



CITY PLAN COMMISSION REPORT

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

Project Name

The Villas at Oakwood

Hearing Date July 5, 2022

Docket # Request

8 CD-CPC-2022-00088
Development Plan
(residential)

Applicant

Ashley McAlmond
Polsinelli

Owner

Osh Associates LLC
4622 Pennsylvania Ave
Kansas City, MO 64112

Location 9700 Grandview Rd

Area About 28 acres

Zoning R-5

Council District 5th

County Jackson

School District Hickman Mills 140

Surrounding Land Uses

North – residential use, zoned R-7.5, R-5

South – recreational use, zoned R-80

East – residential use, zoned R-7.5

West – parkland, undeveloped, zoned R-80

Land Use Plan

The Red Bridge Area Plan recommends Residential Very Low Density. Long Range Planning is not requiring an area plan amendment.

Major Street Plan

Grandview Rd is not on the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property is located within the Bannister Corridor Neighborhood Association. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on June 21, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site is one parcel that is residentially zoned. The land primarily wooded and the existing structure on the site used to operate at the Spofford Elementary School. There is point of vehicular access from Grandview Rd. The land to the south contains an existing golf course.

SUMMARY OF REQUEST

CD-CPC-2022-00088 - A request to approve a Development Plan also acting as a preliminary plat in district R-5 to allow construction of 20 residential units and a golf course on about 28.77 generally located at 9700 Grandview.

KEY POINTS

- Construction of Residential Units
- Golf Course

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

8 Approval with conditions

CONTROLLING CASE

No Controlling Case

RELATED RELEVANT CASES

No relevant cases found

HISTORY

The subject parcel is largely undeveloped and heavily wooded. The primary use of the property in the past was for a school.

PLAN REVIEW

The proposed plan consists of a par three golf course and 20 total dwelling units. Sixteen of the units will be attached, for-sale villas and the remaining four units will be cabins available for rent by members of the golf course club. Each dwelling unit will be subdivided into its own lot at the time of construction. The lots for the units are not being platted at this time because there will be a common ownership tract, and lot lines will be established when the foundations are poured. The internal, private road will also be located in the common ownership tract to be maintained by the neighborhood/homes association. There are four tracts proposed. Tract A is where the golf course will be located, Tract B will be the common ownership area for provided maintenance, Tract C will contain a portion of the existing school gym that may be converted into additional villas in the future, and Tract D is set aside as private open space to fulfill parkland dedication requirements. Each villa will have its own garage parking. Additional off-street parking is proposed around the site, primarily nearby the cabins. Additionally, 63 parking spaces are designated for the golf course use. The site will be accessible from Grandview Rd and the existing golf course to the south.

The landscape plan focuses on trees along the proposed private drive on the site. Interior landscaping is provided based on the amount of parking provided. Proposed species for landscaping include Red Maple, Oak, Linden, Spruce, and Crabapple. Areas of existing vegetation to remain are labeled on the plans.

Proposed elevations show the use of earth-tone brick, stone and stucco.

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

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Landscaping affidavit required prior to Certificate of Occupancy.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

PLAN ANALYSIS

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies with the applicable sections of the Zoning and Development Code and Area Plan recommendation subject to the conditions attached to this report. The plans indicate a need for deviations to the lot and building standards; however, upon reviewing section 88-110-06-C.3. no deviation is required.

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

Residential uses are permitted in the R-5 district. The golf course is considered a Park/Recreation use per the Code, which requires a Special Use Permit in and R-5 district; however, this development plan is serving in place of an SUP.

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.

Proposed vehicular ingress and egress to the site is located on Grandview Rd. The interior vehicular use area will be a private road and parking lot to serve the golf course, as well as additional off-street parking around the rental cabins. This development will also connect to the property to the south, an adjoining golf course, by a private drive. The applicant went to the Transportation and Development Committee to request a waiver to the half-street improvements required by Land Development for Grandview Rd. The TDC did not approve this waiver therefore the applicant is request the Council waive the requirement for half street improvements.

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.

There are trails around the entire site that will serve both the golf course and the residents who will reside at the site.

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

Existing utilities will be extended accommodate the development

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 proposed architecture of the buildings is complementary to the character of the existing single-family housing in the area. Building materials include both earth tone brick and stone.

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 proposes ta variety of trees and shrubs around the residential and vehicular use areas. Much of the existing vegetation is shown on the plans to remain.

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 proposed development will increase the impervious surface on the site and buildings will cover approximately five percent of the property. Stormwater reviews for this project were not completed by City staff before the review period closed, therefore no comments related to storwater were provided on this project.

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.

Existing vegetation to remain is labeled on the plans.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Genevieve Kohn
Staff Planner



Plan Conditions

Report Date: June 29, 2022

Case Number: CD-CPC-2022-00088

Project: The Villas at Oakwood

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 6/29/22 via publicengagement@kcmo.org
2. 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.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. The developer shall seek a waiver to the required half-street improvements required in Section 88-405 to be granted by the Council

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

7. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. 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
9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
10. 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.
11. 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.
12. That the West half of Grandview Road shall be improved to City standards as required by Chapter 88, 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.

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

13. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
14. The developer must secure permits to extend sanitary and storm water conveyance systems to serve 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. The force main system is to be private.
15. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

16. Gates across Fire Department access roads shall be equipped with a siren activated (yelp) gate. (IFC-2018 § 503.5)

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

17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. 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)

19.
 - Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
21. 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) The sprinkler system in the gym should have a FDC.
22. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

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

23. The developer shall plat proposed private open space to satisfy the parkland dedication requirements into a private open space tract per 88-408.

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

24. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)



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

Villas at Oakwood

9700 Grandview Road, Kansas City, MO 64137

Name	Address	Phone	Email
^{to Foxy} Dallas Curtis	3421 Kings Hwy		dallas.curtis@gmail.com
Sarah Hemme	11011 Park Ave		S_hemme@outlook.com
Zach Moores	7719 Cherryst.		Zach@crowscoffee.com
Brad Stretz	5526 Lowell St		Bradstretz@gmail.com
Maray Uche	3410 Kings Hwy		maraykc99@aol.com
Edin Weigel	5512 Cherokee Ln		weigel@resourceskc.com
Jason Hartley	9724 Mohawk Dr.		jahartley@gmail.com
Malia Hartley	same		
Jentale Harris	3415 King Hwy		Jentaleph@gmail.com
Rodney Harris	3415 Kings Hwy		Rdhgnee@gmail.com
Jennifer Garbos	9615 Grandview Rd.		CALLMENEJ@hotmail.com

★ Cameron Chambers

913 653 4675



OAKWOOD VILLAS

KANSAS CITY, MISSOURI

PROJECT TEAM

OWNER

BLOCK REAL ESTATE SERVICES, LLC
 700 W 47TH STREET, SUITE 200
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 TEL: (816) 756-1400
 FAX: (816) 932-5598
 EMAIL: SHAMBLEN@BLOCKLLC.COM
 CONTACT: SCOTT HAMBLEN

CIVIL ENGINEER

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 FAX: (913) 888-7868
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 CONTACT: GREG WATSON

MEP

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 CONTACT: GREG FENDLER

ARCHITECT

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 3515 W. 75TH ST, SUITE 201
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 TEL: (913) 831-1415
 FAX: (913) 831-1563
 EMAIL: THOMBURG@NSPJARCH.COM
 CONTACT: TIM HOMBURG

LANDSCAPE ARCHITECT

NSPJ ARCHITECTS, P.A.
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 TEL: (913) 831-1415
 FAX: (913) 831-1563
 EMAIL: KMARTINOVIC@NSPJARCH.COM
 CONTACT: KATIE MARTINOVIC

PROJECT INFORMATION

PROJECT LOCATION:
 9700 GRANDVIEW ROAD
 KANSAS CITY, MISSOURI

INDEX OF DRAWINGS

COVER

A0.00 TITLE SHEET / PROJECT DATA

CIVIL

C-0.00 EXISTING CONDITIONS
 C-1.00 GRADING PLAN
 C-2.00 UTILITY PLAN

LANDSCAPE

SP1.00 SITE PLAN
 L1.00 LANDSCAPE PLAN

ARCHITECTURE

A1.00 BUILDING ELEVATIONS

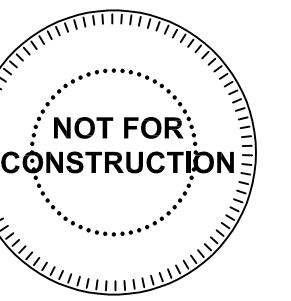
MEP

E001 SITE PLAN - PHOTOMETRICS
 E002 LIGHTING

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 ENERGY SERVICES
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 NSPJARCH.COM
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ARCHITECTS^{PA}
 3515 W. 75TH ST., SUITE 201
 PRAIRIE VILLAGE, KS 66208



A NEW DEVELOPMENT FOR:
OAKWOOD VILLAS
 9700 GRANDVIEW ROAD
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 05.16.2022 DEVELOPMENT PLAN

REVISIONS

DATE
 05/16/2022
 JOB NO.
 661120

SHEET NO.

