



CITY PLAN COMMISSION STAFF REPORT

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

April 2, 2025

Project Name
Palestine Legacy Residences

Docket #5

Request
CD-CPC-2025-00022
Urban Redevelopment

Applicant
Ryan Long
Scott Associates

Location 3434 Montgall Ave
Area About 1 acre
Zoning B3-2 and R-2.5
Council District 3rd
County Jackson
School District School District

Surrounding Land Uses
North: Group Living, Zoned UR
South: Retail, Zoned B3-2
East: Residential, Zoned R-2.5
West: Undeveloped, Zoned M1-5

KC Spirit Playbook Alignment
Case Number CLD-CPC-2025-00022
LRP determination: HIGH

Land Use Plan
The Heart of the City Area Plan recommends Mixed Use Neighborhood and Residential Low Density for this location. The proposed plan aligns with this designation. See Criteria A for more information."

Major Street Plan
Prospect Avenue is identified on the City's Major Street Plan and recommends it as a Local Link with 2 lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Urban Redevelopment District (UR) to rezone about 1 acre generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR, allowing for the creation of an assisted living facility.

PROJECT TIMELINE

The application for the subject request was filed on January 31, 2025.
No scheduling deviations from 2025 Cycle 4.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Oak Park Neighborhood Association and the Palestine Outreach Center.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a meeting on March 21, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. All structures have been cleared from the site. To the north of the site is the first phase of this development, a 3-story assisted living facility. There is no associated regulated stream with the subject site.

CONTROLLING CASE

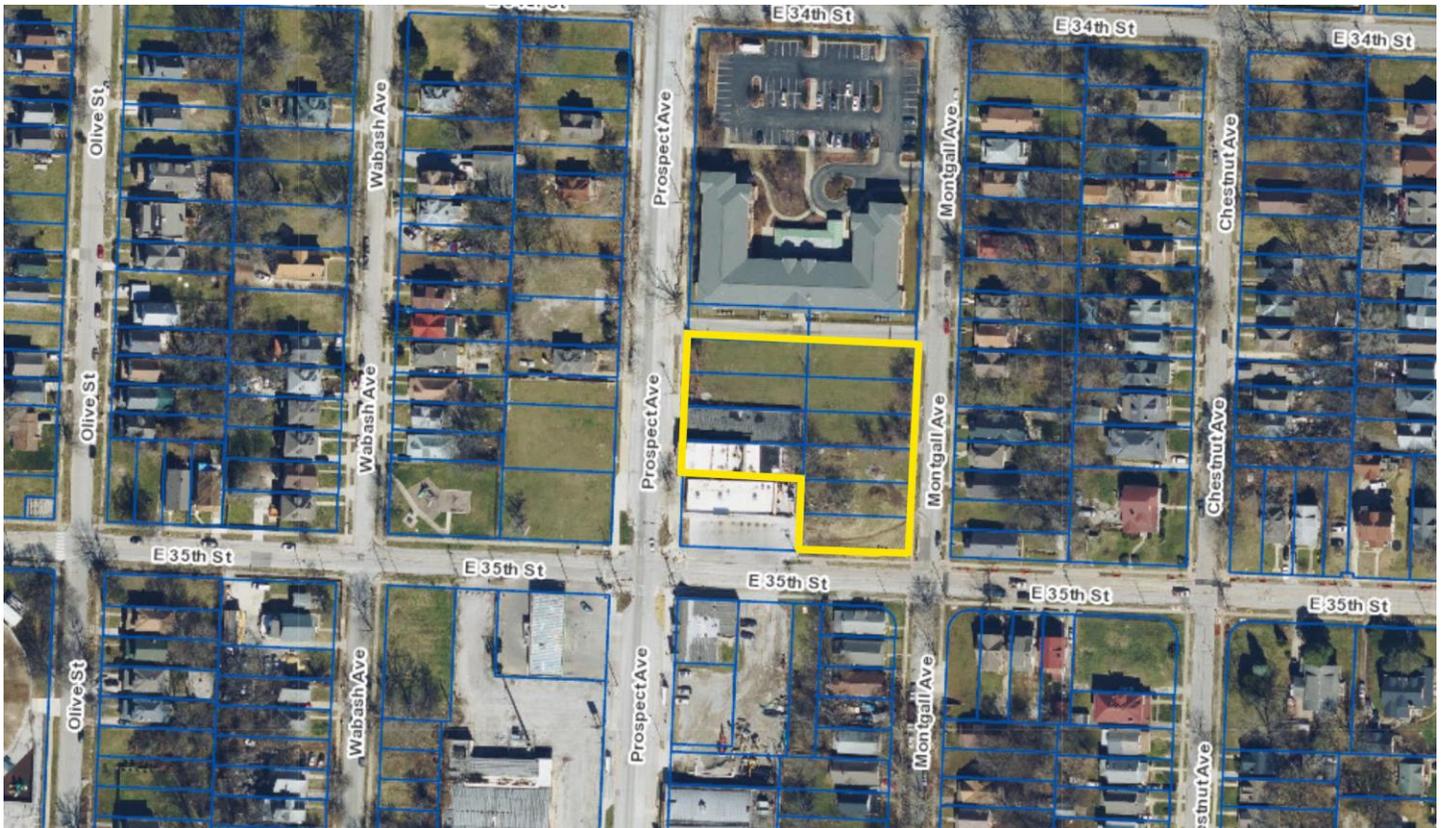
There is no controlling case for this site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 12237-URD-1 – Ordinance 090960, approved by City Council on December 17, 2009, approved a rezoning of approximately 2.2 acres generally bounded by E. 34th Street on the north, Montgall Avenue on the east, Prospect Avenue on the west and extending approximately 360 feet south from Districts R-2b and C-2 to URD, and approving a preliminary development plan for the same.

