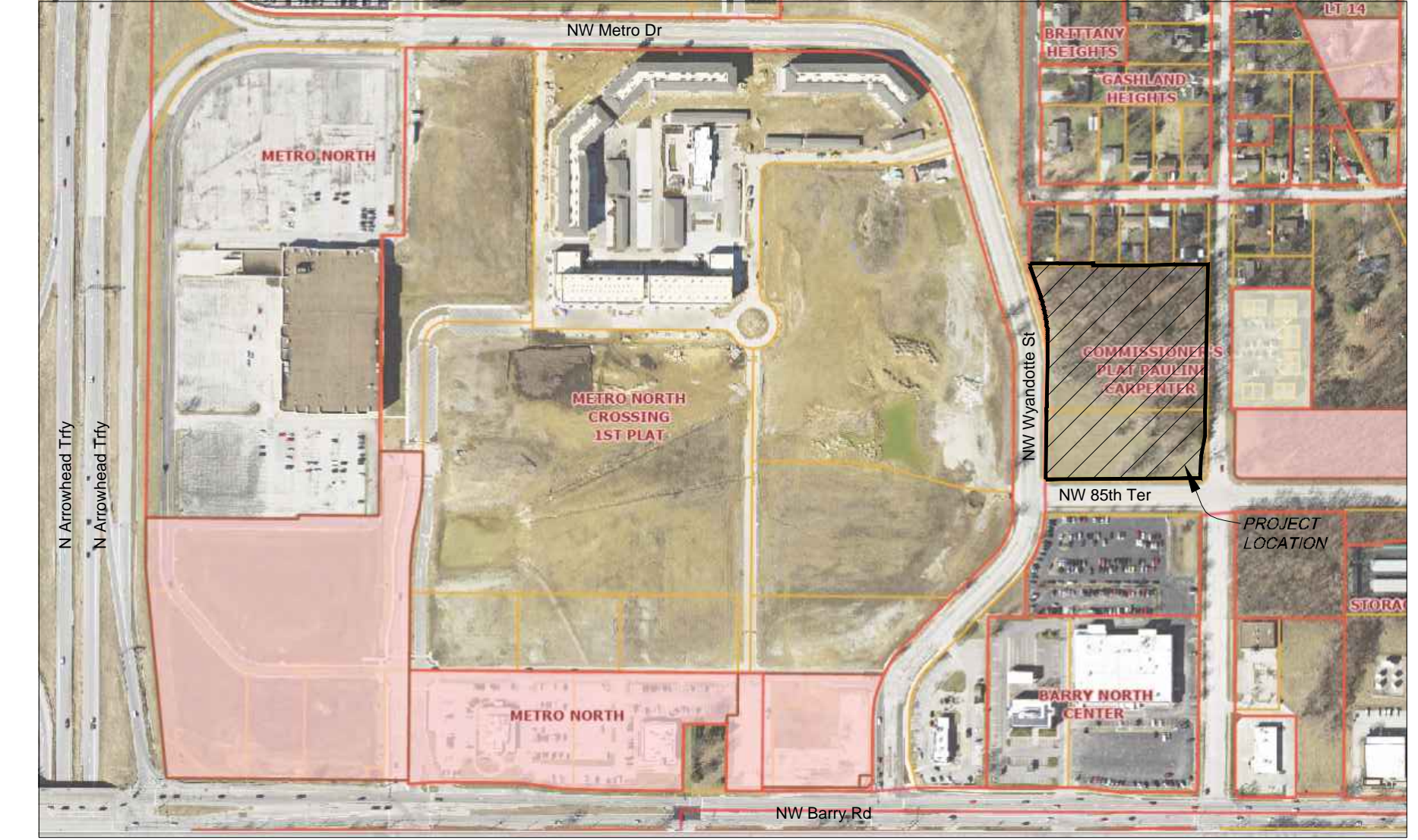
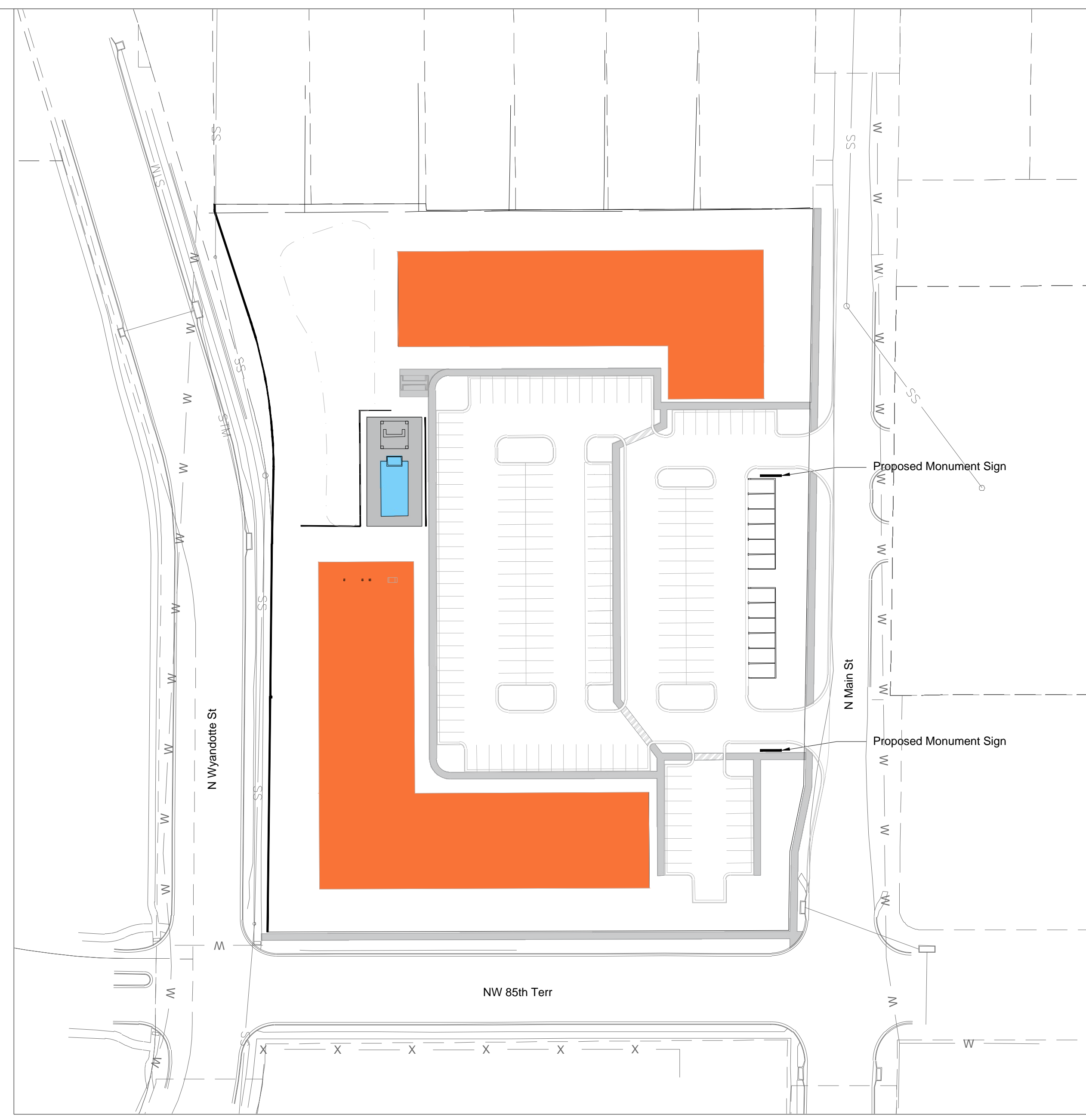
DEVELOPMENT PLAN  
 Development Plan for:  
 The Dotte at Metro North  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS


C. 001



VICINITY MAP  
 SEC. 11-51-33

CALCULATION OF LAND DEDICATION REQUIREMENTS		
Number of Units	Required Area Acres	Provided Area Acres
120 Apartment Units	1.44	(Payment in Lieu)
<b>TOTAL</b>	<b>1.44</b>	<b>(Payment in Lieu)</b>

**PARKLAND FEE:**  
 The Developer elects to pay the City of Kansas City, Missouri, a sum of \$ in lieu of required parkland dedicating for 120 units pursuant to Section 88-408-C of the Zoning and Development Code.