DEVELOPMENT PLAN **A0.00**



LAND AREA: 1,299,578± SQ. FT (29.83± ACRES)

LEGAL DESCRIPTION PER TITLE COMMITMENT
 All that part of the East Half of the Southwest Quarter of Section 27, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 675.5 feet North of the Southwest corner of the East Half of said Quarter Section; thence East and parallel with the South line of said Southwest Quarter, a distance of 1,284.20 feet to a point in the center line of Grandview Road, said point being 38.8 feet West of the East line of said Quarter Section; thence in a northerly direction along the center line of said road, a distance of 988.88 feet more or less, to the extended South line of Hill Road, as dedicated by the recorded plat of RED BUD PARK; thence West along the South line of said Hill Road, a distance of 495.35 feet, more or less, to the Western terminus of said road as marked on the plat aforesaid; thence North 15 feet to the Southeast corner of Lot 18, of RED BUD PARK; thence West along the South line of Lots 18, 25, 26 and 34 of said RED BUD PARK, a distance of 826.15 feet to the West line of the East Half of said Southwest Quarter Section 27; thence South along the West line a distance of 1,003.35 feet to the point of beginning.

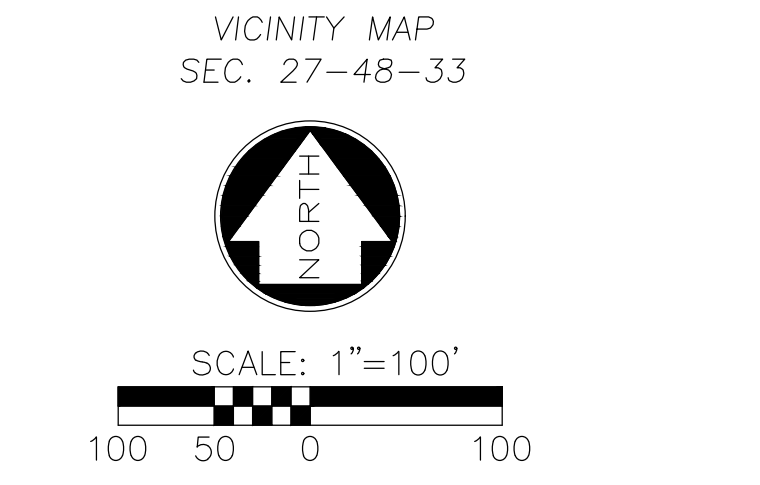
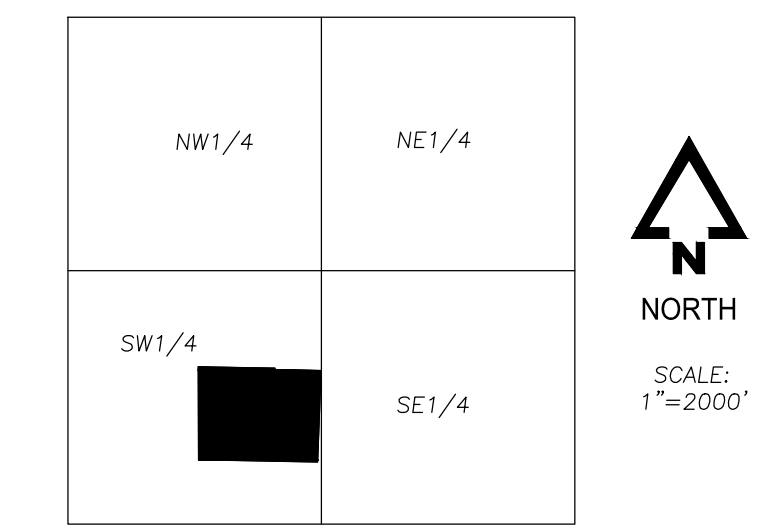
- TITLE COMMITMENT NOTES**
- Easement granted to the Kansas City Power & Light Company by instrument filed Document No. A-121017 in Book B-2299, page 243. [Blanket in nature, undefined width and location.]
 - Easement for oil and gas line granted to Connor and Son Construction Co. by the instrument filed as Document No. K-265381 in Book K-606 at Page 1446.
 - Assigned to LaCede Gas Company by Instrument filed September 3, 2013 as Document No. 2013E0093218. [Shown hereon]
 - Easement granted to Kansas City Power and Light Company by the instrument filed as Document No. K-317954 in Book K-730 at Page 1527, over a portion of the premises in question, as more fully described therein. [Shown hereon]
 - Right of way easement for street purposes as established by the instrument filed May 15, 1978, as Document No. K-366283. [Shown hereon]
 - Sewer easement established in Document No. K-447683 in Book K-1006, Page 827 [Shown hereon]
 - Easement granted to Kansas City Power and Light Company by the instrument filed February 13, 2002 as Document no. 2002K0008458, over a portion of the premises in question, as more fully described therein. [Shown hereon]

SURVEY NOTES
 Location of existing utilities on or serving the surveyed property are by observed evidence only, when precise locations of underground utilities are needed prior to excavation or connections, the various utility companies concerned are to be furnished a crew to point out the location at the job site.

Information shown on this survey was taken from First American Title Company File number MJ117299P Dated July 8, 2021.
 Contours shown hereon are 2 foot intervals and came from Kansas City, MO Parcel Viewer.
 Basis of bearings: Missouri State Plane, West Zone NAD 83

The surveyor is not aware of proposed changes of right-of-way over the surveyed premises. It is customary for the city to not reveal plans for future acquisitions of right-of-way until such time as the property is being redeveloped.
 The premises of this survey contains a Net area of 1,252,338 square feet or 28.750 acres, more or less.

FLOODPLAIN NOTE
 According to the Federal Emergency Management Agency Flood Map Community Panel No. 29095003830, Effective January 20, 2017, The Subject Property Lies partially within:
 1. Zone X, which is areas determined to be outside the 0.2% annual chance.



UTILITY WARNING
 THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

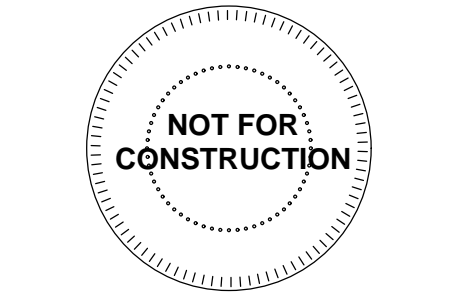
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DATE
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SHEET NO.

McCLURE
 11031 Strang Line Road
 Lenexa, KS 66215
 913.888.7800 FAX: 913.888.7868



SURVEYING | ENGINEERING | CONSTRUCTION

EXISTING CONDITIONS

DEVELOPMENT PLAN C-0.00



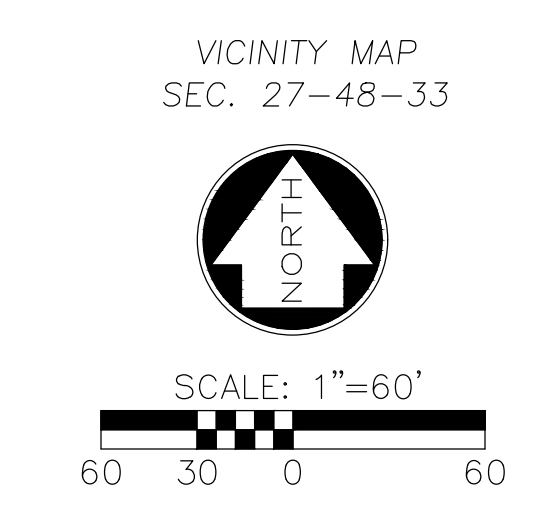
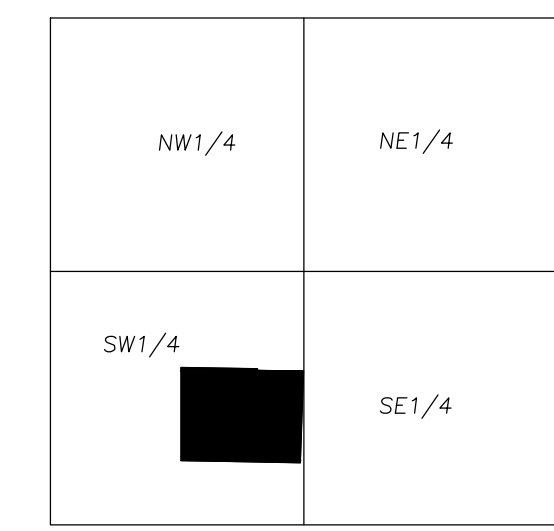
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 1. Zone X, which is areas determined to be outside the 0.2% annual chance.



PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 PROPOSED SEGMENTAL BLOCK RETAINING WALL
 CAUTION!!! EXISTING GAS LINE
 PROPOSED FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.

UTILITY WARNING
 THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

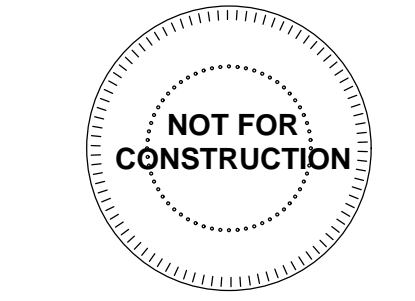
ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIORS ENERGY SERVICES

NSPJ

ARCHITECTS

3515 W. 25TH ST., SUITE 201
 PRAIRIE VILLAGE, KS 66208

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 NSPIARCH.COM
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A NEW DEVELOPMENT FOR:

OAKWOOD VILLAS

9700 GRANDVIEW ROAD
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 05.16.2022 DEVELOPMENT PLAN

REVISIONS
 06.17.2022 DRC COMMENT REVISIONS

DATE
 05/16/2022
 JOB NO.
 661120

SHEET NO.

McCLURE
 11031 Strang Line Road
 Lenexa, KS 66215
 913.888.7800 FAX: 913.888.7868
 SURVEYING | ENGINEERING | CONSTRUCTION



GRADING PLAN
 DEVELOPMENT PLAN **C-1.00**



TRACT D
0.25 ACRES
PRIVATE
OPEN SPACE

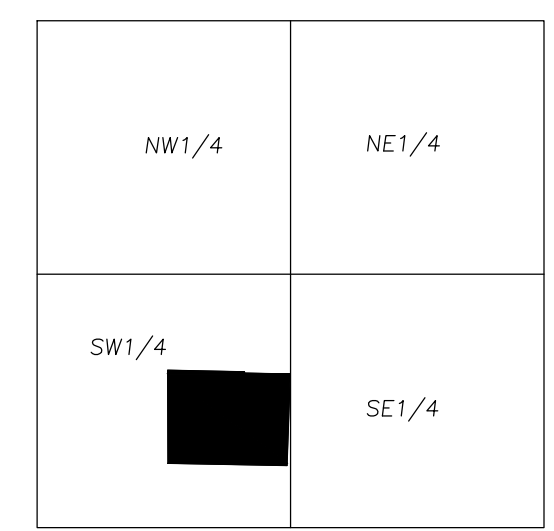
TRACT A

TRACT C

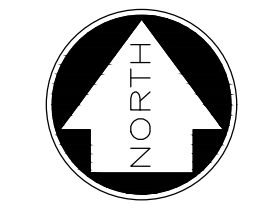
TRACT B

NOTE:
A COVENANT TO MAINTAIN PRIVATE
WATER LINES WILL BE PROVIDED TO
THE CITY AT TIME OF PERMITTING.

FH-Ø DENOTES PROPOSED PRIVATE FIRE HYDRANT
WM-Ø DENOTES PROPOSED PRIVATE DOMESTIC
SERVICE WATER METER



VICINITY MAP
SEC. 27-48-33



SCALE: 1"=60'
60 30 0 60



UTILITY WARNING
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HAVE BEEN LOCATED FROM FIELD SURVEY
INFORMATION AND/OR RECORDS OBTAINED. THE
SURVEYOR MAKES NO GUARANTEE THAT THE
UTILITIES OR SUBSURFACE FEATURES SHOWN
COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE
UTILITIES OR SUBSURFACE FEATURES SHOWN
ARE IN THE EXACT LOCATION INDICATED EXCEPT
WHERE NOTED AS QUALITY LEVEL A.

A NEW DEVELOPMENT FOR:

OAKWOOD VILLAS

9700 GRANDVIEW ROAD
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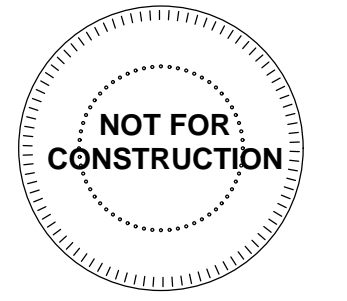


DATE
05/16/2022
JOB NO.
661120

SHEET NO.

UTILITY PLAN DEVELOPMENT PLAN **C-2.00**

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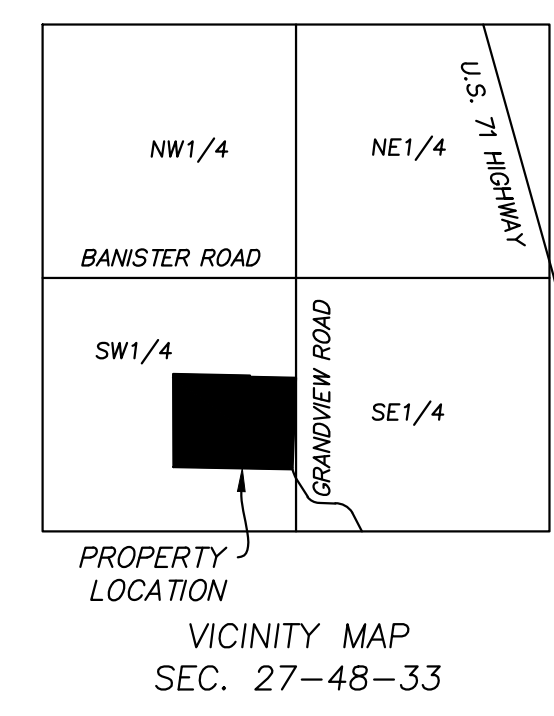
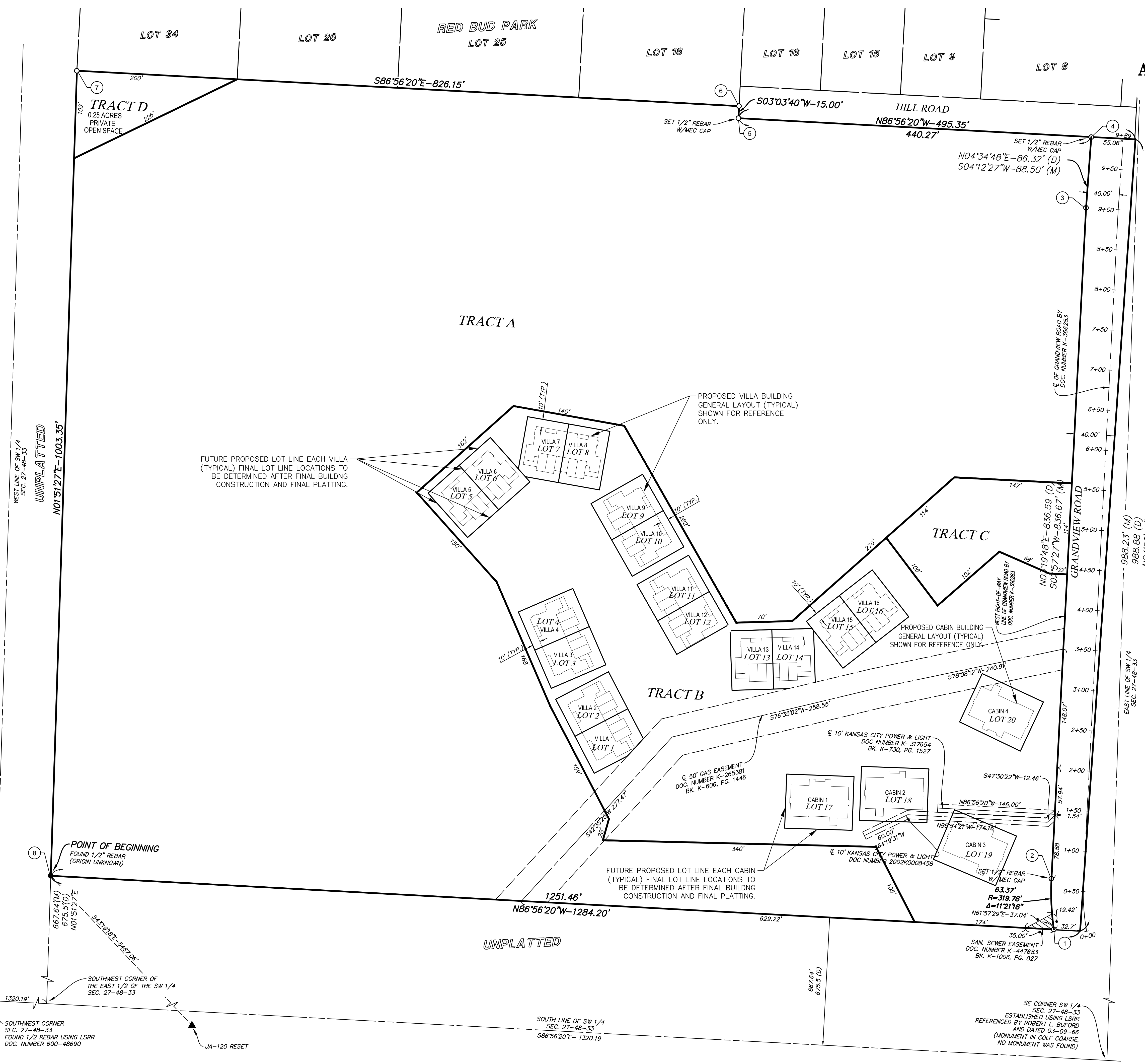
Preliminary Plat & Site Layout
THE VILLAS AT OAKWOOD
 A Part of the E 1/2 Southwest Quarter of Section 27,
 Township 48 North, Range 33 West
 being in Kansas City, Jackson County, Missouri