VICINITY MAP**URBAN REDEVELOPMENT REVIEW**

The applicant is seeking approval of a Urban Redevelopment Plan in proposed District UR acres generally located at the northwest corner of Montgall Avenue and East 35th Street.

The proposal is to consolidate the approximate 1.2 acre unplatted parcel of land into one (1) lot.

The proposed building foot print is approximately 17,916 square feet. No parking spaces are shown on the plans. A shared parking agreement with the site to the north will be provided. The main entrance of the building will be at the northeast corner of the site along Montgall, near the existing building to the north.

Landscaping for this project includes street trees and interior landscaping). Some species provided include Autumn Splendor Sugar Maples, Japanese Zelkova, Eastern Redbuds, White Fringetree, Jane Magnolia, Honey Locust, Little Henry Sweet spire, and Annabelle hydrangeas. .

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include three different colors of brick and wood trim.

During review staff requested additional landscaping and transparency along Prospect Avenue in order to provided better aesthetics along the corridor as well as provide "eyes on the street". Additionally, staff requested further details on the trash enclosure and logistics on trash pickup. The applicant agreed to the corrections and provided additional windows along Prospect Avenue and 35th Street. The applicant also

added a gabled roof to relate more to the adjacent building to the north. Elevations of the trash enclosure was provided and reviewed to ensure compatibility with the structure.

WAIVERS AND DEVIATIONS

The applicant is not seeking any waivers or deviations.

PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260)	Yes	Yes	The UR plan recommends Lot and Building Standards which are appropriate for the context of the site.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Tree Preservation and Protection (88-424)	No		
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	No		
Outdoor Lighting Standards (88-430)	Yes	Yes, Subject to Conditions	The UR Final Plan will submit a lighting plan .
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plan, 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 plan complies with all standards of the Zoning and Development Code. The proposed assisted living will provide an essential service that is missing for older residents in neighborhoods along Prospect Avenue. The proposed

building uses high quality materials and landscaping for private outdoor spaces that aligns with the architectural character of surrounding residences and supports Prospect Avenue as an Image Street within the Heart of the City Area Plan.

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

The applicant is proposing a Assisted Living Facility. Approval of this UR Plan would permit the use. The property is currently zoned R-2.5 and B3-2, which would permit a nursing home with a Special Use Permit.

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;

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan.

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 UR Plan does not inhibit pedestrian circulation and safety.

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

Adequate utilities are existing on site for the plan.

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.

Proposed structures are compatible with the adjacent properties. The property to the north consists of mainly a brick façade. This development will be complementary as the applicant has agreed to staff corrections, including more brick, transparency, and gabled roofs.

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.

Proposed landscaping is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code.

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.

Excess impervious area is not proposed with this plan.

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 remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: March 27, 2025

Case Number: CD-CPC-2025-00022

Project: Palestine Legacy Residences

Condition(s) by City Planning and Development Department. Contact Brad Wolf at (816) 513-2901 / Bradley.Wolf@kcmo.org with questions.

