



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 4, 2024

## Project Name

Maple Woods Mixed Use

## Docket # 6.1, 6.2

## Request

CD-CPC-2024-00100  
Rezoning  
CD-CPC-2024-00101  
Development Plan

## Applicant

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

## Owner

Owens Built Properties Inc

Location City PIN 88318 & 88319  
Area About 2.89 Acres  
Zoning R-80  
Council District 2<sup>nd</sup>  
County Clay  
School District North Kansas City

## Surrounding Land Uses

**North:** Highway, undeveloped, residential, commercial uses, zoned R-80, R-0.5, B2-2  
**South:** Institutional uses, zoned R-80  
**East:** Highway, undeveloped uses, zoned R-80, R-2.5  
**West:** Residential uses, zoned R-2.5

## KC Spirit Playbook Alignment

Rezoning  
LRP Determination: N/A  
Development Plan  
LRP determination: Likely

## Land Use Plan

The Gashland/Nashua Area Plan recommends a future land use of Mixed Use Neighborhood for this location. See criteria A for details.

## Major Street Plan

Maple Woods College Road is not identified on the City's Major Street Plan.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 7/12/2024. No scheduling deviations from 2024 Cycle 9.1 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Bridgepointe Homes Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/22/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site is two parcels and heavily vegetated. The topography slopes north towards HWY 152 and east toward N Agnes Avenue. There is a regulated stream just east of the site with mature riparian vegetation extending onto the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district R-80 to B2-2 and a development plan for a mixed use building on about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road.

## CONTROLLING + RELATED CASES

None

## PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Approval  
Docket #6.2 Approval with Conditions

**PLAN REVIEW**

The plan proposes a three-story 45,000 square foot mixed use building with 30 dwelling units, 11,000 square feet of retail and 4,000 square feet of restaurant space. All ground floor commercial tenant space is speculative at this time. There is a courtyard space adjacent to the proposed building. The subject property is currently two parcels that will be combined into one by deed and recorded with Clay County.

Two points of access are shown to serve the site. One drive is on the western side and the other is on the eastern side of the site, both located off Maple Woods College Rd. The plan proposes 98 total parking spaces based on 30 spaces required for the residential units and 67.5 being required for the speculative retail and restaurant space. Pedestrian sidewalks are only shown around the building with two small stubs out to the right of way on the west and south sides of the site.

Landscaping is shown around the site along with required tree mitigation planting and stormwater detention. The only tree canopy to remain on the subject site is within the stream buffer area. Proposed landscape species include Red Oak, Honey Locust, Maple, and Sumac.

Building materials include primarily wood lap siding and wood panel siding.

**PLAN ANALYSIS**

*Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-120)	Yes	No	Must revise table to correctly label all building setbacks from the property lines prior to ordinance request
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	Subject to conditions
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	Yes	Yes	Subject to conditions
Landscape and Screening Standards (88-425)	Yes	No	Must revise plans per correction prior to ordinance request
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

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

**A. Conformance with adopted plans and planning policies;**

Staff originally requested the applicant rezone to B1, as they aren't proposing any specific uses or density that would require a B2 district.

The Gashland/Nashua Area Plan recommends Mixed Use Neighborhood as the future land use, which corresponds with B1 and B2 zoning districts; however, this differs from other Area Plans. Blue Ridge, Country Club Waldo, Hickman Mills, Little Blue Valley, Longview, KCI, Martin City, Shoal Creek Valley, Midtown/Plaza, Red Bridge, Truman Plaza, and Swope Area Plans all dictate Mixed Use Neighborhood corresponds to the B1 district and Mixed Use Community and/or Commercial future land uses corresponds to the B2 district. Although B2 aligns with the Area Plan recommendation, this designation is inconsistent with most of the other Area Plans and in a different area of the City would only be permitted to be rezoned to a B1 district. The applicant is moving forward with a request to rezone to B2 despite discussion with City staff.

