

**Case No. CD-CPC-2021-00065**

CITY PLAN COMMISSION  
 RECOMMENDED  
**APPROVAL**  
 SUBJECT TO CONDITIONS  
 Diane M. Binckley  
 ASSISTANT SECRETARY  
 DATE: 06-15-2021

THIS PLAN  
**APPROVED**  
 BY ORDINANCE  
 No. \_\_\_\_\_  
 DATE: \_\_\_\_\_

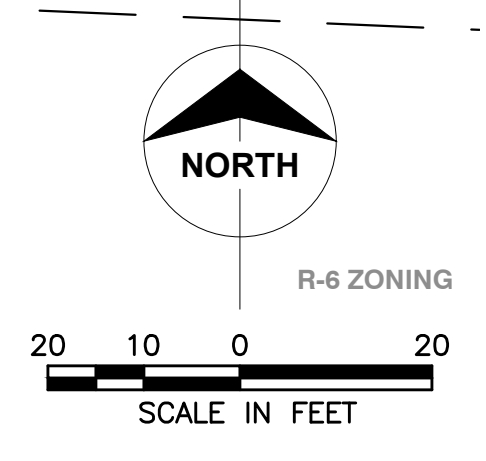
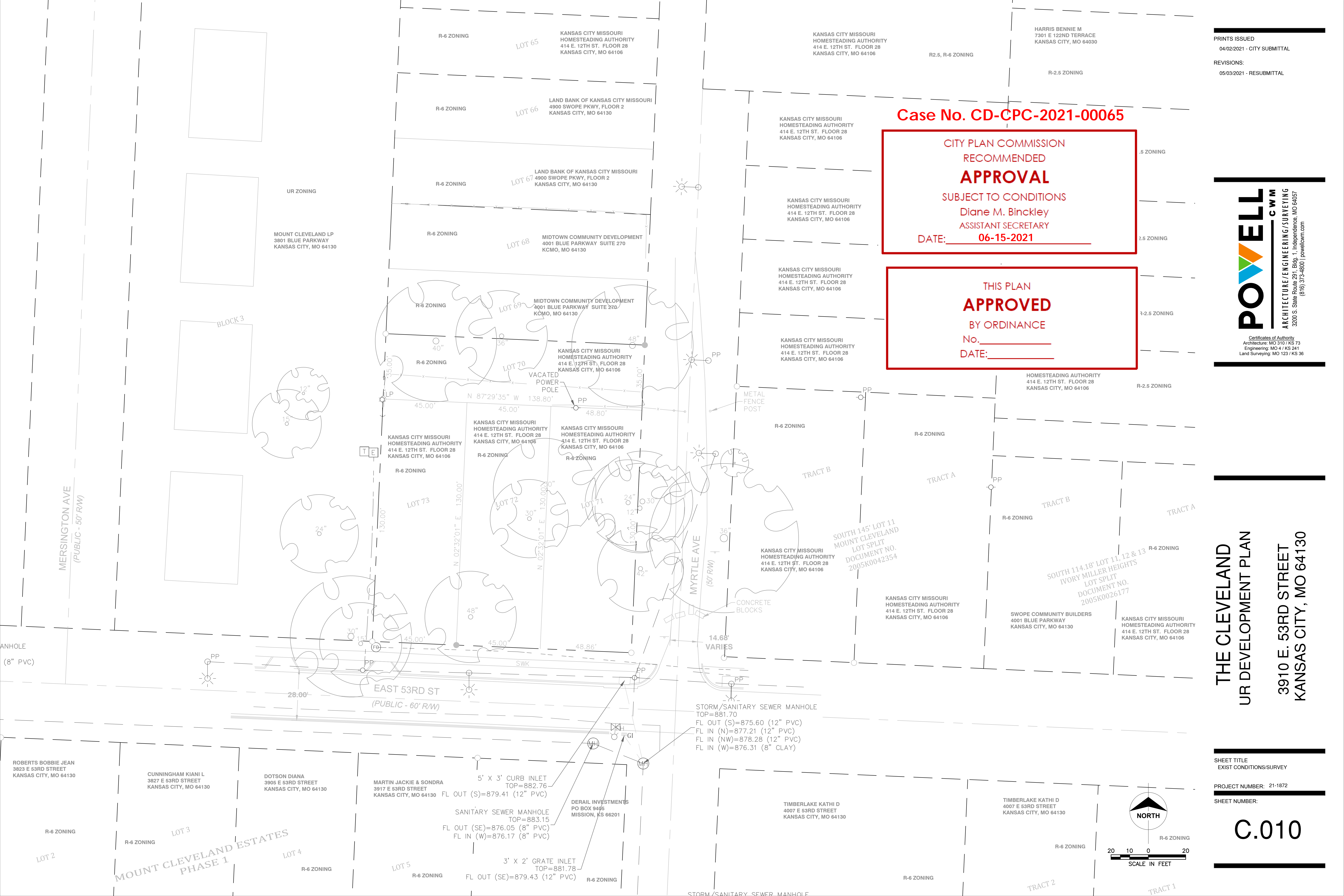
**POWELL** C W M  
 ARCHITECTURE/ENGINEERING/SURVEYING  
 3200 S. State Route 291, Bldg. 1, Independence, MO 64057  
 (816) 373-4800 | powellcwm.com

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




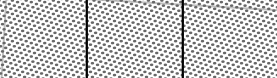
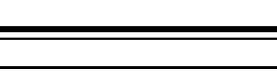

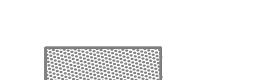
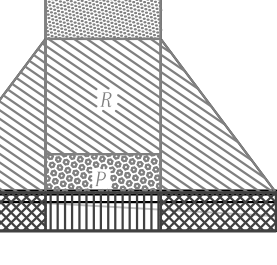

**THE CLEVELAND  
 UR DEVELOPMENT PLAN**  
 3910 E. 53RD STREET  
 KANSAS CITY, MO 64130

SHEET TITLE  
 EXIST CONDITIONS/SURVEY  
 PROJECT NUMBER: 21-1872  
 SHEET NUMBER:

**C.010**



**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

**NOTE:**  
THIS PROJECT WILL UTILIZE THE URBAN RENEWAL PLAN

PRINTS ISSUED  
04/02/2021 - CITY SUBMITTAL  
REVISIONS:  
05/03/2021 - RESUBMITTAL

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>
	Building 1 Community Center 3,344 SF
f	<b>Structure Height &amp; Number of Floors</b>
	Building 1 = 22.5 FT 1 Floors
g	<b>Gross Floor Area &amp; Units</b>
	Building #1 Level 1 NA Rooms Project Total = 3,344 SF Project Total = N/A Rooms
h	<b>Building Coverage &amp; Floor Ratio</b>
	FAR = 0.09
i	<b>Gross &amp; Net Density</b>
	Gross Density = N/A Units/Acre Net Density = N/A Units/Acre
j	<b>Vehicle Parking</b>
	Ratio (Restaurant) = 2.5 per 1,000 sf Required Spaces = 16 Planned Spaces = 9
k	<b>Bike Parking</b>
	Short term Ratio = 10% of parking stalls Required Spaces = 2 Provided Spaces = 2 Long term Ratio = Less than 5,000sf = Exempt Required Spaces = N/A Provided Spaces = N/A
l	<b>Construction Timeline</b>
	Begin = 5/1/2021 Construction = 12 months Completion = 4/30/2022
m	<b>Amendments to Development Plan</b> None

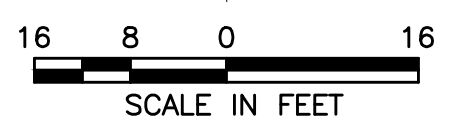


Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

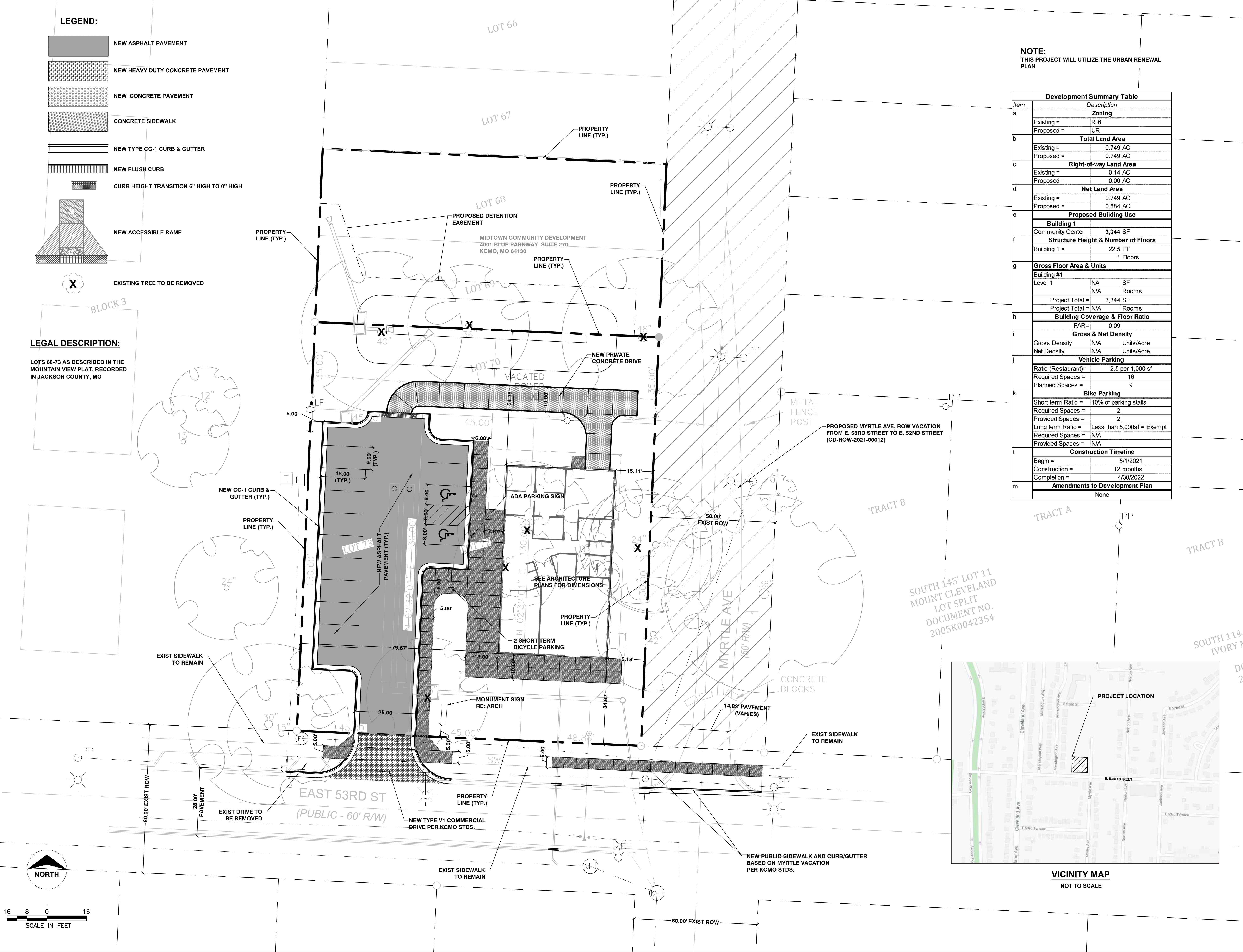
**THE CLEVELAND  
UR DEVELOPMENT PLAN**  
3910 E. 53RD STREET  
KANSAS CITY, MO 64130

