

City Plan Commission

March 15, 2022



Docket #7

Case No. CD-CPC-2022-00010
Development Plan

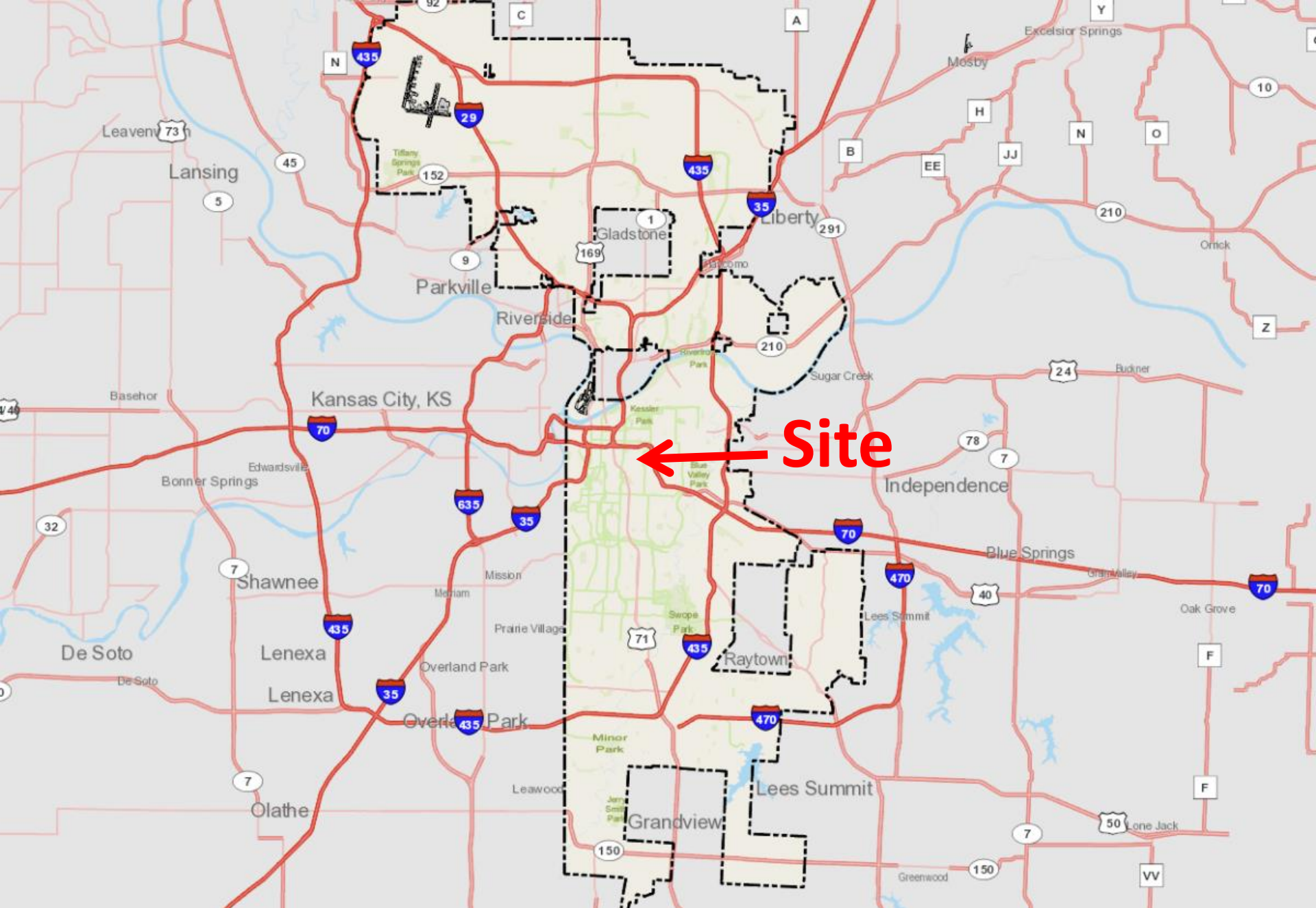
Samuel U Rogers Pediatric Wing



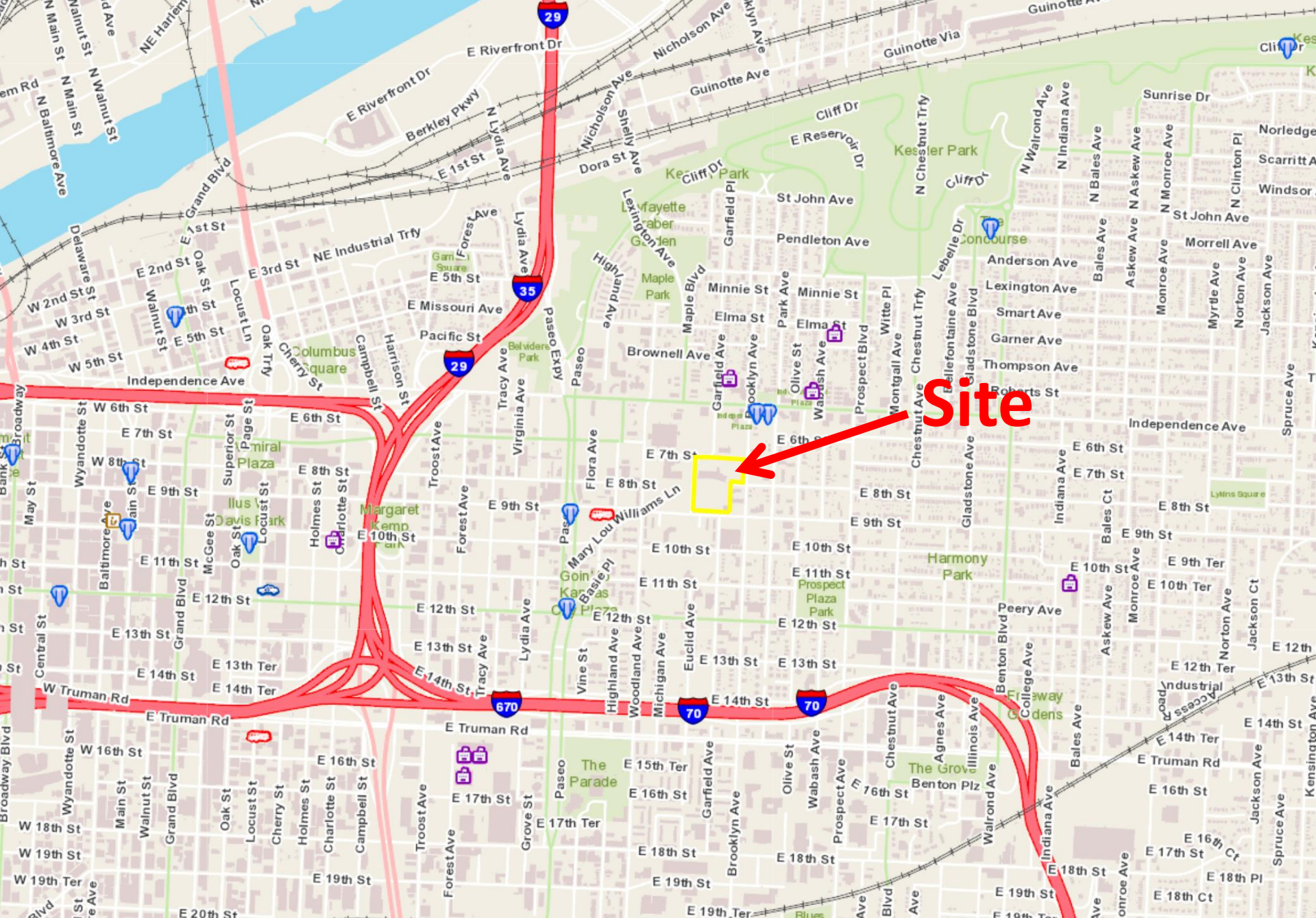
March 15, 2022

Applicant Team:

- Brenton Sells – Taliaferro & Browne

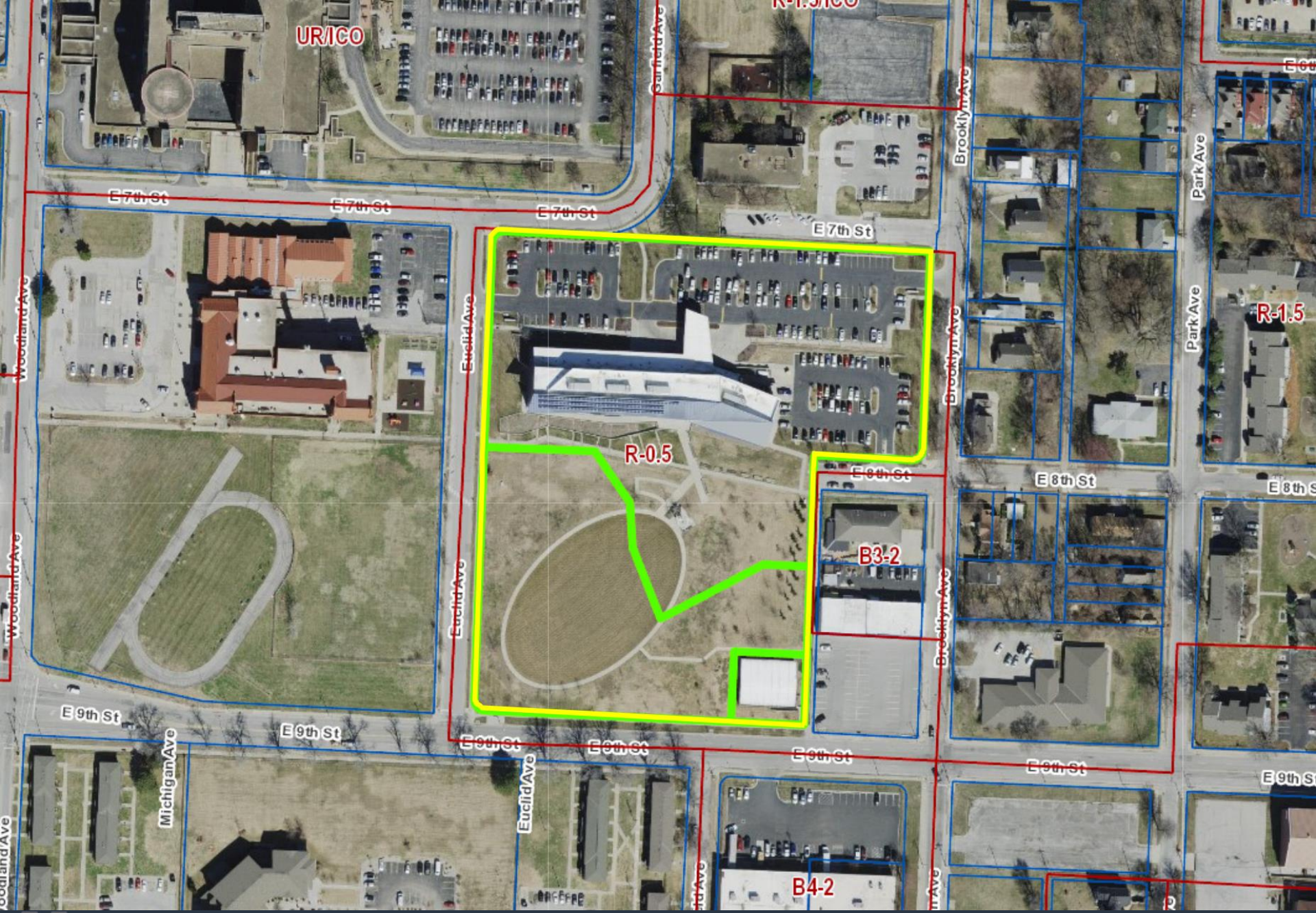


Case No. CD-CPC-2022-00010



Site

Case No. CD-CPC-2022-00010



Case No. CD-CPC-2022-00010

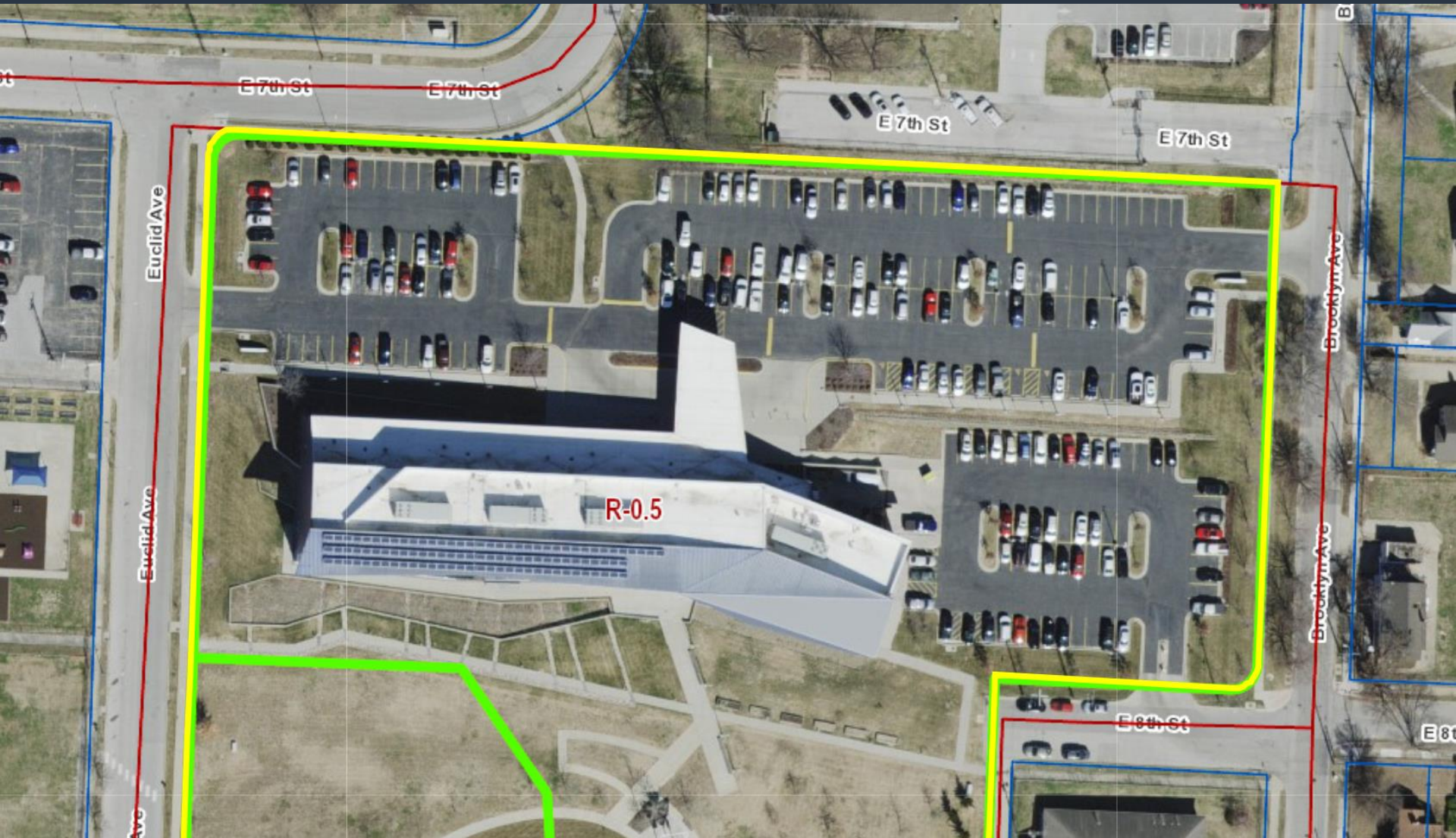


Looking west from Brooklyn Avenue

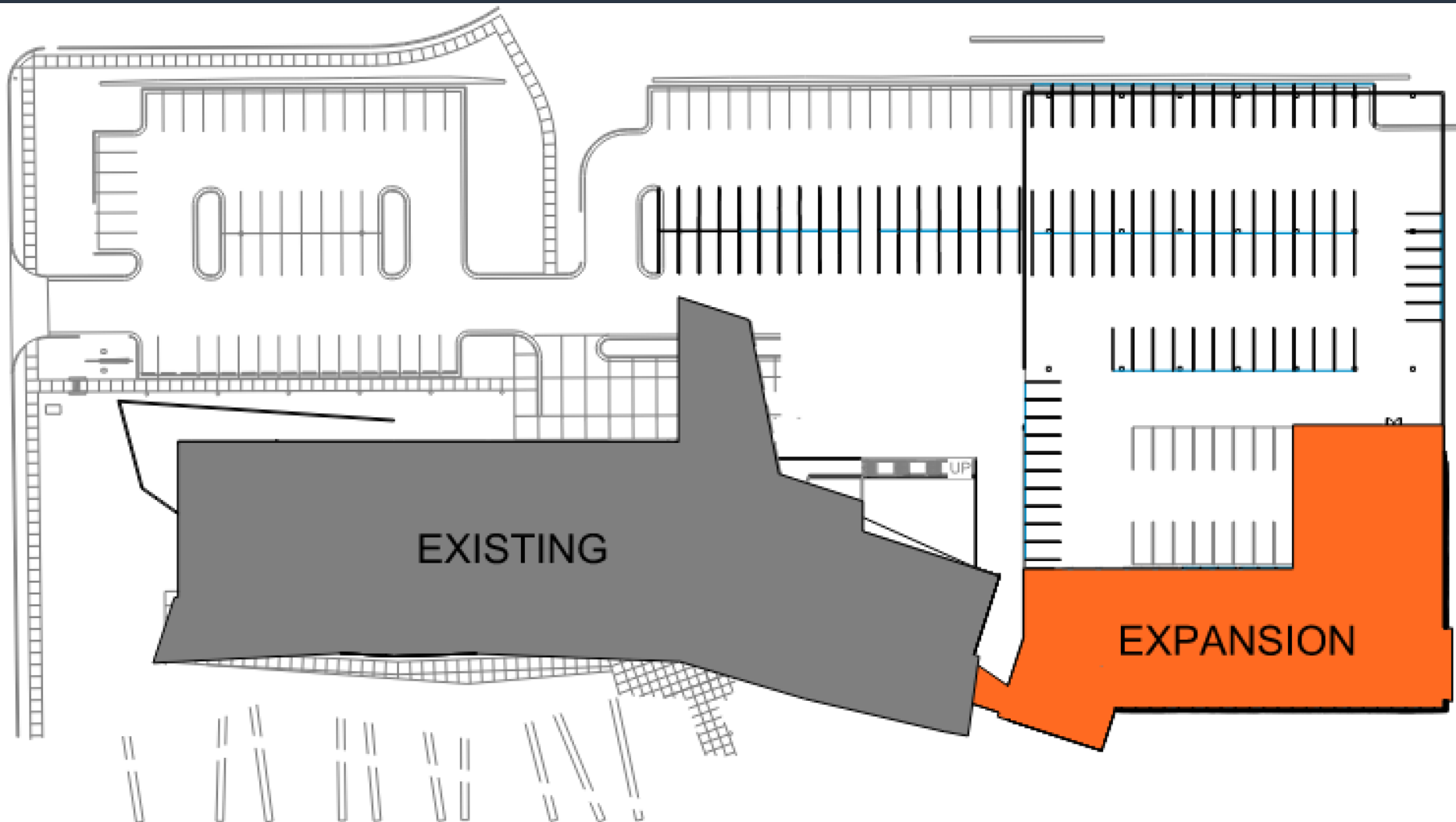


PROPOSAL

- 5 acres – Zoned R-0.5
- 825 Euclid Avenue. Campus approved in 2009.
- August 2021, rezoned 3 acres for 64 unit apt.
- Existing office building to remain.
- The site is multi-level with Euclid higher than Brooklyn Avenue.
- Proposing a 3 story building/ garage addition .
- 33,000 sq. ft. w/ 382 parking spaces.
- Access to the buildings will be split.



Case No. CD-CPC-2022-00010



EXISTING

EXPANSION

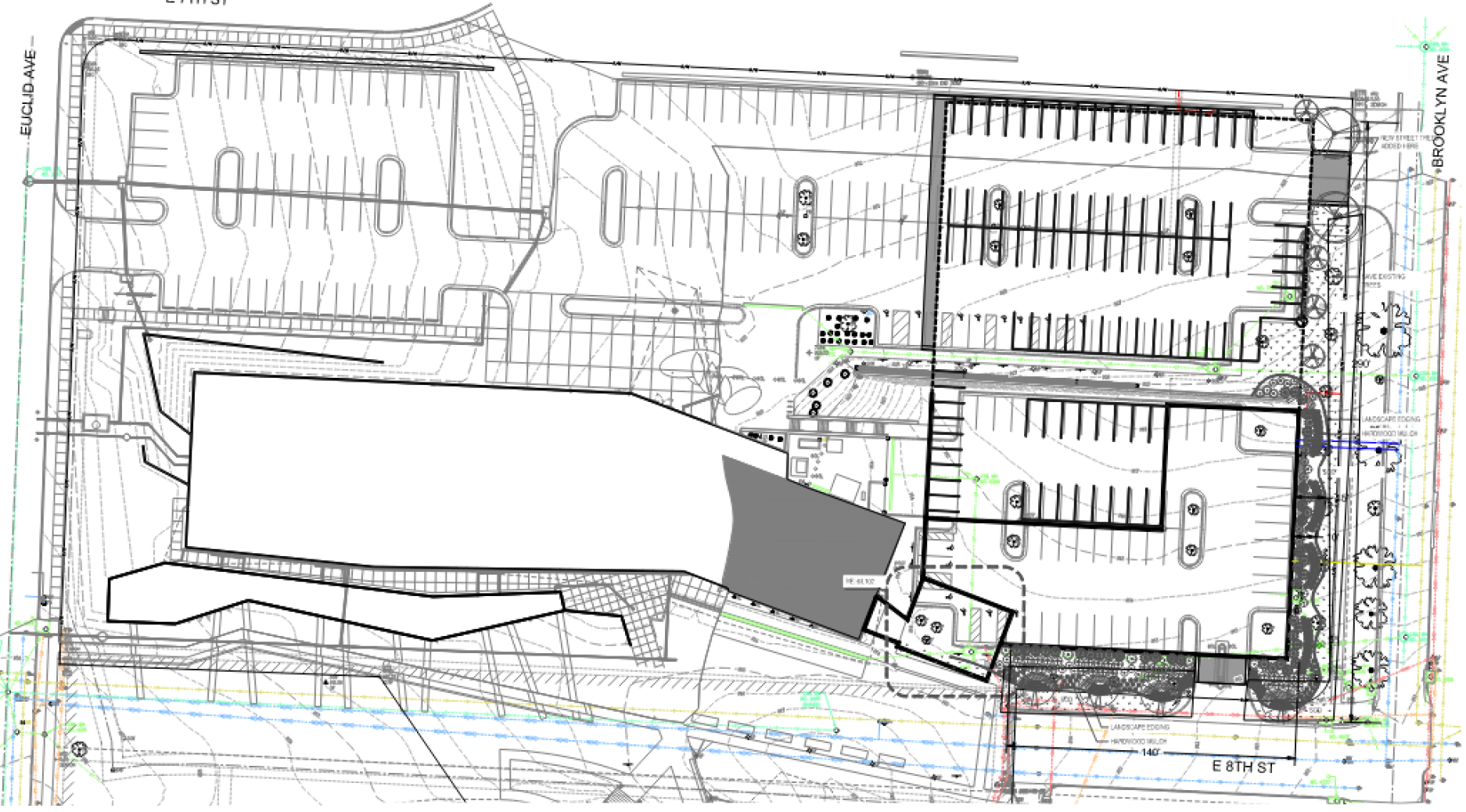
UP



E 7TH ST

EUCLID AVE

BROOKLYN AVE



1. LANDSCAPE PLAN





BROOKLYN AVE.

E. 8TH ST. ENTRY

EUCLID AVE.



Case No. CD-CPC-2022-00010



EXTERIOR ELEVATION - NORTH RENDERED | 2



EXTERIOR ELEVATION - SOUTH RENDERED | 1





EXTERIOR ELEVATION MATERIALS

	MARK - FC1 MANUFACTURER - T&B PRODUCT - T&B FINISH - T&B
	MARK - AP1 MANUFACTURER - ALUSIDONE PRODUCT - METAL PANEL FINISH - WHITE GOLD / SILVERA
	MARK - M10 MANUFACTURER - ALUSIDONE PRODUCT - METAL PANEL FINISH - COLORED MATCH BUSHING
	MARK - M01 MANUFACTURER - ALUSIDONE PRODUCT - STAINLESS FINISH - LEAST PATRIAL VAINALY

EXTERIOR ELEVATION - EAST RENDERED

2



EXTERIOR ELEVATION - WEST RENDERED

2



DRC Recommendation:

Approval subject to the 23 corrections and conditions.

Additional Comments:

Working with the applicant to ensure that the garage is screened from the existing residences architecturally and with landscaping.

