



# CITY PLAN COMMISSION STAFF REPORT

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

June 1, 2021

## Project Name The Cleveland

### Docket #6 Request

- .1 - CD-CPC-2021-0082 - Tax Incentive Plan.
- .2 - CD-CPC-2021-00065 - Rezoning.

### Applicants

- .1 - Robert Long, EDCKC
- .2 - Toby Williams, Powell CWM

### Owners

Mount Cleveland LP  
KCMO Homesteading Authority

Location	NEC of E. 53 <sup>rd</sup> St. & Cleveland Ave.
Area	About 13/ 0.65 acre
Zoning	UR/ R-6
Council District	5 <sup>th</sup>
County	Jackson
School District	KCMO

### Surrounding Land Uses

- North:** zoned UR, Thomas Roque YMCA/ Swope Health Services.  
**South:** zoned R-2.5, single family residences.  
**East:** zoned R-6, vacant/ undeveloped/ single family residences.  
**West:** zoned R-2.5, single family residences.

### Major Street Plan

The City's Major Street Plan classifies Cleveland Avenue as an established arterial with 4 Through lanes. East 53<sup>rd</sup> Street is not classified at this location.

### Land Use Plan

The Swope Area Plan recommends Residential Low Density residential land use for the subject property. The request conforms to this recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Town Fork Creek Neighborhood Organization and surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on April 16, 2021, see attached summary.

## EXISTING CONDITIONS

The project site is about 13-acre generally bounded by E. 51<sup>st</sup> Street on the north, E. 53<sup>rd</sup> Street on the south, Mersington Avenue up to 52<sup>nd</sup> Street and Myrtle Avenue on the east, and Cleveland Avenue on the west. On December 9, 1997, the Director of City Planning and Development approved a Final UR Plan that allowed for the Mount Cleveland Multi-family Housing project at the NE corner of 53<sup>rd</sup> and Cleveland Avenue for 41 duplexes for a total of 82 approved units in District UR. The area proposed to be rezoned is west of this development.

## SUMMARY OF REQUEST

The applicant is seeking approval of The Cleveland Duplex Urban Renewal Plan and approval of a rezoning from District R-6 (Residential 6) to UR (Urban Redevelopment).

## PURPOSE

Applicant is seeking approval of the Cleveland Duplex Urban Renewal Plan declaring the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300. The applicant is also proposing a rezoning from District R-6 (Residential 6) to District UR (Urban Redevelopment) and approval of a development plan to allow for construction of a community center.

## PROFESSIONAL STAFF RECOMMENDATION

- Docket #6.1 No comments on blight.  
Docket #6.2 Approval with conditions.

### CONTROLLING CASE

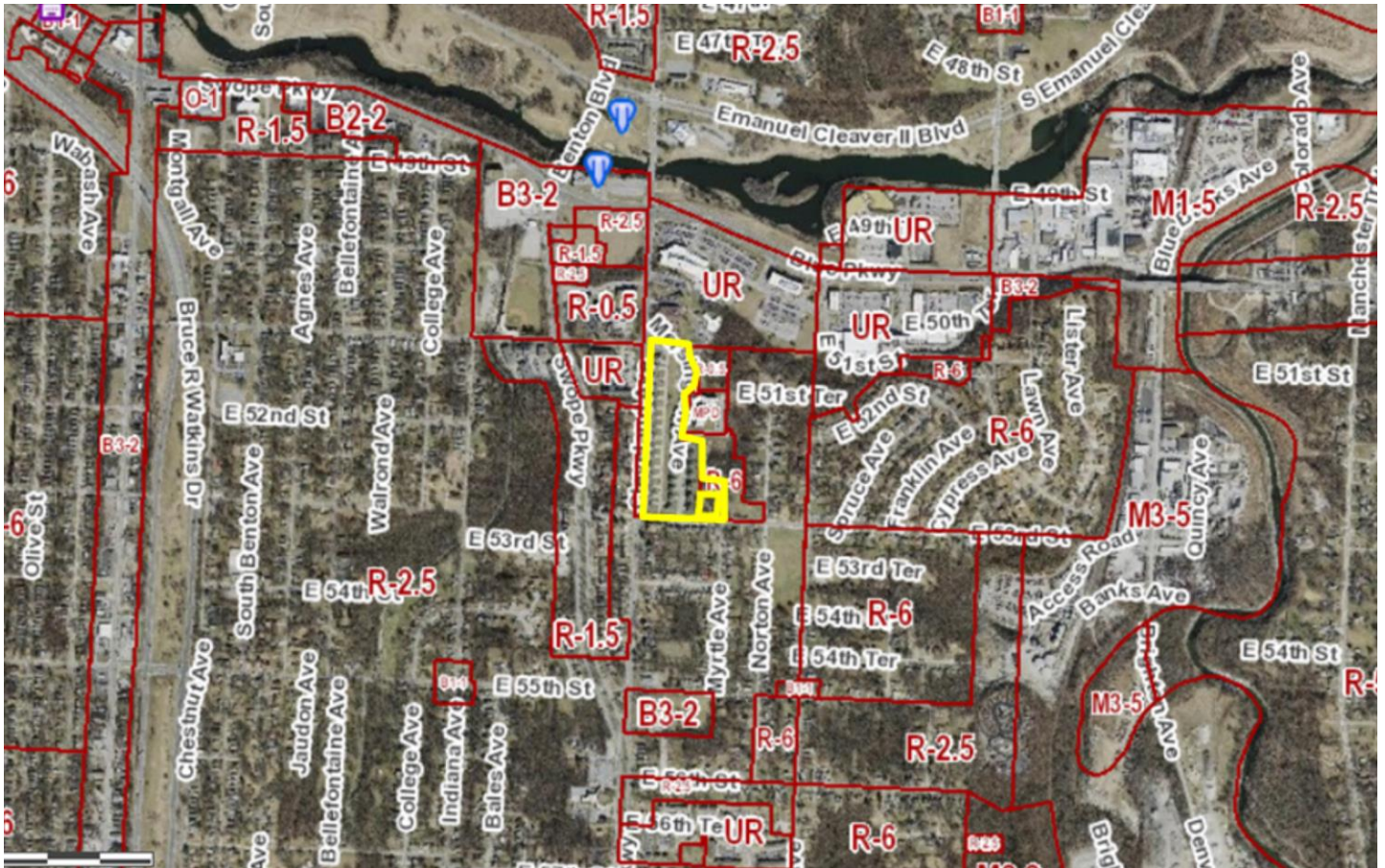
**Case No. 9186-URD-4** – Committee Substitute Ordinance No. 930395 passed by City Council on May 20, 1993, rezoned about 38 acres from Districts PD/R-5, M-1-p, C-3a2, and R-2b to District URD (Urban Redevelopment District) and the approved a development plan.

### RELATED RELEVANT CASES

**Case No. 9186-URD-4-AA** - Site Plan approved by the Director of City Development on December 9, 1997, for the Mount Cleveland Multi-family Housing project at the NE corner of 53rd and Cleveland Avenue for 41 duplexes for a total of 82 approved units.

### KEY POINTS

- The Cleveland duplexes were approved as part of the overall Blue Parkway Town Center UR development plan.
- The project is within the Brush Creek Corridor TIF District.
- The project is also within the Blue Parkway Phase I PIEA Plan.
- The project is within the Mt. Cleveland URA and the Amended and Restated Mount Cleveland URA Plan.
- The project is within the Midtown to RG Enterprise Zone.
- The parcel proposed to be rezoned to UR will be used for the Community Center, leasing and maintenance office for the duplexes.



## PLAN REVIEW

The request is to consider approval of the Cleveland Duplexes Urban Renewal Plan on about 13 acres and to consider rezoning about 1 acre from District R-6 (Residential 6) to District UR (Urban Redevelopment) and approval of a development plan to allow for construction of a community center. The overall site is generally bounded by E. 51<sup>st</sup> Street on the north, E. 53<sup>rd</sup> Street on the south, Mersington Avenue up to 52<sup>nd</sup> Street and Myrtle Avenue on the east, and Cleveland Avenue on the west. The Cleveland Duplexes Urban Renewal Plan will allow for the redevelopment of the existing duplexed and the rezoning will allow for the a new community center and leasing office adjacent to the duplexes.