DESCRIPTION:

A tract of land being formerly described as Exhibit A in the Deed of Trust recorded July 8, 2021 in the Office of the Recorder of Deeds for Jackson County, Missouri as Instrument No. 2021E0074651, said tract of land being situated in the East Half of the Southwest Quarter of Section 27, Township 48 North, Range 33 West in Kansas City, said County and State and being now more particularly described as follows:

Beginning at a point 667.64 feet (675.5, feet, Deed) North of the Southwest corner of the East Half of the Southwest Quarter of aforesaid Section 27; thence N 01°51'27"E along the West line of the East Half of said Section 27, a distance of 1,003.35 feet to the Southwest corner of Lot 34, RED BUD PARK, a subdivision recorded June 29, 1937 in the aforesaid Office of the Recorder of Deeds in Plat Book 23 at Page 60; thence S 86°56'20"E along the South line of Lots 34, 26, 25 and 18 of said RED BUD PARK, a distance of 826.15 feet to the Southeast corner of said Lot 18, being also a point on the Western terminus of Hill Road as dedicated and shown on RED BUD PARK; thence S 03°03'40"W along the Western line of said Hill Road, a distance of 15.00 feet to the Southwest corner thereof, thence S 86°56'20"E along the South line of said Hill Road, a distance of 440.27 feet to the West right-of-way line of Grandview Road as now established by the Corporation Quit Claim Deed recorded May 15, 1978 in said Office of the Recorder of Deeds as Document No. K366283 in Book K845 at Page 377; thence Southerly along the West right-of-way line of Grandview Road as established by said document, the following courses and distances; thence S 04°12'27"W (S 04°34'48"W, Deed), a distance of 88.50 feet (86.32 feet, Deed); thence S 02°57'27"W (S 03°19'48"W, Deed), a distance of 836.67 feet (836.59 feet, Deed); thence Southerly along a curve to the left, tangent to the last described course, having a radius of 319.78 feet and a central angle of 11°21'18", an arc length of 63.37 feet to a point 667.64 feet (675.5, feet, Deed) North of the South line of the Southwest Quarter of said Section 27, as measured perpendicular to the South line thereof; thence N 86°56'20"W, departing from the West right-of-way line of said Grandview Road, being now along a line 667.64 feet (675.5, feet, Deed) North of and parallel with the Southwest Quarter of said Section 27, a distance of 1,251.46 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395. Containing 1,252,355 square feet or 28.750 acres, more or less.

The basis of bearings for this description are based on the Missouri State Plane Coordinate System, NAD 83, West Zone.



Street Grade as follows:

Grandview Rd.	0+00 = 979.5
	0+50 = 980.3
	1+00 = 980.4
	1+50 = 979.8
	2+00 = 978.7
	2+50 = 977.4
	3+00 = 975.9
	3+50 = 974.5
	4+00 = 973.3
	4+50 = 972.1
	5+00 = 971.1
	5+50 = 970.5
	6+00 = 969.6
	6+50 = 968.6
	7+00 = 967.7
	7+50 = 966.6
	8+00 = 965.1
	8+50 = 963.5
	9+00 = 961.4
	9+50 = 958.9
	9+89 = 956.8

- LEGEND**
- = SET 3/8" IRON BAR w/MEC CAP UNLESS NOTED OTHERWISE
 - = FOUND MONUMENT AS NOTED
 - (D) = Deed
 - (M) = Measured

REVISED: 6-17-22 DRC COMMENT REVISIONS

UNPLATTED
 WEST LINE OF SW 1/4 SEC. 27-48-33
 N01°51'27"E-1003.35'

McCLURE
 making lives better.
 1700 South Street, Ste. 100
 North Kansas City, MO 64116
 www.mcclurevision.com

Spofford
 The Villas at Oakwood
 KANSAS CITY, JACKSON CO.
 MISSOURI
 211528-000
 April 29, 2022

ENGINEER: N/A
 SURVEYOR: S. WHITAKER
 DRAFTER: J. CRAFT
 CHECKER: J. CRAFT
 DATE: 03-09-22

SCALE: 1"=2000'

1" = 60.0 ft.



PLOT	Existing	Proposed	Deviation Requested?
Zoning	R-5	R-5	
Gross Land Area			
in square feet	1,252,350 sf	1,252,350 sf	
in acres	28.75 ac	28.75 ac	
Right of Way Dedication			
in square feet	0	0	
in acres	0	0	
Net Land Area			
in square feet	1,252,350 sf	1,252,350 sf	
in acres	28.75 ac	28.75 ac	
Building Area (sq.ft.)	26,883 sf	60,364 sf	
Floor Area Ratio	0.021 FAR	0.048 FAR	
Residential Use Info.			
Total Dwelling Units	0	20	
Detached House			
Zero Lot Line House		4	
Cottage House			
Attached Houses		16	
Townhouse			
Two-Unit House			
Multi-Unit House			
Colonnade			
Multi-Unit Building			
Total Lots	0	21	
Residential		20	
Public/Civic			
Commercial			
Industrial			
Other - common area/golf course		1	
Regulated Stream Buffer	Buffer Required	No Buffer Provided**	No Buffer Provided**
BUILDING DATA	Required	Proposed	Deviation Requested?
Rear Setback	25'	5'	20'
Front Setback	25'	5'	20'
Side Setback	15'	0'	10'
Side Setback (abutting street)	15'	5'	10'
Height	25'	25'	
Min. Lot Area (sq. ft.)	5,000sf	2,300sf min.	2,700sf
Min. Lot Area per/unit (sq. ft.)	5,000sf	2,300sf min.	2,700sf

*** Per Section 88-110-06-C. 3. ATTACHED HOUSE:**

Note: 110-06-B (Table 110-2) apply to attached house projects on a project-wide basis, meaning that the total area of the attached house site, including common areas for the use of the attached house project, shall be included in the minimum total (combined) side setback standard of 88-110-06-B (Table 110-2) applies along the side setback of the attached house project. The minimum total (combined) side setback standard of 88-110-06-B (Table 110-2) applies along the side setback of the attached house project. The minimum total (combined) side setback standard of 88-110-06-B (Table 110-2) applies along the side setback of the attached house project. The minimum total (combined) side setback standard of 88-110-06-B (Table 110-2) applies along the side setback of the attached house project.