**NOTE:**  
 Project Plan not required as this development plan contains all of the necessary information.

**MONUMENT SIGN NOTES:**  
 - Any monument or site sign shall comply with Section 88-445

**MECHANICAL EQUIPMENT AND UTILITY CABINET NOTES:**  
 - Any Mechanical Equipment and Utility Cabinets shall comply with Section 88-425-08-B and 88-425-08-D

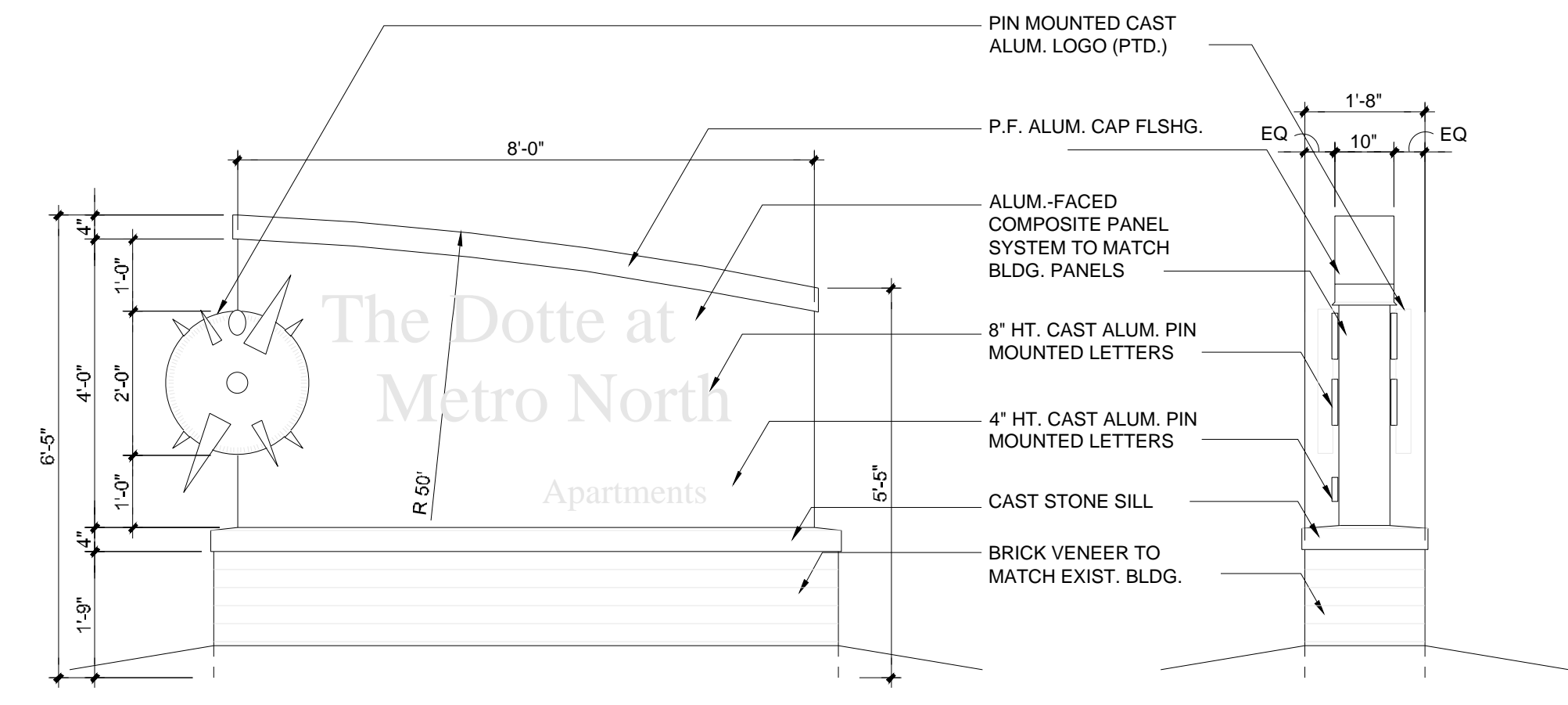
**BICYCLE PARKING**  
 INSTALL THREE (3) - 6 BAY BIKE RACKS.

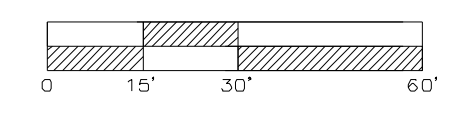
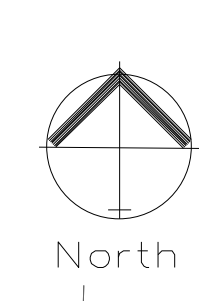
**LONG TERM BICYCLE PARKING**  
 Long Term Bicycle Parking will be located within each individual unit. Complies with Section 88-420-09-C.a.3

**OWNER:**  
 Phoenix Capital Partners LLC  
 9744 N CONANT AVE  
 KANSAS CITY, MO 64153-0000

**CIVIL ENGINEER:**  
 ENGINEERING SOLUTIONS  
 CONTACT NAME: MATT SCHLICHT  
 EMAIL: mschlicht@es-kc.com  
 PHONE: 816-623-9888  
 ADDRESS: 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082

- INDEX OF SHEETS:**
- C.001 - DEVELOPMENT PLAN
  - C.002 - EXISTING CONDITIONS
  - C.100 - OVERALL SITE PLAN
  - C.101 - DIMENSION PLAN
  - C.102 - OVERALL SIDEWALK PLAN
  - C.200 - OVERALL GRADING PLAN
  - C.300 - UTILITY PLAN
  - L.100 - LANDSCAPE PLAN
  - A.1 - EXTERIOR ELEVATIONS
  - A.2 - EXTERIOR ELEVATIONS





EXISTING CONDITIONS / TREE PRESERVATION PLAN  
SCALE: 1" = 30'

88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	136,485 s.f. 3.13 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	1.10
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	165
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	141
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	24
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A

\* 8 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07 SEE L.100 FOR TREES.

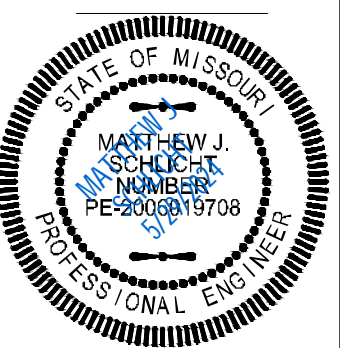


Professional Registration  
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Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
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Nebraska  
Engineering CA2821

