



CITY PLAN COMMISSION STAFF REPORT

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

November 6, 2024

Project Name

115th and Holmes Master Planned Development

Docket #7.1 & 7.2**Request**

7.1 CD-CPC-2024-00133 – Area Plan Amendment
7.2 CD-CPC-2024-00134 – Rezoning to MPD

Applicant

Trevor Fox

Owner

Parker New

Location 11515 Holmes Road
Area About 17.24 Acres
Zoning R-7.5
Council District 6th
County Jackson
School District Grandview

Surrounding Land Uses

North: Public Park/Golf Course, zoned R-80
South: Residential, zoned R-7.5
East: Residential, zoned R-7.5
West: Residential, zoned R-1.5, R-6

KC Spirit Playbook Alignment

See Criteria A for the KC Spirit Playbook Alignment.

Land Use Plan

The Red Bridge Area Plan recommends Residential Low Density for this location. The proposed plan does not align with this designation. See Criteria A for more information.

Major Street Plan

Holmes is identified on the City's Major Street Plan as a Local Link.

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning from district R-7.5 (Residential 7.5) to district MPD (Master Planned Development) and approval of a preliminary development plan acting as a preliminary plat.

PROJECT TIMELINE

The application for the subject request was filed on 09/13/2024. No Scheduling deviations from 2024 Cycle 11.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Center Planning and Development Council (CPDC).

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 10/29/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The development area consists of 19 lots with a mix of undeveloped properties and residential structures.

CONTROLLING + RELATED CASES

CD-CPC-2022-00009 – A request to approve a rezoning from R-7.5 to MPD (Master Planned Development) District to allow construction of 34 units multiplex on about 3.44 acres. The application was not heard at City Plan Commission prior to being marked as inactive.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7.1 Approval
Docket #7.2 Approval with Conditions

Vicinity Map**PLAN REVIEW**

The developer is proposing a rezoning to district MPD with 39 buildings with three different building types for a total of 174 units. The proposal shows single family and two-unit structures closest to the existing single-family residential development east of Campbell. The western portion of the development consists of four-unit buildings and a pool. There are two new proposed public streets connecting the development to the existing streets with a network of private alleys along the rear of all the buildings. The alleys provide access to the rear loaded garages providing 683 parking spaces. While the amount of parking provided is large, a majority of the parking spaces are within the proposed buildings or located behind the buildings.

The applicant is proposing landscaping compliant with the zoning and development code and has included fescue surrounding the areas between the buildings. The applicant submitted a lighting plan that is still under review by the Development Management Division and the KC Police Department; approval of that plan will be required prior to ordinance request.

The construction materials for the development consist primarily of brick. The single-family structures have asphalt shingles, pitched roofs, and porches to better match the neighborhood on the east side of Campbell. The two and four-unit buildings have varying roof heights, brick accents, and Juliet balconies. While the MPD is proposed in three phases, there is enough detail provided in the elevations to be used as the design guidelines for each phase.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

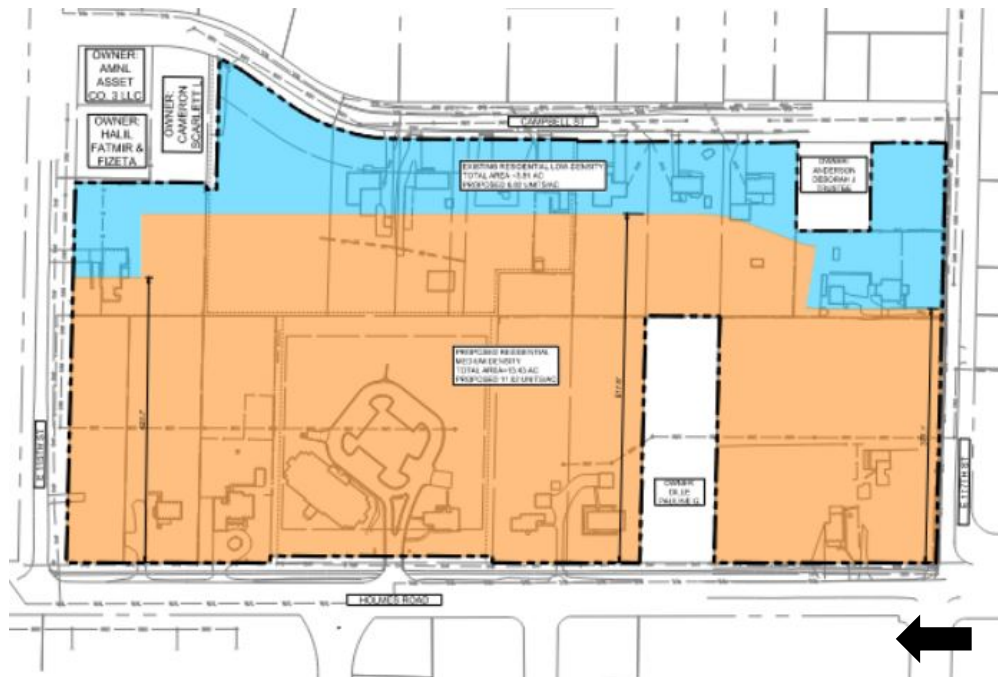
A. Conformance with adopted plans and planning policies;

The Long Range Planning Division reviewed the proposed development against the KC Spirit Playbook and the Red Bridge Area Plan. They stated the following regarding the KC Spirit Playbook, “This project does not align with the following Playbook goals, as the majority of the housing, except for the single family, does not allow for aging in place or people with disabilities, though it *does* provide a variety of price point housing for economic diversity. It also does not make provisions to protect the old growth trees or note that there are any green development considerations. However, this project does align with the Connected City Goal via the connected streets, the siting of the front facing buildings that embrace the street, rear loaded parking and garages that do not have multiple access points over sidewalks that are safer for pedestrians, and pedestrian walkways that connect with a public sidewalk.”

– Susan Cronander

Regarding conformance with the Red Bridge Area Plan, the Long Range Planning Division stated, “the project does align with the Transition portion of the Development Form Guidelines because the Applicant is proposing a density, mass and architectural transition into the existing neighborhood by leaving the Future Land Use as Low Density Residential along Campbell and a portions of 115th and 117th.” – *Susan Cronander*

The Long Range Planning Division recommended a split area plan amendment to maintain lower density closer to Campbell Street and higher density closer to Holmes Road, see figure below.



B. Zoning and use of nearby property;

The project area is surrounded by residential uses on the west, south, and east. Minor Park is located to the north. The surrounding zoning districts include R-1.5, R-6, R-2.5 (west), R-10, R-5 (east), R-80 (north), and R-7.5 (south).

C. Physical character of the area in which the subject property is located;

The physical character of the area is mostly developed with established suburban residential uses of varying densities.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities and services will be adequate to serve development allowed by the requested zoning amendment. The developer is proposing water, sewer, and half street improvements to E 115th Street.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The subject properties are suitable for the use they have been restricted to under the existing zoning. The rezoning to MPD will allow for additional density in the area with specific design standards and restrict the use to residential developments only.

F. Length of time the subject property has remained vacant as zoned;

A majority of the subject properties have been developed with single-family structures. A few of the structures have been empty for 2 years, however, it is unknown how long the undeveloped properties have been vacant.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not detrimentally affect the surrounding properties. The applicant has designed the development to reduce the sight of vehicles and create a more pedestrian friendly environment. While an increase in traffic is expected, the Traffic Impact Study states that the development will generate 1,300 daily trips (87 am peak trips and 103 pm peak trips). The applicant is proposing south-bound left turn lanes on Holmes Road for the two accesses on E 115th and E 117th Street and the proposed right-of-way. There is only one new curb cut on Holmes to connect to the proposed north-south right-of-way.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would result in the vacant properties remaining vacant and the existing structures will remain vacant or be demolished.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The plan complies with the standards of the Zoning and Development Code. Refer to Criteria A for rezoning requests on page 3 of this staff report for more information. The Long Range Planning Division is requested the applicant lower their density along Campbell Street, however the applicant has moved forward with the density as attached to this staff report. Due to the request to rezone to district MPD and the design of the development, Development Management Division staff approve of the layout and density as shown on the site plan attached to this report.

B. The proposed use must be allowed in the district in which it is located;

The developer is requesting a rezoning to district MPD; the use is allowed in the MPD district.

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;

There are three proposed access points for the development, from East 115th Street, East 117th Street and Holmes Road. The proposal includes various private alleys throughout the development which will

allow for rear loaded garages throughout the development and reduce the sight of cars and pervious pavement from the surrounding areas. The applicant is not proposing to improve Campbell and E 117th Street as required by Public Works Design Standards. Since the language in the Zoning and Development Code defers to standards outside of the purview of Chapter 88, the applicant will need to continue to work with Public Works Staff and receive approval of any waivers by the Transportation and Development Committee (TDC) prior to building permit. Staff has added a condition for this requirement.

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

The plan shows continuous sidewalks along the public roads and private alleys, crosswalks providing safe crossings, and direct access from the structures to sidewalks and gathering areas. The applicant has also provided bicycle parking spaces.

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

The plan provides adequate utilities based on City standards.

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 developer is proposing construction materials that consist of brick with various architectural accents for the townhomes and multi-unit structures. The single-family structures along Campbell Street are also brick with pitched roofs and porches to blend into the surrounding neighborhood. While the design for the multi-unit structures is not compatible with the surrounding single-family neighborhood, they are of high quality materials and design which can be used as a standard for future development.

While the density for the development is higher than the existing development at approximately 10 units per acre, there is an existing apartment complex to the west of Holmes Road.

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 developer is providing landscaping in compliance with the Zoning and Development Code. The perimeter of the site has a continuous line of trees.

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 design of the streets and drives increase the amount of impervious area slightly, as is to be expected with the proposed density of the project. However, all areas not paved are landscaped or being used as detention basins for the project. The increase in impervious areas allows for a better overall design of the site and provides a more pedestrian focused development.

- 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.**

The plan identifies trees to be removed and preserved during the development of the project. There are two simple plan corrections regarding the tree mitigation plan which will need to be addressed prior to ordinance request.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

- A. **The preliminary development plan’s consistency with any adopted land use plans for the area;**
Refer to Criteria A for rezoning requests on page 3 of this staff report for more information.
- B. **The preliminary development plan’s consistency with the MPD district provisions of 88-280; and**
The preliminary development plan is consistent with the MPD provisions as listed in 88-280. The proposed plan provides flexibility and creativity in responding to changing conditions, sustainable, long-term communities, a variety of housing types and sizes, and attractive high-quality landscaping, lighting, and architecture.
- C. **The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**
The remaining corrections and conditions are sufficient to protect the interest of the public and the residents of the MPD.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials
- 4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions for the Rezoning to MPD** and **Approval for the Area Plan Amendment** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Planning Supervisor



Plan Conditions, Corrections, & Suggestions Report

Recommended To Applicant

Recommended By Staff

Report Date: October 31, 2024

Case Number: CD-CPC-2024-00134

Project: 115th and Holmes Master Planned Development

Plan Corrections

Correction(s) by DMD Tree Preservation Review of the City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. Per 88-424-06-B the tree preservation plan need to include a cloud showing all existing and continuous tree canopy cover of one acre or greater across the entire development area. The revision should be moved to the "existing conditions" sheet with the mitigation table to avoid cluttering or submitted as a separate sheet from the "landscaping sheet". UPDATE 10/24/2024: Remove trees to be preserved that are not on the subject property. Remove mitigation table from landscaping plan sheet to avoid confusion. (10/21/2024)
2. When staff completed the mitigation calculation the proposed caliper inches does not match the number being provided on the landscape plan. Recalculate the mitigation requirement and update the mitigation table. (10/24/2024)

Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

3. Unit types B and C on sheet C2 are categorized as semi-attached and should be using a multiplier of 3 people per unit when calculating the Parkland Dedication requirements. 10/25/24 Update - Correction: Unit types A and B on sheet C2 are to be categorized as semi-attached and should be using a multiplier of 3 people per unit when calculating the Parkland Dedication. (10/21/2024)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

4. Storm Sewers located in the private drives should be private mains. Callout or show the difference between the public storm (in public ROW) and the private storm mains (in private drives/utility and access easement) and update the legend on the utility plan. (10/24/2024)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

5. 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. (10/03/2024)
6. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit. (10/03/2024)
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. (10/03/2024)
8. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (10/03/2024)
9. 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. (10/03/2024)
10. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (10/03/2024)
11. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (10/03/2024)
12. All remaining corrections shall be resolved prior to ordinance request. (10/31/2024)
13. The applicant shall continue working with the Public Works Department regarding the trash pick-up for the development. (10/31/2024)
14. The applicant shall continue to work with the Public Works Department and receive approval of any necessary waivers by the Transportation and Development Committee (TDC) for the improvements along Campbell Street and E 117th Street as required by Public Works Standards prior to building permit. (10/31/2024)

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

15. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) Fire Department Access (9/30/2024)
16. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Fire Department Access (10/15/2024)
17. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3) Fire Department Access (10/15/2024)
18. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5) Fire Department Access (10/15/2024)
19. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (10/15/2024)
20. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (10/15/2024)
21. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department Access (10/15/2024)
22. 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) Fire Department Access (10/15/2024)

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

23. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6). Fire Department Access (10/15/2024)
24. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Fire Department Access (10/15/2024)
25. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area. Water Supply (10/15/2024)
26. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) Water Supply (10/15/2024)
27. 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 241-2013 § 8.7.2) Water Supply (10/15/2024)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

28. Consider adding reinforcement to the exterior doors of the property for safety - Items such as Jamb Brace or metal door frames have been proven to lower the risk of crimes. KCPD (10/01/2024)
29. Address must be determined, and location should be identified/shown on plan elevations prior to approval of building permit. KCPD (10/25/2024)
30. Lighting plan should be submitted for review per city ordinance 88-430-06-A prior to ordinance request. This lighting plan should be reviewed and compared to the landscape plan to verify plantings within close proximity to lighting elements don't interfere and lessen the foot-candles on the photometric plan. KCPD (10/25/2024)
31. Show fencing on the plans around the pool and explain type of fencing to be used prior to approval of MPD final plan - consider rod iron, transparent fencing that has anti-climb spikes on top to deter climbing. If anti-climb spikes are not used, consider "hostile landscaping" around fence boundary. Show/explain on landscape plan. KCPD (10/25/2024)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

32. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat. (9/30/2024)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

33. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (9/25/2024)

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

34. 1) Holmes Road & 115th Street - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD.
2) Holmes Road & 115th Terrace/Drive B - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD
3) Holmes Road & 117th Street - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD. (10/01/2024)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

35. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (9/30/2024)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

36. The developer shall dedicate additional right of way [and provide easements] for Holmes Rd as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. (9/30/2024)
37. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (9/30/2024)
38. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (9/30/2024)
39. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (9/30/2024)
40. That the W half of Campbell, South half of E 115th Street and the North half of E 117th Street shall be improved to Residential local standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (9/30/2024)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

41. No water service tap permits will be issued until the public water main is released for taps. (10/01/2024)
42. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter. (10/01/2024)
43. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
(10/01/2024)
44. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main. (10/01/2024)
45. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - David Gilyard 816-513-4772 (10/01/2024)

46. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract. (10/01/2024)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

47. Submit water main extension plans through Compass KC for the public water mains and fire hydrants for review and approval and contracts (permits). Follow the KC Water Rules and Regulations for water main extensions. (10/01/2024)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

48. 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. 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. (9/26/2024)

49. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water. (9/26/2024)
50. 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. 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. (9/26/2024)
51. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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. (9/26/2024)
52. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (9/26/2024)
53. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. (9/26/2024)
54. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. (9/26/2024)
55. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits. (9/26/2024)
56. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat. (9/26/2024)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

57. Utilities located within the private drives shall be private utility mains and be located within the private utility and access easement and covered by Covenants to Maintain Private Storm Sewer and Water Mains acceptable to KC Water. Utilities located within the private drives shall be private utility mains and be located within the private utility and access easement and covered by Covenants to Maintain Private Storm Sewer and Water Mains acceptable to KC Water. (9/26/2024)
58. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. (10/24/2024)
59. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. (10/24/2024)

PRELIMINARY MASTER PLANNED DEVELOPMENT (MPD)

FOR 115TH AND HOLMES

SECTION 08, TOWNSHIP 47N, RANGE 33W
KANSAS CITY, JACKSON COUNTY, MISSOURI
PRELIMINARY MPD CASE NO. CD-CPC-2024-00134

PROJECT TEAM

DEVELOPER/ARCHITECT

IRONDOOR DEVELOPMENT, LLC
TEL: (913) 745-9639
CONTACT: PARKER NEW
EMAIL: PNEW@IRONDOORMANAGEMENT.COM
CONTACT: ALAN ATHA
EMAIL: AATHA@IRONDOORDEV.COM

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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TRAFFIC ENGINEER

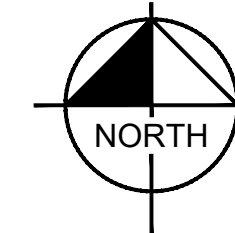
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KANSAS CITY, MO 64105
TEL: (816) 683-7064
PRIMARY CONTACT: JEFF WILKE, P.E.
EMAIL: JEFF.WILKE@KIMLEY-HORN.COM

LEGAL DESCRIPTION

PREPARED BY:

THE NORTH 110 FEET OF THE NORTH 220 FEET OF THE WEST 396 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF IN HOLMES RD.
AND
THE SOUTH 110 FEET OF THE NORTH 220 FEET OF THE WEST 396 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF IN HOLMES RD.
AND
ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION, 330 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID WEST LINE TO A POINT 220 FT, SOUTH OF THE NORTHWEST CORNER OF SAID 1/4 1/4 1/4 SECTION; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 396 FEET; THENCE SOUTH TO A POINT 330 FEET NORTH OF THE SOUTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE WEST TO A POINT OF BEGINNING, EXCEPT THAT PART NOW IN HOLMES ROAD.
AND
ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 330 FEET ALONG THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE EAST 396 FEET; THENCE SOUTH 330 FEET; THENCE WEST 396 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF NOW IN HOLMES ROAD.
ALSO KNOWN AS THE TRACT OF LAND DEPICED ON THE PLAT OF WATERFORD SOUTH, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
THE NORTH 110 FEET OF THE WEST 396 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THEREOF NOW IN HOLMES ROAD.
AND
ALL THE SOUTH 109.25 FEET OF THE NORTH 219.25 FEET OF THE WEST 396 FEET OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT ANY PART THEREOF NOW IN HOLMES ROAD.
AND
THE SOUTH 330 FEET OF THE WEST 396 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN JACKSON COUNTY, MISSOURI, EXCEPT THAT PART IN HOLMES ROAD.
AND
THE NORTH 220 FEET OF THE EAST 198 FEET OF THE WEST 594 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
AND
ALL OF LOT 13, EXCEPT THE EAST 200 FEET OF THE NORTH 15 FEET THEREOF, KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF.
AND
LOT 14, EXCEPT THE SOUTH 80 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINE OF KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
AND
THE SOUTH 80 FEET OF LOT 14, MEASURED ON FRONT AND REAR LINES, AND THE NORTH 22 FEET OF LOT 15, MEASURED ON FRONT AND REAR LINES, KERR SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
ALL OF LOT 15, EXCEPT THE NORTH 22 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINES AND EXCEPT THE SOUTH 60 FEET THEREOF, MEASURED ON THE FRONT AND REAR LINES OF KEER SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
AND
THE WEST 64 FEET OF THE NORTH 100 FEET OF THE EAST 264 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47, RANGE 33, JACKSON COUNTY, MISSOURI.
AND
THE SOUTH 60 FEET OF LOT 15, MEASURED ON THE FRONT AND REAR LINES OF KEER SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 110 FEET SOUTH OF THE NORTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE SOUTH 109.25 FEET; THENCE EAST 264 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID 1/4 1/4 1/4 SECTION; THENCE NORTH ALONG SAID EAST LINE 109.25 FEET; THENCE WEST 264 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 219.25 FEET SOUTH OF THE NORTH LINE AND 396 FEET EAST OF THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE SOUTH TO A POINT 330 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE EAST AND PARALLEL TO SAID SOUTH LINE 264 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE NORTH 108.91 FEET, MORE OR LESS, TO A POINT WHICH IS 219.25 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE WEST 264 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
AND
ALL THAT PART OF THE SOUTH 330 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF CAMPBELL STREET, 220 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF CAMPBELL STREET AND THE NORTH LINE OF 117TH STREET; THENCE NORTH ALONG THE WEST LINE OF CAMPBELL STREET 110 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF 117TH STREET, TO A POINT 396 FEET EAST OF THE WEST LINE OF SAID 1/4 1/4 1/4 SECTION 110 FEET, THENCE EAST TO THE POINT OF BEGINNING.
AND
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER QUARTER QUARTER SECTION 396 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF 117TH STREET AS NOW ESTABLISHED, 129.04 FEET, MORE OR LESS, TO A POINT 132 FEET WEST OF THE WEST LINE OF CAMPBELL STREET AS NOW ESTABLISHED; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID CAMPBELL STREET 220 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 117TH STREET TO A POINT 396 FEET EAST OF THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION; THENCE SOUTH ALONG A LINE OF 396 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID QUARTER QUARTER QUARTER SECTION 220 FEET TO THE POINT OF BEGINNING.
AND
THAT PART OF THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF NE EXCEPT THE WEST 396 FEET THEREOF, IN SECTION 8, TOWNSHIP 47 RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF 117TH STREET AND CAMPBELL STREET, THENCE NORTH 110 FEET ALONG THE WEST LINE OF CAMPBELL STREET TO A POINT 110 FEET NORTH OF THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF 117TH STREET 132 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF CAMPBELL STREET 110 FEET TO THE NORTH LINE OF 117TH STREET; THENCE EAST ALONG THE NORTH LINE OF 117TH STREET 132 FEET TO THE POINT OF BEGINNING.

