



CITY PLAN COMMISSION STAFF REPORT

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

October 16, 2024

Project Name

Trails at Ambassador

Docket # 3.1 & 3.2

Request

CD-CPC-2024-00106

Development Plan – Non-Residential

CD-CPC-2024-00130

Rezoning without Plan

Applicant

Kaitlin Raynor

Kimley-Horn

Owner

Tiffany Square, Inc.

Location	9400 N. Ambassador Dr.
Area	About 18.51 acres
Zoning	B3-3
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Commercial, zoned B3-3

South: Undeveloped, zoned B3-3

East: Undeveloped, zoned B3-3

West: Interstate 29

KC Spirit Playbook Alignment

CD-CPC-2024-00106 is likely to align.

Land Use Plan

The KCI Area Plan recommends Commercial for this location. The plan conforms with the area plan

Major Street Plan

North Ambassador Drive is identified as a Thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a preliminary plat, preliminary non-residential development plan and rezoning from B3-3 to B4-3.

PROJECT TIMELINE

The application for the subject request was filed on 9/10/2024.

Scheduling deviations from 2024 Cycle 9.1 have occurred.

- The development plan (CD-CPC-2024-00106) was continued off docket to allow time for the rezoning application to be legally advertised, so the two applications can be heard at the same time.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/2/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The undeveloped site sits between N. Ambassador Drive and Interstate 29. The site has a downward slope running north to south with a stream along the southern perimeter.

CONTROLLING + RELATED CASES

Case No. 6091-GP-8 – Ordinance 990579, passed May 27, 1999, amended an existing development plan in District GP-3 (regional business), by removing about 10.4 acres from the plan near Tiffany Springs Parkway and thereby leaving about 307.9 acres (**Plan is no longer vested**)

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

3.1 Rezoning without Plan - APPROVAL

3.2 Non-Residential Development Plan -APPROVAL WITH CONDITIONS

Vicinity Map**PLAN REVIEW & ANALYSIS**

The applicant is proposing a commercial development on about 18 acres to allow for potential uses such as entertainment venues and restaurants to complement the adjacent lodging uses north of the subject property. The applicant is requesting to rezone the property from B3-3 to B4-3 to allow for self-storage on this site. Staff has informed the applicant that 88-120-06 states the following, "The gross floor area of allowed industrial establishments in the B4 district may not exceed 25,000 square feet." The 25,000 square foot provision limits the size of a storage facility which is typically much larger than what the B4 zoning district currently allows. This application provides flexibility for the developer to market the site for a wide variety of uses; once a specific user is identified the applicant will be required to submit a project plan which shall be reviewed and approved by the City Plan Commission prior to the issuance of any building permit.

The applicant is not encroaching upon the I-29 trail easement located on the far western perimeter of the site. The applicant will need to submit a revised preliminary plat to show where the Special Rapid Transit Corridor easement will be located along North Ambassador Drive. The applicant is still coordinating with KC Water on the final utility plan for the proposed development.

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
*Lot and Building Standards (88-120)	Yes	No	Applicant is requesting a deviation to allow for an increase of 5' to maximum allowed building height.
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, if the applicant constructs residential units	
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
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, subject to conditions	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed rezoning to B4-3 is in conformance with the KCI Area Plan. The KCI Area Plan designation of “commercial” is primarily intended to accommodate “heavier” commercial activities within the vicinity of the I-29 and Hwy 152 intersection and permits the B4 zoning designation.

B. Zoning and use of nearby property;

A large portion of the surrounding area is zoned B3-3 and there are proposed residential uses east of North Ambassador Drive which is zoned MPD.

C. Physical character of the area in which the subject property is located;

The subject property is adjacent to Interstate 29 and south of two existing hotels. Staff is supportive of the B4 zoning due to subject property being so close to the interstate.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The applicant will extend water and sewer to adequately serve the proposed development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

Staff believes the rezoning to B4 is appropriate to allow for additional lodging and commercial activity. The proposed self-storage use is appropriate to serve the future residential developments planned for the immediate area.

F. Length of time the subject property has remained vacant as zoned;

The subject property has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

Staff does not anticipate the rezoning will detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of this application may inhibit future development of this site.

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 applicant is seeking a 5 foot height deviation to increase the maximum height to 60'. The applicant shall also resubmit the preliminary plat prior to ordinance request to show the Special Rapid Transit Corridor easement along North Ambassador Drive.

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

The applicant is proposing to rezone the site to B4 to allow for self-storage uses.

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;

The proposed development plan provides for safe vehicular ingress and egress to and from the site and was reviewed and approved by the Public Works department.

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 plan provides sidewalk connections to N. Ambassador Drive including improvements to the existing sidewalk network.

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

The proposed plan will provide private utilities to serve the site.

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.

No elevations have been provided to staff at this point since specific users have not been identified. The applicant will be required to submit a project plan for review and approval by the City Plan Commission prior to the issuance of any building permit.

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.

A detailed landscape plan will be included in project plan submittal which shall be reviewed and approved by the City Plan Commission prior to the issuance of any building permit.

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 preliminary plan only has details of the primary private streets to be constructed. No information has been provided for proposed impervious surfaces for each pad site. Each pad site will be reviewed through the project plan process.

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 will be removing over four acres of trees and is not required to provide any mitigation as there is an existing stream buffer.

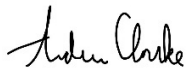
ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for case CD-CPC-2024-00130 (rezoning without plan) and **APPROVAL WITH CONDITIONS** for case CD-CPC-2024-00106 (non-residential development plan) as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner



Plan Conditions

Report Date: October 10, 2024

Case Number: CD-CPC-2024-00106

Project: Ambassador Trails - Phase One

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@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 developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. 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.
5. 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.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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 the applicant shall record a cross-access easement with the Final Plat to allow for access to Lots 2 & 3 so that there is no violation of 88-405.

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

9. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5)
10. • 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)
11. • 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.
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. • 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)

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

13. • 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

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

14. 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 / richard.sanchez@kcmo.org with questions.

15. The applicant shall provide a minimum 30' wide pedestrian easement along the common western property line to accommodate for the I-29 trail.

Condition(s) by Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.

16. Sidewalk connections to Ambassador Dr shall be made at the time each lot is developed.
17. Add a note stating a trail connection will be provided at time of lot development.

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 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.
21. 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.
22. 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.
23. 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.

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

24. The private water main must have a covenant to maintain
25. 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
26. 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.

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

27. The development plans contours currently show that no grading is planned or will occur within the existing 24" water transmission main easement along the west side of the subject property. Should this change then the KC Water Director shall approve any changes in grade within this easement area as there are limits on allowable cut and fill over the existing transmission main.

Water main extension plans shall be prepared and submitted by a Missouri PE for the public fire hydrant following KC Water Rules and Regulations. The plans shall be reviewed, approved, and contracted (permitted) prior to building permit issuance for any of the lots.

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

28. 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.

29. 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.

30. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

31. 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.

32. 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.

33. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

34. The developer must grant BMP and Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits whichever occurs first.

35. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

36. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

37. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

38. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.

39. The developer shall provide a Covenant to Maintain Private Water Main acceptable to KC Water for any private water mains prior to the issuance of any building permits.

40. The private water main shall be located within a private water easement and covered by a Covenant to Maintain Private Water Main acceptable to KC Water.

41. The developer shall provide a private water easement for the private water main prior to issuance of any building permits.

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

42. The developer shall release the existing Surface Drainage Easement prior to recording the final plat or issuance of any building permits, whichever occurs first.
43. The developer must subordinate to KC Water all private interest in the areas where the public sewers cross the private drive as required by KC Water, prior to issuance of any construction permits within said private drive, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

PROJECT TEAM

DEVELOPER

AMBASSADOR TRAILS, LLC
 2101 LAKEWOOD BOULEVARD,
 AUSTIN, TEXAS
 CONTACT: HAYTHEM DAWLETT
 EMAIL: HDAWLETT@LEGENDCOMMUNITIESINC.COM
 SECONDARY CONTACT: GARRY HAYES
 EMAIL: GARRY@MDMG.COM

CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING

KIMLEY-HORN & ASSOCIATES, INC.
 805 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MO 64105
 TEL: (816) 652-0350
 PRIMARY CONTACT: MATTHEW KIST, P.E.
 EMAIL: MATT.KIST@KIMLEY-HORN.COM
 SECONDARY CONTACT: KATIE RAYNOR
 EMAIL: KAITLIN.RAYNOR@KIMLEY-HORN.COM

SURVEYOR

J&J SURVEY, LLC
 8680A N. HILLS ROAD
 KANSAS CITY, MO 64154
 CONTACT: JAKE YOUNG
 EMAIL: JAKE@JANDSUSURVEY.COM

1ST PLAT LEGAL DESCRIPTION (PHASE 1)

