

**Docket #16**

**Case No. CD-CPC-2022-00075**

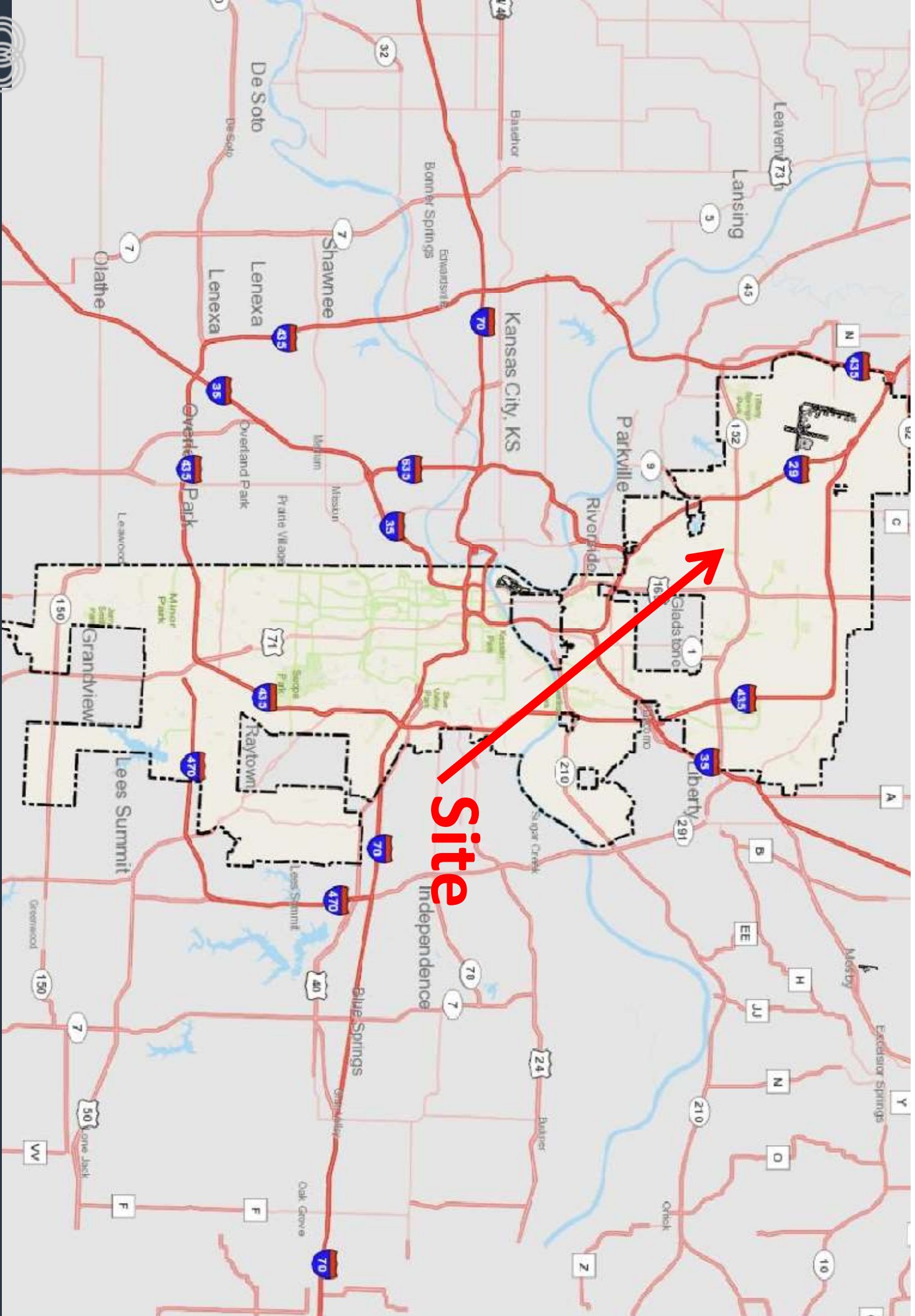
**8400 N. Granby Avenue**

**Development Plan (Residential)**

**Preliminary Plat**

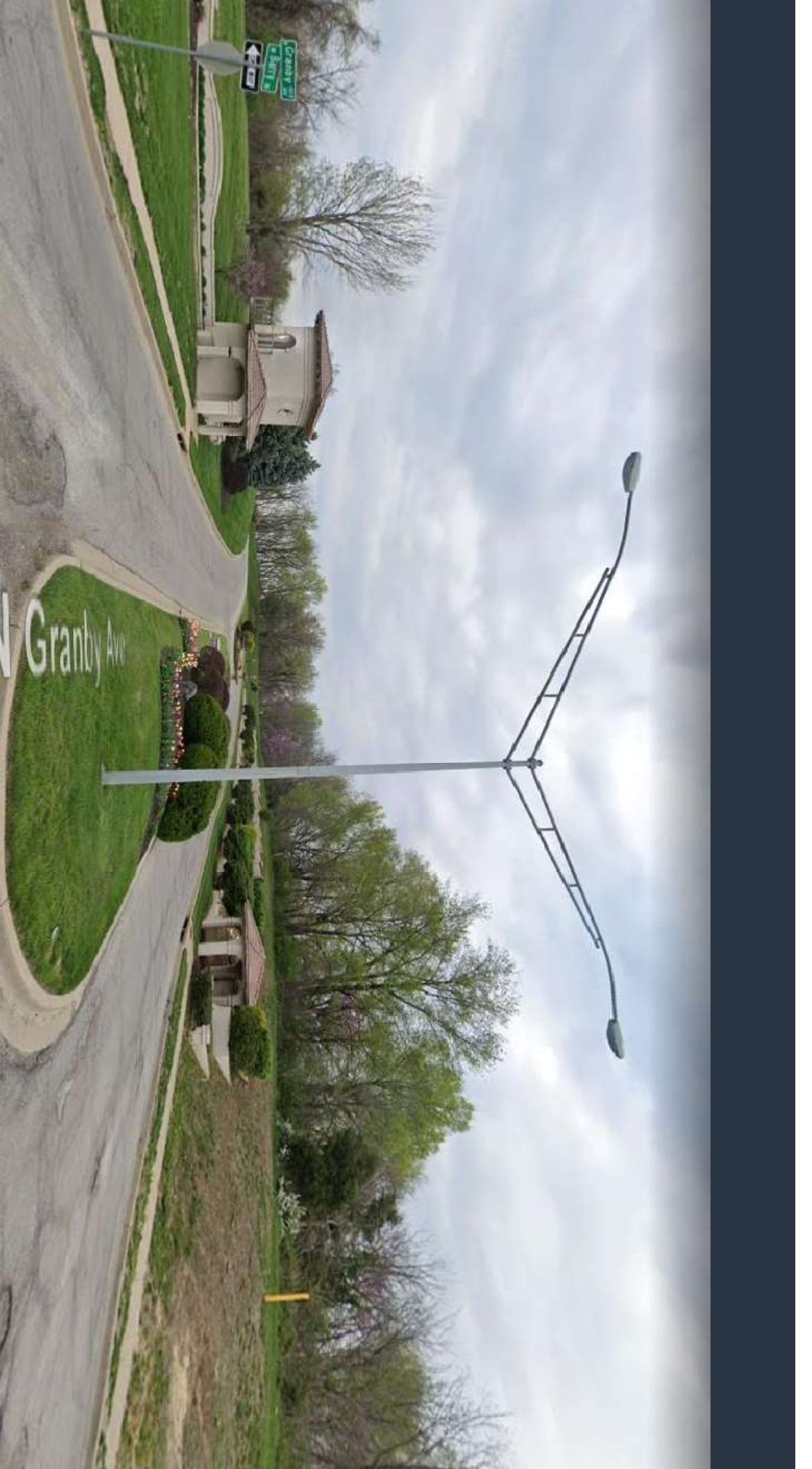


**Case No. CD-CPC-2022-00075**





Case No. CD-CPC-2022-00075



View looking north from Barry Road