LOCATION MAP (SCALE = 1:200)



MPD STATEMENT OF INTENT FOR 115TH AND HOLMES

THIS MPD PLAN PROVIDES FOR THE PREPARATION AND APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY ±17.24 ACRES LOCATED ALONG HOLMES RD AND E 115TH STREET. THE PROPOSED MPD PLAN PROVIDES FOR THE DEVELOPMENT OF ±17.24 ACRES FOR MIXED RESIDENTIAL DWELLINGS, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY UNITS. THIS ALLOWS THE DEVELOPMENT OF THE ±17.24 ACRES IN ONE PLAN AND ONE ZONING DISTRICT RATHER THAN SEVERAL PLANS WITH SEPARATE ZONING DISTRICTS. IT PROVIDES A MIXED RESIDENTIAL DEVELOPMENT CONTAINING A VARIETY OF HOUSING OPTIONS TO SERVE THE SURROUNDING AREA, WHILE OPTIMIZING AND DEVELOPING OPEN SPACE THAT WENT PREVIOUSLY UNUSED. ONLY RESIDENTIAL USES WILL BE ALLOWED IN THE PROPOSED MPD.

BASIS OF BEARING:
- MISSOURI STATE PLANE COORDINATE SYSTEM (NAV83), WEST ZONE

VERTICAL DATUM:
- NAVD 88

SHEET NO.	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C2.1	PHASING PLAN
C2.2	CIRCULATION PLAN
C3	PRELIMINARY PLAT
C4	GRADING PLAN
C5	UTILITY PLAN
L1	LANDSCAPE & TREE PRESERVATION PLAN
A1	4-PLEX FLOOR PLAN
A2	4-PLEX ELEVATIONS
A3	DUPLEX FLOOR PLAN & ELEVATIONS
A4	SINGLE FAMILY PLAN & ELEVATIONS
A5	ARCHITECTURAL DETAILS

DESIGN GUIDELINES (ALL PHASES)

- SITE DESIGN**
 - BUILDINGS SHALL GENERALLY BE ORIENTED AS SHOWN, WITH THE FRONT FAÇADE OF BUILDINGS AND FUNCTIONAL ACCESS ORIENTED TOWARD PUBLIC STREETS AND ALLEYS.
- SITE ARRANGEMENT**
 - THE RESIDENTIAL SITE PLAN SHALL CONSIST SINGLE FAMILY UNITS AND 2-UNIT DWELLINGS LOCATED ALONG THE EASTERN BOUNDARY, WHILE THE REMAINDER OF THE SITE SHALL UTILIZE 4-UNIT DWELLINGS.
 - EACH UNIT SHALL FEATURE ALLEY DRIVEWAY ACCESS AT THE REAR FAÇADE AS WELL AS PEDESTRIAN ACCESS FROM A PUBLIC RIGHT-OF-WAY.
 - THE SITE WILL BE SERVED BY ON-SITE DETENTION PONDS SUCH THAT STORM WATER IS PROPERLY MITIGATED TO ENSURE DOWNSTREAM SECTIONS ARE NOT ADVERSELY IMPACTED AND ENVIRONMENTAL STANDARDS ARE MAINTAINED.
- PLATTING**
 - THE PROPERTY SHALL BE PLATTED, AND INDIVIDUAL LOTS SHALL BE ESTABLISHED, AS SHOWN ON THE APPROVED PLAN.
 - THE SITE SHALL BE SERVED BY PUBLIC STREETS CLASSIFIED AS "RESIDENTIAL LOCAL" (50' ROW) AS WELL AS ALLEY ACCESS (24' ACCESS EASEMENT)
 - PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED AS PART OF THE FINAL PLAT PROCESS.
 - PUBLIC UTILITIES (WATER, STORM, SANITARY) WILL BE EXTENDED TO SERVE EACH LOT.
 - THE PROPOSED STORMWATER MANAGEMENT PONDS WILL BE A COMMON ELEMENT TO SERVE THE LOTS AND WILL BE LOCATED IN SEPARATE TRACTS.
 - THE DRAINAGE CHANNELS TO BE PRESERVED WILL BE A COMMON ELEMENT TO SERVE ALL LOTS AND WILL BE LOCATED IN A SEPARATE TRACT.

REQUESTED DEVIATIONS

MPD LIST OF PUBLIC INFRASTRUCTURE DEVIATIONS FOR 115TH AND HOLMES

THE PROPOSED MPD ZONING ALLOWS THE DEVELOPER THE OPTION TO DEVIATE FROM "TYPICAL" PUBLIC INFRASTRUCTURE STANDARDS, IN AN EFFORT TO PROVIDE MORE AFFORDABLE AND MORE INCLUSIVE HOUSING OPTIONS. BECAUSE OF THIS, THE FOLLOWING PUBLIC INFRASTRUCTURE DEVIATIONS ARE BEING REQUESTED:

- TYPICAL STREET SECTION**

DUE TO THE CURRENT ALIGNMENT OF 117TH ST. AND ITS LOCATION WITHIN THE ESTABLISHED ROW, THIS PLAN REQUESTS A MODIFICATION TO THE TYPICAL STREET SECTION WHICH REQUIRES THE SIDEWALK TO BE WITHIN THE ROW. A SIDEWALK WILL BE PROVIDED ON THE NORTH SIDE OF 117TH ST. ON PRIVATE PROPERTY. A SIDEWALK EASEMENT WILL BE PROVIDED FOR SAID SIDEWALK ALLOWING FOR PUBLIC USE. THIS PLAN ALSO REQUESTS THE ELIMINATION OF THE REQUIREMENT FOR A CURB ON THE NORTH SIDE OF 117TH ST. TO ALLOW FOR A DRAINAGE SWALE ON THE NORTH SIDE OF THE STREET.

THIS PLAN REQUEST A DEVIATION FROM THE REQUIREMENT FOR HALF STREET IMPROVEMENTS ON CAMPBELL AVE. THIS DEVELOPMENT WILL HAVE NO IMPACT ON CAMPBELL AS VEHICULAR ACCESS TO RESIDENTIAL LOTS ALONG CAMPBELL WILL BE SERVED INTERNALLY FROM THE PROPOSED ALLEY SYSTEM.
- SANITARY SEWER MANHOLE LOCATIONS**

PER CITY REQUIREMENTS, SANITARY SEWER MANHOLES ARE REQUIRED TO BE OUTSIDE OF THE ROADWAY PAVING, GENERALLY BEHIND THE CURB, OR IN THE FRONT YARDS OF THE HOMES. THIS MPD PLAN REQUESTS THE ALLOWANCE FOR SEWER MANHOLES TO BE LOCATED WITHIN THE STREET PAVING, PROVIDED THEY ARE LOCATED IN LOCATIONS THAT DO NOT RECEIVE TYPICAL WHEEL LOADING FROM VEHICLES. ALLOWABLE LOCATIONS WOULD BE LOCATED IN THE CENTER OF THE ROADWAY, OR CENTER OF THE TRAVEL LANE.
- PUBLIC WATERLINE MATERIALS**

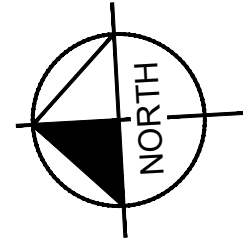
PER CITY REQUIREMENTS, ALL PUBLIC WATERLINE IS REQUIRED TO BE DUCTILE IRON PIPE (DIP) WITH POLYWRAP. THIS MPD PLAN REQUESTS THE REMOVAL OF THIS REQUIREMENT ENTIRELY, AND TO ALLOW FOR HDPE OR PVC WATERLINE PIPE MATERIALS.
- FLOWABLE FILL REQUIREMENT**

PER CITY REQUIREMENTS, ALL UTILITIES LOCATED UNDERNEATH THE PROPOSED ROADWAY PAVING, IS REQUIRED TO HAVE FLOWABLE FILL BACKFILL. THIS MPD PLAN REQUESTS THE REMOVAL OF THIS REQUIREMENT ENTIRELY, PROVIDED THE BACKFILL MATERIAL (SUITABLE SOIL MATERIAL OR AGGREGATE) MEETS THE RECOMMENDATION OF THE FINAL GEOTECHNICAL REPORT.
- PUBLIC STREET LIGHTING ILLUMINATION LEVELS**

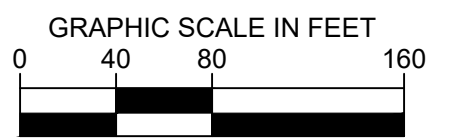
PER CITY REQUIREMENTS, TYPICAL RESIDENTIAL STREET LIGHTING LEVELS ARE 1.5 TIMES GREATER THAN IES (ILLUMINATION ENGINEERING SOCIETY) STANDARDS. THIS MPD PLAN REQUESTS A DECREASED LIGHTING LEVEL, AND TO ALLOW FOR PROPOSED LIGHTING LEVELS EQUAL TO IES, WHICH IS APPROXIMATELY A 23% REDUCTION IN LIGHTING LEVELS.

BY	
DATE	
REVISIONS	
NO.	
Kimley»Horn	
<small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</small>	
SCALE:	AS NOTED
DESIGNED BY:	TAF
DRAWN BY:	TAF
CHECKED BY:	PJL
NOT FOR CONSTRUCTION	
IRON DOOR DEVELOPMENT	
COVER SHEET	
115TH & HOLMES PRELIMINARY MPD	
<small>KANSAS CITY, MISSOURI</small>	
ORIGINAL ISSUE:	09/13/2024
KHA PROJECT NO.	268707000
SHEET NUMBER	C0

Drawing name: K:\KAC_LIVE\268707000_115th and Holmes2\Design\CD\PlanSheets\MPD\C0 COVER SHEET.dwg C0 COVER SHEET Oct 18, 2024 11:56am By: Trevor Fox
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LOT TYPE TABLE			
TAG	TYPE	# BUILDINGS PROPOSED	TOTAL UNITS
(A)	4-UNITS	39	156
(B)	2-UNIT	7	14
(C)	SINGLE-FAMILY	4	4
			174



Development Summary Table		
Zoning		
Existing	R-7.5	
Proposed	MPD	
Total Land Area		
Existing	17.24	Acres
Public Right-of-Way		
Existing	0.00	Acres
Proposed	2.11	Acres
Net Land Area		
Existing	17.24	Acres
Proposed	15.13	Acres
Proposed Uses		
Single Family & Multi-Family Residential Lots		
Structure Height & # of Floors		
Number of Floors	2	Area A (Detached Single Family)
Structure Height (ft)	30	
Gross Floor Area & # of Units		
Number of Buildings	39	Type A (4-Unit Dwellings)
Number of Units	156	
Number of Buildings	7	Type B (2-Unit Dwellings)
Number of Units	14	
Number of Buildings	4	Type C (Single-Family)
Number of Units	4	
Density		
Low Density (units/ac)	6.82	Type B & C Dwellings
Med-High Density (units/ac)	13.43	Type A Dwellings
Setbacks		
Front Setback (ft) (unless noted otherwise)	25	
Rear Setback (ft)	25	Type A & B (Multi-Family Dwellings)
Side Setback (ft)	10	
Front Setback (ft) (unless noted otherwise)	20	Type C (Single-Family)
Rear Setback (ft)	20	
Side Setback (ft)	10	
Typical Lot Size		
Typical Lot Width	106.5 ft	
Typical Lot Depth	83.0 ft	
Typical lot dimensions represent the intent of the lot sizes, dimensions may vary per lot. See preliminary plat for individual lot dimensions.		
Parking		
Required Vehicle Parking	177	Area A & B (Multi-Family Dwellings)
Provided Vehicle Parking	683	
Timeline		
Estimated Start Date	3/1/2025	
Estimated Completion Date	12/1/2025	
Parkland Dedication		
Calculated base on 2 people per multi-family unit, 3 people per semi-detached unit and 3.7 people per detached unit		
# of multi-family units	156	
# of semi-detached units	14	
# of detached units	4	
Total People =	369	
Acres per Person =	0.006	
Acres Required =	2.21	
Acres Provided =	0.00	
Parkland Shortage	2.21	
2024 Parkland Fee Per Acre	\$64,220.18	
Parkland Fees (In Lieu of Acres Provided)=	\$142,106.41	

OWNER:
CITY OF KANSAS CITY
PROPERTY & INS DIV

PROPOSED
PAVEMENT
CONNECTION

PROPOSED
HALF-STREET
CURB &
SIDEWALK
IMPROVEMENTS

PROPOSED PAVEMENT/STRIPING
IMPROVEMENTS

HOLMES ROAD

OWNER:
ROCKHURST
HIGH SCHOOL

OWNER:
KC COACH HOUSE, LLC

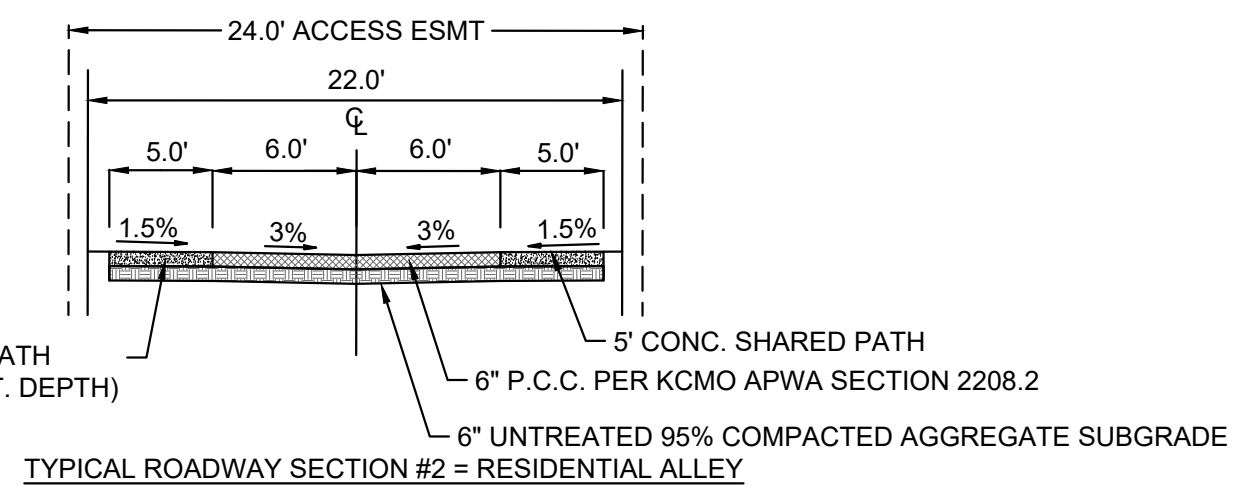
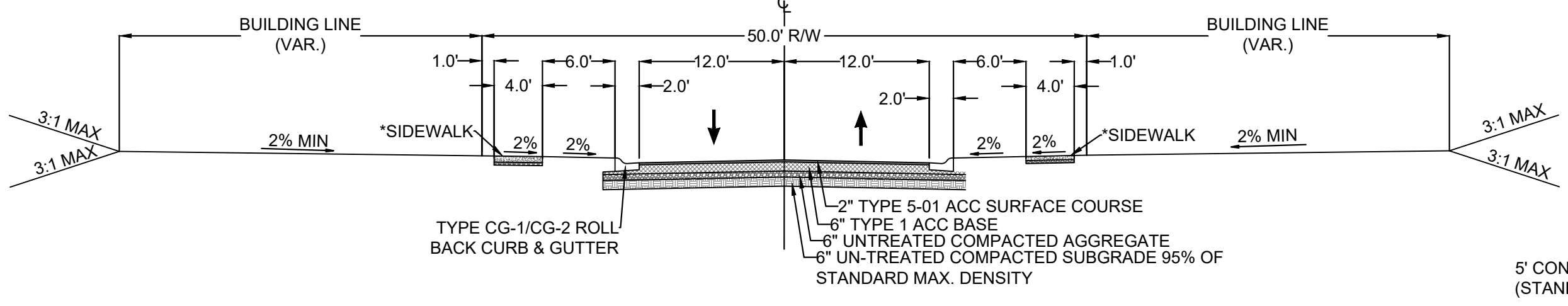
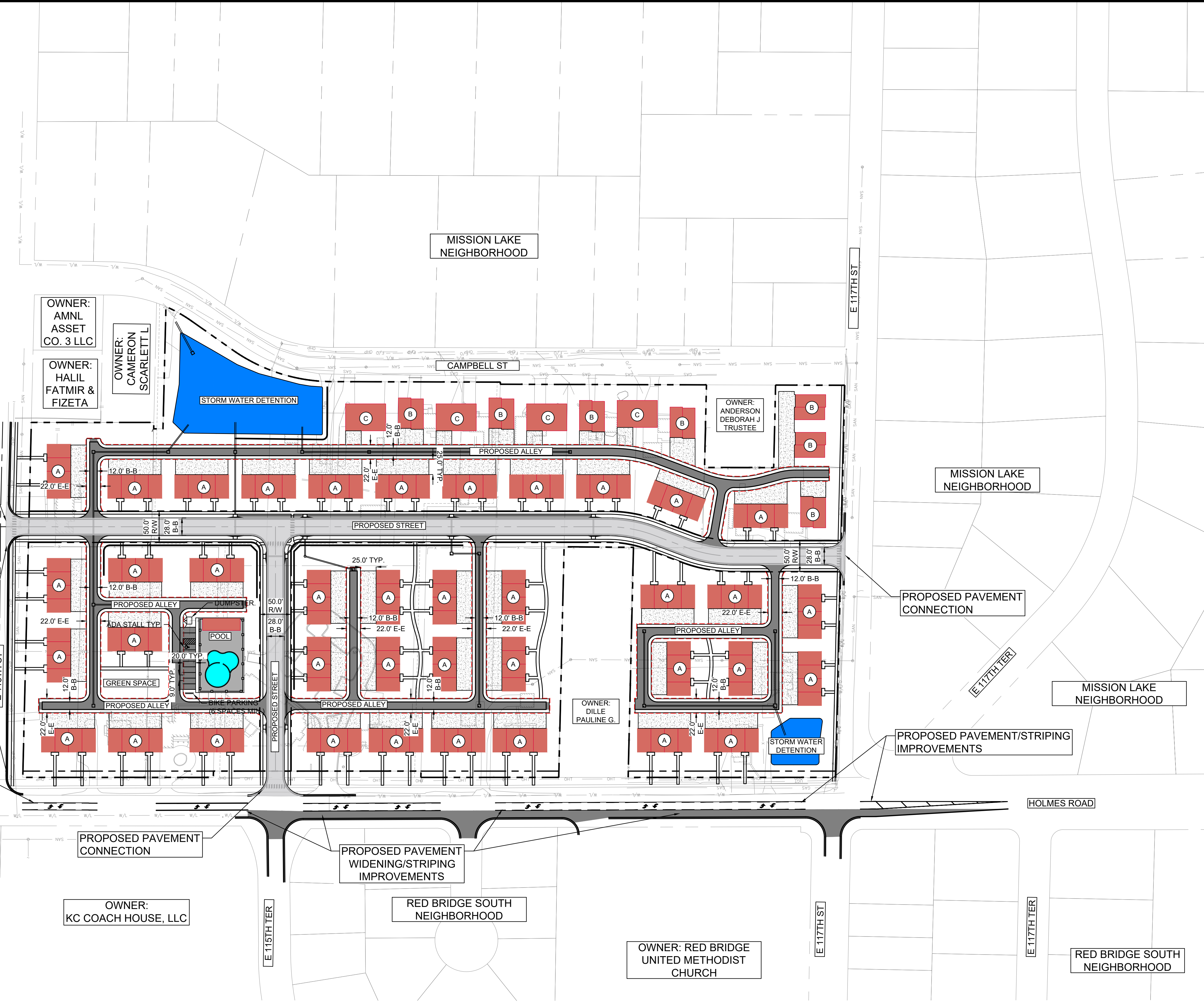
OWNER:
KC COACH HOUSE, LLC