1. The developer must complete the Demolition Review process for the demolition of the buildings at 3437 and 3439 Prospect before pulling a permit for demolition of the existing buildings on the site per ordinance #241070 adopted 12/19/2024.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. That prior to issuance of the Certificate of Occupancy, the applicant consolidate the lots in accordance with the Zoning and Development Code.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by March 26, 2025 at 8am via publicengagement@kcmo.org
7. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
8. Conditions to be satisfied prior to City Plan Commission hearing:
 - 1- The landscape plan shall incorporate the additional grass landscaping shown in the west elevation prior to appearing before the City Plan Commission.
 - 2- Denote type and location of bicycle parking per chapter 88-420 on the site plan prior to appearing before the City Plan Commission.
9. That prior to being heard by the City Council, the applicant must provide a lighting plan in conformance with Section 88-430 of the Zoning and Development Code.
10. That the UR Final Plan shows Bicycle Parking in accordance with the Zoning and Development Code.
11. That the UR Final Plan provides a Lighting Plan in accordance with the Zoning and Development Code.

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

12. • 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
13. • 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)
14. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

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

15. • 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).
16. • The proposed building shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
Shall provide a walk through gate on side of the building to make the 150 feet.

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

17. Shall the development meet the definition of a "dwelling unit" per section 88-810-540, the developer will 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
18. 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 Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

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

22. 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.
23. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. <https://www.kcwater.us/projects/rulesandregulations/>
24. 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

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

25. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
26. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

27. 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.
28. 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.
29. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
30. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.



Palestine Legacy Residences

3434 Montgall Avenue
Kansas City, MO 64128

UR REZONING AND PRELIMINARY PLAN
January 31, 2025 Revised March 17, 2025



1 LOCATION MAP
NO SCALE

Architect
Scott Associates
5050 Main Street, #617
Kansas City, MO 64112
(816) 822-8000

Civil Engineer
Obi Consulting Engineers, Inc.
1220 E. 63rd Street, Suite 200
Kansas City, MO 64110
(816) 822-7292

Structural Engineer
Bob D. Campbell & Co.
4338 Belleview Ave.
Kansas City, MO 64111
(816) 531-4144

Mechanical, Electrical, Plumbing and Fire Protection Engineer
FSC, Inc. Consulting Engineers
8675 W. 96th Street
Overland Park, KS 66212
(816) 333-4373

Developer
Palestine Economic Development Corporation
3619 E. 35th Street
Kansas City, MO 64128
(816) 564-8501

PROJECT DIRECTORY
NO SCALE

NO.	SHEET NAME	REVISION
1	Cover Sheet	3/14/2025
2	Site Plan	3/23/2025
3	Landscape Plan	3/23/2025
4	Elevations	3/14/2025
5	Renderings	3/14/2025
6	Utility Plan	
7	Photometric Plan	3/23/2025

INDEX OF DRAWINGS
NO SCALE

Scott Associates

PALESTINE LEGACY RESIDENCES

3434 MONTGALL AVENUE
KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED:
1/31/2025
REVISED:
3/24/2025

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All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

COVER SHEET

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5050 MAIN STREET #617
KANSAS CITY, MO 64112
jpcott@scottassociates.com
(816) 822-8000

Name of the development or plat:
Palestine Legacy Residences

Name, address, phone number, and email of person or firm that prepared the plan:
Scott Associates
 5050 Main Street #617
 Kansas City, MO 64112
 jscott@scottassociateskc.com

Date plan prepared and any revision dates:
 1/30/2025

A legal description of the property:
 Lots 10 thru 13 & Lots 16 thru 21, Dunlop Place
 Kansas City, Jackson County, Missouri

Property Description:
 Parcel 1:
 Tract 1: Lot 10, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 2: Lot 11, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 3: Lot 19, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 4: Lot 20, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 5: Lot 21, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 2:
 Lot 12, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 3:
 Lot 13, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 4:
 Lot 16, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 5:
 Lot 17, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 6:
 Lot 18, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.

This is not a phased development.