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

**C.010**



**VICINITY MAP**  
NOT TO SCALE



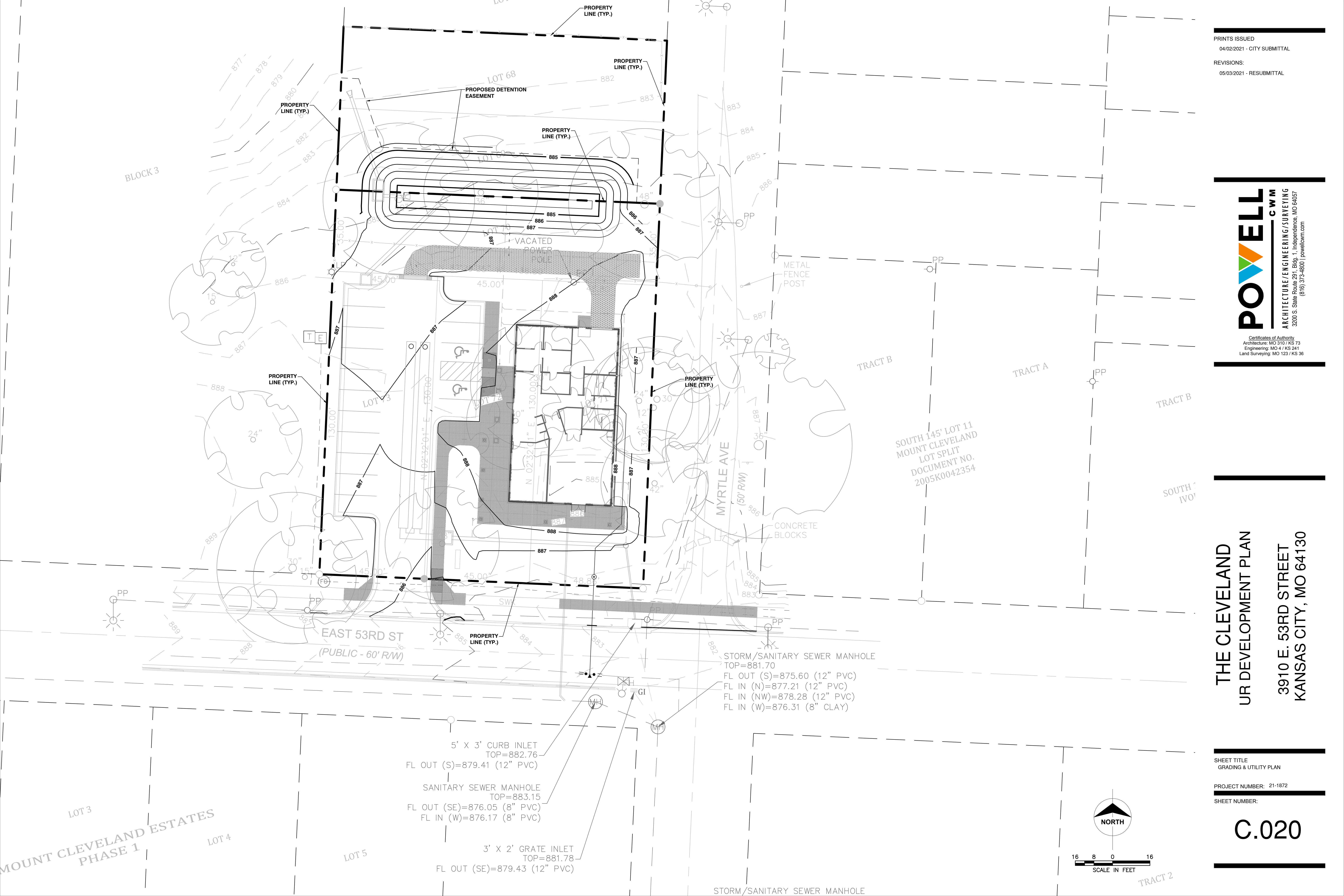


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**THE CLEVELAND  
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 3910 E. 53RD STREET  
 KANSAS CITY, MO 64130

SHEET TITLE  
 GRADING & UTILITY PLAN  
 PROJECT NUMBER: 21-1872  
 SHEET NUMBER:

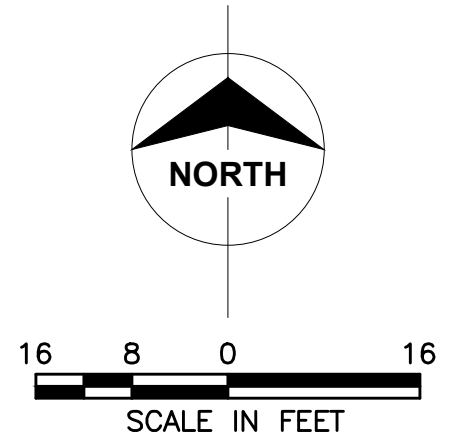
**C.020**



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)  
 SANITARY SEWER MANHOLE  
 TOP=883.15  
 FL OUT (SE)=876.05 (8" PVC)  
 FL IN (W)=876.17 (8" PVC)

3' X 2' GRATE INLET  
 TOP=881.78  
 FL OUT (SE)=879.43 (12" PVC)