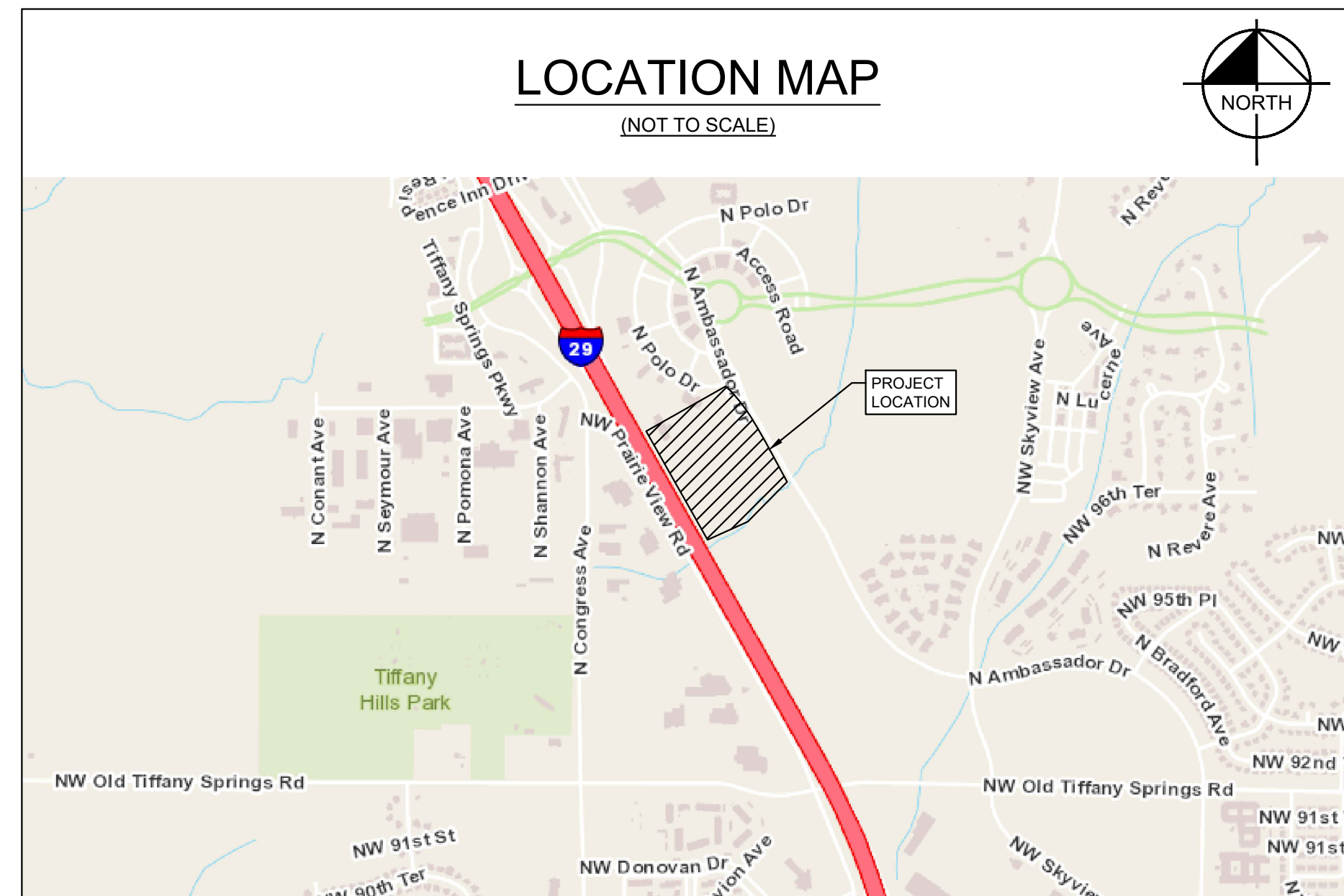
A TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON JULY 19, 2024, BY JOHN B. YOUNG, PLS 2006016647: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'07" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 746.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28°19'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°36'39" WEST, 458.23 FEET; THENCE SOUTH 65°44'23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 29°28'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1020.85 FEET TO THE SOUTHWEST CORNER OF EXECUTIVE HILLS NORTH BLOCKS 12 & 26, A SUBDIVISION IN SAID KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE NORTH 60°30'20" EAST ALONG THE SOUTH LINE OF SAID EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID N. AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 46°18'31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 1461.00 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 31°37'12" EAST, A RADIUS OF 4945.01 FEET AND AN ARC LENGTH OF 284.99 FEET; THENCE SOUTH 28°19'04" EAST, 302.35 FEET TO THE POINT OF BEGINNING. CONTAINS 806,341 SQUARE FEET OR 18.51 ACRES MORE OR LESS.

PROHIBITED & PERMITTED USES

ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:
 - ADULT BUSINESSES
 - FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO:
 CEMETERY/COLUMBARIUM/AUSOLEUM, CREMATING, UNDERTAKING
 - RECREATIONAL VEHICLE PARKING
 - WIRELESS COMMUNICATION FACILITY

DEVELOPMENT PLA FOR TRAILS AT AMBASSADOR - 1st PLAT

SECTION 36, TOWNSHIP 52N, RANGE 34W
 CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	PRELIMINARY PLAT
C3	SHARED INFRASTRUCTURE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	TREE PRESERVATION PLAN
C7	STREAM BUFFER PLAN
L1	OVERALL LANDSCAPE PLAN
E1	LIGHTING PLAN-1
E2	LIGHTING PLAN

PROPERTY NEIGHBORS			
ID NUMBER	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
1	WOODRUFF, JOHN W	9600 N POLO DR	9619 KANSAS CITY, MO 64154
2	KC RESIDENCE LLC	9510 N AMBASSADOR DR	PO BOX 72, BONNER SPRINGS, KS 66012
3	TIFFANY SQUARE INC, VALLEY VIEW STATE BANK	9899 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
4	GAYATRI GROUP OF HOTELS LLC	9550 N POLO DR	9908 W 152ND ST OVERLAND PARK, KS 66221
5	LAXMI HOTELS LLC	9500 N AMBASSADOR DR	9908 W 152ND ST OVERLAND PARK, KS 66221
6	TIFFANY SQUARE INC	9701 N AMBASSADOR DR	7500 WEST 95TH ST, OVERLAND PARK, KS 66212
7	TIFFANY SQUARE INC	N/A	7500 WEST 95TH ST, OVERLAND PARK, KS 66212

DEVELOPMENT PLAN DEVIATIONS

1. REQUESTING DEVIATION TO ALLOW FOR INCREASE OF MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (65' ALLOWED BY ZONING)
2. _____
3. _____
- _____
- _____
- _____

CITY COMMENTS	DATE
KWR	08/30/2024
KWR	09/09/2024
KWR	09/25/2024

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 805 PENNSYLVANIA AVENUE, SUITE 150
 KANSAS CITY, MISSOURI 64105
 PHONE: 816-652-0350
 WWW.KIMLEY-HORN.COM

SCALE:
 AS NOTED
 DESIGNED BY: KR
 DRAWN BY: EF
 CHECKED BY: MK

PRELIMINARY
 NOT FOR
 CONSTRUCTION

COVER SHEET

TRAILS AT
 AMBASSADOR -
 1st PLAT
 N. AMBASSADOR DR,
 KANSAS CITY, MO, 64153

ORIGINAL ISSUE:
 7/26/2024
 KHA PROJECT NO.
 268271002
 SHEET NUMBER
C0

Drawing name: K:\KAC_LB\268271002_Ambassador Development\1stPlat\Development\Plan\COVERSHEET.dwg Layout: Sep 26, 2024 7:35am by: Kaitlin Raynor
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and incorporation of other documents is advised.

FLOODPLAIN NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD HAS NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) 29095C0043G, EFFECTIVE JANUARY 20, 2017.

SURVEY LEGEND

- MONUMENT FOUND AS NOTED
- SET MONUMENT AS NOTED
- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- LS LANDSCAPED AREA
- EXISTING TREE
- POWER POLE
- LIGHT POLE
- ELECTRIC PEDESTAL
- GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- WROUGHT IRON FENCE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- UGG UNDERGROUND GAS
- GAS GAS LINE
- UNDERGROUND WATER
- FO FIBER OPTIC LINE
- TELEPHONE
- SANITARY SEWER
- TREE LINE
- STORM LINE

NOTES

- EXISTING CONDITIONS WITHIN PROJECT PROPERTY ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY J&J SURVEY DATED 11/1/2023.
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM KANSAS CITY, MISSOURI GIS MAP. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

BENCHMARK:

PL-03: Alum disk located 0.7 miles East and on the South Right-of-Way of Tiffany Springs Road to the beginning of a curve concave Northerly, 55.0 feet Southwesterly from the center line of Tiffany Springs Road; 53.5 Southwesterly from a new street, 21.6 feet from a gas pipe line marker; 28.3 feet Southwest of the top bolt of fire hydrant; and 46.8 feet Westery from a metal utility pole
Elevation = 1076.77

SURVEY CONTROL POINTS

Point #	Northing	Easting	Elevation	Description
1	1126891.38	2745543.62	1076.77	PL-03
51	1128506.38	2743496.02	1058.14	"+" CUT
52	1130368.18	2742336.18	1045.36	IRON BAR SET
53	1126928.67	2743449.98	1078.02	"+" CUT
54	1129814.16	2741865.12	1055.94	IRON BAR SET

UTILITY NOTE:

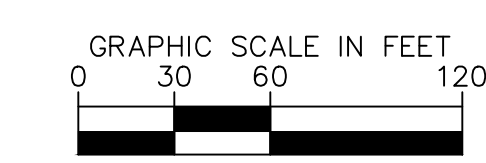
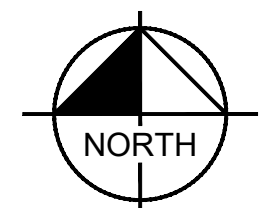
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be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

GENERAL SURVEY NOTES

- The plat of SARAH GLASS PLACE is recorded in Plat Book 3 at Page 33 in the Recorder of Deeds Office in Platte County, Missouri.
- The plat of LOTS 12H-1 & 12H-2 EXECUTIVE HILLS NORTH BLOCKS 12 & 26 is recorded in Plat Book 21 at Page 235 in the Recorder of Deeds Office in Platte County, Missouri.
- Title Report # NCS-1189866-KCTY, dated August 10, 2023 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Basis of bearings was established by Missouri State Plane Coordinate System by GPS observations.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0043G, effective January 20, 2017.
- The subject property contains 2,692,519 square feet or 61.81 acres more or less.
- The property described herein is the same as the property described in the certain commitment for Title Insurance issued by First American Title Insurance Company Commitment No. NCS-1189866-KCTY, with a commitment date of August 10, 2023.
- The subject property contains two (2) Public Right-of-Ways which are NW Old Tiffany Springs Road and N. Ambassador Drive.
- There was no evidence of recent earth moving work, building construction, or building additions at the time of the survey.
- There was no proposed changes in street Right-of-Way lines or evidence of any recent street/ sidewalk construction at the time of the survey.
- The zoning report for the subject property was prepared by The Planning & Zoning Resource Company, Dated: 02-27-2024, PZR Site Number CPZ-2024-00288
9400 N. Ambassador Drive
Kansas City, MO 64153
KC PARCEL ID. 17205, 280910, 167473, 280926, 280924, 20-1-0-01-000-000-002.000, 20-1-0-000-000-001.000, 19-3-0-06-000-000-002.001

Zoning Designation: "B3-3" Community Business
Purpose is too accommodate a broad range of retail and service uses

LOT AND BUILDING STANDARDS	B-3
LOT SIZE	NONE
FLOOR AREA RATIO MAXIMUM	3.0
MIN. FRONT SETBACK	NONE
MIN. REAR SETBACK	NONE
SIDE SETBACK	NONE
MAXIMUM HEIGHT	
>> MIXED-USE BUILDINGS	60
>> ALL OTHER BUILDINGS	55



DATE	BY	REVISIONS
08/30/2024	KMR	
09/09/2024	KMR	
	KMR	

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PHOENIX, AZ 85006
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SCALE:	AS NOTED
DESIGNED BY:	KMR
DRAWN BY:	EF
CHECKED BY:	MK

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**EXISTING
CONDITIONS**

**TRAILS AT
AMBASSADOR -
1st PLAT**
N. AMBASSADOR DR.
KANSAS CITY, MO. 64153

ORIGINAL ISSUE:	7/26/2024
KHA PROJECT NO.	268271002
SHEET NUMBER	C1

FLOODPLAIN.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 29095C0043G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT OF ENTRANCE.
 THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION.
 NOT APPLICABLE.

