



CITY PLAN COMMISSION STAFF REPORT

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

June 7, 2022

Project Name Pacific + Troost

Docket 11.1 & 11.2

Request

CD-CPC-2022-00006
Area Plan Amendment

CD-CPC-2021-00232

Rezoning to UR + Development Plan

Applicant

Matt Murphy
Helix Architecture + Design
1629 Walnut St
Kansas City, MO 64108

Owner

Dak Pacific LLC
7441 Broadway
Kansas City, MO 64114

Location	1015 Pacific St
Area	About .5 acres
Zoning	R-1.5
Council District	4th
County	Jackson County
School District	KCMO 110

Surrounding Land Uses

North: Residential/Commercial uses, zoned R-1.5

South: ROW

East: Residential uses, zoned R-1.5

West: Residential uses, zoned R-1.5

Major Street Plan

Pacific St is not identified on the City's Major Street Plan.

Land Use Plan

The Greater Downtown Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/12/2021. Scheduling deviations from 2022 Cycle C have occurred.

- Area Plan Amendment needed to accompany the rezoning to UR request (with associated Development Plan).
- Plans were revised by the applicant and resubmitted on May 11th, 2022.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Columbus Park Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 19th, 2022. A summary of the meeting is attached to the staff report, see Exhibit A.

EXISTING CONDITIONS

The subject site is vacant, northwest of the on-ramp for I-35/29.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to UR, with an associated Development Plan, to allow for the development of townhomes (10), two quadplexes (8), and one duplex (2) on the subject site.

The associated Area Plan Amendment proposes to change the Greater Downtown Area Plan from Residential Low Density to Residential Medium-High Density for the subject site.

CONTROLLING + RELATED CASES

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket	#	Recommendation
	11.1	CD-CPC-2022-00006 – Approval
	11.2	CD-CPC-2021-00232 - Approval Subject to Conditions

AREA PLAN AMENDMENT ANALYSIS

The subject site is currently designated Residential Low Density. The proposed Area Plan Amendment will change the designation to Residential Medium-High Density. Residential Medium-High corresponds with the R-2.5 zoning district, very similar to the R-1.5 zoning district tied to the subject site. City staff supports the Area Plan Amendment because the proposed project ties into one of the Greater Downtown Area Plan's goals of "providing the amenities, uses, and housing to support population growth goals."

PLAN REVIEW

Urban Redevelopment (UR) districts are created to promote the development and redevelopment of underdeveloped and blighted sections of the city and to accommodate flexibility in design to help ensure the realization of stated purposes in 88-260. The UR district may be applied only to property that has been designated as a blighted area, a conservation area, or economic development area. Development plans accompany requests to rezone a property to UR. No building permit may be issued for development in the UR district until a final development plan has been approved by the Director of City Planning and Development Department along with the requirements set forth in 88-260-05. The applicant is seeking LCRA incentives.

The proposed project consists of 20 units (10 townhomes, 2 quadplexes, and 1 duplex). Townhomes feature porches, which are defining features of the Columbus Park neighborhood. Parking for the residential uses is provided to the west of the townhomes and quadplexes. The townhomes also have rear-loading garages.

PLAN ANALYSIS

Residential (88-110), Use-Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards, underlying zoning R-.75 (88-110-06)*	Yes	Deviation Requested	The mixed-use project is requesting zero-lot lines, with the townhomes proposed to be owner-occupied with the duplexes renter-occupied.
Boulevard and Parkway Standards (88-323)	No	-	
Parkland Dedication (88-408)	Yes	Yes	See Site Plan.
Parking and Loading Standards (88-420)*	Yes	Yes	
Landscape and Screening Standards (88-425)*	Yes	Adjustment	The property owner is granted alternative compliance to landscaping and screening standards in

			88-425. 3 Street Trees so 9 street trees plus the ornamental grass feature are permitted on the subject site.
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan. Note, no outdoor lighting is proposed for the western parking lot. The applicant believes that the lighting sited in the proposal will sufficiently light the western parking lot.
Sign Standards (88-445)	Yes	-	No signage plan was provided.
Pedestrian (88-450)	Yes	Yes	See Site Plan.

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following,

CD-CPC-2022-00006 - **Approval**

CD-CPC-2021-00232 - **Approval Subject to Conditions** as stated in the corrections, conditions, and recommendations report.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: June 01, 2022

Case Number: CD-CPC-2021-00232

Project: Pacific + Troost

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. To accommodate the owner-occupied townhomes and rental duplexes on-site, a minor subdivision needs to be submitted.
2. Deviations with the associated project 1015 Pacific St (CD-CPC-2021-00232),
 1. Zero-lot lines will be established for the subject site.
3. Adjustments with the associated project 1015 Pacific St (CD-CPC-2021-00232),
 1. Nine (9) street trees plus the ornamental grass feature will be installed on the subject site.

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

4. Buildings shall comply with all requirements of R302 Of International Residential code 2018 for exterior walls.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

5. 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.
6. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the total disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat and issuance of any building permits.
7. The developer must 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.
8. 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.
9. The developer must 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.
10. The developer must secure permits to extend any public sanitary conveyance to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
11. Provide a cross access easement for the shared drive/Tract A.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

12. The developer provide acceptable easement and secure permits to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

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

13. Fire Water Flow. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Hydrant. Fire hydrant distribution shall follow IFC-2018 Table C102.1. 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 -2013 § 8.7.2)

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

15. 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
16. Money-in-lieu of parkland dedication in the amount of \$15,412.84 shall be paid prior to Certificate of Occupancy.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

17. The proposed on-street parking will be reviewed separately.

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

18. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

19. The developer must submit plans detailing the 8" water main replacement as shown on the development plans in Pacific Street along the properties northern frontage. If the fire Department requires a fire hydrant along Troost Avenue then plans for this main extension south of Pacific shall also be submitted. The plans shall be prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
20. The developer must submit water main extension drawings as represented on the development plans. The water main extension plans must be prepared by a registered professional Engineer in Missouri and submitted to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

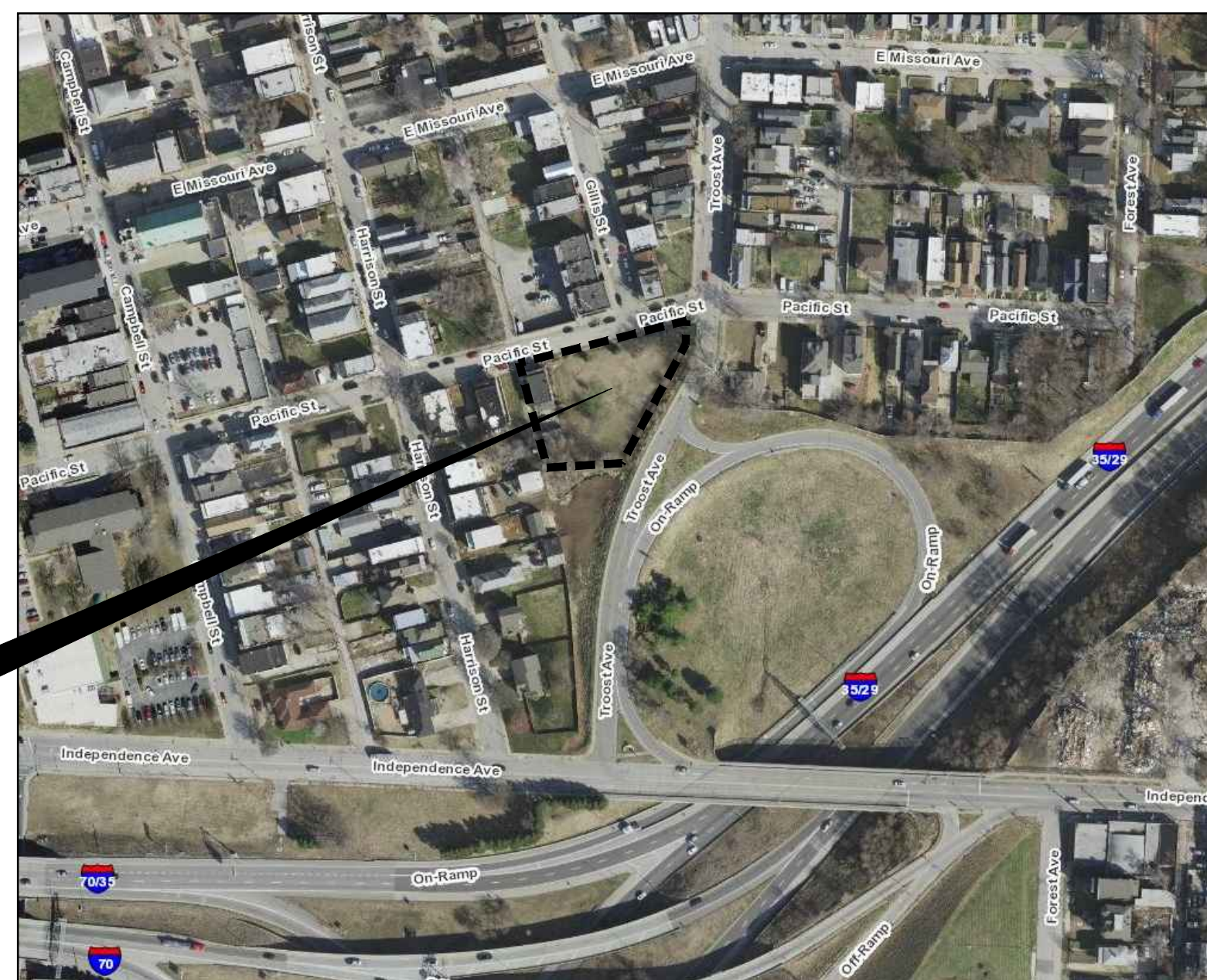
SHEET LIST:

- C001 COVER SHEET
C002 EXISTING CONDITION
C003 PROPOSED CONDITIONS
C004 PROPOSED GRADING PLAN
C005 PROPOSED UTILITY PLAN
L001 LANDSCAPE PLAN
SL1 SITE PHOTOMETRIC PLAN
SL2 SITE PHOTOMETRIC SCHEDULES
R201 TOWNHOUSE EXTERIOR ELEVATIONS
R202 TOWNHOUSE EXTERIOR ELEVATIONS
R203 DUPLEX AND QUADPLEX EXTERIOR ELEVATIONS

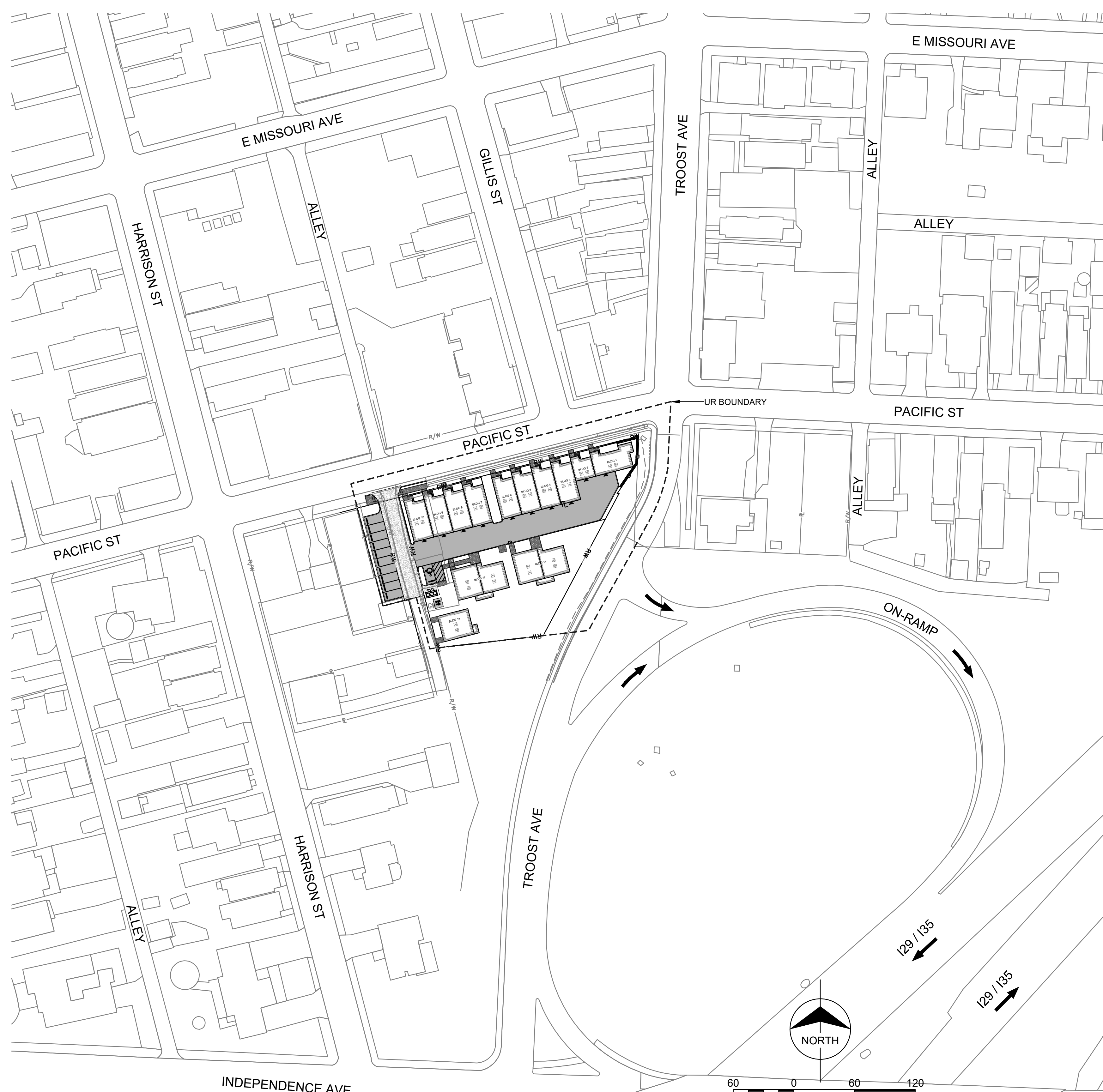
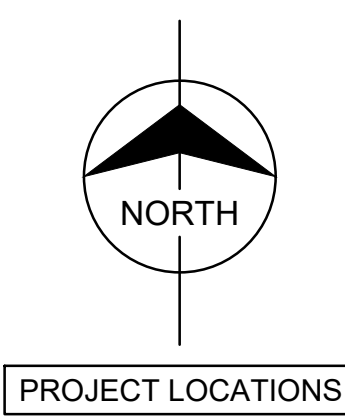
PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$15,412.84 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 20 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