SITE DATA				
ZONING	Existing	Proposed	Deviation Required	Approved
B3-2		UR	YES	Pending

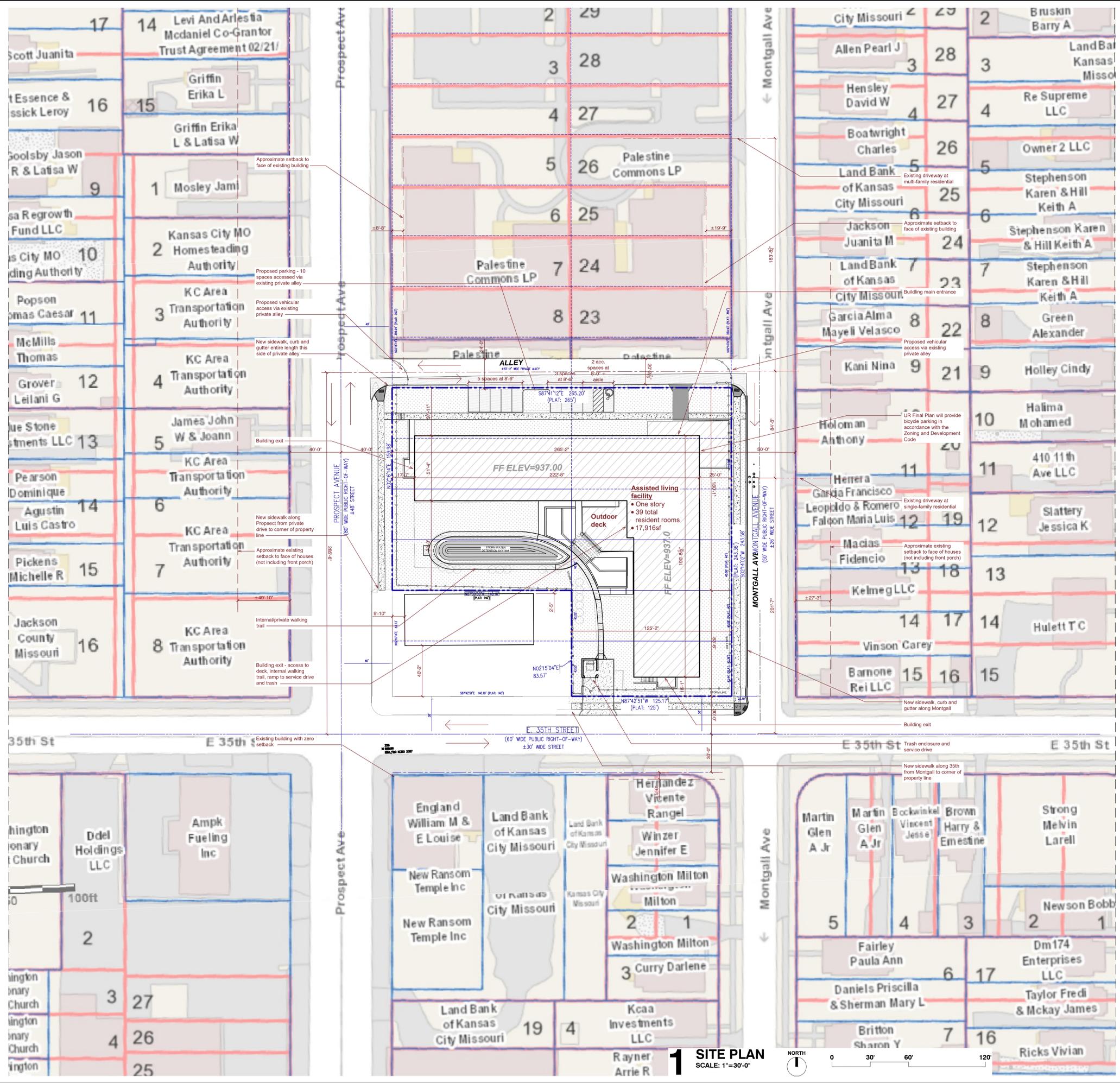
Net Land Area: 52,913 GSF
 Building Area: 17,916 SF
 Floor Area Ratio: 0.33

BUILDING DATA				
SETBACK	Required	Proposed	Deviation Required	Approved
REAR	30'	17'	YES	Pending
FRONT	0'	25'	YES	Pending
SIDE	8'	N:38° S:15° 22'	YES	Pending
HEIGHT	55'		NO	Pending

PARKING DATA (88-420-16H)		
PROPOSED USE	VEHICLE SPACE	BIKE SPACE
Group Home Assisted Living (39 units)	10 (1 space/unit)	3



1 LOCATION MAP



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

Scott Associates

PALESTINE LEGACY RESIDENCES

3434 MONTGALL AVENUE
 KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED: 1/31/2025
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SITE PLAN

2

File name: P:\2025\401\ASP.dwg Layout: 2 Site Plan Saved: 3/17/2025 12:07:09 PM PDF Created: 3/23/2025 9:21:05 PM