TRACT 2

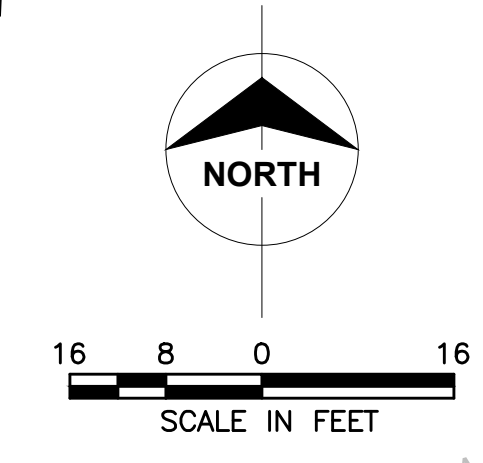
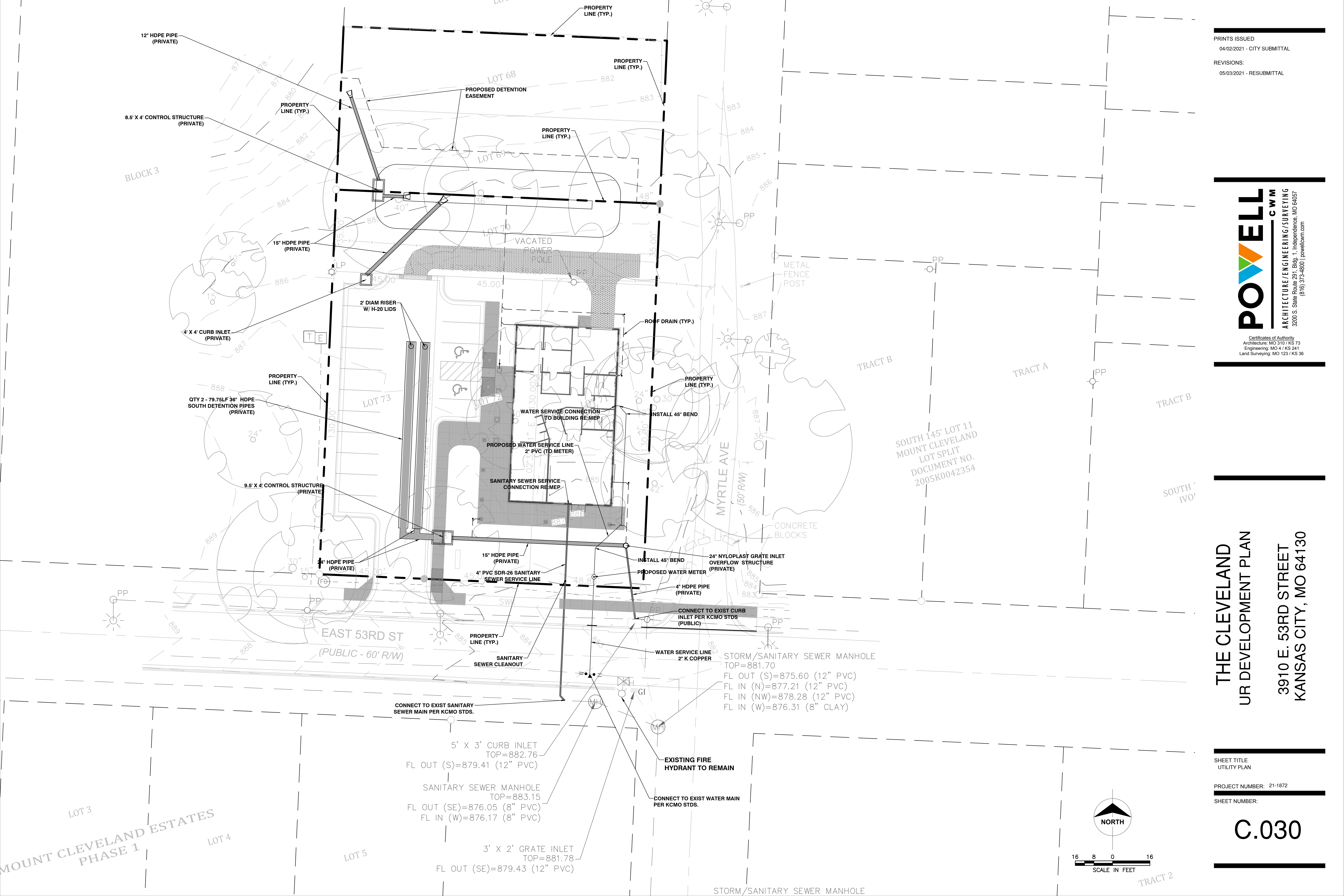


Certificates of Authority  
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 Engineering: MO 4 / KS 241  
 Land Surveying: MO 123 / KS 36

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

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

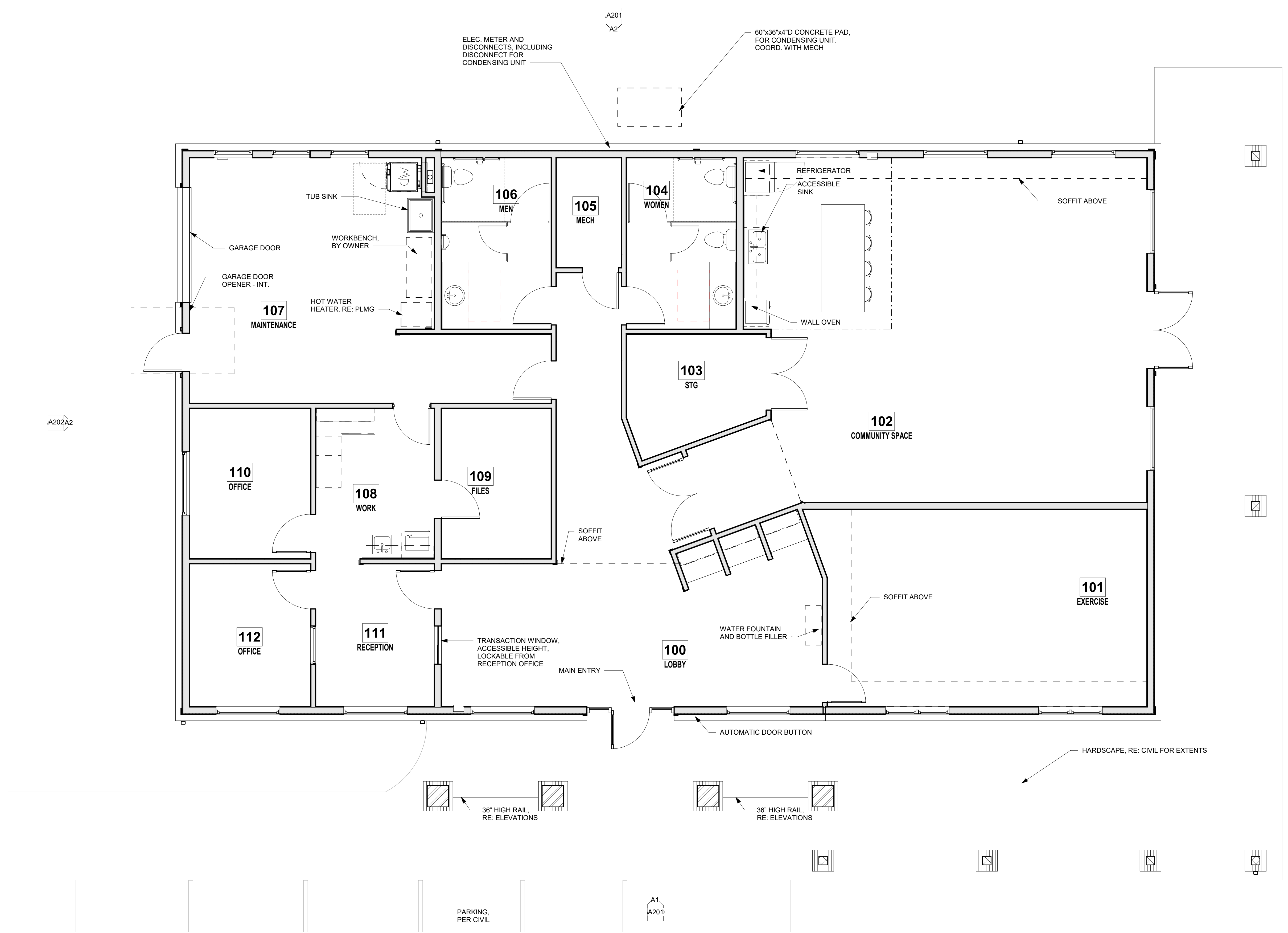
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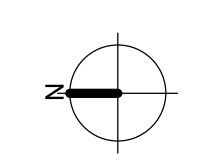
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**THE CLEVELAND**  
 UR DEVELOPMENT PLAN  
 3910 E. 53RD STREET  
 KANSAS CITY, MO 64130  
 MHD NO: 20-077