COLUMBUS PARK MIXED-USE
UR DISTRICT REZONING PLAN, PRELIMINARY PLAT
AND FINAL DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 32, TOWNSHIP 50 NORTH, RANGE 33 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
IN KANSAS CITY, JACKSON COUNTY, MISSOURI



SECTION 32 TOWNSHIP 50N RANGE 33W
NOT TO SCALE



PROPERTY DESCRIPTION:

TRACT I: THE WEST 30.5 FEET OF THE NORTH 20 FEET OF LOT 21, THE WEST 30.5 FEET OF LOT 22 AND THE WEST 30.5 FEET OF LOT 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
TRACT II: ALL THAT PART OF LOTS 21, 22 AND 23, BLOCK 79, EAST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, AFORSAID; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 23, 22 AND 21, 120 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF LOT 21, AFORSAID, TO A POINT IN THE WEST LINE OF ALLEY 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE. THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO POINT IN THE SOUTHERLY LINE OF PACIFIC STREET 122 FEET WEST OF THE WEST LINE OF TROOST AVENUE. THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PACIFIC STREET TO THE POINT OF BEGINNING, EXCEPT THE WESTERLY 30.5 FEET OF ABOVE DESCRIBED TRACT.

TABLE 1 - SITE DATA

Table with 5 columns: Site Data, Existing, Proposed, Deviation Requested, Approved. Rows include Zoning, Gross Land Area, Right-of-way Dedication, etc.

TABLE 2 - BUILDING DATA

Table with 5 columns: Building Data, Existing, Proposed, Deviation Requested, Approved. Rows include Rear Setback, Front Setback, Side Setback, etc.

TABLE 4 - PARKING

Table with 4 columns: Building Data, Vehicle Spaces, Bike Spaces, Alternatives Proposed. Rows include Residential (Corner Townhouse), Residential (Middle Townhouse), etc.

TABLE 5 - OTHER DEVELOPMENT STANDARDS

Table with 2 columns: Standard, Requirement. Rows include 88-425 OTHER DEVELOPMENT STANDARDS, 88-408 Parkland Dedication, etc.

DEVELOPMENT SUMMARY TABLE

Table with 11 columns: Name, Use, Above Grade, Building Height, No. Floors, No. Usage, Area (sf), Total Units, Proposed Parking Spaces, Area (sf). Rows include Corner Townhouse (Building 1), Middle Townhouse (Building 2), etc.

- 1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. Building Coverage = 12,806 SF

DENSITY

- 1. GROSS DENSITY: 29.50 UNITS / ACRE (BASED ON TOTAL LAND AREA)
2. NET DENSITY: 29.50 UNITS / ACRE (NET LAND AREA)

PROJECT TIMELINE:

CONSTRUCTION START: FALL 2022
CONSTRUCTION END: FALL 2023
THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE

NOTE: ANY NON-RESIDENTIAL OR MIXED USE BUILDING ON THE SITE WILL COMPLY WITH THE USES AND DEVELOPMENT STANDARDS IN B1 OR DR ZONING AND WITH THE PEDESTRIAN OVERLAY STANDARDS.

DEVELOPER

NAME: DAK PACIFIC LLC
ADDRESS: 7441A BROADWAY BLVD
KANSAS CITY, MO 64114
PHONE: (816) 298-5010
CONTACT: ANDREW GANAHL
EMAIL: andrew@andk.com



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810



PRELIMINARY
NOT FOR
CONSTRUCTION

Matt Murphy
Architect
A-2017022298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

ARCHITECT:
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
Contact: Matt Murphy

CIVIL ENGINEER:
Taliaferro & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Lamin Nyang

LANDSCAPE ARCHITECT:
Taliaferro & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Steven Bauer

STRUCTURAL ENGINEER:
Leigh + O'Keane
350 NE Mulberry Suite 201
Lee's Summit, MO 64086
Contact: Wayne Hess

M/E/P ENGINEER:
pkmm Engineers
13300 N 98th Street
Lenexa, KS 66215
Contact: David Desherage

CODE CONSULTANT:
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle

CP: PACIFIC + TROOST
PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

PROJECT NO. 21037.00

REZONING 05.11.22

NO. REVISION DATE:

COVER SHEET

C001

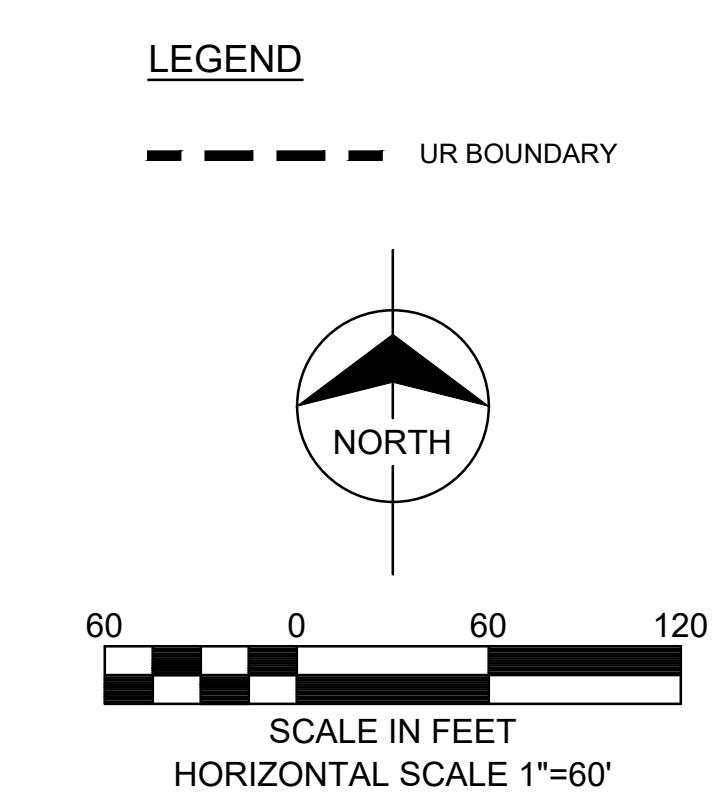
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11 May 2022



OWNERSHIP INFORMATION		
PARCEL NO.	OWNER	ADDRESS
1	DAK PACIFIC LLC	7441 A BROADWAY BLVD, KANSAS CITY, MO 64114
2	FASONE MARY & FIORELLO JEAN MARIE	542 CAMPBELL KANSAS CITY, MO 64106
3	PRATER AARON	700 WARD PARKWAY 403 KANSAS CITY, MO 64112
4	STRADA JOHN FRANK	5001 E 27TH ST KANSAS CITY, MO 64127
5	KIMBLE KATHLEEN I IRREV TRUST	3801 N BRIGHTON AVE KANSAS CITY, MO 64117
6	UNIQUE CITY LIVING LLC COMMERCIAL STATE BANK	PO BOX 397 BONNER SPRINGS, KS 66012
7	COLUMBUS PARK PROPERTY LLC	3201 CAMPBELL ST KANSAS CITY, MO 64109
8	CHYLINSKI RICHARD J & KATHLEEN TRUSTEE	1550 E PUENTE AVE WEST COVINA, CA 91791-1057
9	DE JONG SAMUEL & JILL	2608 CHARLOTTE ST KANSAS CITY, MO 64108
10	HASTINGS HOLDINGS LLC	2528 NE ANGEL FISH PL LEE'S SUMMIT, MO 64086
11	RODENBAUGH REX JR & CRYSTAL	569 HARRISON KANSAS CITY, MO 64106
12	MARSALLA PHILIP	571 HARRISON ST KANSAS CITY, MO 64106
13	MoDOT	600 NE COLBERN RD, LEE'S SUMMIT, MO 64086



helix.
architecture + design
1629 Walnut Street
Kansas City, Missouri 64108
p. 816.300.0300
helixkc.com

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Contact: Lamin Nyang

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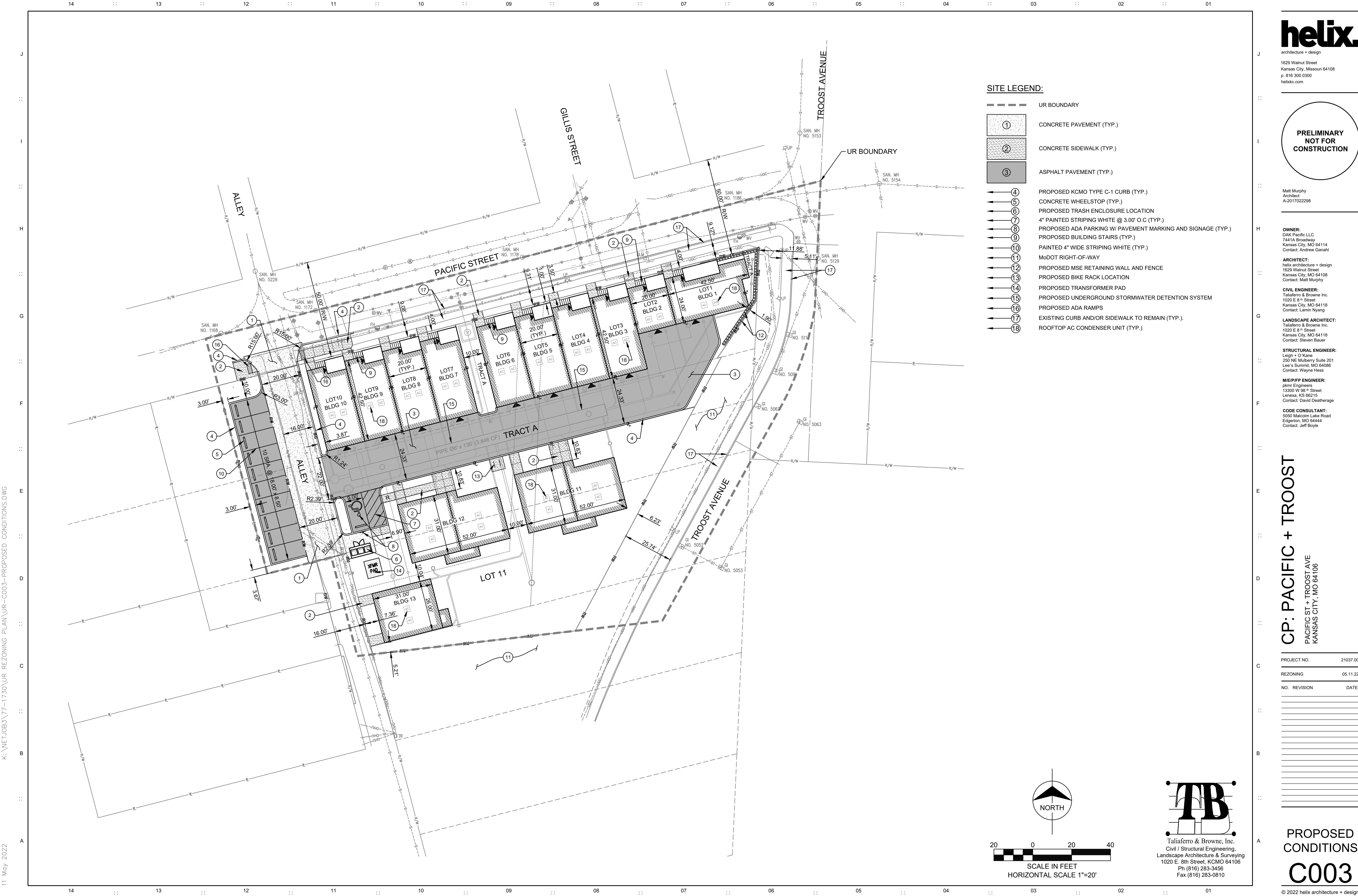
PROJECT NO. 21037.00
REZONING 05.11.22
NO. REVISION DATE:

EXISTING
CONDITION
C002
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PROJECT NO.	21037.00
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**PROPOSED
CONDITIONS
C003**

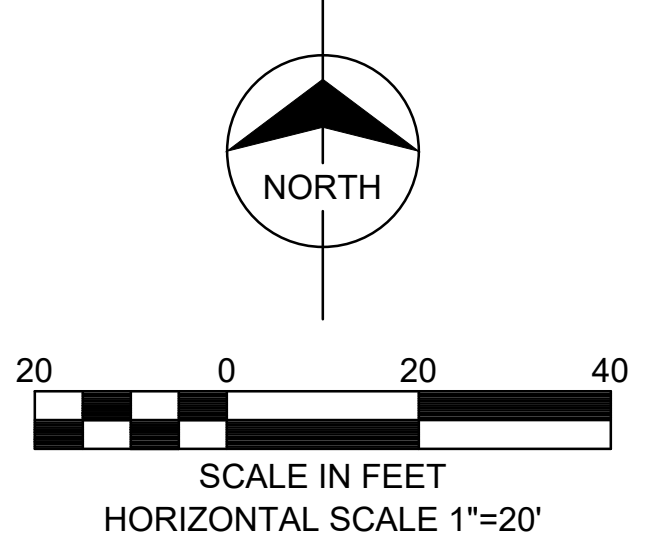


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11 May 2022



- SITE LEGEND:**
- UR BOUNDARY
 - PROPOSED CONTOUR
 - - - EXISTING CONTOUR
 - ▲ GROUND FLOOR BUILDING ENTRANCE/EXIT
 - 833.00 FF FINISH FLOOR ELEVATION
 - 833.00 G GARAGE FLOOR ELEVATION