Docket #8

Case No. CD-CPC-2021-00211
UR Development Plan

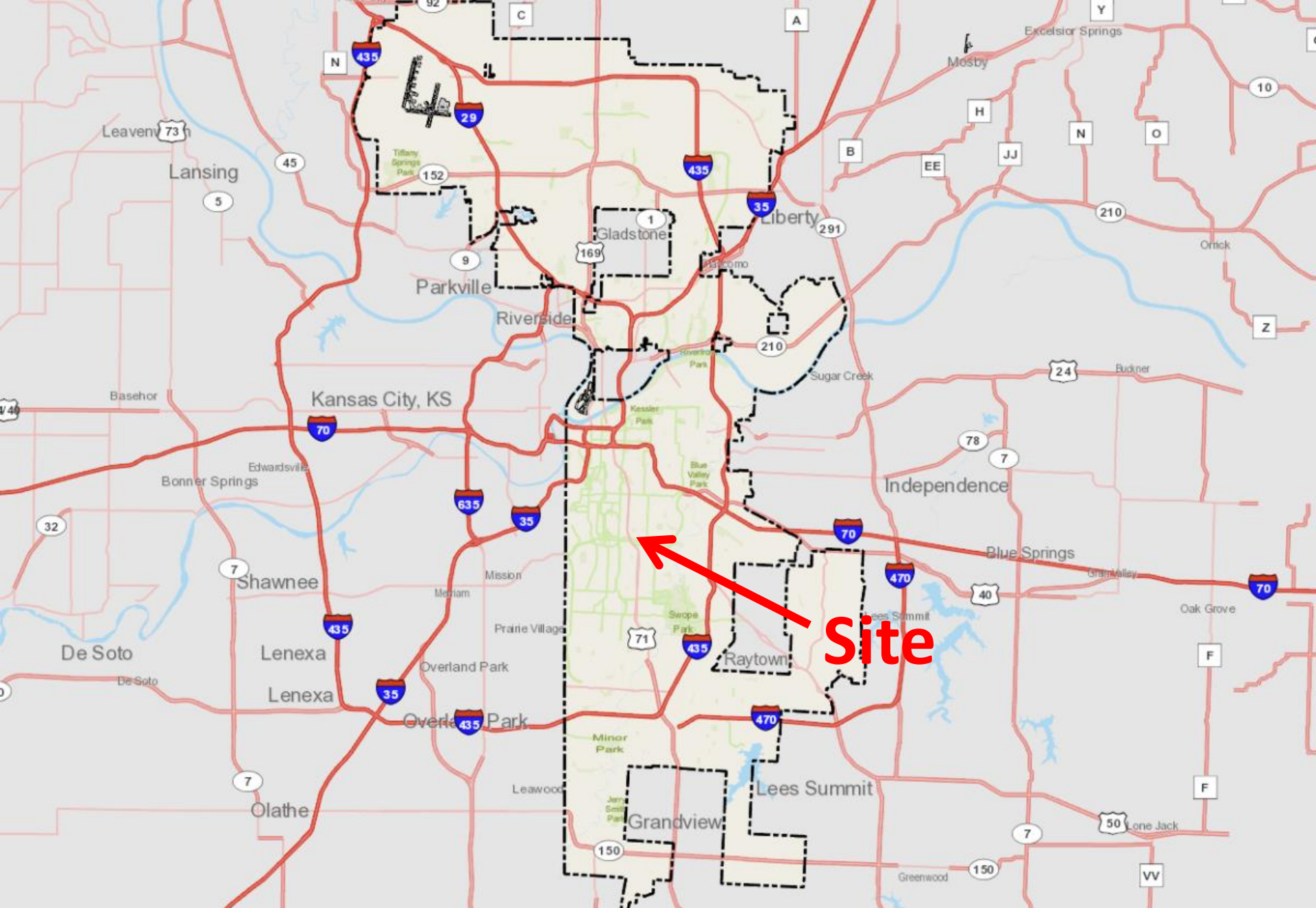
SouthPointe UR Plan



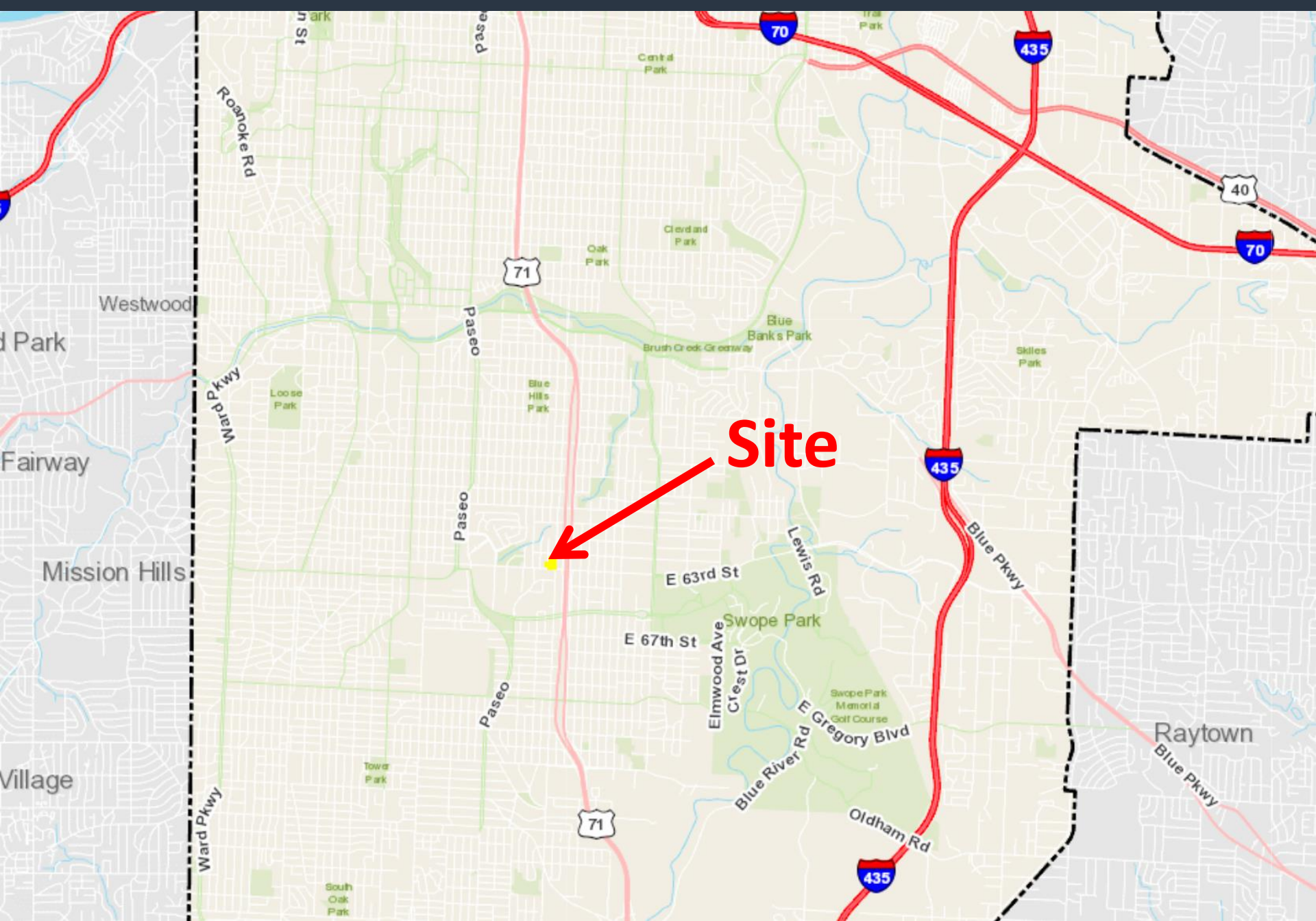
March 15, 2022

Applicant Team:

- Matt Eblen – McClure Engineering.
- Robert Farmer – Urban America.
- Anthony Brown – McClure Engineering.



Case No. CD-CPC-2021-00211



Site

The Citadel

Site



6232 Prospect Ave



Daniel Morgan
Boone Park

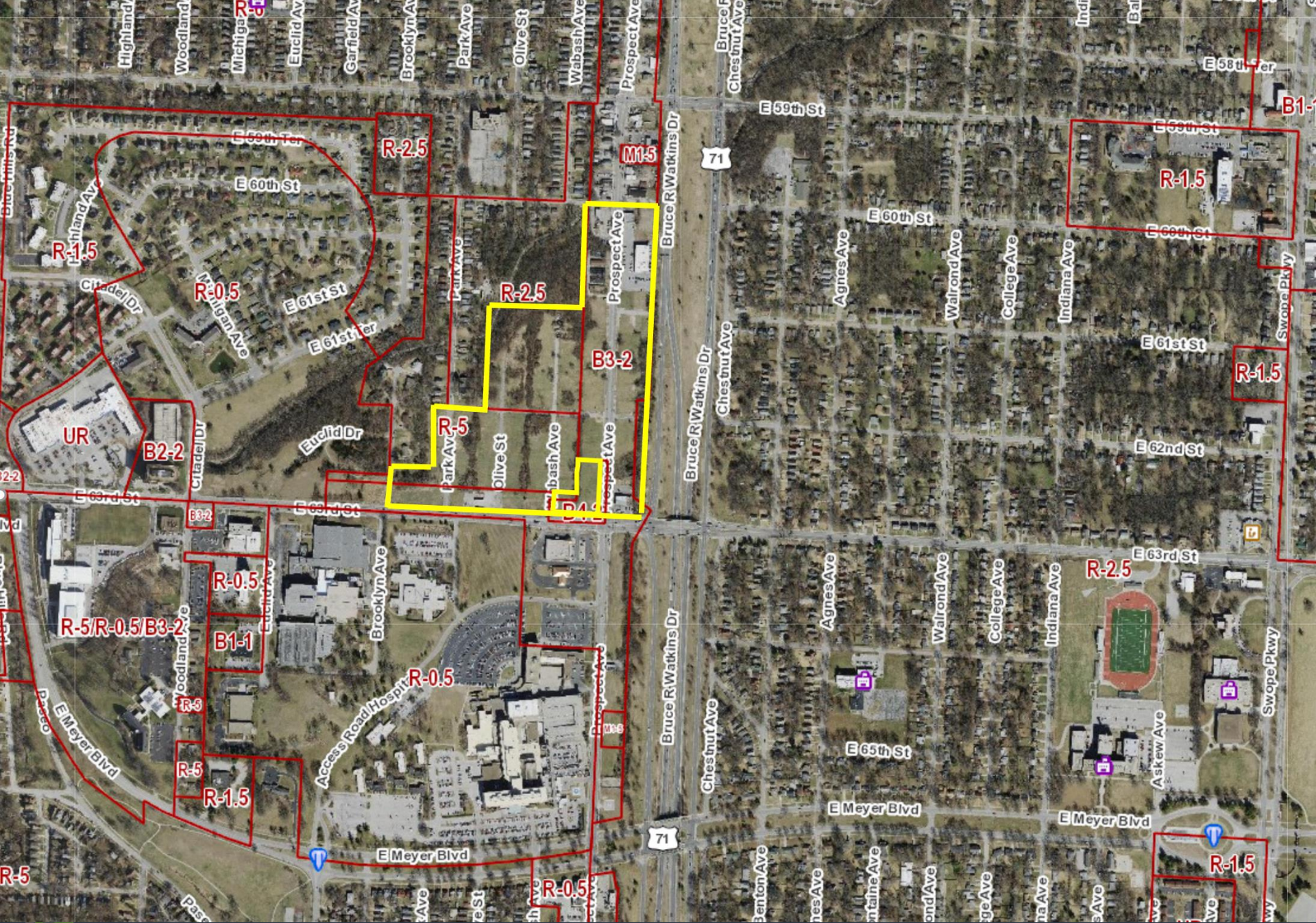
Security
ration...