**A101**

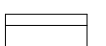



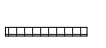
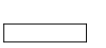




**A1 FLOOR PLAN.**  
 1/4" = 1'-0"



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**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:  
 05/03/2021 - RESUBMITTAL

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



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

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

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

SHEET TITLE  
 ELEVATIONS

PROJECT NUMBER: 21017

SHEET NUMBER:

**A201**

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**MATERIAL LEGEND**

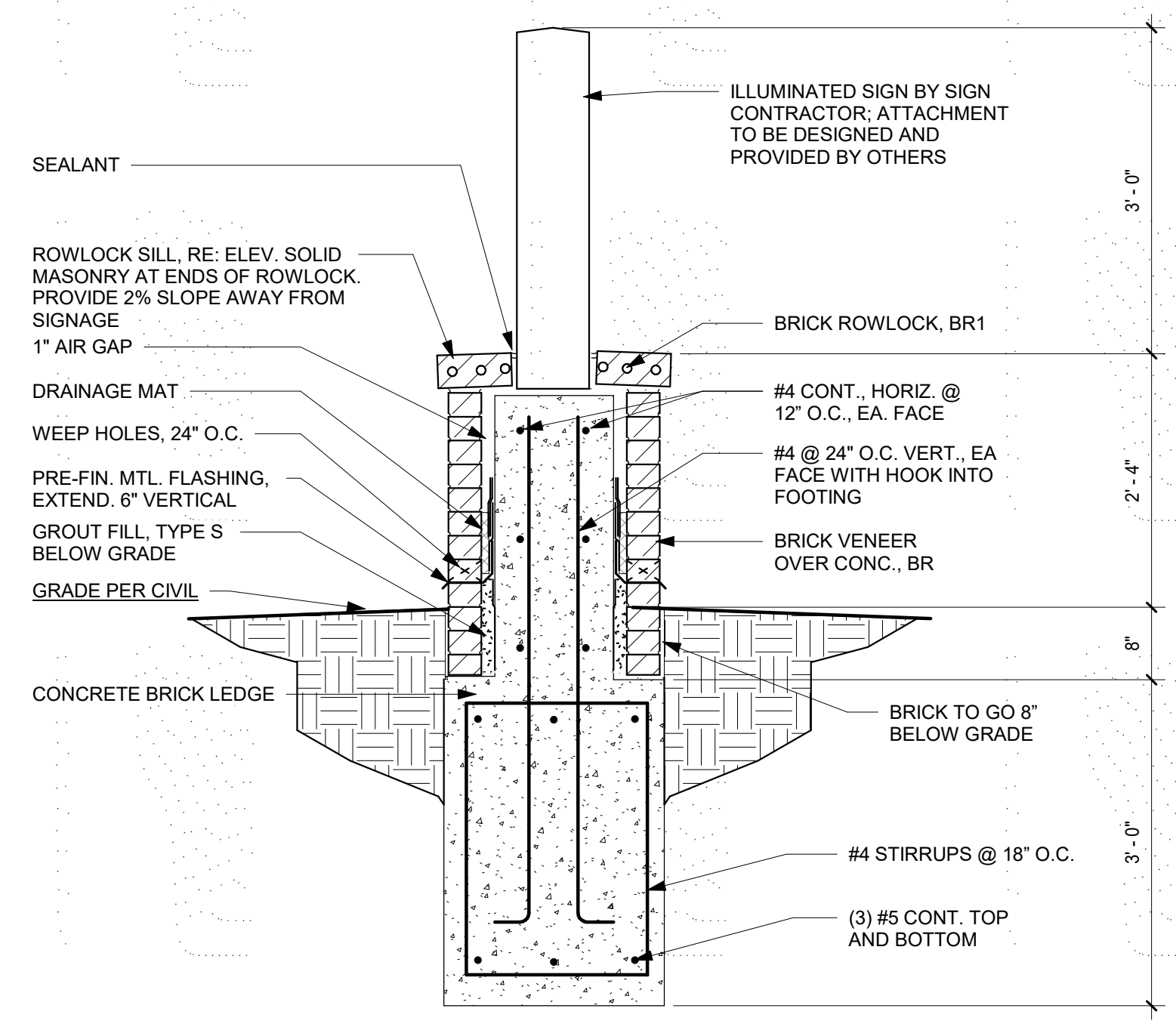
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COLOR: SW DOWNING SLATE, 2819
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COLOR: MIDNIGHT, VELOUR TEXTURE
- BR1 = ROWLOCK NORMAN BRICK  
COLOR: MIDNIGHT, VELOUR TEXTURE
- TR = FIBER CEMENT TRIM - VARIOUS SIZES  
COLOR: SW WHITE
- C = WOOD COLUMN POSTS, PAINTED  
COLOR: SW WHITE
- T = PAINTED TRUSS, EXPOSED WITH BLACK CONNECTION PIECES  
COLOR: SW WHITE