BUILDING LINES.
 NOT APPLICABLE.

DRAINAGE EASEMENT.
 A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

WATER MAIN EASEMENT.
 A WATER MAIN EASEMENT (W/E) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

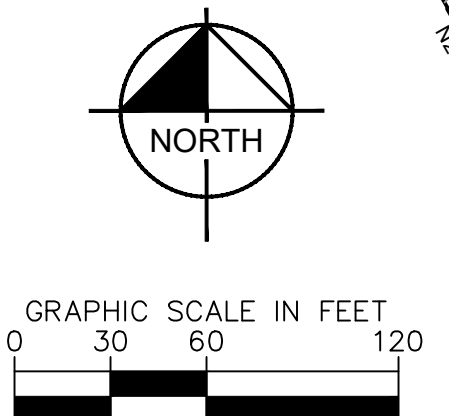
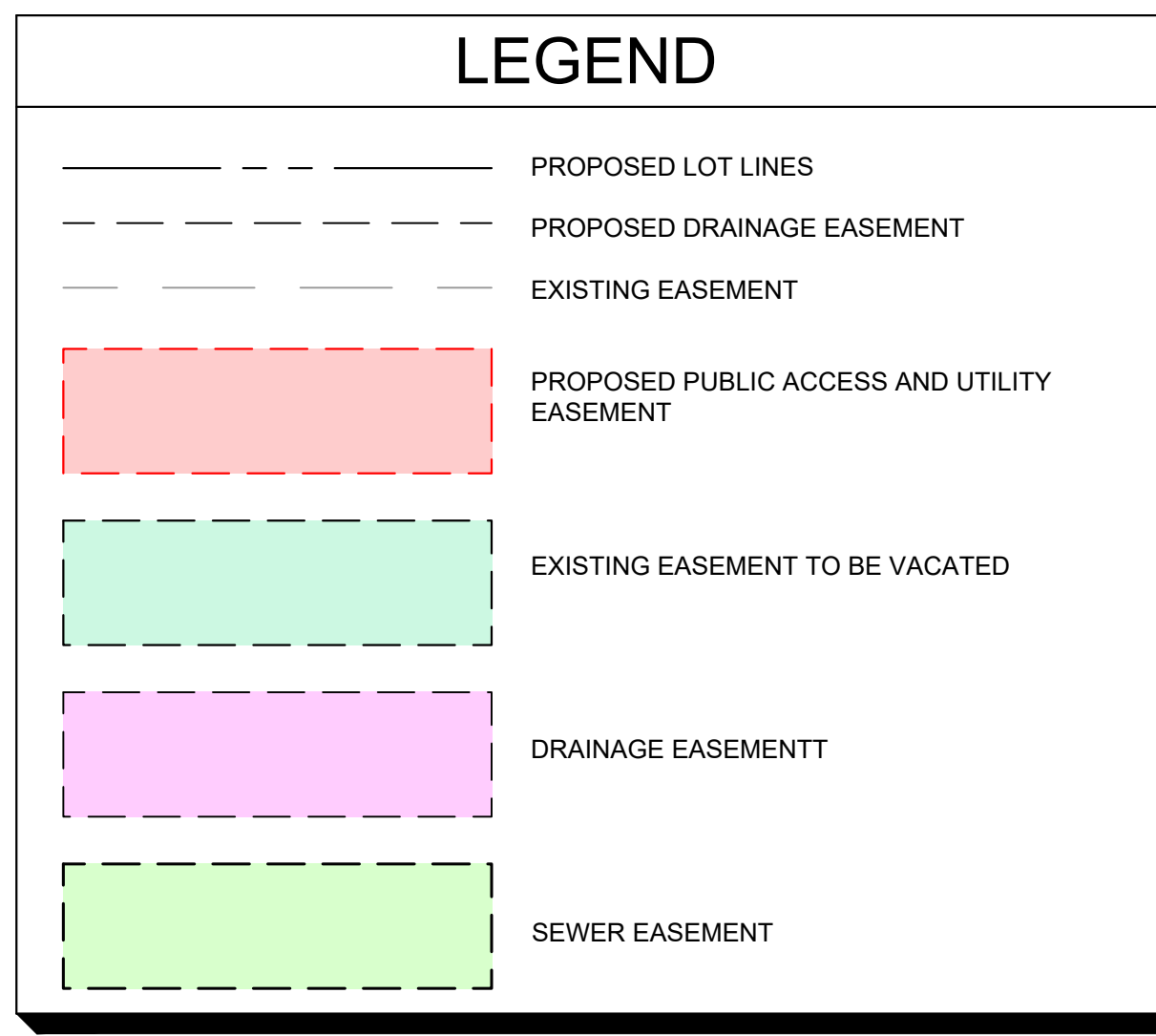
SEWER EASEMENT.
 A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

UTILITY EASEMENT.
 AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

PAYMENT IN LIEU OF PARKLAND.
 NO PARKLAND REQUIRED FOR PROJECT

MAINTENANCE OF TRACTS.
 TRACT A SHALL BE USED FOR STREAM BUFFER PRESERVATION AND STORMWATER MANAGEMENT. THE TRACT SHALL BE OWNED AND MAINTAINED BY THE POA (PRIVATE OWNERS ASSOCIATION) TO BE CREATED AT THE TIME OF FINAL PLAT.

1ST PLAT LEGAL DESCRIPTION:
 A TRACT IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 34 WEST, AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON JULY 19, 2024, BY JOHN B. YOUNG, PLS-2006016647: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'07" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 746.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. AMBASSADOR DRIVE, AS NOW ESTABLISHED; THENCE NORTH 28°49'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 244.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°36'39" WEST, 458.23 FEET; THENCE SOUTH 65°44'23" WEST, 360.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29, AS NOW ESTABLISHED; THENCE NORTH 29°28'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 1020.85 FEET TO THE SOUTHWEST CORNER OF EXECUTIVE HILLS NORTH BLOCKS 12 & 26, A SUBDIVISION IN SAID KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE NORTH 60°30'20" EAST ALONG THE SOUTH LINE OF SAID EXECUTIVE HILLS NORTH BLOCKS 12 & 26, 747.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID N. AMBASSADOR DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: THENCE SOUTH 46°18'31" EAST, 58.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 42°56'08" EAST, A RADIUS OF 1461.00 FEET AND AN ARC LENGTH OF 288.54 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 31°37'12" EAST, A RADIUS OF 4945.01 FEET AND AN ARC LENGTH OF 284.99 FEET; THENCE SOUTH 28°19'04" EAST, 302.35 FEET TO THE POINT OF BEGINNING. CONTAINS 806,341 SQUARE FEET OR 18.51 ACRES MORE OR LESS.



Drawing name: K:\KAC_LIVE\2024\1002_Ambassador Commercial\2 Design\CD\PlanSheets\Development\1002 Preliminary Plat.dwg Layout Sep 25, 2024 7:36am by: Kaitlin Reynor
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KWR	08/30/2024	CITY COMMENTS
KWR	09/09/2024	CITY COMMENTS

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 800 PENNSYLVANIA AVENUE, SUITE 150
 PHOENIX, AZ 85004
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SCALE: AS NOTED
 DESIGNED BY: KR
 DRAWN BY: EF
 CHECKED BY: MK

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**TRAILS AT
 AMBASSADOR -
 1st PLAT**

ORIGINAL ISSUE:
 7/26/2024
KHA PROJECT NO.
 268271002
SHEET NUMBER
 C2

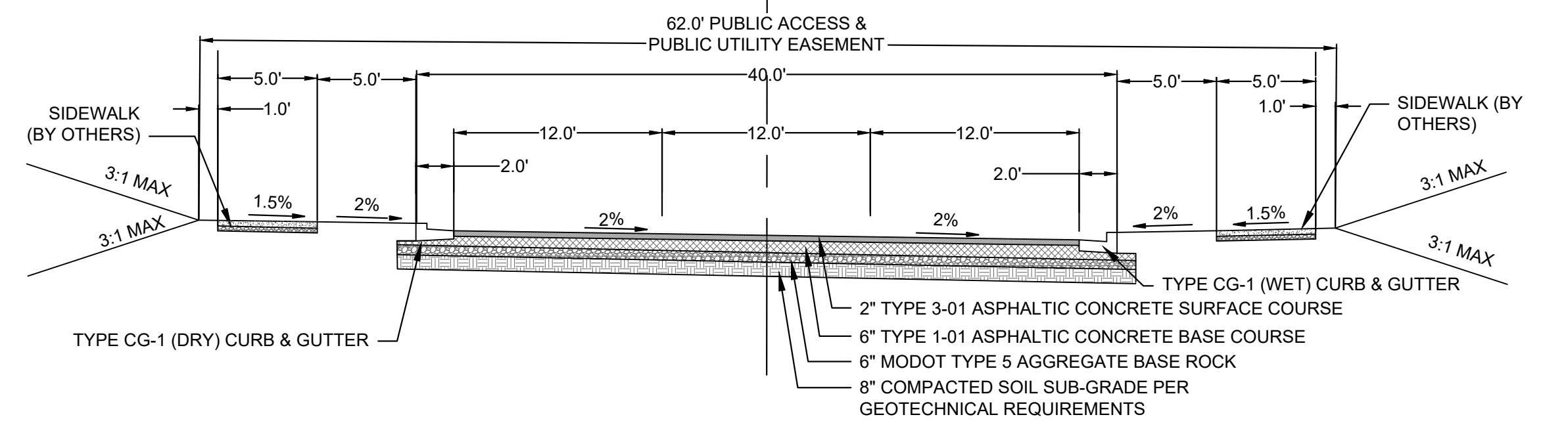
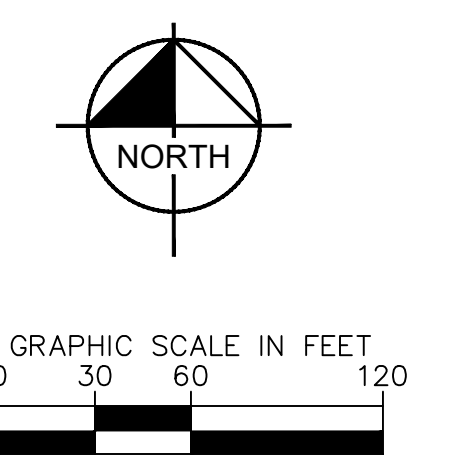
**TRAAILS AT
 AMBASSADOR DR.
 KANSAS CITY, MO. 64153**