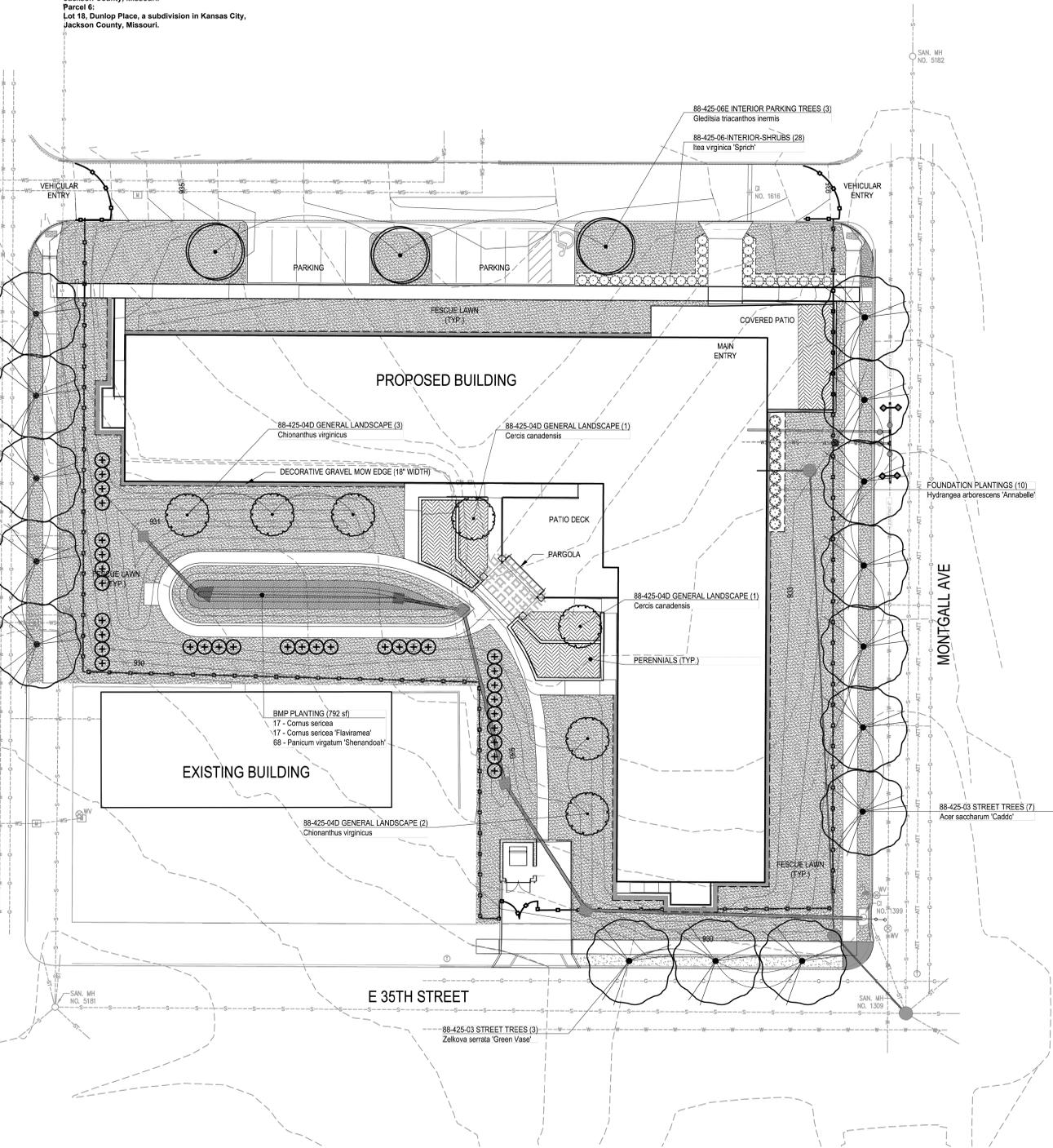
Name of the development or plat.
Palestine Legacy Residences

Name, address, phone number, and email of person or firm that prepared the plan.
 Scott Associates
 5050 Main Street #617
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 jscott@scottassociateskc.com

