



CITY PLAN COMMISSION STAFF REPORT

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

6/20/2023

Project Name
Fulson Housing UR Development Plan

Docket 2.1 & 2.2

Request
CD-CPC-2023-00069
Rezoning to UR + Development Plan
Area Plan Amendment

Applicant
Jade Tipton-Rodell
Powell CWM

Bryan Drew
Fulson Housing Group

Owner
KCMO Homestead Authority
4400 Dr. Martin Luther King Jr Blvd

Location 5015 Garfield Ave
Area About 3 acres
Zoning R-6
Council District 3
County Jackson
School District KCMO 110

Surrounding Land Uses
North: Residential Uses, zoned R-6
South: Residential Uses, zoned R-6
East: Residential Uses, zoned R-6
West: Residential Uses, zoned R-6

Major Street Plan
Garfield Ave is not identified on the City's
Major Street Plan.

Land Use Plan
The Swope Area Plan recommends
Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 4/30/2023. No Scheduling deviations from 2023 Cycle L have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Blue Hills Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 6/13/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently vacant, within an established residential neighborhood.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval for a rezoning from R-6 to UR, with the associated Development Plan and Area Plan Amendment, to construct 45 units on the subject site.

CONTROLLING + RELATED CASES

Wabash Village URA
An ordinance to approve the Wabash Village Urban Renewal Plan for about 73 acres generally bounded by 49th St on the north, 53rd St on the south, Prospect Ave on the east, and a line midway between Euclid Ave and Garfield Ave on the west.

PROFESSIONAL STAFF RECOMMENDATION

Docket 2.1 Recommendation (Area Plan Amendment)
Approval

Docket 2.2 Recommendation (UR Rezoning + Development Plan)
Approval, Subject to Conditions

6/20/2023

PLAN REVIEW

Urban Redevelopment (UR) districts promote the development and redevelopment of underdeveloped and blighted sections of Kansas City by accommodating flexibility in design to help ensure the realization of the stated purposes of an approved plan for redevelopment. Development plans accompany these types of rezoning to allow for the City Council to review plans proposing significant development, to determine whether such plans further the purpose of the Zoning and Development Code.

The proposed project includes 45 affordable housing units (divided up between eight structures) with an interior parking lot.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)*	Yes	No	Underlying zoning = R-2.5 See Site Plan and Conditions Report.
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	Yes	No	See Conditions Report.
Parking and Loading Standards (88-420)	Yes	Yes	See Site Plan
Tree Preservation and Protection (88-424)	No	-	See Conditions Report.
Landscape and Screening Standards (88-425)	Yes	Yes	See Site Plan
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan
Sign Standards (88-445)	Yes	-	See Conditions Report
Pedestrian Standards (88-450)	Yes	Yes	See Site Plan

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (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;

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The proposed Area Plan Amendment will update the Future Land Use Map, Low-Density Residential to Residential Medium High designation. The Swope Area Plan identifies Residential Medium-High land use for small single-family development, townhomes, two-unit houses, and multi-unit houses. AE

B. Zoning and use of nearby property;

The proposed project is located within an established residential neighborhood, all zoned R-6. AN

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

The proposed project is located within an established residential neighborhood. AN

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

The appropriate City Departments have reviewed the development for adequate infrastructure and services. AN

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

The R-6 zoning districts limits this site for detached dwelling development. The proposed rezoning and development will permit medium-density multi-unit development. AN

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

The property has been vacant since at least 2016. AN

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
City staff does not believe the rezoning will detrimentally affect the nearby properties.

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.
Adding diverse housing options into any neighborhood is a benefit for the general public. AN

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 proposed Rezoning, Area Plan Amendment, and requested deviations bring the development plan into compliance with the Zoning and Development Code. AN

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

The proposed UR Development Plan identifies R-2.5 as the underlying zoning district. Multi-unit houses require a Special Use Permit (in this case a Development Plan) in the R-2.5 zoning district. AN

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;
With the ingress/egress off E 50th St and an internal parking lot, the proposed project provides safe, efficient, and convenient traffic. AN

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

The proposed project provides adequate non-motorized infrastructure such as bicycle parking and pathways connecting public sidewalks to residential units and amenities. AN

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

The appropriate City Departments have reviewed the project for adequate utility standards. AN

- F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed building's orientation (porches facing the street) and architectural features (gabled roofs) are compatible with the area. AN

- 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.

City staff does not anticipate that the proposed project will create negative influences for adjacent properties in regards to noise, lighting, or harsh views. AN

- H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed project is providing more parking than what is required by code. 23 spaces are required and 64 are being constructed. AN

- 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 site is currently vacant, with very few trees on the subject site. See the Conditions Report regarding the Tree Preservation and Protection note for the site plans. AN

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL (2.1) and APPROVAL, SUBJECT TO CONDITIONS (2.2)** as stated in the conditions report.

Condition #9, #10, and #11 must be addressed prior to City Council review (ordinance request).

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: June 14, 2023

Case Number: CD-CPC-2023-00069

Project: Fulson Housing UR Development Plan

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. A deviation in the amount of 5 feet to the front yard setback requirements for an R-2.5 zoning district to permit a 20 ft front yard setback for the proposed UR Plan.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. 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.
4. Per 88-110-06-D, multiple principal buildings and any customarily accessory uses (playground and community building) are appropriate for 5015 Garfield.
5. No signage plan included. All signs must comply with 88-445-06 and are subject to permitting.
6. UR Final Plan must be approved prior to building permit review
7. A deviation to the encroachment standards to permit covered porches in the front yard setback for the proposed UR Plan.
8. A deviation in the amount of 5 feet to the rear yard setback requirements for an R-2.5 zoning district to permit a 20 ft rear yard setback for the proposed UR Plan.
9. Requirements of 88/424 are applicable to the development of property requiring development plan (including UR, MPD, and major amendments), project plan, special use permit, or preliminary plat, as defined in the Zoning and Development Code. Per 88-424-03-C, Projects in which no tree canopy cover will be impacted or removed, certified by a statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required plans and plats. Revised plans must be submitted prior to ordinance request.
10. This development is subject to providing Provide a table on the plat, that shows a listing of number of single family, multi, family units and/or duplex units, along with the listing of the parkland requirements and the plat phase. This condition needs to be resolved prior to ordinance request (City Council review). Parks Department Condition: Richard Sanchez
11. Identify on plans how you intend to satisfy the parkland dedication requirements of 88-408. A developer has the option of dedicating private open space tract(s) or paying a money-in-lieu of parkland dedication. Please note any private open space to serve in satisfying the parkland requirements shall be platted into a private open space tract and reserved for recreational use. Said tract shall also be improved to provide for recreational amenities. If any space is proposed, please provide amenity details for these areas and show in tracts. If paying a money-in-lieu of dedication, please provide note on plans stating such. This condition must be resolved prior to ordinance request (City Council review). Parks Department Condition: Richard Sanchez

Condition(s) by City Planning and Development Department. Contact Angela Eley at (816) 513-2805 / angela.eley@kcmo.org with questions.

12. Add on the cover sheet of UR District Plan, prior to City Council review (ordinance request), the language as follows: Swope Area plan amended from Residential Low Density to Residential Medium High.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
15. The developer shall 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
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
17. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
18. 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.
19. 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.
20. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
21. 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.

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

22. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
23. • 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)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
24. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

25. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

26. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Public Works Department. Contact Bobby Evans at (816) 513-2794 / Bobby.Evans@kcmo.org with questions.

27. That the plan is revised to show long-term bicycle parking as required of 88-420-09.

28. That the plan is revised to show short-term bicycle parking as required of 88-420-09.

29. Any sidewalks that are damaged during the construction and development phase needs to repair or replace.

Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.

30. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

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

31. 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.

32. 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>

33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Pedro Colato – 816-513-4892

34. 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.

35. Water Services recommends doing two water service taps with two master meters instead of 17 different taps for water service and fire protection. The public water main in E. 50th St is a 1" steel pipe according to our records.

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

36. Water Main capacity analysis and related water main extension plans

UR REZONING PLAN
BLUE HILLS TOWNHOMES
5015 GARFIELD AVENUE
 JACKSON COUNTY, MO 64029

Jadrienne S. Rodell-Tipton, PE
 PE-2021032725 (MISSOURI #)

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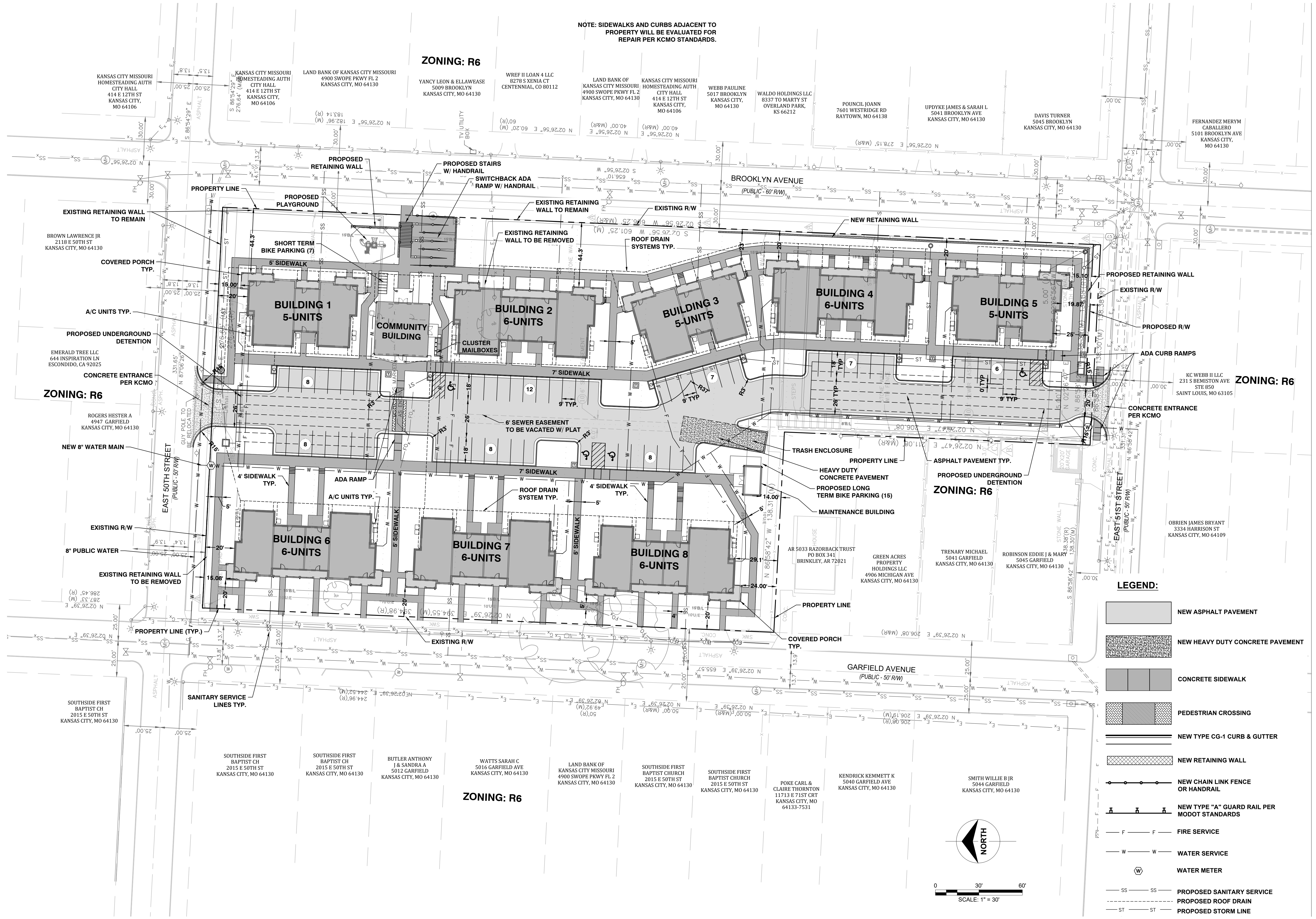
REVISIONS
 NO. DATE / DESCRIPTION

DRAWN BY: JDS
 CHECKED BY: JSRT
 PROJECT #: 23-2156
 ISSUE DATE: 03/22/2023

ISSUED FOR:
 PRELIMINARY

Concept Site Plan

C-100



NOTE: SIDEWALKS AND CURBS ADJACENT TO PROPERTY WILL BE EVALUATED FOR REPAIR PER KCMO STANDARDS.