DEVELOPMENT SUMMARY TABLE	
A	Zoning
	Existing B3-3 Proposed B4-3
B	Total Land Area
	Existing 14.13 Acres Proposed 14.13 Acres
C	Right-of-way
	Existing 0.00 Acres Proposed 0.00 Acres
D	Net Land Area
	Existing 14.13 Acres Proposed 14.13 Acres
E	Proposed Uses Commercial (See Coversheet)
F	Structure Height & # of floors
	Number of Floors 5 Structure Height (FT) 55
G	Gross Floor Area & # of Units
	Gross Area per Building N/A Units per Building N/A # of Lots 4
H	Building Coverage & FAR
	Coverage N/A FAR 3
I	Density
	Gross Density (lots/land area) 0.28 Net Density (lots/net land area) 0.31
J	Vehicle Parking
	Stalls Required N/A Stalls Provided N/A
K	Bike Parking
	Stalls Required N/A Stalls Provided N/A
L	Timeline
	Estimated Start Date 12/30/2024 Estimated Completion Date 6/13/2025
M	Parkland Dedication N/A

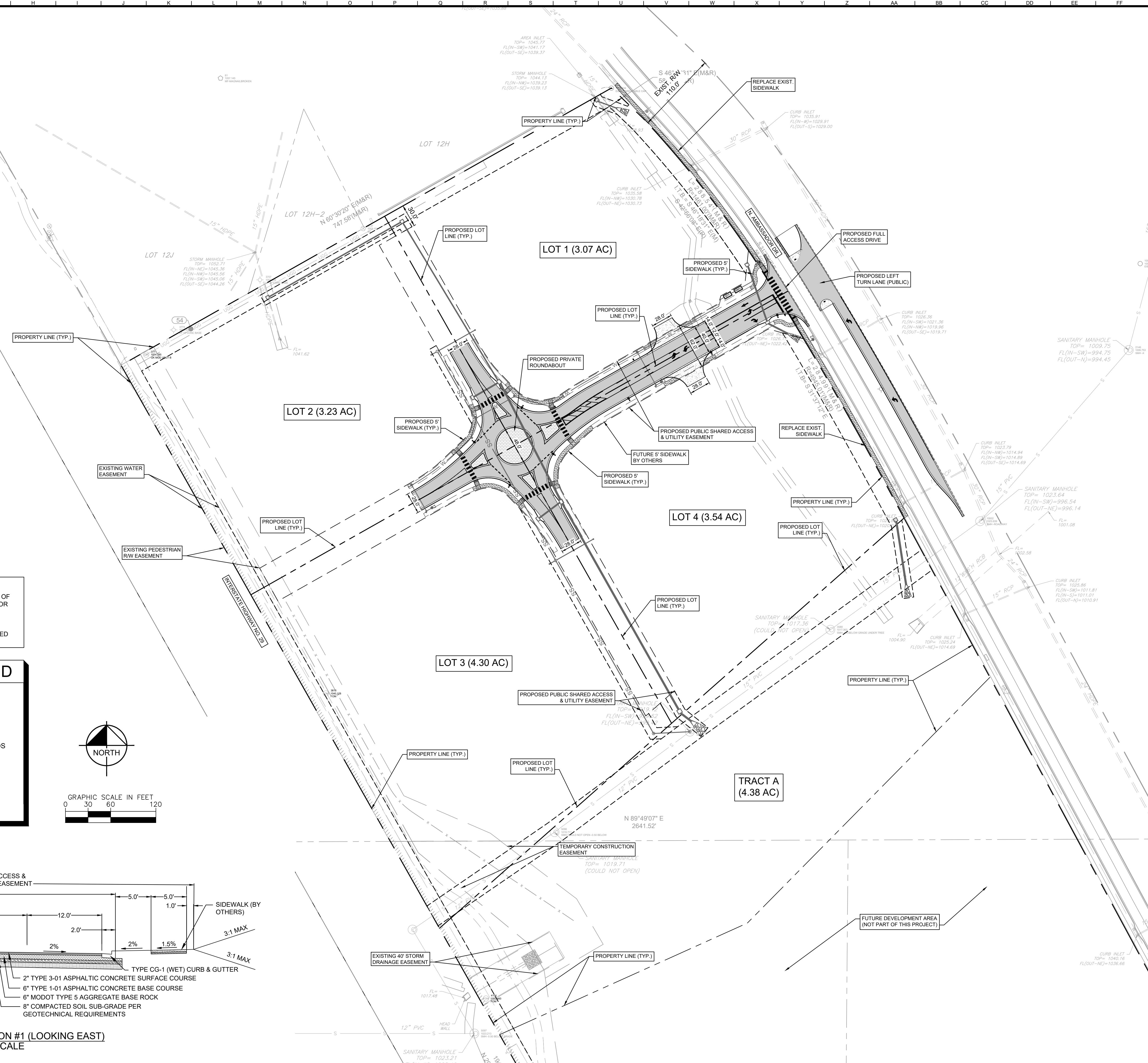
- NOTES:**
- THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED, PRIOR TO THE COMMERCIAL LOTS. THE PURPOSE OF THIS PLAN, IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE FUTURE DEVELOPMENT OF EACH LOT.
 - ALL PROPOSED DRIVES ARE CONSIDERED PRIVATE.
 - EACH LOT WILL REQUIRE A PROJECT PLAN OR DEVELOPMENT PLAN TO BE APPROVED PRIOR TO CONSTRUCTION DRAWINGS.

SHARED INFRASTRUCTURE LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STAMPED AND COLORED CONCRETE ISLANDS
	CONCRETE SIDEWALK
	FUTURE CONCRETE SIDEWALK (BY END USERS OF EACH LOT)



PRIVATE ROADWAY SECTION #1 (LOOKING EAST)
NOT TO SCALE



DATE	BY
08/30/2024	KWR
09/09/2024	KWR
CITY COMMENTS	CITY COMMENTS
REVISIONS	
No.	
Kimley»Horn	
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DESIGNED BY:	RR
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SHARED INFRASTRUCTURE PLAN	
TRAILS AT AMBASSADOR - 1st PLAT	
IN AMBASSADOR DR. KANSAS CITY, MO. 64153	
ORIGINAL ISSUE:	7/26/2024
KHA PROJECT NO.	268271002
SHEET NUMBER	C3

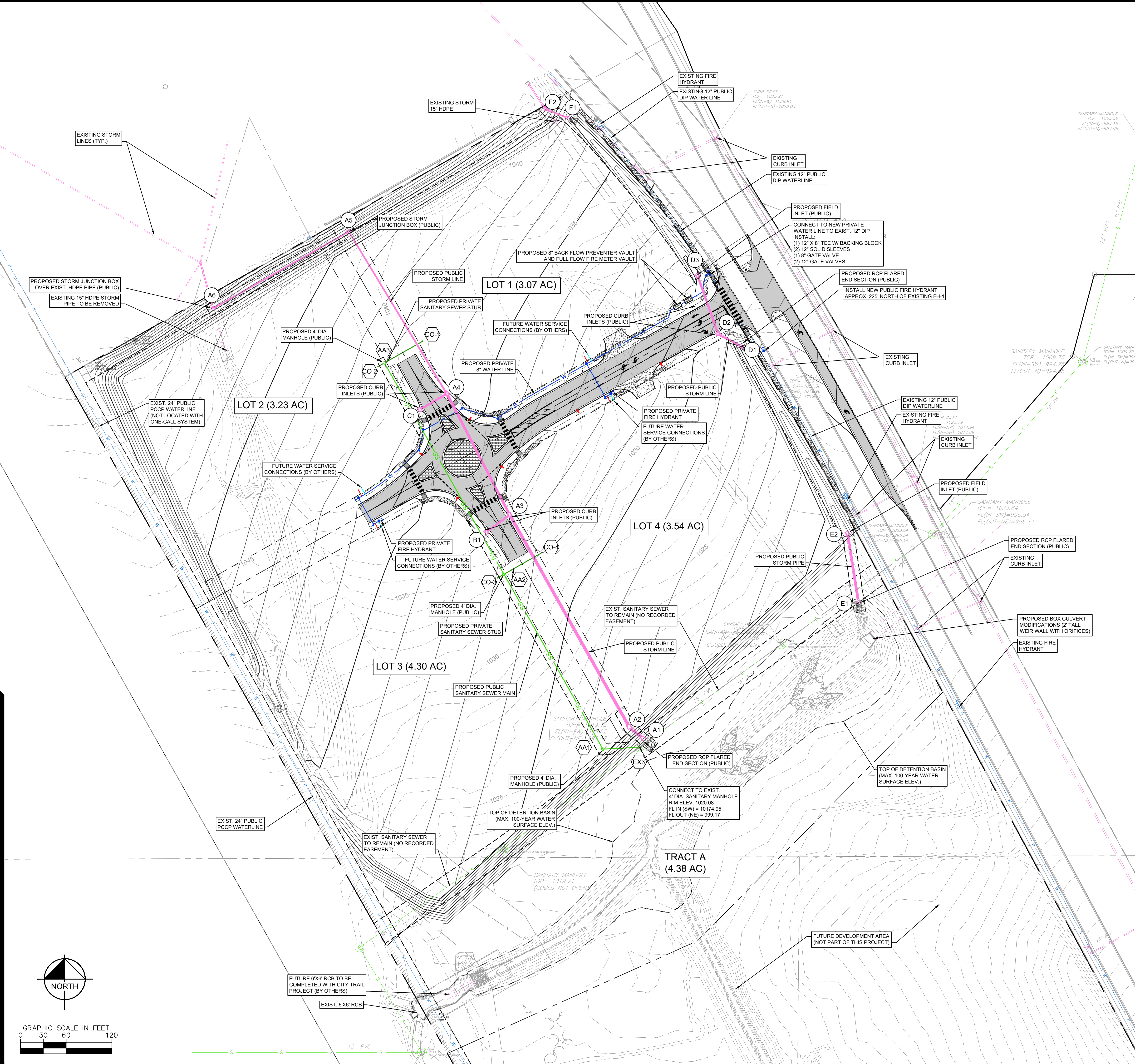
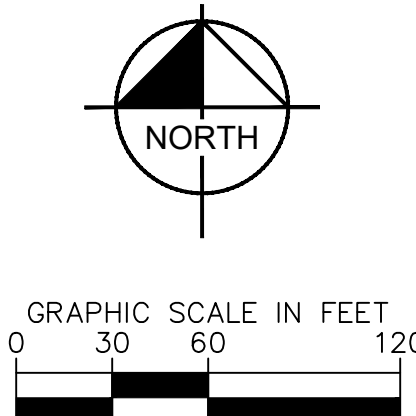
Drawing name: K:\KAC_LB\268271002_Ambassador-Development\Drawings\SHARED INFRASTRUCTURE PLAN.dwg Layout Sep 26, 2024 7:58am by Kaitlin Reinger
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Drawing name: K:\KAC_LBE\268271002_Ambassador - 1st Plat\Utility Plan.dwg UTILITY PLAN - Sep 25, 2024 7:58am by: Kaitlin Reynor
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- UTILITY NOTES**
1. THIS PLAN REPRESENTS THE INITIAL SHARED INFRASTRUCTURE THAT WILL BE PERMITTED AND CONSTRUCTED, PRIOR TO THE COMMERCIAL LOTS. THE PURPOSE OF THIS PLAN, IS TO CONVEY WHAT INFRASTRUCTURE WILL BE IN-PLACE, TO ALLOW FOR THE FUTURE DEVELOPMENT OF EACH LOT.
 2. ALL SANITARY SEWER SHALL BE CONSIDERED PUBLIC, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
 3. ALL STORM SEWER SHALL BE CONSIDERED PUBLIC, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.
 4. ALL WATERLINES BE CONSIDERED PRIVATE, AND SHALL MEET KCMO WATER SERVICES DEPARTMENT STANDARDS.