The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

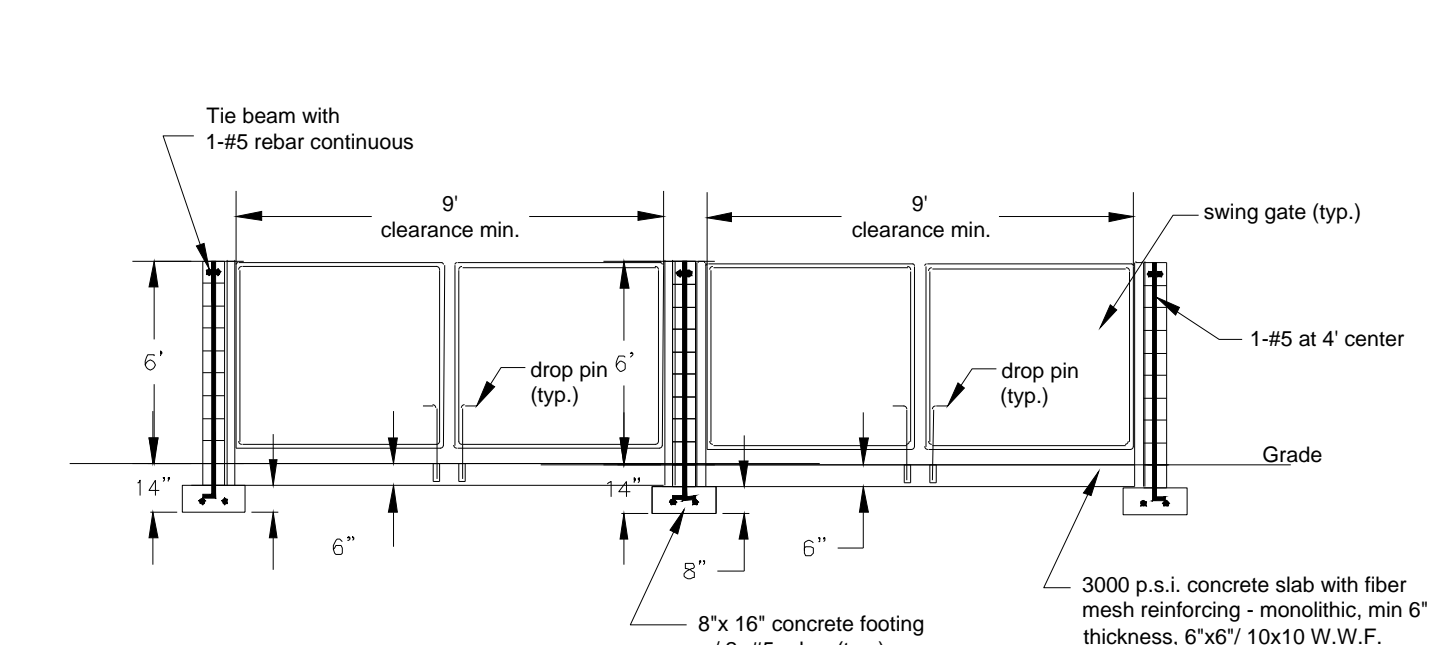
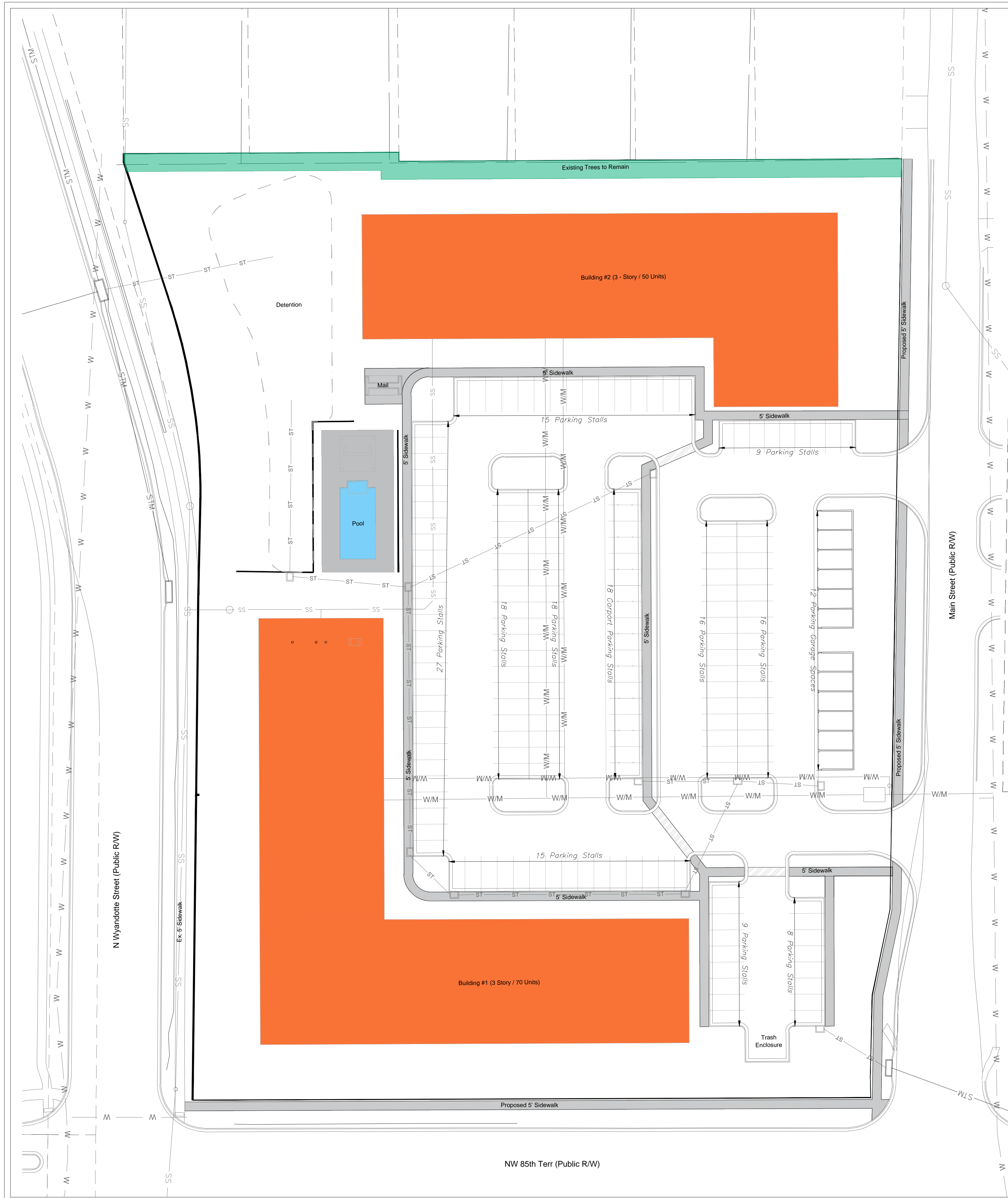
Project:  
THE DOTTE AT  
METRO NORTH  
Issue Date:  
May 17, 2024

EXISTING CONDITIONS / TREE  
PRESERVATION PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri

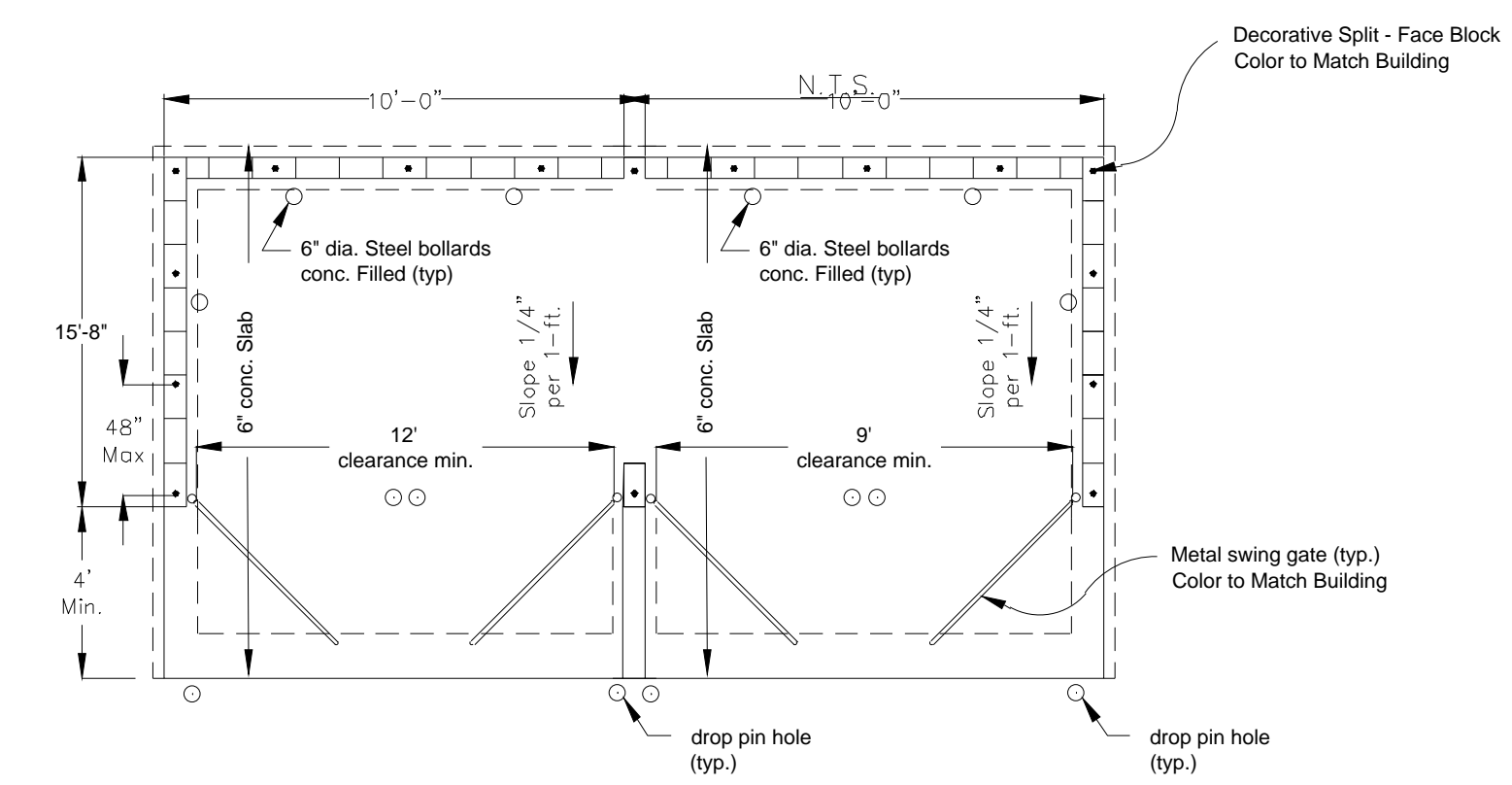


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

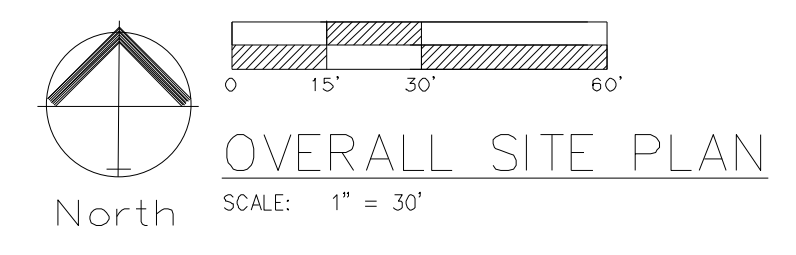
ELEVATION



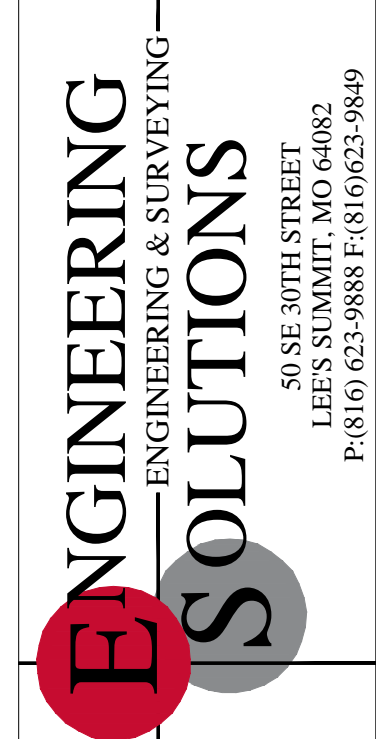
PLAN  
N.T.S.  
DUMPSTER ENCLOSURE  
N.T.S.