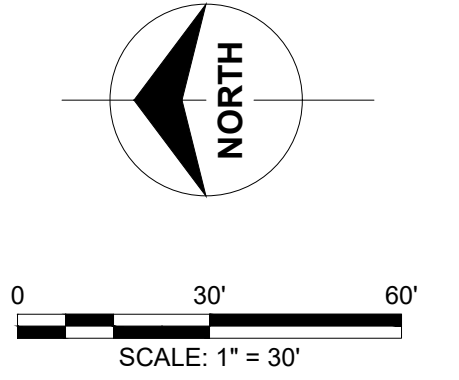
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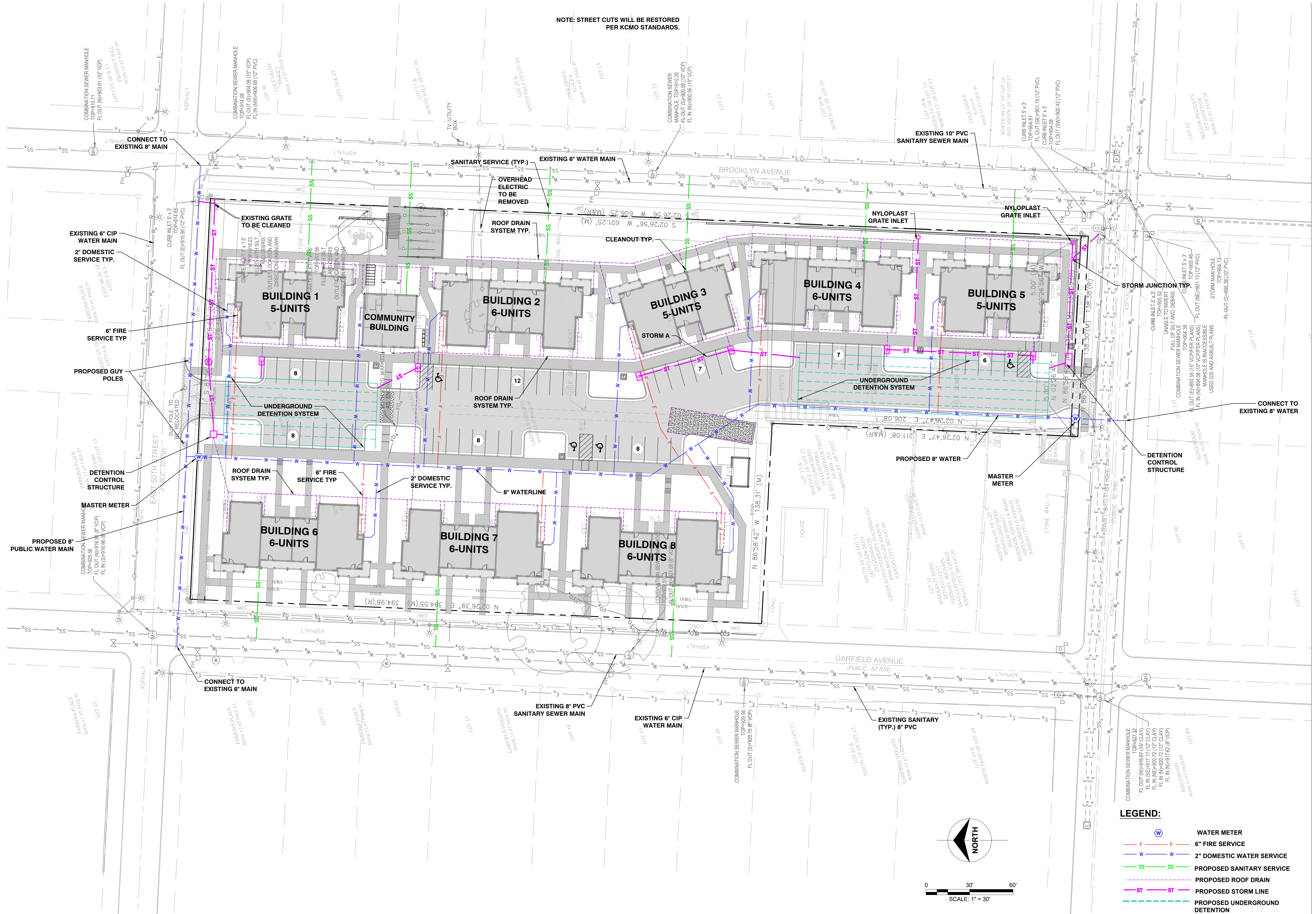
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ZONING: R6

LEGEND:

- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PEDESTRIAN CROSSING
- NEW TYPE CG-1 CURB & GUTTER
- NEW RETAINING WALL
- NEW CHAIN LINK FENCE OR HANDRAIL
- NEW TYPE "A" GUARD RAIL PER MODOT STANDARDS
- FIRE SERVICE
- WATER SERVICE
- WATER METER
- PROPOSED SANITARY SERVICE
- PROPOSED ROOF DRAIN
- PROPOSED STORM LINE





NOTE: STREET CUTS WILL BE RESTORED PER KCMO STANDARDS.

- LEGEND:**
- W WATER METER
 - F 6" FIRE SERVICE
 - W 2" DOMESTIC WATER SERVICE
 - SS PROPOSED SANITARY SERVICE
 - SS PROPOSED ROOF DRAIN
 - ST PROPOSED STORM LINE
 - ST PROPOSED UNDERGROUND DETENTION

Certificates of Authority
 Architecture: MO 310 / KS 73
 Engineering: MO 4 / KS 241
 Land Surveying: MO 123 / KS 36

PREPARED FOR:
 FULSON HOUSING GROUP
 220 NW EXECUTIVE WAY
 LEE SUMMIT, MO 64063

UR REZONING PLAN
BLUE HILLS TOWNHOMES
5015 GARFIELD AVENUE
 JACKSON COUNTY, MO 64029

Jadrienne S. Rodell-Tipton, PE
 PE-2021032725 (MISSOURI #)

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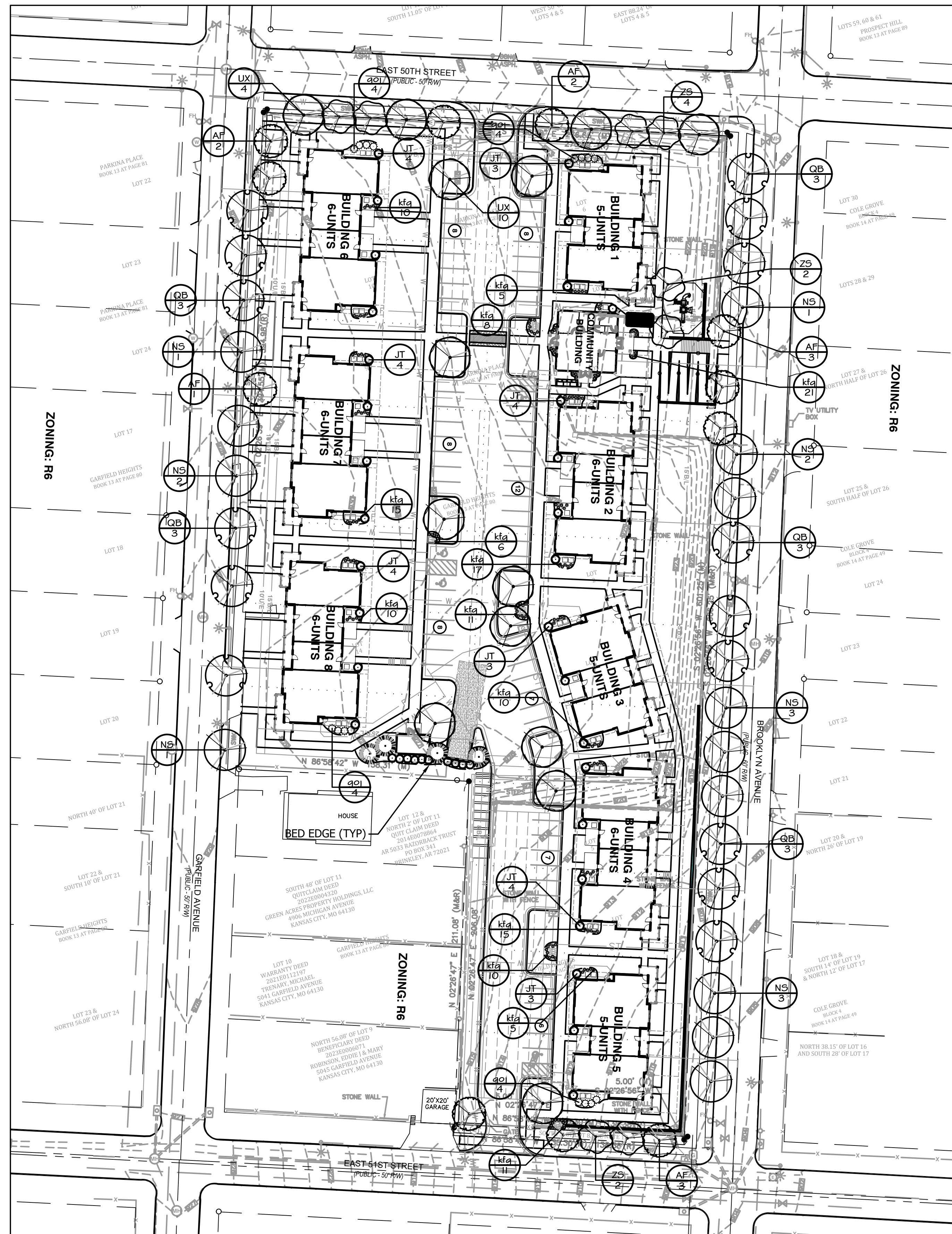
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PRELIMINARY

Concept Utility Plan

C-300



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AF	11	Acer x freemantii 'Armstrong'	Armstrong Freeman Maple	2" Cal.	B&B / Cont.
	NS	13	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2" Cal.	B&B / Cont.
	QB	15	Quercus bicolor	Swamp White Oak	2" Cal.	B&B / Cont.
	UX	14	Ulmus x 'New Horizon'	New Horizon Elm	2" Cal.	B&B / Cont.
	ZS	8	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	B&B / Cont.
EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JT	40	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	5' Ht.	B&B / Cont.
	GG	4	Thuja x 'Green Giant'	Green Giant Arborvitae	5' Ht.	B&B / Cont.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	kfg	154	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24" Ht.	Pot
	gqj	16	Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Redcedar	24" Ht.	Pot

88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	47	49		
88-425-04 General	NA			
88-425-05 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width				
Trees	NA			
Shrubs/Wall/Berm				
Adjacent to Residential Zones				
Buffer Width				
Shrubs/Berm/Fence/Wall				
88-425-06 Interior Vehicular Use Area				
Interior Area	2,590 SF	5,130 SF		
Trees				
Shrubs				
88-425-07 Parking Garage Screening	Describe	NA		
88-425-08 Mechanical/Utility Equipment Screening	Describe	Supplied around known equipment		
88-425-09 Outdoor Use Screening	Describe	NA		

KCMO LANDSCAPE CALCULATIONS:

SECTION 88-424 - TREE PRESERVATION AND PROTECTION

- PER 88-424-06-C4, AREA OF EXISTING TREE CANOPY TO BE REMOVED IS LESS THAN ONE ACRE (5,760 SF), THEREFORE NO MITIGATION FOR REMOVED TREES IS REQUIRED.

SECTION 88-425-03 STREET TREES (1/30 LF FRONTAGE IN R.O.W. OR EASEMENT):

- 50th STREET (N) = 276.65 LF / 30 = 10 TREES REQ. / 10 TREES PROVIDED
- 51st STREET (S) = 138.38 LF / 30 = 5 TREES REQ. / 5 TREES PROVIDED
- BROOKLYN AVE (E) - 606.25 LF / 30 = 21 TREES REQ. / 21 TREES PROVIDED
- GARFIELD AVE (W) = 394.98 LF / 30 = 14 TREES REQ. / 14 PROVIDED

SECTION 88-425-06 - INTERIOR LANDSCAPING OF PARKING LOTS (35 SF PER STALL)

- 74 STALLS X 35 SF = 2,590 SF REQ. / 5,130 SF PROVIDED

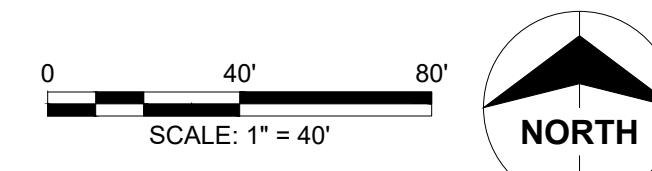
SECTION 88-425-08 - SCREENING OF CONTAINERS & MECH/UTILITY EQUIP:

- PROVIDED FOR DUMPSTERS, AC UNITS AND CABLE BOXES IDENTIFIED ON THIS PLAN. CONTRACTOR TO ADD ADDITIONAL PLANTINGS OF SAME VARIETIES USED ON THIS PLAN FOR MECH/UTILITY EQUIP AS NEEDED.

LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the contractors to verify existence and location of all utilities before starting any work.
- No substitutions for variety or cultivars shall be accepted without first obtaining written approval from Owner's Representative.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards (z60.1).
- For trees planted in turf areas, a ring of died brown shredded hardwood mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk with minimum depth of 3" water settled.
- Contractor shall thoroughly water in each plant immediately following installation.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage.
- Contractor shall install sod in all areas, including rights-of-ways, disturbed during construction not otherwise designated as another material. Sodded areas greater than 4:1 slope shall have sod secured in place with sod staples spaced evenly and adequately to hold sod in place. Sod shall be 90% heat tolerant turf-type tall fescue blend (3 minimum varieties) + 10% Bluegrass. Starter fertilizer with moisture management agent shall also be applied to topsoil at time of sodding.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
- No trees shall be planted within 15 feet of a street or parking lot light pole.