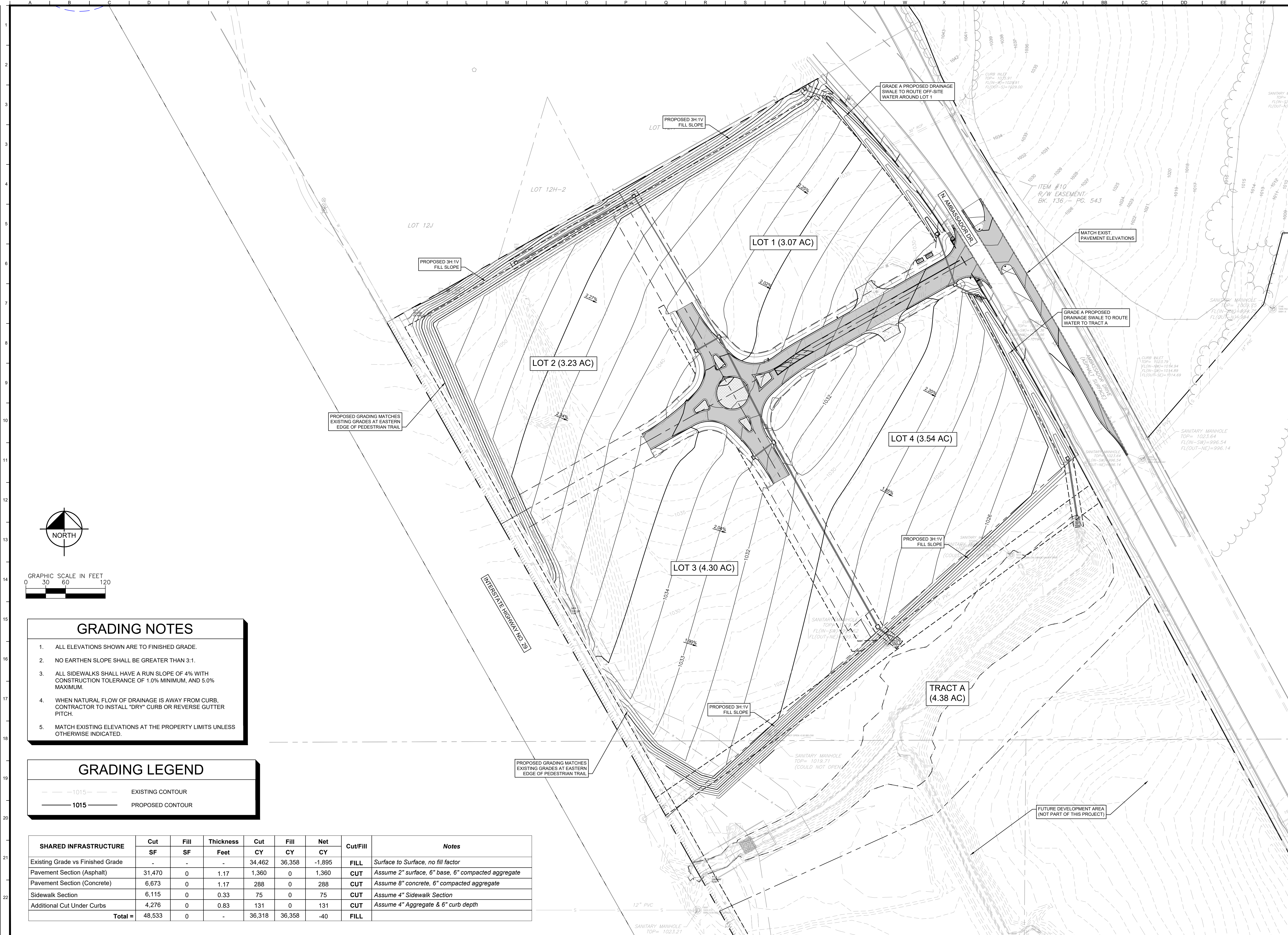
UTILITY LEGEND

	PROPOSED WATER LINE (PRIVATE)
	PROPOSED FIRE HYDRANT (PRIVATE)
	PROPOSED PUBLIC STORM SEWER
	PROPOSED STORM INLET
	PROPOSED PUBLIC SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED PRIVATE SANITARY SEWER
	PROPOSED LIGHT POLE (PRIVATE)
	EXISTING STORM SEWER
	EXISTING STORM CURB INLET
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN (PUBLIC)
	EXISTING FIRE HYDRANTS (PUBLIC)



DATE	BY
08/30/2024	KWR
09/09/2024	KWR
CITY COMMENTS	
CITY COMMENTS	
REVISIONS	
No.	
Kimley-Horn	
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SCALE:	AS NOTED
DESIGNED BY:	RR
DRAWN BY:	EF
CHECKED BY:	MK
PRELIMINARY NOT FOR CONSTRUCTION	
UTILITY PLAN	
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153	
ORIGINAL ISSUE:	7/26/2024
KHA PROJECT NO.	268271002
SHEET NUMBER	C4

Drawing name: K:\KAC_LB\26827_1002_Ambassador_CAD\PlanSheets\DevelopmentPlan\GRADING PLAN.dwg GRADING PLAN Sep 25, 2024 7:58am by: Keelin Raynor
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GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
3. ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
4. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL "DRY" CURB OR REVERSE GUTTER PITCH.
5. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS UNLESS OTHERWISE INDICATED.

GRADING LEGEND

--- 1015 --- EXISTING CONTOUR
 ——— 1015 ——— PROPOSED CONTOUR

SHARED INFRASTRUCTURE	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Existing Grade vs Finished Grade	-	-	-	34,462	36,358	-1,895	FILL	Surface to Surface, no fill factor
Pavement Section (Asphalt)	31,470	0	1.17	1,360	0	1,360	CUT	Assume 2" surface, 6" base, 6" compacted aggregate
Pavement Section (Concrete)	6,673	0	1.17	288	0	288	CUT	Assume 8" concrete, 6" compacted aggregate
Sidewalk Section	6,115	0	0.33	75	0	75	CUT	Assume 4" Sidewalk Section
Additional Cut Under Curbs	4,276	0	0.83	131	0	131	CUT	Assume 4" Aggregate & 6" curb depth
Total	48,533	0	-	36,318	36,358	-40	FILL	

CITY COMMENTS		No.	DATE	BY
KWR	08/30/2024			

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DESIGNED BY: KWR	
DRAWN BY: EF	
CHECKED BY: MK	