OWNER:
RED BRIDGE SOUTH
NEIGHBORHOOD

OWNER: RED BRIDGE
UNITED METHODIST
CHURCH

OWNER:
RED BRIDGE SOUTH
NEIGHBORHOOD

SITE PLAN LEGEND	
	ALLEY SECTION (PRIVATE)
	RESIDENTIAL LOCAL SECTION (PUBLIC)



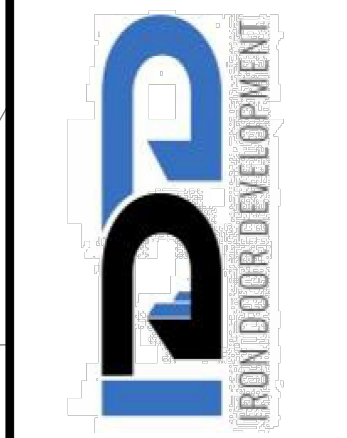
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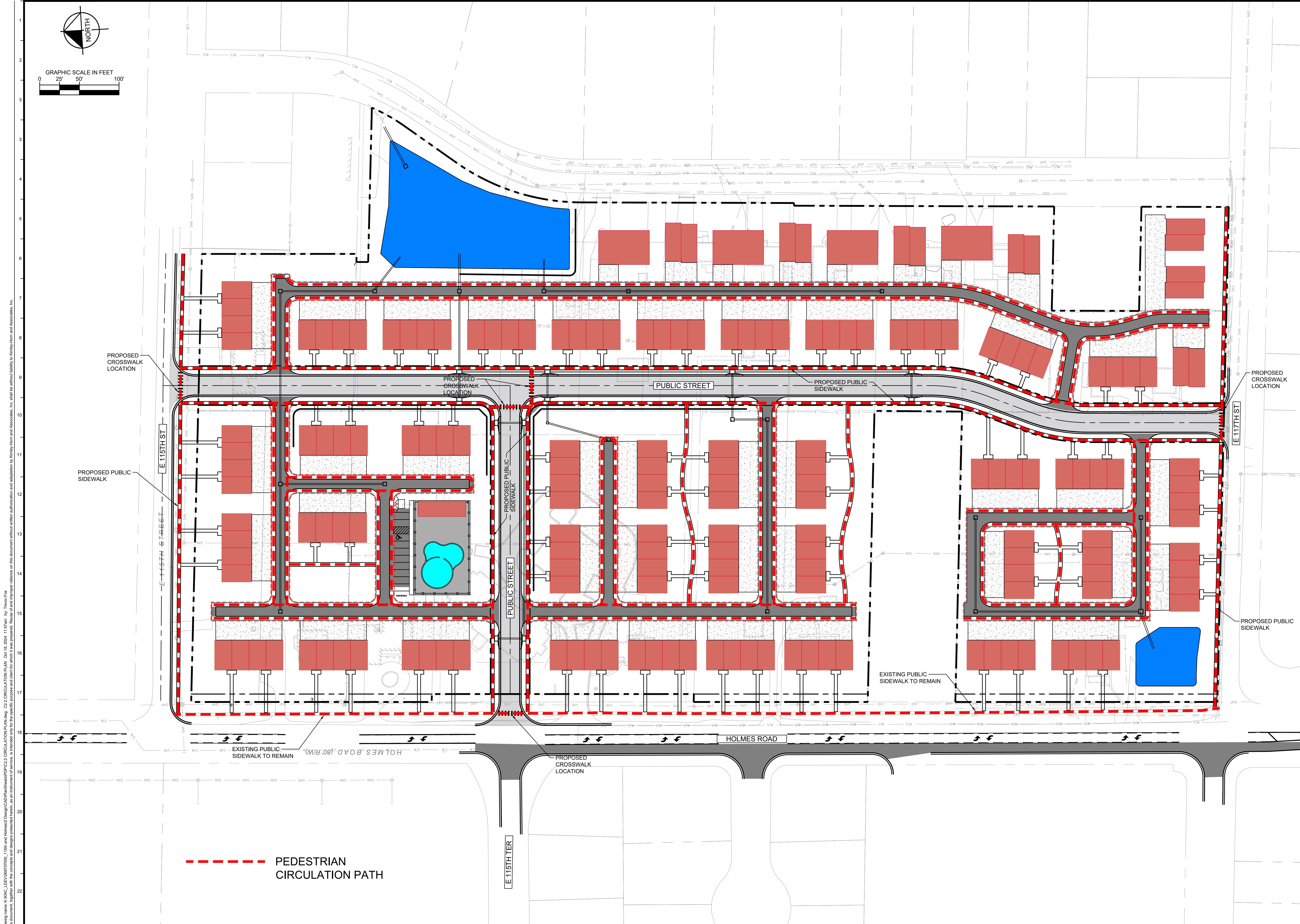
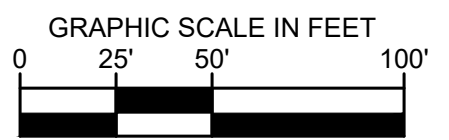
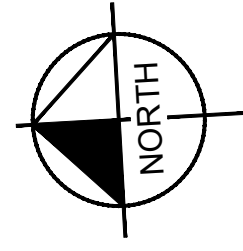


SITE PLAN

**115TH & HOLMES
PRELIMINARY MPD**
KANSAS CITY, MISSOURI

ORIGINAL ISSUE:
09/13/2024
KHA PROJECT NO.
26870000
SHEET NUMBER

C2



--- PEDESTRIAN CIRCULATION PATH

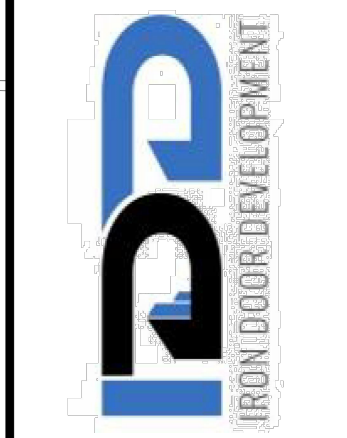
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CIRCULATION PLAN

**115TH & HOLMES
 PRELIMINARY MPD**
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 09/13/2024
 KHA PROJECT NO. 268707000
 SHEET NUMBER

C2.2

PRELIMINARY PLAT FOR 115TH & HOLMES SECTION 08, TOWNSHIP 47N, RANGE 33W CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LEGEND

- PROPOSED LOT LINES
- EXISTING EASEMENT
- EXISTING LOT LINE
- 24' ACCESS EASEMENT/ PRIVATE UTILITY EASEMENT
- PROPOSED 15' SANITARY EASEMENT
- PROPOSED DETENTION FACILITY TRACT
- PROPOSED ROW

UTILITY EASEMENT.

A UTILITY EASEMENT (U/E) IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

SEWER EASEMENT.

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

PAYMENT IN LIEU OF PARKLAND.

PARKLAND DEDICATION AND/OR PAYMENT IN LIEU OF PARKLAND DEDICATION REQUIREMENTS TO BE CALCULATED AT TIME OF BUILDING PERMIT. PAYMENT IN LIEU OF WILL BE BASED UPON THE ADOPTED 2024 RATE, PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA'S FLOOD PANEL NO. 29095C0044G AND DATED JANUARY 20, 2017 AND MAP NO. 29095C0043G AND DATED JANUARY 20, 2017. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE A WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND THE REMAINDER OF THE PROPERTY IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT OF ENTRANCE.

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION.

PUBLIC RIGHT OF WAY (POW) TO BE DEDICATED WITH THIS PLAT.

DRAINAGE EASEMENT (TRACT A & TRACT B).

A DRAINAGE EASEMENT (D/E) OR DETENTION FACILITY TRACT FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

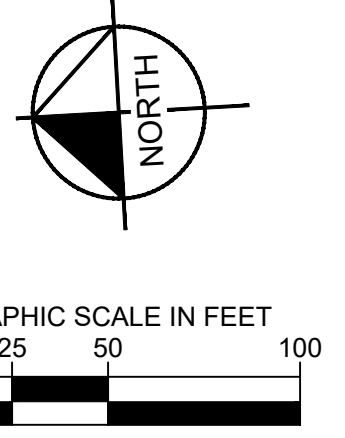
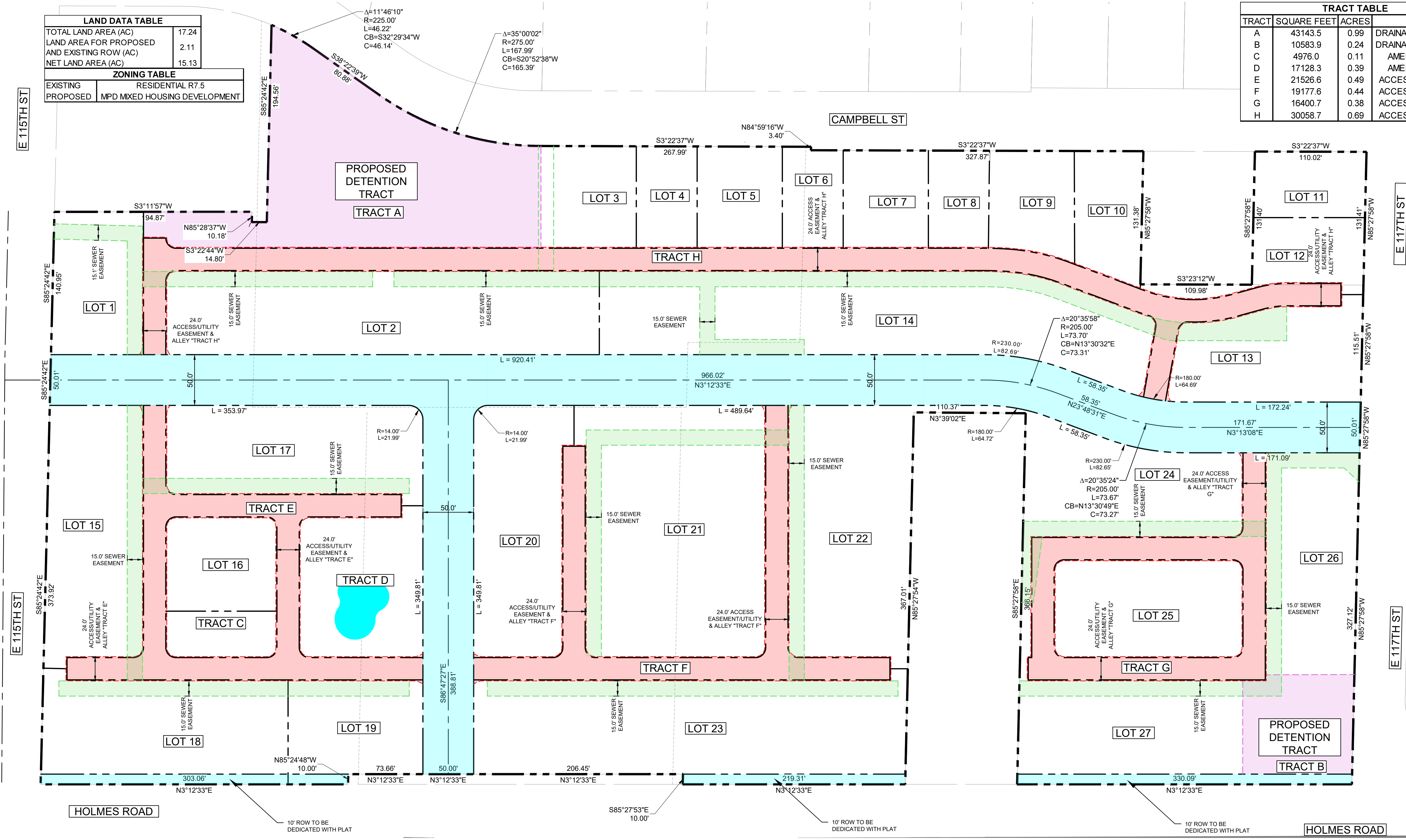
ACCESS EASEMENT (TRACT E, TRACT F, TRACT G, & TRACT H)

ACCESS EASEMENT TRACTS WILL BE DEDICATED AS CROSS ACCESS EASEMENTS TO ENSURE ACCESS TO ALL PROPOSED LOTS.

LAND DATA TABLE	
TOTAL LAND AREA (AC)	17.24
LAND AREA FOR PROPOSED AND EXISTING ROW (AC)	2.11
NET LAND AREA (AC)	15.13

ZONING TABLE	
EXISTING	RESIDENTIAL R7.5
PROPOSED	MPD MIXED HOUSING DEVELOPMENT

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USE
A	43143.5	0.99	DRAINAGE EASEMENT
B	10583.9	0.24	DRAINAGE EASEMENT
C	4976.0	0.11	AMENITY TRACT
D	17128.3	0.39	AMENITY TRACT
E	21526.6	0.49	ACCESS EASEMENT
F	19177.6	0.44	ACCESS EASEMENT
G	16400.7	0.38	ACCESS EASEMENT
H	30058.7	0.69	ACCESS EASEMENT



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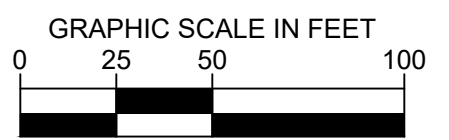
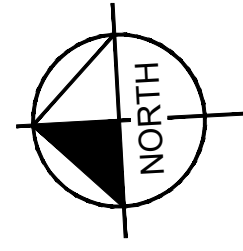
PRELIMINARY PLAT

115TH & HOLMES
PRELIMINARY MPD

KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 09/13/2024
KHA PROJECT NO. 268707000

SHEET NUMBER
C3



LOT TYPE TABLE			
TAG	TYPE	# PROPOSED	TOTAL UNITS
A	4-UNITS	39	156
B	2-UNIT	7	14
C	SINGLE-FAMILY	4	4
		40	174

GRADING LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR

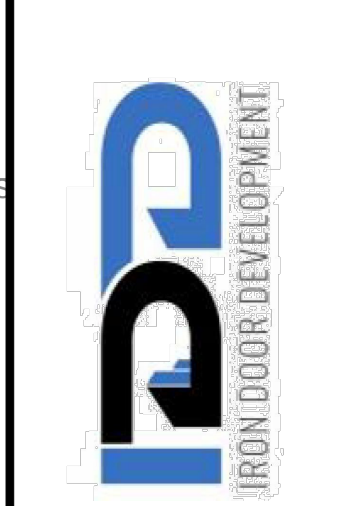


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GRADING PLAN

115TH & HOLMES
 PRELIMINARY MPD
 KANSAS CITY, MISSOURI

ORIGINAL ISSUE: 09/13/2024
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C4

SWALE AND BASIN SEED MIX NOTES

- SEED SUPPLIER:** TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- SWALE AND BASIN SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
 - THE MIX INDICATED ABOVE IS TO BE SEEDING AT 45 PLS/SP OR AS RECOMMENDED BY SEED SUPPLIER.
 - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
 - CONTRACTOR SHALL MAINTAIN NATIVE SEED AREAS PER SEED SUPPLIER'S RECOMMENDATION.
 - CONTRACTOR TO SUBMIT SUPPLIER-PROVIDED MAINTENANCE ESTABLISHMENT PLAN TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
 - CONTRACTOR TO SUBMIT SUPPLIER-PROVIDED SPECIES DATA AS PART OF THE RECORD DRAWINGS PACKAGE.
 - SEE TABLE BELOW FOR SPECIES DATA.

ESTABLISHMENT NOTES

- ESTABLISH SEED MIX AS FOLLOWS UNLESS OTHERWISE RECOMMENDED BY SEED SUPPLIER(S).
- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE NATIVE SEED. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR SEED ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABELED RECOMMENDATIONS.
- DO NOT LIME TO MODIFY SOIL CONDITIONS.
- FERTILIZE PER LANDSCAPE SPECIFICATIONS UNLESS OTHERWISE RECOMMENDED BY SEED SUPPLIER(S).
- BROADCASTING - APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR CULTI-PACKER TO ENSURE GOOD SEED TO SOIL CONTACT IF USING STRAW MULCH ON SEED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH.
- GENERALLY, NATURAL RAINFALL EVENTS PROVIDE SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS. CHECK SOIL MOISTURE WEEKLY WITH A MOISTURE PROBE FOR 6 WEEKS AFTER SEEDING. SHOULD THE SOIL MOISTURE LEVEL FALL BELOW 15% WATER ALL SEEDING AREAS, BUT DO NOT EXCEED 45% MOISTURE AT ANY GIVEN TIME.
- CONTRACTOR TO SUBMIT NATIVE SEED AREA MANAGEMENT PLAN(S) PROVIDED BY THE NATIVE SEED SUPPLIER(S) TO THE OWNER/OWNER'S REPRESENTATIVE FOR THE LONG-TERM MAINTENANCE/CARE OF NATIVE SEED AREAS.