EXTERIOR ELEVATION  
5 TRASH ENCLOSURE - FRONT ELEVATION



OVERALL SITE PLAN

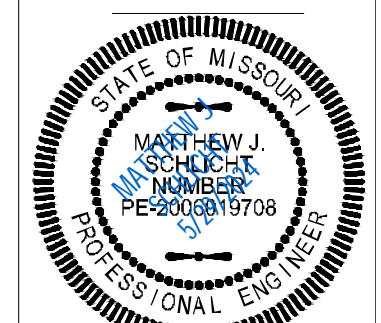


Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

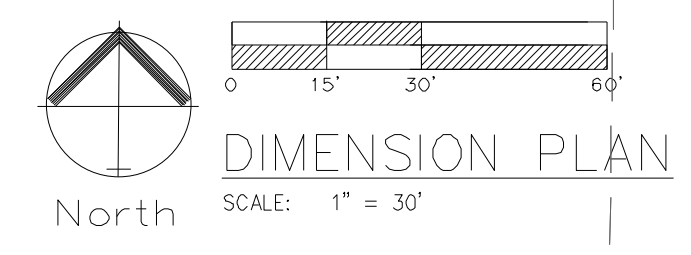
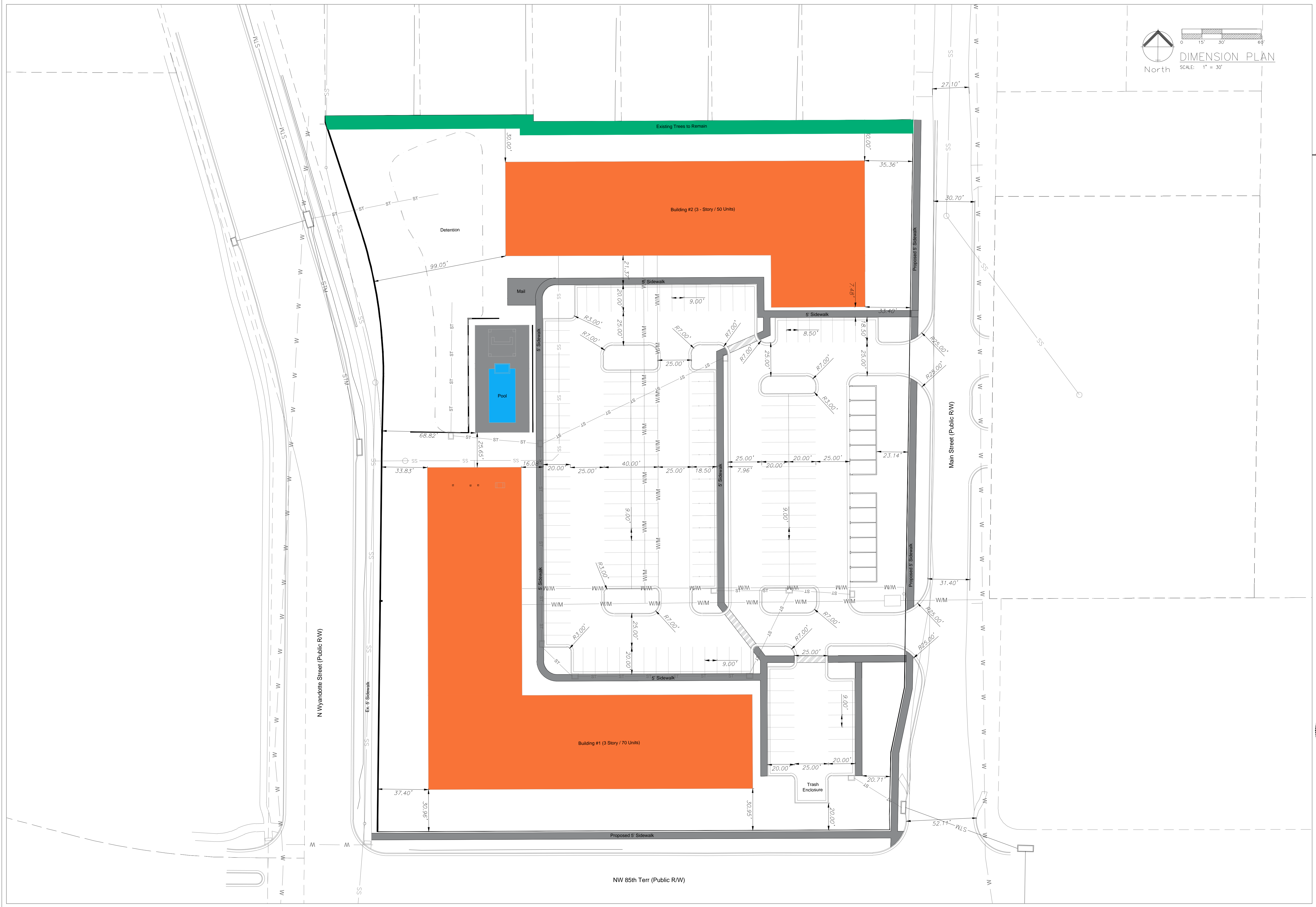
Project:  
THE DOTTE AT  
METRO NORTH  
Issue Date:  
May 17, 2024

OVERALL SITE PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-143325

REVISIONS

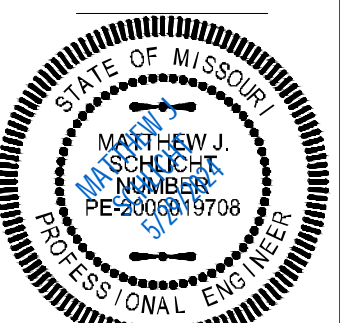



Professional Registration  
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Engineering E-1695  
Surveying LS-218  
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Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
THE DOTTE AT METRO NORTH  
KANSAS CITY, CLAY COUNTY, MISSOURI

