

# **Docket #7**

## **CD-CPC-2024-00108**

### **Development Plan**

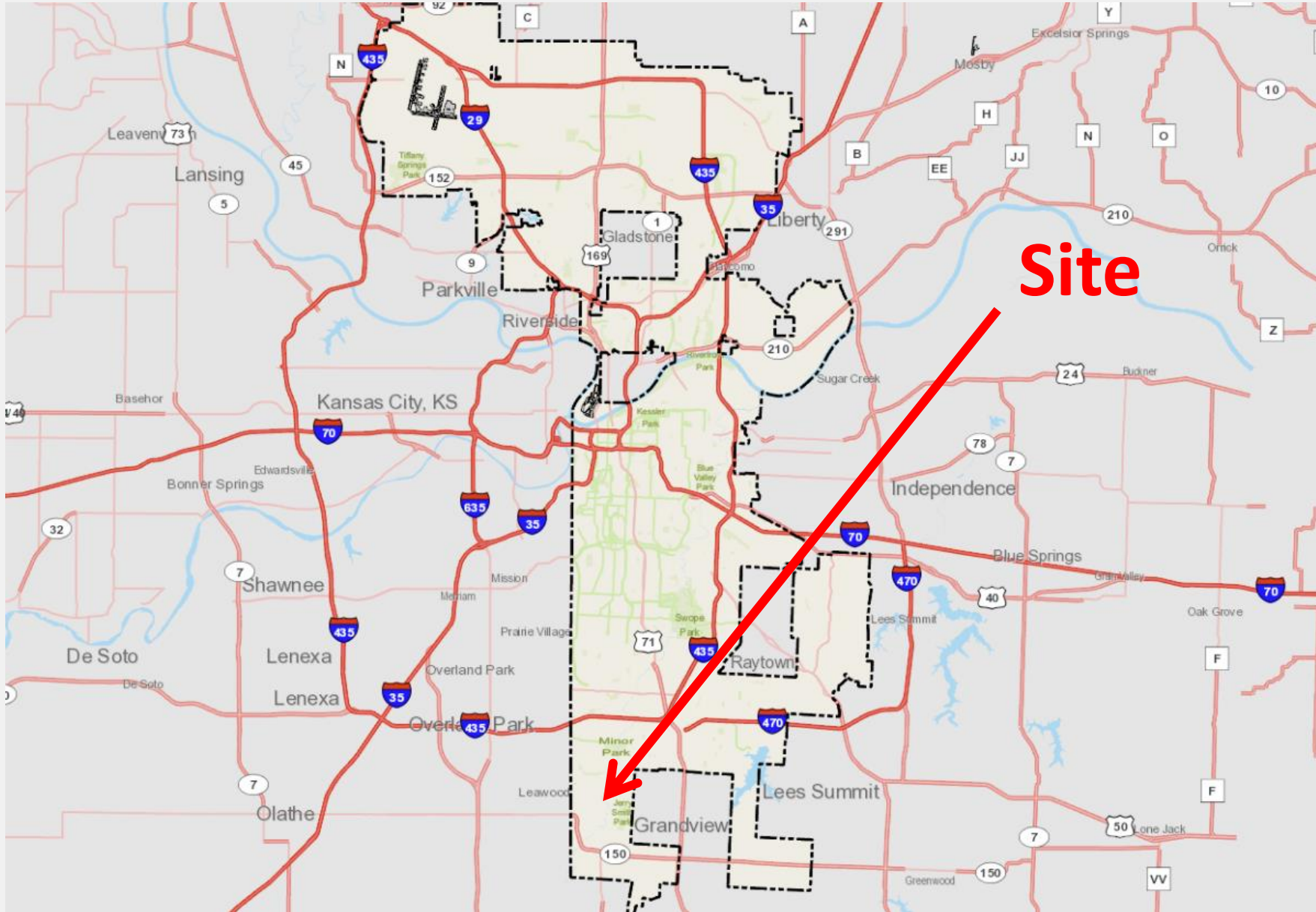
Mayfair Development – 12940 Wornall Rd, 450 W Blue Ridge Blvd, 500 W Blue Ridge Blvd