The site of this UR development plan are four contiguous parcels located at the northwest corner of E. 53<sup>rd</sup> Street and Myrtle Avenue. This area is within multiple existing tax incentive plan boundaries. The site is currently vacant. The City's Major Street Plan classifies Cleveland Avenue as an Established Arterial with four through lanes. East 53<sup>rd</sup> Street is improved with curbs, gutter, street lights and sidewalks, but not identified on the City's Major Street Plan.

**Case No. CD-CPC-2021-00082** is a request to consider approval of The Cleveland Duplex Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300. On December 9, 1997, the Director of City Planning and Development approved a final UR Plan that allowed for the Mount Cleveland Multi-family Housing project at the NE corner of 53<sup>rd</sup> and Cleveland Avenue for 41 duplexes for a total of 82 approved units in District UR.

### AREA PLAN:

The site is within the Swope Area Plan which recommends Low Density Residential land use for the subject property. The proposed development plan is in conformance with the Area Plan land use recommendation. This incentive plan also has an accompanying UR development plan as required by the zoning and development code.

### INCENTIVE REQUEST:

The property owners may seek a tax abatement which provides for abatement for a period of time. Abatement for projects within the redevelopment area shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was adopted by the City Council on or about October 6, 2016.

### Eminent Domain:

The LCRA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project. The Authority does not believe that it will be necessary to exercise its power of eminent domain within The Cleveland Duplexes Urban Renewal Area to further the purposes and intent of the Plan.

### BLIGHT ANALYSIS:

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Development Initiatives determines that the plan area is blighted.

**Case No. CD-CPC-2021-00065** is a request to consider rezoning the one-acre property from District R-6 (Residential 6) to District UR (Urban Redevelopment) and approval of a development plan to allow for construction of a community center, on about 1 acre generally located at the northwest corner of E. 53<sup>rd</sup> Street and Myrtle Avenue. The development proposes a single story 3,500 square foot community center with 9 parking spaces. The plan proposes vacate Myrtle Avenue as part of the proposed development.

The submitted elevations show the building to be constructed primarily of brick and painted cement fiber lapsiding (two-tone) with architectural dimensional shingles. The plan also shows a gate at the main driveway. All parking for this development is on the west side of the proposed building. Access to the site is off a driveway on E. 53<sup>rd</sup> Street with a restricted drive for the maintenance vehicles.

**Requested Deviations**

The plan does not stipulate or request any deviation.

**Use-Specific (88-300) and Development Standards (88-400)**

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Landscape and Screening Standards (88-425)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		WILL REVIEW WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		WILL REVIEW WITH FINAL UR PLAN

**PLAN ANALYSIS**

The project parcel is a combination of 5 underlying parcels which will have to be consolidated into one lot to allow for this development to occur. This can be accomplished via a minor subdivision lot consolidation. Staff recommends that the plat should show all building setbacks along the public right of way.

**Signage (88-445)**

The standards of this section apply because this is UR Plan. Staff recommends that the signage be revised to meet the 10 feet minimum setback requirement.

**Zoning Review Criteria (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:

88-515-08-A. conformance with adopted plans and planning policies;  
*The proposed zoning is consistent with the Swope Area Plan future land use recommendation.*

88-515-08-B. zoning and use of nearby property;  
*Nearby properties are primarily residential (single family and duplexes along Cleveland Avenue) uses in the area. This proposed to provide a community center, maintenance office and leasing office, which is compatible with the area as well as in conformance with the Swope Area Plan.*

88-515-08-C. physical character of the area in which the subject property is located;  
*This is a fairly low density residential area and the proposed single story building will be compatible with the existing character of the neighborhood.*

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;  
*Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.*

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;  
*The current zoning designation is R-6 and the development could be done under the existing zoning.*

88-515-08-F. length of time the subject property has remained vacant as zoned;  
*The applicant did not state how long the property has been vacant.*

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and  
*The rezoning is not expected to detrimentally affect nearby properties.*

88-515-08-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 the application would not allow the developer to utilize the proposed LCRA tax incentives, limiting the ability of the developer to complete this project.*

#### **UR Development Plan Review Criteria (88-516-05)**

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

*The plan complies with the zoning and development code and the Swope Area Plan recommendations.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

*The proposed use is a permitted use in the existing zoning districts and the proposed UR district.*

**88-516-05-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 plan provides for adequate vehicular connection.*

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

*The plan provided for private and public sidewalks.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

*There are adequate utilities subject to Water Services Department approval.*

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

*The single story community center is proposed to be primarily bricks; horizontal lapsiding with dimensional asphalt shingles will match the existing buildings in scale.*

**88-516-05-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.

*The plan is compliant.*

**88-516-05-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 plan is compliant.*

**88-516-05-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.

*There are no significant trees on the site.*

**PROFESSIONAL STAFF RECOMMENDATION**

6.1 - Staff recommends Approval without conditions.

6.2 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu Agbaji  
Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission  
Recommended by Development Review Committee

Report Date: May 27, 2021

Case Number: CD-CPC-2021-00065

Project: The Cleveland

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### Plan Corrections

*Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

1. Revise location of monument sign to be 10 from the property line. Revise Plans and Resubmit (5/27/2021)

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### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

2. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (4/23/2021)
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (4/23/2021)
4. That the plan is revised to show short-term and long-term bicycle parking as required of 88-420-09. (4/23/2021)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

5. 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. (4/21/2021)
6. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (4/21/2021)
7. 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 entire site 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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy. (4/21/2021)
8. 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. (4/21/2021)
9. That the north half of East 53rd Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (4/21/2021)
10. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (4/21/2021)

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.*

11. 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. (4/21/2021)
12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (4/21/2021)
13. 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 (4/21/2021)
14. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (4/21/2021)
15. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith. (4/21/2021)
16. That the west half of Myrtle Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (4/21/2021)

*Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.*

17. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (4/16/2021)
18. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (4/16/2021)
19. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (4/16/2021)
20. • The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access ( IFC-2018 § 912.2.1). (4/16/2021)

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

21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>  
(4/16/2021)
22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact –Sean Allen -816-513-0318  
North of River contact Dan Richardson – 816-513-4883 (4/16/2021)

*Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.*

23. The Private water main shall be killed. (4/21/2021)





## Memorandum

To: City of Kansas City, MO City Planning & Development Department  
From: Community Builders of Kansas City  
Subject: The Cleveland – Public Meeting (4/16/2021)  
Date: Friday, April 16, 2021

Community Builders of Kansas City (CBKC) hosted a virtual public meeting to present that UR Plan and The Cleveland project. Invitations to the meeting and plans were sent to property owners within 300' of the property requesting rezoning, as well as Sheraton Estate and SPENA neighborhood association. The participants in the meeting included:

- Diana Dotson, 3905 E 53rd Street
- Eric Burtin, president of Sheraton Estates Neighborhood Association
- Emmet Pierson, Jr.
- Shannon Hesterberg
- Irving Blue
- Elizabeth Schultz
- \*Mr. Jackie Martin, 3917 E 53<sup>rd</sup> Street (\*phone conversation on 4/9/2021)

The meeting opened at 11:50 am for callers and the presentation started at 12:05, lasting about 30 minutes. The meeting presentation was recorded and is available upon request. Attached are the slides shared via Zoom.

Questions and comments from the meeting included:

- *DD – Where will off-street parking be located?*
  - *There will be 16 spaces available west of the new building and behind the existing duplexes.*
- *DD – What hours will the building be open and who will have access?*
  - *The leasing office will be open its current hours, M-F 8-5 and some occasional Saturday hours. The building will be secure after hours and accessible by tenants only by key fob.*
- *DD – When will construction start?*
  - *Summer 2021.*
- *JM – shared his enthusiasm and excitement to hear that development was finally taking place on the wooded/vacant land directly across the street from his house. He is hopeful to see a property value increase. “I am speechless.” “This is outstanding and unbelievable!”*

End memo.  
Attachment.