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LANDSCAPE ORDINANCE #	Minimum Size Requirement	Quantity Required	Quantity Provided	Calculation
88-425-03C Street Trees (Prospect Ave.)	2" Caliper Trees	5	5	1 tree per 30 linear feet of street frontage; 150 lf / 30 = 5 trees
88-425-03C Street Trees (E 35th Street)	2" Caliper Trees	4	3	1 tree per 30 linear feet of street frontage; 125.2 lf / 30 = 5 trees
88-425-03C Street Trees (Montgall Avenue)	2" Caliper Trees	8	7	1 tree per 30 linear feet of street frontage; 243.7 lf / 30 = 9 trees
88-425-04D General Landscape	2" Caliper Trees	4	7	1 tree per 5,000 sf of principal building footprint; 18,759.11 sf / 5,000 = 4 trees
88-425-06B Interior Landscaping of Parking Lots - Interior Landscape Area	n/a	350	368 sf	At least 35 sf of interior landscape area per parking space; 35 x 10 spaces = 350 sf required
88-425-06E Interior Landscaping of Parking Lots - Trees	2" Caliper Trees	2	3	1 tree per 5 parking spaces = 10 spaces / 5 = 2 trees
88-425-06E Interior Landscaping of Parking Lots - Shrubs	5 Gallon Shrubs (Evergreen) 2 Gallon Shrubs (Deciduous)	10	28	1 shrub per parking space = 1 x 10 spaces = 10 shrubs

PLANT SCHEDULE

	88-425-03 STREET TREES Acer saccharum 'Autumn Splendor' / Autumn Splendor Caddo Sugar Maple Acer saccharum 'Caddo' / Caddo Sugar Maple Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	15	2.5" CAL. B&B 2.5" CAL. B&B 2.5" CAL. B&B
	88-425-04D GENERAL LANDSCAPE Cercis canadensis / Eastern Redbud Chionanthus virginicus / White Fringetree Magnolia x 'Jane' / Jane Magnolia	7	2.5" CAL. B&B 2.5" CAL. B&B 2.5" CAL. B&B
	88-425-06E INTERIOR TREES Gleditsia triacanthos inermis / Thornless Honey Locust	3	2.5" CAL. B&B
	88-425-06 INTERIOR SHRUBS Ilex virginica 'Sprich' / Little Henry® Sweetspire	28	#3 cont. 4" o.c.
	FOUNDATION PLANTINGS Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	10	#3 cont. 4" o.c.
	PERENNIAL PLANTING BEDS (TYPICAL) Calaminta nepeta nepeta / Lesser Calamint Liriope muscar 'Big Blue' / Big Blue Lilyturf Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower Salvia x 'Azure Snow' / Color Spire® Azure Snow Sage Sedum x 'Autumn Joy' / Autumn Joy Sedum Zinnia x 'Dreamland Red' / Dreamland Red Zinnia Zinnia x 'Profusion Double Yellow' / Profusion Double Yellow Zinnia	1,582 sf 1,644	#1 Cont. 18" o.c. #1 Cont. 12" o.c. #1 Cont. 18" o.c. #1 Cont. 18" o.c. #1 Cont. 18" o.c. SEED SEED
	STORMWATER BMP PLANTING Cornus sericea 'Red Twig Dogwood' Cornus sericea 'Flaviramea' / Yellow Twig Dogwood Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	792 sf 51 204	#5 Cont. 4" O.C. #5 Cont. 4" O.C. #5 Cont. 24" o.c.
	TURF LAWN Festuca arundinacea "Turf-Type" / Turf-Type Tall Fescue	22,715 sf	sod
	GENERAL LANDSCAPE Northwind Switchgrass (Panicum virgatum North Wind)	1 GALLON	

PLANTING PLAN INDICATES DESIGN INTENT OF SPECIES AND QUANTITY. CONSTRUCTION SHALL BE MADE FROM SUBMITTED DESIGN/BUILD LANDSCAPE SUBCONTRACTOR PLAN.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI A60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS AND BUILDING MOW EDGES SHALL BE EDGED WITH BLACK STEEL EDGING AND / OR SHOVEL CUT EDGING PER THE PLANS.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS.
- DOUBLE GROUND HARDWOOD MULCH. PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS (PLANT MASSINGS) AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED AND GUYED.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT. A TWO FOOT (2') CLEARANCE FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE FINE GRADING AND CONDITION OF SITE PRIOR TO SODDING AND OR SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS SHALL BE SODDED WITH DROUGHT TOLERANT TURF TYPE TALL FESCUE.