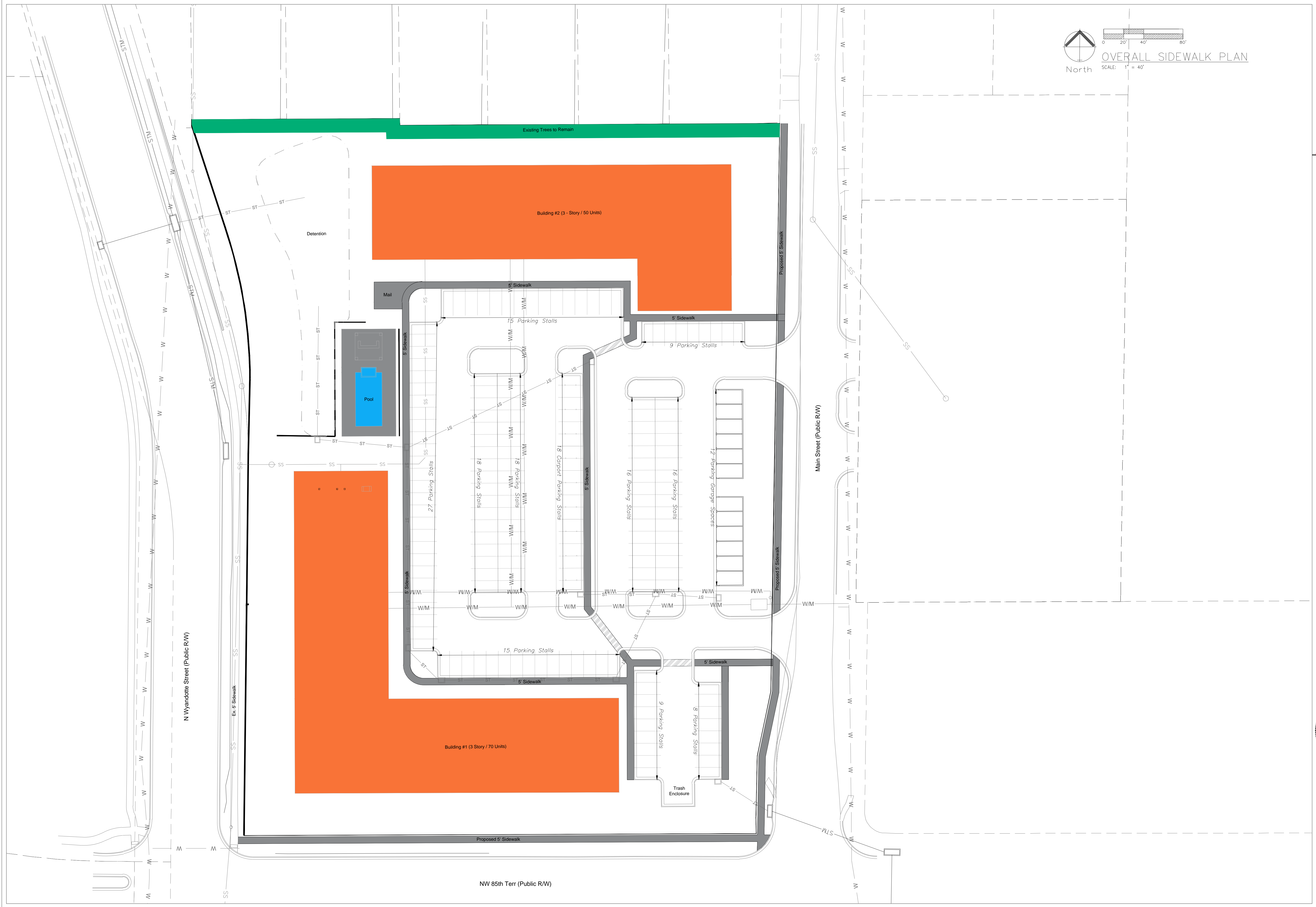
Issue Date:  
May 17, 2024

**DIMENSION PLAN**  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

North  
 SCALE: 1" = 40'  
 OVERALL SIDEWALK PLAN

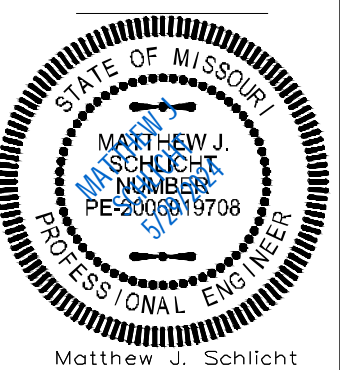


Professional Registration  
 Missouri  
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 Surveying 2005008318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
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 Engineering 6254  
 Nebraska  
 Engineering CA2821

The Dotte at Metro North  
 KANSAS CITY, CLAY COUNTY, MISSOURI

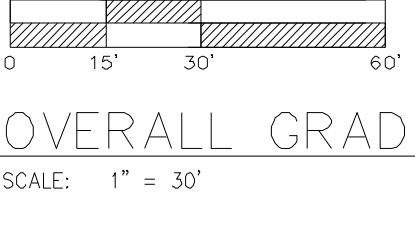
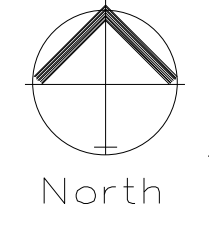
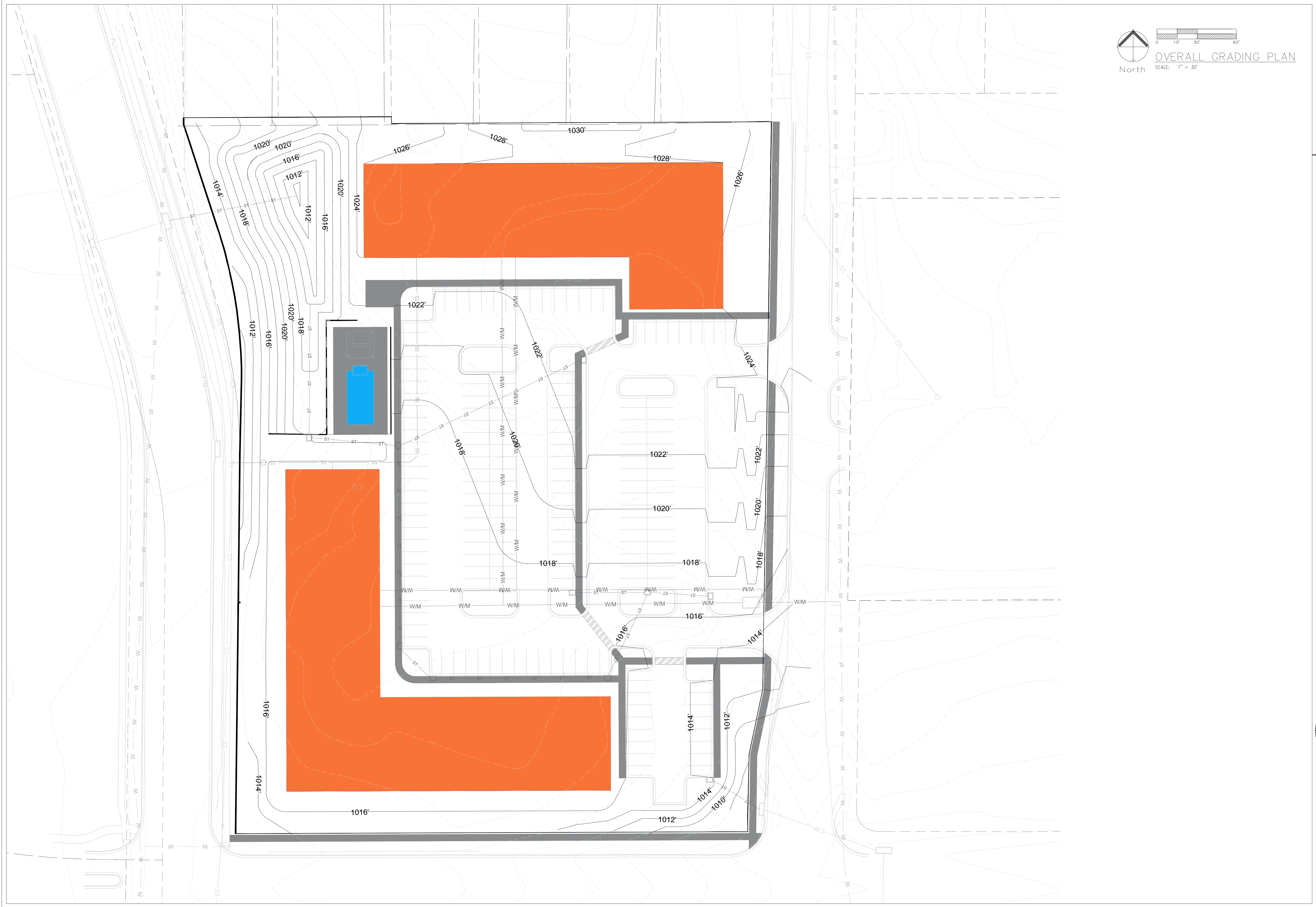
Project:  
 THE DOTTE AT  
 METRO NORTH  
 Issue Date:  
 May 17, 2024

OVERALL SIDEWALK PLAN  
 Development Plan for:  
 The Dotte at Metro North  
 Kansas City, Clay County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

OVERALL GRADING PLAN  
SCALE: 1" = 30'