TB
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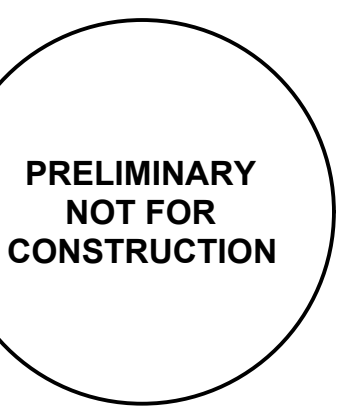
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NO. REVISION	DATE

**PROPOSED
GRADING PLAN
C004**

© 2022 helix architecture + design



Matt Murphy
Architect
A-201702298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

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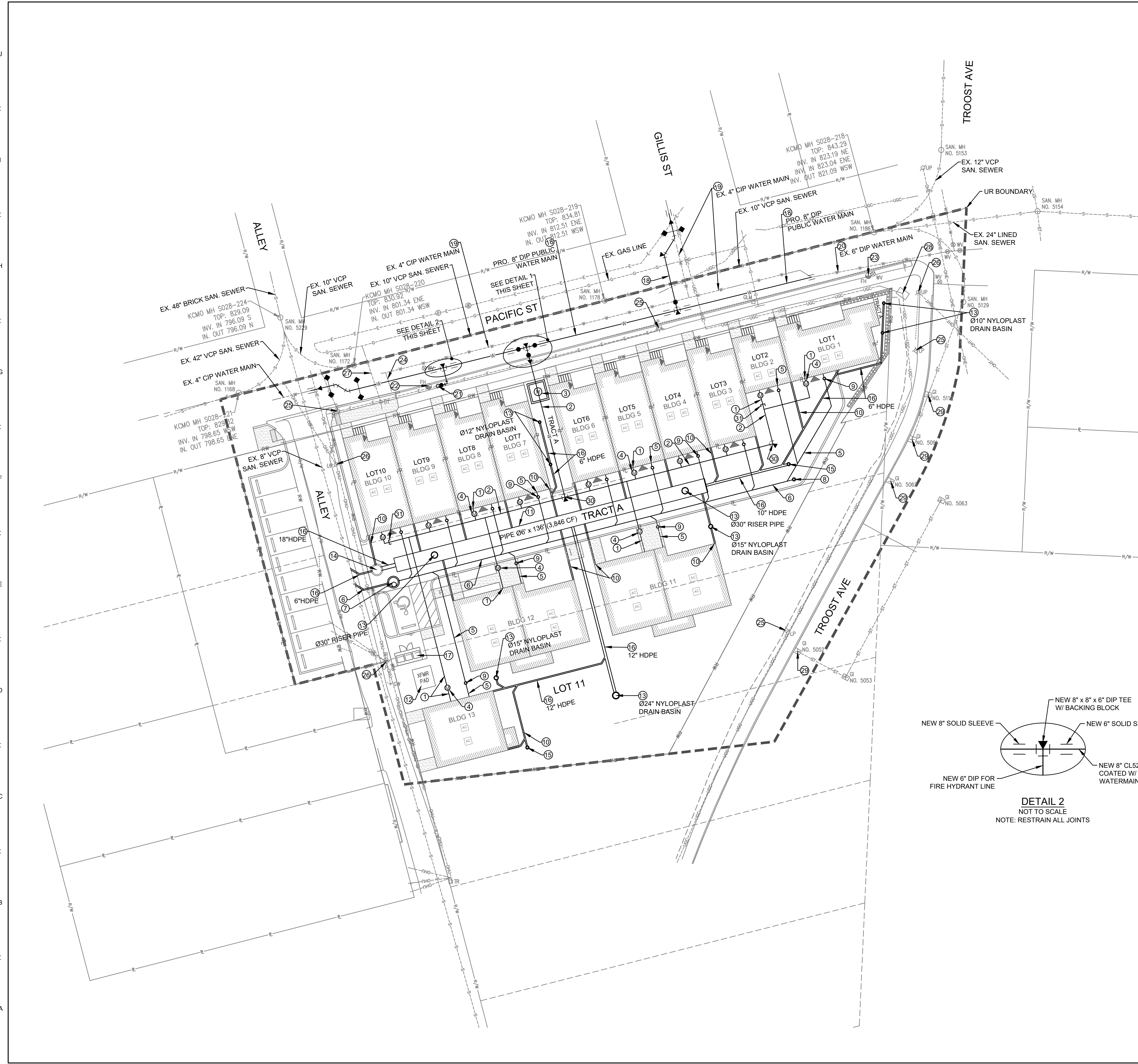
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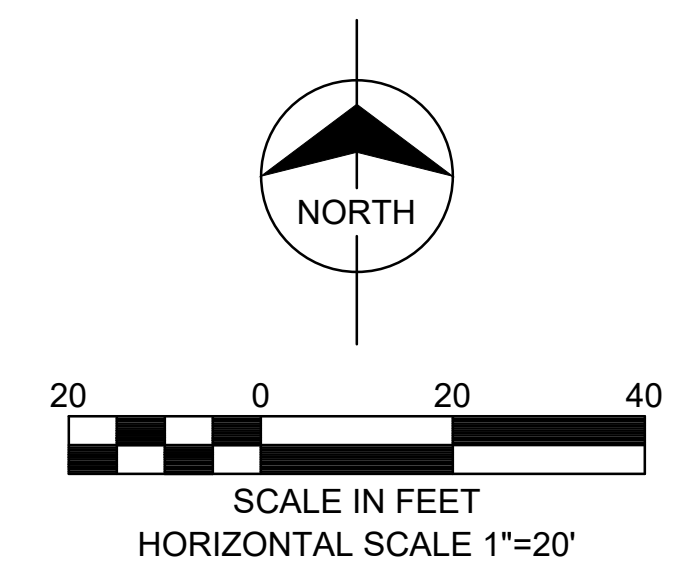
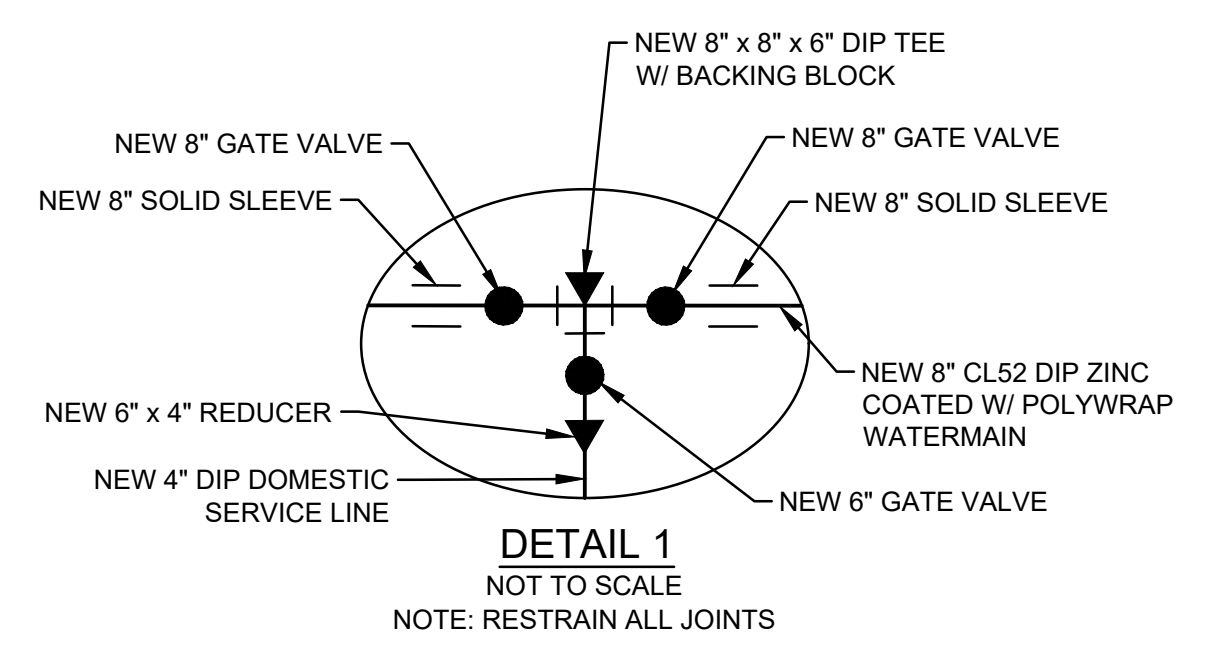
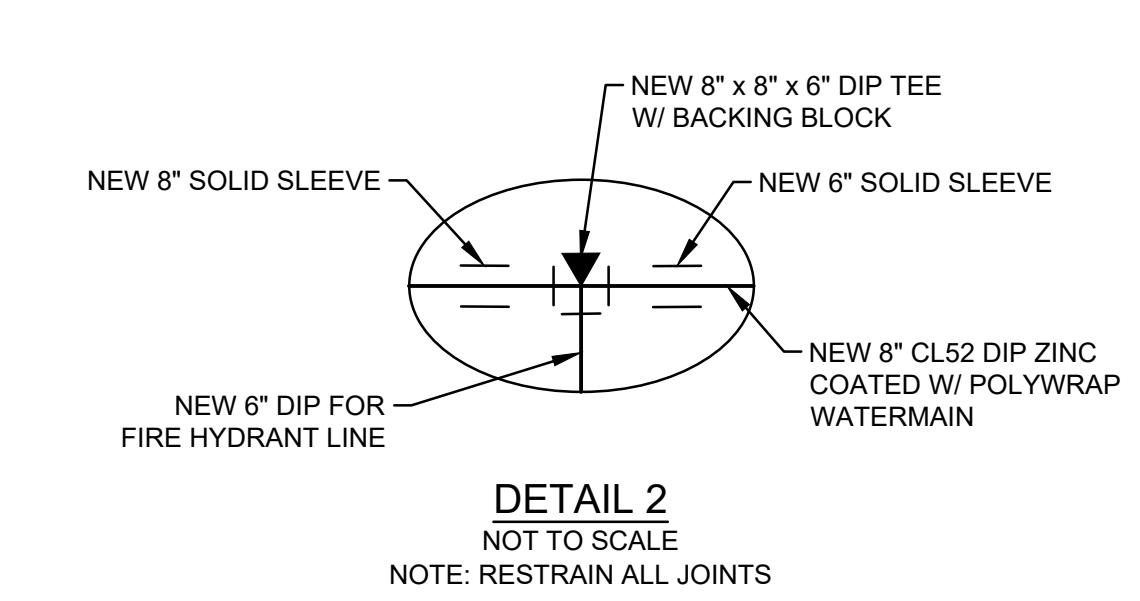
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11 May 2022



SITE LEGEND:

- UR BOUNDARY
- 1 PROPOSED 1" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE (TYP.)
- 2 PROPOSED 4" DIP DOMESTIC WATER SERVICE LINE (TYP.)
- 3 PROPOSED 3" WATER METER & METER VAULT PER KCMO STD. DWG. 6208 (TYP.)
- 4 PROPOSED PRIVATE 1" WATER METER & METER BOX PER KCMO STD. DWG. 6202 (TYP.)
- 5 PROPOSED 4" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- 6 PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE (TYP.)
- 7 PROPOSED 4" DIA. KCMO TYPE MH-1 SAMPLING MANHOLE (TYP.)
- 8 6" SANITARY SEWER CLEANOUT
- 9 PROPOSED 6" SANITARY SAMPLING PORT (TYP.)
- 10 PROPOSED 6" HDPE ROOFDRAIN (TYP.)
- 11 PROPOSED UNDERGROUND STORM WATER DETENTION SYSTEM
- 12 PROPOSED TRANSFORMER PAD
- 13 PROPOSED STORM DETENTION RISER PIPE/ NYLOPLAST DRAIN BASIN (TYP.)
- 14 PROPOSED 4" DIA. STORM MANHOLE STORM WATER DETENTION CONTROL STRUCTURE.
- 15 6" STORM CLEANOUT (TYP.)
- 16 PROPOSED HDPE STORM PIPE (TYP.)
- 17 PROPOSED TRASH ENCLOSURE LOCATION.
- 18 PROPOSED 8" DIP WATER MAIN (PUBLIC WATER MAIN REPLACEMENT)
- 19 EXISTING 4" CIP WATER MAIN TO BE ABANDONED.
- 20 EXISTING 6" DIP WATER MAIN TO REMAIN.
- 21 NEW KCMO FIRE HYDRANT
- 22 EXISTING FIRE HYDRANT TO BE REMOVED.
- 23 EXISTING FIRE HYDRANT TO REMAIN. DO NOT DISTURB.
- 24 EXISTING WATER SERVICE LINE TO BE KILLED (REG. No. 1116).
- 25 EXISTING STREET LIGHT TO REMAIN.
- 26 EXISTING POWER/UTILITY LINES AND POLES TO REMAIN. DO NOT DISTURB.
- 27 EXISTING GAS SERVICE TO BE KILLED.
- 28 EXISTING UTILITY VAULT TO REMAIN.
- 29 EXISTING STORM GRATE INLET. DO NOT DISTURB.
- 30 NEW 4" x 4" x 4" DIP TEE OR 4" x 4" DIP BEND W/ BACKING BLOCK
- 31 NEW 4" MJ PLUG TAPPED FOR 1" TYPE "K" COPPER W/ DIELECTRIC COUPLING
- 32 PROPOSED ROOFTOP AC CONDENSER UNIT (TYP.)