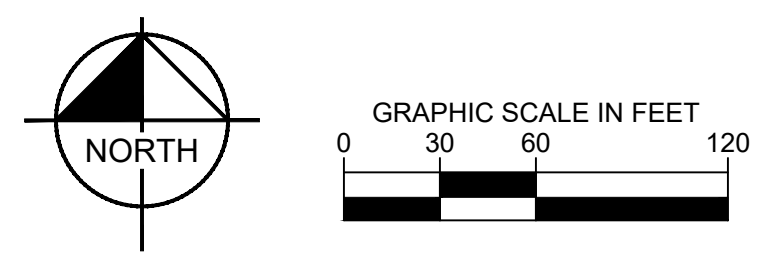
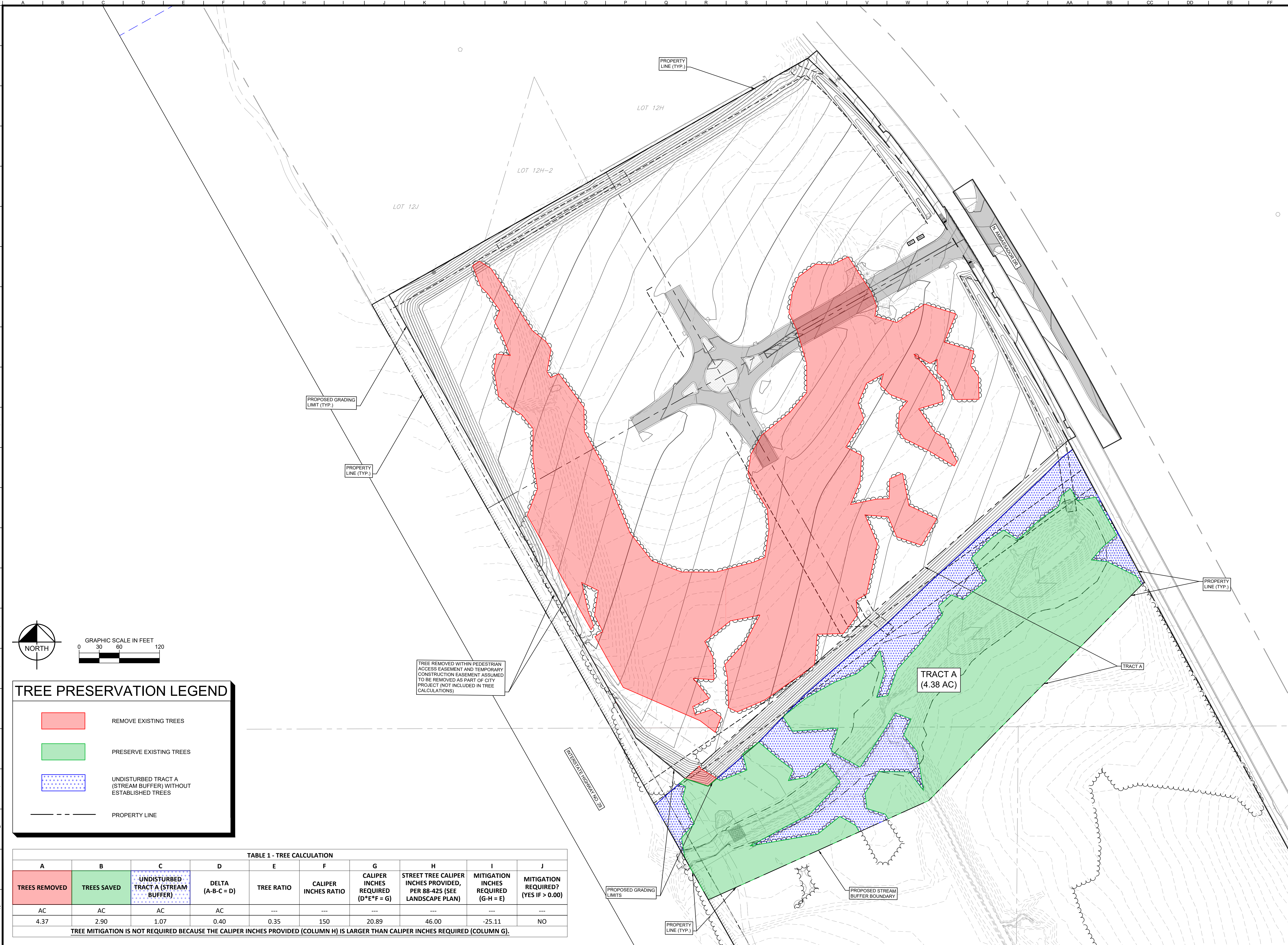
<p>PRELIMINARY</p> <p>NOT FOR</p> <p>CONSTRUCTION</p>
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<p>GRADING PLAN</p>

<p>TRAILS AT</p> <p>AMBASSADOR -</p> <p>1st PLAT</p> <p>N. AMBASSADOR DR. KANSAS CITY, MO. 64153</p>

<p>ORIGINAL ISSUE: 7/26/2024</p>
<p>KHA PROJECT NO. 268271002</p>
<p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">C5</p>

Drawing name: K:\KAC_LITE\26827\002_Ambassador\Commercial2\Design\Site\Development\Tree Preservation Plan.dwg TREE PRESERVATION PLAN - Sep 25, 2024 7:35am By: Kaitlin Raynor
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	REMOVE EXISTING TREES
	PRESERVE EXISTING TREES
	UNDISTURBED TRACT A (STREAM BUFFER) WITHOUT ESTABLISHED TREES
	PROPERTY LINE







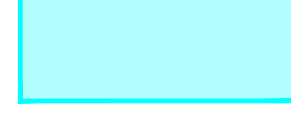
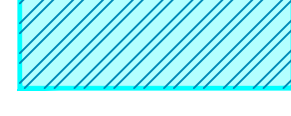





TREE REMOVED WITHIN PEDESTRIAN ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ASSUMED TO BE REMOVED AS PART OF CITY PROJECT (NOT INCLUDED IN TREE CALCULATIONS)

A	B	C	D	E	F	G	H	I	J
TREES REMOVED	TREES SAVED	UNDISTURBED TRACT A (STREAM BUFFER)	DELTA (A-B-C = D)	TREE RATIO	CALIPER INCHES RATIO	CALIPER INCHES REQUIRED (D*E*F = G)	STREET TREE CALIPER INCHES PROVIDED, PER 88-425 (SEE LANDSCAPE PLAN)	MITIGATION INCHES REQUIRED (G-H = I)	MITIGATION REQUIRED? (YES IF > 0.00)
AC	AC	AC	AC	---	---	---	---	---	---
4.37	2.90	1.07	0.40	0.35	150	20.89	46.00	-25.11	NO

TREE MITIGATION IS NOT REQUIRED BECAUSE THE CALIPER INCHES PROVIDED (COLUMN H) IS LARGER THAN CALIPER INCHES REQUIRED (COLUMN G).

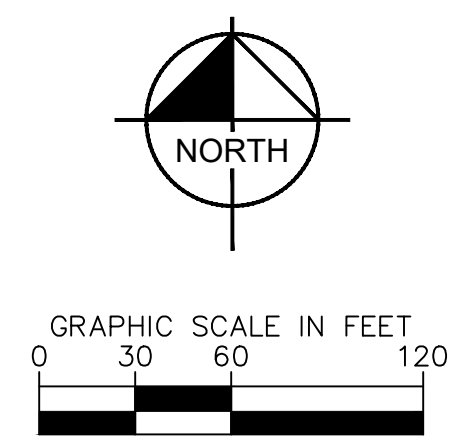
	KWR	08/30/2024	CITY COMMENTS	KWR	09/09/2024	CITY COMMENTS
	KWR		CITY COMMENTS	KWR		CITY COMMENTS
No.			REVISIONS		DATE	BY
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 800 PENNSYLVANIA AVE, SUITE 150 PHOENIX, AZ 85006 PHONE: 616-625-0350 WWW.KIMLEY-HORN.COM						
SCALE:	AS NOTED					
DESIGNED BY:	RR					
DRAWN BY:	EF					
CHECKED BY:	MK					
PRELIMINARY NOT FOR CONSTRUCTION						
TREE PRESERVATION PLAN						
TRAILS AT AMBASSADOR - 1st PLAT N. AMBASSADOR DR. KANSAS CITY, MO. 64153						
ORIGINAL ISSUE: 7/26/2024						
KHA PROJECT NO. 268271002						
SHEET NUMBER						
C6						

STREAM BUFFER LEGEND

-  EDGE OF MATURE VEGETATION & SLOPES >15% (PER KCMO PARCEL VIEWER)
-  100-YEAR MAX. WATER SURFACE ELEVATION
-  EXISTING STREAM BANK
-  EDGE OF STREAM SIDE ZONE (25' OFFSET OF STREAM BANK)
-  INNER ZONE (STREAMSIDE)
-  DISTURBED AREA WITHIN INNER ZONE
-  MIDDLE ZONE (EXTENDS FROM OUTER EDGE OF STREAMSIDE ZONE TO 100-YEAR FLOODPLAIN)
-  DISTURBED AREA WITHIN MIDDLE ZONE
-  OUTER ZONE (75' OFFSET OF INNER ZONE OR LIMIT OF MATURE VEGETATION/SLOPES >15% (MAX 250'))
-  DISTURBED AREA WITHIN OUTER ZONE
-  MITIGATION AREA PROVIDED
-  TEMPORARY CONSTRUCTION FENCE
-  CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED STREAM BUFFER PRESERVATION BOUNDARY MARKER SIGNS

SUMMARY OF QUANTITIES*				
DESCRIPTION	QUANTITY	UNIT	AS-BUILT	CONTRACT
STREAM BUFFER	19	EA	--	1
BOUNDARY MARKER				
TEMPORARY CONSTRUCTION FENCE	830	LF	--	1
PREPARE AS-BUILT DRAWINGS	1	EA	--	1

*QUANTITIES SHOWN ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING THEIR OWN QUANTITIES



STREAM BUFFER NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 28095C0043G AND DATED JANUARY 20, 2017. SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM SURVEY DONE BY J&J SURVEY, LLC ON NOVEMBER 11, 2023.
- MITIGATION IN ACCORDANCE WITH SEC. 88-415-03-C IS NOT REQUIRED.
- STREAM BUFFER BOUNDARY MARKERS:
 - BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
 - BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
 - CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
 - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
 - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
 - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
 - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.
- MIDDLE ZONE IS CALCULATED BASED ON POST DEVELOPMENT CONDITIONS, AS CALCULATED BY ENGINEER.