Research Medical

Hogan Preparatory
Academy Middle School





Case No. CD-CPC-2021-00211

PROPOSAL

- 32 acres - Zoned B4-2/ B3-2/ R-2.5/ R-5
- Southtown Urban Life Redevelopment Plan 2008.
- Existing station at the NEC of Prospect and E. 63rd St.
- Site was cleared and streets barricaded.
- Conservation/ open space and stream buffer exist.
- Extensive grade changes presents challenges.
- Proposes to vacate streets and utilities.
- New street grids with public and private streets.
- Within the 63rd and Prospect PIEA planning area adopted by the board in July 2021.

PROPOSAL

- **Mixed use = multifamily residential, office and retail/commercial, market, restaurant, hotel storage and an anchor retail tenant (bldg. G & H).**
- **820,000 square feet of mixed use**
- **Residential (250 units)**
- **1,308 parking spaces.**
- **Preliminary plat allowing for 13 lots, in four (4) phases**

USE LEGEND	
■	ANCHOR USE - RETAIL
■	HOTEL
■	MARKET
■	MIXED USE - OFFICE OVER RETAIL
■	RESIDENTIAL
■	RETAIL/RESTAURANT
■	STORAGE
■	TRANSIT STOP

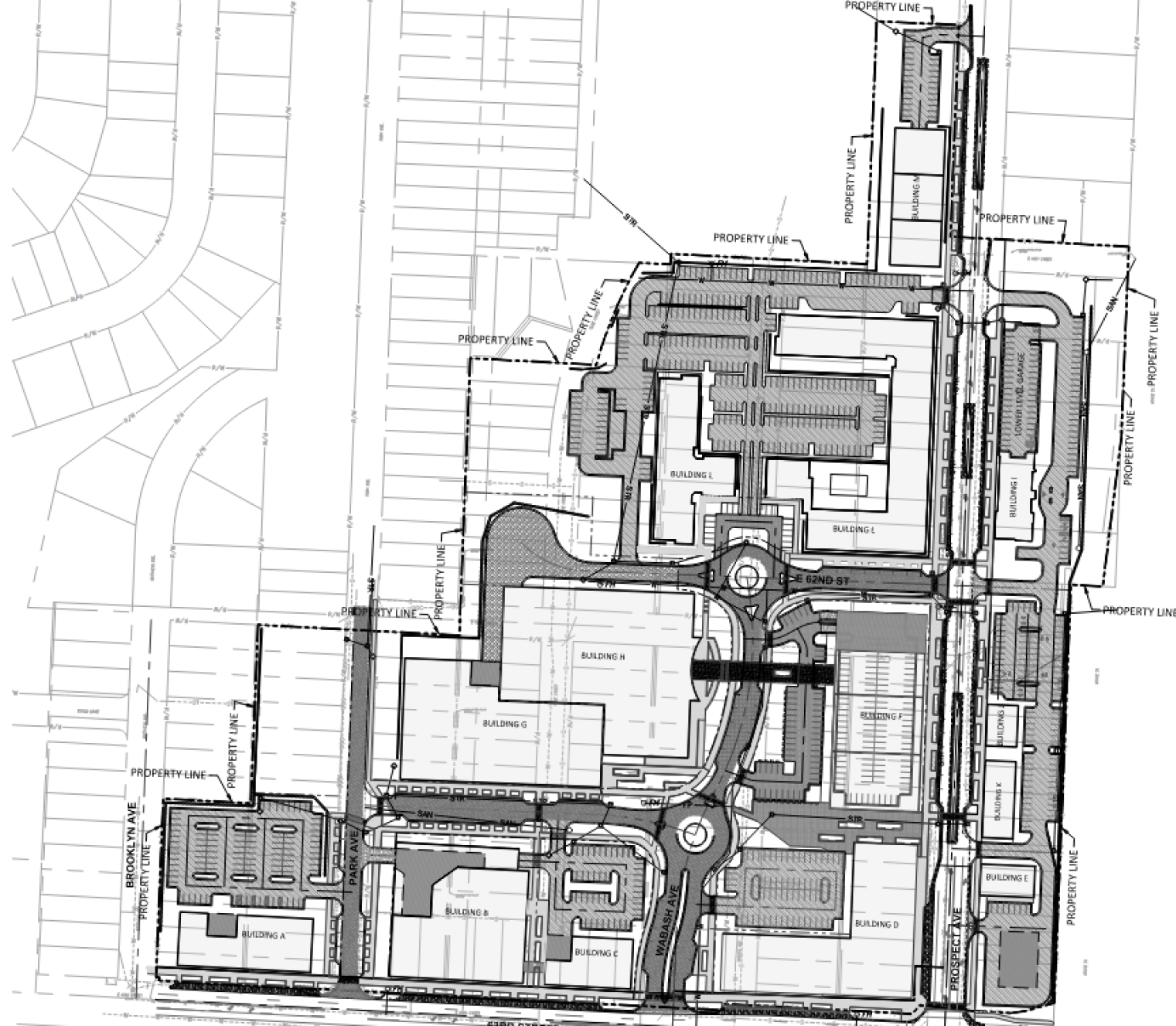


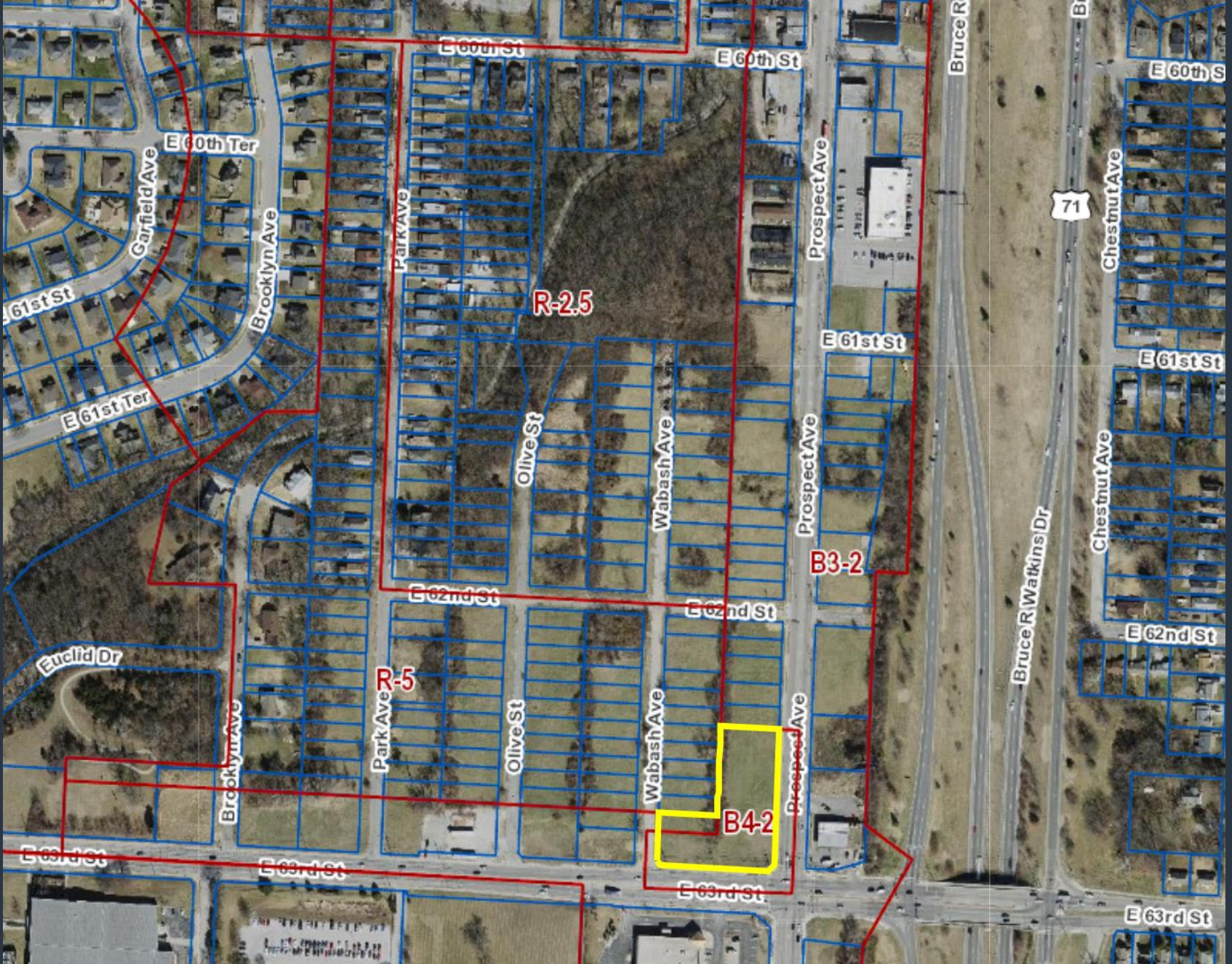
SITE PLAN

1"=70'-0"