Case No. CD-CPC-2022-00075





**View looking northeast from N. Granby Avenue**

**Case No. CD-CPC-2022-00075**



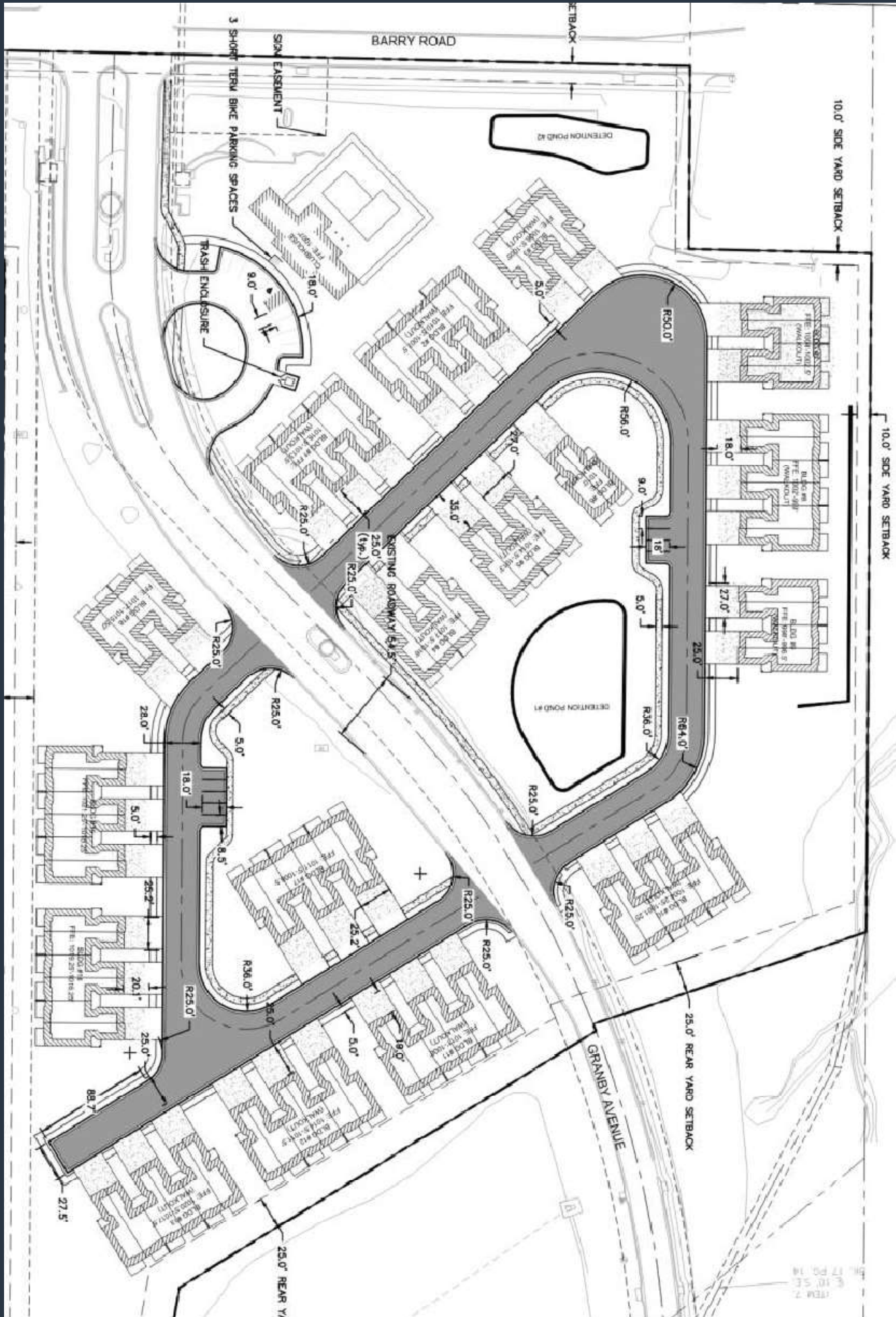


View looking northwest from N. Granby Avenue

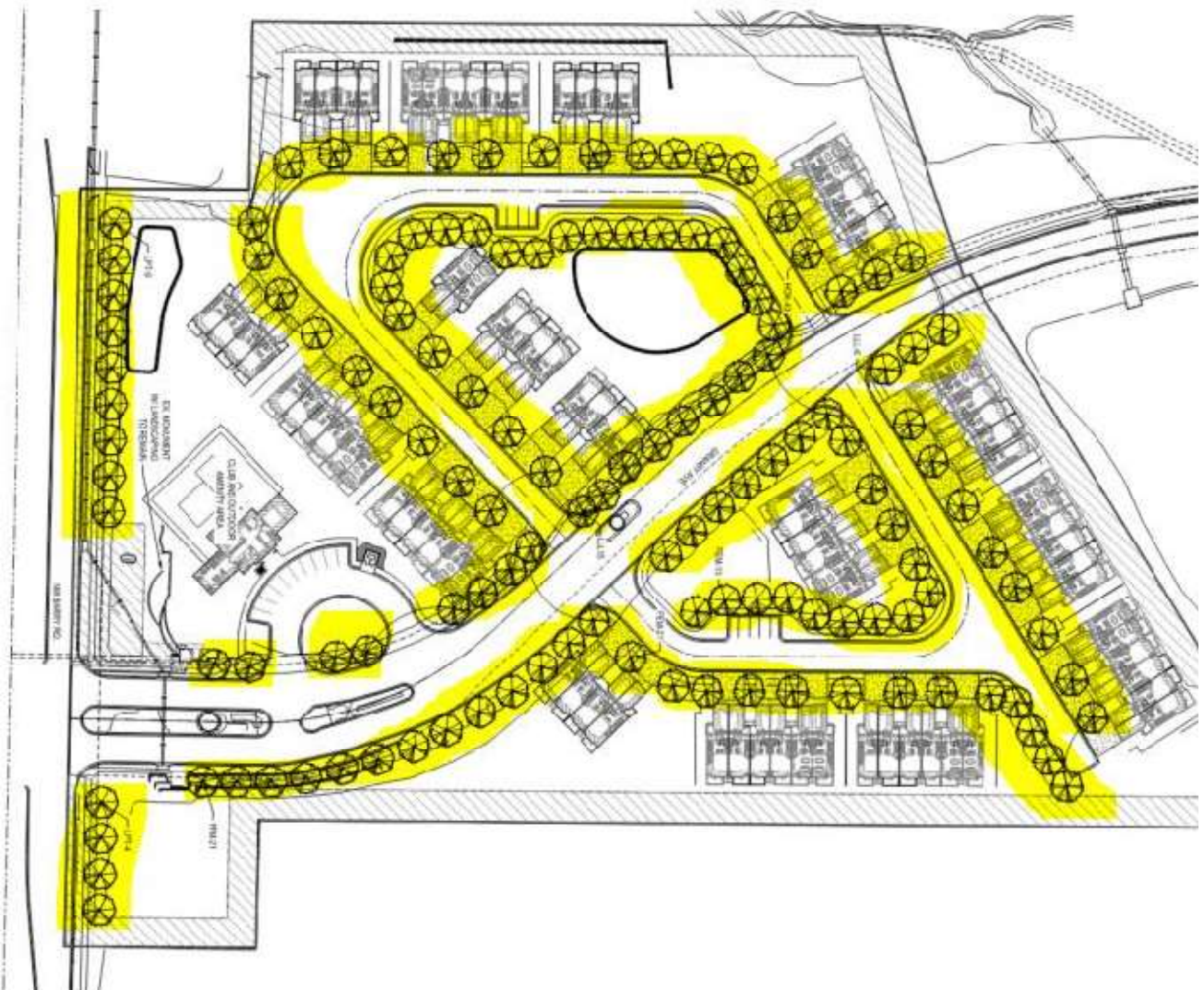
Case No. CD-CPC-2022-00075



Site Plan



17 PM 14  
17 PM 14  
17 PM 14



**STREET TREES (89-425-03):**

1. 1 TREE PER 30 LF OF STREET FRONTAGE.

	REQUIRED:	PROVIDED:
BARRY ROAD = +/-632 LF / 30 LF =	21 TREES	13*
GRANBY AVE. = +/-1732 LF / 30 LF =	58 TREES	42*
NEW PRIVATE DRIVE = +/-2553	85 TREES	77*

\*NUMBER OF REQUIRED STREET TREES REDUCED DUE TO PRESENCES OF EXISTING EASEMENTS, AND PROPOSED INTERVENING ROADWAYS

- 164 trees required
- 132 trees provided
- Staff supports reduced amount of trees provided due existing easements and proposed street configuration

## Landscape Plan





CLUB FRONT ELEVATION  
1/8" = 1'-0"



CLUB RIGHT ELEVATION  
1/8" = 1'-0"

CLUB LEFT ELEVATION  
1/8" = 1'-0"