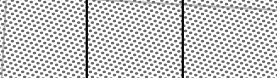
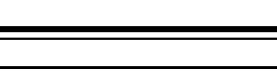

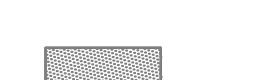
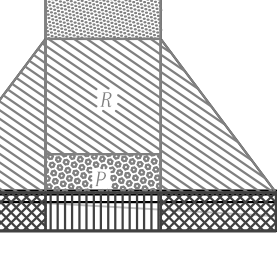

## Memorandum

To: City of Kansas City, MO City Planning & Development Department  
From: Community Builders of Kansas City  
Subject: The Cleveland - Community Engagement

Community Builders of Kansas City (CBKC) has had on-going conversations, as well as hosted and attended the following community engagement events to present The Cleveland and to receive feedback from residents and stakeholders:

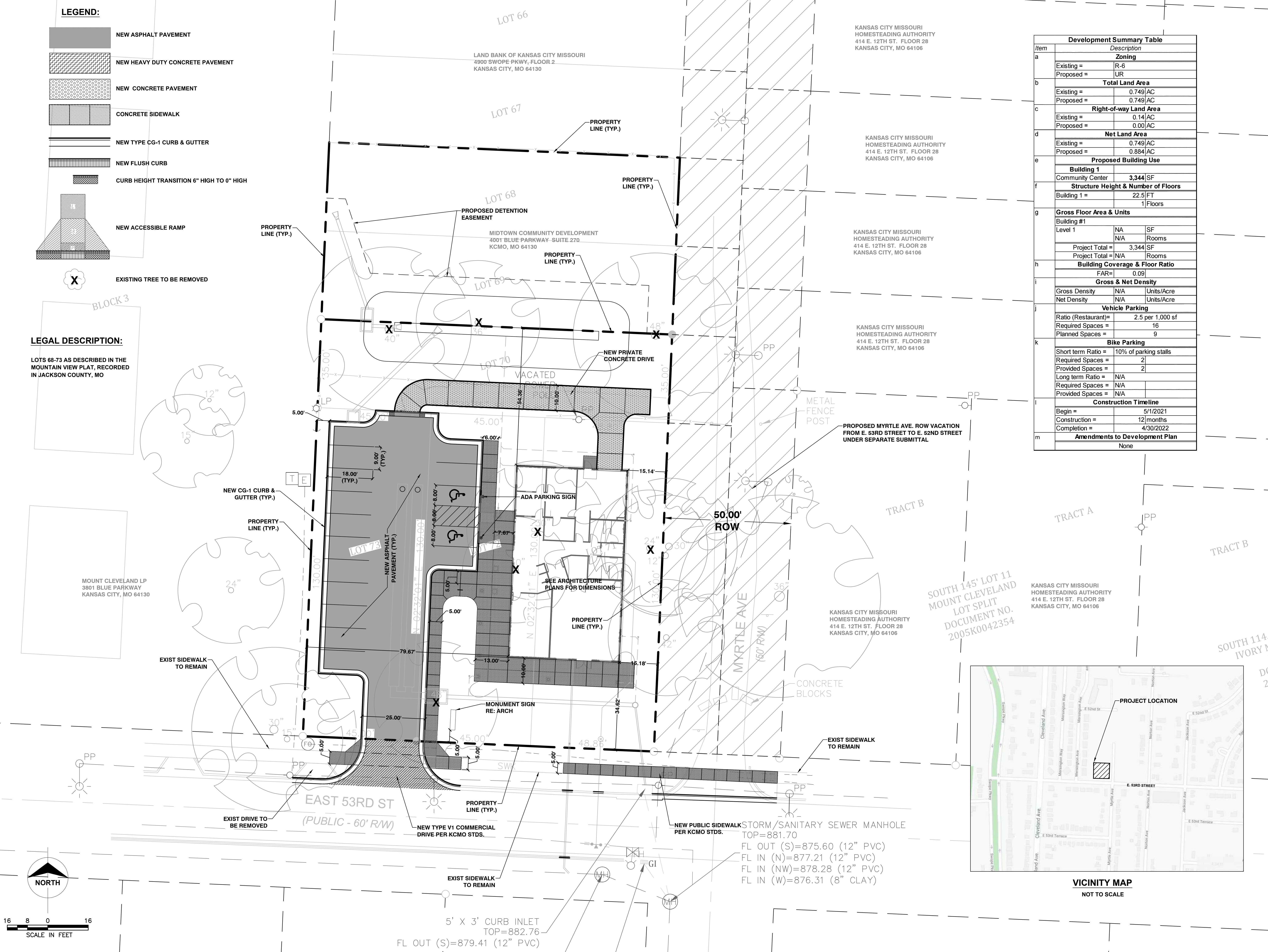
- Tuesday, October 13<sup>th</sup> – Sheraton Estates Neighborhood Meeting
- Thursday, November 5<sup>th</sup> – CBKC Quarterly Stakeholder Meeting
- Thursday, February 4<sup>th</sup> – CBKC Quarterly Stakeholder Meeting
  - List of Attendees (2/4/2021):
    - Angela Eley
    - Eric Burton
    - Abby Judah
    - Julie Steenson
    - Roosevelt Lyons
    - Ike Graham
    - Kerrie Tyndall
    - Emmet Pierson, Jr.
    - Irving Blue
    - Shannon Hesterberg
    - DaRon McGee
    - Elizabeth Schultz

**LEGEND:**

-  NEW ASPHALT PAVEMENT
-  NEW HEAVY DUTY CONCRETE PAVEMENT
-  NEW CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  NEW TYPE CG-1 CURB & GUTTER
-  NEW FLUSH CURB
-  CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
-  NEW ACCESSIBLE RAMP
-  EXISTING TREE TO BE REMOVED

**LEGAL DESCRIPTION:**

LOTS 68-73 AS DESCRIBED IN THE MOUNTAIN VIEW PLAT, RECORDED IN JACKSON COUNTY, MO



Development Summary Table	
Item	Description
a	<b>Zoning</b>
	Existing = R-6
	Proposed = UR
b	<b>Total Land Area</b>
	Existing = 0.749 AC
	Proposed = 0.749 AC
c	<b>Right-of-way Land Area</b>
	Existing = 0.14 AC
	Proposed = 0.00 AC
d	<b>Net Land Area</b>
	Existing = 0.749 AC
	Proposed = 0.884 AC
e	<b>Proposed Building Use</b>
	<b>Building 1</b>
f	Community Center
	3,344 SF
g	<b>Structure Height &amp; Number of Floors</b>
	Building 1 = 22.5 FT
h	<b>Gross Floor Area &amp; Units</b>
	Building #1
i	Level 1
	NA SF
j	NA Rooms
	Project Total = 3,344 SF
k	Project Total = NA Rooms
	<b>Building Coverage &amp; Floor Ratio</b>
l	FAR = 0.09
	<b>Gross &amp; Net Density</b>
m	Gross Density = N/A Units/Acre
	Net Density = N/A Units/Acre
n	<b>Vehicle Parking</b>
	Ratio (Restaurant) = 2.5 per 1,000 sf
o	Required Spaces = 16
	Planned Spaces = 9
p	<b>Bike Parking</b>
	Short term Ratio = 10% of parking stalls
q	Required Spaces = 2
	Provided Spaces = 2
r	Long term Ratio = N/A
	Required Spaces = N/A
s	Provided Spaces = N/A
	<b>Construction Timeline</b>
t	Begin = 5/1/2021
	Construction = 12 months
u	Completion = 4/30/2022
	<b>Amendments to Development Plan</b>
v	None

PRINTS ISSUED  
04/02/2021 - CITY SUBMITTAL

REVISIONS:

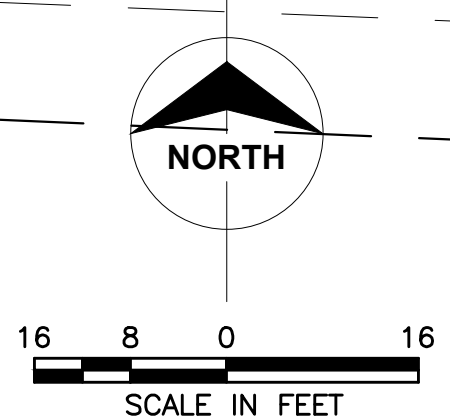


Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

**THE CLEVELAND COMMUNITY BUILDING**  
3910 E. 53RD STREET  
KANSAS CITY, MO 64130

SHEET TITLE  
SITE PLAN  
PROJECT NUMBER: 21-1872  
SHEET NUMBER:

**C.010**



STORM/SANITARY SEWER MANHOLE  
TOP=881.70  
FL OUT (S)=875.60 (12" PVC)  
FL IN (N)=877.21 (12" PVC)  
FL IN (NW)=878.28 (12" PVC)  
FL IN (W)=876.31 (8" CLAY)

5' X 3' CURB INLET  
TOP=882.76  
FL OUT (S)=879.41 (12" PVC)



Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

THE CLEVELAND COMMUNITY

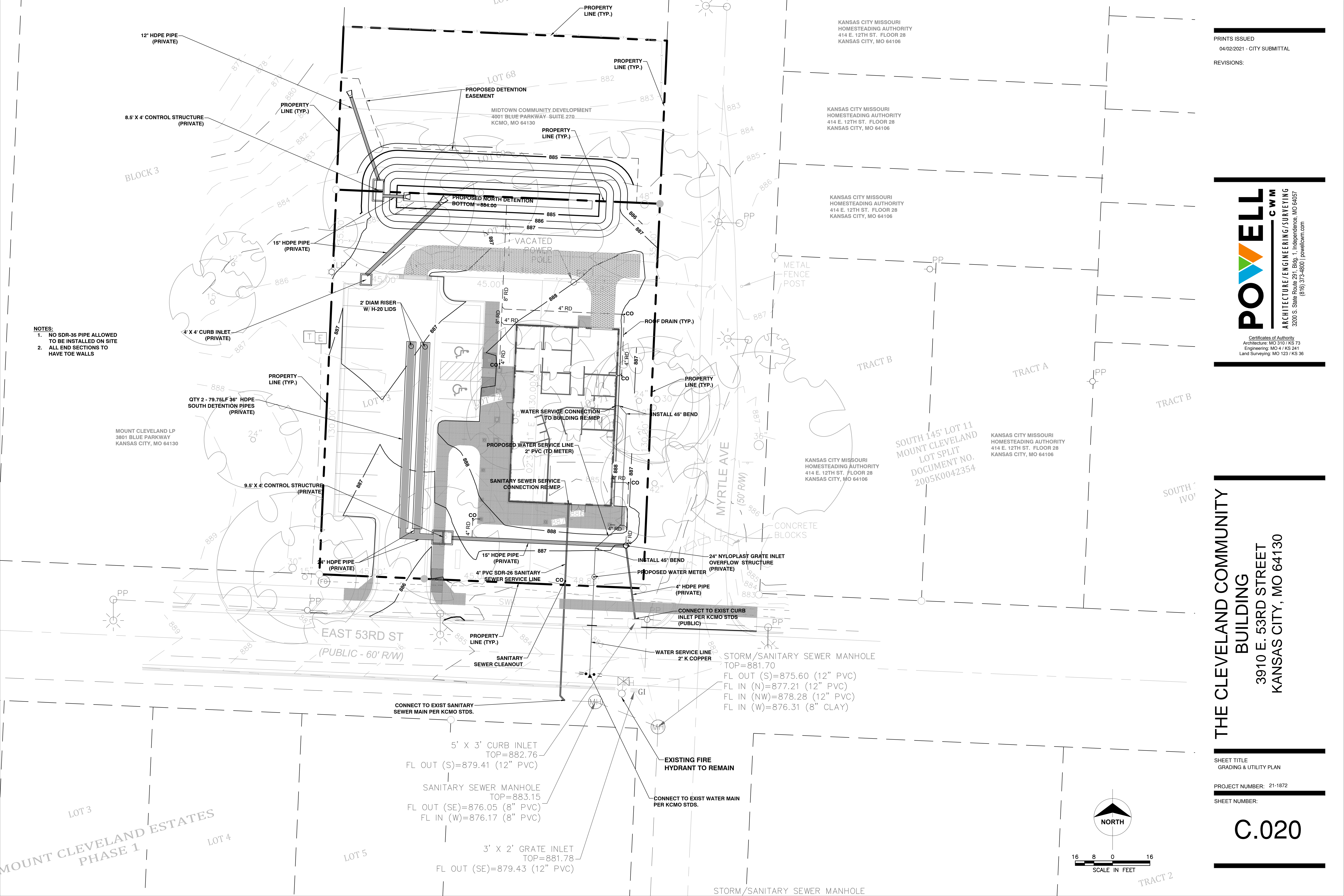
BUILDING  
3910 E. 53RD STREET  
KANSAS CITY, MO 64130

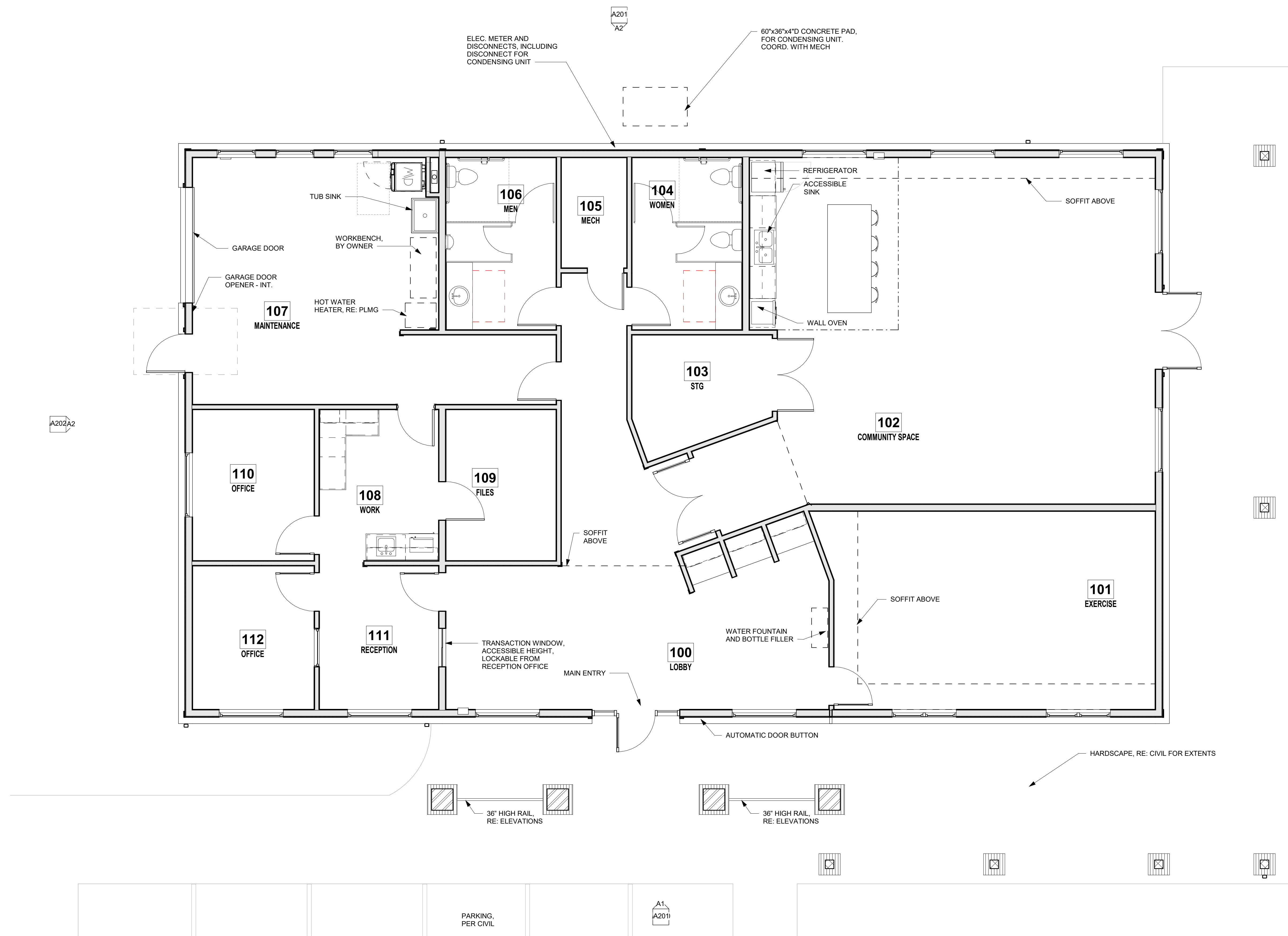
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GRADING & UTILITY PLAN

PROJECT NUMBER: 21-1872

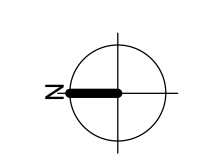
SHEET NUMBER:

C.020





**A1 FLOOR PLAN.**  
1/4" = 1'-0"



**THE CLEVELAND COMMUNITY BUILDING**  
3910 E. 53RD STREET  
KANSAS CITY, MO 64130  
MHDC NO: 20-077

SHEET TITLE  
PLAN  
PROJECT NUMBER: 21017  
SHEET NUMBER:

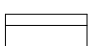



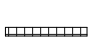
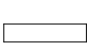


**A101**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING  
1526 Grand Boulevard  
Kansas City, MO 64108-1404  
p: 816.472.1448  
w: www.rosemann.com  
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4/10/2021 10:24:42 AM  
\\BPC01\cadd\Projects\21017\_THE\_CLEVELAND\_COMMUNITY\_BUILDING\21017\_The\_Cleveland\_CommunityBuilding\_Central\_R17.rvt

**MATERIAL LEGEND**

-  S1 = 10" PAINTED FIBER LAP SIDING  
COLOR: SW NAVAL, 6244
-  S2 = 6" PAINTED FIBER LAP SIDING  
COLOR: SW DOWNING SLATE, 2819
-  SS = PAINTED CEMENTITIOUS SHAKE SIDING  
COLOR: SW DOWNING SLATE, 2819
-  BR = NORMAN BRICK  
COLOR: MIDNIGHT, VELOUR TEXTURE
-  BR1 = ROWLOCK NORMAN BRICK  
COLOR: MIDNIGHT, VELOUR TEXTURE
-  TR = FIBER CEMENT TRIM - VARIOUS SIZES  
COLOR: SW WHITE
-  C = WOOD COLUMN POSTS, PAINTED  
COLOR: SW WHITE
-  T = PAINTED TRUSS, EXPOSED WITH BLACK CONNECTION PIECES  
COLOR: SW WHITE

NOTES:  
 ROOF TO BE ASPHALT SHINGLE, COLOR: GREY  
 METAL DOOR AND DOOR FRAMES TO BE PAINTED TO MATCH TRIM.  
 STOREFRONT TO BE ANODIZED ALUMINUM FINISH  
 VINYL WINDOWS TO HAVE WHITE FRAMES  
 GUTTER/DOWNSPOUT TO BE SAME COLOR AS TRIM

PRINTS ISSUED  
 4.2.21 - CITY SUBMITTAL

REVISIONS:

**rosemann & ASSOCIATES P.C.**  
 ARCHITECTURE  
 INTERIOR DESIGN  
 ENGINEERING  
 PLANNING

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 Kansas City, MO 64108-1404  
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**A2 EAST ELEVATION.**  
 1/4" = 1'-0"



**A1 WEST ELEVATION.**  
 1/4" = 1'-0"

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

THE CLEVELAND COMMUNITY  
 BUILDING  
 3910 E. 53RD STREET  
 KANSAS CITY, MO 64130

MHDC NO: 20-077

SHEET TITLE  
 ELEVATIONS

PROJECT NUMBER: 21017

SHEET NUMBER:

**A201**

4/10/2021 10:24:44 AM \\BPC\staff\josh\Projects\21017\_THE\_CLEVELAND\_COMMUNITY\_BUILDING\_Central\_R2.rvt

**MATERIAL LEGEND**

- S1 = 10" PAINTED FIBER LAP SIDING  
COLOR: SW NAVAL, 6244
- S2 = 6" PAINTED FIBER LAP SIDING  
COLOR: SW DOWNING SLATE, 2819
- SS = PAINTED CEMENTITIOUS SHAKE SIDING  
COLOR: SW DOWNING SLATE, 2819
- BR = NORMAN BRICK  
COLOR: MIDNIGHT, VELOUR TEXTURE
- BR1 = ROWLOCK NORMAN BRICK  
COLOR: MIDNIGHT, VELOUR TEXTURE
- TR = FIBER CEMENT TRIM - VARIOUS SIZES  
COLOR: SW WHITE
- C = WOOD COLUMN POSTS, PAINTED  
COLOR: SW WHITE
- T = PAINTED TRUSS, EXPOSED WITH BLACK CONNECTION PIECES  
COLOR: SW WHITE

NOTES:  
ROOF TO BE ASPHALT SHINGLE, COLOR: GREY  
METAL DOOR AND DOOR FRAMES TO BE PAINTED TO MATCH TRIM.  
STOREFRONT TO BE ANODIZED ALUMINUM FINISH  
VINYL WINDOWS TO HAVE WHITE FRAMES  
GUTTER/DOWNSPOUT TO BE SAME COLOR AS TRIM

**rosemann & ASSOCIATES P.C.**  
ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING  
PLANNING

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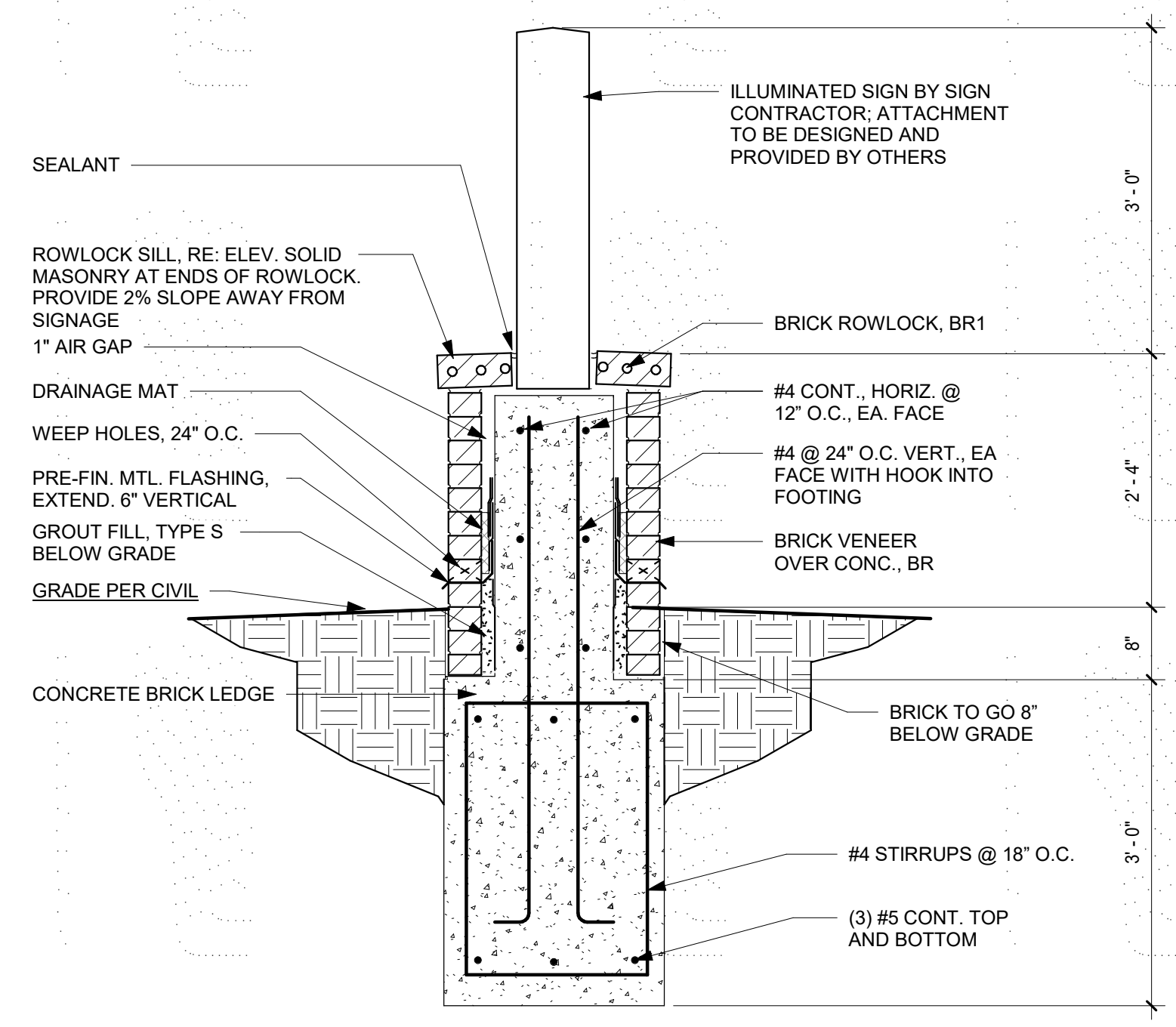
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NOT FOR  
CONSTRUCTION