Proposed Uses	Vehicle Spaces Required	Vehicle Spaces Provided	Bike Spaces Required	Bike Spaces Provided
Residential	20	88	0	0
Golf Course	0	63	0	0

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	Private Open Space
88-415 Stream Buffers	None on Site
88-420 Outdoor Lighting	See Lighting Plan Provided
88-435 Outdoor Display, Storage & Work Areas	None
88-445 Signs	Conforms to Code
88-450 Pedestrian Standards	Internal Connections-On Site Pedestrian circulation

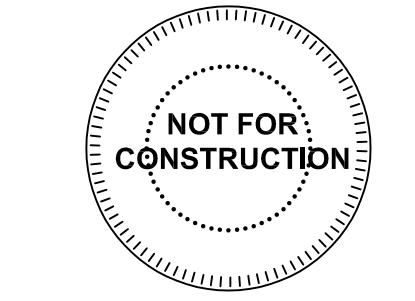
Waiver Request for Grandview Road Improvements
 The applicant requests that any requirement to improve the west half of Grandview Road to City standards be deferred until such time as an improvement program is in place for the length of Grandview Road from Bannister to the 435 overpass.



AMERISTAR FENCE PRODUCTS- ameristarfence.com
 MONTAGE COMMERCIAL- WELDED COMMERCIAL ORNAMENTAL STEEL FENCE
 8' HEIGHT, STYLE-CLASSIC

2 FENCE IMAGE
 NOT TO SCALE

1 SITE PLAN
 1"= 60'-0"





LANDSCAPE SCHEDULE:

Common Name	Botanical Name	Size	Notes
Shade Trees			
BWM	Brandywine Red Maple	2' Cal	B&B
HCK	Heritage Oak	2' Cal	B&B
LL	Linden	2' Cal	B&B
LL	Greenspire Littleleaf Linden	2' Cal	B&B
ZEL	Zelkova	2' Cal	B&B
ZEL	Zelkova serrata 'Green Vase'	2' Cal	B&B
Evergreen Trees			
BSP	Blue Spruce	6' H	B&B
Ornamental Trees			
SSC	Spring Snow Crabapple	1' cal	B&B

THE ABOVE PLANT LIST REPRESENTS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGE.

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE A SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- ROCK BEDS SHALL BE SALT & PEPPER COBBLES, 5"-10" SIZE, BY SEMCO DISTRIBUTORS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.

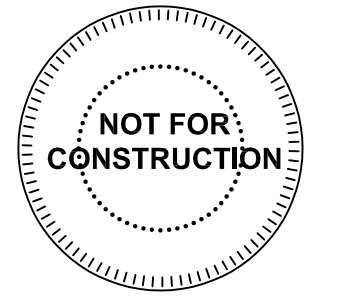
LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?
88-425-03 Street Trees	50 Street Trees	50 Street Trees	
88-425-04 General	1 Tree / 5,000 SF of Principle Building 60,864/5,000SF = 12 Trees	Existing Trees to remain as shown	
88-425-05 Perimeter Vehicular Use Area	80 U/30 LF = 3 Trees	3 New Trees	
Adjacent to Streets			
Buffer Width	10'	10'	
Trees	1 Tree/30 LF	3 New Trees	
Shrubs/Wall/Berm	25 Shrubs	25 Shrubs and Wall	
Adjacent to Residential Zones			
Buffer Width	N/A	N/A	
Shrubs/Berm/Fence/Wall	N/A	N/A	
88-425-06 Interior Vehicular Use Area			
Interior Area	2,835 SF	3,466 SF	
Trees	16 Trees	16 Trees	
Shrubs	81 Shrubs	81 Shrubs	
88-425-07 Parking Garage Screening	N/A		
88-425-08 Mechanical/Utility Equipment Screening	N/A	Evergreen trees around trash enclosure	
88-425-09 Outdoor Use Screening	N/A		

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES

NSPJ

ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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A NEW DEVELOPMENT FOR:

OAKWOOD VILLAS

9700 GRANDVIEW ROAD
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

05.16.2022	DEVELOPMENT PLAN
05.19.2022	DEVELOPMENT PLAN
06.20.2022	DEVELOPMENT PLAN

REVISIONS

DATE
05/16/2022
JOB NO.
661120

SHEET NO.
L1.00

1 LANDSCAPE & SCREENING PLAN
1" = 60'-0"



TWIN VILLA
FRONT ELEVATION
 Scale: 3/16" = 1'-0"

MATERIAL LEGEND

	STUCCO TO MATCH EXISTING CLUBHOUSE
	TRIM TO MATCH EXISTING CLUBHOUSE
	BRICK TO MATCH EXISTING CLUBHOUSE
	STONE TO MATCH EXISTING CLUBHOUSE
	SHINGLE ROOF TO MATCH EXISTING CLUB

2 VILLA - ELEVATION
 3/16" = 1'-0"



CABIN
REAR ELEVATION
 Scale: 3/16" = 1'-0"



CABIN
RIGHT ELEVATION
 Scale: 3/16" = 1'-0"



CABIN
FRONT ELEVATION
 Scale: 3/16" = 1'-0"



CABIN
LEFT ELEVATION
 Scale: 3/16" = 1'-0"

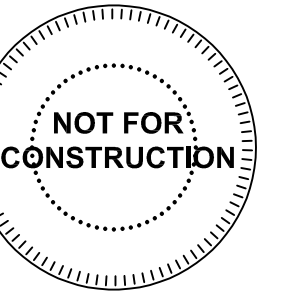
1 CABIN - ELEVATIONS
 3/16" = 1'-0"

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 LANDSCAPE
 ARCHITECTURE
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 KANSAS CITY, MISSOURI

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 05.16.2022 DEVELOPMENT PLAN

REVISIONS

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SHEET NO.



SITE PLAN - PHOTOMETRICS 

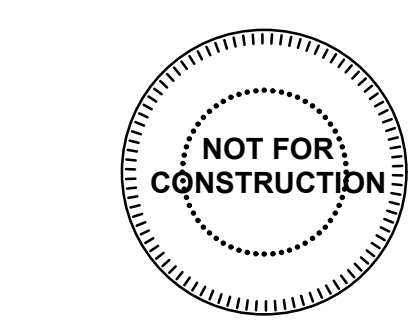
SCALE: 1" = 50'-0"

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LANDSCAPE
ARCHITECTURE
INTERIORS
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A NEW DEVELOPMENT FOR:

OAKWOOD VILLAS

9700 GRANDVIEW ROAD
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
05.16.2022 DEVELOPMENT PLAN

REVISIONS

Lankford + Fendler
+ associates

1730 Walnut Street Kansas City, Missouri 64108
1915 Frederick Avenue, St. Joseph, Missouri 64501

Phone: 816.221.1411 | Fax: 816.221.1429
LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.
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CDA No. 200601203

DATE
05/16/2022

JOB NO.
661120

SITE PLAN -
PHOTOMETRIC

SHEET NO.

DEVELOPMENT PLAN **E001**

S2 (15'-0")

HCI LIGHTING
HERITAGE CASTING & IRONWORKS LTD.

PRODUCT TECHNICAL DATA SHEET

F152-LED SERIES


SPECIFICATIONS

Housing
Made from heavy duty cast aluminum to withstand harsh weather.

Hardware
All exposed hardware is made of durable stainless steel, with industrial strength seals.

Interior Design & Optical
Energy efficient LED driver is mounted on a removable plate, with quick disconnect wiring to allow easy driver maintenance.
L70 at 50,000 hours with CRIs>70.