Swale and Basin Mix (30/20)

Taylor Creek Restoration Nurseries
 (785) 594-2245
 224 East 1260 Road, Baldwin City, KS 66006
<https://www.taylorcreeknurseries.com/>

% seed psl	Botanical Name	Common Name
3.41%	Carex scoparia	Broom sedge
2.44%	Carex hystericina	Bottlebrush sedge
2.03%	Carex normalis	Spreading oval sedge
2.36%	Carex cristatella	Crested sedge
2.76%	Carex stipata	Owl-fruited sedge
16.25%	Carex vulpinoidea	Fox sedge, Brown fox sedge
2.28%	Panicum virgatum	Switch grass
0.54%	Spartina pectinata	Prairie cord grass
13.00%	Juncus dudleyi	Dudley's rush
6.83%	Elymus virginicus	Virginia wild rye
0.05%	Asclepias incarnata	Swamp milkweed
0.14%	Senna hebecarpa	Wild senna
0.26%	Helopsis helianthoides	False sunflower
1.42%	Monarda fistulosa	Wild bergamot
6.09%	Lythrum alatum	Winged loosestrife
5.28%	Penthorum sedoides	Ditch stonecrop
0.53%	Lycopus americanus	American water horehound
1.83%	Oenothera biennis	Common evening primrose
2.64%	Penstemon digitalis	Beardtongue
3.17%	Polygonum pennsylvanicum	Pinkweed
2.44%	Ratibida pinnata	Yellow coneflower
14.95%	Rudbeckia hirta	Black-eyed Susan
1.75%	Rudbeckia subtomentosa	Sweet black-eyed susan
7.56%	Verbena hastata	Blue vervain

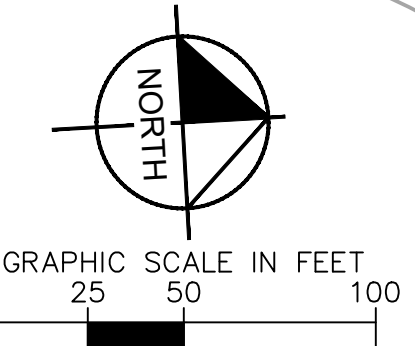
Tree Mitigation Table

Section	Tree Preservation and Protection	REQUIRED
88-424	4.35 acres of disturbed canopy coverage x 35% = 1.53	Required Landscape Planting Exceeds Required Tree Mitigation
	1.53 x 150 = 230 caliper inches	
	230 in - 25 in = 205 caliper inches	

PLANT SCHEDULE

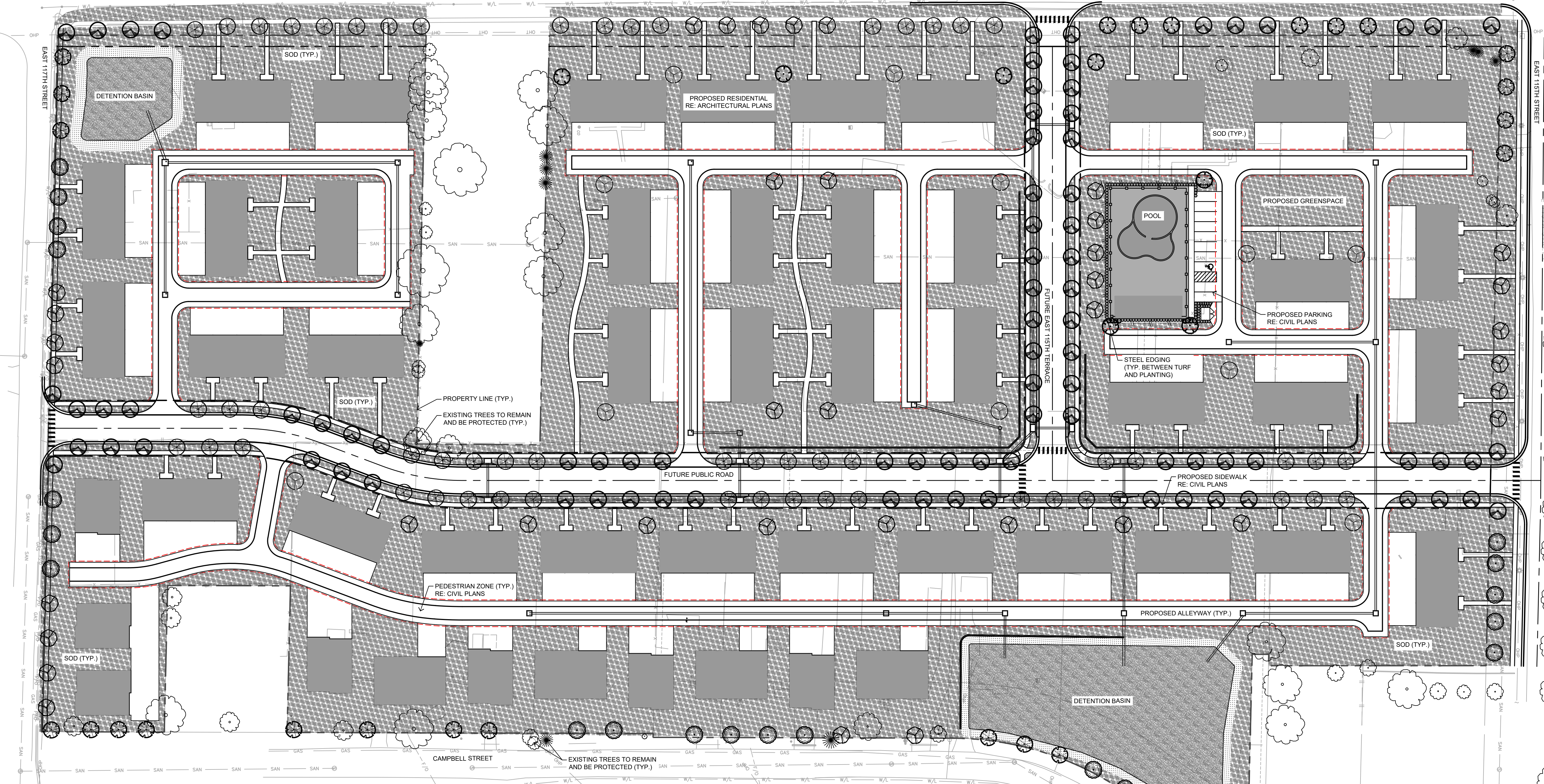
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	GB	11	GINKGO BILOBA / MAIDENHAIR TREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	13	LIRIODENDRON TULIPIFERA / TULIPTREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	PA	85	PLATANUS x ACERIFOLIA 'GREYTN' / ROCKFORD ROAD LONDON PLANETREE	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER, FULL AND MATCHING
	OB	21	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QM	21	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	OS	38	QUERCUS SHUMARDII / SHUMARD'S OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	55	ULMUS AMERICANA LEWIS & CLARK / PRAIRIE EXPEDITION AMERICAN ELM	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	IG	134	ILEX GLABRA 'DENSA' / DENSA HOLLERY HOLLY	CONT.	3" HT. MIN.	30" O.C.	FULL AND MATCHING
	MR	8	MAGNOLIA 'ROSE MARIE' / ROSE MARIE MAGNOLIA	CONT.	5" HT. MIN.	60" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BG	8,284 SF	BOULETELOUA GRACILIS / BLUE GRAMA	SEED	N/A	N/A	SEED TO BE FREE OF WEEDS, PESTS, AND DISEASE.
	SB	30,357 SF	SWALE & BASIN SEED MIX	SEED	N/A	N/A	WEED FREE - SEE NOTES FOR MIXES
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SOD	327,146 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



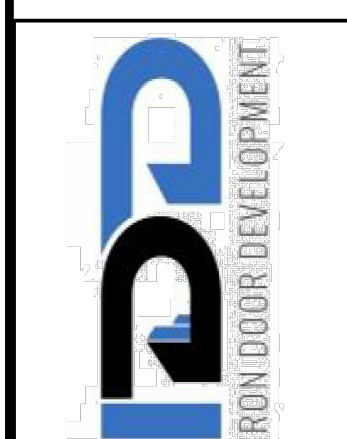
PLANTING NOTES:

- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- TREES MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- FERTILIZE: FERTILIZE SEEDING AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.



Drawing name: K:\KAC_L155th and Holmes2\Design\CAD\Sheet\00 LANDSCAPE PLAN.dwg PLAN - 08/18/2024 11:56am By: Trevor Fox
 This document, together with the concepts and designs presented herein, is an instrument of service and shall remain the property of Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
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 805 PENNSYLVANIA AVENUE, SUITE 160
 KANSAS CITY, MO 64105
 WWW.KIMLEY-HORN.COM

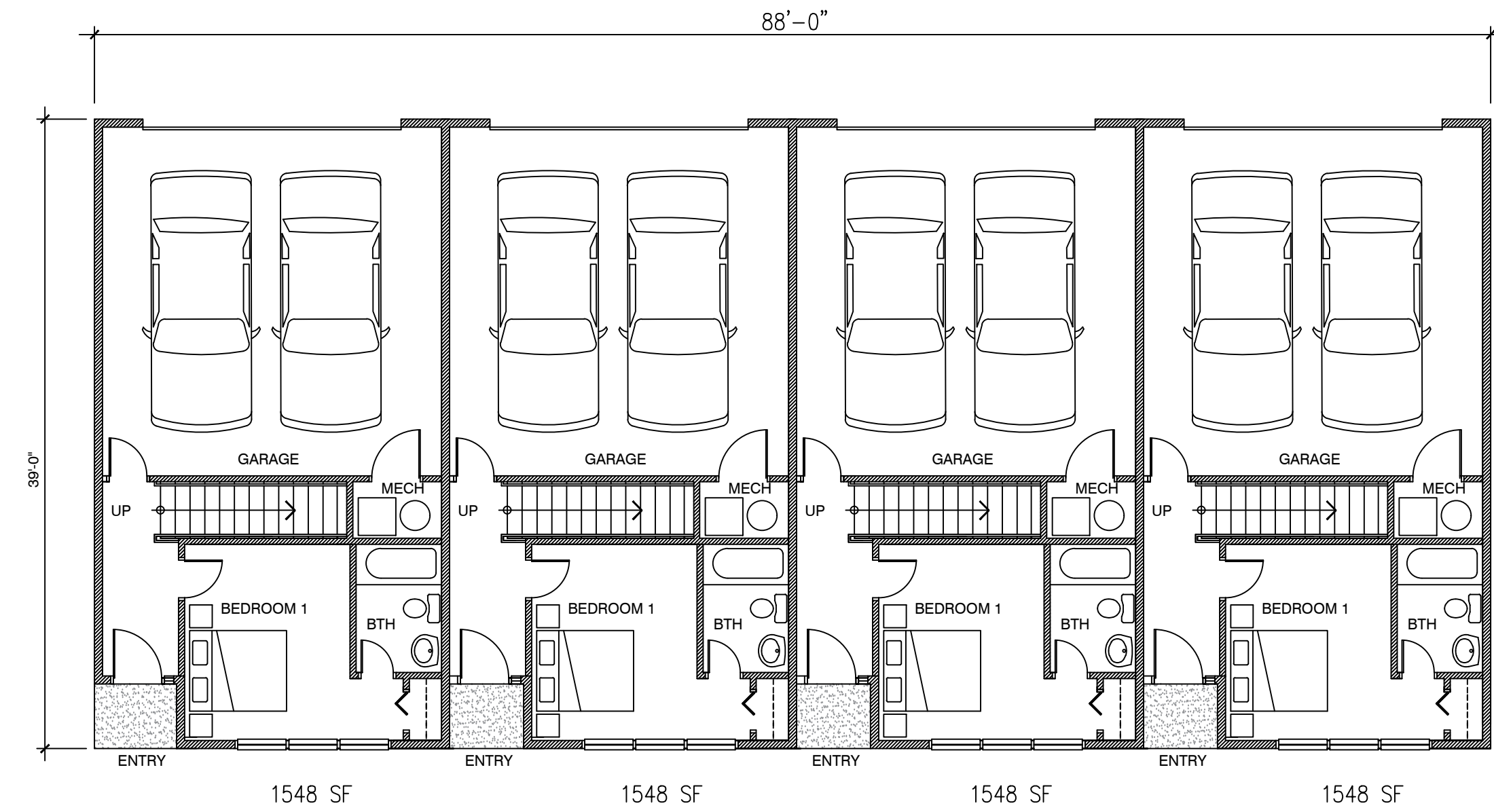


LANDSCAPE & TREE PRESERVATION PLAN

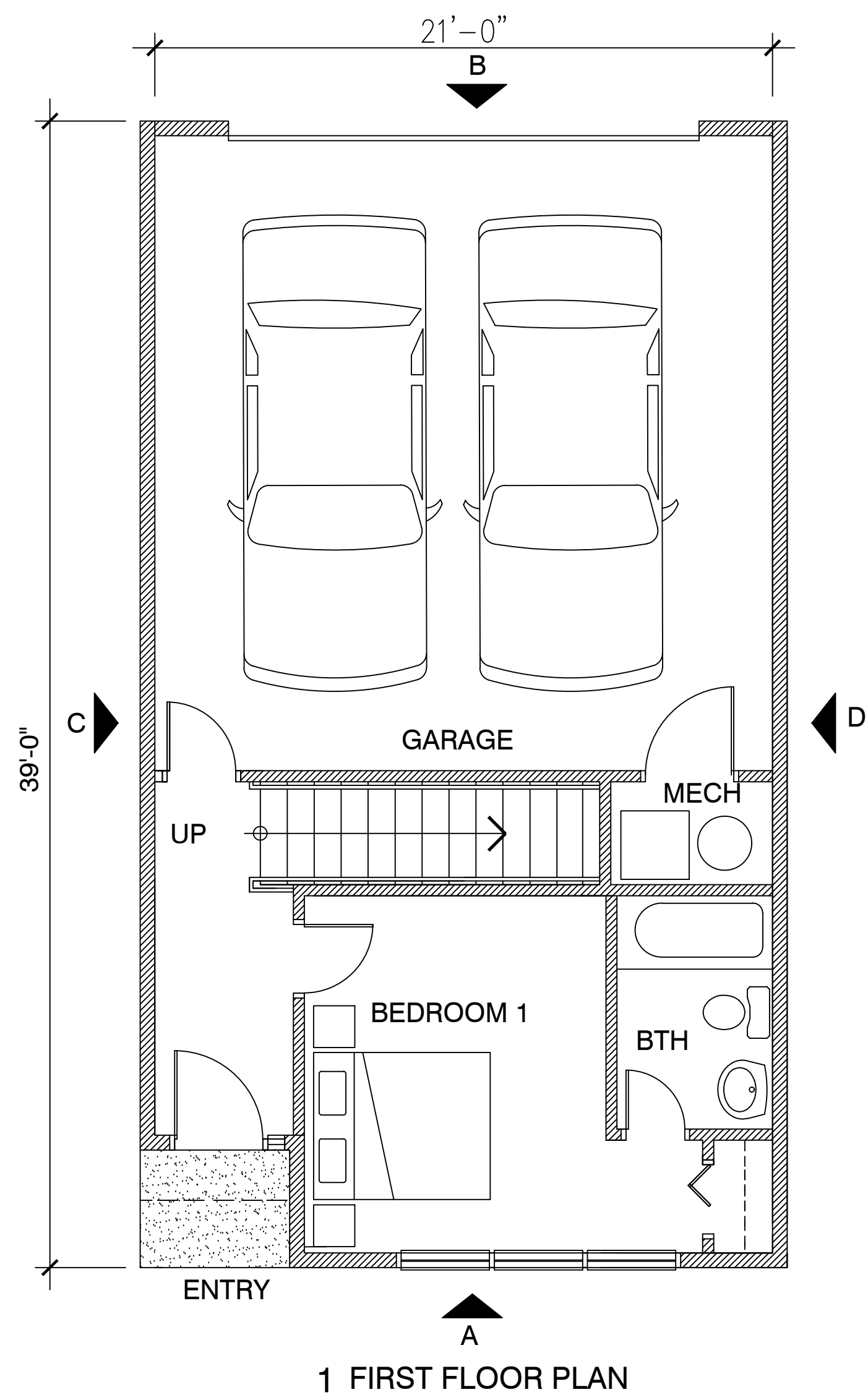
115TH & HOLMES PRELIMINARY MPD

ORIGINAL ISSUE: 09/13/2024
 KHA PROJECT NO: 268707000
 SHEET NUMBER: L1

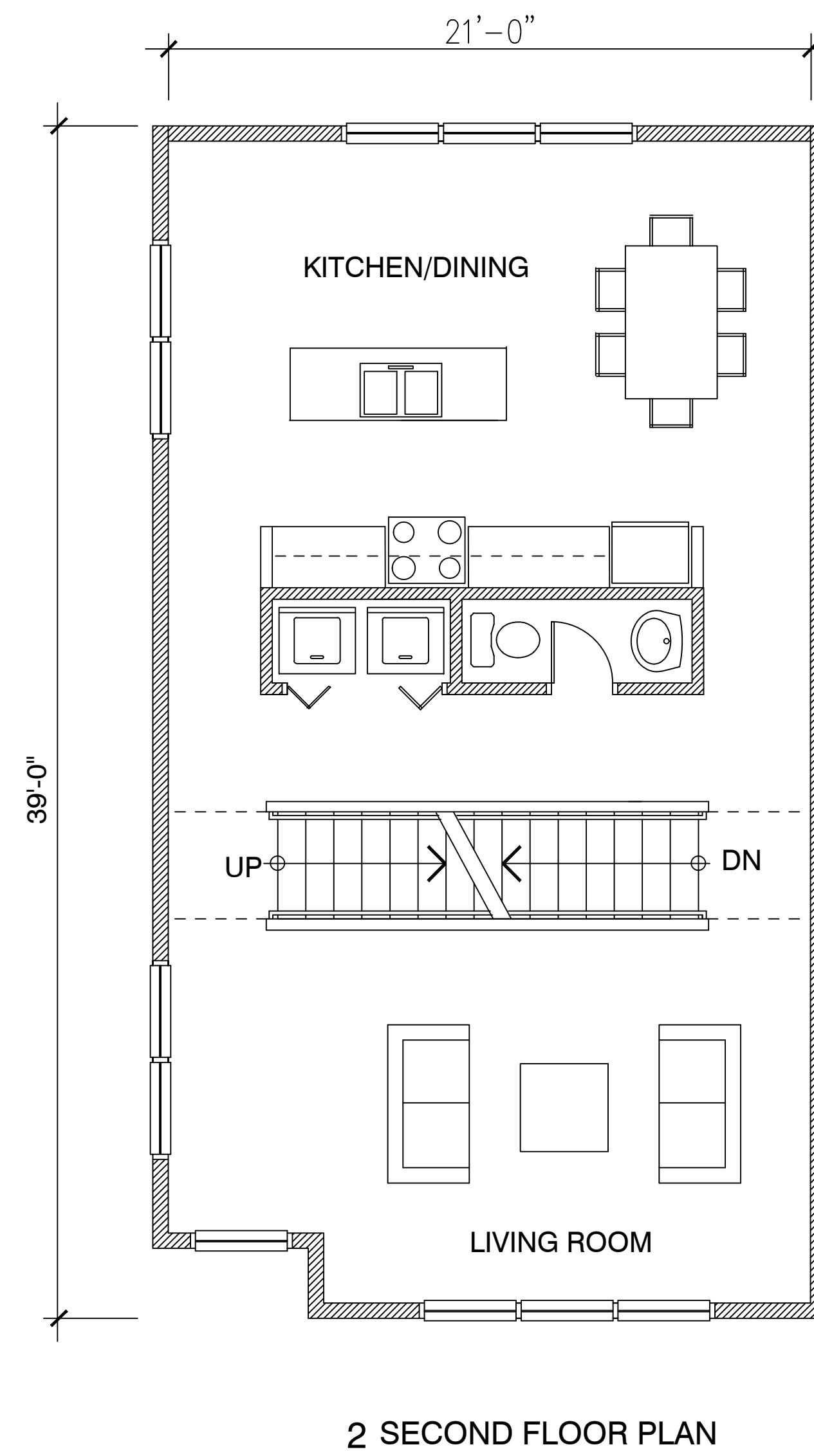
NOTE: DESIGN ALTERNATIVES FOR UNIT PLANS ARE AS FOLLOWS:
 1. INTERIOR FLOOR PLAN TO BE "MIRRORED"
 2. INTERIOR LIVING AND DINING AREAS TO REVERSED
 3. WINDOWS ON END UNITS PROVIDED AS NEEDED