Case No. CD-CPC-2021-00211





Case No. CD-CPC-2021-00211

LEGEND

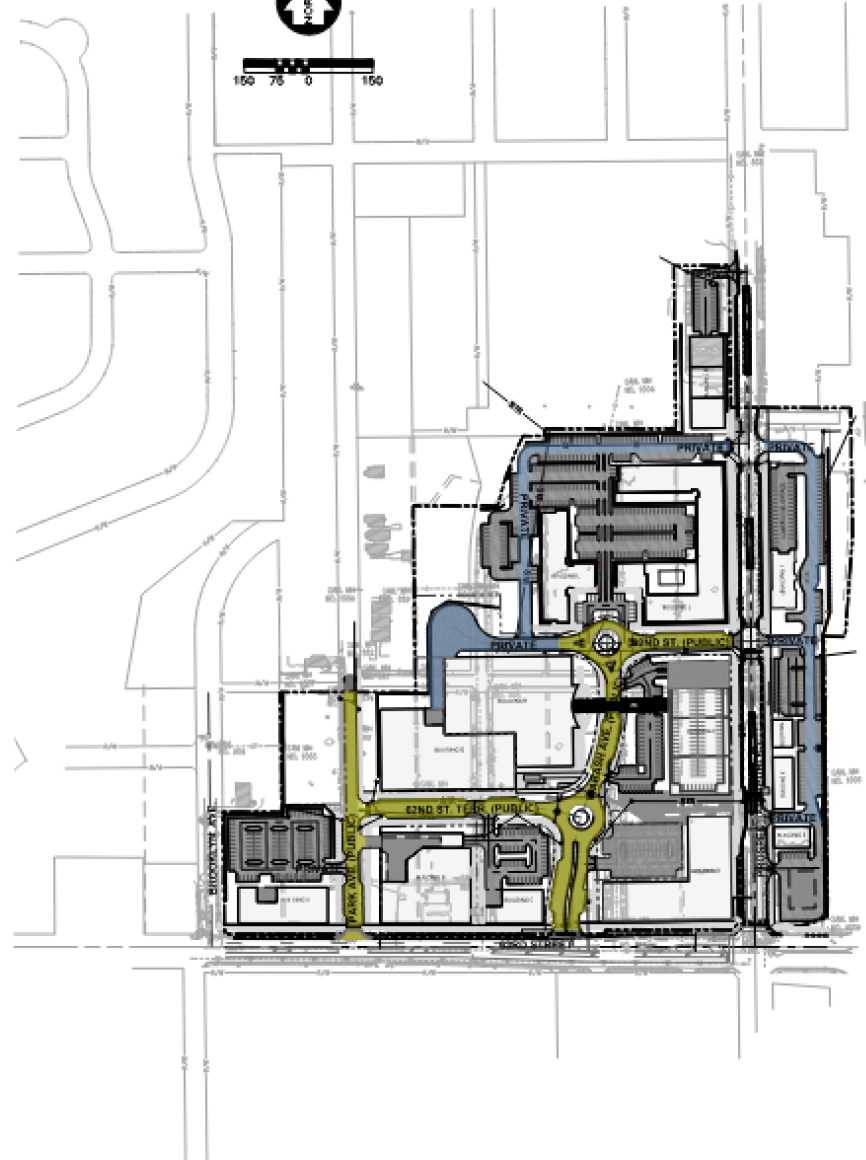
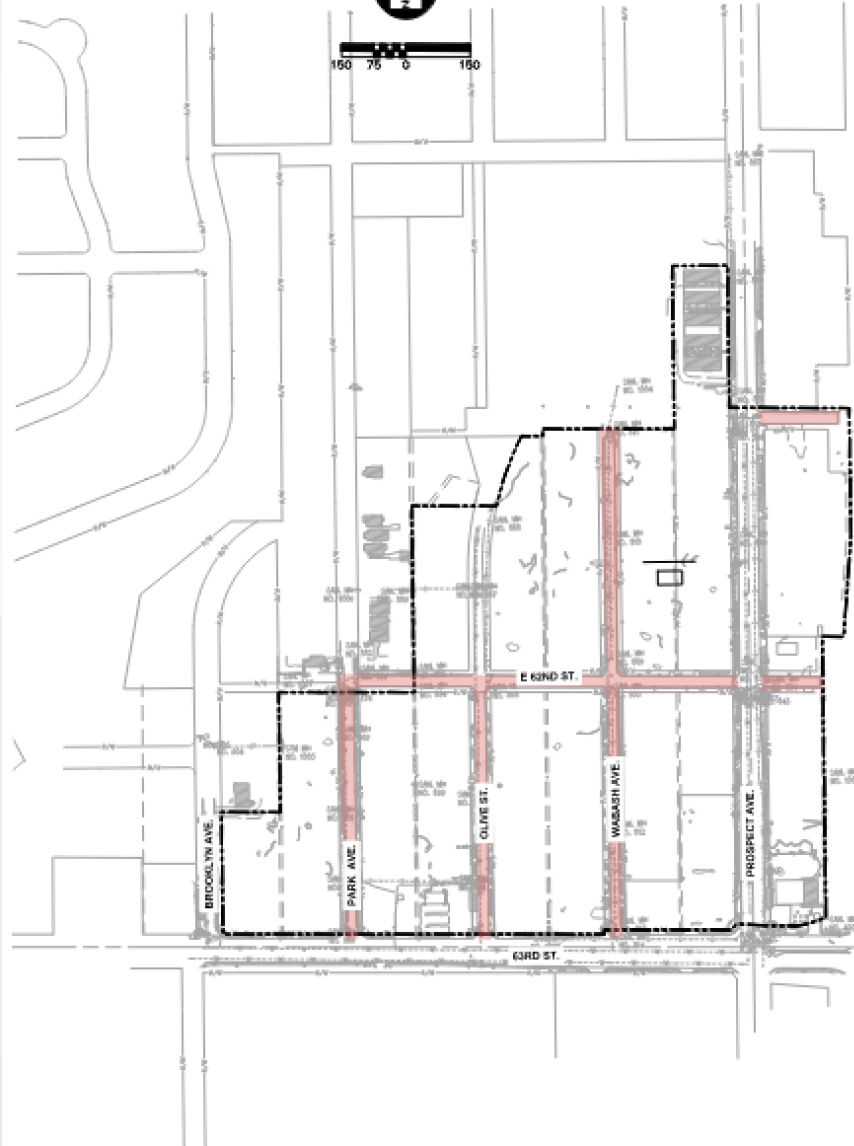
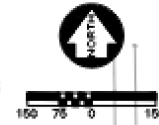
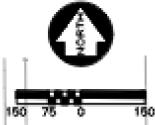
STREETS TO BE VACATED

LEGEND

STREET TYPE

PRIVATE STREETS

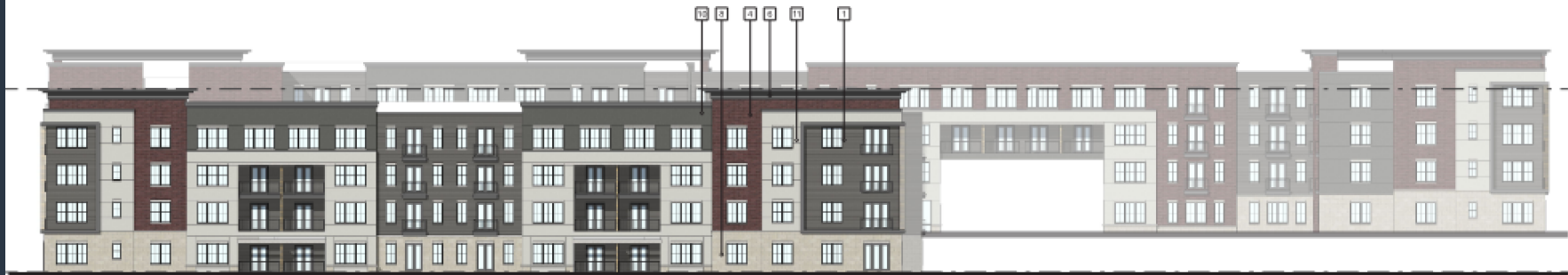
STREETS TO BE REDEDICATED/PUBLIC STREETS





SOUTH ELEVATION (BLDG L)

NOT TO SCALE

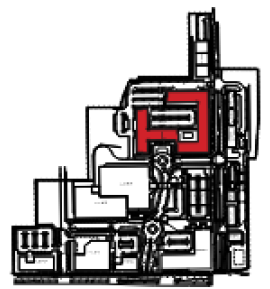


NORTH ELEVATION (BLDG L)