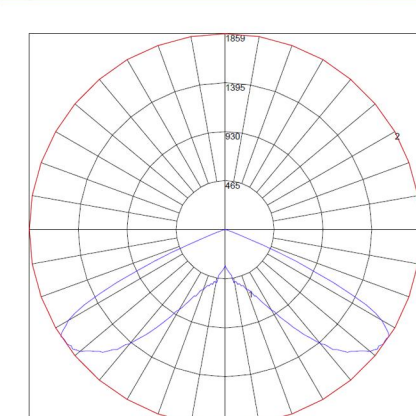
Exterior Design & Finish
Luminaire is designed to fit post top mounting or pendant mounting with our ornamental arms and poles, and is suitable for wet locations.
Finish is electrostatically applied with thermoset polyester powder-coat.



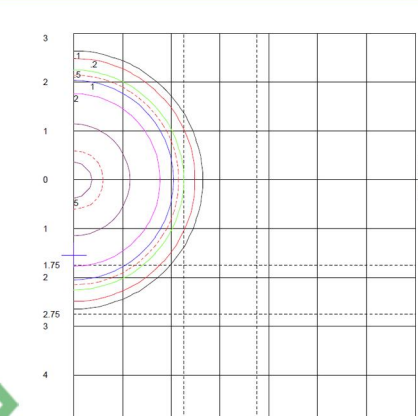
SIZES

	length	width	height	weight	tenon size	EPA
Large	16"	16"	36"	42 lbs	3"(W) x 4"(L)	2.80 ft²
Small	14"	14"	24"	25 lbs	3"(W) x 4"(L)	2.10 ft²

PHOTOMETRICS



← polar graph



→ ISO footcandle

PRODUCT	FITTER	DIFFUSER TYPE	WATTAGE	CCT	VOLTAGE	OPTICS	OPTIONS	FINALS	COLOR
F152-L	N/A	CAC CLEAR ACRYLIC	LED 35W	3000K	120V-277V	II/0	CHY DECORATIVE CHIMNEY	NA	STANDARD RAL 6005 GREEN 7052 GREY
F152-S		CPC CLEAR POLYCARBONATE	50W	6000K	STEP DOWN TRANSFORMER 347V	II/0	DIM DIMMING CONTROL (V)		RAL9011 BLACK 9013 WHITE TEXTURE AVAILABLE
		CTG CLEAR TEMPERED GLASS	50W		347V		FUS INTERNAL FUSING		
		FAC FROSTED ACRYLIC	50W	+10% VARIANCE	480V		POB BUTTON TYPE PHOTOCELL		
		FPC FROSTED POLYCARBONATE	120W				PEG TWIST LOCK PHOTOCELL		
		WAC WHITE ACRYLIC	CUSTOM				WAC TWIST LOCK PHOTOCELL		
		WPC WHITE POLYCARBONATE					HSS HOUSE SIDE SHIELD TML TWIST LOCK SYSTEM		

Product ordering sample F152 - L - CAC - LED35W - 3000K - 120-277V - TYPE II - CHY - RAL9011 BLACK
(800) 267-3175 | www.hcilighting.com © 2015 HCI LIGHTING. We reserve the rights to change the product and its information without notice.

S5 (15'-0")

HCI LIGHTING
HERITAGE CASTING & IRONWORKS LTD.

PRODUCT TECHNICAL DATA SHEET

F152-LED SERIES


SPECIFICATIONS

Housing
Made from heavy duty cast aluminum to withstand harsh weather.

Hardware
All exposed hardware is made of durable stainless steel, with industrial strength seals.

Interior Design & Optical
Energy efficient LED driver is mounted on a removable plate, with quick disconnect wiring to allow easy driver maintenance.
L70 at 50,000 hours with CRIs>70.

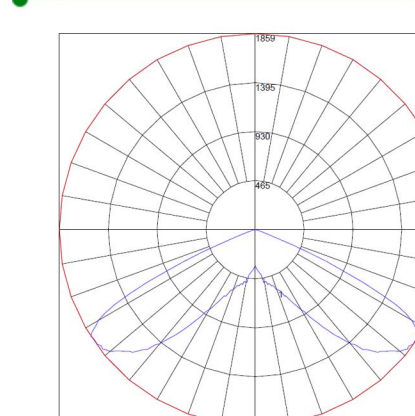
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Finish is electrostatically applied with thermoset polyester powder-coat.



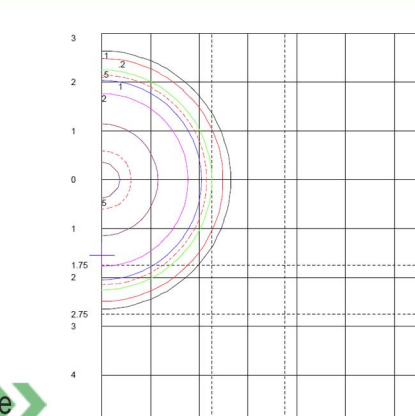
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	length	width	height	weight	tenon size	EPA
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PHOTOMETRICS



← polar graph



→ ISO footcandle

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		CTG CLEAR TEMPERED GLASS	50W		347V		FUS INTERNAL FUSING		
		FAC FROSTED ACRYLIC	50W	+10% VARIANCE	480V		POB BUTTON TYPE PHOTOCELL		
		FPC FROSTED POLYCARBONATE	120W				PEG TWIST LOCK PHOTOCELL		
		WAC WHITE ACRYLIC	CUSTOM				WAC TWIST LOCK PHOTOCELL		
		WPC WHITE POLYCARBONATE					HSS HOUSE SIDE SHIELD TML TWIST LOCK SYSTEM		

Product ordering sample F152 - L - CAC - LED35W - 3000K - 120-277V - TYPE II - CHY - RAL9011 BLACK
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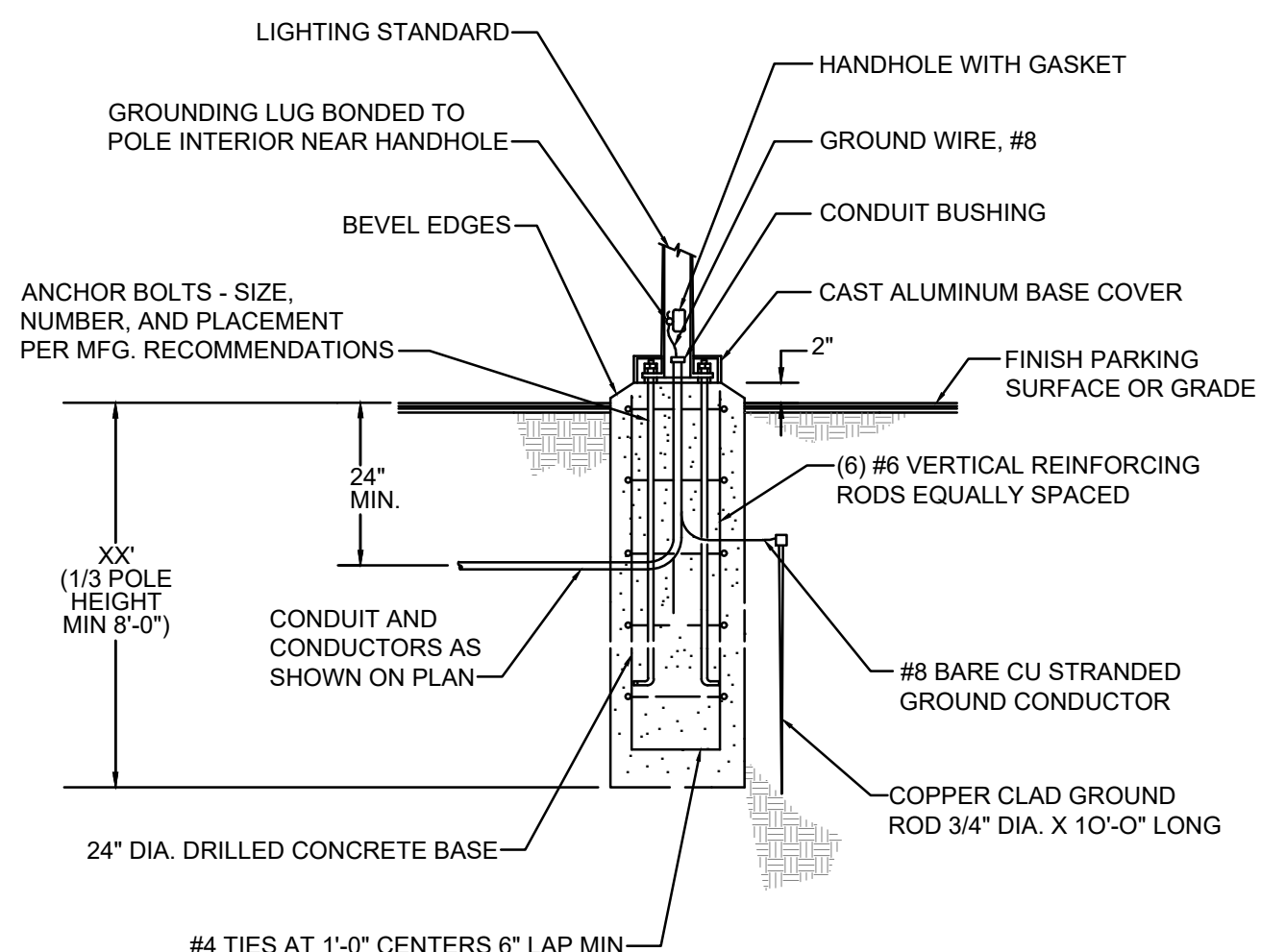
SELECT POLE BASED ON MAXIMUM EPA LISTED IN MANUFACTURERS CATALOG.