NOTES:  
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METAL DOOR AND DOOR FRAMES TO BE PAINTED TO MATCH TRIM.  
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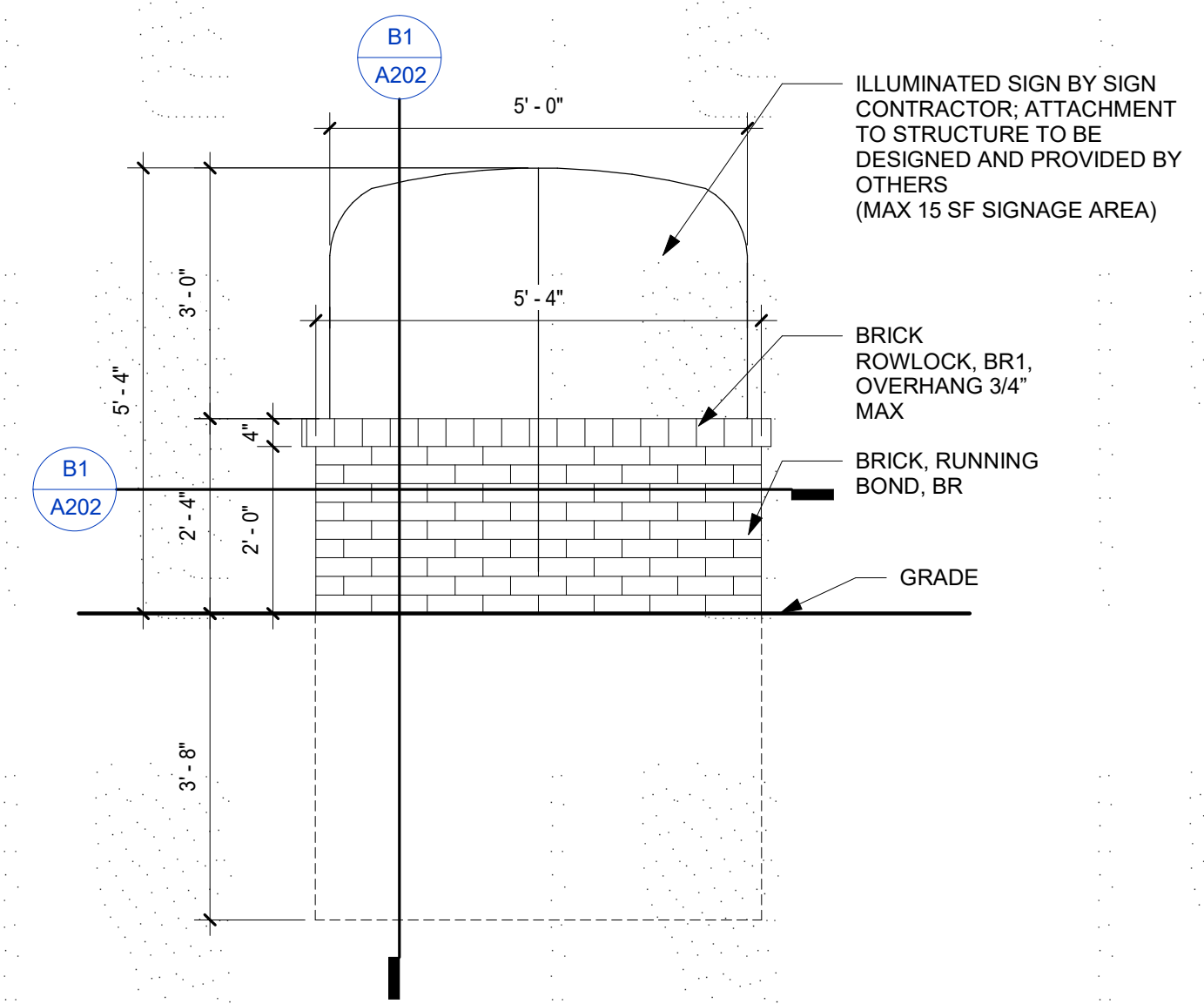
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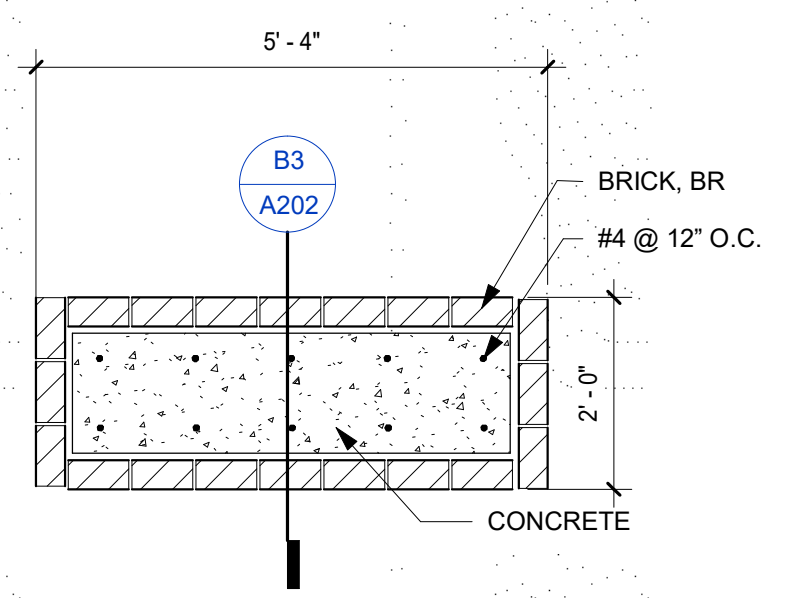
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3910 E. 53RD STREET  
KANSAS CITY, MO 64130  
MHDC NO: 20-077



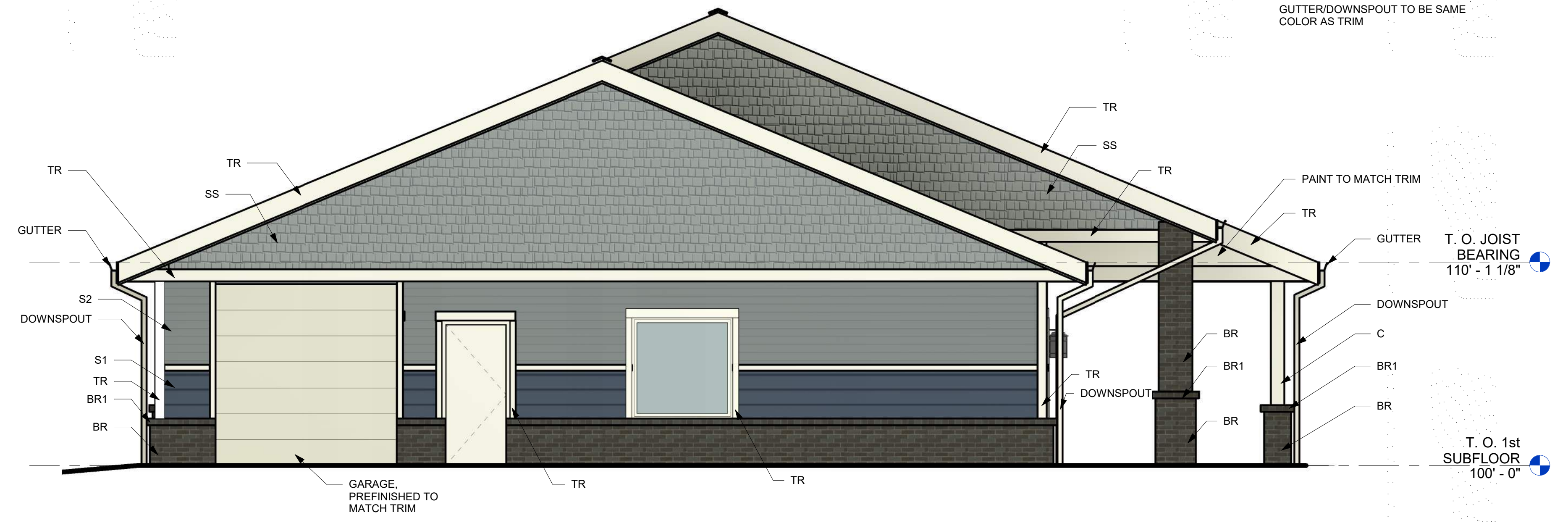
**B3 FREESTANDING MONUMENT SIGN SECTION**  
3/4" = 1'-0"