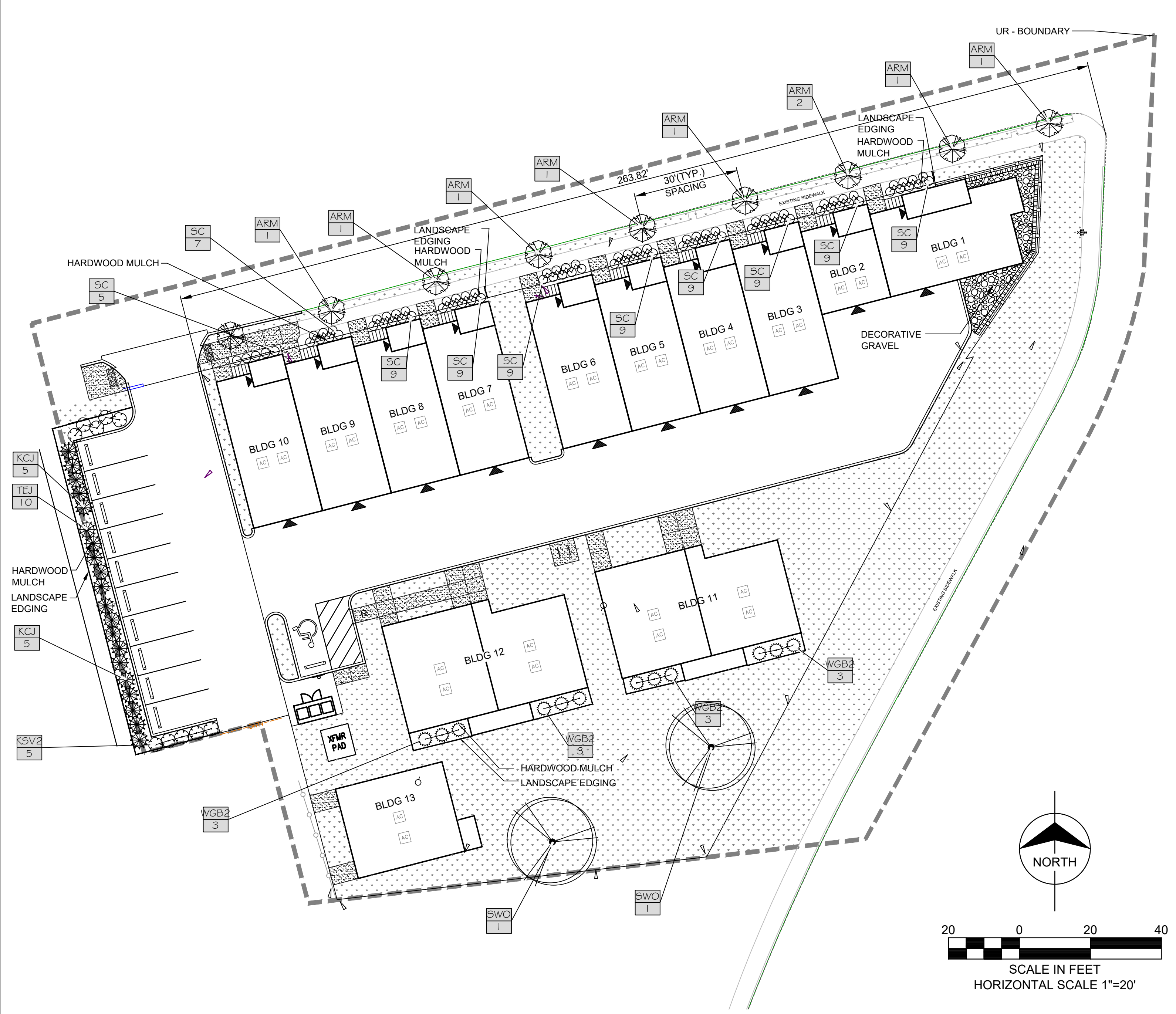


Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64108
Ph (816) 283-3456
Fax (816) 283-0810

CP: PACIFIC + TROOST
PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

PROJECT NO.	21037.00
REZONING	05.11.22
NO. REVISION	DATE

**PROPOSED
UTILITY PLAN
C005**
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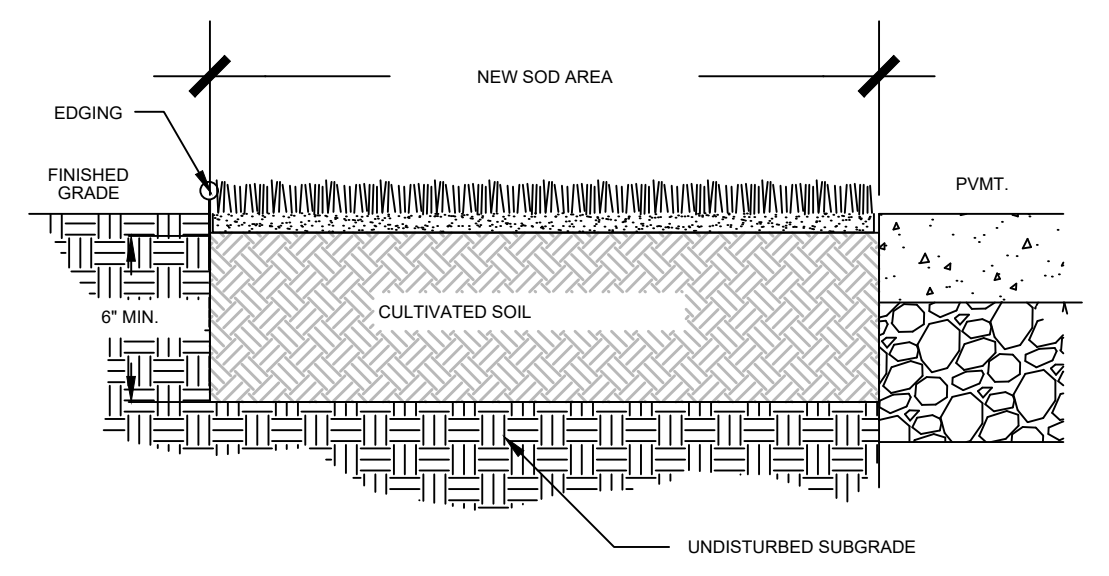
LANDSCAPE LEGEND:

- UR - BOUNDARY
- FESCUE SOD
- DECORATIVE GRAVEL

KCMO LANDSCAPE & SCREENING STANDARDS	Required	Proposed	Alternative Requested?	Approved
88-425 - LANDSCAPE REQUIREMENTS				
88-425-03 Street trees				
263.82 FT / Tree every 30 LF =	9	9		
88-425-04-D General Trees				
Building Area: 8,125 SF / 5000 SF per Tree = 1.65	2	2		
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets				
Buffer Width	N/A	N/A		
Trees				
Shrubs / Berms / Wall	N/A	N/A		
Adjacent to Residential Zones				
Buffer Width	10 FT	5.5 FT	Enough room to plant upright Junipers only	
Shrubs / Berms / Wall - (75 LF / A = 18.75)	19	20		
88-425-06 Interior Vehicular Use Area				
Interior Area - (11 pkg spaces x 35 SF per space = 385 SF)	385	385	Back of the property	
Trees - (11 pkg spaces / 5 pkg spaces per tree = 2 trees)	2	2		
Shrubs - (11 pkg spaces x 1 shrub per pkg = 11 shrubs)	11	12		
88-425-08 Mechanical/Utility Equipment Screening				
88-425-09 Outdoor Use Screening	Describe			

PLANT SCHEDULE

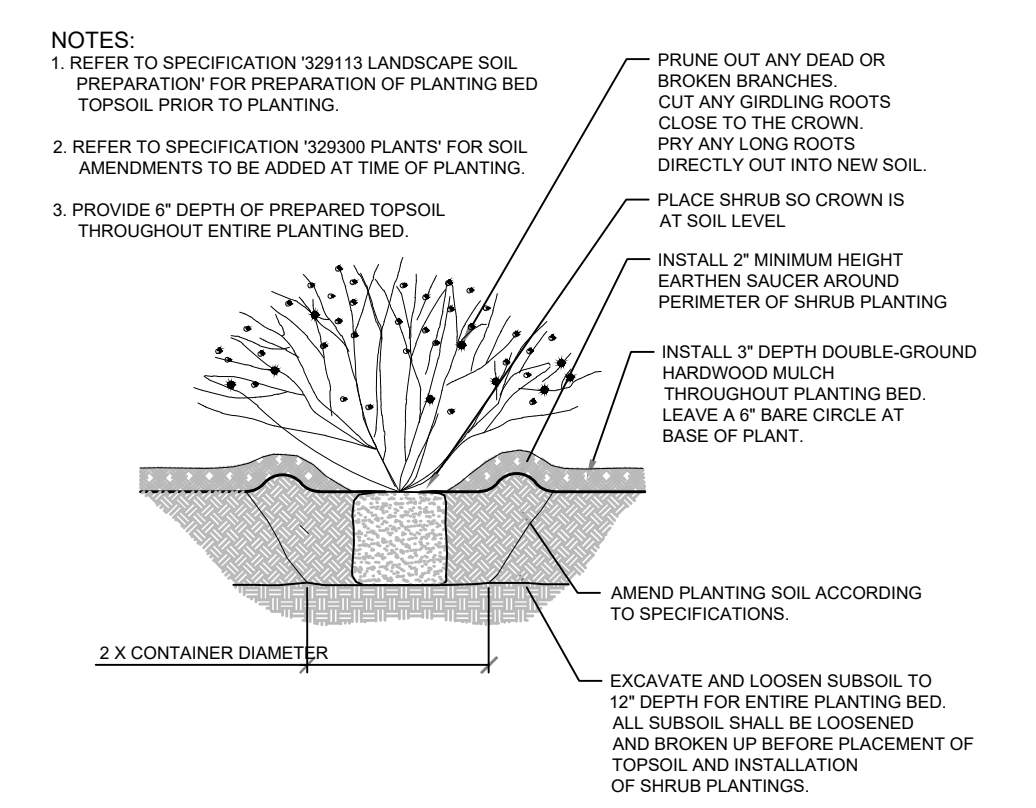
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
9	Acer rubrum 'Armstrong' / Armstrong Red Maple	B & B			3" Cal
2	Quercus bicolor / Swamp White Oak	B & B			2" Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
10	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B & B			7' - 8' HT
10	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B			6' - 7' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
10	Viburnum carlesii / Korean Spice Viburnum	5 gal			CONT
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
12	Buxus microphylla var. koroniana 'Winter Green' / Winter Green Boxwood	3 gal			CONT
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3
84	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	2 gal			CONT
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3
14,103 sf	Festuca arundinacea Blend / Turf Tall Fescue	sod			Rolls



SOD INSTALLATION NOTES:

- FINISHED GRADES SHALL BE ACCURATE.
- CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH.
- ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL.
- LAY AND ROLL SOD. WATER THOROUGHLY.

5. SOD DETAIL



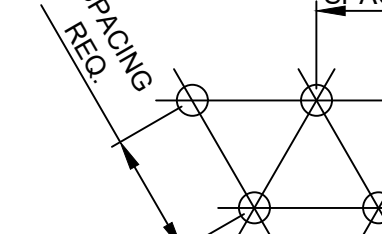
NOTES:

- REFER TO SPECIFICATION 320113 LANDSCAPE SOIL PREPARATION FOR PREPARATION OF PLANTING BED TOPSOIL PRIOR TO PLANTING.
- REFER TO SPECIFICATION 320300 PLANTS FOR SOIL AMENDMENTS TO BE ADDED AT TIME OF PLANTING.
- PROVIDE 6" DEPTH OF PREPARED TOPSOIL THROUGHOUT ENTIRE PLANTING BED.