CONSTRUCTION DOCUMENTS

DRAWING SET ISSUED:
 10/4/2024

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All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

LANDSCAPE PLAN

Name of the development or plat.
Palestine Legacy Residences

Name, address, phone number, and email of person or firm that prepared the plan.
 Scott Associates
 5050 Main Street #617
 Kansas City, MO 64112
 jscott@scottassociateskc.com

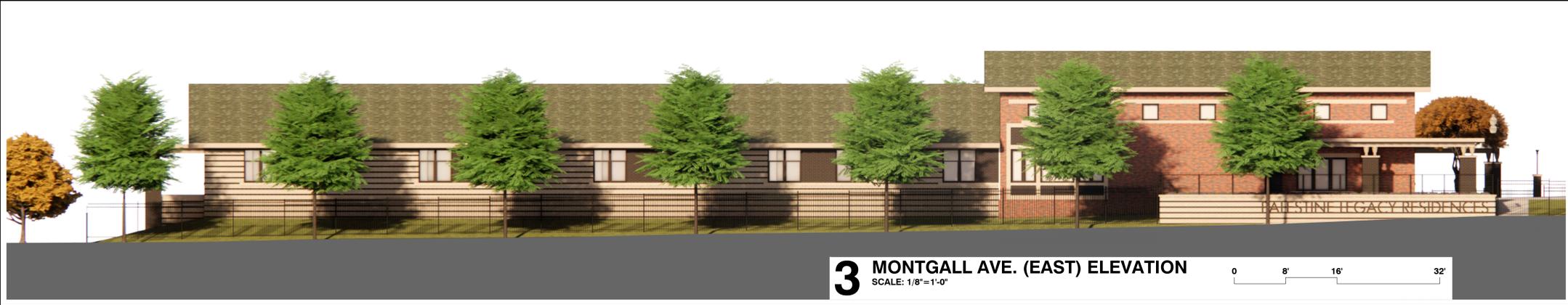
Date plan prepared and any revision dates.
 1/30/2025

A legal description of the property.
 Lots 10 thru 13 & Lots 16 thru 21, Dunlop Place
 Kansas City, Jackson County, Missouri

Property Description:
 Parcel 1:
 Tract 1: Lot 10, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 2: Lot 11, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 3: Lot 19, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 4: Lot 20, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Tract 5: Lot 21, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 2:
 Lot 12, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 3:
 Lot 13, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 4:
 Lot 16, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 5:
 Lot 17, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.
 Parcel 6:
 Lot 18, Dunlop Place, a subdivision in Kansas City, Jackson County, Missouri.



4 PROSPECT AVE. (WEST) ELEVATION
 SCALE: 1/8"=1'-0"



3 MONTGALL AVE. (EAST) ELEVATION
 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 35th STREET (SOUTH) ELEVATION
 SCALE: 1/8"=1'-0"

Scott Associates

PALESTINE LEGACY RESIDENCES

3434 MONTGALL AVENUE
 KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED:
 1/31/2025
 REVISED:
 3/14/2025

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ELEVATIONS

Filename: P:\2025\401-ASP.dwg Layout: 4 Elevations Saved: 3/14/2025 11:42:31 PM PDF Created: 3/18/2025 5:20:49 PM



Filename: R:\2024\401-ASP.dwg Layout: 5 Renderings Saved: 3/14/2025 11:52:31 PM PDF Created: 3/16/2025 5:05:32 PM