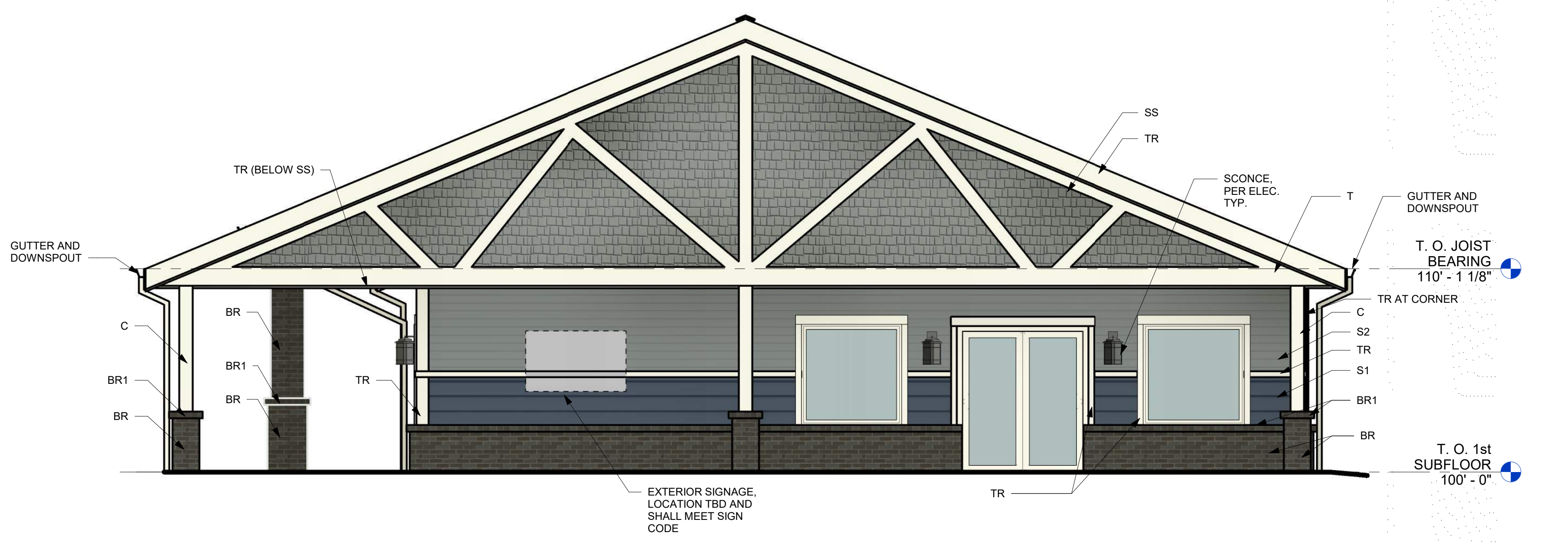
**B1 FREESTANDING MONUMENT SIGN**  
1/2" = 1'-0"



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



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



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

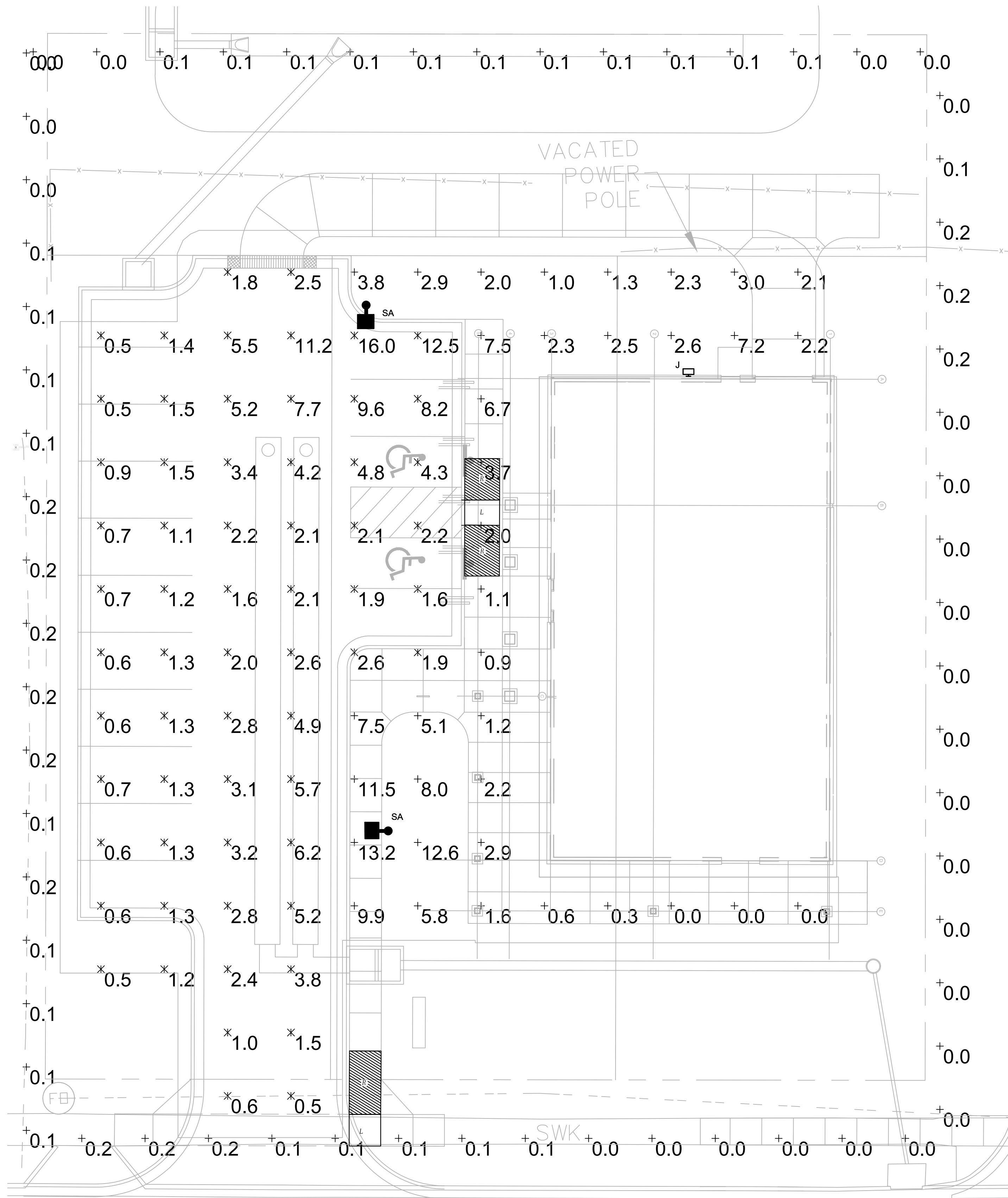
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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	DECO LIGHTING, LLC	D824-LED-150-40-UNV-LP-T4	15"L. X 13 3/8"W. X 3 5/8"H. LED FIXTURE 6 LED 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