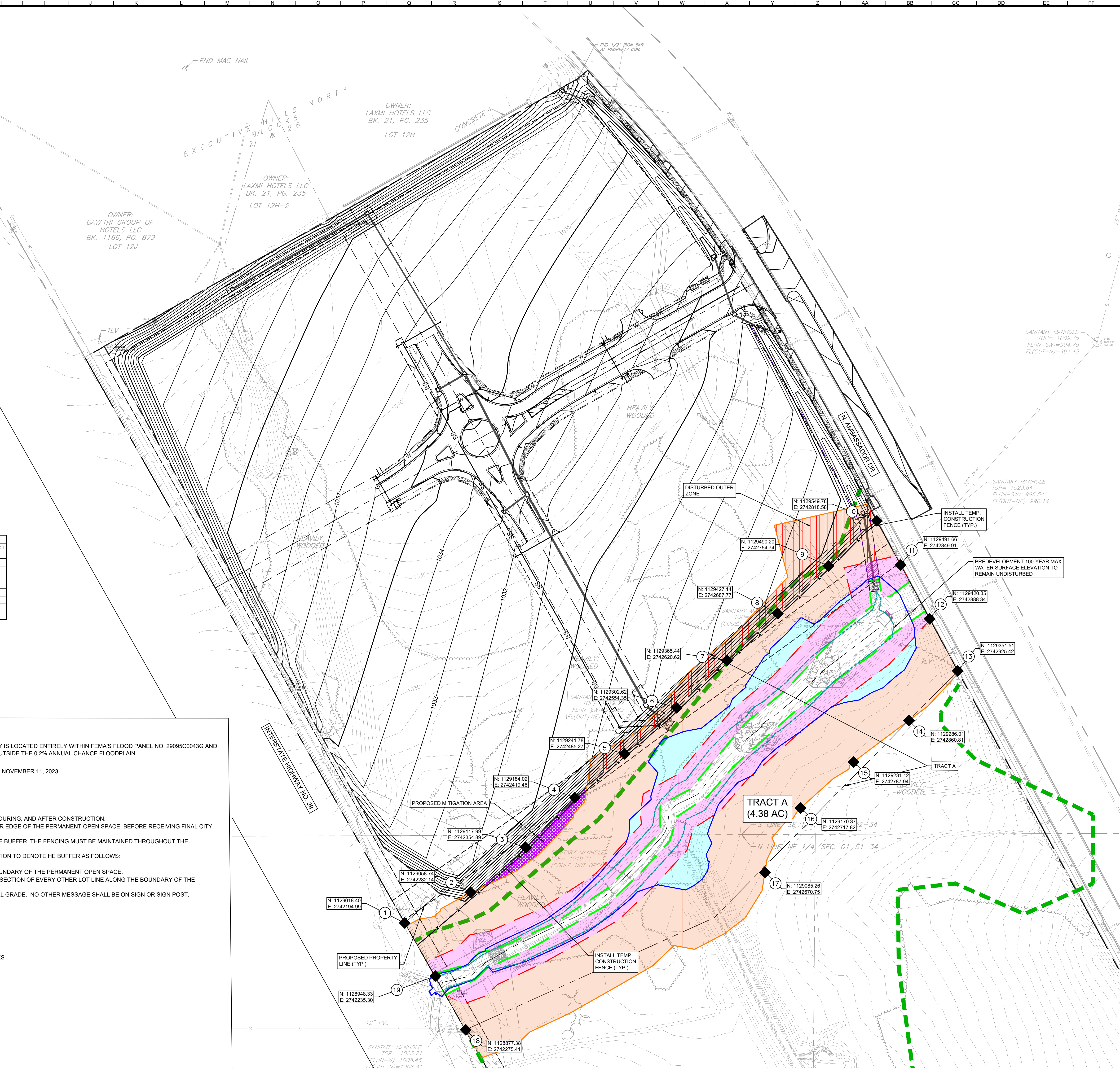
CALCULATIONS

NO MORE THAN 40% OF THE OUTER STREAM BUFFER OUTER LIMITS CAN BE DISTURBED BY CONSTRUCTION ACTIVITIES

TOTAL STREAM BUFFER OUTER ZONE:	117,373 SF
TOTAL OUTER ZONE DISTURBED:	15,365 SF
TOTAL PERCENT OF OUTER ZONE DISTURBED:	13%

DISTURBANCE WITHIN STREAMSIDE ZONE MUST BE MITIGATED AT A RATE OF 4:1

TOTAL STREAM BUFFER STREAMSIDE ZONE:	42,433 SF
TOTAL STREAMSIDE ZONE DISTURBED:	537 SF
TOTAL MITIGATION REQUIRED:	2,148 SF
TOTAL MITIGATION PROVIDED:	2,543 SF



Drawing name: K:\KAC_LB\2024\102_Ambassador Commercial\2 Design\CD\Plan\Stream Buffer Plan.dwg, Layout1 Sep 26, 2024, 7:36am, by: Kaitlin Raynor
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CITY COMMENTS	DATE
KWR	08/30/2024
KWR	09/09/2024

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DR
DRAWN BY: EF
CHECKED BY: MK

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CONSTRUCTION**

STREAM BUFFER PLAN

**TRAILS AT
AMBASSADOR -
1st PLAT**
N. AMBASSADOR DR.
KANSAS CITY, MO. 64153

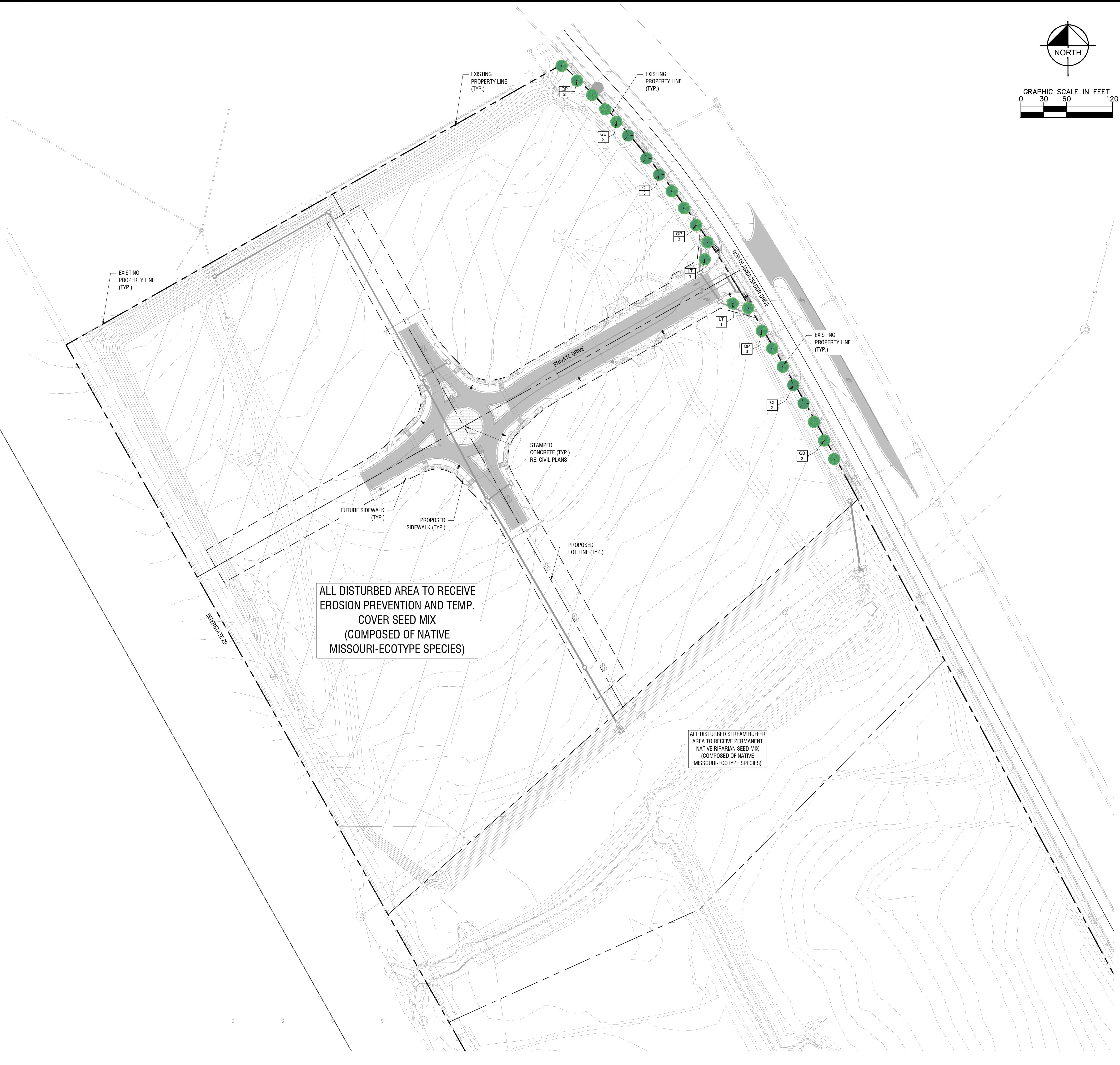
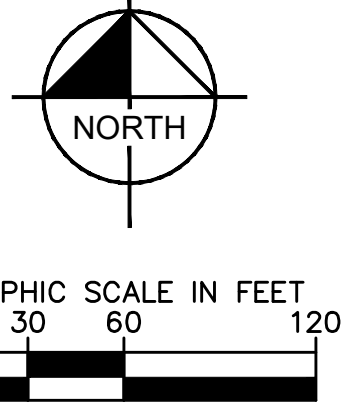
ORIGINAL ISSUE:
7/26/2024
KHA PROJECT NO.
268271002
SHEET NUMBER
C7

PLANT SCHEDULE NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	Q1	5	GARYA LINDONENSIS / PECAN HICKORY	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q2	5	QUERCUS BILBOA / WHITE OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q3	4	LIRIODENDRON TULIPIFERA / AMERICAN TULIP TREE	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING
	Q4	5	QUERCUS FAGOSA / CHERRYBARK OAK	8.8.8	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING

Kansas City, Missouri - Landscape Data Table		
Site Area: 14.13 acres (615,503 sqft) - Community Business (B3-3)	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03 C. Tree Planting Requirements	Yes	Yes
At least one street tree is required for each 30' of street frontage.		
North Ambassador Drive: 650 x 17 / 32' = 23 Trees	N Ambassador Dr. - 23 Trees	N Ambassador Dr. - 23 Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes

- PLANTING NOTES:**
- THIS PLAN IS NOT INTENDED FOR CONSTRUCTION, AND HAS BEEN PREPARED TO ASSIST WITH THE ENTITLEMENT APPROVAL. SEE FINAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION WITH ANY LANDSCAPING TO BE INSTALLED WITH THE PROJECT.
 - STREET TREES SHOWN ARE THE MINIMUM REQUIRED BY CITY CODE. SEE STREET TREE CALCULATIONS ON THIS TABLE.
 - ALL STREET TREES WILL BE INSTALLED AT THE TIME EACH LOT IS DEVELOPED (BY THE END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY. EACH LOT WILL REQUIRE ITS OWN LANDSCAPE DESIGN AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS WITH THE CITY.
 - DISTURBED AREAS WITHIN CITY R.O.W. TO RECEIVE BUFFALOGRASS SOD AT TIME EACH LOT IS DEVELOPED (BY END-USER) AND WILL BE REQUIRED TO BE SHOWN WITH THE FINAL LANDSCAPE DESIGN SUBMITTAL TO THE CITY.