Scott Associates

5050 MAIN STREET #617
KANSAS CITY, MO 64112
jscott@scottassociates.com
(816) 822-8000

PALESTINE LEGACY RESIDENCES

3434 MONTGALL AVENUE
KANSAS CITY, MO 64128

NOT FOR CONSTRUCTION

UR REZONING AND PRELIMINARY PLAN

DRAWING SET ISSUED:
1/31/2025
REVISED:
3/14/2025

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RENDERINGS



CONSTRUCTION DOCUMENTS

DRAWING SET ISSUED: 03/20/2025

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PHOTOMETRIC PLAN

GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL CONSTRUCTION DRAWINGS, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND ASSOCIATED SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICT OR DISCREPANCIES PRIOR TO BID.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Mix Steps	+	0.2%	1.0%	0.0%	N/A	N/A
Back Pave	+	0.7%	1.3%	0.1%	13.01	7.61
Back Ramp 1	+	0.3%	0.5%	0.2%	2.61	1.61
Back Ramp 2	+	0.8%	1.1%	0.5%	2.21	1.61
Back Ramp 3	+	0.9%	1.2%	0.5%	2.41	1.61
Back Walk 1	+	4.3%	11.8%	0.4%	29.51	10.81
Back Walk 2	+	6.6%	13.1%	0.7%	18.71	9.41
Back Walk 3	+	1.9%	4.2%	0.1%	42.01	19.01
Back Walk 4	+	2.3%	5.8%	0.3%	19.31	7.71
City South Walk	+	0.0%	0.1%	0.0%	N/A	N/A
City West Walk	+	0.1%	0.3%	0.0%	N/A	N/A
Grassy Property	+	0.0%	0.3%	0.0%	N/A	N/A
Loading Area	+	2.8%	7.7%	0.0%	N/A	N/A
North Ramp East	+	0.3%	0.9%	0.0%	N/A	N/A
North Side Property	+	0.2%	0.6%	0.0%	N/A	N/A
North Walk	+	1.5%	2.0%	0.1%	20.01	16.01
North Walk 2	+	2.8%	3.9%	1.9%	2.11	1.61
North Walk 3	+	0.7%	2.5%	0.2%	12.81	3.61
Northeast Exit Canopy	+	9.4%	23.0%	2.0%	11.81	4.71
Parking 1	+	2.7%	3.8%	2.2%	1.71	1.21
Parking 2	+	2.5%	3.4%	1.7%	2.01	1.51
South Exit Walk	+	1.3%	1.6%	0.6%	2.71	2.21
West Exit Ramp	+	1.3%	1.6%	0.7%	2.31	1.81
Alley Way	+	0.5%	1.5%	0.0%	N/A	N/A

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Number	Lamp Output	Input Power
S	S	3	Lithonia Lighting	DSXO LED P1 30K 70CRI AFR HS	1	4507	33.21
P2	P2	8	Lithonia Lighting	RADB LED P2 30K ASY DRXO	1	532	8
W2	W2	2	Lithonia Lighting	WCGEZ LED P0 30K 70CRI T1S	1	733	6.8948
W3	W3	4	Lithonia Lighting	WCGEZ LED P0 30K 70CRI T3M	1	763	6.8948
A2	A2	5	Lithonia Lighting	LDNR 3015 L06AR LB	1	1573	17.52
B	B	2	Lithonia Lighting	DSXO LED P1 30K 70CRI LOGO	1	3374	33.21

1 SITE PHOTOMETRIC PLAN
 SCALE: 3/32"=1'-0"

FSC, Inc.
 CONSULTING ENGINEERS
 8675 West 96th Street
 Overland Park, KS 66212
 Phone: 816.333.4373
 Project #: 24-021
 FSC MEP Engineers, LLC Consulting Engineers
 Missouri State Certificate of Authority #20060001150

Filename: 24-021-E110.dwg Layout: E110.dwg Saved: 3/20/2025 10:59:36 AM PDF Created: 3/20/2025 10:59:40 AM

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,

Patrick Sterrett



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING
& DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00022

Meeting Date: March 21, 2025

Meeting Location: Palestine Senior Citizens Activity Center, 3325 Prospect Ave

Meeting Time (include start and end time): 2:00pm - 2:40pm

Additional Comments (optional):

Comments/questions provided after the presentation focused on operational matters of the facility and safety concerns near the property.

CHECKLIST SUMMARY

Area Plan Alignment: **High**

KC Spirit Playbook Alignment: **High**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

- CC- Connected City
- DO - Diversity & Opportunity
- HAC- History, Arts & Culture
- HE - Healthy Environment
- PAA - People of All Ages
- POS - Parks & Open Spaces
- SAN - Strong & Accessible Neighborhoods
- SC - Smart City
- SEG - Sustainable & Equitable Growth
- WDC - Well Designed City

Evaluation	Goal	Notes
High	PAA, SAN, SEG, WDC	PAA, SAN: Development provides a new housing option to allow people to age in their neighborhood. WDC: Addition of a gabled roof matches the surrounding architectural character and increased landscaping along Prospect Avenue supports Image Street.
Medium	CC, DO, HAC	CC: Providing short term bicycle parking for employees would help increase alignment. HAC: The project provides private open space for residents but alignment would improve with the inclusion of public art.
Low		

Alignment Comments:

2-4 sentences providing justification for the alignment.

The proposed assisted living will provide an essential service that is missing for older residents in neighborhoods along Prospect Avenue. The proposed building uses high quality materials and landscaping for private outdoor spaces that aligns with the architectural character of surrounding residences and supports Prospect Avenue as an Image Street within the Heart of the City Area Plan.