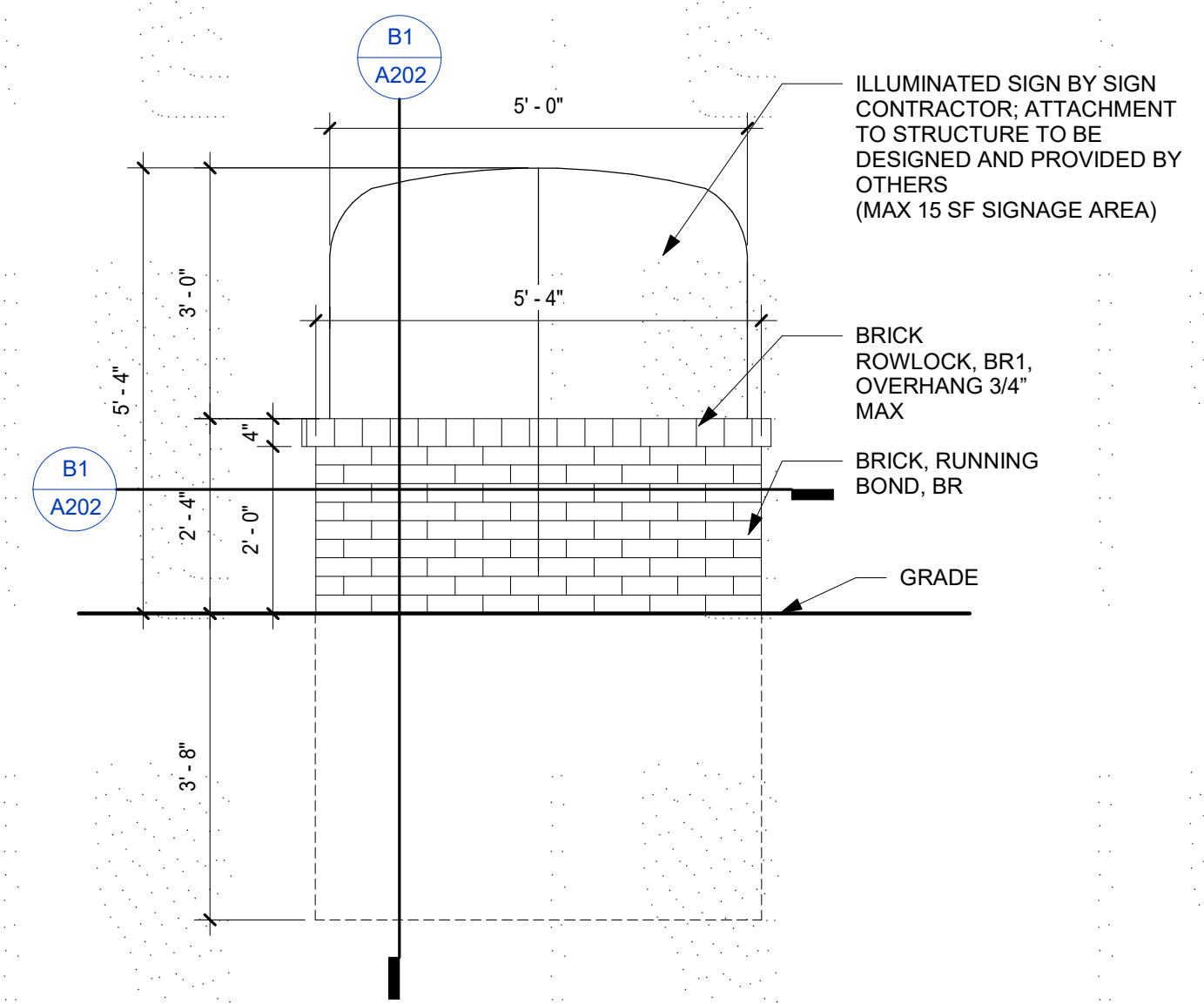
THE CLEVELAND COMMUNITY  
BUILDING  
3910 E. 53RD STREET  
KANSAS CITY, MO 64130  
MHDC NO: 20-077

SHEET TITLE  
ELEVATIONS

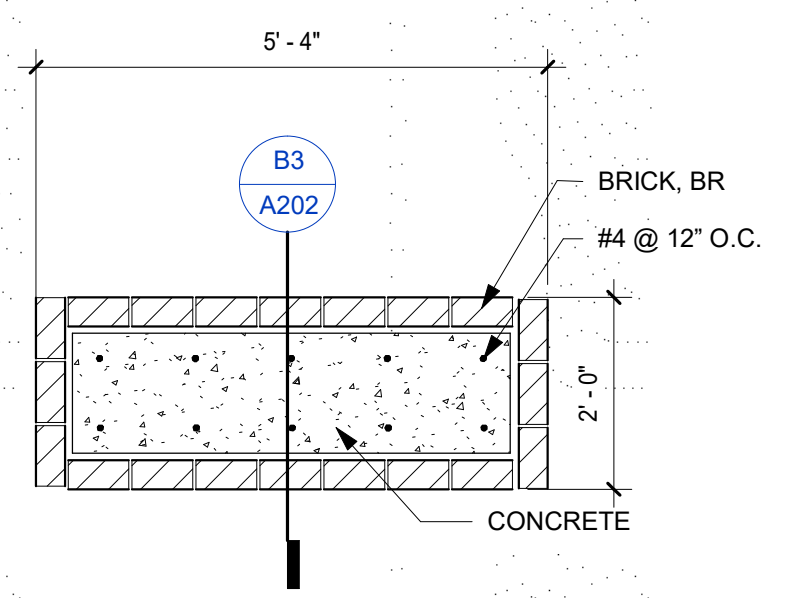
PROJECT NUMBER: 21017  
SHEET NUMBER:



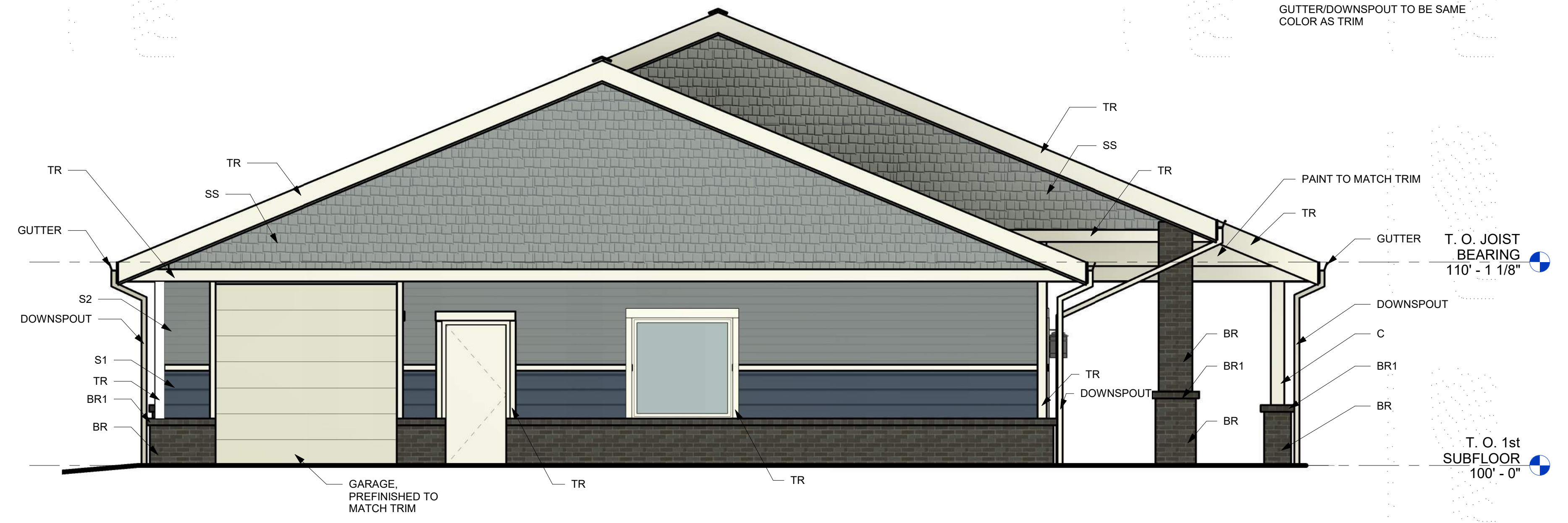
**B3** FREESTANDING MONUMENT SIGN SECTION  
3/4" = 1'-0"