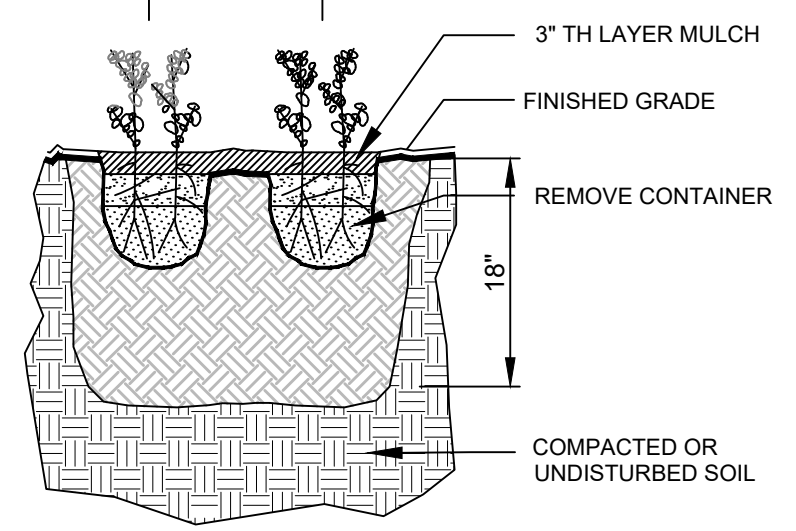
PERENNIAL PLANTING NOTES:

- BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"
- PROVIDE NEW TOPSOIL TO A DEPTH OF 18"
- THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
- PLACE PLANT IN VERTICAL PLUMB POSITION
- DIG HOLE AS DEEP AS INITIAL PLUMB POSITION
- BACKFILL W/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.
- APPLY 3" TH LAYER OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS

SPACING DIAGRAM



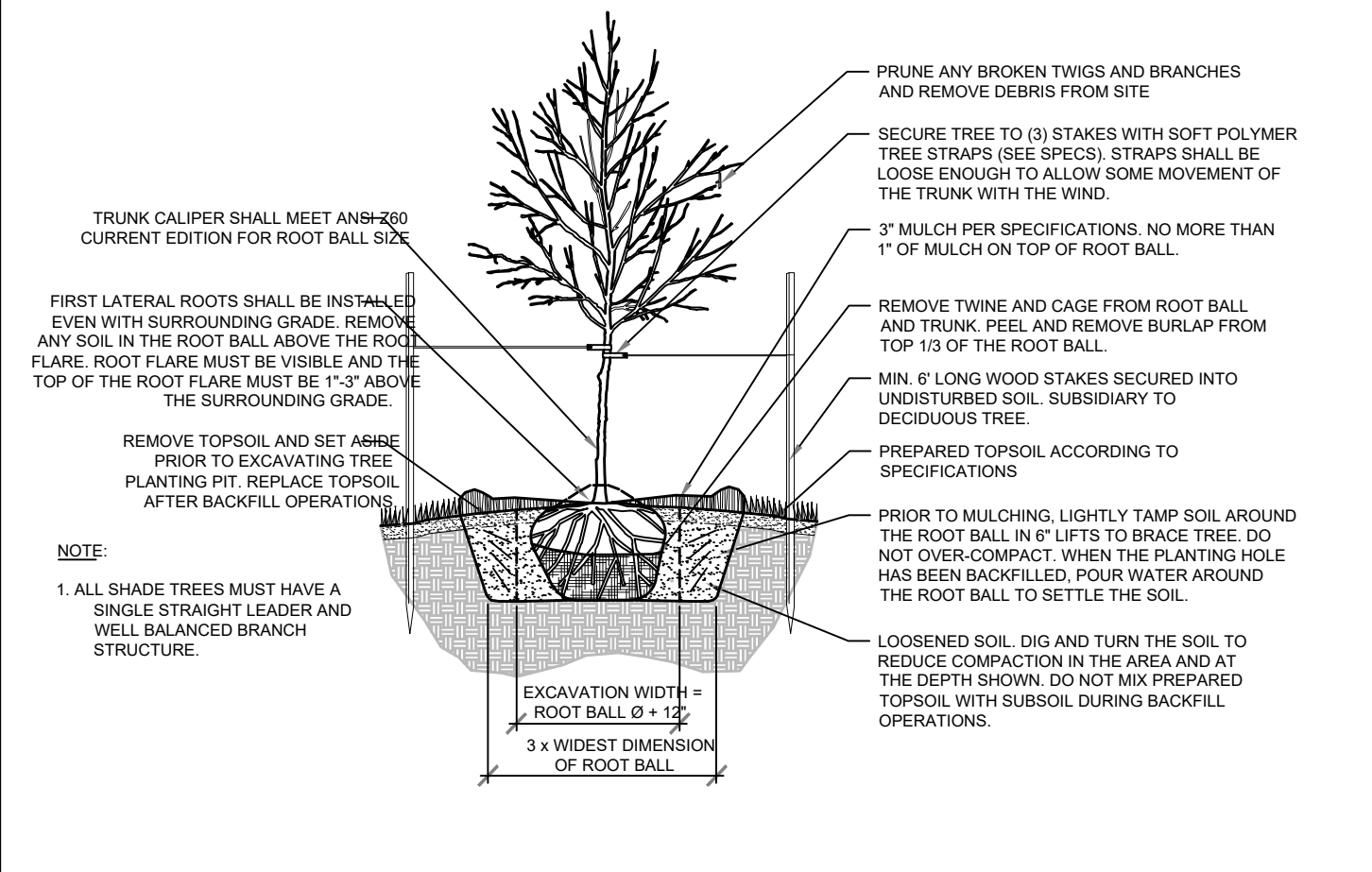
SPACING REQUIREMENTS



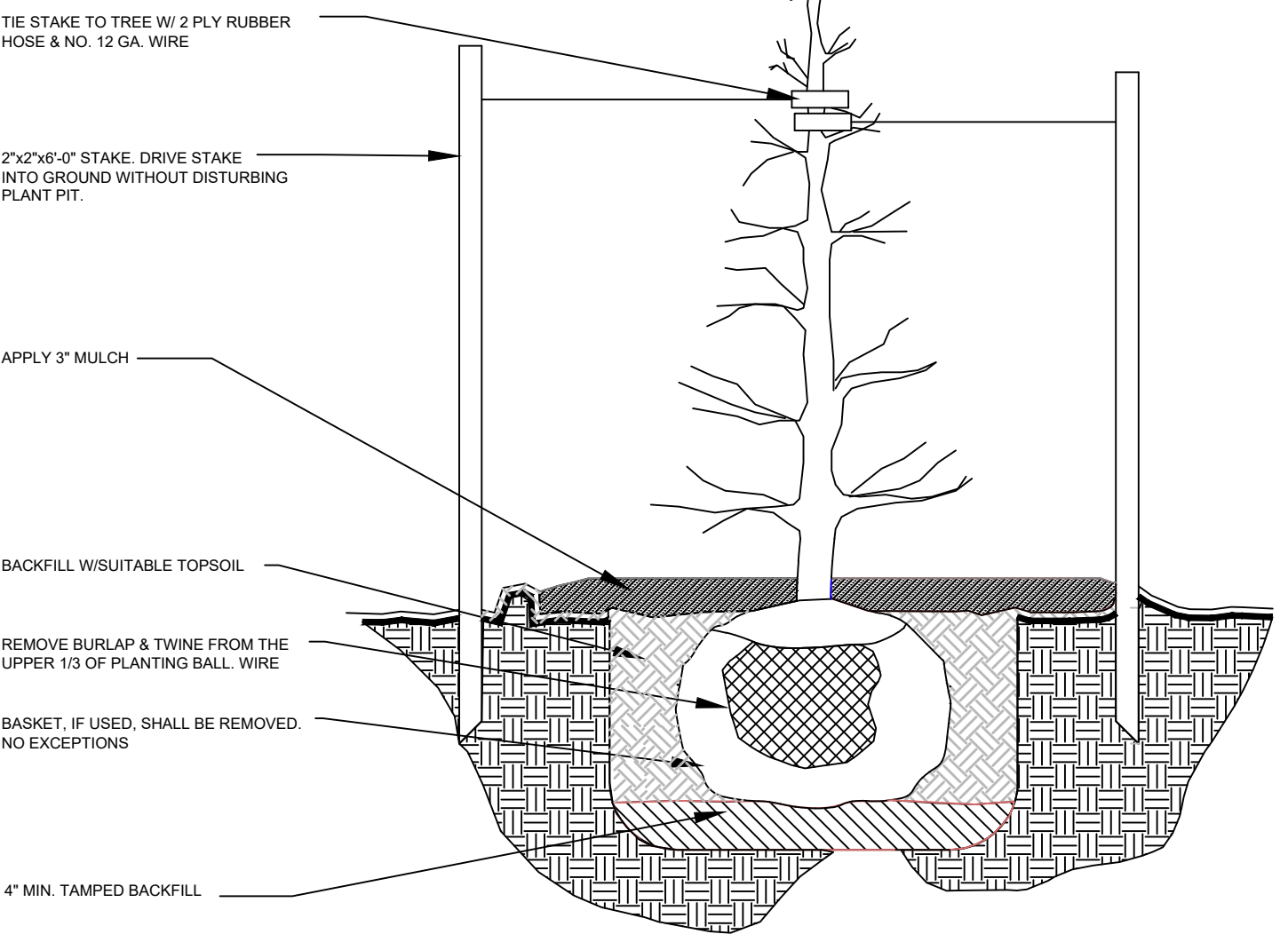
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20 May 2022

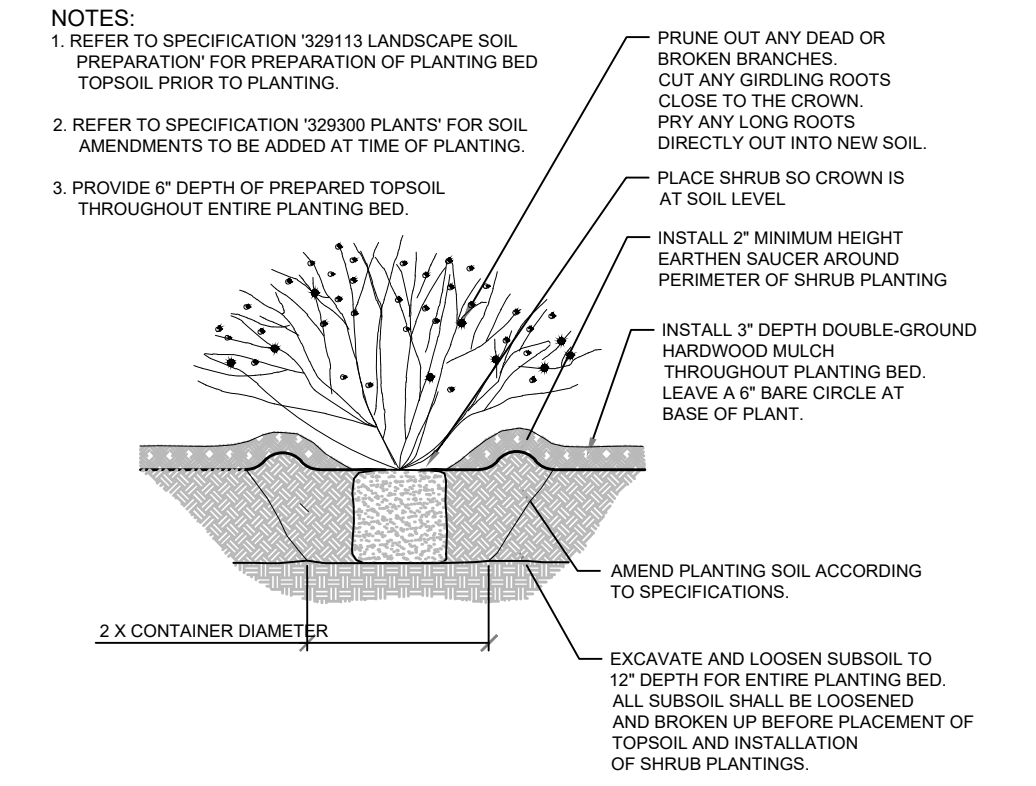
1. DECIDUOUS TREE



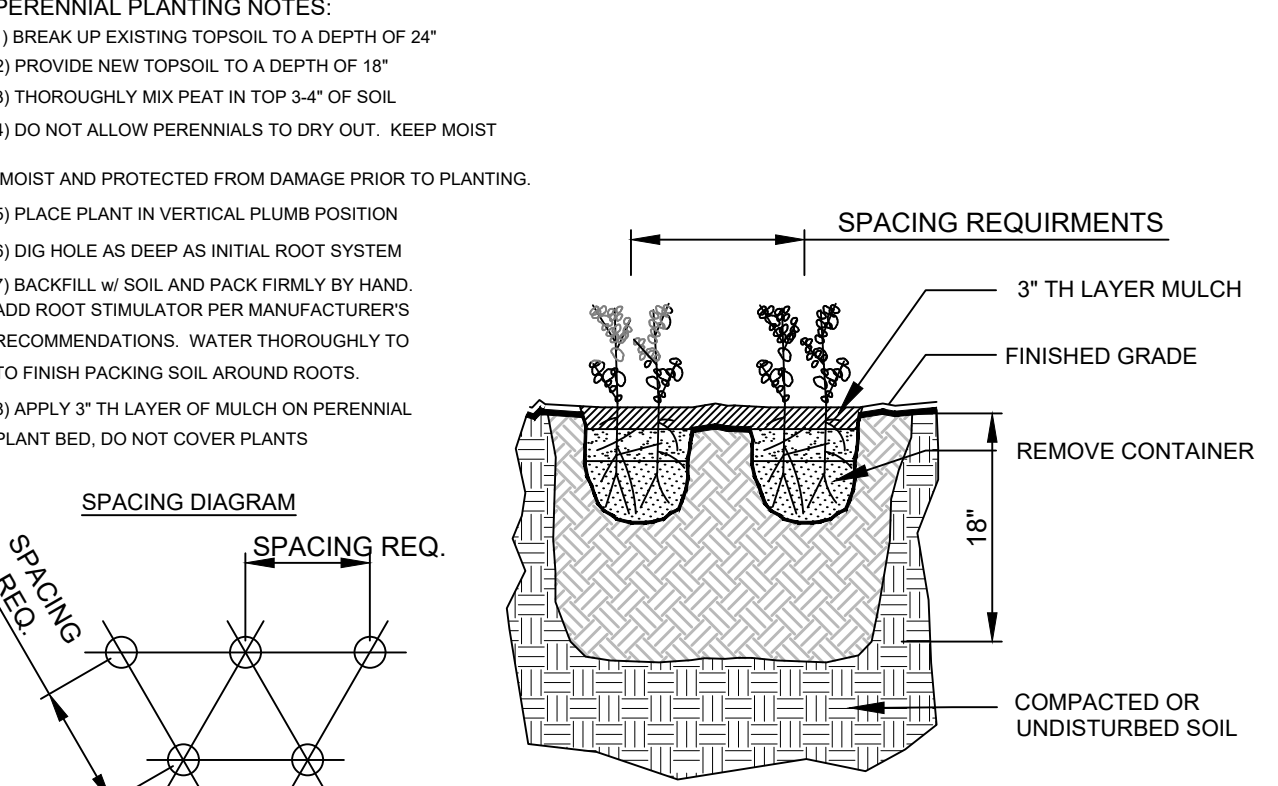
2. EVERGREEN TREE



3. SHRUB PLANTING



4. PERENNIAL PLANTING



PRELIMINARY NOT FOR CONSTRUCTION

Matt Murphy
Architect
A-2017022298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Gansahl