IN ANY CASE MIN. POLE BASE DEPTH SHALL BE 81" FINAL DEPTH OF POLE BASE SHALL BE VERIFIED WITH STRUCTURAL ENGINEER PRIOR TO PLACEMENT.

*POLE BASE SHALL BE CALCULATED USING THE FOLLOWING CRITERIA:

WIND LOADING
80MPH (104 GUST)

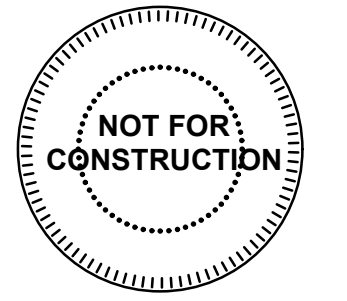
TOTAL EPA OF LUMINARIES
+TOTAL EPA OF BRACKETS
=TOTAL EPA OF LUMINARIES/BRACKETS



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PRAIRIE VILLAGE, KS 66208



A NEW DEVELOPMENT FOR:
OAKWOOD VILLAS
 9700 GRANDVIEW ROAD
 KANSAS CITY, MISSOURI

DRAWING RELEASE LOG
 05.16.2022 DEVELOPMENT PLAN

Lankford + Fendler
 + associates
 1750 Walnut Street Kansas City, Missouri 64108
 1915 Frederick Avenue, St. Joseph, Missouri 64501
 Phone: 816.221.1411 | Fax: 816.221.1429
 LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.
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 CDIA No. 2006601263

REVISIONS
 DATE 05/16/2022
 JOB No. 661120
 SITE PLAN - PHOTOMETRIC
 SHEET No.

Dear City Plan Commission,

I am a resident of the Blue River corridor of South Kansas City. I attended the public hearing on June 21 at the South Patrol station regarding the proposed "Villas at Oakwood" development. I'm writing to oppose this development as shown in the plans submitted by Mr. Ken Block which would raze 28+ acres of dense tree cover at 9700 Grandview Rd in the Oakwood neighborhood. This acreage was purchased by Mr. Block because it's adjacent to Oakwood Country Club and he wants to develop a private luxury enclave for the benefit of 250-260 individuals (aka members) from outside the Oakwood neighborhood. Keep in mind, the current Oakwood neighborhood consists of more than 1,100 households of which the median household income is \$29,130 and approximately 16% are living below poverty according to Census data.

The acreage is valuable green infrastructure that increases Kansas City's climate change resilience. I ask you to honor the residents of this neighborhood (plus all neighbors downstream and at lower elevation to this property), the Red Bridge Area Plan and the Kansas City Regional Climate Action Plan (CAP) regarding the development of this parcel. Having a healthy woodland on the site is the most beneficial land use for the community at large, however, a light residential development would maintain significantly more of the green infrastructure than would a private golf course and luxury villa development.

The ecosystem services that these woods provide are extensive. Currently, these woods mitigate stormwater runoff in the vulnerable Blue River Watershed where they soak up water like a sponge, mitigate the heat island effect in the age of climate change, cool down the environment with transpiration, control air pollution near I-435 and 71 Hwy, connect to the Blue River Parkway as a wildlife corridor, and increase the health of area residents by providing ecological services. We perceive an oversaturated golf course market in our area, and we know that this development does not come with any guarantee of jobs for neighbors or area residents. Within just a 4 mile radius of Block's project are 8-10 existing golf courses... almost more golf courses than grocery stores and everybody has to eat.

The shift from high-quality green infrastructure to the expansion of a chemical-laden golf course would be devastating for local communities. This shift would also have city-wide implications regarding climate change and regarding the integrity of Kansas City area plans. A golf course expansion would not only remove ecosystem services and health from the neighborhood, but it would increase chemical run-off pollution and erosion in the Blue River watershed, carbon dioxide emissions, air pollution, noise and light pollution. The health of the watershed and surrounding community would suffer, and our estimated lifespans would statistically shorten. An expansion of a private golf course development with luxury villas in this sensitive ecological zone would be a costly liability for the city, and it would bring misery to the residents of the Blue River corridor.

The guiding principles of the Red Bridge Area Plan include **“utilizing the natural aesthetic and extensive trails system as an asset and focal point for new development. As sites are redeveloped utilize and incorporate open spaces and**

mature vegetation.” I don’t see evidence in the Oakwood Villas proposal that the developer has any care for these guiding principles for land use and development. Per the area plan, “the natural aesthetic and trails system is an asset and should be used as a competitive advantage and integrated into developments. Instead of turning backs onto parks and trails, incorporate them into the development. Incorporate trails into new development and redevelopment by including trail access points, trail amenities (benches, bike racks, etc.), and avoid fronting trails with service areas. Where reasonable, connect to the regional trail system with neighborhood connector trails. When designing a new development take into consideration the physical character (existing vegetation, topography, viewsheds, streams, etc.) of the site and neighboring sites and work within that physical character.”

The parcel where “Oakwood Villas” is proposed is immediately adjacent to 60+ miles of connected natural surface trails that run north-south along the Blue River corridor from Camp Lake of the Woods at Swope Park all the way to 139th Street near Martin City. The proposal would essentially cut off any hope of access from the Oakwood neighborhood to the trail system below. Again, the area plan calls for natural resource preservation to preserve the environmental qualities of the site to protect sensitive natural areas, landscape character and drainage patterns. Natural areas should be accessible to neighborhoods, nodes, corridors or districts and connected to greenways where possible according to the area plan. The “Oakwood Villas” proposal essentially walls itself off from the surrounding community creating an enclave for the exclusive use of those who can afford it and decreases recreational opportunities for the surrounding neighbors. Again, the area plan calls for community gathering spaces for all to enjoy and increased recreational opportunities – the “Oakwood Villas” proposal clearly does the opposite.

To close, I urge you to require Mr. Block to pay 100% of the infrastructure upgrades to bring all public utilities serving the development and surrounding community up to today's standards. You should require Mr. Block to buffer the hell out of the Blue River corridor and adjacent Jackson County Park Land, provide public access in the buffer (outside the wire I suppose if he wants to have a "secure" residential community *insert eye roll here*), and manage stormwater in strict accordance with regional water quality BMP guidance. You should require a tree preservation plan to meet the urban forestry master plan and adherence to the City's tree mitigation guidance (which isn't required for private development but could be imposed to require offsite mitigation of any trees lost) and the city and regional climate action plans.

I hope you will take my concerns to heart and consider advising Mr. Block to rethink his development and propose something in line with area plans and the needs of the surrounding communities.

Thank you,

Sarah Hemme
11011 Park Ave

Kansas City, MO 64131
mobile: 785-640-0071

Dear City Plan Commission,

I want to echo the sentiments of Sarah Hemme, sent earlier today to you.

While I am not a KCMO resident, I am a Blue River trail user and 12 year volunteer building trails at Blue River, over 500 hours invested in the trails that will be affected by this development.

I have attached some photos showing drainage recently installed under Oakwood golf course's new road that abuts the trail property. One is about 6" and other about 18"

There are geotags on the photos to help with location, I can send larger files if desired. These pics were taken 6/27/22 along the trail "HiFi", showing both a large and a small drain pipe dumping water directly onto the trails and down hill toward Blue River with nitrogen pollution in tow. There's no way another golf course within a mile of Blue River makes sense.