**B. Zoning and use of nearby property;**

Properties south of HWY 152 are primarily zoned residentially with some areas to the east developed for office uses and zoned O-1 and B1-1. Properties north of HWY 152 are zoned for medium density residential (R-1.5) and commercial (B4 and B2).

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

The physical character of the area is partially developed with undisturbed forested areas and regulated streams. Maple Woods College is located south of the subject site.

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

Existing utilities are expected to be adequate to serve the site and proposed development, per the conditions from Water Services. Pedestrian facilities are generally lacking in the surrounding area and the applicant is not planning to construct any sidewalks in the right of way.

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

The current zoning is not suitable for the subject site as the existing parcels are nonconforming (less than 80,000 square feet each) and there are limited residential and public/civic uses allowed.

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

The subject site has never been developed.

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

Approval of the rezoning is not expected to detrimentally impact the nearby properties; however, staff feels B1 would be a more appropriate zoning district for this site based on the proposed building and uses.

**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.**

The potential hardship imposed on the property owner in denying the rezoning would be the inability to have a mixed use or other commercial development to serve Maple Woods College and the surrounding area. The potential gain in denying the rezoning would be the continued prevention of more intense commercial uses allowed by the B2 zoning district, as the proposed uses are speculative.

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

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

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

The plan generally complies with the Zoning and Development Code with the exception of minor plan revisions to be made prior to ordinance request. All outstanding corrections are attached to this report. Although the plan generally complies with the Code, planning staff believes it could be improved to meet best planning practices and principles.

The Long Range Planning Division review determined the project is likely to meet the Spirit Playbook guidelines and provided the following comments:

*To better align with Playbook goals, this project could be shifted more to the south by replacing parking stalls on the south side of the project with parallel parking.*

*The Playbook supports this action through Development Form, stating that through Node Guidelines, "Building placement should reinforce the street edge", "Surface parking lots should be located behind or alongside buildings" and "Any new structure should be built with the facade covering at least 70% of the primary street frontage. -Michael Sutton*

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

Residential and commercial uses are permitted in the proposed B2-2 district. The plans call out all uses in B2 permitted on the site unless otherwise stated as prohibited; however, there are no additional notes of prohibited uses on the plans.

**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 access to the site is adequate. There are two proposed drives, one on the west and the other on the east side of the site.

**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 plan provides sidewalks around the building and stubs on the western and southern sides of the site to the right of way, which is required by Code. The applicant is not platting this property and therefore not required to construct sidewalks or half-street improvements. Although pedestrian infrastructure is lacking around the area, Planning and Public Works Mobility staff requested sidewalks be constructed. There is an outstanding correction from Mobility staff to "continue the sidewalk all the way to the intersection of College Rd and Maple Woods College Rd," directly north of Maple Avenue.

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

Existing utilities are expected to be adequate to serve the site and proposed development, per the conditions from Water Services.

**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.**

Although the site plan is compatible with adjacent properties, these properties were developed prior to many planning principles that are more recognized today. Most of the nearby properties are dated with excessive parking areas located in front of buildings, creating an auto-dominant area. At the pre-application meeting staff requested that the proposed building front onto Maple Woods College Road to the south with vehicular drives on either side. After the first round of reviews for this application, Planning staff requested the building be moved south, closer to the street by 15 to 20 feet and a small portion of the site be redesigned to adjust the head-in parking to parallel parking. The applicant did not revise plans to meet either of these requests as it is not required by the Code and they did not want to lose parking spaces, although the commercial uses and square footage are still speculative.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The current landscape plan does not show the vehicular use area to the south of the building with a continuous line of shrubs to screen from the public right of way. There is a correction to revise the plans prior to ordinance request.

**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 amount of impervious surface is typical of a commercial development; however, staff believes the amount of paved area compared to building coverage is not the highest and best use. B2 zoning allows for higher density in which the building could have more units. To address the need for additional parking, the property owner could enter into a shared parking agreement with Maple Woods College to allow for an increase in units to better align with the zoning.