September 4, 2024

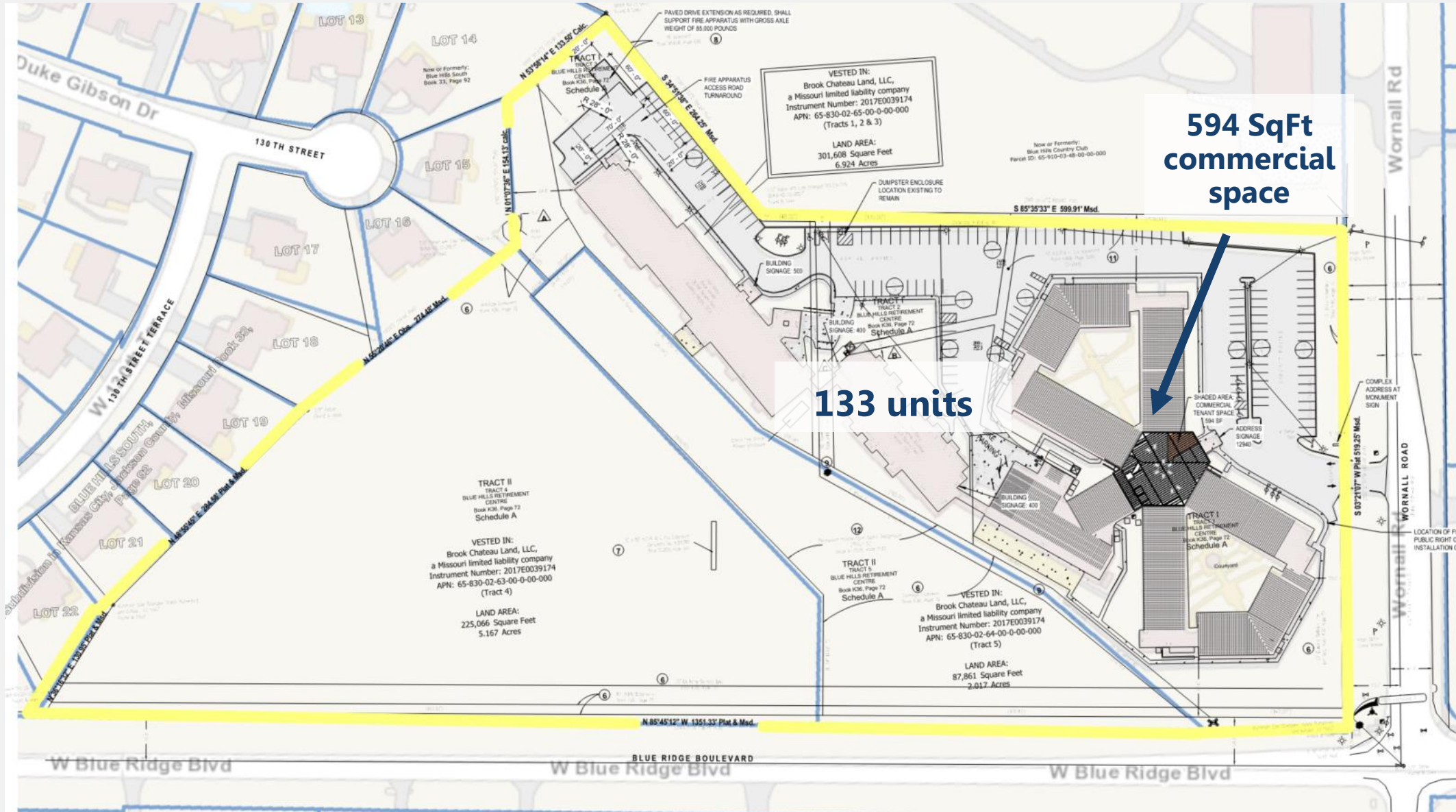
*Prepared for*

City Plan Commission









Site Plan

	 <p>EXISTING SKYLIGHTS TO REMAIN</p>	<p>SOUTHWEST ELEVATION 1/8" = 1'-0"</p>
<p><b>UNIT PATIO LIGHT</b></p> <p>WHITE PRE-FINISHED HARD TRIM</p> <p>REMAIN, PATCH AND REPAIR AS NEEDED</p> <p>EXISTING STONE TO REMAIN</p> <p>TO MATCH OTHER BUILDINGS ON-SITE</p> <p>EXISTING BRICK TO REMAIN</p>		<p>WEST ELEVATION 1/8" = 1'-0"</p>
<p><b>MATERIALS KEY</b></p> <p>11</p>	 <p>EXISTING SKYLIGHTS TO REMAIN</p> <p>EXISTING SKYLIGHTS TO REMAIN</p>	<p>SOUTH ELEVATION 1/8" = 1'-0"</p>
<p>SOUTHWEST ELEVATION CONTINUED</p> <p>10</p>	 <p>EXISTING SKYLIGHTS TO REMAIN</p> <p>EXISTING SKYLIGHTS TO REMAIN</p>	<p>SOUTHWEST ELEVATION 1/8" = 1'-0"</p>
<p>EAST ELEVATION CONTINUED</p> <p>9</p>		<p>EAST ELEVATION 1/8" = 1'-0"</p>
<p>SOUTHWEST ELEVATION CONTINUED</p> <p>8</p>		<p>SOUTHWEST ELEVATION 1/8" = 1'-0"</p>



BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION CONTINUED

BUILDING 500 SOUTHWEST ELEVATION



BUILDING 500 EAST ELEVATION CONTINUED

BUILDING 500 EAST ELEVATION



BUILDING 400 SOUTHEAST ELEVATION



BUILDING 400 NORTHWEST ELEVATION



BUILDING 400 SOUTHWEST ELEVATION



BUILDING 400 NORTHEAST ELEVATION



View towards site from Wornall Rd (May 2023)





View of subject site from Wornall Rd (May 2023)



View towards site from Wornall Rd and Blue Ridge Blvd (July 2021)



View northeast towards site from Blue Ridge Blvd (March 2019)

# Outstanding Corrections

## Plan Corrections

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

1. Provide **landscape plan** prepared by a landscape architect in compliance with Section 88-425-12 of the Zoning and Development Code. Existing, required, and proposed landscape quantities must be provided in the table and landscaping should be clearly identified on the plan drawing. UPDATRE 8/21/24: **Metrics not included in the table.** (8/19/2024)