1 LANDSCAPE PLAN
1" = 40'

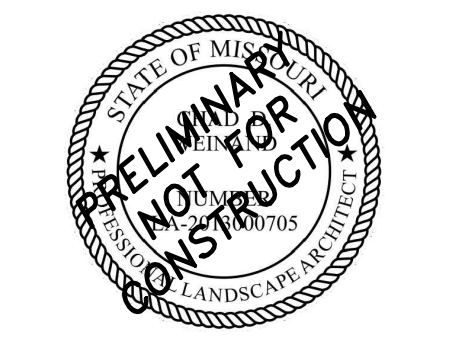


POWELL CWM
ARCHITECTURE/ENGINEERING/SURVEYING
3200 S. State Route 291, Bldg. 1, Independence, MO 64057
(816) 373-4800 | powellcwm.com

Certificates of Authority:
Architecture: MO 310 / KS 73
Engineering: MO 4 / KS 241
Land Surveying: MO 123 / KS 36

PREPARED FOR:
FULSON HOUSING GROUP
220 NW EXECUTIVE WAY
LEE SUMMIT, MO 64063

UR REZONING PLAN
BLUE HILLS TOWNHOMES
JACKSON COUNTY, MO 64029



Chad D. Weinand, PLA
LA-2013000755 (MISSOURI #)

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REVISIONS	NO.	DATE / DESCRIPTION
	1	5.18.23 / CITY REVIEW COMMENTS
	2	6.3.23 / CITY REVIEW COMMENTS

DRAWN BY: CDW
CHECKED BY: CDW
PROJECT #: 23-2156
ISSUE DATE: 05/01/2023
ISSUED FOR:

REVIEW

Landscape Plan
L100

W Chad D. Weinand, PLA, ASLA
Landscape Architecture
15173 W. 157th Terrace, Olathe, Kansas 66062
913.484.3738 - cweinand74@gmail.com
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GENERAL NOTES

1. ALL SITE LIGHTING CONDUITS SHALL BE 1" C MINIMUM, 18" BELOW BELOW GRADE. PROVIDE #10AWG THROUGHOUT ENTIRE CIRCUIT.

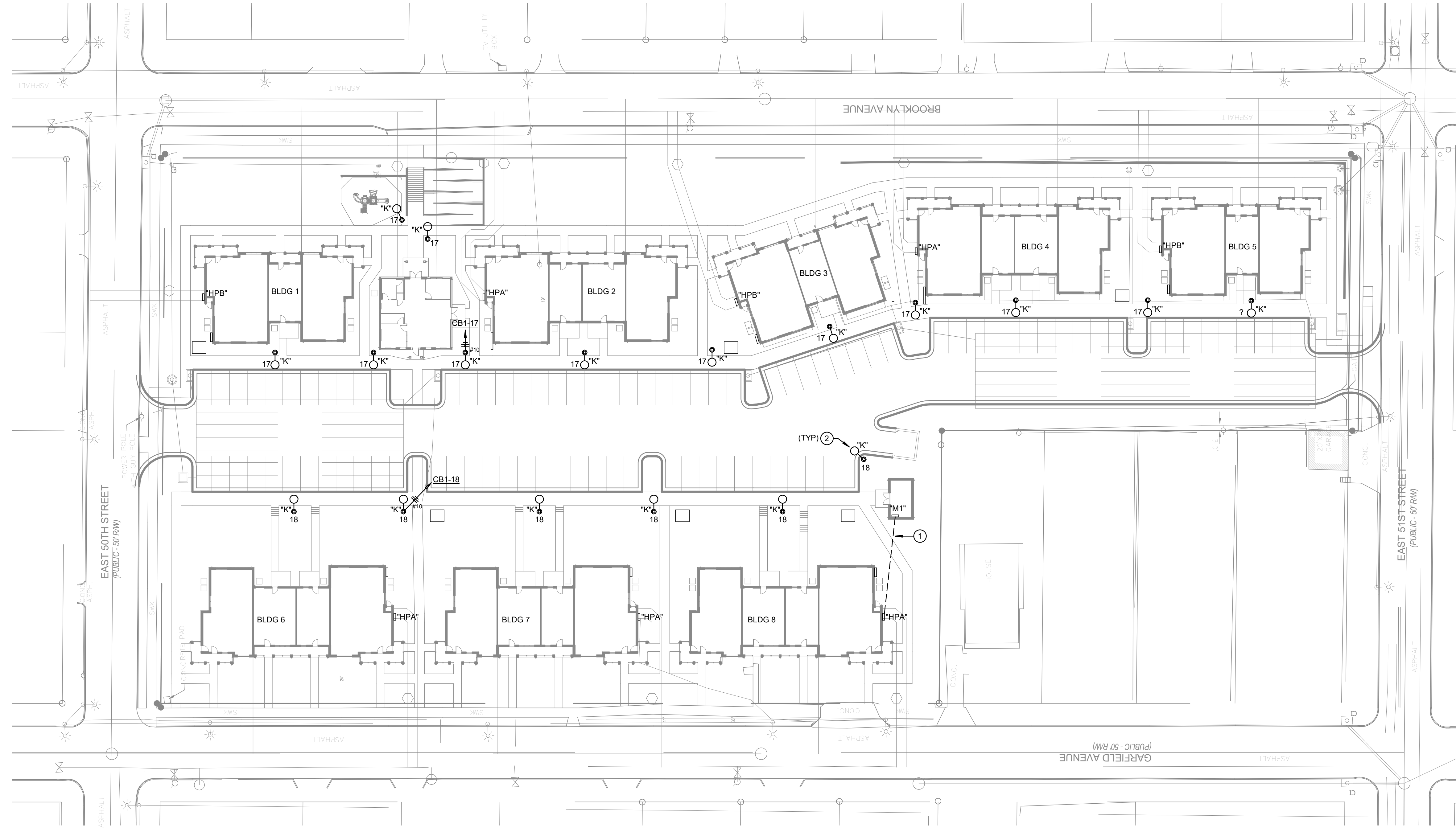
KEYED NOTES

1. PROVIDE SUBJECTED TO MAINTENANCE BLDG PANEL. PROVIDE 3-#6, 1-#10G IN 1-1/2" C.
2. FIXTURES ARE PROVIDED WITH TYPE IV DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURE SHALL BE AIMED TOWARDS PARKING LOT.

PRINTS ISSUED

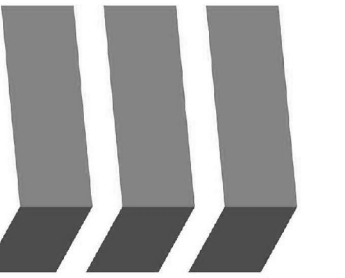
04-30-2023 100% BID

REVISIONS:



SITE PLAN - ELECTRICAL
SCALE: 1" = 30'-0"

ENGENUITY
BUILDING VALUE
BY DESIGN
17057 N. OUTER FORTY ROAD
SUITE 100, NO. 63005
CHESTERFIELD, MO 63005
P: (314) 819-9189
WWW.THEENGUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY:
IC2021017254



BLUE HILLS TOWNHOMES

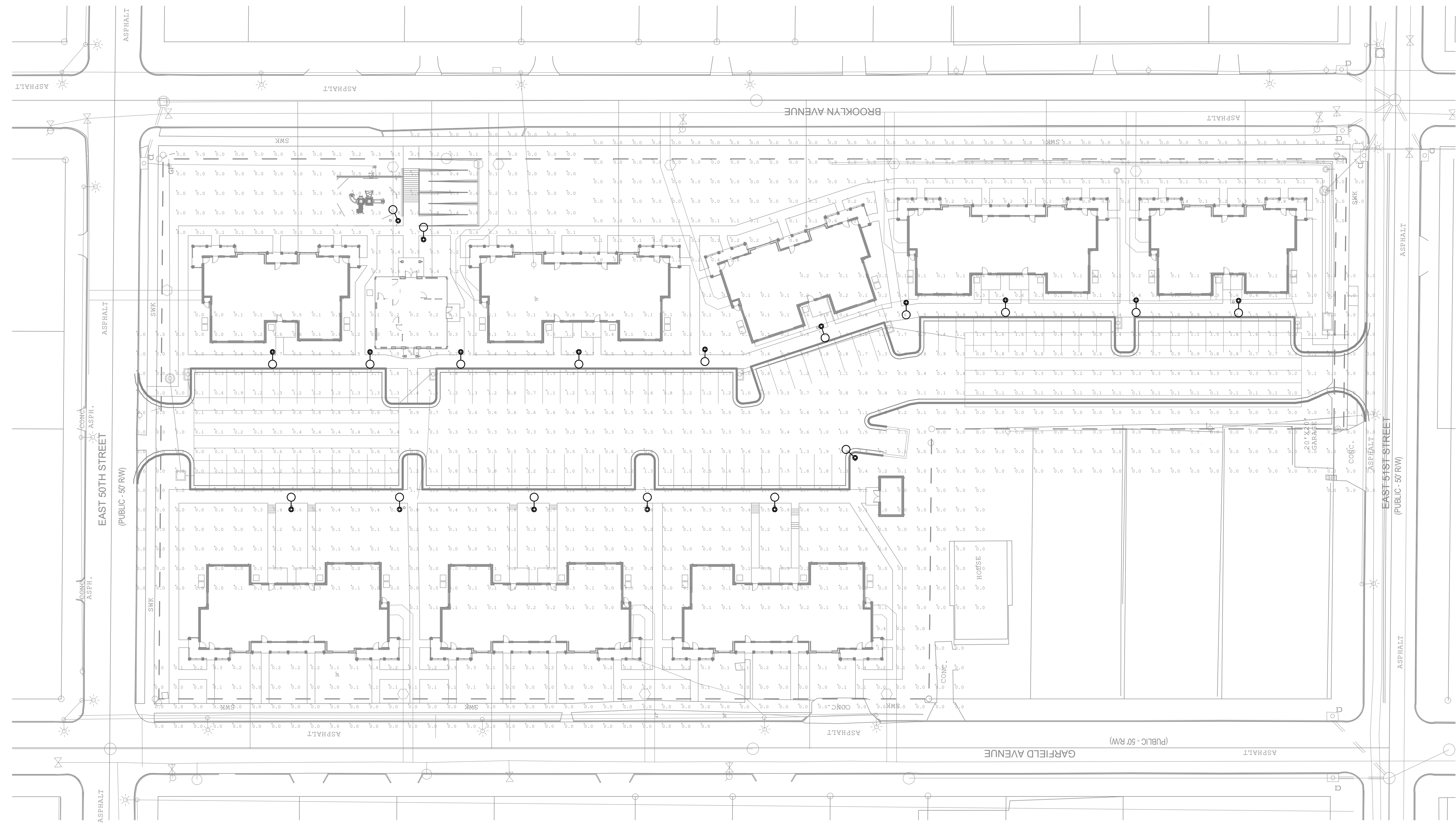
**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
SITE PLAN

PROJECT NUMBER: 23035

SHEET NUMBER:

E-100



PRINTS ISSUED
04-30-2023 100% BID
REVISIONS:

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BUILDING VALUE
BY DESIGN
17057 N. OUTER FORTY ROAD
CHESTERFIELD, MO 63005
P: (314) 871-9919
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MISOURI CERTIFICATE OF AUTHORITY:
062521017254



BLUE HILLS TOWNHOMES
GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI

SHEET TITLE
SITE PLAN PHOTOMETRIC
PROJECT NUMBER: 23035
SHEET NUMBER:

E-100P

Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

PARKING LOT FIXTURES:
- FULL CUTOFF
- MOUNTED 16'-0" AFG
- ZERO FOOTCANDLES AT PROPERTY LINES



Beta Lantern LED

Order Code: BLL

Series	Height	Finish	Options
BLL Beta Lantern LED			
Optics	R1 Type I Distribution R2 Type II Distribution R3 Type III Distribution R4 Type IV Distribution R5R Type V (Round) Distribution R5S Type V (Square) Distribution		
Mounting	1 Single 2 Double W Wall Mount		
Light Engine	SG350 3500K SG550 5000K SG700 6000K SG105 9000K		
CCT	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K		*200K and 300K CRI Approved *Custom Factory for best price
Power Cord Length	12 12' 15 15' 18 18' 20 20' 25 25' XX XX'		
Finish	WH White BK Black BL Silver BZ Bronze SV Silver SP Security Premier Color		
Voltage	UNV 120V 120 120V 240 240V 277 277V 347 347V 480 480V		*Please specify voltage *Equip with trip down transformer *Warning: improper wiring can cause fire *Size: 20A 120V *Not suitable with RCT or R30 *Not suitable with R55
Options	H5* Head Side (Standard) DM4* Dimming (0-10V) PCT001* Photocell (0-10V) HL50** High Lumen (50%) M5** Motion Sensor with 1000 LUX (100%) S5** Scheduling (Weekdays) T5** Time Delay (15 min) R5** Remote Control (See Page 4) S5** Security (See Page 4)		*Head: 1/2, 3/4, and 1" only **DM, M5, or M6 only. Cannot be combined with HL50, HL50, P5, or S5. *200, 240, 277, 347V only. *PCT 1000 LUX only. Cannot be combined.