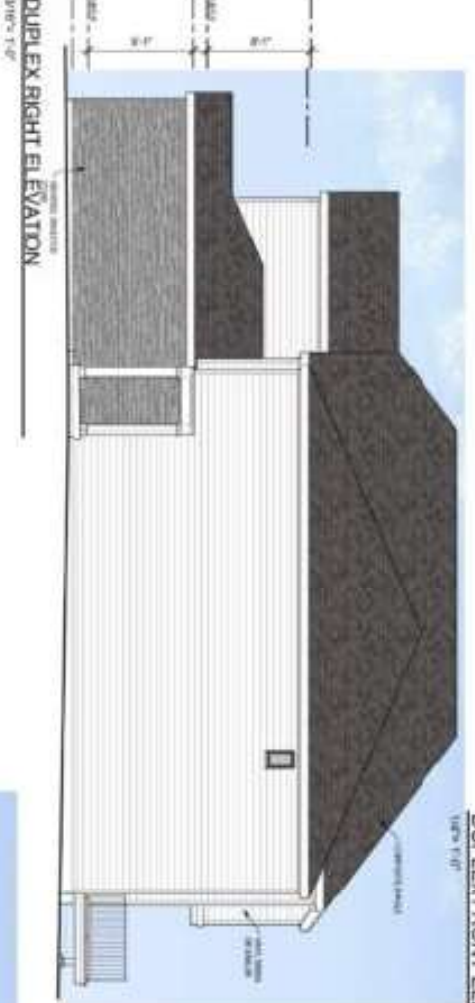
# Clubhouse Elevations

Case No. CD-CPC-2022-00075



KANSAS CITY  
Planning & Dev

**Duplex Elevations**



CLADDING MAT...



Duplex deviation request – Exceeds 40% garage wall area

Proposed garage area totals 50.7%, deviation request of 10.7%

Staff supports the deviation request

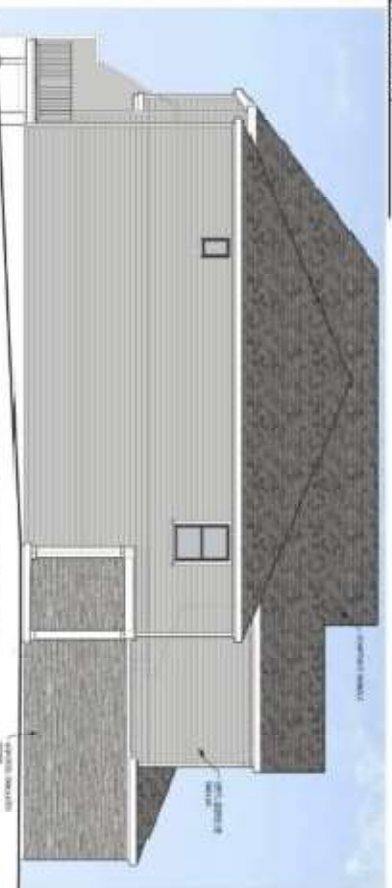
Case No. CD-CPC-2022-00075



4-PLEX FRONT ELEVATION (18" STEPS)



4-PLEX RIGHT ELEVATION



4-PLEX LEFT ELEVATION



4-PLEX REAR ELEVATION (18" STEPS)

**CLADDING MATERIALS**

-  TRAVEL STONE OR SIMILAR (LIGHT GRAY)
-  HORIZONTAL BRICK (DARK GRAY)
-  HORIZONTAL BRICK (MEDIUM GRAY)
-  HORIZONTAL BRICK (DARK BROWN)
-  HORIZONTAL BRICK (LIGHT GRAY)
-  HORIZONTAL BRICK (WHITE)
-  HORIZONTAL BRICK (DARK GRAY)
-  HORIZONTAL BRICK (LIGHT GRAY)

NOT FOR CONSTRUCTION



6-PLEX FRONT ELEVATION (18" STEPS)



6-PLEX RIGHT ELEVATION



6-PLEX LEFT ELEVATION



6-PLEX REAR ELEVATION (18" STEPS)

**CLADDING MATERIALS**

	• VINYL SIDING OR SIMILAR
	• HORIZONTAL SIMULATED STONE
	• BRICK
	• ARTIFICIALLY STAINED
	• DARK BROWN STAIN
	• HORIZONTAL SLAT (DARK BROWN)
	• HORIZONTAL SLAT
	• TRIM (WHITE AND
	• DARK BLUE

NOT FOR CONSTRUCTION

# Staff Recommendation:

**Case No. CD-CPC-2022-00075**

**Approval with Conditions**