I'd be glad to help you locate these drainage locations personally if you like, during the day or after hours, just let me know. I can't believe that the location of these drains is known to the city or county. Additionally, there are no temporary erosion measures being taken between Oakwood and Jackson County public land, every time it rains mud is running down hill. This would never fly in a residential neighborhood.

Sincerely

Colin Weigel

816.918.2680

Dear Councilmember,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club.

My dad moved to Kansas City from Pittsburgh, PA over 45 years ago to manage Milgram Food Stores. Part of the compensation package he negotiated was to be a member of a golf club. At the time there were many that wouldn't accept Jews. In addition to being active in the community, Oakwood Country Club became a social hub for both my parents and they developed many close friends – one of them being with the Block Family. As a family, we've been investing with Block Real Estate Services for over 3 decades and have been Oakwood members for 2 generations. With my son moving to town to work for Burns & McDonnell, I have every reason to believe he will continue the relationship with Ken and his team - both financially and through Oakwood Country Club. If you haven't visited Oakwood, I highly recommend you do – Ken has made it a wonderful destination location which we entertain many clients and friends.

We are excited about the plans for the Par 3 course, and the villas and cabins. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. As a mountain biker, I am aware that Ken and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

David & Carol Porter

8339 Roe Avenue, Prairie Village KS 66207

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Dear City Planners and interested parties, please allow me to add an additional voice to this concern.

I own property abutting, directly north and (crucially) downhill from this proposed development. My wife and I purchased the property from the Land Bank a couple years ago to help contribute space for the growing population of local residents who cherish the raw and undeveloped woods along the Blue River corridor. Our land is open to all trail users and you'll find hikers and bike riders on it every day. The water that flows across this land flows directly downhill from the parcel that Mr. Block plans to build on so be assured that my concern is direct and first-person.

As you are no doubt aware, the river and the lands long the Blue River have suffered from decades of neglect and policy decisions that have left the water so toxic that, in places, you'll find a warning sign that reads, "Make No Bodily Contact with the Water". In recent years, several local communities of volunteers and non-profits have been working to bring the green space closer to the beautiful and bio-diverse ecosystem that it once was. We have a lot to do. Invasive species and pollution continue to be a tremendous problem, but progress is being made. In the 20 years I've been supporting the area, I can see much less trash and somewhat cleaner water. Occasionally, you'll even find bald eagles roosting along the banks now. Our community is growing and making progress. Kansas City will be able to once again have a clean, lush and beautiful ecosystem.

Ken Block's golf course however, will make things worse for decades to come.

Mr. Block will tell you that he loves the trees but please don't fall for this. His plan is to cut down acres of full grown trees across the top of the Blue River watershed and replace them with sod. Sod that requires tons of pesticide and fertilizer. He will tell you that the water draining off of his land is cleaner than the water flowing on to it and that is simply not true. That pesticide and fertilizer will only flow one direction, downhill and into the Blue River. Mr. Block's project will significantly add pollution to the watershed, setting back the efforts of hundreds of Kansas City area volunteers... so he can realize his dream of a world class golf course in the woods.

Please make no mistake in understanding what this club is. Mr. Block described it very clearly at the meeting last week. This is a "destination" club where Mr. Block (alone) decides who can join and who can not. His stated desire is to create an enclave in the woods in which wealthy members travel (by private plane and black car) from all over the country, stay in one of the villas on site, hang out with other members for a few days and then travel home. There will be no economic or other benefit to the community. This is strictly for the (extremely) wealthy few whom Mr. Block has deemed acceptable. No spill-over moneys will go to nearby businesses, not even to local restaurants.

The construction of yet another golf course, one that is private and has no benefit to Kansas City, will be a harm to our community. I urge the City Planners to oppose this project. I also request that an environmental study is completed and that those findings be shared with the Planners and Council.

It's my understanding, as stated by Mr. Block, that no environmental study was required and is not planned. It will be a dereliction of the City Planners' duty to allow such a project to be completed without even understanding how it will impact one of our city's remaining green spaces.

Respectfully,
Jason Hatley

Randi Lefko
rlefko@rhjohnson.com

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I am a longstanding member at Oakwood Country Club and I work in Kansas City, Missouri. I greatly appreciate the revitalization that Ken Block has been able to provide to the Oakwood community. We have enjoyed a lot of great memories at the country club.

Ken Block has done an outstanding job to revamp Oakwood Country Club in a first-class manor. His impeccable taste and attention to detail has been truly amazing.

As you may remember, Oakwood was in disrepair and could have potentially been an eyesore for Kansas City, Missouri. Ken has turned Oakwood into a first-class country club, during the pandemic and in less than two years, and created many jobs for the area.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Randi Lefko

Via email: MayorO@kcmo.org; Heather.Hall@kcmo.org; Kevin.ONeill@kcmo.org; Teresa.Loar@kcmo.org; dan.fowler@kcmo.org; Brandon.Ellington@kcmo.org; Melissa.Robinson@kcmo.org; Katheryn.Shields@kcmo.org; Eric.Bunch@kcmo.org; Lee.Barnes@kcmo.org; ryana.parks-shaw@kcmo.org; andrea.bough@kcmo.org; Kevin.Mcmanus@kcmo.org

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Dear Council member Bunch,

My name is Peter Long, and I live at 837 West 58th St in Kansas City, Mo 64113. I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club. Below, I have outlined some thoughts on this project and why as a resident (and golf enthusiast) I support this effort.

1) For many years I have been going to the Kansas City 3 & 2 Moore / Melton baseball fields. I also frequently ride my bike along the Blue River Parkway Trails – Greenway Trails system. The Blue River Rd that runs between the Ball Fields and Oakwood Country Club is piled with illegal dumping of trash and illegal activity. It is a spooky experience riding your bike alone along that closed part of the road. The beautification of “any” part of this area needs to start somewhere and what Oakwood has done is amazing and incredibly high quality. Over the long haul it is projects like this and the Blue River Commerce center that will help boost this area back up. Oakwood in particular is certain to help the surrounding area improve. I HIGHLY encourage you to take a drive down Bannister Road and exit at Blue River Rd (by the ball fields) and drive around and look at the trash and dumping. The improvements have to start somewhere, and Oakwood is a worthwhile “anchor” project to get that underway.

2) I office out at South Creek office park which is across the street from another golf development “Deer Creek Golf Course”. A recent “no” vote in that development plan has led to a Deer Creek declared bankruptcy and now the Golf course is overgrown and falling into disrepair. At some point a new development will likely emerge, but how many years? How far will Deer Creek fall and how much trash and undesirable activities will that area see? The plan being proposed by Oakwood does not create traffic issues – there are no large buildings – no offensive noise issues (after construction) – no dangerous activities (like old Bannister complex) - etc. What is delivered to the surrounding community is a property beautification, an increase to surrounding property values and an assurance of what / who their neighbor will be for next 50 years. That is hard to find in most development projects.

3) The recent “KC Current” women’s soccer training facility opening, and the soccer World Cup win shows what true development vision can lead to in a city like KC. What Ken Block has done out at Oakwood (for golf) is in the same vein as what we have seen with the soccer in KC. This Oakwood golf course is shaping up to be one of the highest quality, top golf courses in all of the Mid-West. This is all happening with-in the KCMO city limits – which is amazing. This course will soon be known Nationally and will likely see the hosting of a PGA event sometime in future. The quality of the projects being completed at Oakwood would definitely qualify this course for this. If this were to ever happen, this would be a huge National awareness opportunity for Kansas City and also a big economic driver (if it ever happens) with hotel stays – restaurants – people that come to KC to play golf – etc. To be clear - I “do not” know if Oakwood really plans to go this way! I am NOT an insider. But I can say that the quality of course is ABSOLUTELY there to accomplish this, and it would be a BIG deal if it ever happened. This project is not some cookie cutter mall it is a top Nationally visible highest quality project that will help put KC on the map for Golf (like we are now for Soccer).

I have heard that the Block firm has offered move public trails on a corner of the Spofford property as their expense, so bikers and hikers can continue to enjoy the trail system. As I noted above any facelift here will be an improvement – see my comment number 1 above. I also understand the Block family’s

Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project.

Sincerely,

Peter Long
837 West 58th St
Kansas City MO 64113

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org