2. Per the pedestrian standards in section 88-450-03-B: The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. UPDATE 8/22/24: **Provide a pedestrian connection to connect into the future sidewalk to be built on Wornall Rd and clear show the stub-out on the plan drawing.** (8/19/2024)
3. Short term and long term bicycle parking spaces provided. See the standards in section 88-420-09. UPDATE 8/21/24: **Number of short and long term bike parking spaces must be shown in the Parking data table. 44 long term spaces are required.** See 88-420-09-C. **identify on the plans where the 14 short-term spaces will be provided.** (8/19/2024)

*Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.*

4. Table 5 on sheet A1 states to see Addendum 1 for the **Parkland Dedication requirements**, but the Addendum is not attached. Please revise. 8/22/24 Update - **An addendum has still not been provided.** Please Revise. (8/19/2024)
5. Our records indicate that **Parkland Dedication** was not required for the previous use. **Please either provide information showing that the Parkland requirement was satisfied with the previous development, or update the plans to include a Parkland Dedication table showing how you intend to satisfy the requirements per 88-408.** 8/22/24 Update - The prior uses on the site were not subject to the Parkland Dedication requirements. As the use is changing to a typical residential development, the Parkland Dedication requirements are required for the residential units being created. (8/19/2024)

# Staff Recommendation

**Case No. CD-CPC-2024-00108**

Approval with Conditions