**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.**

There is a tree preservation and mitigation plan associated with this application that complies with Code. The plan drawing shows areas of existing tree canopy to be preserved; however, these areas are within City and MODOT right of way, which the applicant does not have jurisdiction to remove. Only 0.2 acres of tree canopy will be preserved within the stream buffer, which is required by 88-415 – Stream Buffers.

## ATTACHMENTS

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

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **approval** of the rezoning and **approval with conditions** for the development plan as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn, AICP  
Lead Planner



## Plan Conditions, Corrections, & Suggestions Report

Recommended To Applicant  
Recommended By Staff

Report Date: August 29, 2024

Case Number: CD-CPC-2024-00101

Project: Maple Woods Mixed Use

### Plan Corrections

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

1. In the building data table on sheet C-1, list all proposed setbacks based on the proposed building and vehicular use areas. UPDATE 8/21/24: No changes made to the proposed setbacks on the Building Data table. The drawing is not showing setbacks of 0 ft. (8/16/2024)
2. Show all plantings/quantities on the drawing. UPDATE 8/21/24: Vehicular use area must be screened with a continuous evergreen shrubs along the south side of the site. The continuous shrub line must be shown on the plan. (8/16/2024)

*Correction(s) by Mobility of the Public Works Department. Contact Bailey Waters at (816) 513-2791 / bailey.waters@kcmo.org with questions.*

3. Continue the sidewalk all the way to the intersection of College Rd and Maplewoods College Rd. (8/16/2024)

*Correction(s) by Police of the KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

4. Consider adding or changing light fixtures near courtyard to increase illumination in the area. Update 08-22-2024 (8/16/2024)

### Plan Conditions

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

5. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (7/26/2024)
6. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (7/26/2024)
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. (7/30/2024)
8. 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 8/28/24 via publicengagement@kcmo.org (7/30/2024)
9. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (7/30/2024)
10. 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. (7/30/2024)
11. 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. (7/30/2024)

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

12. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (7/30/2024)
13. All remaining corrections shall be resolved prior to request for ordinance. (8/23/2024)

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

14. 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) Fire Water Flow (7/23/2024)
15. 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 Hydrant (7/23/2024)
16. 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) Fire Department Connection (7/23/2024)
17. 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 be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3).  
Shall provide fire lane signage on fire access drives. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (7/23/2024)
18. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).  
Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Fire Department Access (7/23/2024)

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

19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy. (7/30/2024)
20. 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 (7/30/2024)

*Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.*

21. There are no accommodations for pedestrians shown on the plans. Sidewalks and crosswalks should be incorporated to allow pedestrian traffic to/from MCC across Old NE Barry Rd. Also, the driveway onto Maple Woods College is very close to the two adjoining intersections. Operations should be reviewed in further detail. (7/29/2024)

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

22. 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. (7/30/2024)
23. 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. (7/30/2024)
24. 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. (7/30/2024)

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

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

25. 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. (7/23/2024)
26. 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 - Todd Hawes 816-513-0296 (7/23/2024)
27. 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>  
(7/23/2024)

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

28. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits. (7/29/2024)
29. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (7/29/2024)
30. 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. (7/29/2024)
31. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy. (7/29/2024)
32. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (7/29/2024)
33. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits. (7/29/2024)

# MAPLE WOODS MIXED USE 152 HIGHWAY & NE BARRY RD CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

## REZONING & DEVELOPMENT PLANS



Milburn Civil Engineering, LLC  
MILBURN CIVIL ENGINEERING, LLC  
33135 W 83RD ST  
DE SOTO, KS 66018  
913-583-0367