Bungalow | 3152CDWSBZ Porch / Rear Townhome Light



Measurements:	Width	Extension
Height	11.00"	5.25"
RP Height	7.00"	4.25"
Hanging Weight	5.06 lb	
Lamping:		
Incandescent MB	1150 Rated Lumens	
100 60W MB	Color Temperature	
60 total watt	2500 Rated Life	
Dimmable: Standard Dimmer		
Shipping:	Carton Width	Carton Height
6.31 lb	9.45"	8.66"
Master Pack	Master Pack	Master Pack
Weight	Width	Height
37.96 lb	20.87"	18.50"
Master Pack Qty	UPS	Length
6,000	Yes	29.33"

Product Modifications: _____
Approvals: _____
Date: _____

S:\2023\03-14-23\AM - Documents\001_ELEC_P2_ama\BLL001.rvt

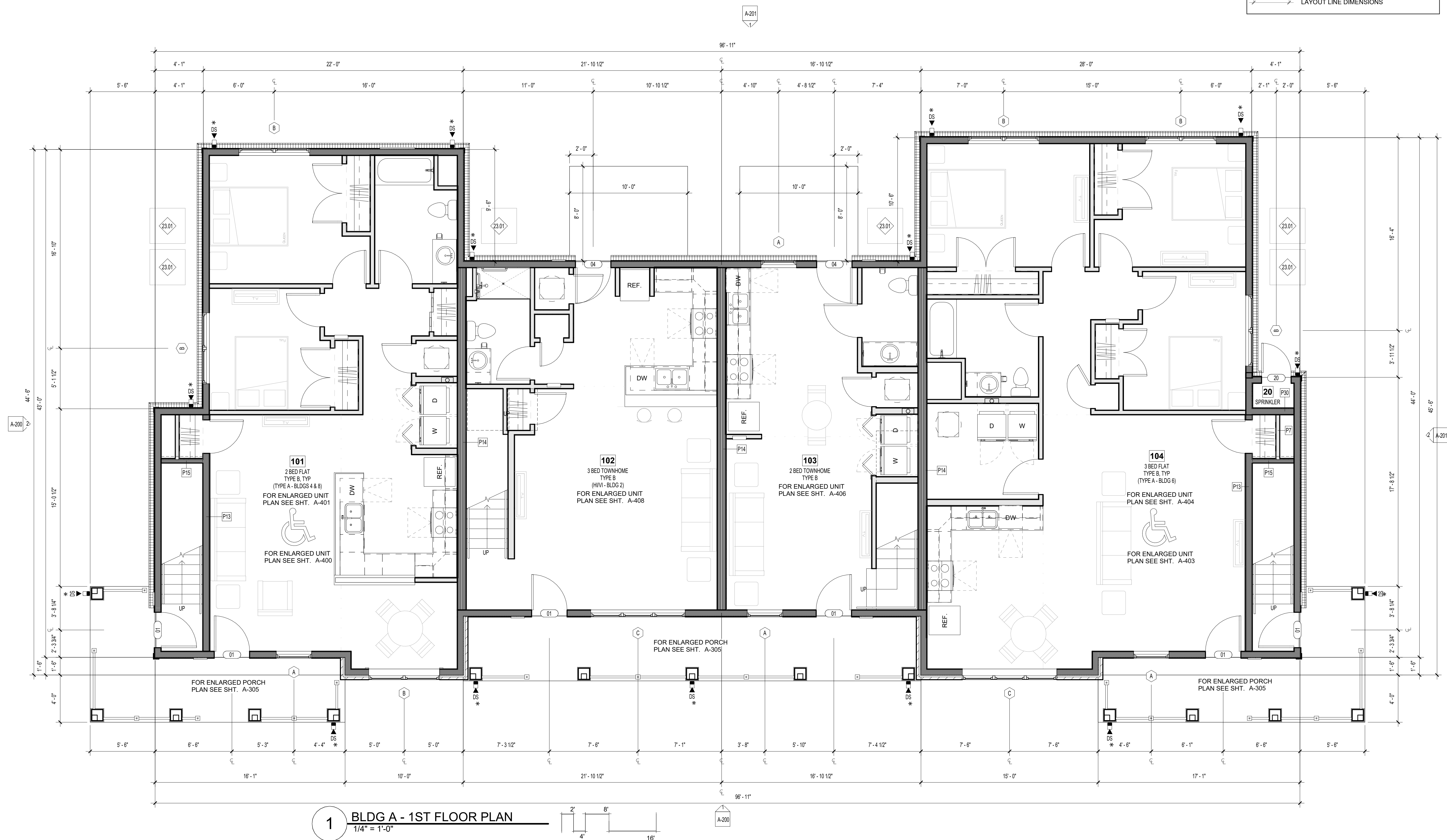
KEYNOTE LEGEND
23.01 CONDENSER UNIT PAD

REFERENCE G-003 FOR GENERAL NOTES

PRINTS ISSUED
100% BID SET 04/30/2023
REVISIONS:

PLAN LEGEND	
	PARTIAL HEIGHT PARTITION
	NON-RATED PARTITION; SEE ASSEMBLIES
	1 HR RATED PARTITION; SEE ASSEMBLIES
	2 HR RATED PARTITION; SEE ASSEMBLIES
	WINDOW TYPE; SEE WINDOW SCHEDULE
	DOOR TYPE; SEE DOOR SCHEDULE
	PARTITION TYPE; SEE ASSEMBLIES INTERIOR: P1 TYP, UNO. EXTERIOR: P30 TYP, UNO.
	FRAMING DIMENSIONS
	LAYOUT LINE DIMENSIONS

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1 BLDG A - 1ST FLOOR PLAN
1/4" = 1'-0"

BLUE HILLS TOWNHOMES
GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI

SHEET TITLE
BUILDING A - FIRST FLOOR PLAN
(BLDG #2, 4, 6, 7, 8)
PROJECT NUMBER: 23035
SHEET NUMBER:

A-101

4/28/2023 10:23:24 AM
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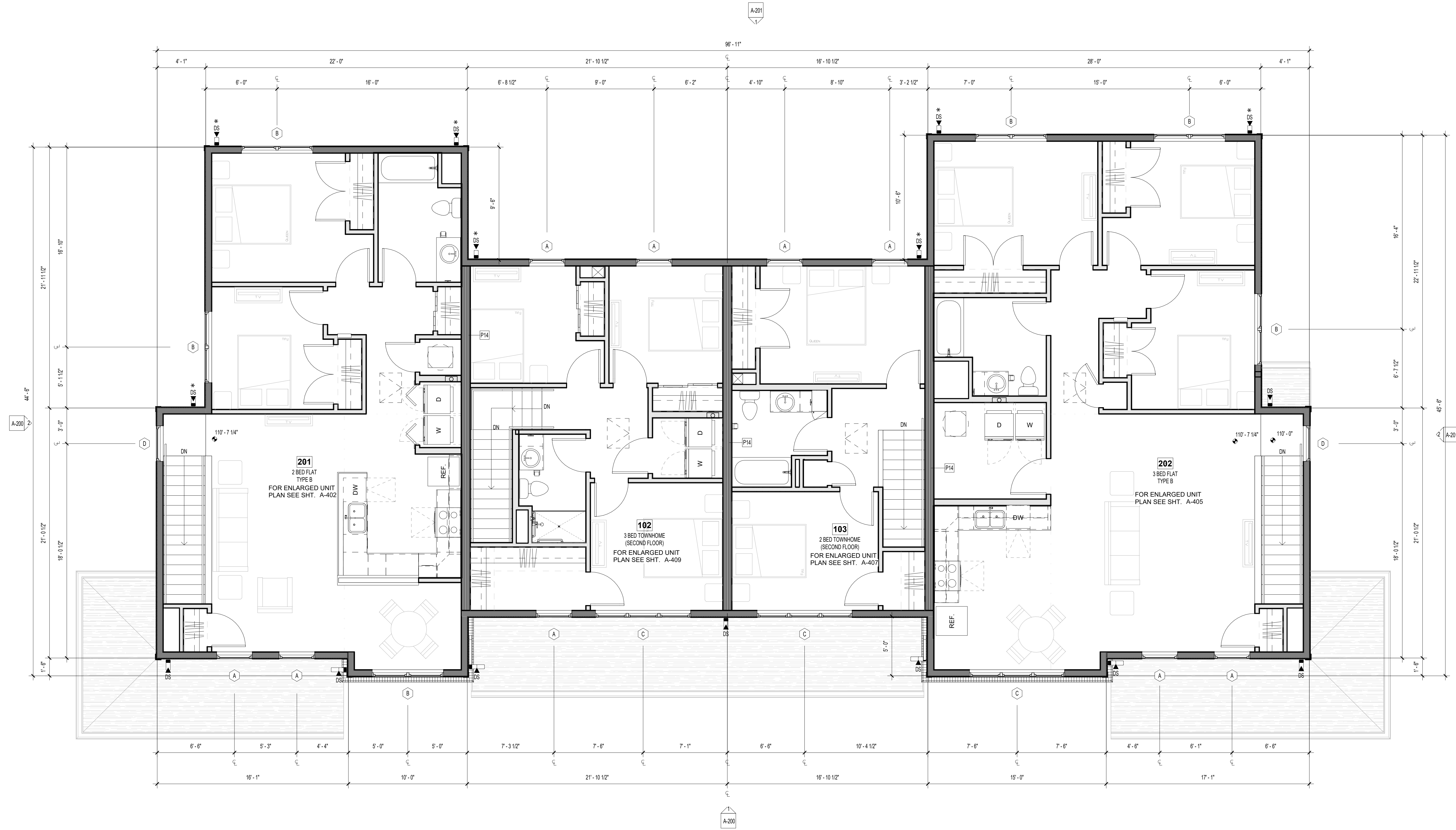
REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-101 FOR PLAN LEGEND

KEYNOTE LEGEND

PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:

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1 BLDG A - 2ND FLOOR PLAN
1/4" = 1'-0"
2' 4' 8' 16'

BLUE HILLS TOWNHOMES

GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI

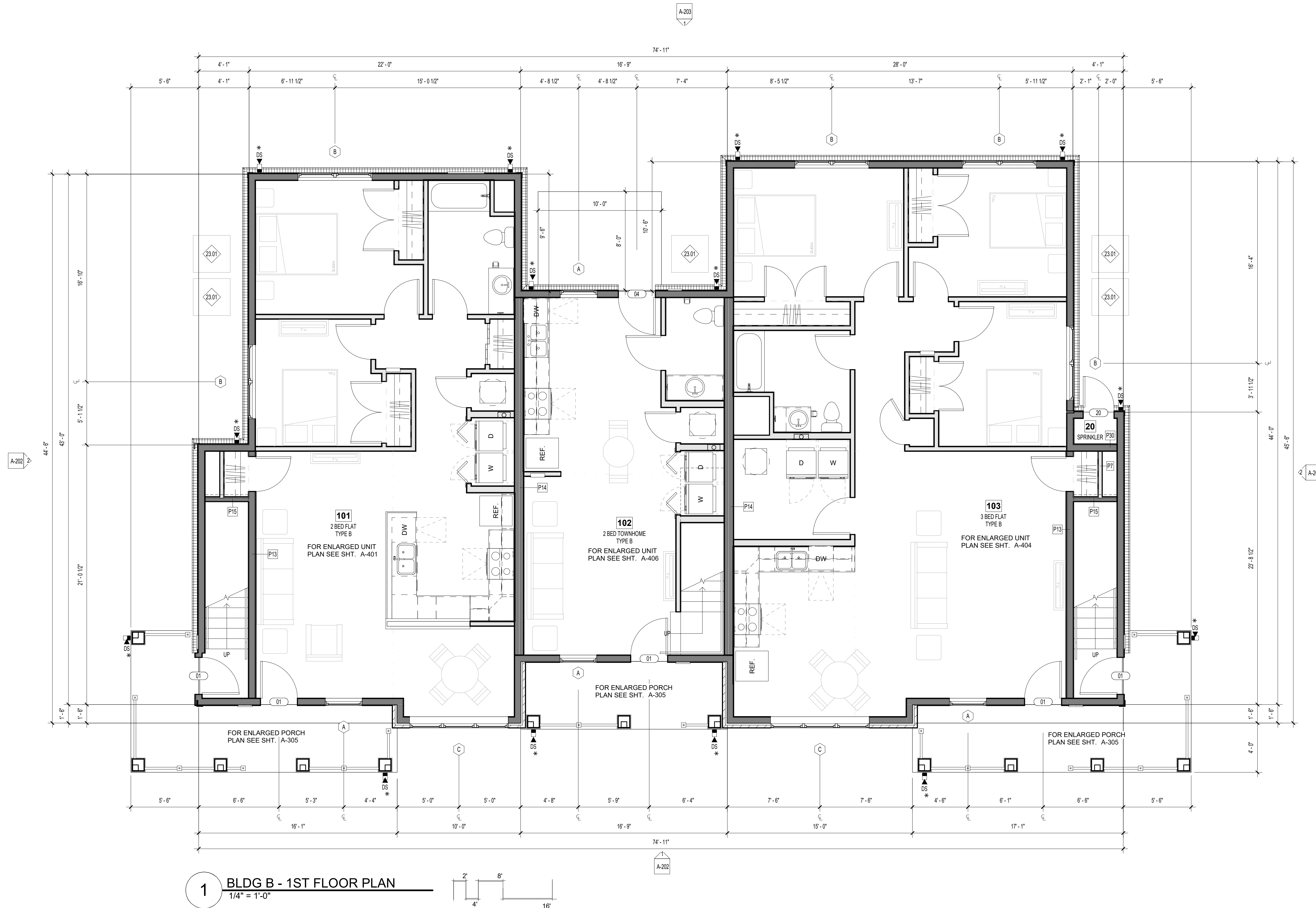
SHEET TITLE
BUILDING A - SECOND FLOOR
PLAN (BLDG #2, 4, 6, 7, 8)

PROJECT NUMBER: 23035

SHEET NUMBER:

A-102

4/28/2023 8:29:27 AM
C:\p\1\104\104001.dwg
C:\p\1\104\104001.dwg
C:\p\1\104\104001.dwg



1 BLDG B - 1ST FLOOR PLAN
1/4" = 1'-0"

BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING B - FIRST FLOOR PLAN
(BLDG #1, 3, 5)