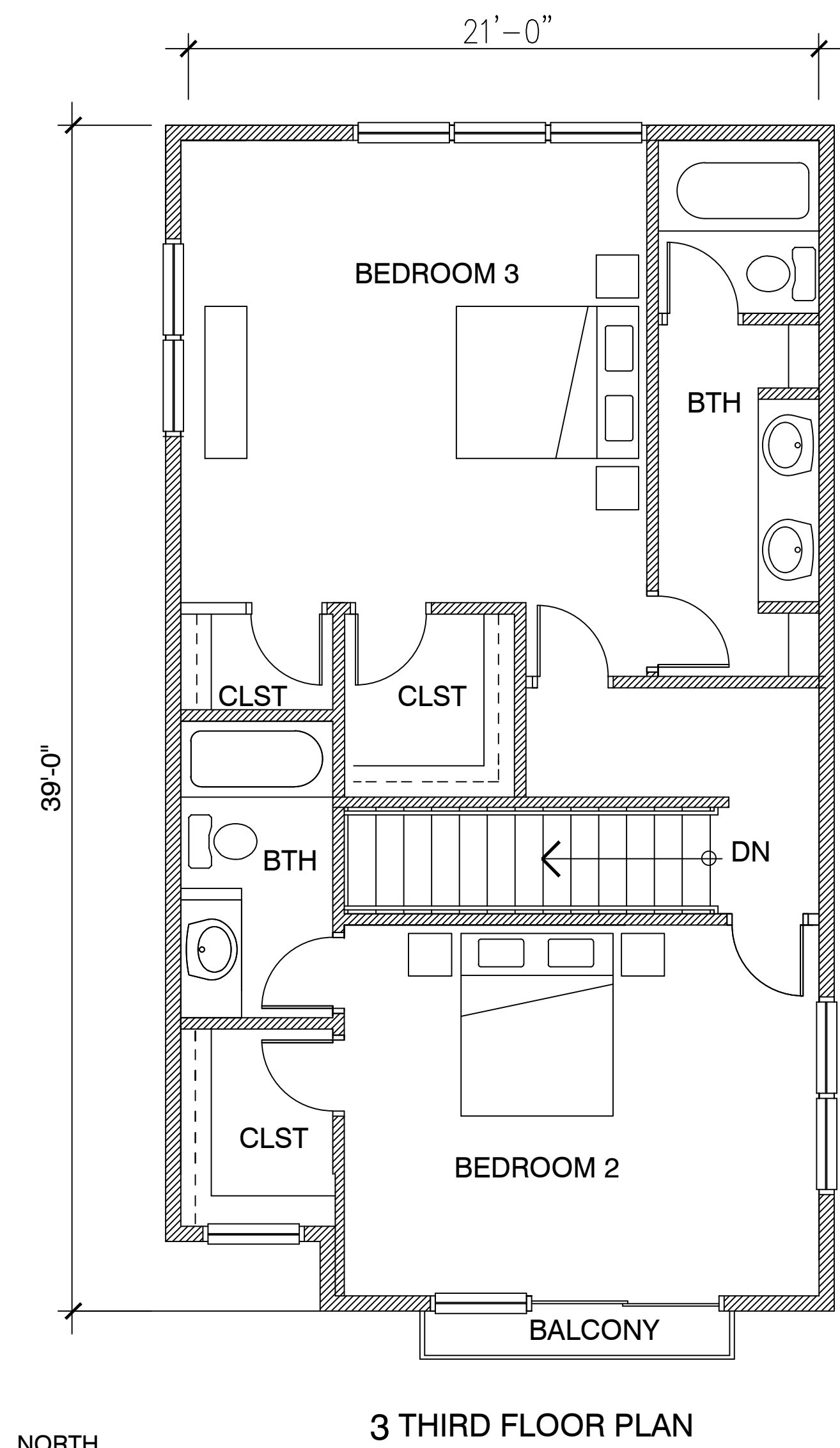
NORTH
 1 TYPICAL 4-PLEX BUILDING PLAN
 NO SCALE



1 FIRST FLOOR PLAN

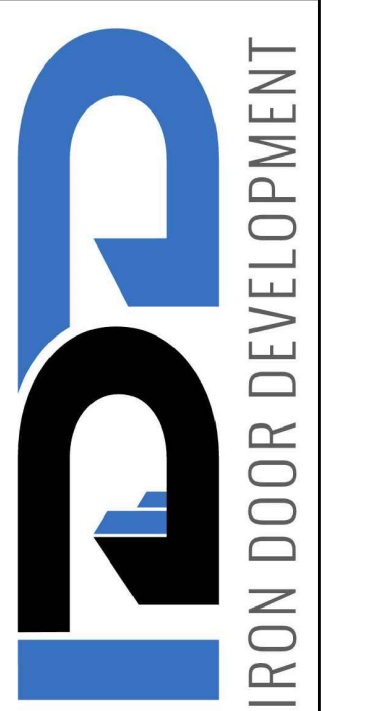


2 SECOND FLOOR PLAN



NORTH
 1 TYPICAL 4-PLEX BUILDING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
 KANSAS CITY, MISSOURI
 OWNER:
 SLCR, LLC

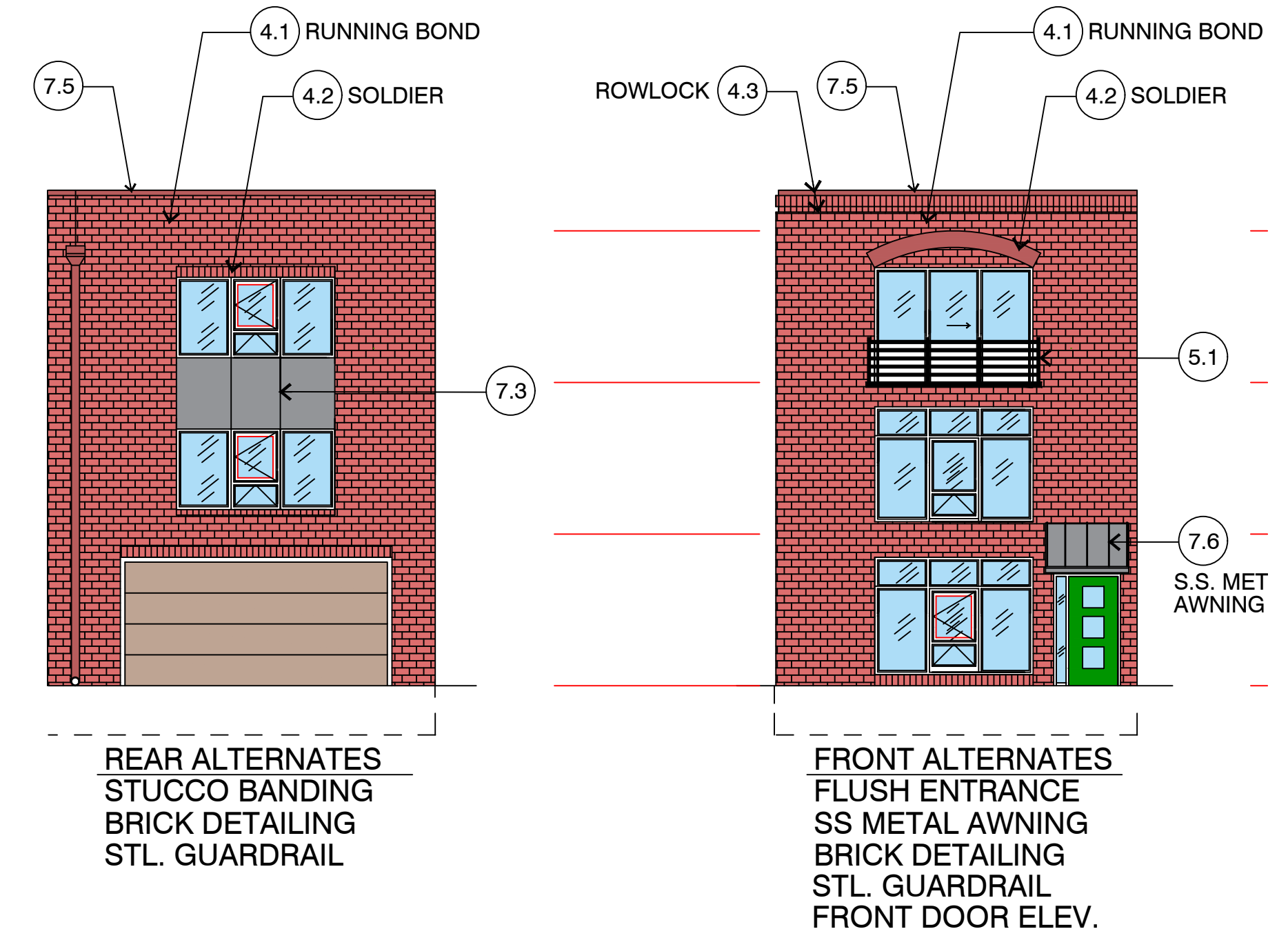


ISSUED FOR: PLANNING APPROVAL
 ISSUED DATE: OCTOBER 21, 2024
 REVISION:
 PROJECT NO: 2024-02.1

A1

EXTERIOR FINISH SCHEDULE

BRICK - FIELD	BRICK, MODULAR, GARNET ,SMOOTH
BRICK - ACCENT	BRICK, MODULAR, CRIMSON ,SMOOTH
WINDOW FRAMES	FIXED/CASEMENT/SLIDING, TAN
GLASS/GLAZING	INSULATED, LOW E, CLEAR GLASS
COPING	MATCH FIELD BRICK COLOR
STEEL RAIL	TUBULAR STEEL POSTS/RAILS, MATTE BLACK FINISH
GARAGE DOORS	MATCH WINDOW FRAMES, TAN
DOWNSPOUTS	MATCH FIELD BRICK COLOR
FRONT DOOR	PAINT, KILIM BEIGE TAN



2 ALTERNATIVE 4-PLEX BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"



1 TYPICAL 4-PLEX BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

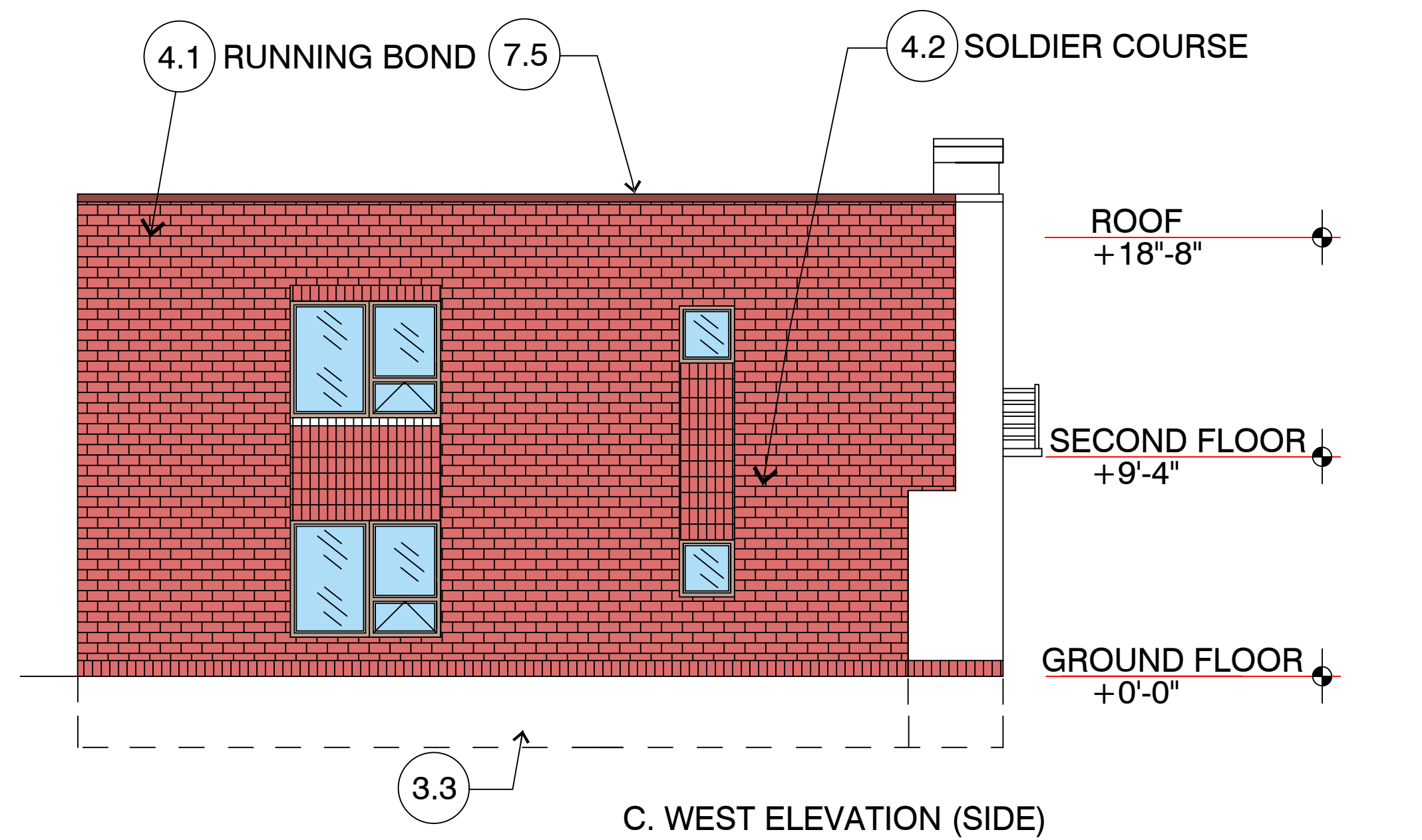
PROJECT: **115th and HOLMES ROAD CONDOMINIUMS**
KANSAS CITY, MISSOURI
OWNER: **SLCR, LLC**



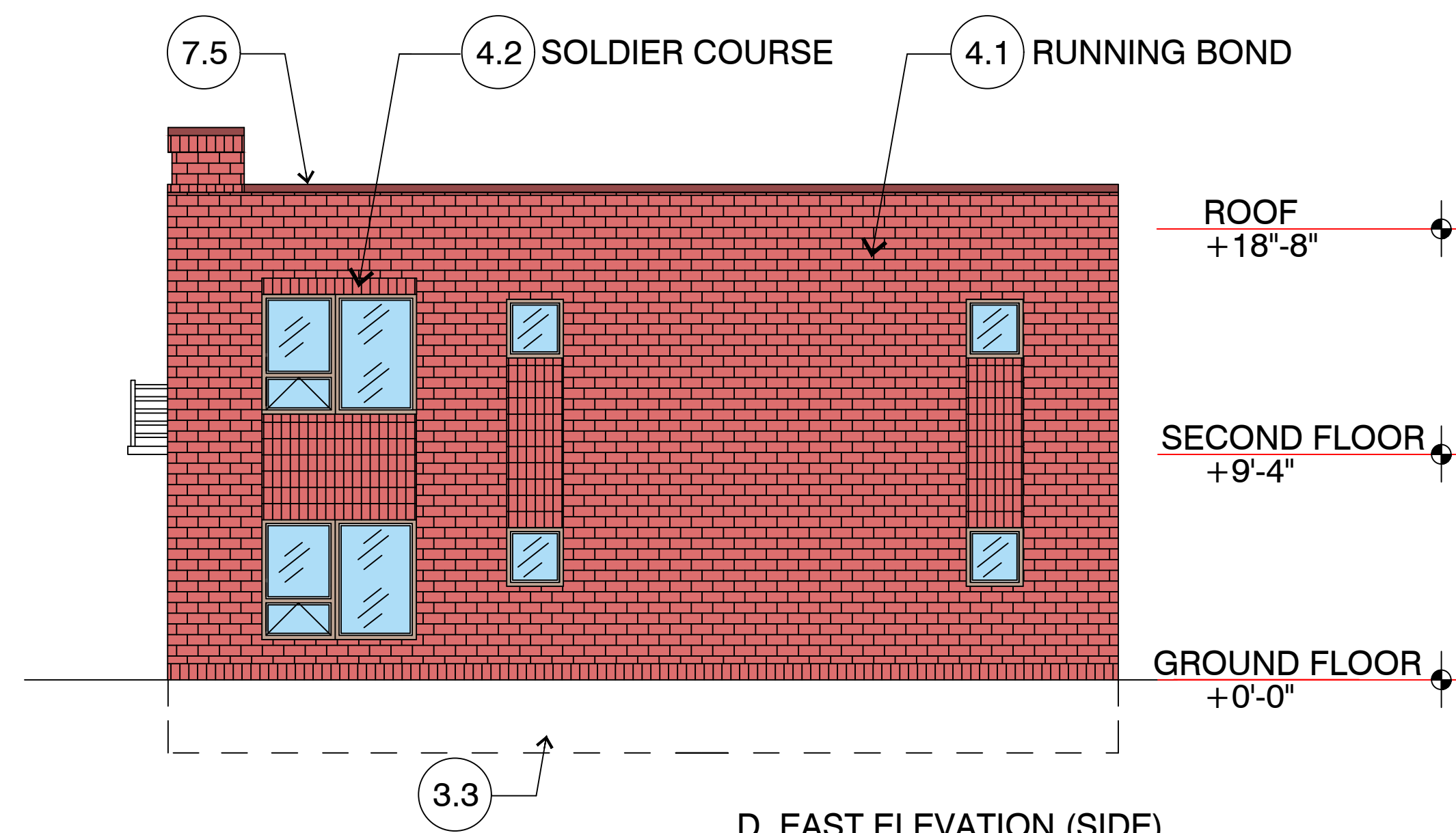
ISSUED FOR: PLANNING APPROVAL
ISSUE DATE: OCTOBER 21, 2024
REVISION:

PROJECT NO: 2024-02.1

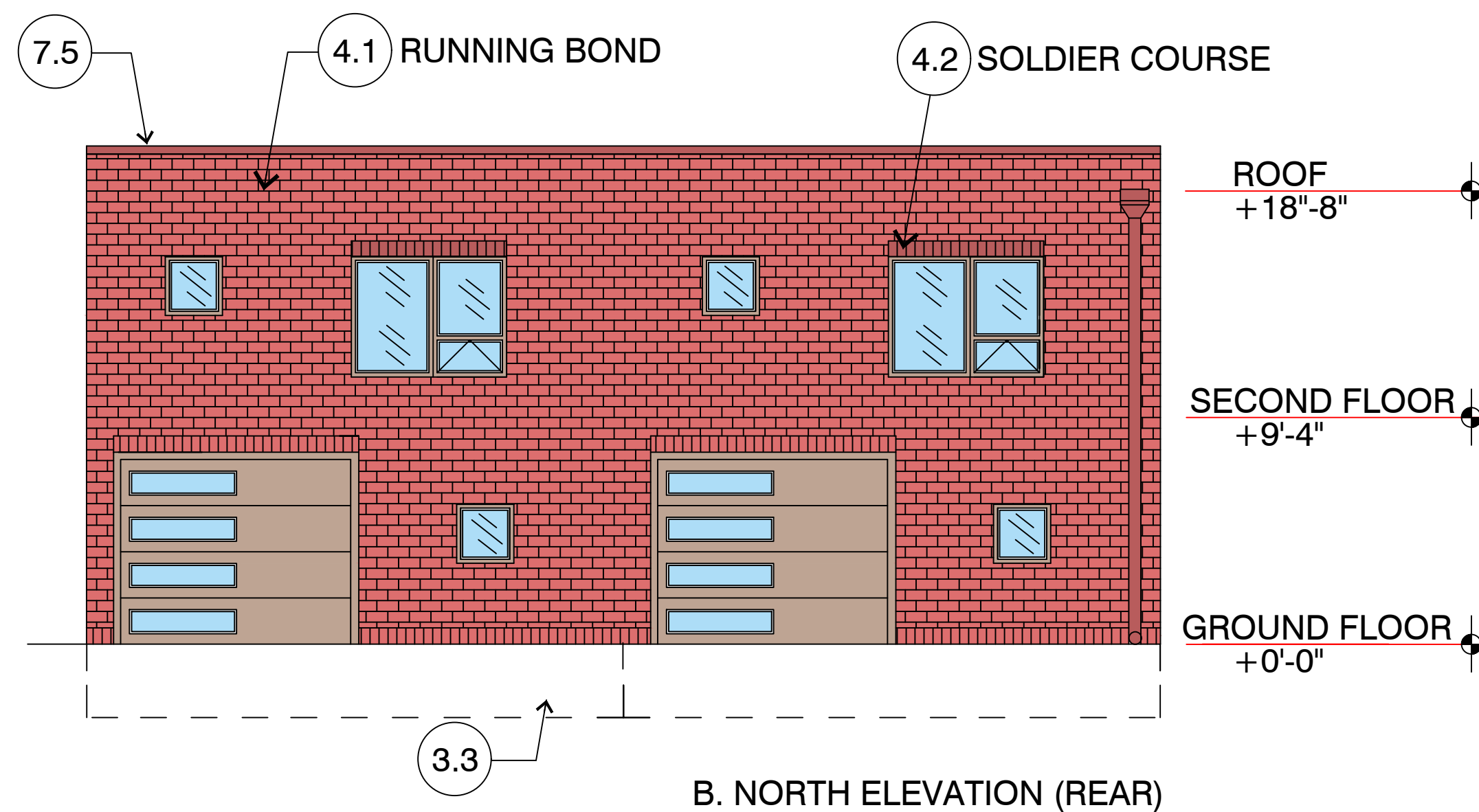
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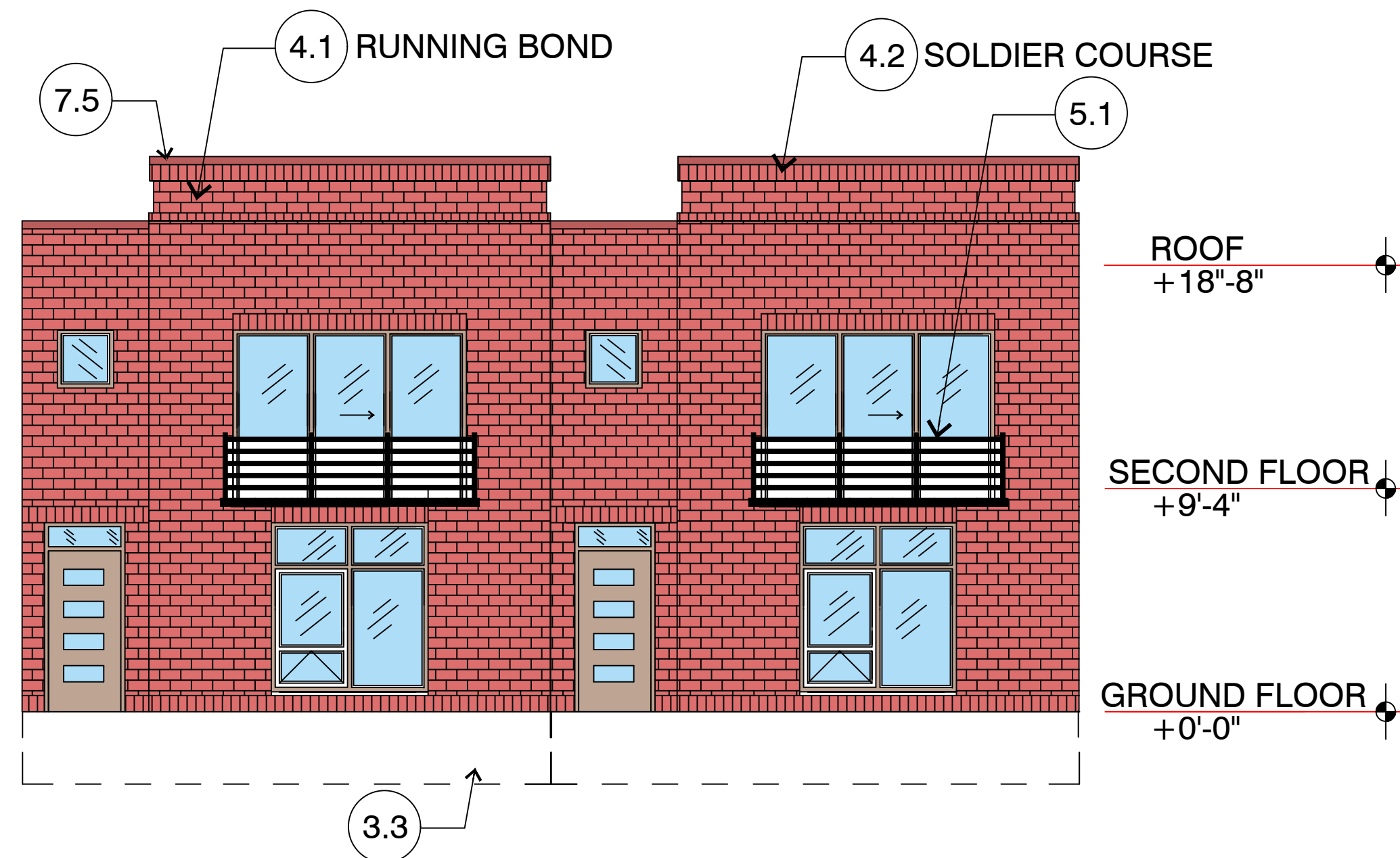
C. WEST ELEVATION (SIDE)



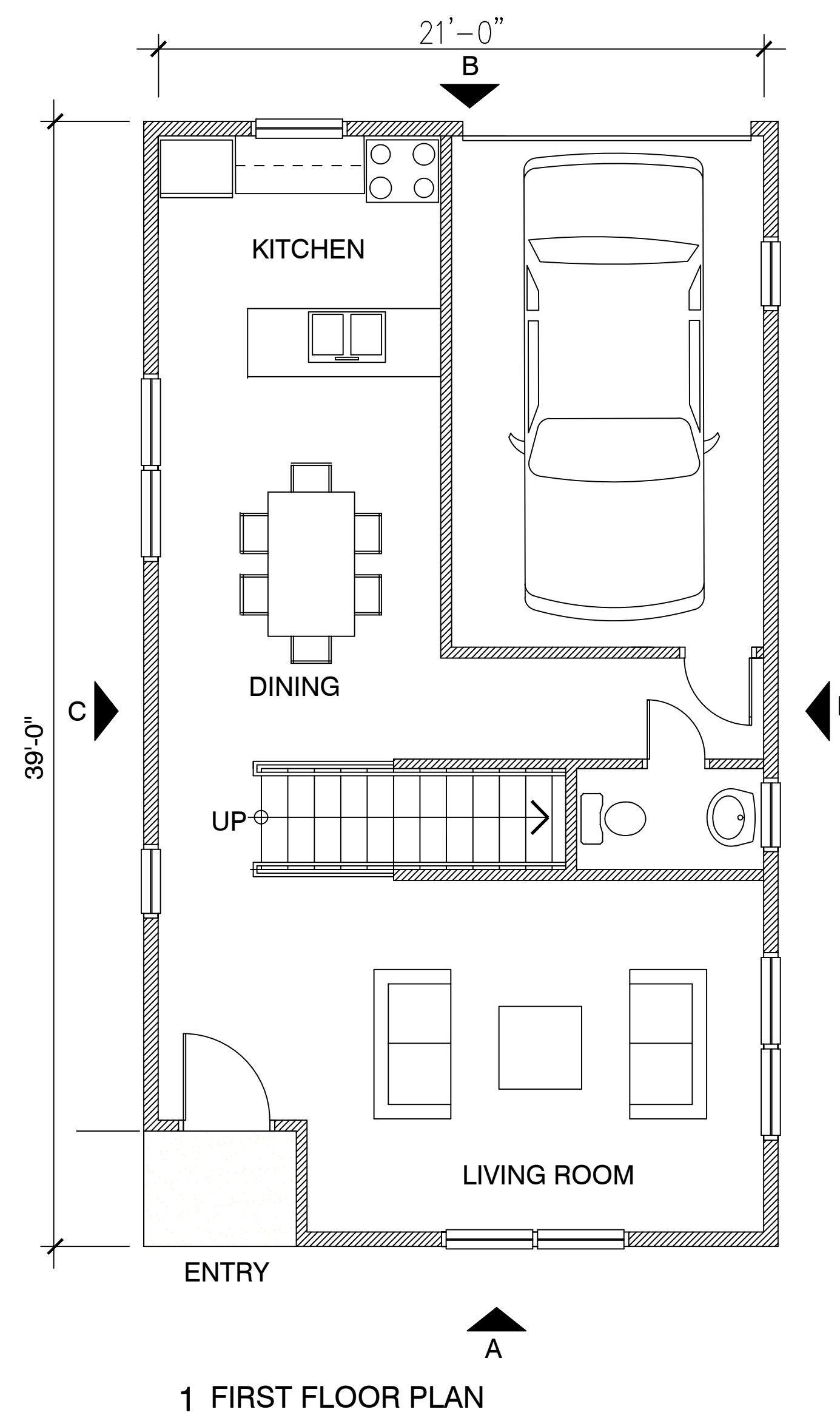
D. EAST ELEVATION (SIDE)



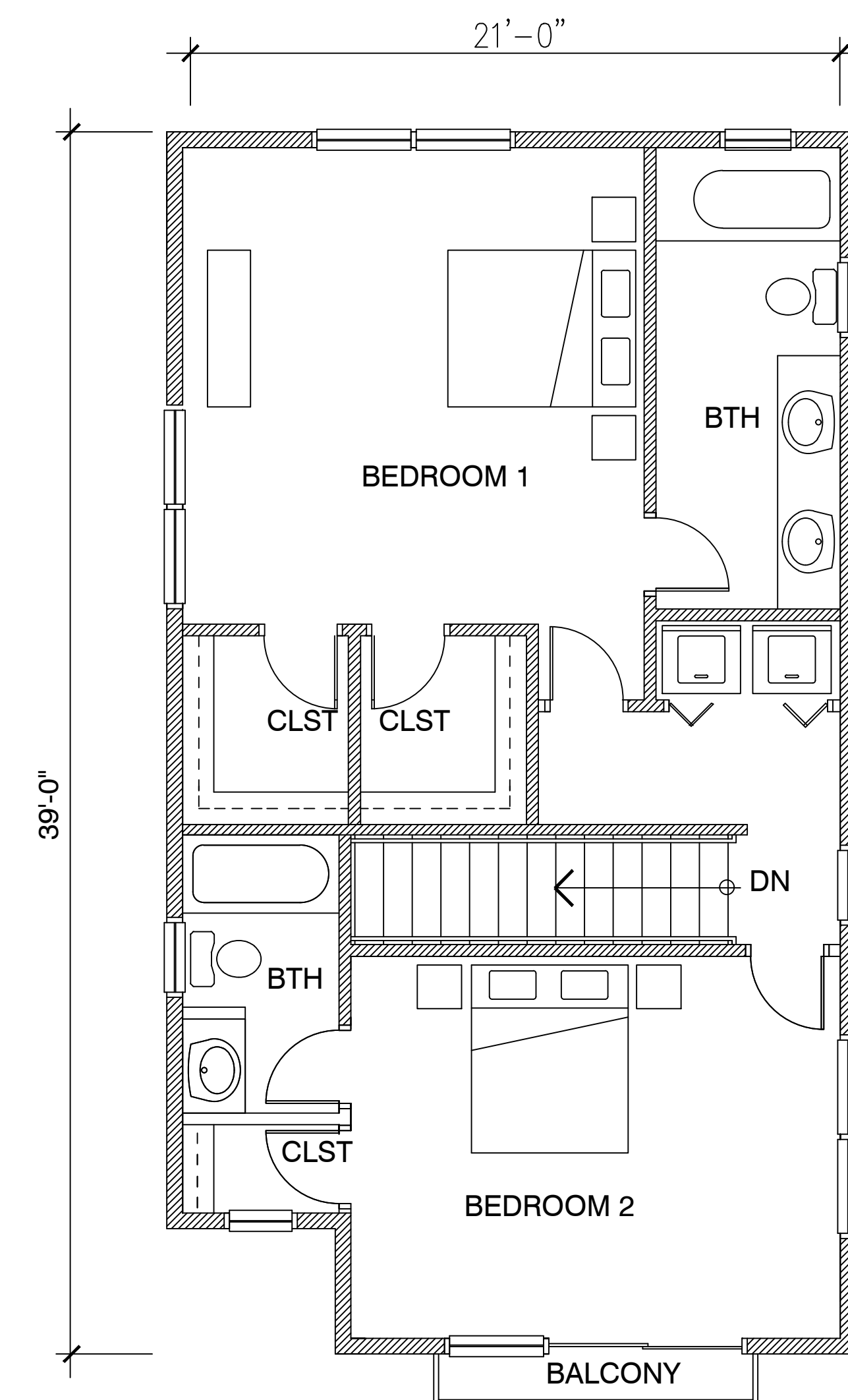
B. NORTH ELEVATION (REAR)



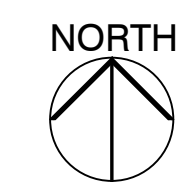
A. SOUTH ELEVATION (FRONT)



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



1 TYPICAL DUPLEX BUILDING
SCALE: 1/4" = 1'-0"

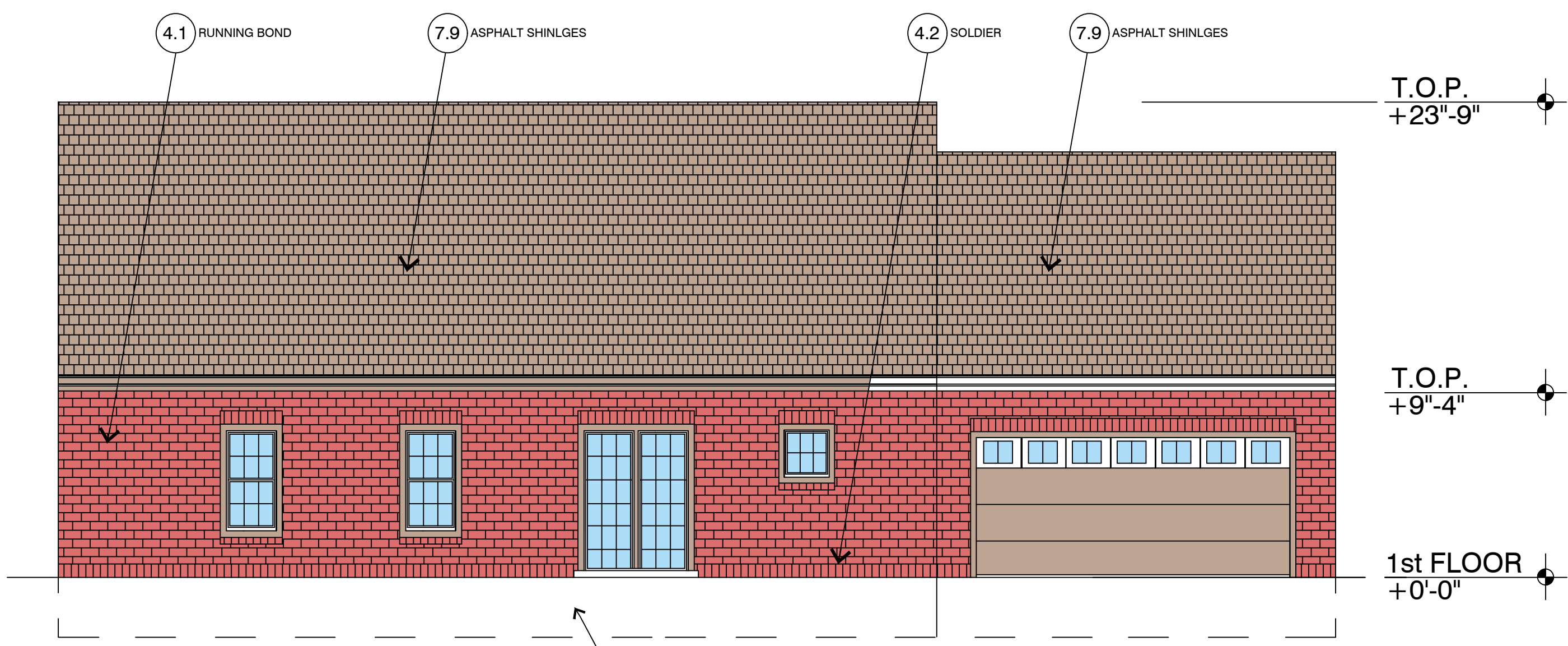
PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
KANSAS CITY, MISSOURI
OWNER:
SLCR, LLC



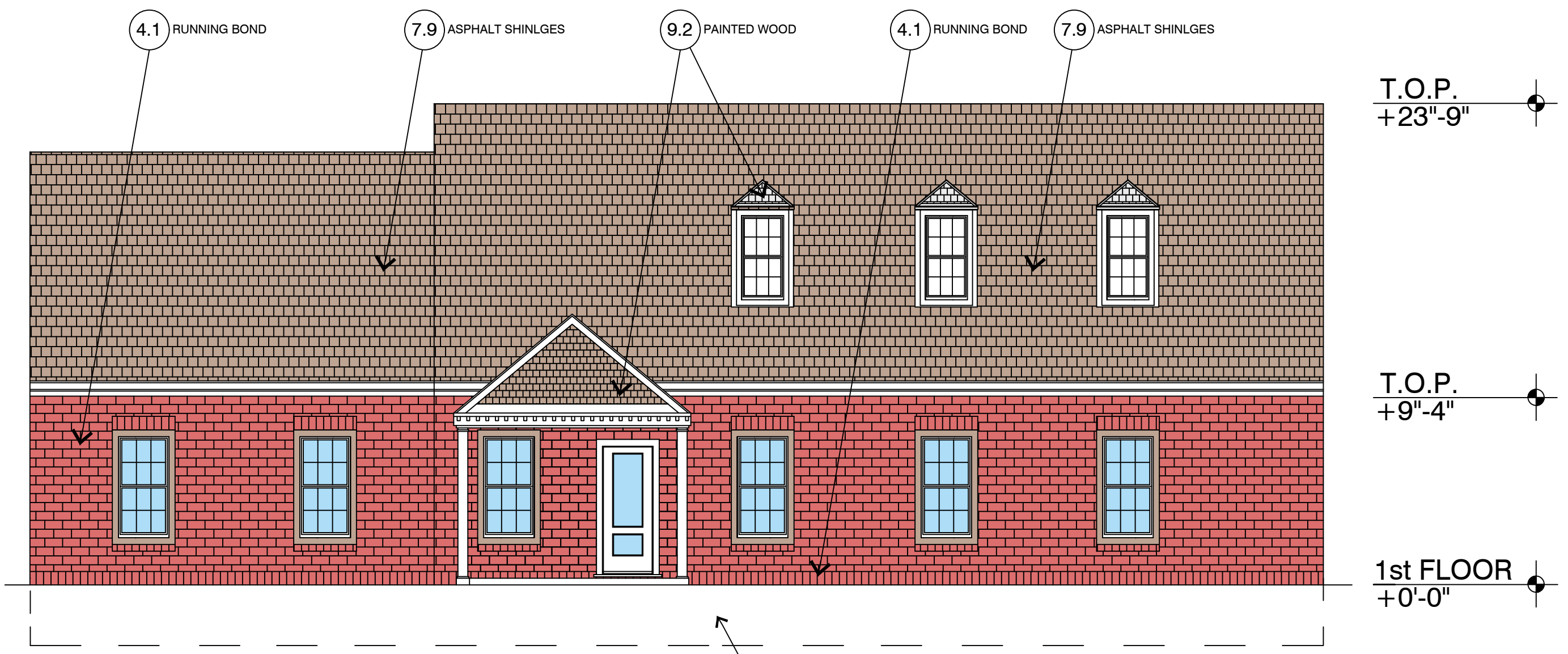
ISSUED FOR: PLANNING APPROVAL
ISSUED DATE: OCTOBER 21, 2024
REVISION:

PROJECT NO: 2024-02.1

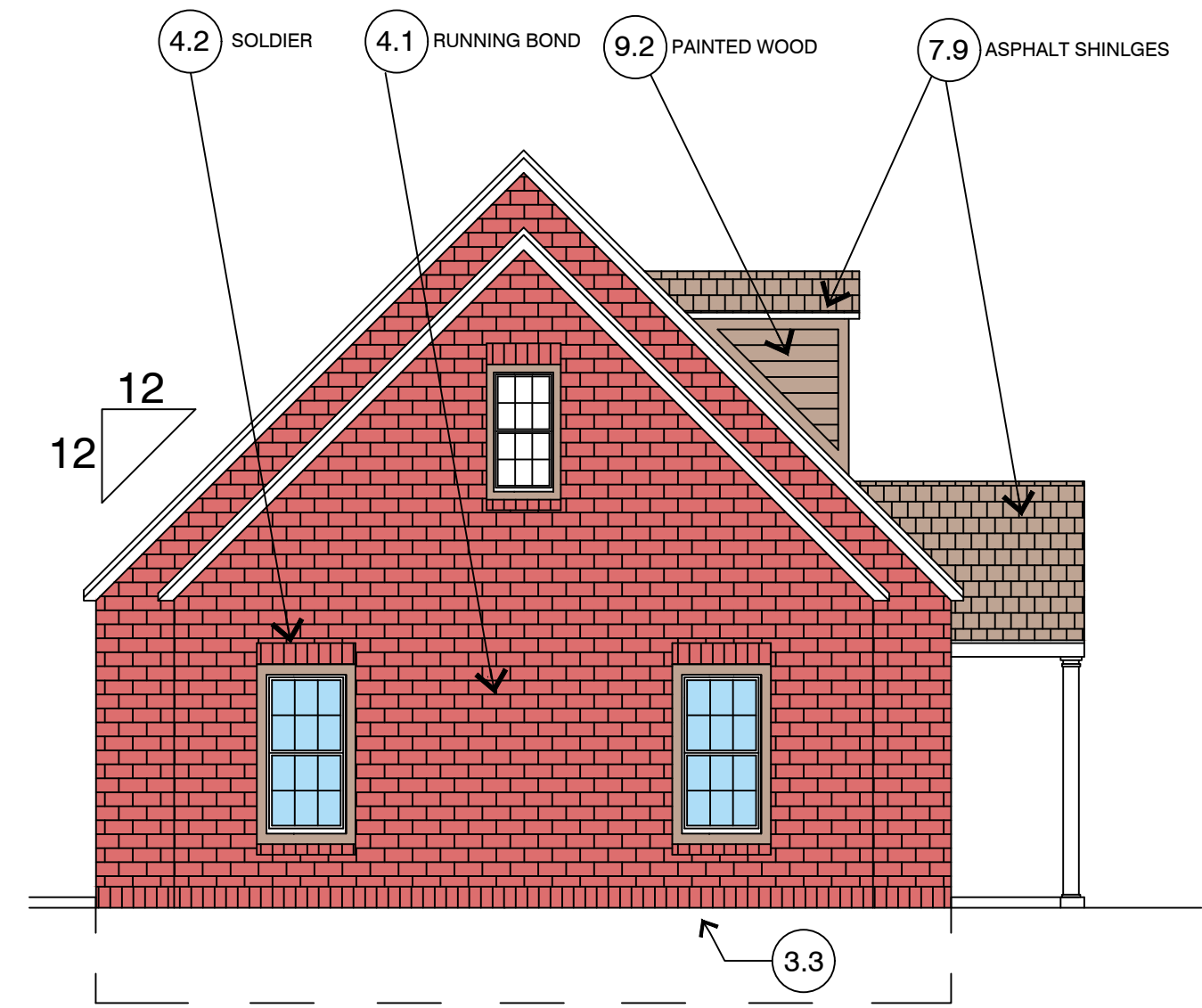
A3



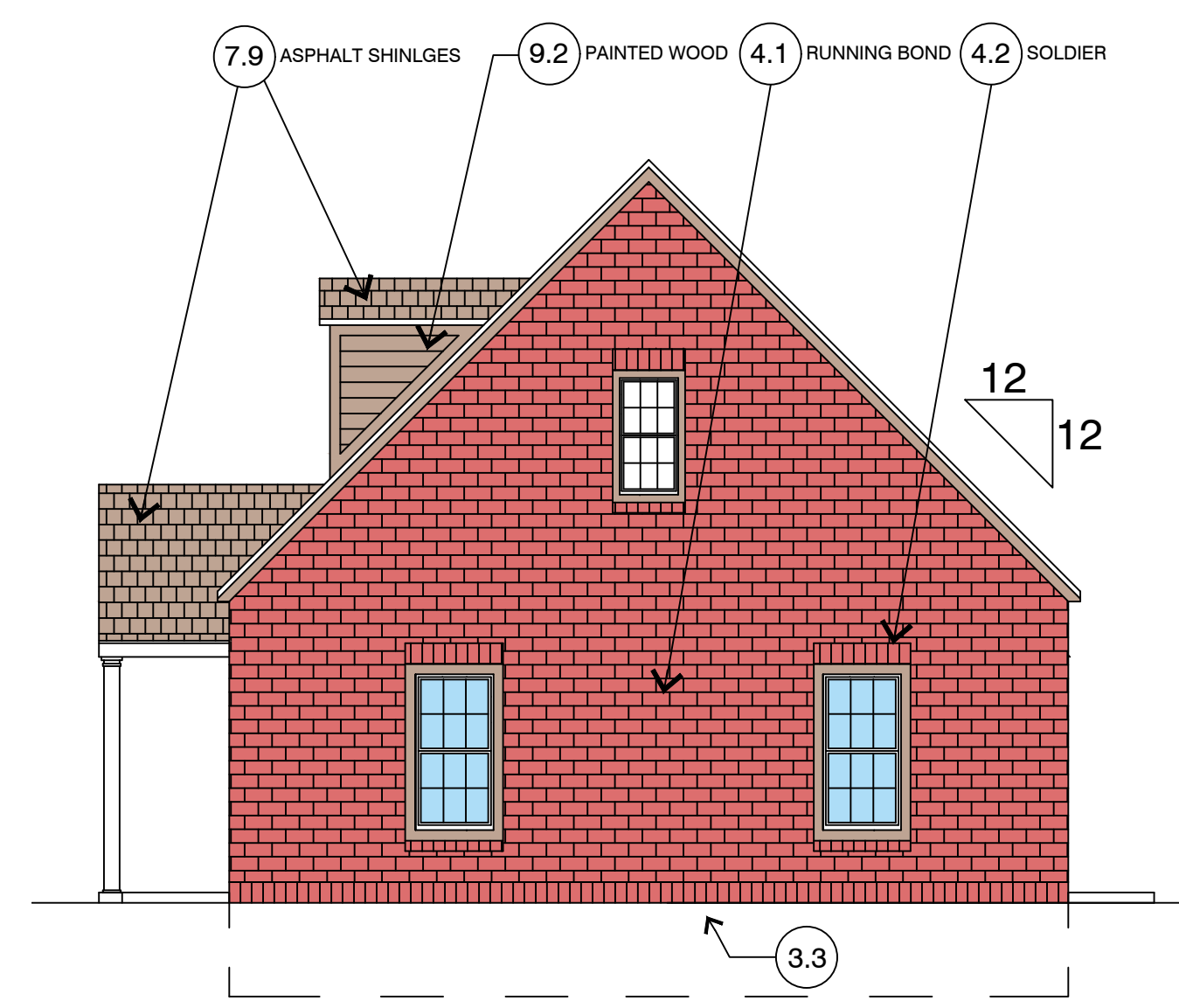
B. NORTH ELEVATION (REAR)



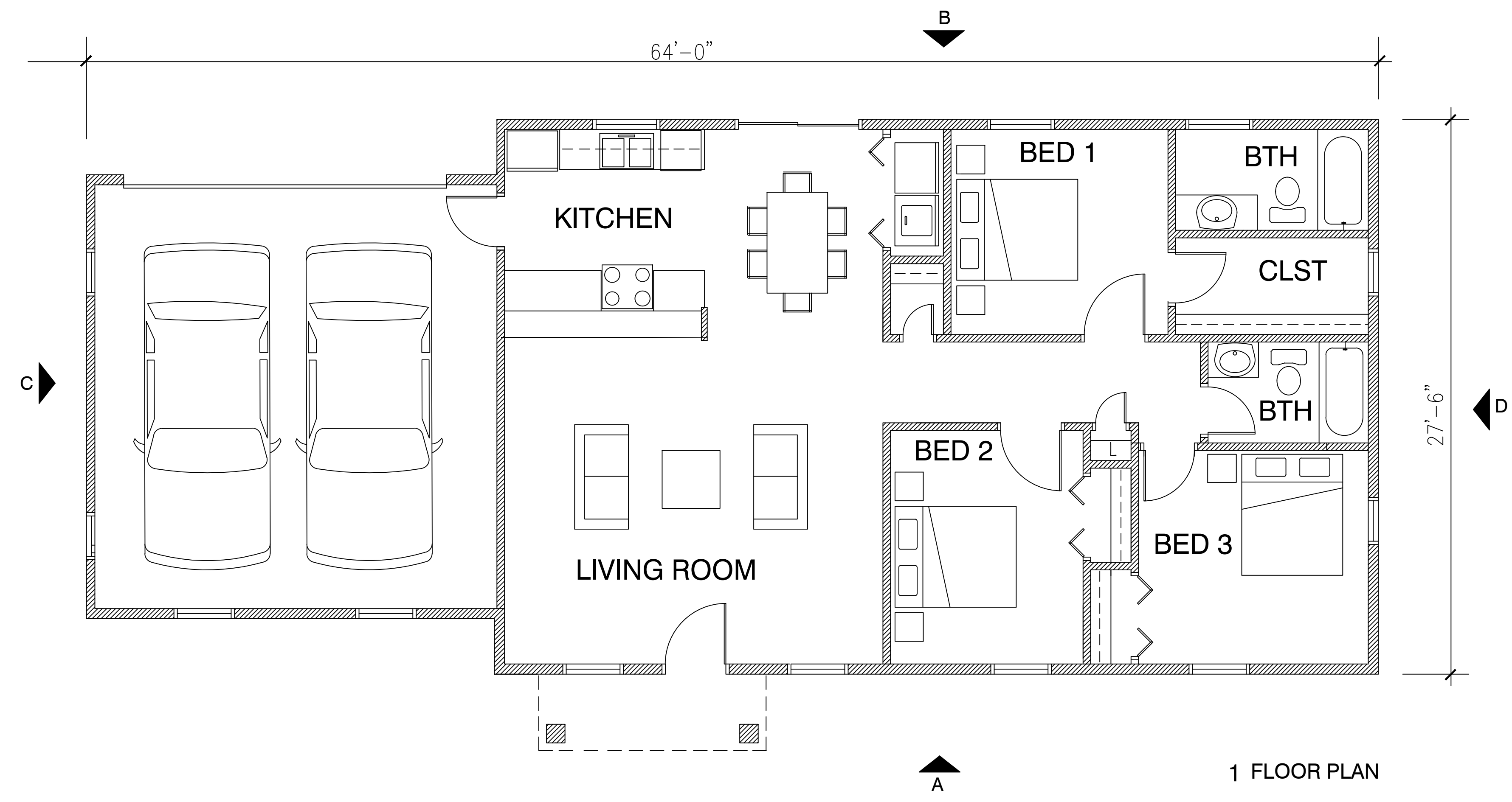
A. SOUTH ELEVATION (FRONT)



C. WEST ELEVATION

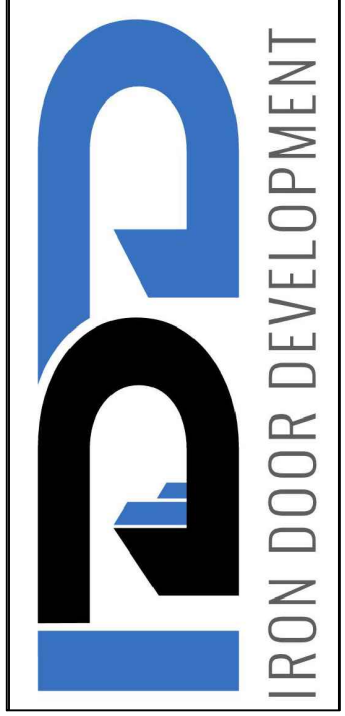


D. EAST ELEVATION (SIDE)



NORTH
 1 SINGLE FAMILY RESIDENCE
 SCALE: 1/8" = 1'-0"

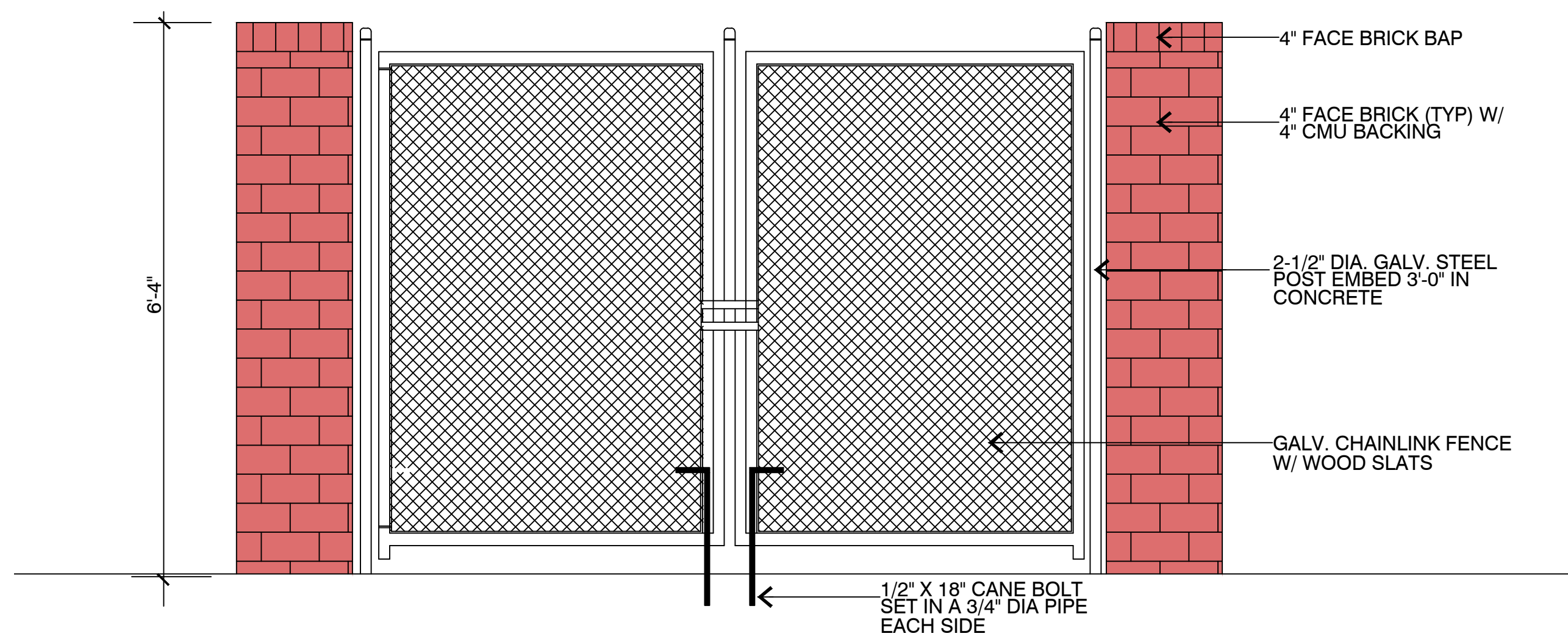
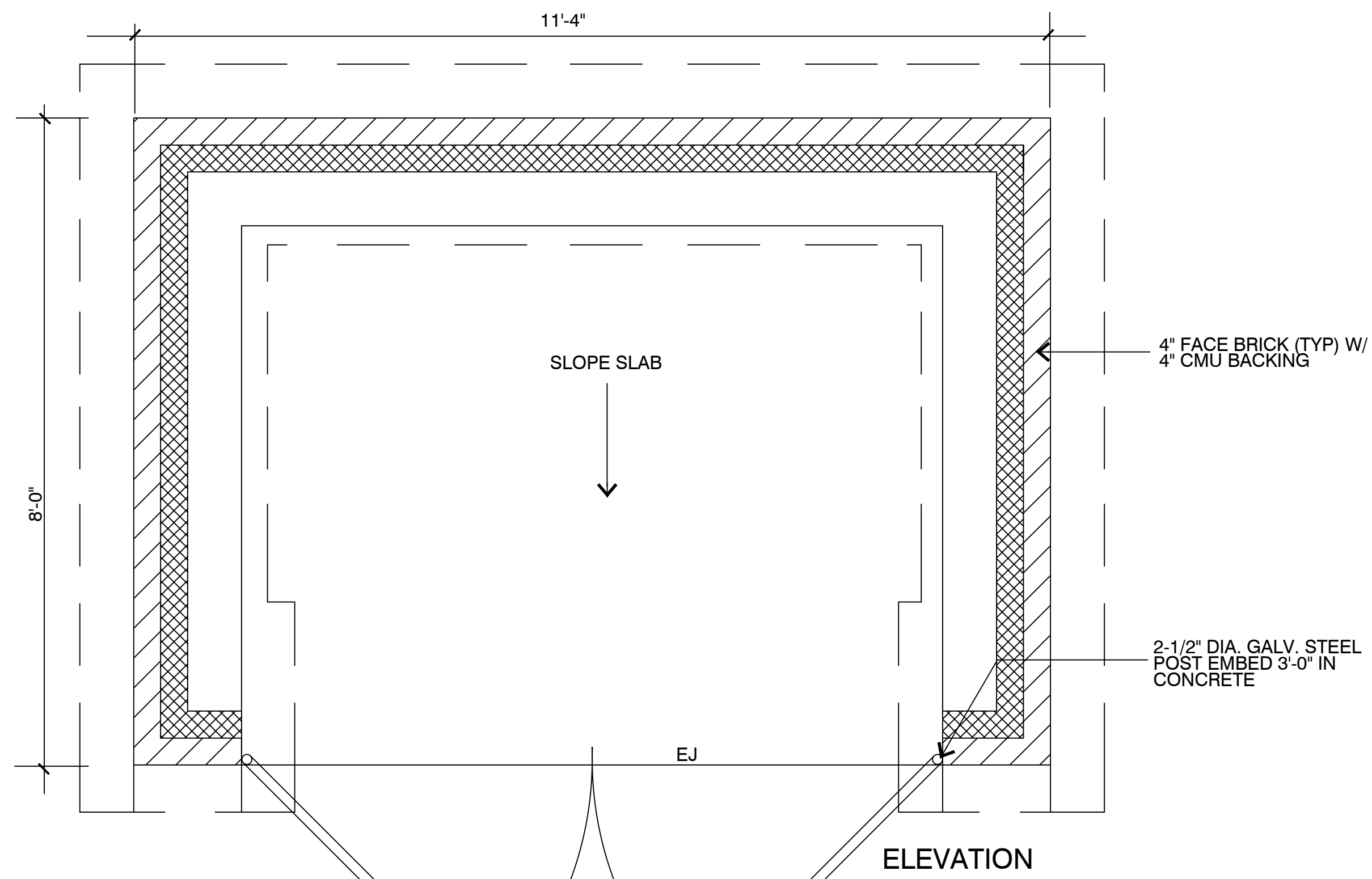
PROJECT:
115th and HOLMES ROAD CONDOMINIUMS
 KANSAS CITY, MISSOURI
 OWNER:
 SLCR, LLC