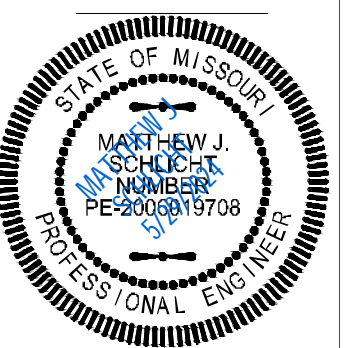


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

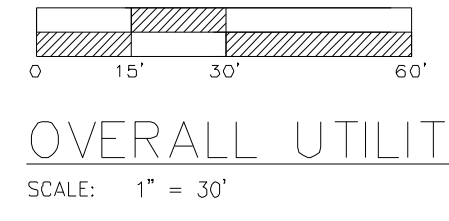
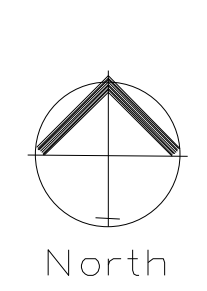
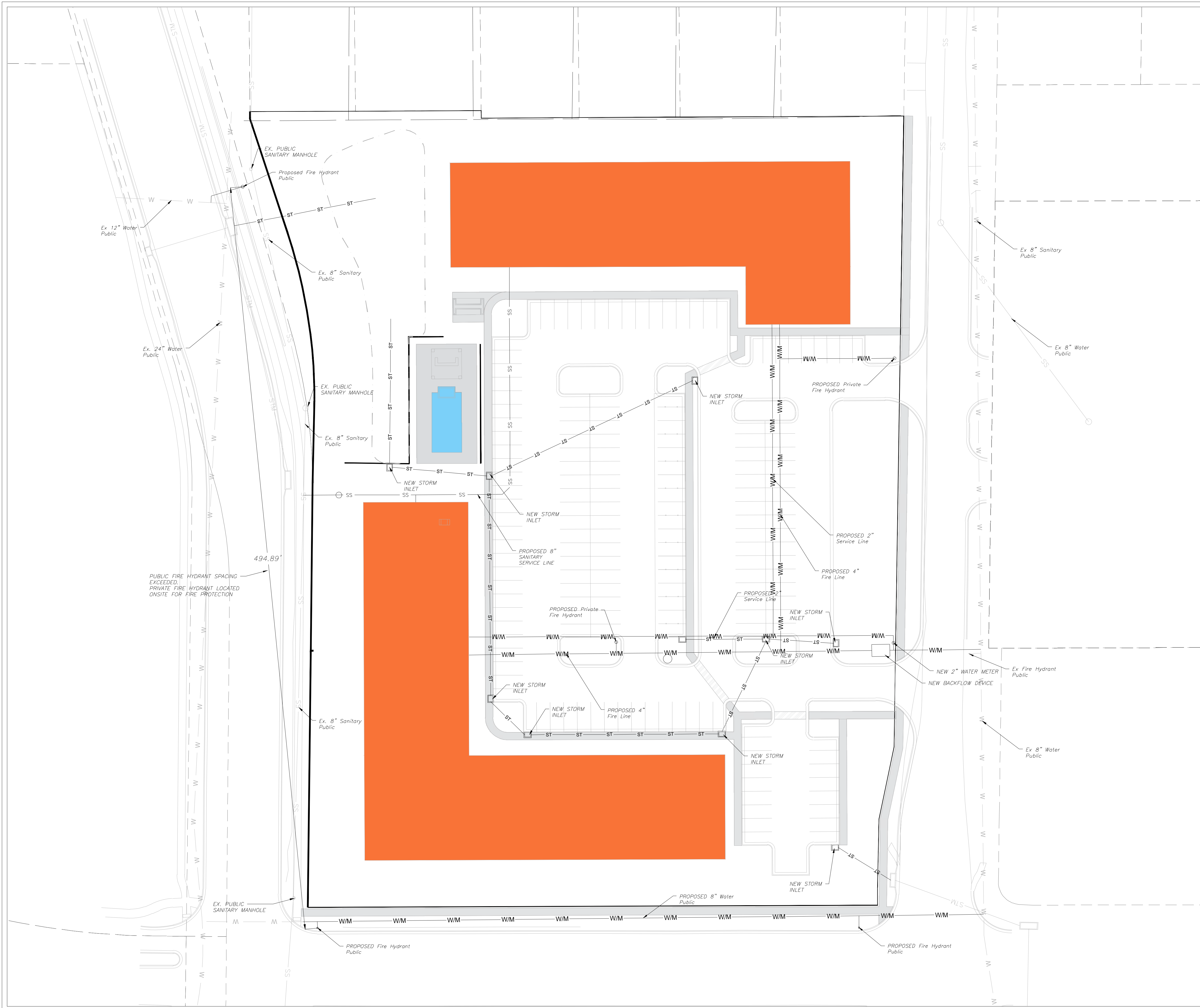
Project: THE DOTTE AT METRO NORTH  
Issue Date: May 17, 2024

OVERALL GRADING PLAN  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-143325

REVISIONS

OVERALL UTILITY PLAN  
SCALE: 1" = 30'

**NOTE:**  
ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.

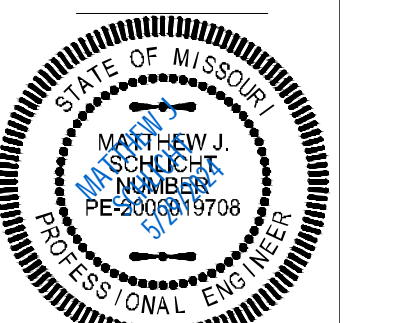
**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEES SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005028318-D  
Kansas  
Engineering E-1695  
Surveying LS-210  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

The Dotte at Metro North  
KANSAS CITY, CLAY COUNTY, MISSOURI

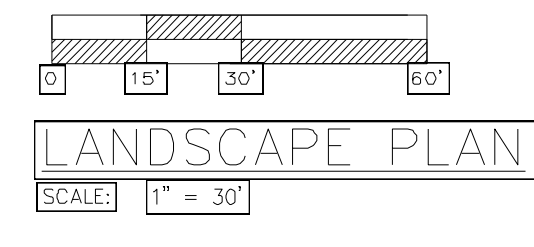
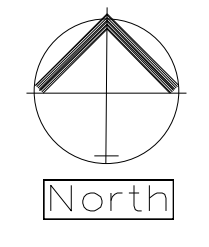
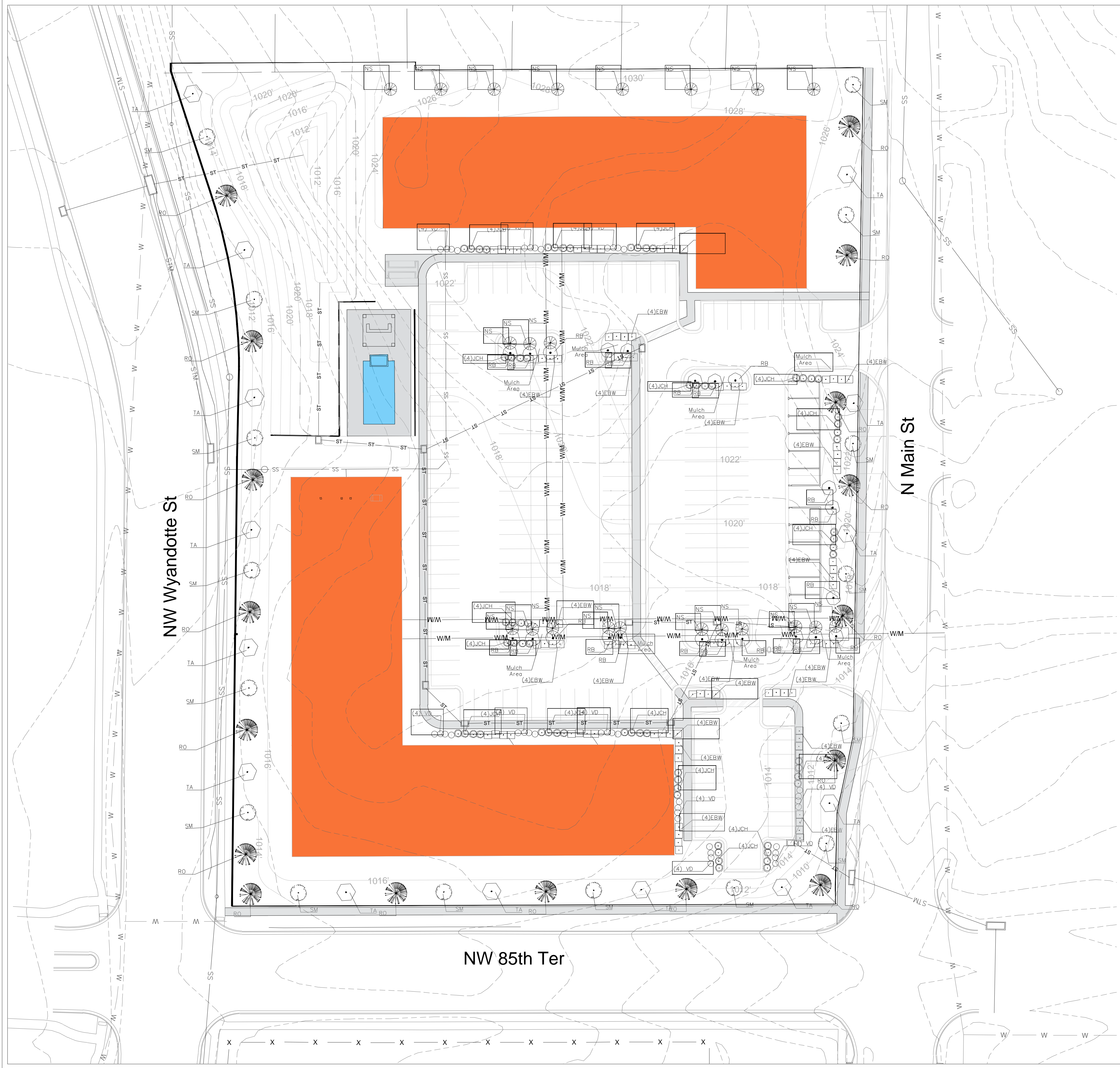
Project: THE DOTTE AT METRO NORTH  
Issue Date: May 17, 2024

Overall Utility Plan  
Development Plan for:  
The Dotte at Metro North  
Kansas City, Clay County, Missouri



Matthew J. Schlicht  
MO PE 2005019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS



LANDSCAPE REQUIREMENTS  
 PER 88-426 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE:  
 STREET TREES (88-425-03)

LOCATION	REQUIREMENT	PROVIDED
NW Wyandotte St	534 Feet	18 Trees Required 18 Trees
NW 85th Ter.	378 Feet	13 Trees Required 13 Trees
N Main St	472 Feet	16 Trees Required 16 Trees

88-425-06.B Interior Landscaping of Parking Lots  
 A. At Least 28 square feet of interior landscape area is required per parking space  
 182 parking spaces      5,096 sq. ft required      (Requirement Met)

88-425-06.E Plant Materials  
 1. One Tree per 5 parking spaces      182 parking spaces      36 Trees Required      36 Trees Provided  
 2. One Shrub is required per parking space      182 parking spaces      182 Shrubs Required      224 Shrubs Provided

8 - 3" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07.