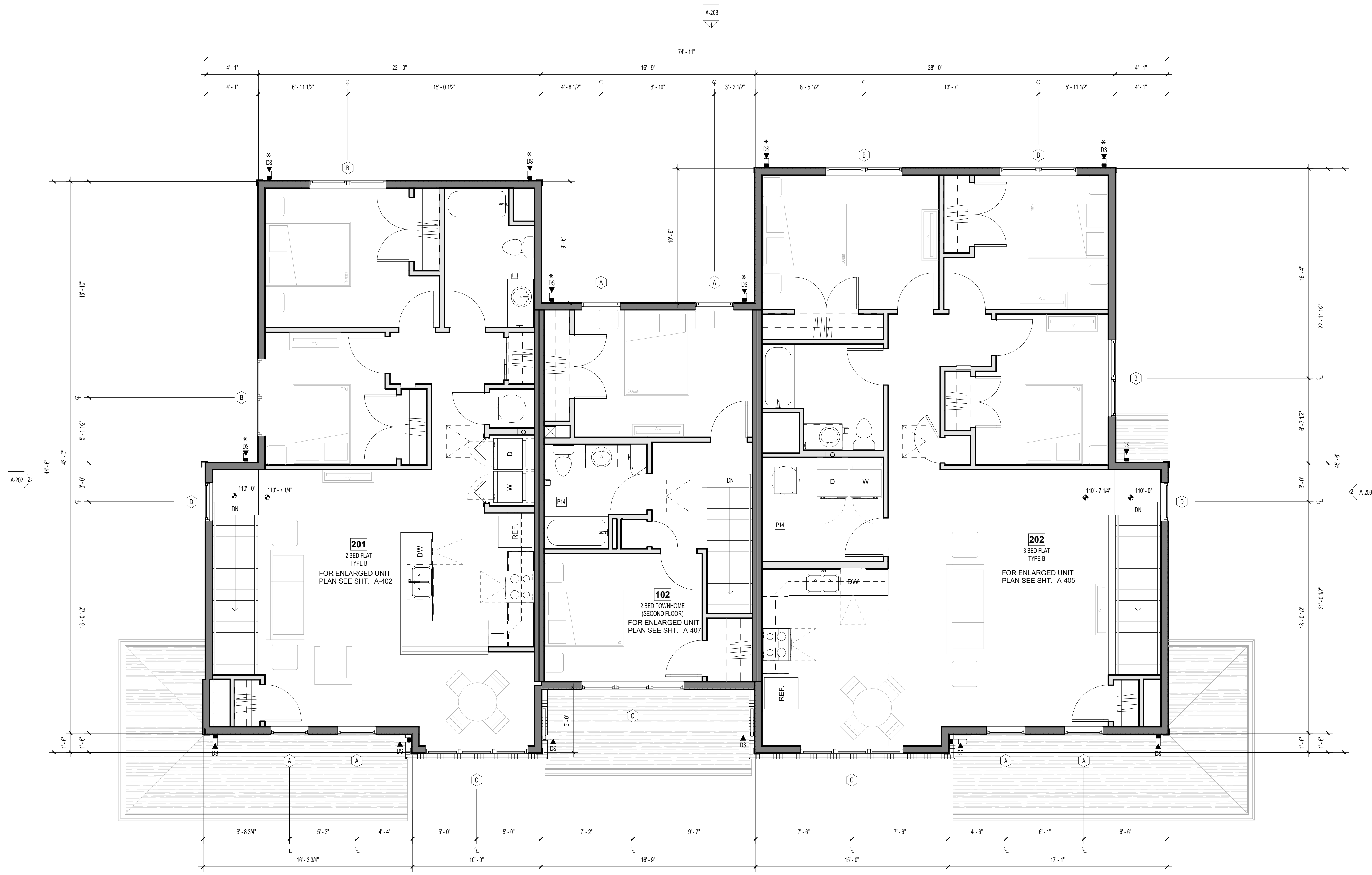
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SHEET NUMBER:

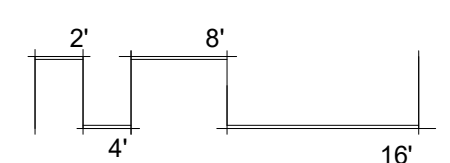
A-104

4/28/2023 10:25:48 AM
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KEYNOTE LEGEND



1 BLDG B - 2ND FLOOR PLAN
 1/4" = 1'-0"



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BLUE HILLS TOWNHOMES
GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI

SHEET TITLE
 BUILDING B - SECOND FLOOR
 PLAN (BLDG #1, 3, 5)

PROJECT NUMBER: 23035

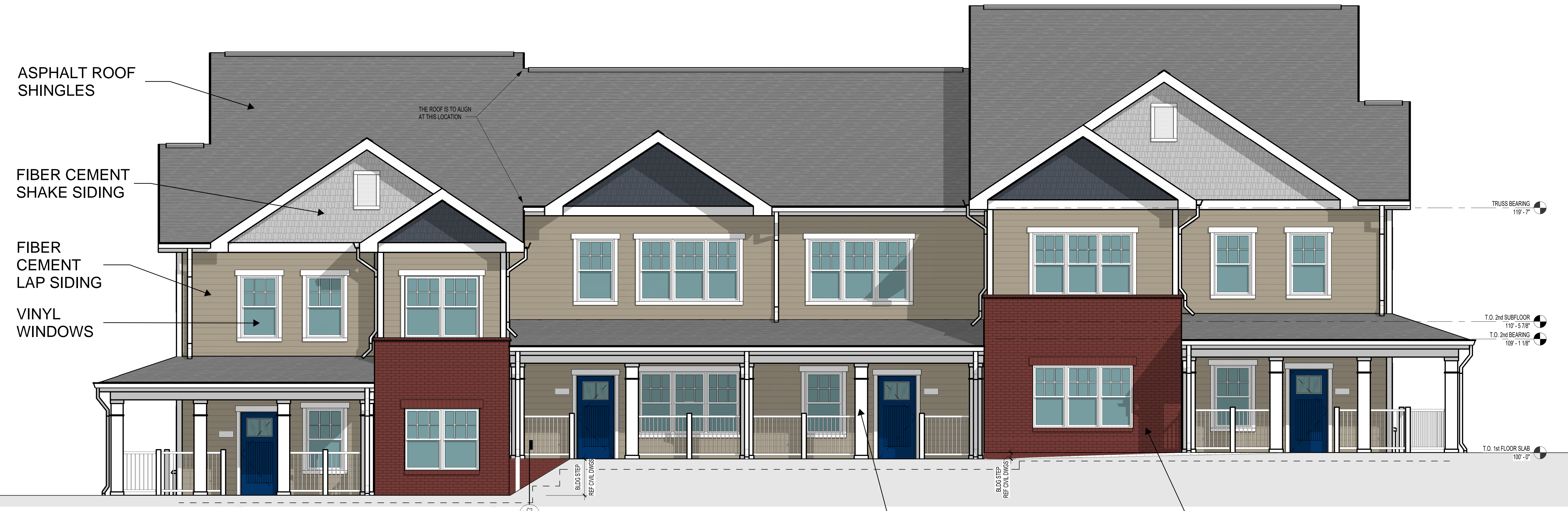
SHEET NUMBER:

A-105

4/28/2023 10:23:48 AM
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2 BLDG A #4 - STEPPED REAR ELEVATION
1/4" = 1'-0"



1 BLDG A #4 - STEPPED FRONT ELEVATION
1/4" = 1'-0"

5/10/2023 10:07:31 AM
C:\Users\lucad\OneDrive\Documents\2023\Blue Hills Townhomes\Color\Bldg_002_16/01/2023.rvt



2 BLDG B #5 - STEPPED REAR ELEVATION
1/4" = 1'-0"



1 BLDG B #5 - STEPPED FRONT ELEVATION
1/4" = 1'-0"

5/10/2023 10:07:52 AM
C:\pwworking\rosemann.com\202305\Blue Hills Townhomes\Colored E02_1.mxd (2023/06/01)



2 BLDG A - LEFT ELEVATION
1/4" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM QUANTITY, HEIGHT, AND
LOCATIONS OF ALL REQUIRED SLAB/FOUNDATION
STEPPING PER CIVIL DOCUMENTATION

REFERENCE G-003 FOR GENERAL NOTES

MATERIAL LEGEND	
[Symbol]	8" PREFINISHED FIBER LAP SIDING
[Symbol]	6" PREFINISHED FIBER LAP SIDING
[Symbol]	FACE BRICK
[Symbol]	CAST STONE BANDING, WINDOW SILLS AND CAPS
[Symbol]	SPLIT FACE CMU
[Symbol]	PREFINISHED FIBER TRIM - 3-1/2" & 5-1/2" AT WINDOW 11-1/4" AT BANDING 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM

KEYNOTE LEGEND	
04.01	BRICK VENEER, (STANDARD MODULAR)
04.06	BRICK ROWLOCK COURSE SILL.
04.07	BRICK SOLDIER COURSE HEAD.
07.01	FIBER CEMENT BOARD FASCIA AND TRIM.
07.02	PREFINISHED (6") ALUMINUM GUTTER & DOWNSPOUT (4.25" X 2.75").
07.04	FIBER CEMENT TRIM AT WINDOW/DOOR, 1X6 LINTEL AND 1X4 OTHER SIDES
07.06	ARCHITECTURAL SHINGLES.
07.08	PREFINISHED ALUMINUM GABLE VENT
07.11	FIBER CEMENT CORNER BOARD, TYP.
07.16	FIBER CEMENT 6" LAP SIDING.
07.19	SHAKE SIDING PANELS
07.34	CONTINUOUS RIDGE VENT WITH ASPHALT SHINGLE CAP, TYPICAL.
10.08	HOUSE NUMBERS - 4" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY

PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:

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1 BLDG A - FRONT ELEVATION
1/4" = 1'-0"

BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING A - EXTERIOR
ELEVATIONS (BLDG #2, 4, 6, 7, 8)

PROJECT NUMBER: 23035

SHEET NUMBER:

A-200

4/28/2023 10:24 AM
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2 BLDG A - RIGHT ELEVATION
1/4" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM QUANTITY, HEIGHT, AND
LOCATIONS OF ALL REQUIRED SLAB/FOUNDATION
STEPPING PER CIVIL DOCUMENTATION

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIALS LEGEND

KEYNOTE LEGEND

- 04.01 BRICK VENEER (STANDARD MODULAR)
- 04.06 BRICK ROWLOCK COURSE SILL
- 07.02 PREFINISHED (6") ALUMINUM GUTTER & DOWNSPOUT (4.25" X 2.75")
- 07.04 FIBER CEMENT TRIM AT WINDOW/DOOR, 1X6 LINTEL AND 1X4 OTHER SIDES
- 07.06 ARCHITECTURAL SHINGLES.
- 07.08 PREFINISHED ALUMINUM GABLE VENT
- 07.11 FIBER CEMENT CORNER BOARD, TYP.
- 07.16 FIBER CEMENT 6" LAP SIDING.
- 07.19 SHAKE SIDING PANELS
- 07.34 CONTINUOUS RIDGE VENT WITH ASPHALT SHINGLE CAP, TYPICAL
- 10.08 HOUSE NUMBERS - 4" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY
- 10.09 BUILDING NUMBERS - 6" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY. REFERENCE AS-100 FOR BUILDING NUMBER

PRINTS ISSUED
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1 BLDG A - REAR ELEVATION
1/4" = 1'-0"

BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING A - EXTERIOR
ELEVATIONS (BLDG #2, 4, 6, 7, 8)

PROJECT NUMBER: 23035

SHEET NUMBER:

A-201



2 BLDG B - LEFT ELEVATION
1/4" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM QUANTITY, HEIGHT, AND
LOCATIONS OF ALL REQUIRED SLAB/FOUNDATION
STEPPING PER CIVIL DOCUMENTATION

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIALS LEGEND

KEYNOTE LEGEND

- 04.01 BRICK VENEER (STANDARD MODULAR)
- 04.06 BRICK ROWLOCK COURSE SILL
- 04.07 BRICK SOLDIER COURSE HEAD
- 07.01 FIBER CEMENT BOARD FASCIA AND TRIM
- 07.02 PREFINISHED (6") ALUMINUM GUTTER & DOWNSPOUT (4.25" X 2.75")
- 07.04 FIBER CEMENT TRIM AT WINDOW/DOOR, 1X6 LINTEL AND 1X4 OTHER SIDES
- 07.06 ARCHITECTURAL SHINGLES
- 07.08 PREFINISHED ALUMINUM GABLE VENT
- 07.11 FIBER CEMENT CORNER BOARD, TYP.
- 07.16 FIBER CEMENT 6" LAP SIDING
- 07.19 SHAKE SIDING PANELS
- 07.34 CONTINUOUS RIDGE VENT WITH ASPHALT SHINGLE CAP, TYPICAL
- 10.08 HOUSE NUMBERS - 4" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY

PRINTS ISSUED
100% BID SET 04/30/2023

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BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING B - EXTERIOR
ELEVATIONS (BLDG #1, 3, 5)