ARCHITECT:
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
Contact: Matt Murphy

CIVIL ENGINEER:
Taliaferro & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Lamin Nyang

LANDSCAPE ARCHITECT:
Taliaferro & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Steven Bauer

STRUCTURAL ENGINEER:
Leigh + O'Kane
250 NE Mulberry Suite 201
Lee's Summit, MO 64086
Contact: Wayne Hess

M/E/P ENGINEER:
pkmr Engineers
13300 W 98th Street
Lenexa, KS 66215
Contact: David Deatherage

CODE CONSULTANT:
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle

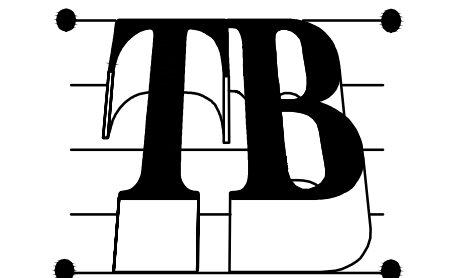
CP: PACIFIC + TROOST
PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

PROJECT NO. 21037.00

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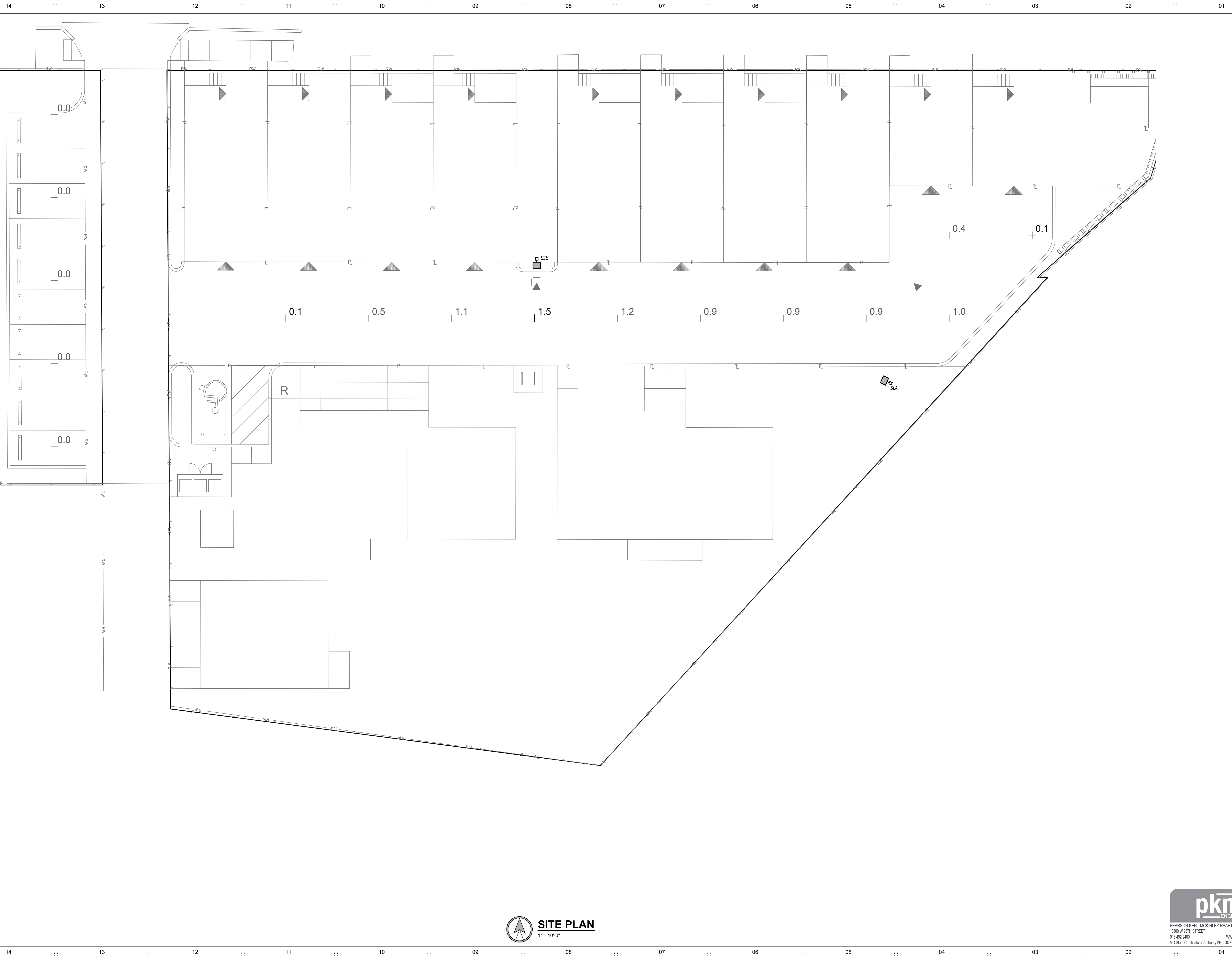
NO. REVISION DATE:

5-20-22 DRC REVIEW COMMENTS



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

LANDSCAPE PLAN L001



**PRELIMINARY
NOT FOR
CONSTRUCTION**

Matt Murphy
Architect
A-2017022298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

ARCHITECT:
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
Contact: Matt Murphy

CIVIL ENGINEER:
Tallafiero & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Lamin Nyang

LANDSCAPE ARCHITECT:
Tallafiero & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Steven Buser

STRUCTURAL ENGINEER:
Leigh + O'Kane
250 NE Mulberry Suite 201
Lee's Summit, MO 64086
Contact: Wayne Hess

M/E/P ENGINEER:
pkmr Engineers
13300 W 98th Street
Lenexa, KS 66215
Contact: David Deatherage

CODE CONSULTANT:
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle

CP: PACIFIC + TROOST
PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

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**SITE
PHOTOMETRIC
PLAN
SL1**

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison
GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinX
- Enlighted

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details

NOTES:
1. Visit www.mcgraw-edison.com to confirm qualification. Not all product variations are DLC qualified.
2. DCA Certified for 200K CCT and warmer only.

Number of Light Spheres	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7'	10'	10-5/8"	16-9/16"
5-6	21-5/8"	7'	10'	10-5/8"	16-9/16"
7-8	27-5/8"	7'	13'	10-5/8"	--
9-10	33-3/4"	7'	16'	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.



PS600020EN page 1
October 20, 2021 10:33 AM

SITE STATISTICS

DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
PARKING LOT STATISTICS	0.8	1.5	0.1	15.0 : 1.0	8.0 : 1.0
PROPERTY LINE EAST	0.0	0.1	0.0	N/A	N/A
PARKING LOT WEST	0.0	0.0	0.0	N/A	N/A
PROPERTY LINE WEST	0.0	0.0	0.0	N/A	N/A

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2.11.

LIGHT FIXTURE SCHEDULE - SITE LIGHTING

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						REMARKS	
				ID	WATTS	LUMENS	CRI	CCT	DIMMING		VOLTAGE
SLA	MCGRAW-EDISON	GALLEON LED GLEON SERIES	POLE-MOUNTED AREA LIGHT, LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING, LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE IV FORWARD THROW DISTRIBUTION WITH SPILL CONTROL (HSS) (14FT) DIE CAST ALUMINUM MOUNTING ARM, PROVIDE WITH 15" HIGH SQUARE STRAIGHT STEEL POLE ON 3" HIGH BASE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER.	SA1A	34	3,465	70	4000K	NO	120	1
SLB	MCGRAW-EDISON	GALLEON LED GLEON SERIES	SAME AS FIXTURE TYPE 'SLA' EXCEPT WITH IES TYPE III THROW (SL3) DISTRIBUTION WITH HOUSE SIDE SHIELD.	SA1A	34	4,168	70	4000K	NO	120	1

REMARKS:
1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.

PRELIMINARY
NOT FOR
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Matt Murphy
Architect
A-2017022298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

ARCHITECT:
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
Contact: Matt Murphy

CIVIL ENGINEER:
Tallaferra & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Lamin Nyang

LANDSCAPE ARCHITECT:
Tallaferra & Browne Inc.
1020 E 8th Street
Kansas City, MO 64118
Contact: Steven Bauer

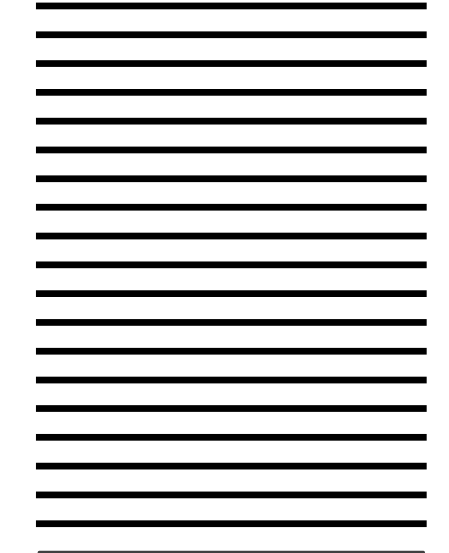
STRUCTURAL ENGINEER:
Leigh + O Kane
250 NE Mulberry Suite 201
Lee's Summit, MO 64086
Contact: Wayne Hess

M/E/P ENGINEER:
pkmr Engineers
13300 W 98th Street
Lenexa, KS 66215
Contact: David Deatherage

CODE CONSULTANT:
5050 Malcolm Lake Road
Edgerton, MO 64444
Contact: Jeff Boyle

CP: PACIFIC + TROOST
 PACIFIC ST + TROOST AVE
 KANSAS CITY, MO 64106

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REZONING	05.11.22
NO. REVISION	DATE:



PRELIMINARY
NOT FOR
CONSTRUCTION

Matt Murphy
Architect
A-201702298

OWNER:
DAK Pacific LLC
7441A Broadway
Kansas City, MO 64114
Contact: Andrew Ganahl

ARCHITECT:
helix architecture + design
1629 Walnut Street
Kansas City, MO 64108
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1020 E 8th Street
Kansas City, MO 64118
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250 NE Mulberry Suite 201
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Lenexa, KS 66215
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Code Consultant Service
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PACIFIC ST + TROOST AVE
KANSAS CITY, MO 64106

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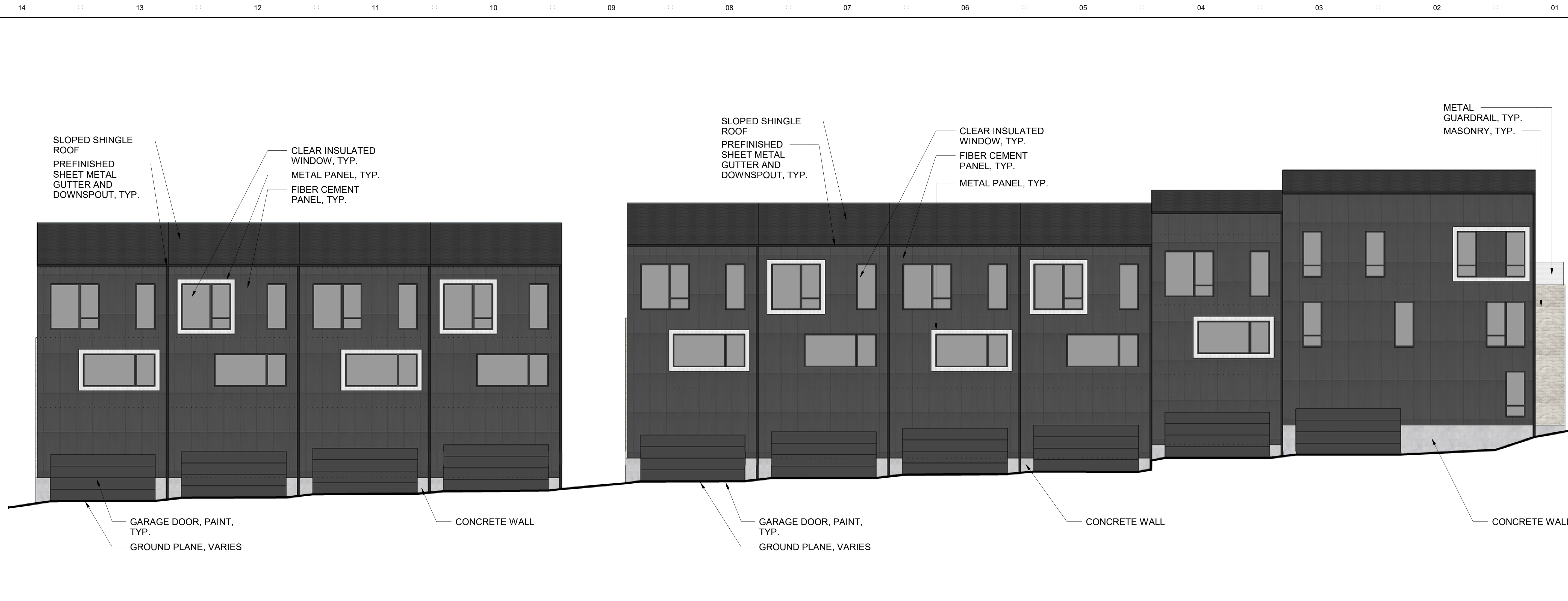
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NO. REVISION DATE:

NO.	REVISION	DATE

TOWNHOUSE
EXTERIOR
ELEVATIONS

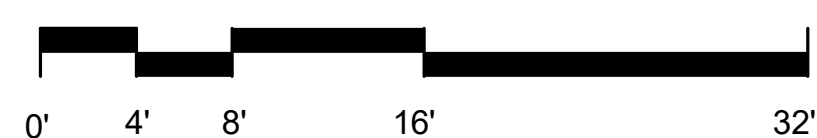
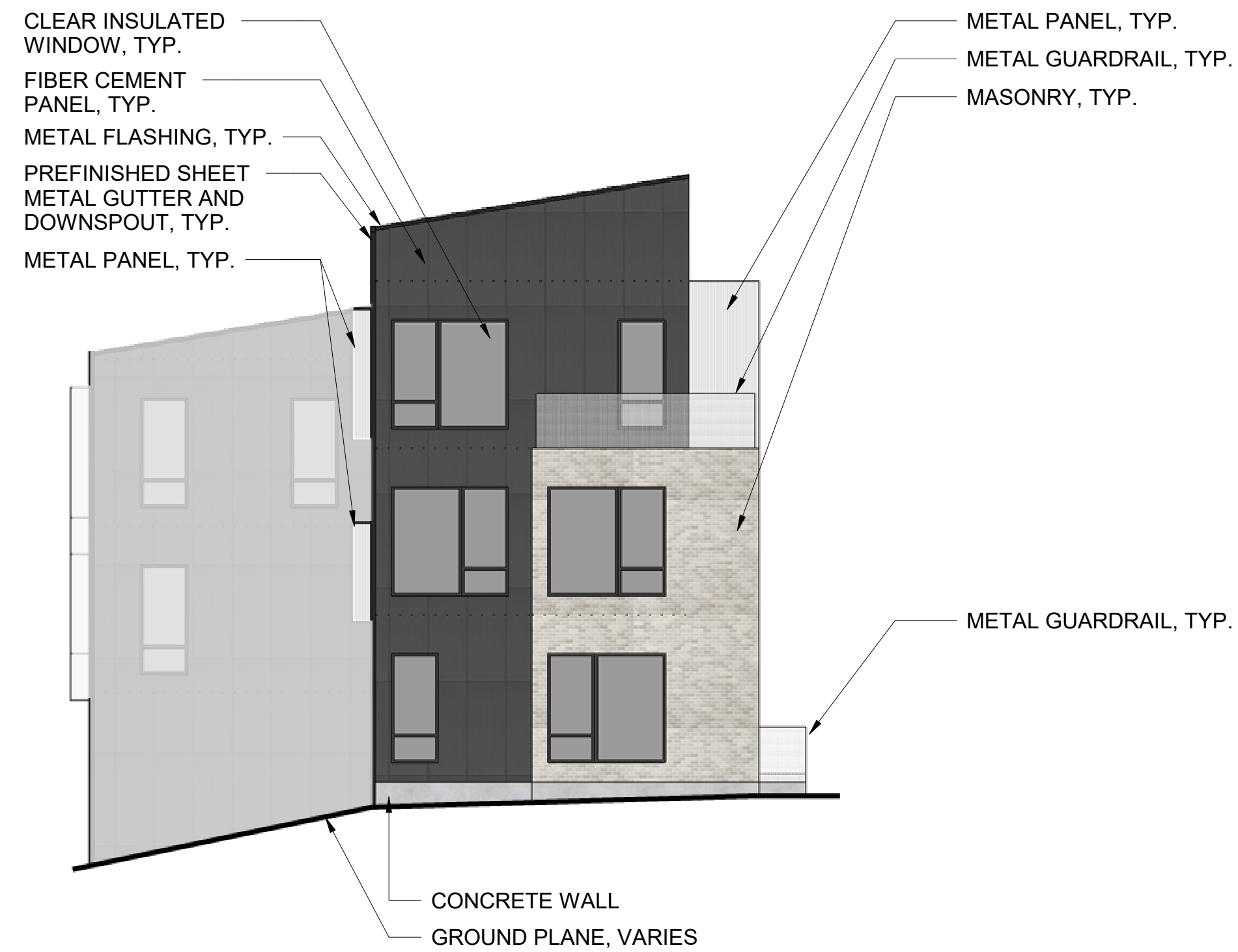
R201



SOUTH ELEVATION E01
1/8" = 1'-0"



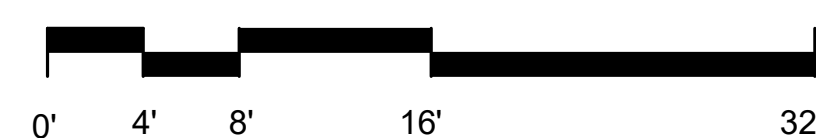
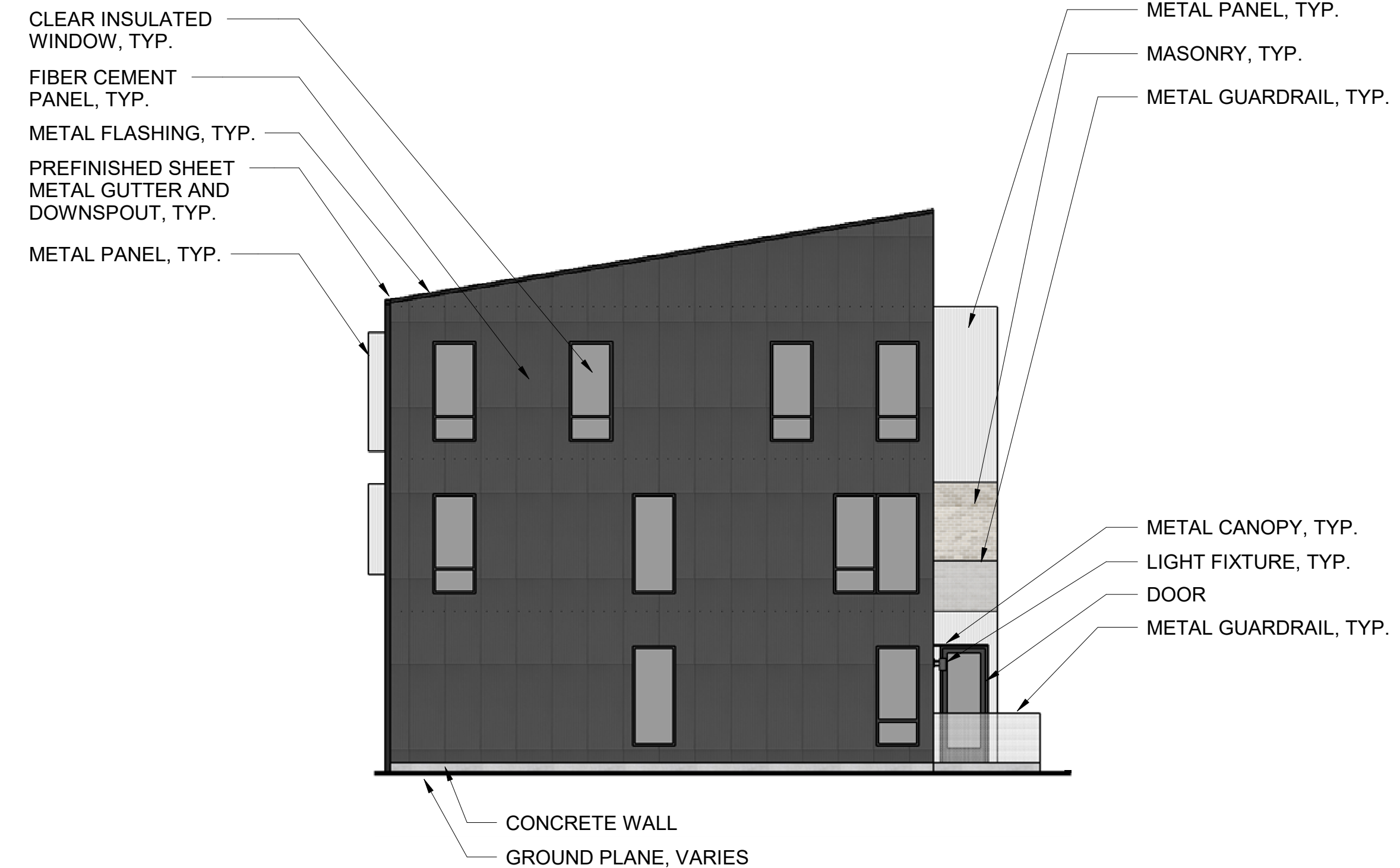
NORTH ELEVATION A01
1/8" = 1'-0"



EAST ELEVATION OF EAST BUILDING

E08

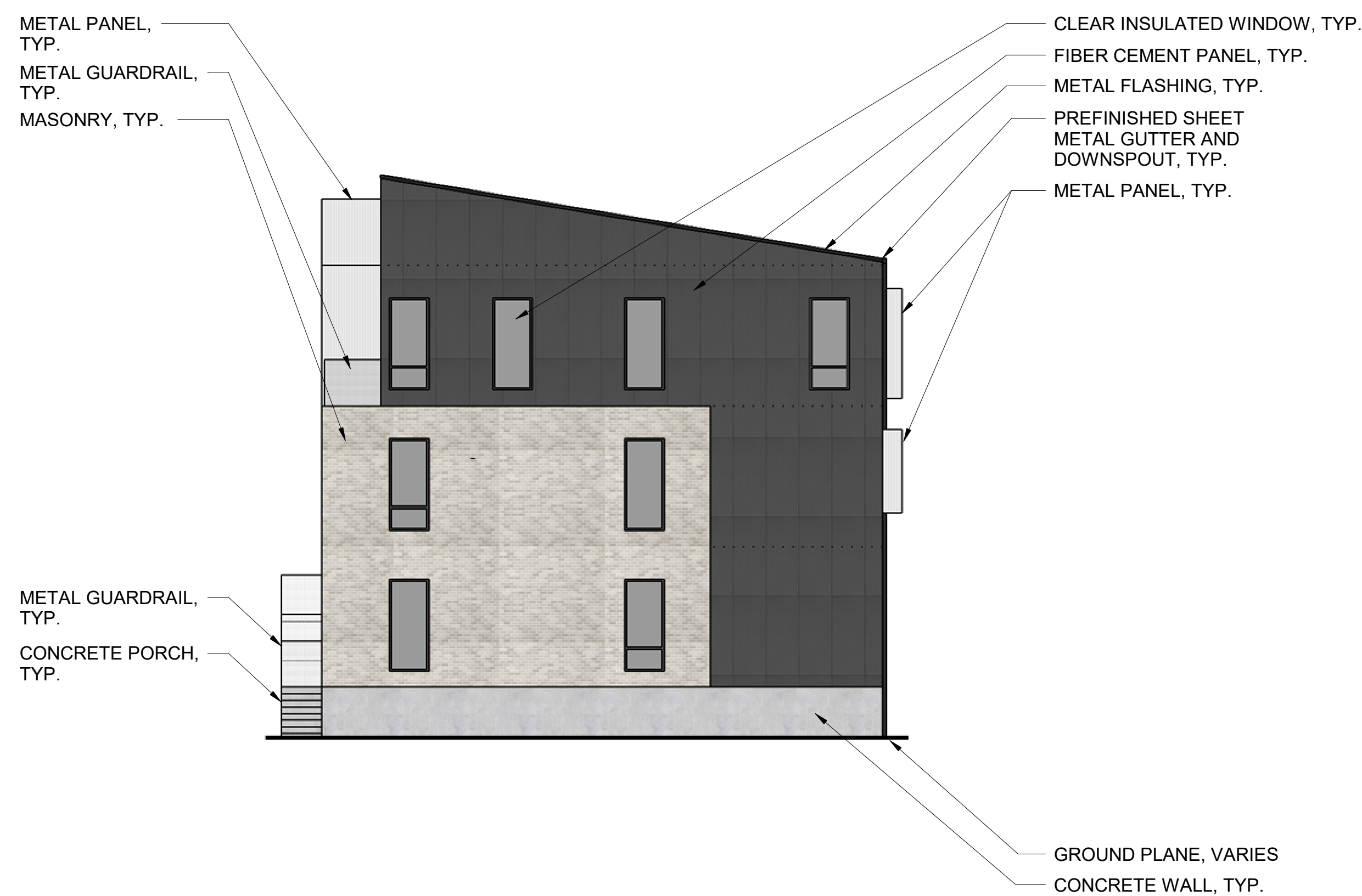
1/8" = 1'-0"