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	TA	TA	AMERICAN BASSWOOD LINDEN [TILIA AMERICANA]	3" CAL
	NS	NS	NORWAY SPRUCE [PICEA OBIES]	6' HT
	RB	RB	OKLAHOMA REDBUD [CERCIS RENIFORMIS 'OKLAHOMA']	3" CAL
	JCH	JCH	HOLBERT CHINESE JUNIPER [JUNIPERUS CHINENSIS 'HOLBERT']	#3 POT
	EBW	EBW	DWARF ENGLISH BOXWOOD [BUXUS SEMPERVIRENS 'SUFFRUTICOSA']	#3 POT
	SM	SM	CADDO SUGAR MAPLE [ACER SACCHARUM 'AUTUMN SPLENDOR']	3" CAL
	RO	RO	RED OAK [QUERCUS RUBRA]	3" CAL
	VD	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' [BLUE MUFFIN VIBURNUM]	3" CAL

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 LEES SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 2005038318-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6264  
 Nebraska  
 Engineering CA2821

The Dotte at Metro North  
 KANSAS CITY, CLAY COUNTY, MISSOURI

Project: THE DOTTE AT METRO NORTH  
 Issue Date: May 17, 2024

Landscape Plan  
 Development Plan for:  
 The Dotte at Metro North  
 Kansas City, Clay County, Missouri

Matthew J. Schlicht  
 MO PE 040000088  
 KS PE 19071  
 NE PE 25226  
 NE PE 151333







6 BLDG. 1 - NORTH  
1/16" = 1'-0"



5 BLDG. 1 - WEST  
1/16" = 1'-0"



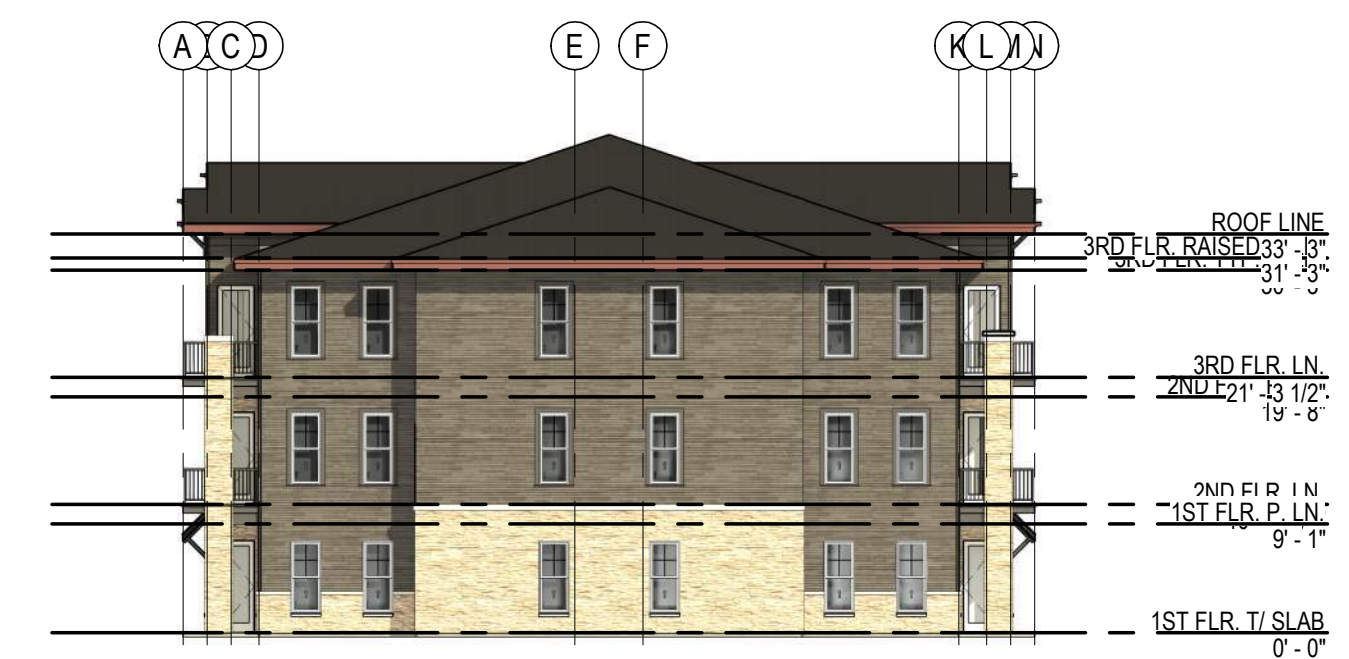
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1/16" = 1'-0"



2 BLDG. 1 - SOUTH  
1/16" = 1'-0"

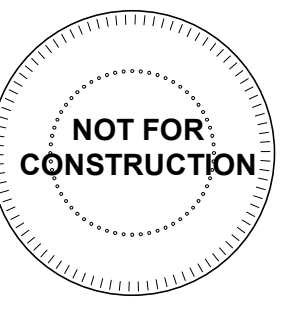


3 BLDG. 1 - EAST END  
1/16" = 1'-0"



1 BLDG. 1 - SOUTH END  
1/16" = 1'-0"

MATERIAL KEY



A NEW APARTMENT COMPLEX:  
**THE DOTTE AT METRO NORTH**  
NW Wyandotte and 85th Terr



REVISIONS:

DATE:  
09/16/2022  
JOB NO.  
718922  
DRAWN BY:  
BHALL  
SHEET NO.

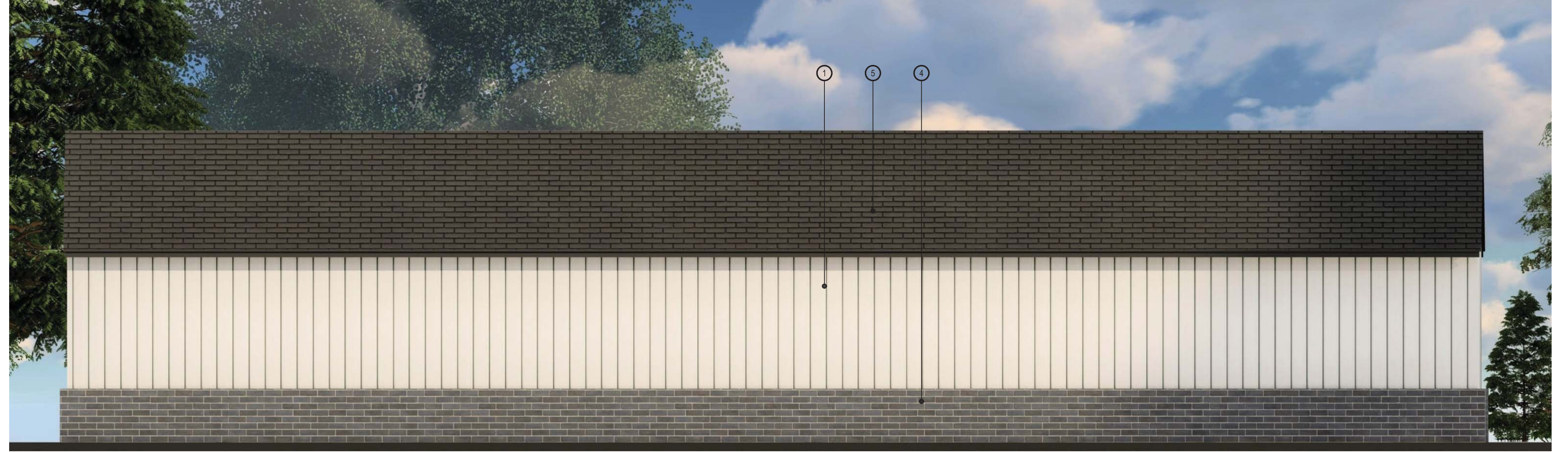
**A3.00**

ELEVATION MATERIAL LEGEND

- ① BOARD & BATTEN SIDING
- ② LAP SIDING
- ③ 'WOOD-LOCK' PANEL
- ④ BRICK OR STONE VENEER
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ METAL ROOF
- ⑦ VERTICAL METAL SIDING
- ⑧ CEMENTITIOUS STUCCO
- ⑨ SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)
- ⑩ CONCRETE
- ⑪ CHAINLINK FENCE W/ PRIVACY SLATS