PROJECT NUMBER: 23035

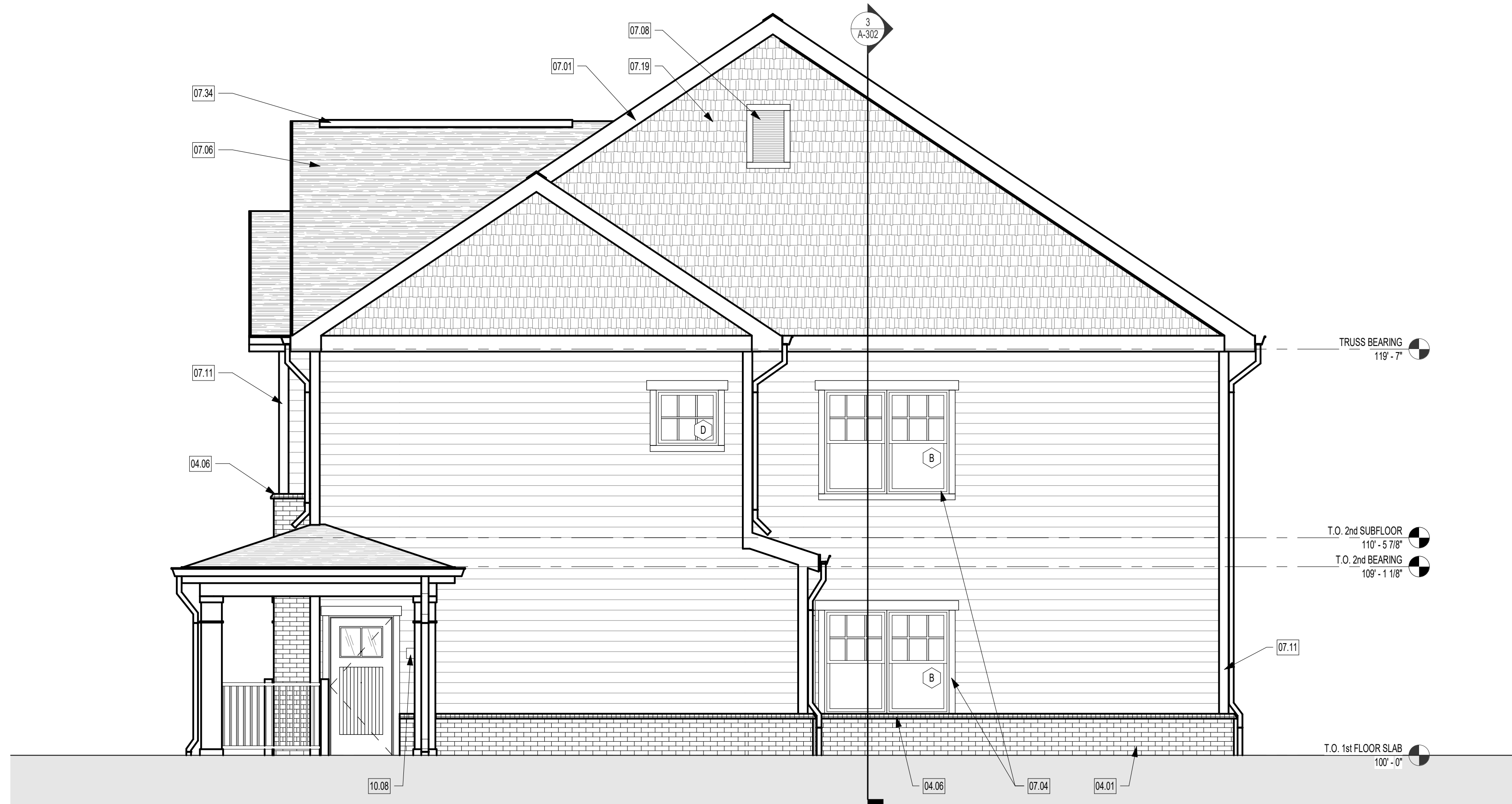
SHEET NUMBER:

A-202



1 BLDG B - FRONT ELEVATION
1/4" = 1'-0"

4/28/2023 10:24:14 AM
C:\pwworkspace\23035\Bldg B - Townhome\Exterior\23035_Ext\23035A02.rvt



2 BLDG B - RIGHT ELEVATION
1/4" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM QUANTITY, HEIGHT, AND
LOCATIONS OF ALL REQUIRED SLAB/FOUNDATION
STEPPING PER CIVIL DOCUMENTATION

REFERENCE G-003 FOR GENERAL NOTES
REFERENCE A-200 FOR MATERIALS LEGEND

KEYNOTE LEGEND

- 04.01 BRICK VENEER (STANDARD MODULAR)
- 04.06 BRICK ROWLOCK COURSE SILL
- 07.01 FIBER CEMENT BOARD FASCIA AND TRIM
- 07.04 FIBER CEMENT TRIM AT WINDOW/DOOR, 1X6 LINTEL AND 1X4 OTHER SIDES
- 07.06 ARCHITECTURAL SHINGLES
- 07.08 PREFINISHED ALUMINUM GABLE VENT
- 07.11 FIBER CEMENT CORNER BOARD, TYP.
- 07.16 FIBER CEMENT 6" LAP SIDING
- 07.19 SHAKE SIDING PANELS
- 07.34 CONTINUOUS RIDGE VENT WITH ASPHALT SHINGLE CAP, TYPICAL
- 10.08 HOUSE NUMBERS - 4" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY
- 10.09 BUILDING NUMBERS - 6" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY. REFERENCE AS-100 FOR BUILDING NUMBER

PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:

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1 BLDG B - REAR ELEVATION
1/4" = 1'-0"

BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING B - EXTERIOR
ELEVATIONS (BLDG #1, 3, 5)

PROJECT NUMBER: 23035

SHEET NUMBER:

A-203

NOTE: THIS SHEET IS TO HIGHLIGHT ONLY THE DIFFERENCES FOR THIS BUILDING -
REFERENCE SHEET A-200 & A-201 FOR ALL OTHER NOTES AND CALLOUTS.

NOTE: REFERENCE CIVIL DRAWINGS FOR FLOOR ELEVATION AT THE UNITS

PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:



2 BLDG A #4 - STEPPED REAR ELEVATION
1/4" = 1'-0"



1 BLDG A #4 - STEPPED FRONT ELEVATION
1/4" = 1'-0"

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BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING A #4 - EXTERIOR
ELEVATIONS DIFFERENCES

PROJECT NUMBER: 23035

SHEET NUMBER:

A-204

NOTE: THIS SHEET IS TO HIGHLIGHT ONLY THE DIFFERENCES FOR THIS BUILDING -
REFERENCE SHEET A-202 & A-203 FOR ALL OTHER NOTES AND CALLOUTS.

NOTE: REFERENCE CIVIL DRAWINGS FOR FLOOR ELEVATION AT THE UNITS

PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:



2 BLDG B #3 - STEPPED REAR ELEVATION
1/4" = 1'-0"



1 BLDG B #3 - STEPPED FRONT ELEVATION
1/4" = 1'-0"

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BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING B #3 - EXTERIOR
ELEVATIONS DIFFERENCES

PROJECT NUMBER: 23035

SHEET NUMBER:

A-205

4/28/2023 9:24:22 AM
C:\pwworkspace\202304\Blue Hills Townhomes\Concept\B03_1.mxd (2023/04/27/14)

NOTE: THIS SHEET IS TO HIGHLIGHT ONLY THE DIFFERENCES FOR THIS BUILDING -
REFERENCE SHEET A-202 & A-203 FOR ALL OTHER NOTES AND CALLOUTS.

NOTE: REFERENCE CIVIL DRAWINGS FOR FLOOR ELEVATION AT THE UNITS

PRINTS ISSUED

100% BID SET 04/30/2023

REVISIONS:



2 BLDG B #5 - STEPPED REAR ELEVATION
1/4" = 1'-0"



1 BLDG B #5 - STEPPED FRONT ELEVATION
1/4" = 1'-0"

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BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
BUILDING B #5 - EXTERIOR
ELEVATIONS DIFFERENCES

PROJECT NUMBER: 23035

SHEET NUMBER:

A-206

4/28/2023 9:24:28 AM
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RCP LEGEND

	C3 - GWB ON METAL STUD
	C4 - SMOOTH FIBERCEMENT BOARD, PROVIDE 1X BATTEN @ SEAMS, PAINT FINISH
	INDICATES CEILING HEIGHT

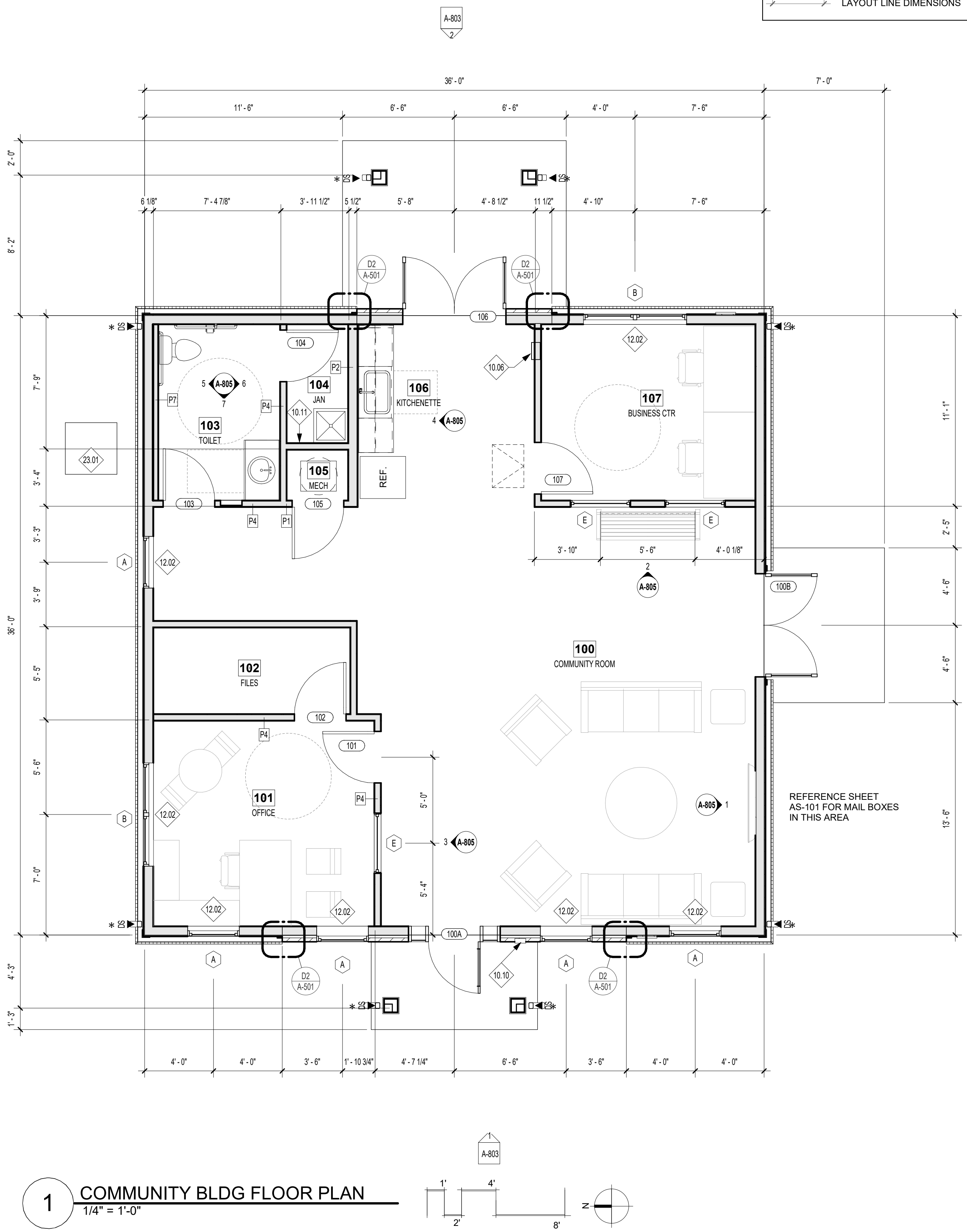
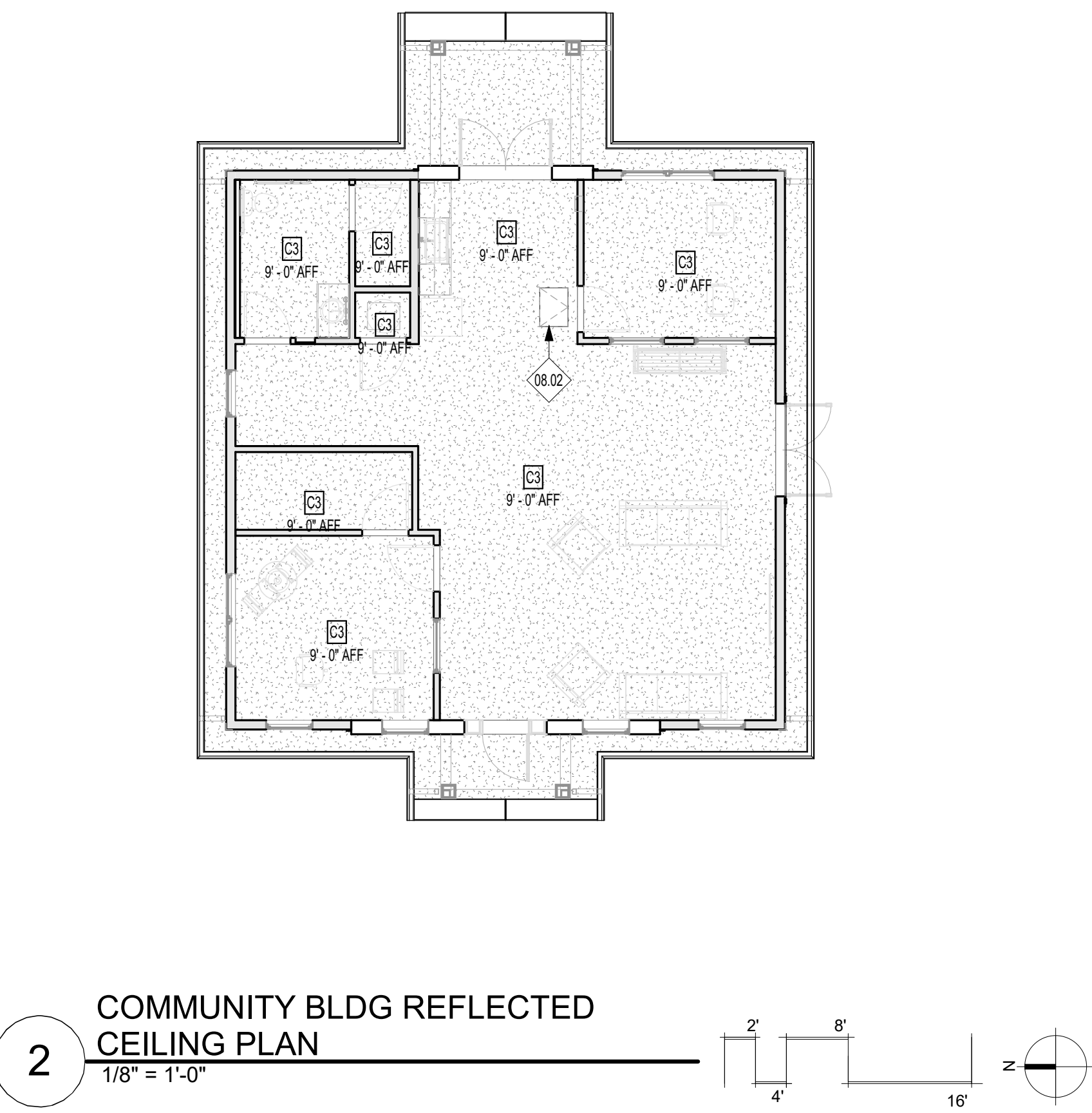
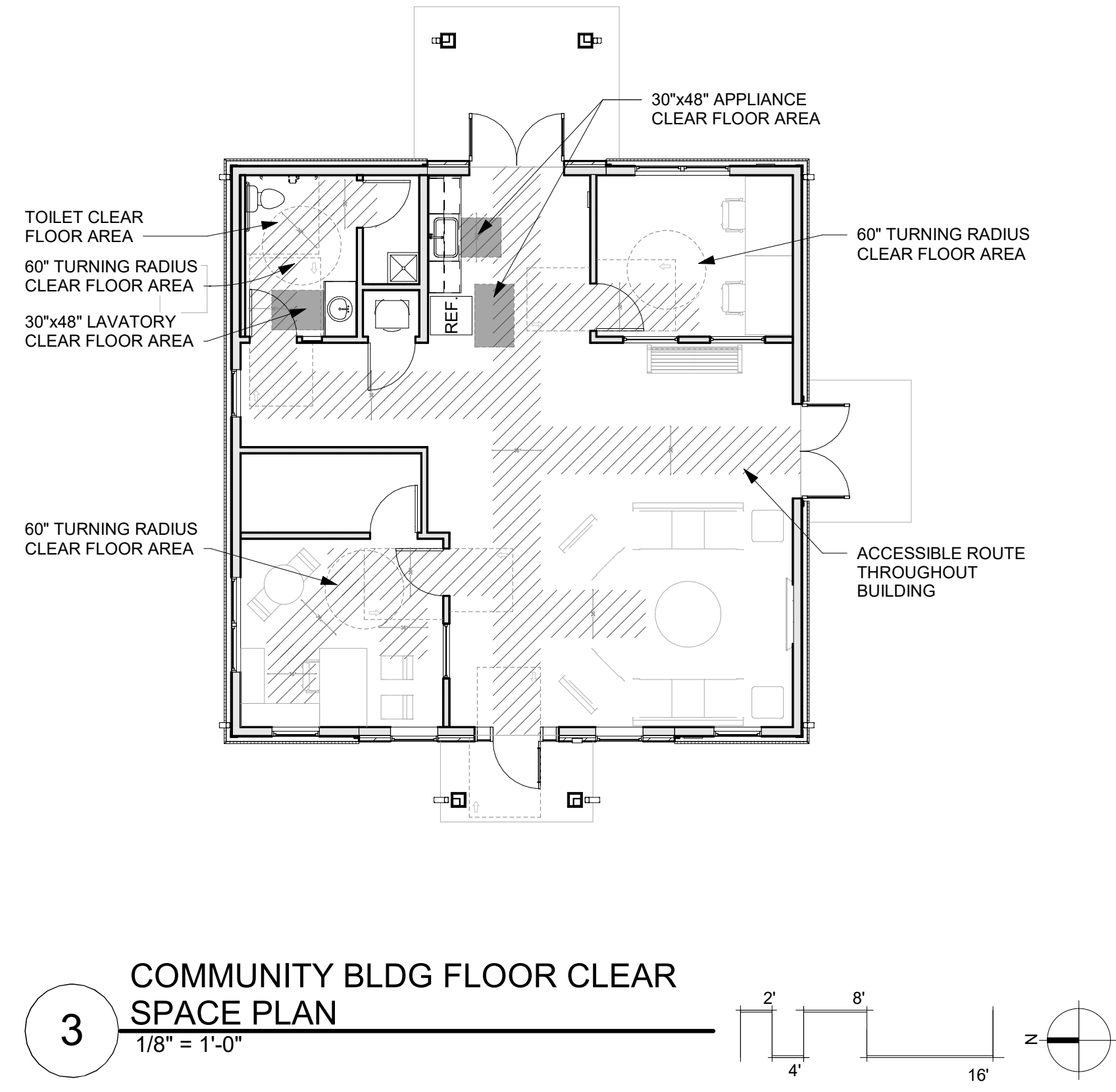
KEYNOTE LEGEND