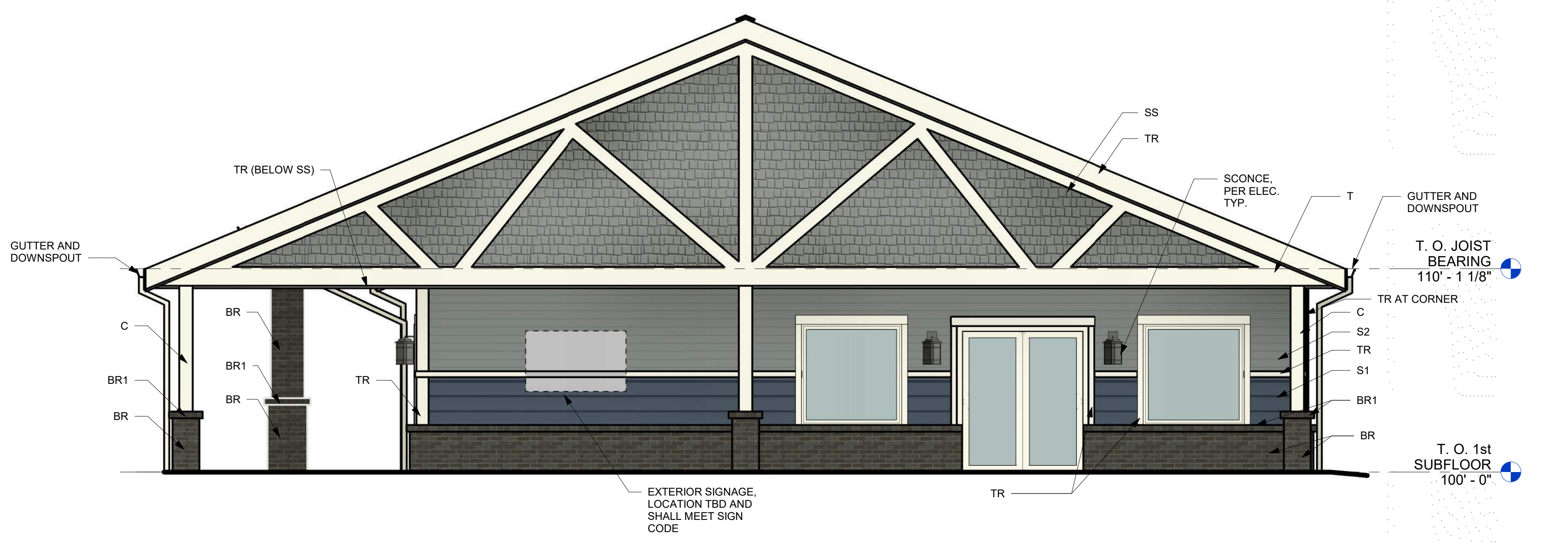
**B2** FREESTANDING MONUMENT SIGN  
1/2" = 1'-0"



**B1** MONUMENT SIGN PLAN  
1/2" = 1'-0"

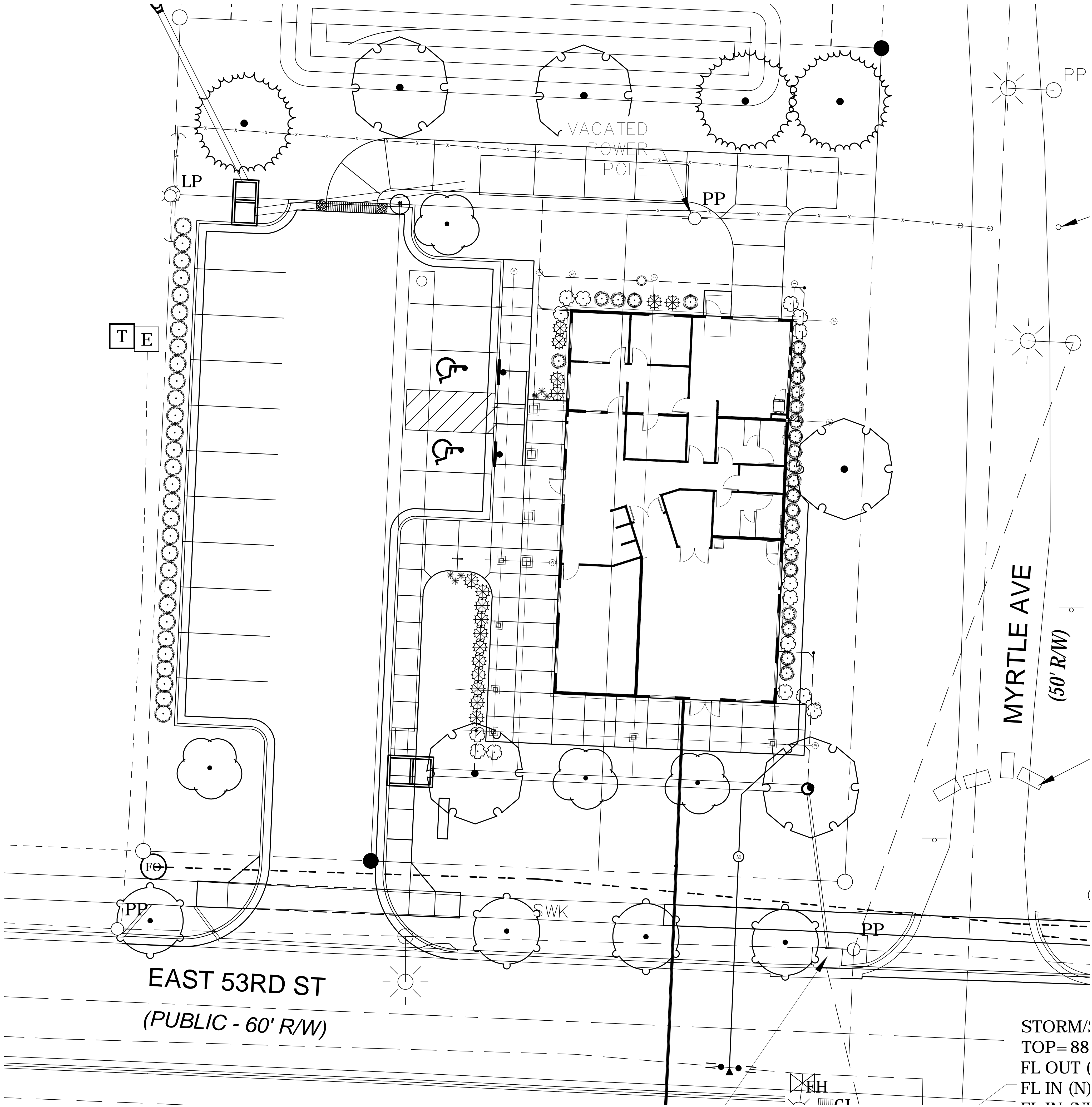


**A2** NORTH ELEVATION.  
1/4" = 1'-0"



**A1** SOUTH ELEVATION.  
1/4" = 1'-0"

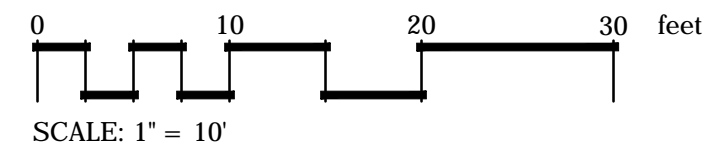
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**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Acer saccharum</i> 'Ballista' TM / Fall Fiesta Sugar Maple	2" cal	5
	<i>Cercis canadensis</i> / Eastern Redbud	1 1/2" cal	4
	<i>Pinus alba</i> / White Pine	6'	3
	<i>Quercus robur</i> x <i>alba</i> 'Crimschmidt' TM / Crimson Spire Oak	2" cal	4
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood	3 gal	24
	<i>Hemerocallis</i> x 'Stella de Oro' / Stella de Oro Daylily	1 gal	6
	<i>Juniperus</i> x <i>pfitzeriana</i> Mint Julep' / Mint Julep Pfitzer Juniper	3 gal	30
	<i>Rosa</i> x 'Knockout' TM / Knockout Rose	3 gal	16
	<i>Spiraea japonica</i> 'Magic Carpet' / Magic Carpet Spirea	3 gal	17