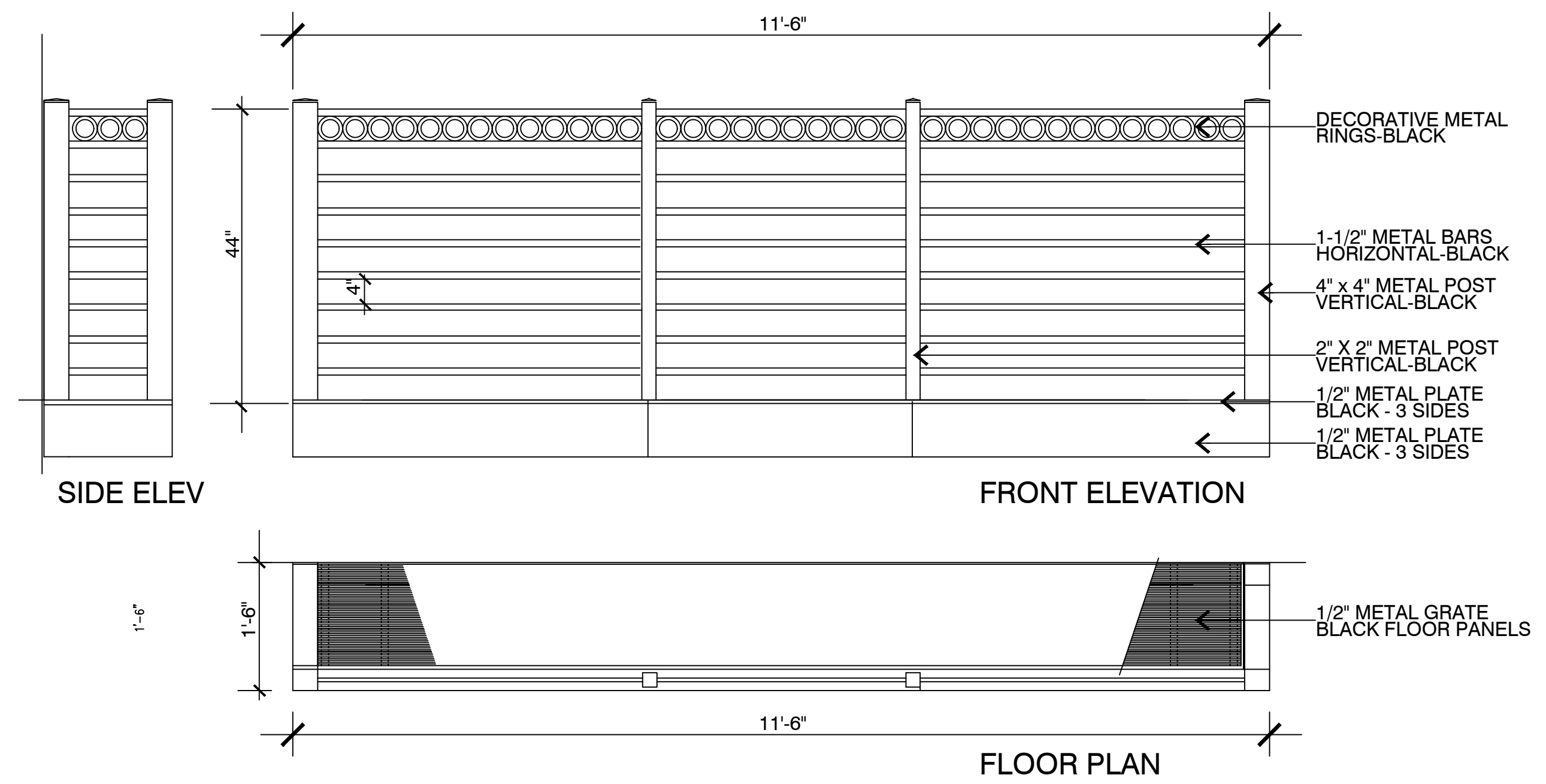
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 ISSUED DATE: OCTOBER 21, 2024
 REVISION:

PROJECT NO. 2024-02.1

A4



2 TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"



1 4-PLEX, TWO-FLEX BALCONY
SCALE: 3/4" = 1'-0"

PROJECT: 115th and HOLMES ROAD CONDOMINIUMS
KANSAS CITY, MISSOURI
OWNER: SLCR, LLC



ISSUED FOR: PLANNING APPROVAL
ISSUED DATE: OCTOBER 21, 2024
REVISION:

PROJECT NO: 2024-02.1

A5



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00134

Meeting Date: October 28th, 2024

Meeting Location: Virtual Zoom Link

Meeting Time (include start and end time): 6PM to 7PM

Additional Comments (optional):

The virtual meeting started at 6:00 pm. Patrick Joyce (Kimley-Horn), Al Atha and Amin Rezvani (Iron Door Development) gave a brief presentation of the proposed project. The rest of the hour was dedicated to questions and comments. There were approximately 16-17 attendees over the hour and the meeting adjourned at 7:00 pm.

Discussion topics included but were not limited to:

- traffic and parking
- offsite road improvements questions and scope
- density of the proposed development
- storm water mitigation
- sidewalks

Public Comments

Chambi, Larisa

From: Peggy Calhoun <harmonyresource@gmail.com>
Sent: Thursday, October 31, 2024 7:20 AM
To: Public Engagement
Subject: City Plan Commission re: CD-CPC-2024-00134

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Testamony for Nov 6 hearing.
Regarding protection of our tree canopy.

There is much dissatisfaction being voiced regarding the removal of so many large, beautiful trees in this area in order to implement the proposed plan. Are we not supposed to be saving our tree canopy? It will be years before any newly planted trees are able to proved the shade and visual beauty provided by the trees which are already in place on this large piece of land.

I would think the City should do the survey paid for by the developer to designate important trees in the area then a plan is developed around protected trees. This would be protecting our tree canopy. Clear cutting suits the developer not the environment.

Trees and their root system should be fenced off during construction to prevent damage. Please save more of our trees.

Peggy Calhoun
Neighbor on Campbell St. adjacent to property

Chambi, Larisa

From: Paola Capra <paola.m.capra@icloud.com>
Sent: Monday, October 14, 2024 9:31 AM
To: Chambi, Larisa
Cc: Cronander, Susan
Subject: Re: Plan amendment case CD-CPC-2024-00133/ Homeowner Concerns.

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Thank you Larisa. I actually forgot that I don't want to see any people parking in our street as 348 individuals will have visitors and they will have to park somewhere and I believe that there is an alley also in front of my house where I can see that they could place the dump trash and I don't want to see any of that I don't want to see any alley. Thank you.

On Oct 14, 2024, at 9:15 AM, Chambi, Larisa <Larisa.Chambi@kcmo.org> wrote:

Good morning,

Thank you for submitting your public testimony. I will add it to my files so I can include it in the staff report package for the Commissioners and Council members to review.

We have a few more meetings with the applicant prior to the CPC hearing so I will bring up these concerns with them as well.

Let me know if you have any questions or concerns moving forward.

Respectfully,

<image001.jpg>

Larisa Chambi, AICP
Planning Supervisor

Development Management Division
City Planning & Development Department
City of Kansas City, Mo.

City Hall, 414 E 12th St, 15th Floor
Kansas City, MO 64106
Email: larisa.chambi@kcmo.org
Phone: 816-513-8822

From: Paola Capra <paola.m.capra@icloud.com>
Sent: Monday, October 14, 2024 8:03 AM
To: Chambi, Larisa <Larisa.Chambi@kcmo.org>; Cronander, Susan <Susan.Cronander@kcmo.org>
Cc: Paola Capra <paola.m.capra@icloud.com>
Subject: Plan amendment case CD-CPC-2024-00133/ Homeowner Concerns.

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Rezoning to MPD for residential medium-high density in conjunction with area plan amendment case CD-CPC-2024-00133.

Good morning, Susan and Larisa.

My name is Paola Capra, and I have been a homeowner at 11509 Campbell St, KCMO for 18 years. I am writing to express my concerns after reviewing the master plans for the "Luxury Townhomes Community from the IronDoor." I noticed that the plans include a proposal to place a large stormwater detention in front of my house, which worries me and raises a lot of questions.

They call this "luxury townhomes community," but to me, it looks more like storage units with poor design. Luxury townhomes, in my opinion, are like the Milanos in Leawood or the community at Meadowbrooks Park in Prairie Village, full of nice soft colors or simple classic white and wood doors. IronDoor seems to have the money to do something that could enhance our neighborhood, but they are doing the opposite.

I read that brick materials have been approved, and I hope that it is not for the exterior of the buildings, as this would resemble a fire station rather than a community. Additionally, there are no shrubs, plants, or trees, so 174 units will equal to 348 individuals, assuming they are couples, not including children. Therefore, I am concerned about the stormwater detention with a considerable size. Please do not put benches around it because I don't want people gathering with their dogs in front of my house at any time of the day.

Furthermore, I want to know about the stormwater detention:

- It is unclear on the plans if this is proposed to be a "wet" bottom detention area or a "dry" bottom detention area. If wet, it would offer a small body of water to look upon, perhaps with a fountain in the middle to aerate the water, with shrubs around it to keep it clean and prevent it from looking neglected, as well as avoiding an increase in mosquitoes or If it's a dry bottom detention area, this would appear as a sunken or depressed area in the ground that would be all grass-covered. Please clarify what will be the plan for this structure to look nice and maintenance.

I plan to attend the meeting on November 6th, and I would like to see a 3D model of the entire plan. Thank you for respectfully considering my request.

816-941-2658

Chambi, Larisa

From: Deborah Anderson <anderson4921@att.net>
Sent: Monday, October 14, 2024 9:18 PM
To: Chambi, Larisa
Subject: Fw: Development at 115th and Holmes

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Ms. Chambi,

Will you let me know if you receive this message? I plan to come to the hearing downtown on Nov. 6. One of my biggest requests of the developers and planners is that they save the existing homes on Campbell, flip them to a remodeler and let them serve as a buffer for the poor homeowners on the east side of Campbell, who supposedly get no compensation but only inconvenience from the construction and a decrease in their property values. The developers can make the boundary of their project in line with the back line of my property (11630 Campbell), or even a bit more towards the east, and not need to put in the private road there between 115th and 117th. Their easternmost buildings will be able to enter and exit the public road they plan through the center of their project, and the existing houses on the west side of Campbell will continue to enter and exit on Campbell. Leaving the existing houses will also create some greenspace behind their proposed buildings. They won't make the kind of profit they would like, but they also would not lose much money on the purchase of those houses because they still have the back half of those .6 acre lots to build on and can get about half their money back by selling the houses instead of having the expense of tearing them down, adding more debris to the landfill, and wasting resources.

Thank you for considering my comments.
Debbie Anderson

----- Forwarded Message -----

From: Deborah Anderson <anderson4921@att.net>
To: larisa.chambi@kcmo.org <larisa.chambi@kcmo.org>
Cc: Susan Cronander <susan.cronander@kcmo.org>
Sent: Wednesday, October 9, 2024 at 09:21:57 AM CDT
Subject: Development at 115th and Holmes

Good Morning Ms. Chambi,

I am a resident homeowner in the neighborhood that has been proposed for development into apartments by Iron Door property management and have been opposed to this project [CD-CPC-2024-00134](#) since it was first proposed in 2022. I would like to let affected neighbors know how to comment on this project and if this is the correct email for you. I imagine that you are aware of their 2022 proposal and have that information but I am sending the link to that case which includes their original plan and our neighborhood comments: [CD-CPC-2022-00009](#) This is a terribly inappropriate plan for this area and among many other issues, completely disregards the KC Tree Ordinance for projects such as this. Thank you for your careful consideration of all aspects of this project. I would appreciate a confirmation that you have received this email.

Sincerely,

Debbie Anderson

11630 Campbell Street 64131 (the "hold out" designated on the site plan at the south end of Campbell Street)

Debbie Anderson
11630 Campbell

Chambi, Larisa

From: cathy coffman <cccuffman91@gmail.com>
Sent: Thursday, October 17, 2024 4:43 PM
To: Chambi, Larisa; Cronander, Susan
Subject: Development at 115th -117th and Holmes

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Afternoon,

I recently saw the preliminary master planned for the development at 115th and Holmes. I have lived on 117th Street directly across from this land for the past 28 years and I have a few questions that I hope you can answer:

I am concerned about the increase in traffic. We already have quite a bit of speeding traffic coming and going from the apartment complex at 117th and Troost. Both 115th and 117th streets are very narrow with deep ditches. During times of snow, it is not unusual to have cars slide off the road into the ditches. Will there be any street improvements?

The fork intersection at 117th and Holmes is already complicated with traffic moving 5 different directions. Will there be a light installed or will this intersection be modified in any way to allow for the increase in traffic?

Will there be fencing around the proposed detention tracts?

It looks like the houses along 117th will have their backyards along 117th or will the front of the house be facing 117th?

I appreciate your time.

Cathy Coffman

Chambi, Larisa

From: Peggy Calhoun <harmonyresource@gmail.com>
Sent: Tuesday, October 29, 2024 10:01 AM
To: Cronander, Susan
Cc: Williams, Gerald; Hamilton, Brian; Chambi, Larisa
Subject: Re: 115th and Holmes CD-CPC-2024-00134
Attachments: Outlook-5bztwy1d

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you Susan. I have copied Larisa and others here.

I attended the virtual meeting last night.

I asked about plans for the holding ponds and the finishing of Campbell St after construction of development.

Response was that additional work needs to be accomplished on both of these.

In the past there has been an enormous amount of water flowing out of the area where the larger detention pond is planned. The majority of water from the entire site is directed into this pond. There is no current plan for this pond to empty anywhere except the same ditch it has been flowing into nor do I see where any water would empty directly into any city sewer system. A comment was made that the plan would be to make it "no worse" than it is now! It's terrible now when a large storm comes through. I would hope the water will be under better control.

Re: Campbell St

There will be many cuts made into this street to provide for gas and water shutoff and for any other reason. Like...is the water line they are tapping into capable of handling the amount of water needed to supply this entire development or will that line need improvement? I believe they will need to resurface the entire street at some point. They are trying to avoid any connection to Campbell street even though their development runs the entire length of the street. I should think this would require a sidewalk being installed. They should also commit to upkeep on the property to the street on Campbell rather than count on the city to mow it and maintain the ditch if they are not adding a sidewalk.

Has the tree inventory been studied by the city? I understand they will "save as many trees" as they can. There are SO many large important trees in that area which are not indicated as remaining on the plan. The plan should be developed AROUND these trees not the trees removed to accommodate the plan.

I spoke up regarding the 3 story walkup design of the majority of the buildings. I like the look of it but I believe they will have trouble finding buyers for these condos. I have experience based on a very similar development my daughter bought into in Elgin Illinois along the Fox River. The condos, the majority of them, never sold. They are rentals now. I climbed her 3 story condo often. Not fun. Her's is now being rented out. I don't believe there will be a market for these units in this area where there are many people looking to downsize. People who will not want to subject themselves to those stairways.

Hopefully there will be a pedestrian operated crosswalk light at the corner of 115th and Holmes.

I understand this is a 3 phase project. I am concerned about what might happen to phase 2 or 3 if they are unable to sellout phase 1.

Thanks for your time.

Peggy Calhoun

Board Member, Center Planning and Development

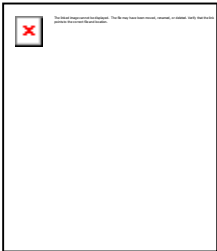
On Tue, Oct 29, 2024, 7:57 AM Cronander, Susan <Susan.Cronander@kcmo.org> wrote:

Good Morning Peggy,

I will not be at the meeting tonight, as I have another commitment.

Of course, continue to feel free to forward your thoughts, questions and concerns, I am happy to forward them to Larisa and also answer what I can.

Sincerely,



Susan C. Cronander, A.I.C.P.

Lead Sixth District Planner

City Planning and Development Department

Long Range Planning and Preservation Division

City of Kansas City, Mo.

Phone: (816) 513-2803

From: Peggy Calhoun <harmonyresource@gmail.com>

Sent: Monday, October 28, 2024 11:03 AM

To: Cronander, Susan <Susan.Cronander@kcmo.org>

Subject: Re: 115th and Holmes CD-CPC-2024-00134

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Thank you Susan.

Hope to see you Tue night at the meeting.

Peggy Calhoun

On Mon, Oct 28, 2024, 10:20 AM Cronander, Susan <Susan.Cronander@kcmo.org> wrote:

Good Morning Deborah,

I am forwarding your comments to Larisa Chambi in Development Management. She is coordinating all of the staff reviews.

Some of your questions are related to Public Works reviews - such as the sidewalks along Campbell.
Sincerely,

Susan C. Cronander, A.I.C.P.

Lead Sixth District Planner

City Planning and Development Department

Long Range Planning and Preservation Division

City of Kansas City, Mo.

Phone: (816) 513-2803

From: Deborah Anderson <anderson4921@att.net>
Sent: Friday, October 25, 2024 1:59 PM
To: Cronander, Susan <Susan.Cronander@kcmo.org>; Peggy Calhoun <harmonyresource@gmail.com>
Cc: Joe Nastasi <joelaw1@juno.com>; Carol Winterowd <carol.l.winterowd@gmail.com>
Subject: Re: 115th and Holmes CD-CPC-2024-00134

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Even better - keep the existing homes on the west side of Campbell. Shorten up those back yards for the new development and sell the existing homes to a remodeler. No need to put an alley behind them, they can continue to exit on Campbell. Leave some green space behind their proposed quadraplexes (which exit onto their new street) and build a privacy fence along the new property lines for the existing houses on Campbell.

On Friday, October 25, 2024 at 11:43:35 AM CDT, Peggy Calhoun <harmonyresource@gmail.com> wrote:

Hi Susan

A quick question regarding this project.

Shouldn't the plan indicate sidewalks on the East side? Along Campbell St.

I know they are adding new streets within the project and adding sidewalks to 117th and 115th streets. Why not Campbell? New construction may not be entering and exiting via Campbell. Should that matter? Won't they also be responsible for maintenance along Campbell?

Thank you.

Peggy Calhoun