Statistics							
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:  
 05/03/2021 - RESUBMITTAL



THE CLEVELAND  
 UR DEVELOPMENT PLAN  
 3910 E 53RD ST.  
 KANSAS CITY, MO 64130

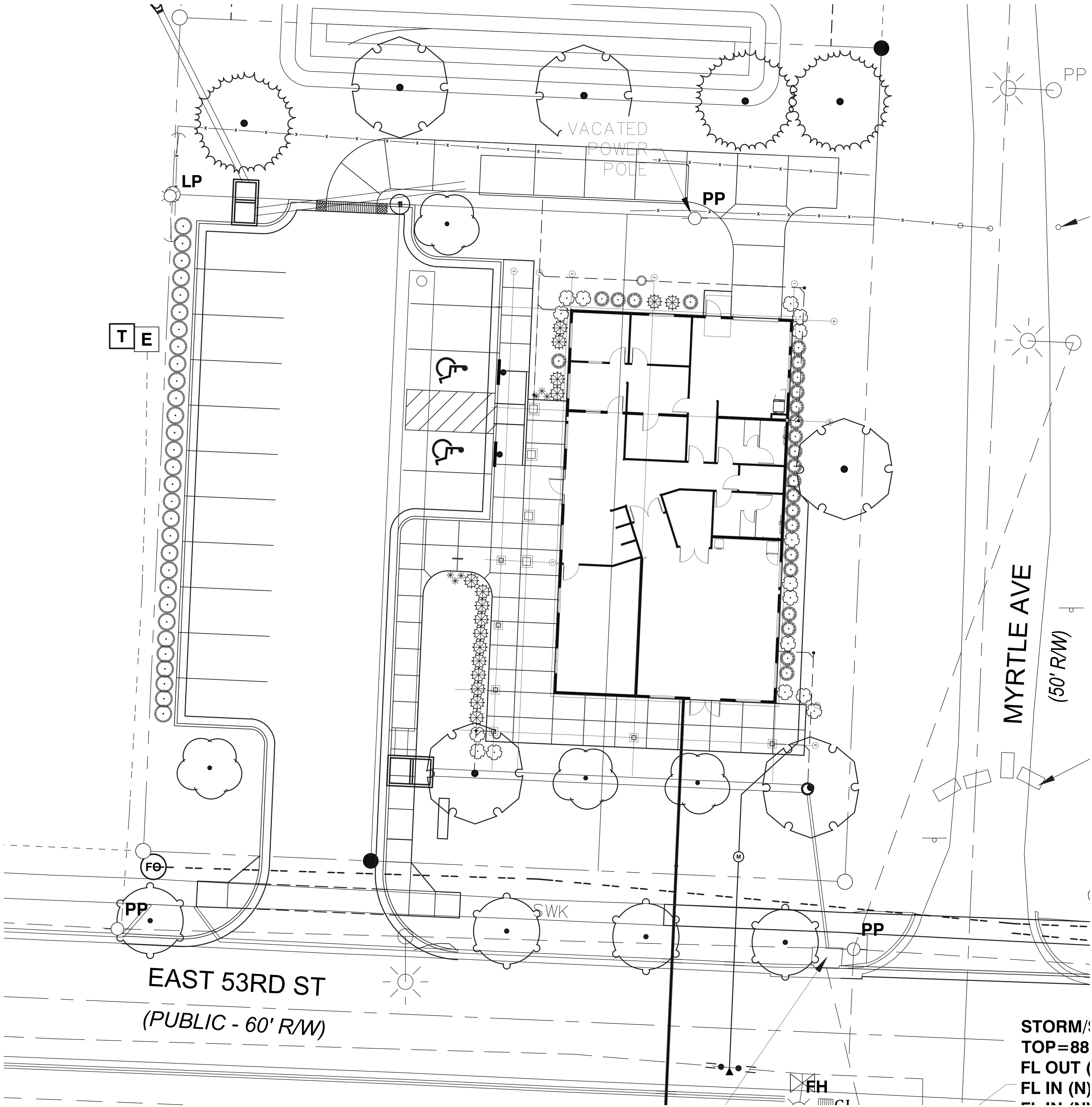
SHEET TITLE  
 SITE PHOTOMETRICS PLAN

PROJECT NUMBER: 21017

SHEET NUMBER:

E-001

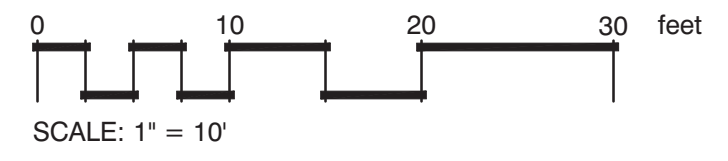




**PLANT SCHEDULE**

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

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