EAST ELEVATION OF WEST BUILDING

E01

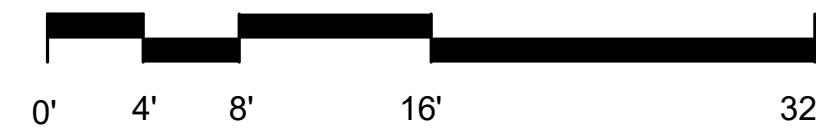
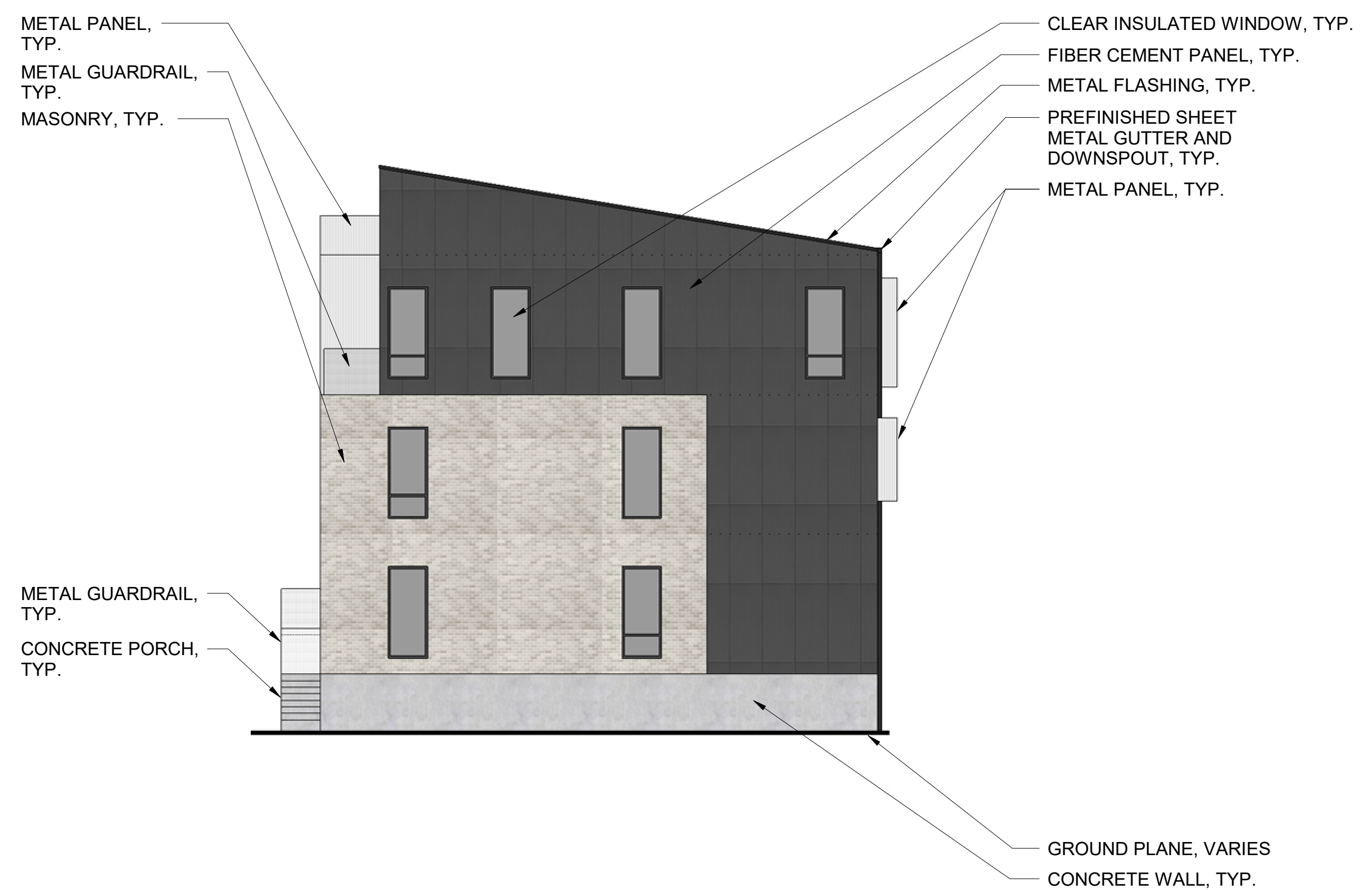
1/8" = 1'-0"



WEST ELEVATION OF EAST BUILDING

A08

1/8" = 1'-0"



WEST ELEVATION OF WEST BUILDING

A01

1/8" = 1'-0"

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NO.	REVISION	DATE:

TOWNHOUSE
EXTERIOR
ELEVATIONS

R202

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 NOT FOR
 CONSTRUCTION**

Matt Murphy
 Architect
 A-2017022298

OWNER:
 DAK Pacific LLC
 7441A Broadway
 Kansas City, MO 64114
 Contact: Andrew Ganahl

ARCHITECT:
 helix architecture + design
 1629 Walnut Street
 Kansas City, MO 64108
 Contact: Matt Murphy

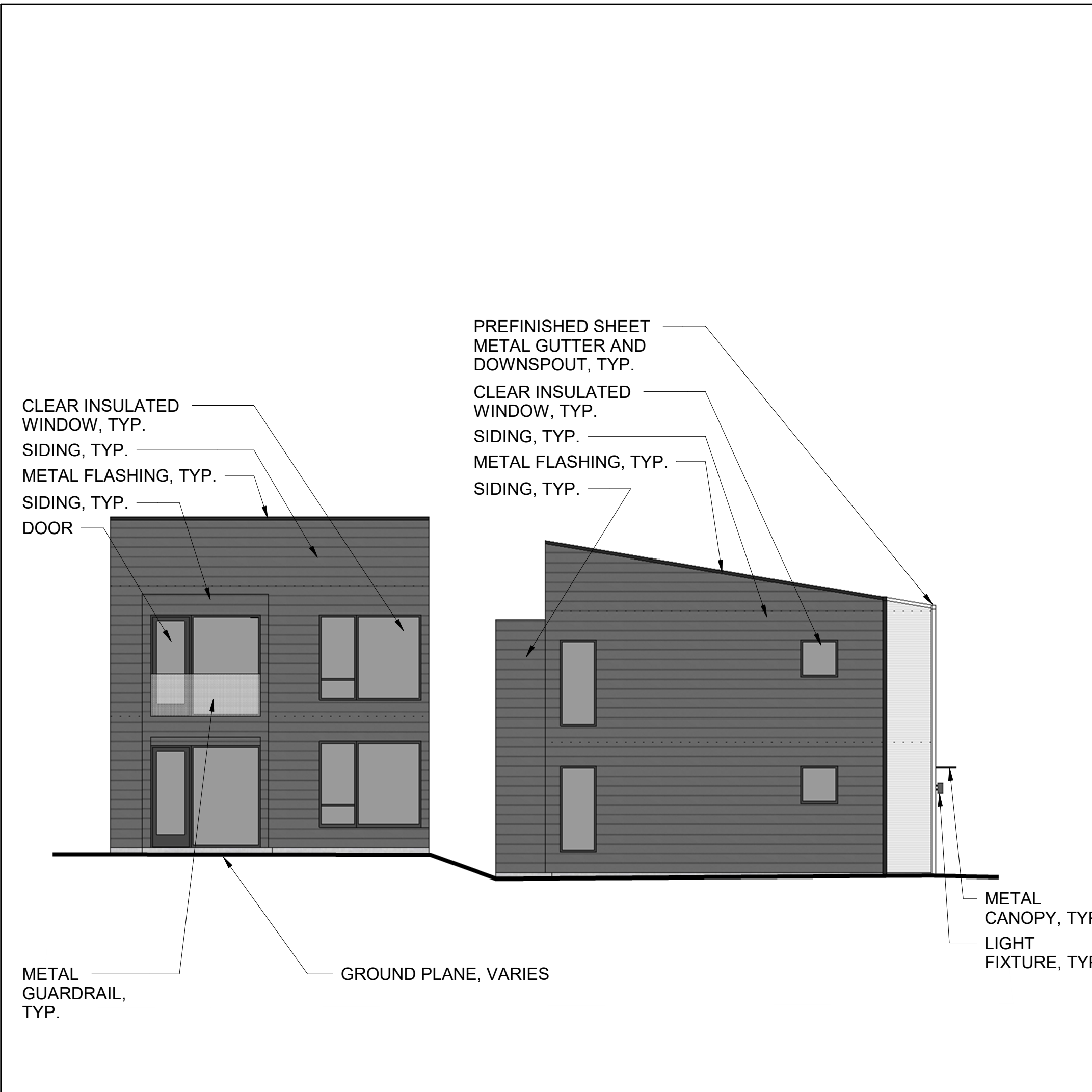
CIVIL ENGINEER:
 Tallafem & Browne Inc.
 1020 E 8th Street
 Kansas City, MO 64118
 Contact: Lamin Nyang

LANDSCAPE ARCHITECT:
 Tallafem & Browne Inc.
 1020 E 8th Street
 Kansas City, MO 64118
 Contact: Steven Bauer

STRUCTURAL ENGINEER:
 Leigh + O'Kane
 250 NE Mulberry Suite 201
 Lee's Summit, MO 64086
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M/E/P/FP ENGINEER:
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 13300 W 89th Street
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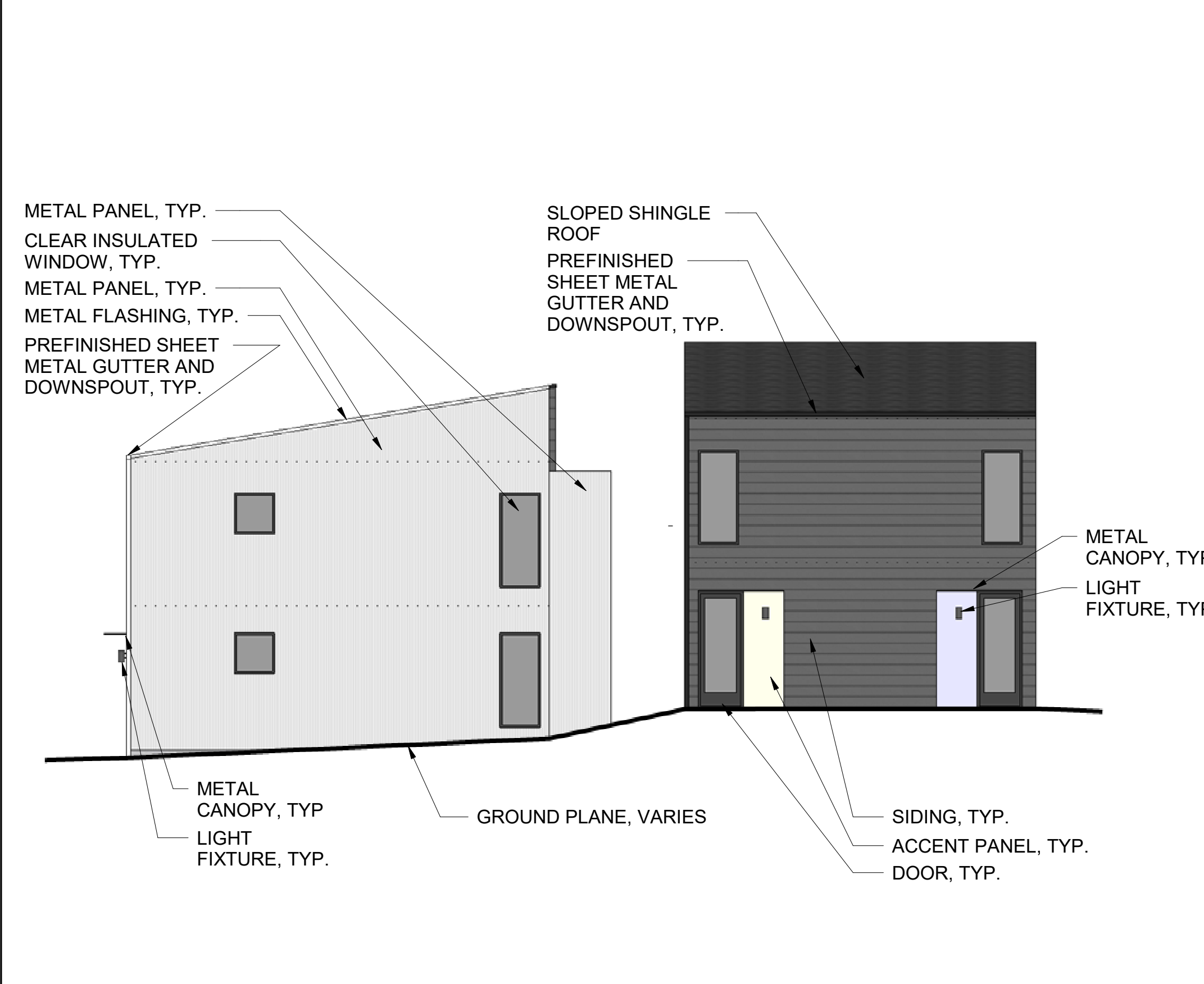
CODE CONSULTANT:
 Code Consultant Service
 5050 Malcolm Lake Road
 Edgerton, MO 64444
 Contact: Jeff Boyle



EAST ELEVATION E10
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



SOUTH ELEVATION E01
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



WEST ELEVATION A10
 1/8" = 1'-0"
 0' 4' 8' 16' 32'



NORTH ELEVATION A01
 1/8" = 1'-0"
 0' 4' 8' 16' 32'

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 PACIFIC ST + TROOST AVE
 KANSAS CITY, MO 64106

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**DUPLEX AND
 QUADPLEX
 EXTERIOR
 ELEVATIONS
 R203**



CITY PLANNING & DEVELOPMENT

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

Pacific + Troost
1015 Pacific Street, Kansas City, MO 64106

(Meeting was held virtually via zoom on 1.19.22 from 7:00 – 8:09 PM and therefore only names / screen names are being submitted)

Name:

1. Andrew Ganahl
2. Diane Botwin
3. Kevin Klinkenberg
4. Doug Stockman
5. Kyle Leiker
6. Erin Copeland
7. Matt Murphy
8. Kate Barsotti
9. Rex Rodenbaugh
10. Paul Theobald
11. Dick D
12. Barry
13. Kathryn Miaggo
14. Andrea Bauet
15. Mike Fiorello
16. Jean Fiorello
17. Mary Hatley
18. Benjamin
19. Ann Van Zee
20. Margie Finley
21. Erin Royals
22. Abby Hoover
23. Sylvia House
24. Kathryn Maggio
25. Terri Trigger
26. Chris Dahlquist
27. Maren Morefield
28. Sam De Jong
29. Jo Marie Guastello