NOT TO SCALE

MATERIALS LEGEND

- | | | | |
|---------------------------------|---------------------------|---------------------------|------------------------------|
| 1 Seamed Metal Wall Panel | 6 Metal Fascia - Charcoal | 11 EIFS - Light Gray | 14 CMU - Smooth Face - Buff |
| 2 Composite Panel - Light Gray | 7 Fabric Awning | 12 Louvers - Metal | 15 Stone Veneer - Dark Brown |
| 3 Wood-look Composite Siding | 8 Stone Veneer - Buff | 13 Louvers - Wood | |
| 4 Brick Veneer - Running Bond | 9 Concrete Panel Veneer | 14 Perforated Metal Panel | |
| 5 Brick Veneer - Soldier Course | 10 EIFS - Charcoal | 15 Corrugated Roofing | |



KEY PLAN



Case No. CD-CPC-2021-00211



EAST ELEVATION (BLDG L)

NOT TO SCALE

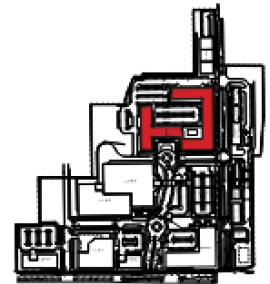


WEST ELEVATION (BLDG L)

NOT TO SCALE

MATERIALS LEGEND

1 Seamed Metal Wall Panel	6 Metal Fascia - Charcoal	11 EIFS - Light Gray	16 CMU - Smooth Face - Buff
2 Composite Panel - Light Gray	7 Fabric Awning	12 Louvers - Metal	17 Stone Veneer - Dark Brown
3 Wood-look Composite Siding	8 Stone Veneer - Buff	13 Louvers - Wood	
4 Brick Veneer - Running Bond	9 Concrete Panel Veneer	14 Perforated Metal Panel	
5 Brick Veneer - Soldier Course	10 EIFS - Charcoal	15 Corrugated Roofing	



KEY PLAN

DRC Recommendation:

Approval subject to the 51 corrections and conditions.

Additional Comments:

Continue working with staff to finalize the accompanying design guidelines prior to ordinance request.

Docket #12

Case No. CD-CPC-2022-00007
Development Plan

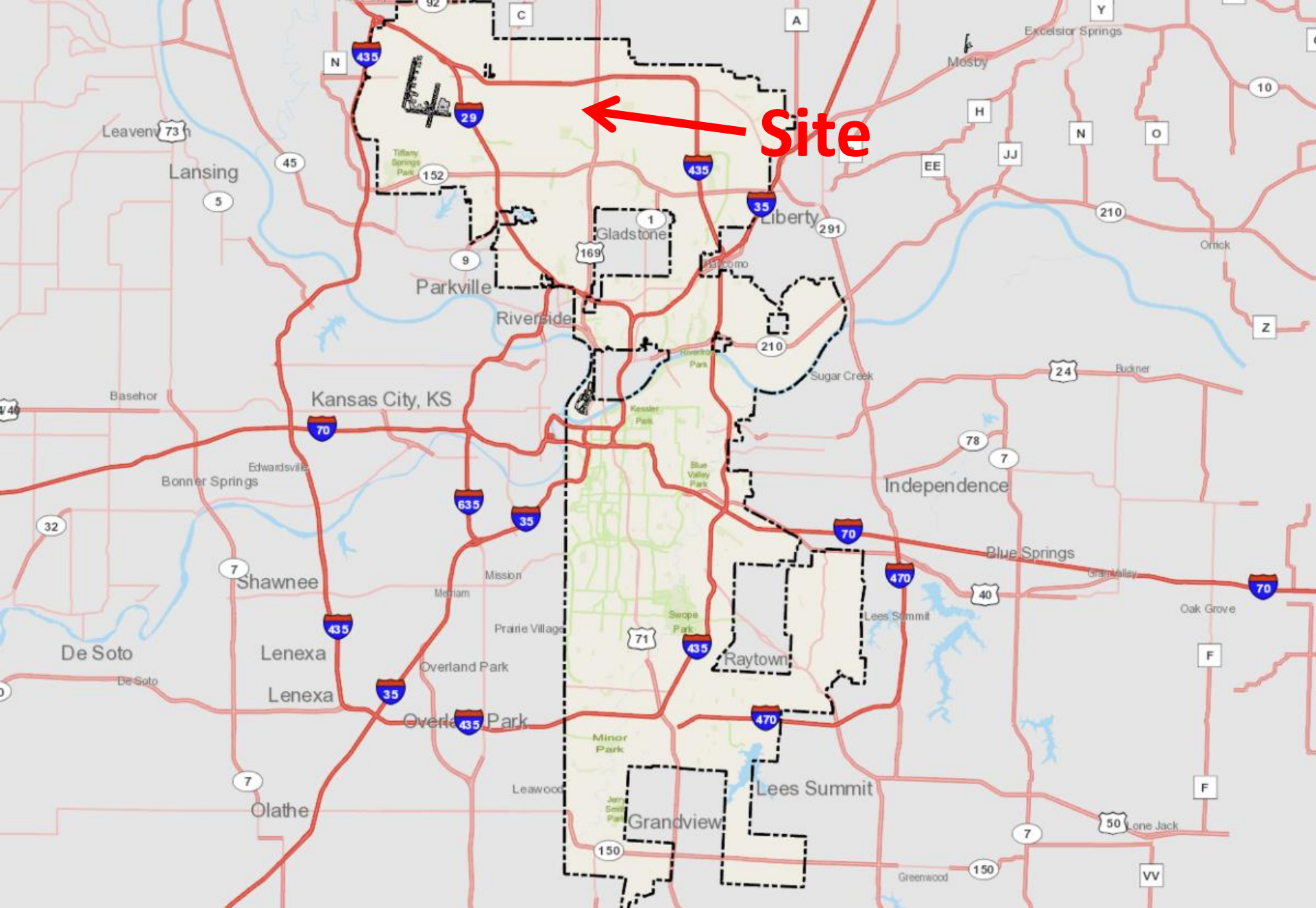
South Bristol Commercial



March 15, 2022

Applicant Team:

- Patricia Jensen - Rouse Frets White Goss Gentile Rhodes, PC



Site



Case No. CD-CPC-2022-00007

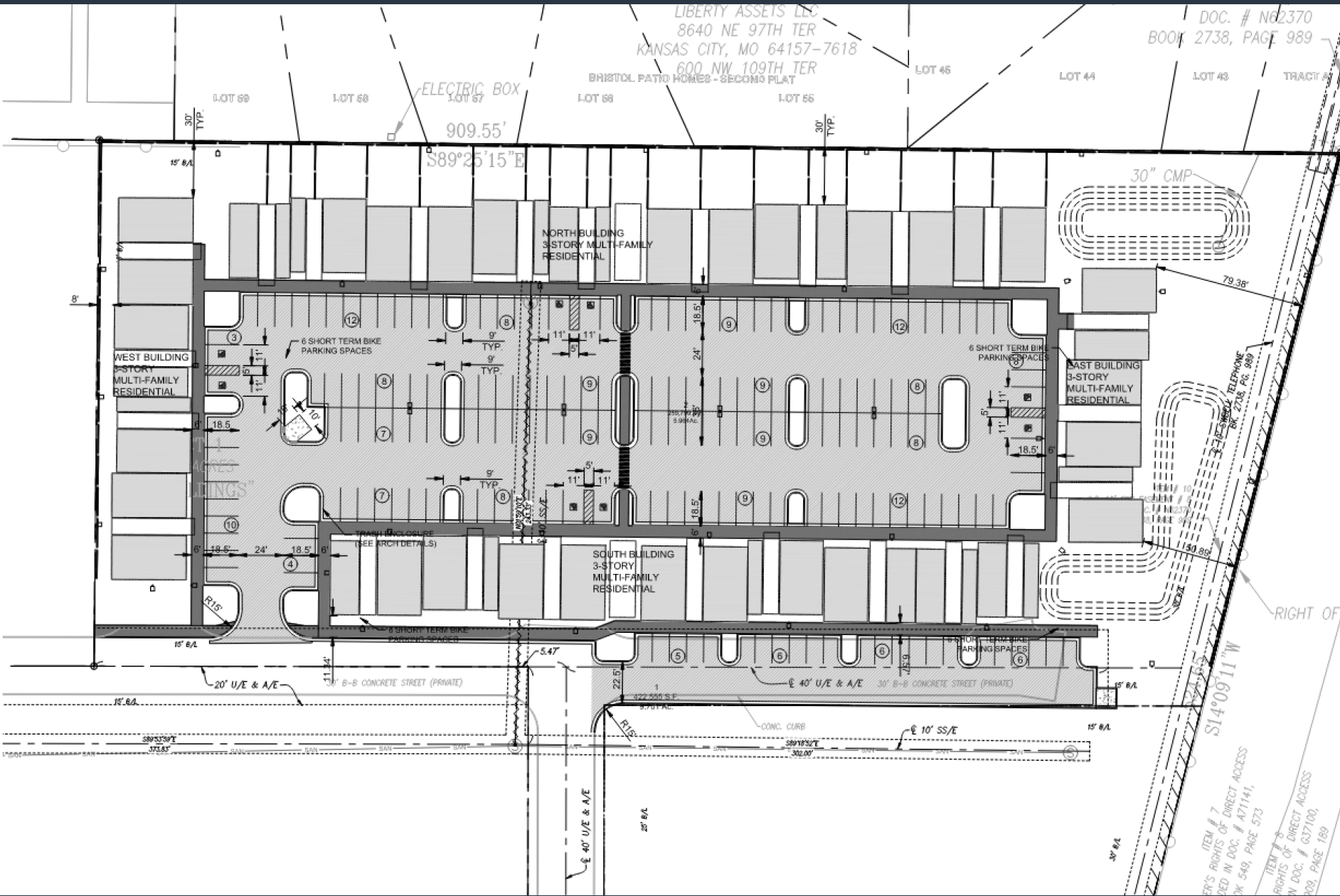
PROPOSAL

- **11 acres - Zoned B2-2**
- **Communities at Bristol approved in 1991**
- **Bristol Plaza approved 2000.**
- **First project approved in 2019.**
- **Gas station approved in 2021.**
- **The proposal is for a major amendment to the development plan to allow for container homes on the north.**
- **144 units around a parking lot.**

- **Allow for a mixed-use development to include 144 multi-family residential development with 192 parking spaces. This will be a 3-story container apartment in 4 buildings with parking within the courtyard.**
- **Allow for about 30,000 square feet of office/commercial uses on 6 lots with 264 parking spaces.**
- **Adjust overall project area from 9 to 6 (6 lots).**
- **Allow for existing approved project areas 1 & 5 to remain as approved.**

LIBERTY ASSETS LLC
8640 NE 97TH TER
KANSAS CITY, MO 64157-7618
600 NW 109TH TER
BRISTOL PATIO HOMES - SECOND FLOOR

DOC. # N62370
BOOK 2738, PAGE 989



ITEM # 7
RIGHTS OF DIRECT ACCESS
SHOWN IN DOC. # A71141,
BOOK 549, PAGE 573

ITEM # 8
RIGHTS OF DIRECT ACCESS
SHOWN IN DOC. # G37100,
BOOK 509, PAGE 189



N1 NORTH BLDG - NORTH ELEVATION
1/16" = 1'-0"

N2 NORTH BLDG - EAST ELEVATION
1/16" = 1'-0"



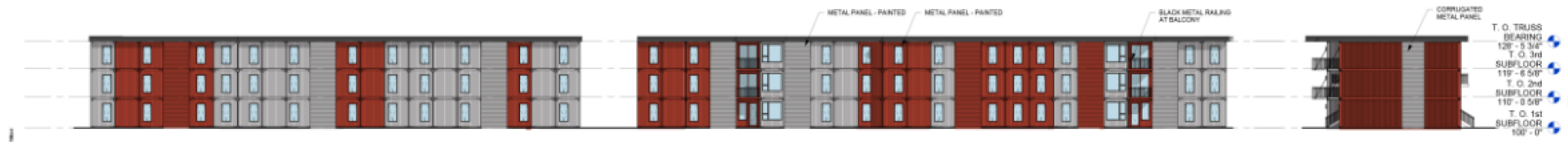
N3 NORTH BLDG - SOUTH ELEVATION
1/16" = 1'-0"

N4 NORTH BLDG - WEST ELEVATION
1/16" = 1'-0"



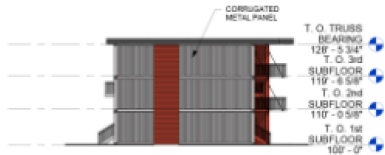
S1 SOUTH BLDG - NORTH ELEVATION
1/16" = 1'-0"

S2 SOUTH BLDG - EAST ELEVATION
1/16" = 1'-0"

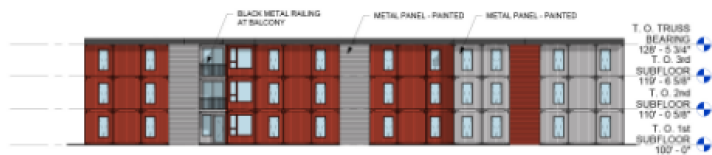


S3 SOUTH BLDG - SOUTH ELEVATION
1/16" = 1'-0"

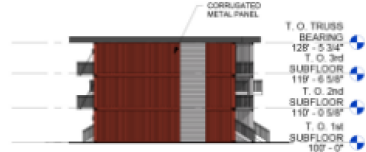
S4 SOUTH BLDG - WEST ELEVATION
1/16" = 1'-0"



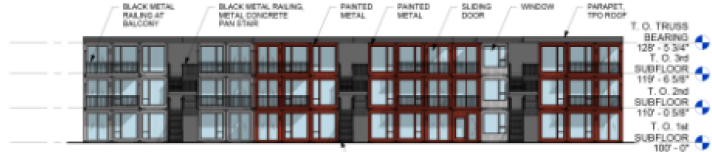
E1 EAST BLDG - NORTH ELEVATION
1/16" = 1'-0"



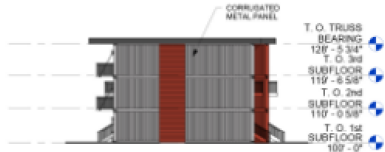
E2 EAST BLDG - EAST ELEVATION
1/16" = 1'-0"



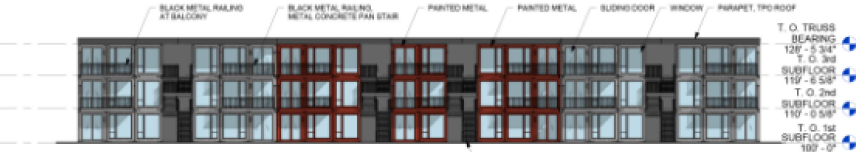
E3 EAST BLDG - SOUTH ELEVATION
1/16" = 1'-0"



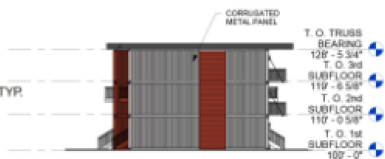
E4 EAST BLDG - WEST ELEVATION
1/16" = 1'-0"



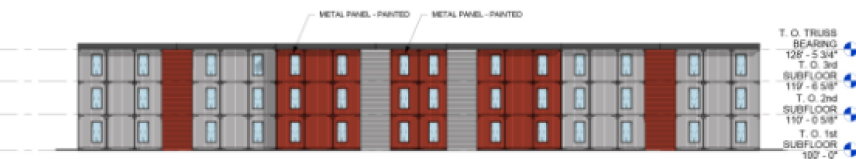
W1 WEST BLDG - NORTH ELEVATION
1/16" = 1'-0"



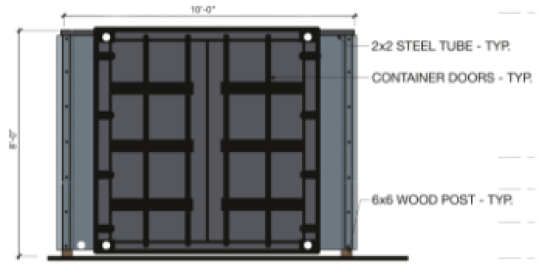
W2 WEST BLDG - EAST ELEVATION
1/16" = 1'-0"



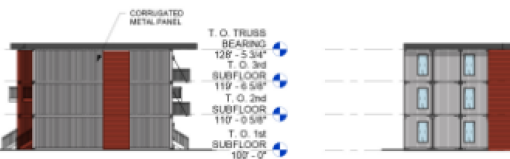
W3 WEST BLDG - SOUTH ELEVATION
1/16" = 1'-0"



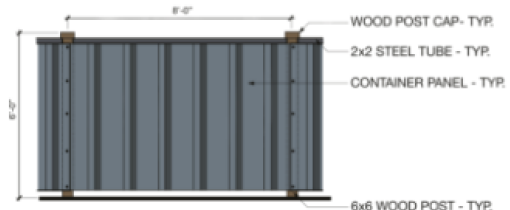
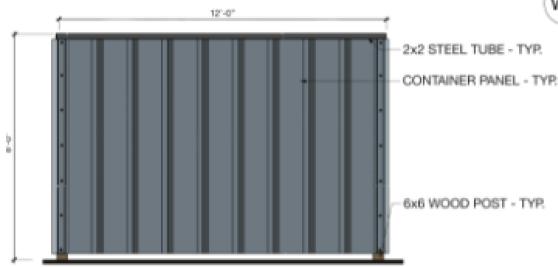
W4 WEST BLDG - WEST ELEVATION
1/16" = 1'-0"



1 DUMPSTER ENCLOSURE
1/2" = 1'-0"



2 FENCE ELEVATION - TYP.
1/2" = 1'-0"



DRC Recommendation:

Approval subject to the 27 corrections and conditions.

Additional Comments:

Continue working with staff to finalize the accompanying design guidelines prior to ordinance request.