- 08.02 (22" X 30") ATTIC ACCESS PANEL, TYPICAL. REFERENCE (A4/A-500) FOR DETAIL.
- 10.06 SEMI RECESSED EXTINGUIHER CABINET PER SPECIFICATIONS.
- 10.10 KNOX BOX - QUANTITY, SIZE AND LOCATION TO BE COORDINATED BY THE G.C. AND THE FIRE DEPT./A.H.J.
- 10.11 UTILITY SHELF/MOP AND BROOM HOLDER - PROVIDE BLOCKING IN WALL AS REQUIRED.
- 12.02 PROVIDE (1") VINYL HORIZONTAL WINDOW BLINDS AT ALL WINDOWS PER SPECIFICATIONS.
- 23.01 CONDENSER UNIT PAD

REFERENCE G-003 FOR GENERAL NOTES

PLAN LEGEND

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BLUE HILLS TOWNHOMES

GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI

SHEET TITLE
COMMUNITY BLDG - FLOOR PLAN

PROJECT NUMBER: 23035

SHEET NUMBER:

A-801

REFERENCE G-003 FOR GENERAL NOTES

KEYNOTE LEGEND

- 04.01 BRICK VENEER (STANDARD MODULAR)
- 04.02 BRICK VENEER, SOLDIER COURSE.
- 04.06 BRICK ROWLOCK COURSE SILL.
- 04.07 BRICK SOLDIER COURSE HEAD.
- 07.01 FIBER CEMENT BOARD FASCIA AND TRIM.
- 07.02 PREFINISHED (6") ALUMINUM GUTTER & DOWNSPOUT (4.25" X 2.75").
- 07.04 FIBER CEMENT TRIM AT WINDOW/DOOR, 1X6 LINTEL AND 1X4 OTHER SIDES
- 07.05 STANDING SEAM METAL ROOF.
- 07.06 ARCHITECTURAL SHINGLES.
- 07.09 PREFINISHED ROOF VENT PER SPEC
- 07.11 FIBER CEMENT CORNER BOARD, TYP.
- 07.16 FIBER CEMENT 6" LAP SIDING.
- 07.19 SHAKE SIDING PANELS
- 07.45 ARCHITECTURAL COLUMN WRAP
- 10.08 HOUSE NUMBERS - 4" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY
- 10.09 BUILDING NUMBERS - 6" HIGH MIN. COLOR TO CONTRAST WITH SIDING FOR VISIBILITY. REFERENCE AS-100 FOR BUILDING NUMBER
- 10.10 KNOX BOX - QUANTITY, SIZE, AND LOCATION TO BE COORDINATED BY THE G.C. AND THE FIRE DEPT./A.H.J.

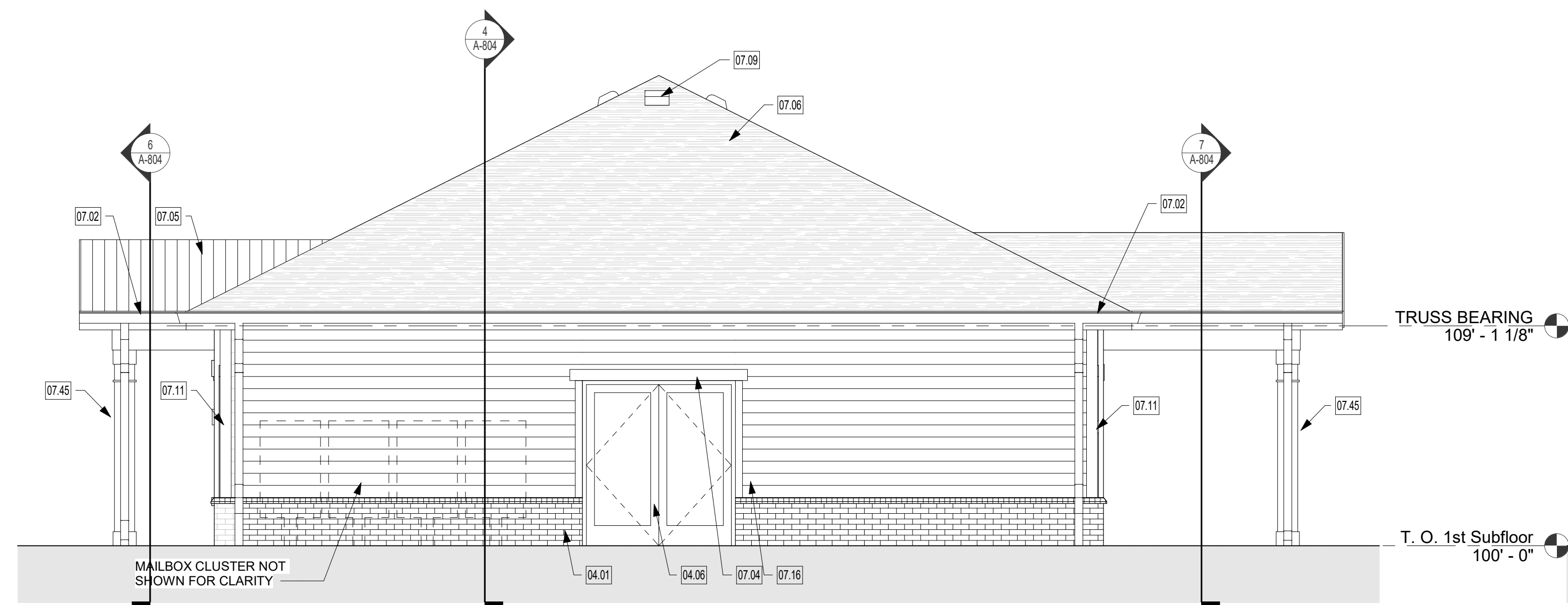
PRINTS ISSUED
100% BID SET 04/30/2023

REVISIONS:

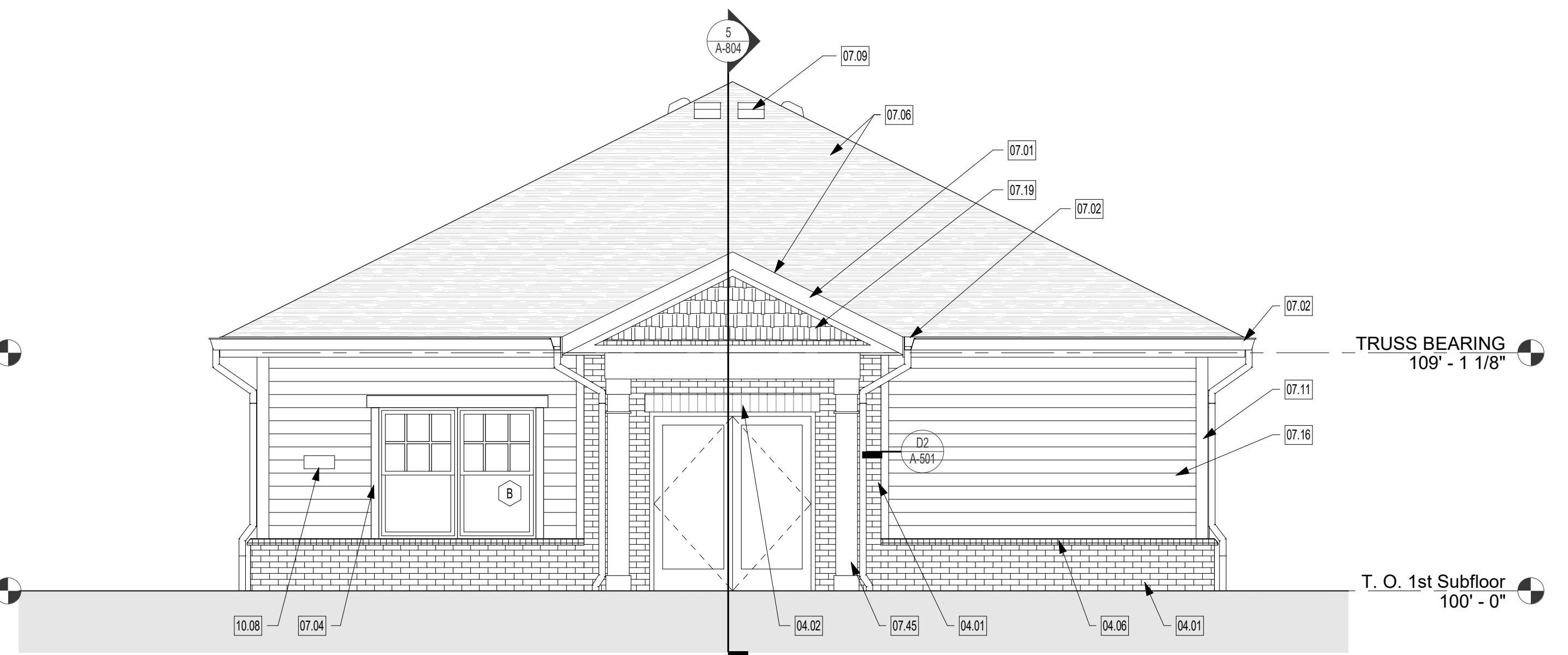
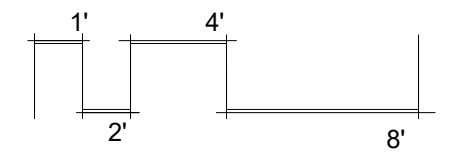
rosemann & ASSOCIATES P.C.
ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