Notes:  
 Sod: 1,196 sq  
 Mulch: 1,253 sf = 11.6 cu



Landscapes for  
 Lifestyles L.L.C.  
 PO BOX 54 Kearney, MO. 64060  
 PH 816.365.3781

**The Cleveland**

Project:

**3910 E. 53rd Street  
 Kansas City, MO 64130**

Address:

Developer:

**Title: LANDSCAPE PLAN**

Drawn by:

Date Prepared: **03/30/2021**

Revisions:

Reviewed By: Misty A. Riley  
 MO LA-2013007667  
 KSLA-906



STORM/  
 TOP= 88  
 FL OUT ( )  
 FL IN (N)  
 ELEVATION

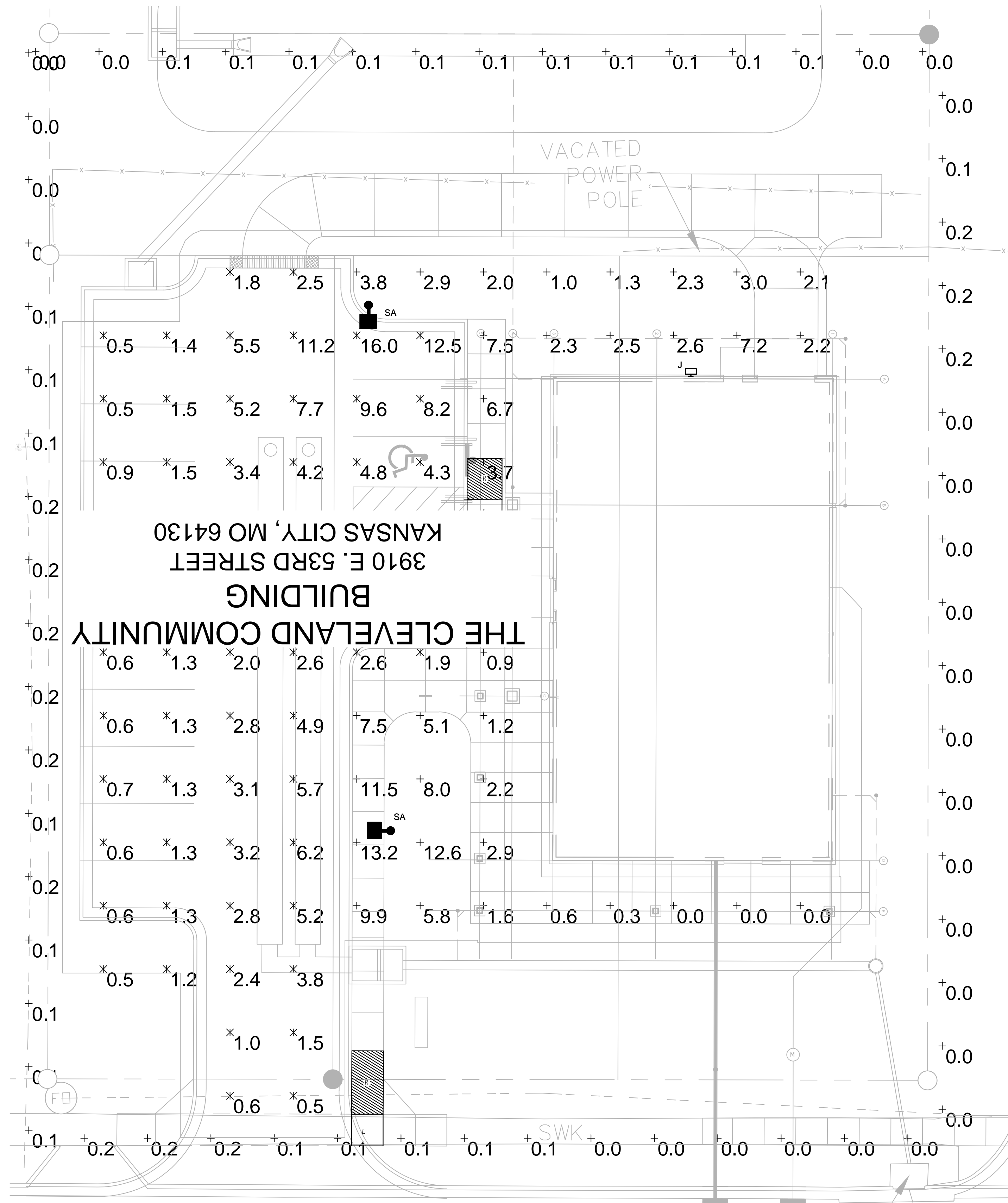


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	DECO LIGHTING, LLC	D824-LED-150-40-UNV-LP-T4	15"L. X 13 3/8"W. X 3 5/8"H. LED FIXTURE 6 LED MODULES WITH 4 LEDS EACH WITH T4 OPTICS		1	D824-LED-150-40-UNV-LP-T4.ies	18595	0.95	150.5
	J	1	Deco Lighting	D464-L-42-40-U-Z			1	D464-L-42-40-U-Z.ies	4245	0.95	38.4

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone (0'AFF) (2 AREA LIGHTS, 1 WALL PACK)	+	3.3 fc	16.0 fc	0.0 fc	N/A	N/A
PARKING LOT (2 AREA LIGHTS, 1 WALL PACK)	X	3.0 fc	16.0 fc	0.5 fc	32.0:1	6.0:1
PROPERTY LINE (2 AREA LIGHTS, 1 WALL PACK)	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A

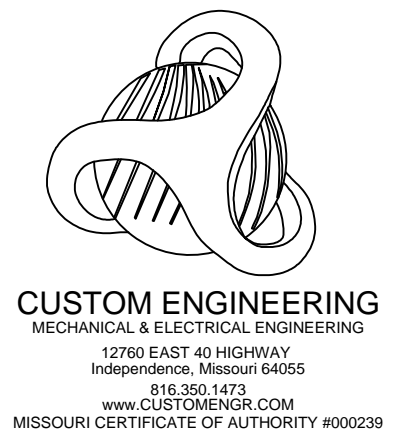
1. Reflectances 80/50/20 CEILING WALL FLOOR SURFACE REFLECTANCES  
 2. Calculations Points Set at 0' AFF  
 3. Fixture Mounting Height: 14' AFF (12' POLE, 2' CONCRETE BASE)  
 4. Calc Point Spacing: 10' X 10'

THE LIGHTING CALCULATIONS PROVIDED IN THIS REPORT APPROXIMATE THE LIGHT LEVELS EXPECTED WITHIN THE SPACE BASED ON AN OPEN ENVIRONMENT AND BASED ON INFORMATION PROVIDED TO MEGLIO AND ASSOCIATES. ACTUAL PERFORMANCE MAY VARY IN PRACTICAL APPLICATION. PLEASE VERIFY THE DATA LISTED TO ENSURE ACCURACY. ANY MISSING FACTORS, INFO, OR VARIANCE IN COLOR/COMPOSITION OF WALLS, CCT, SPACING, AND ANY OTHER SUBSTANTIAL FACTORS OR CHANGES PROVIDED IN DRAWINGS WILL VOID THIS CALCULATION AND A NEW CALCULATION WILL NEED TO BE MADE. THIS LAYOUT IS MEANT TO SHOW FIXTURE QUANTITY AND LUMENS PERFORMANCE. NOT TO BE USED TO SCALE FOR INSTALLATION PURPOSES.



1 SITE PHOTOMETRICS PLAN  
 SCALE: 3/32" = 1'-0"

PRINTS ISSUED  
 04/02/2021 - CITY SUBMITTAL  
 REVISIONS:



THE CLEVELAND COMMUNITY  
 BUILDING  
 3910 E. 53RD STREET  
 KANSAS CITY, MO 64130

SHEET TITLE  
 SITE PHOTOMETRICS PLAN  
 PROJECT NUMBER: 21017  
 SHEET NUMBER:

E-001