Drawing name: K:\KAC_LB\2024\1002_Ambassador Commercial\2 Design\CAD\Plan\Sheet\LANDSCAPE\PLAN.dwg LANDSCAPE PLAN - Jul 26, 2024 12:21pm By: carmon.scheer
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NO.	REVISIONS	DATE	BY

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 PHONE: 602.955.2000
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SCALE: AS NOTED	DESIGNED BY: CMS	DRAWN BY: CNP	CHECKED BY: SAR
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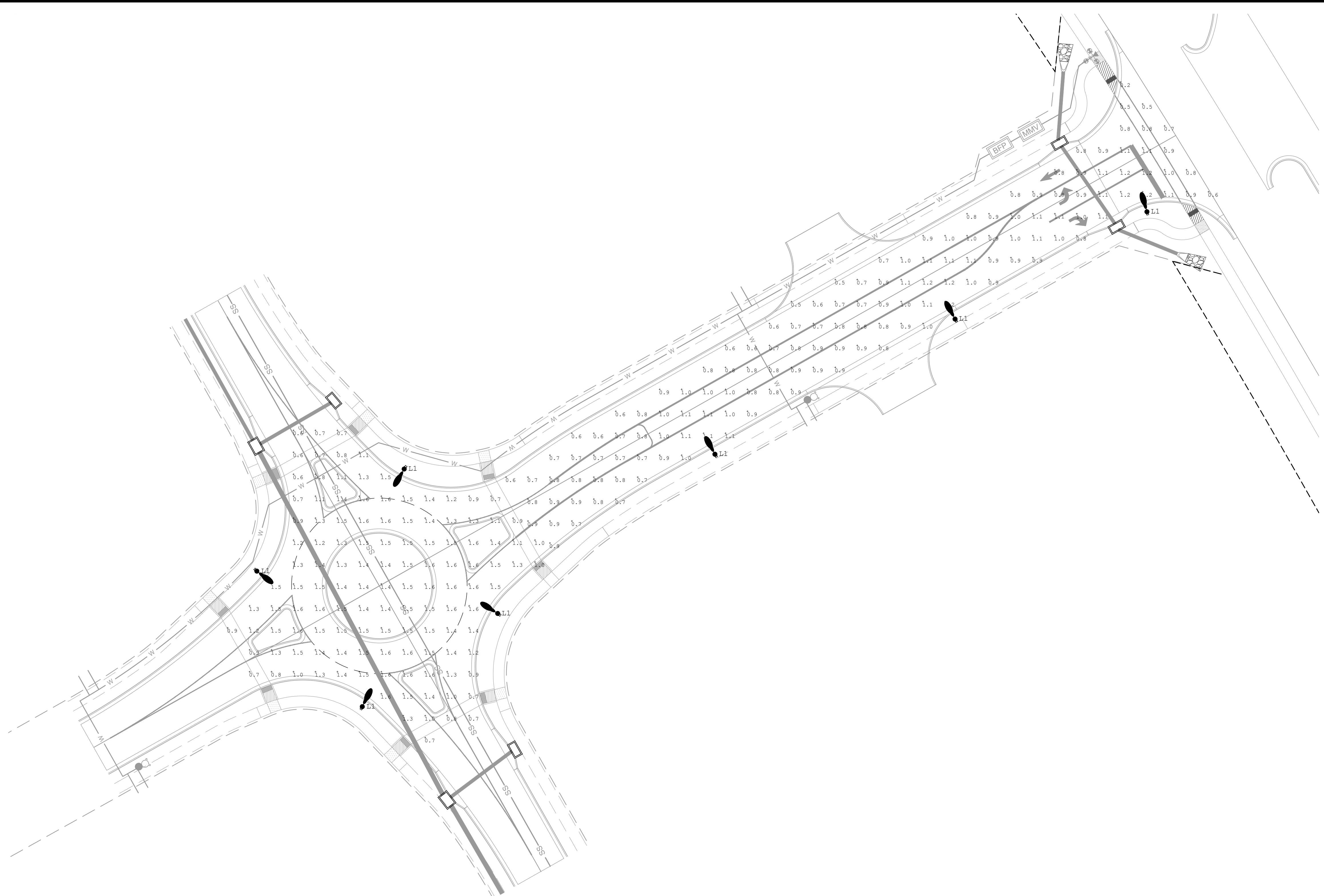
**PRELIMINARY
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LANDSCAPE PLAN

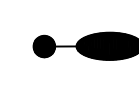
AMBASSADOR TRAILS - 1st PLAT
 N. AMBASSADOR DR.
 KANSAS CITY, MO, 64153

ORIGINAL ISSUE: 08/09/2024
KHA PROJECT NO. 268271002
SHEET NUMBER

Drawing name: K:\KAC_LITE\268271002_Ambassador Commercial\2 Design\Sheet\Lighting\PLAN.dwg P001 Jul 26, 2024 7:26am by Emily Friesen
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ELECTRICAL AND LIGHTING LEGEND

 PROPOSED SINGLE HEADED SHARED INFRASTRUCTURE LUMINAIRE

PUBLIC LIGHTING NOTE

1. EXISTING PUBLIC STREET LIGHTING ON NE SKYVIEW AVE, N AMBASSADOR DR, AND NW OLD TIFFANY SPRINGS RD TO BE EVALUATED PRIOR TO ISSUANCE OF BUILDING PERMIT.

ILLUMINANCE SUMMARY

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.87	1.2	0.2	4.35	6.00
ROADWAY ROUNDABOUT	FC	1.30	1.6	0.6	2.17	2.67

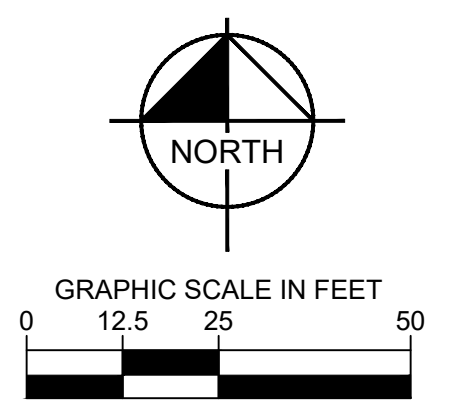
PHOTOMETRICS NOTES


- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN IN TABLES ARE IN FOOTCANDLES (FC).
1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED AND ARCHITECTURAL LIGHTING.
- THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES, LUMINAIRE TEMPERATURE AND POLE STYLE WITH OWNER PRIOR TO PURCHASE.
- ALL MATERIALS, INSTALLATION AND PRACTICES SHALL ADHERE TO THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODE 88 - 430 - OUTDOOR LIGHTING AND ALL OTHER GOVERNING CODES AND REGULATIONS.
- BUILDING MOUNTED FIXTURES AND PRIVATE PARKING LOT LIGHTING WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

TARGET ILLUMINANCE VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ROADWAY SEGMENT	FC	0.6	-	0.2	6:1	20:1
ROADWAY ROUNDABOUT	FC	1.2	-	0.2	6:1	20:1

TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 RECOMMENDED LIGHTING LEVELS AND THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING. THE GREATER OF THE TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.



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SCALE: AS NOTED DESIGNED BY: IR DRAWN BY: EF CHECKED BY: MK	
PRELIMINARY NOT FOR CONSTRUCTION	
LIGHTING PLAN-1	
AMBASSADOR TRAILS - 1st PLAT N AMBASSADOR DR. KANSAS CITY, MO, 64153	
ORIGINAL ISSUE: 7/26/2024 KHA PROJECT NO. 268271002 SHEET NUMBER E1	



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00106

Meeting Date: 8/27/2024

Meeting Location: ZOOM

Meeting Time (include start and end time): 5-6

Additional Comments (optional):

NO MEMBERS OF THE PUBLIC ATTENDED



September 20, 2024

VIA U.S. MAIL

RE: *Trails at Ambassador 1st Plat Kansas City –Rezoning 09/10/2024*

Dear Property Owner:

We represent Ambassador Trails, LLC and are contacting you regarding their property located at 9400 N Ambassador Dr, in Kansas City, Platte County, Missouri. We submitted an application to the City Plan Commission for rezoning from B3-3 to B4-3. Approval of the application will allow for future development of the property of all uses allowed under KCMO zoning code for properties zoned B4-3, at the existing site located along Ambassador Dr between N Polo Dr and NW Skyview Ave, in Kansas City, Missouri.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and to discuss these plans with the owner's representatives. You can read more about the process requirements at 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. You may search by project type and address number to find project details. (Case Number Plan Number: CD-CPC-2024-00130)

This neighborhood meeting will be held virtually via Zoom on Wednesday October 2nd, from 5:00 pm to 6:00 pm. Please access the virtual meeting via the following:

<https://kimley-horn.zoom.us/j/93407977108?pwd=J9HsahaTcSLqZrZedyIbtfUTZfYnoZ.1>

Meeting ID: 934 0797 7108

Passcode: 366282

One tap mobile

+16694449171,,93407977108# US

+16699006833,,93407977108# US (San Jose)

Find your local number: <https://kimley-horn.zoom.us/j/93407977108?pwd=J9HsahaTcSLqZrZedyIbtfUTZfYnoZ.1>

We anticipate the application will be heard by the City Plan Commission at 9:00 AM on October 16, 2024.

Questions or concerns can be addressed to Matt Kist via email or phone listed below.

Sincerely,



Matt Kist, P.E.
Kimley-Horn
Matt.Kist@Kimley-Horn.com
+1 816-652-0138

cc: Haythem Dawlett (HDawlett@legendcommunitiesinc.com)
Garry Hayes (Garry@mdmgt.com)
Kaitlin Raynor (Kaitlin.Raynor@kimley-horn.com)
Andrew Clarke (via email Andrew.Clarke@kcmo.org)
City Planning and Development (publicengagement@kcmo.org)

Trails at Ambassador Neighborhood meeting

5-6pm

via zoom

Attendees

Matt Kist (Kimley-Horn)

Notes

- No one arrived to the zoom meeting, concluded meeting at 5:25