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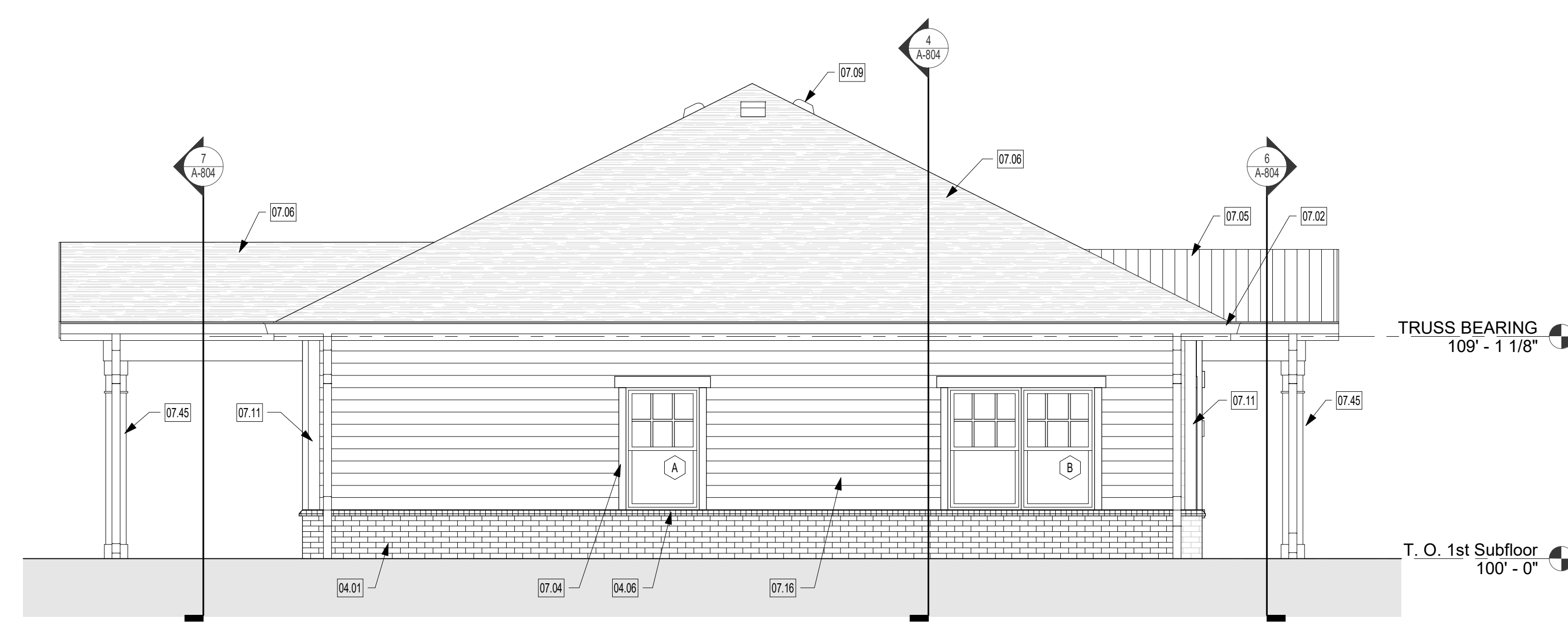
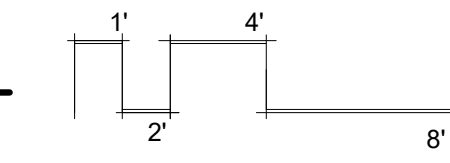
DENVER ▲ KANSAS CITY ▲ ST. LOUIS ▲ ATLANTA



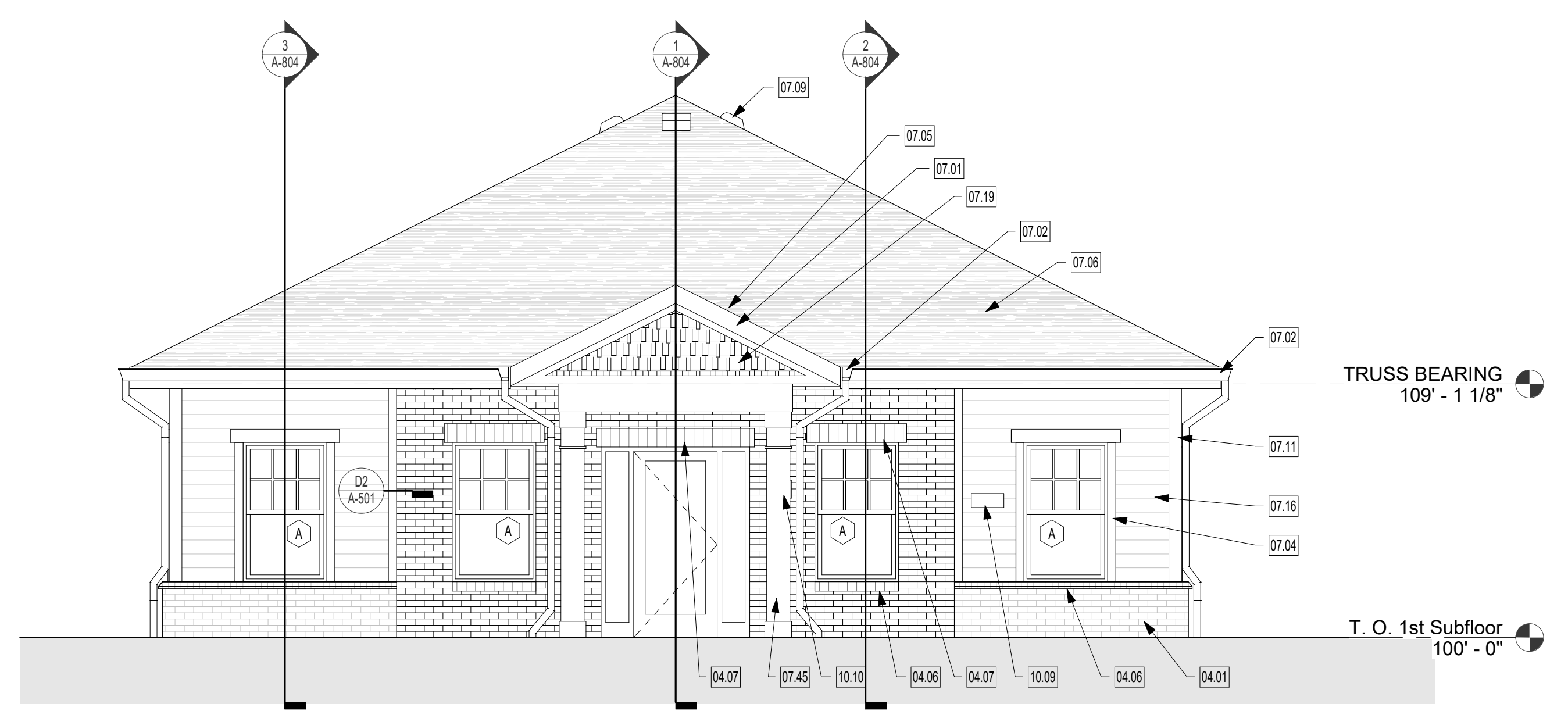
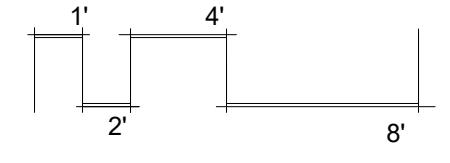
4 COMMUNITY BLDG - SOUTH ELEVATION
1/4" = 1'-0"



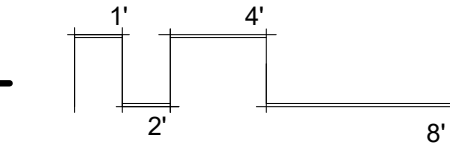
2 COMMUNITY BLDG - EAST ELEVATION
1/4" = 1'-0"



3 COMMUNITY BLDG - NORTH ELEVATION
1/4" = 1'-0"



1 COMMUNITY BLDG - WEST ELEVATION
1/4" = 1'-0"



BLUE HILLS TOWNHOMES

**GARFIELD & E 50th ST.
KANSAS CITY, MISSOURI**

SHEET TITLE
COMMUNITY BLDG - EXTERIOR ELEVATIONS

PROJECT NUMBER: 23035

SHEET NUMBER:

A-803

4/28/2023 10:27:48 AM C:\pwworkspace\23035\blu hills townhomes\external\02_1m\23035M07214

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District R-6 to District UR

Project Description:

5015 Garfield Ave - Multi-Family Housing Development (70% affordable housing units)

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Jade Rodell-Tipton
Email: jrodell-tipton@powellcwm.com
Phone: 816-373-4800
Title/Role: Project Engineer
Company/Employer: Powell CWM, inc.
Fulson Housing Group
Representing:

Case Number:
CD-CPC-2023-00069

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,
Jadrienne S Rodell-Tipton

Digitally signed by Jadrienne S Rodell-Tipton
DN: cn=Jadrienne S Rodell-Tipton, o=Powell CWM, inc., ou,
email=jrodell-tipton@powellcwm.com, c=US
Date: 2023.05.04 11:43:05 -05'00'

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

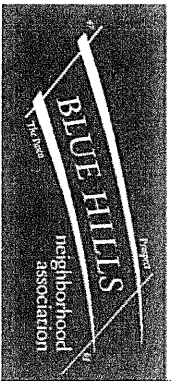
Project Case # CD-CPC-2023-00069

Meeting Date: 06/13/2023

Meeting Location: 5309 Woodland Avenue

Meeting Time (include start and end time): 5:30 PM - 6:30 PM

Additional Comments (optional):

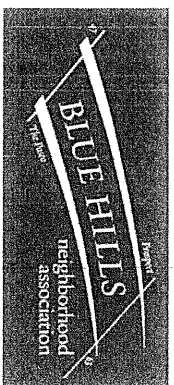


Sign-In Sheet

Tuesday, June 13, 2023

Fulson Housing Group & Powell CWM

Name	Address	Contact Information
Judith Boyd	6031 Michigan (64130)	judith.boyd@att.net
Tori Wilson	51012 Alderwash 64130	
Gordon Perkowski	51010 Ark Ave	
Paul Tomasco	1526 E 49th Ter	fort-lager@sbcglobal.net
Nancy Ferris	5300 Brownville Ave	
B.J. Cochran	5784 Euclid	barkensd@stlplc.org
Ken Reinken	2015 E 49 Ter	
Arlene Mudgett	1803 Hillside Blvd	aartabm@tqakes.com
Janice Koehn		jkoehn@comcast.net
Kris Burass	2015 E 47th Ter	
Linda Mary Johnson	5045 Manlywood	

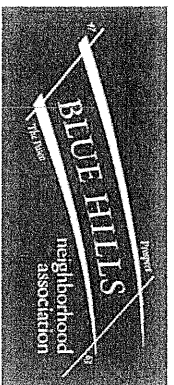


Sign-In Sheet

Tuesday, June 13, 2023

Fulson Housing Group & Powell CWM

Name	Address	Contact Information
Ernst Yikes Sr.	5447 Mayfield Ave	811-444-3434
Kensha Prima White	5819 Bayfield Ave	(816) 997-0328
Shelun White	5309 Fasco	
Lillie Alexander	5218 Bismarck Ave	816 388-8823
Teresa White	5728 Woodward Ave	
Bryon Dreyer	220 NW Exchange Way	810-241-7220
Phyllis Dreyer		
John King	5407 Woodland	816 225-8932
Dorelle King	5607 Woodland	816-333-4377
Mark Carpenter	Village	94-500-2140
Matt Nelson	220 NW Exchange Way LS MO 64063	816-246-9220

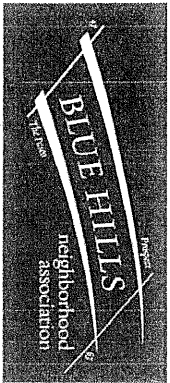


Sign-In Sheet

Tuesday, June 13, 2023

Fulson Housing Group & Powell CWM

Name	Address	Contact Information
Carl Brewer	5204 Brooklynn	
Yasha Brown	17366 Madison Garfield	816.898.8184
David C. Brewer	2015 E. 50 th St. S. of Forest Bluff	816-927-2498
Gloria North	5156 Brookwood	816-861 1852
Janet Lee	3009 Brooklyn	913 250-8914
Suzanne Yancy	5009 Brooklyn	816-921-0179
Tanka Scott	5009 Brooklyn	816 301-9520
Lauren Green	5037 Garfield	816 778 2594
Marta Harper	2015 E 50 th St Southside Farm Church	816 582 3905
Brandon + Jade Smith	5091 Brooklyn	816-853-4737
Teresa Kachig...	5015 Garfield Ave. #10054130	816-522-8375



Sign-In Sheet

Tuesday, June 13, 2023

Fulson Housing Group & Powell CWM

Name	Address	Contact Information
Michele R. Farrow	2441 Quincey K.C. Mo.	(816) 797-3531
Jade Rodell	3200 S State STE 291	816-373-4200
Bethel Anderson	1135 E. 10th St. K.C. Mo	816-6585439
Kesi Milligan	5309 W. Dahlman Ave	816-519-2000
Lynne Leavin	19109 E 18th Pkwy K.C. Mo 64132	816-4732-1012
Carole McLaughlin	1314 E. 33rd St. KCMO 64130	(816) 372-2342