④ EXTERIOR ELEVATION  
DETACHED GARAGE - SIDE ELEVATION



③ EXTERIOR ELEVATION  
DETACHED GARAGE - BACK ELEVATION

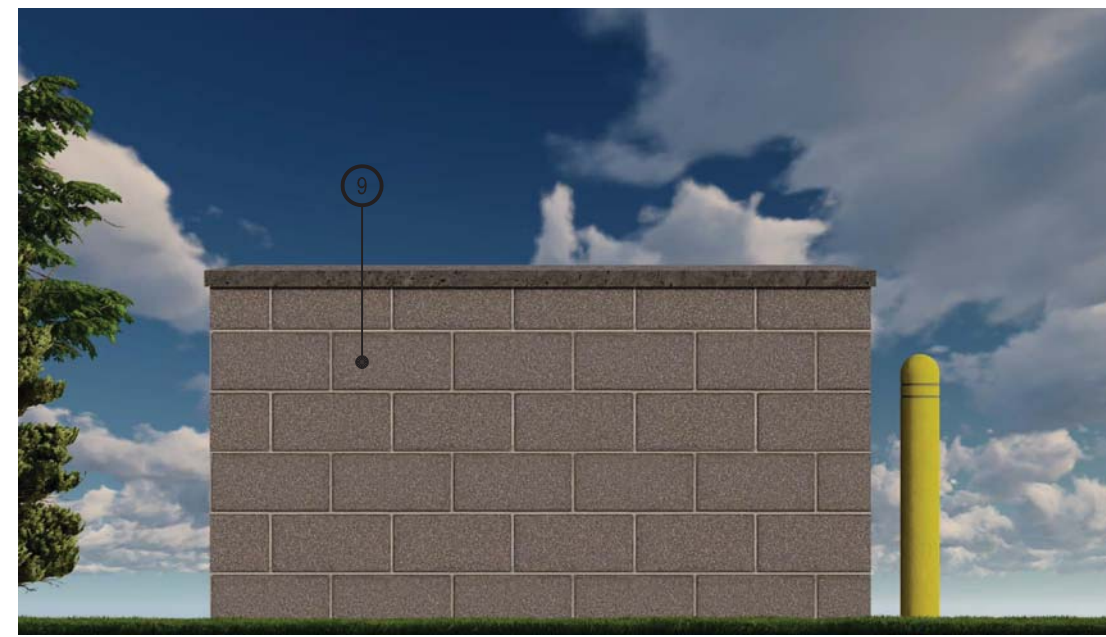


② EXTERIOR ELEVATION  
DETACHED GARAGE - SIDE ELEVATION



① EXTERIOR ELEVATION  
DETACHED GARAGE - FRONT ELEVATION

# DETACHED GARAGE



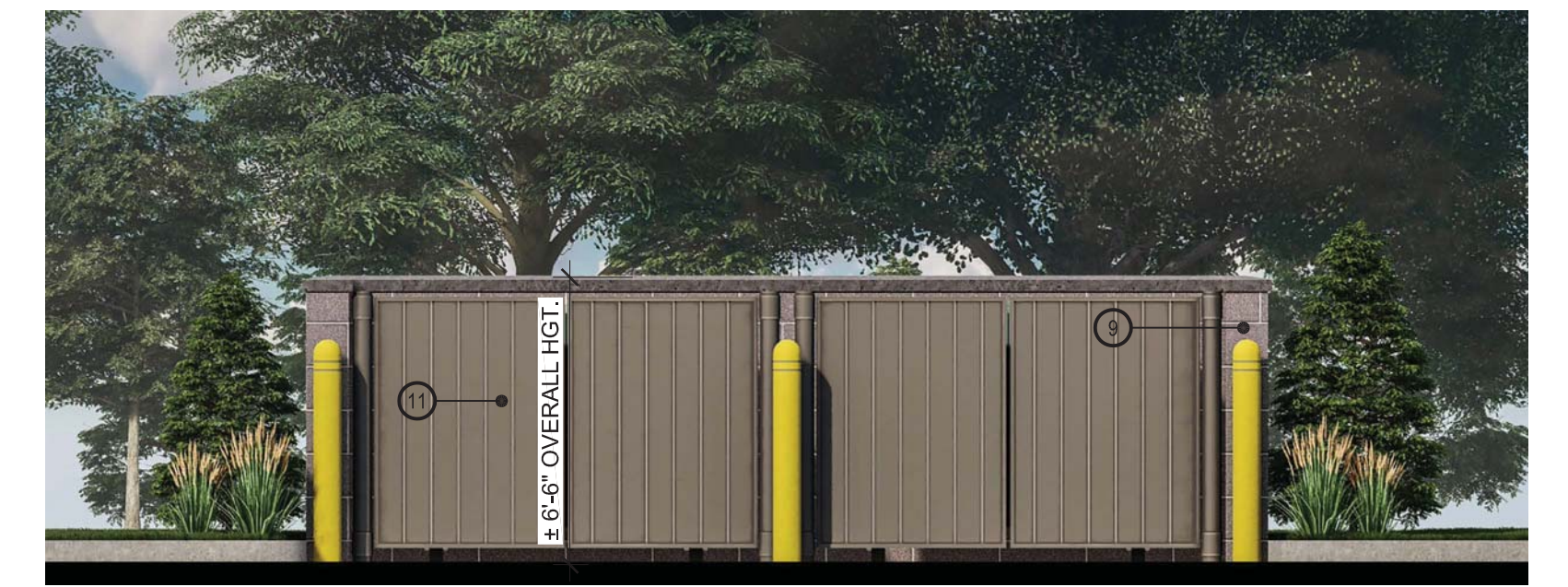
6 EXTERIOR ELEVATION TRASH ENCLOSURE - LEFT ELEVATION



5 EXTERIOR ELEVATION TRASH ENCLOSURE - RIGHT ELEVATION



4 EXTERIOR ELEVATION TRASH ENCLOSURE - BACK ELEVATION



3 EXTERIOR ELEVATION TRASH ENCLOSURE - FRONT ELEVATION

ELEVATION MATERIAL LEGEND	
1	BOARD & BATTEN SIDING
2	LAP SIDING
3	'WOOD-LOCK' PANEL
4	BRICK OR STONE VENEER
5	ASPHALT SHINGLE ROOF
6	METAL ROOF
7	VERTICAL METAL SIDING
8	CEMENTITIOUS STUCCO
9	SPLIT-FACE BLOCK (COLOR TO MATCH BUILDING STONE / MASONRY VENEER)
10	CONCRETE
11	CHAINLINK FENCE W/ PRIVACY SLATS



2 EXTERIOR ELEVATION CARPORT - FRONT ELEVATION



1 EXTERIOR ELEVATION CARPORT - SIDE ELEVATION

# CARPORT AND TRASH ENCLOSURE

June 7, 2024

**VIA U.S. MAIL**

Adjacent Property Owners within 300 Feet

**Re: Development Plan Application / The Dotte at Metro North**

Dear Adjacent Property Owners:

We represent PC Homes, LLC, concerning property generally located at the northeast corner of N. Wyandotte St. and NW 85<sup>th</sup> Terrace. We submitted an application to the City Plan Commission to request approval of a development plan to allow for development of the 4.75 acre property as an apartment development with two buildings containing 120 units. The property is zoned commercial. Enclosed is a copy of the draft of the proposed plan.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited to attend. This public meeting is an opportunity for you to come learn more about the application and to discuss these plans with the developer's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](https://kcmo.gov/publicengagement). If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](https://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

The meeting will be held on Tuesday, June 25, 2024 at 6:00 p.m. via Zoom conference call.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 861 6076 7694  
Passcode: 731566  
Or dial: 1 (301) 715-8592

Any questions or concerns can be addressed to:

Name: Patricia R. Jensen  
Email: [pjensen@rousepc.com](mailto:pjensen@rousepc.com)  
Phone: (816) 502-4723  
Title/Role: Attorney  
Company: Rouse Frets White Goss Gentile Rhodes, P.C.  
Representing: PC Homes, LLC

If you are unable to attend the meeting and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

{32601 / 73145; 1022008. }

Adjacent Property Owners

June 7, 2024

Page 2

The applications will be heard by the City Plan Commission on Wednesday, July 17, 2024.

Very truly yours,

A handwritten signature in blue ink that reads "Patricia R. Jensen". The signature is written in a cursive style with a large initial "P" and "J".

Patricia R. Jensen

PRJ:jjw

Enclosure

cc: City Planning and Development (via e-mail [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org), w/ encl.)



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

## Project Name and Address

---

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Name	Address	Phone	Email
Brenda and Wyman Horn	35 NW 86th Terr		
Patricia Vermont/Tracey Clevenger	8641 Baltimore (and 8615)		
Angela Vandirhoorn	100 NE 86th		
Tammy Mason	25 NW 86th		
Patty Underwood			
Brandi Snyder			
Kevin Bridgemont	8620 N. Main		
E. Frizbee	17 NW 86th Terr		
Anne Clare			
Tina Henderson	108 NW 86th Terr		