### GENERAL NOTES:

1. PROPOSED CONTOURS, BMP'S, GRADES, EASEMENTS, AND UTILITIES ARE INDICATED IN PLAN SET AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND FINAL PLAN APPROVAL. SEE GRADING, UTILITY, AND/OR STORM WATER MANAGEMENT PLAN.
2. FINAL PLANS FOR BUILDINGS WILL INCLUDE FINAL DETAILS ON BUILDING MATERIALS, BUILDING ELEVATIONS, AND SITE LIGHTING.
3. PARKING: WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KANSAS CITY ZONING AND DEVELOPMENT CODE.
4. LIGHTING: THE EXTERIOR LIGHTING IS TO BE DESIGNED TO COMPLY WITH KANSAS CITY ZONING AND DEVELOPMENT CODE SECTION 88-430.
5. STORM WATER DETENTION AND BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY OR PER DEPARTMENT OF PUBLIC WORKS. STORM WATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS. PROPOSED STORM WATER SYSTEM AND STORM WATER BMP'S ARE INDICATED ON STORM WATER, GRADING, AND UTILITY PLANS.
6. PARKLAND DEDICATION FEES SHALL FOLLOW KCMO ORDINANCE 88-408. REFER TO PARKLAND DEDICATION AND FEE CALCULATION TABLES IN PLAN SET.
7. BUILDING AND PARKING DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST FOOT.

### PREPARED BY:

MILBURN CIVIL ENGINEERING, LLC  
33135 W 83RD STREET  
DE SOTO, KS 66018  
913-583-0367  
MATTHEW RAVEILL, PE  
MATT@MILBURNCE.COM

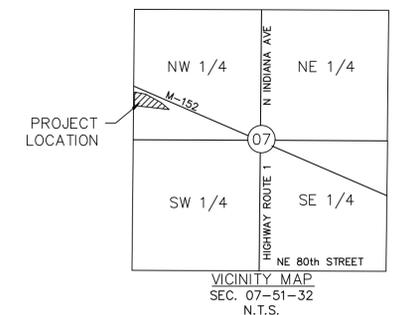
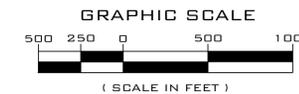
### OWNER/APPLICANT:

OWENS BUILT PROPERTIES, INC  
PO BOX 901471  
KANSAS CITY, MO 64190  
C/O JIM OWENS



### INDEX OF SHEETS

C-0	COVER SHEET
C-1	SITE PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EXISTING CONDITIONS TREE PLAN/ TREE PRESERVATION & MITIGATION PLAN
C-5	STREAM BUFFER PLAN
L1	LANDSCAPE PLAN
ES101	SITE LIGHTING PHOTOMETRICS
ES102	SITE LIGHTING PHOTOMETRICS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
SURVEY	EXISTING SURVEY



MAPLE WOODS MIXED USE  
REZONING & DEVELOPMENT PLANS  
152 HIGHWAY & NE BARRY RD  
KANSAS CITY, MO

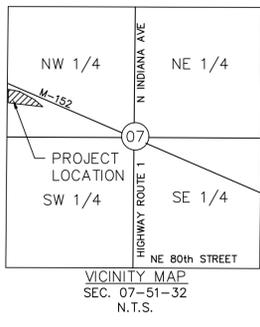
DATE 07/03/2024  
DESIGNED BY AS  
CHECKED BY MR

REVISIONS REVISIONS  
#1 - 08/16/2024 - PER CITY COMMENTS

COVER SHEET

C-0

PRELIMINARY-NOT FOR CONSTRUCTION



Milburn Civil Engineering, LLC  
 MILBURN CIVIL ENGINEERING, LLC  
 33135 W 83RD ST  
 DE SOTO, KS 66018  
 913-583-0367



**LEGAL DESCRIPTIONS**

**WEST TRACT:** A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows. Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647: Commencing at the Northwest corner of said Northwest Quarter; Thence South 00°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05 and being the Point of Beginning; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310; Thence South 00°27'02" West along said West line, 204.85 feet to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence along said North Right-of-Way line the following four courses: Course one, thence North 83°40'48" West, 178.89 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 2829.79 feet and an arc length of 29.24 feet; Thence North 06°53'49" East, 5.00 feet; Thence on a curve to the right with an initial tangent bearing being North 83°06'11" West, having a radius of 2824.79 feet and an arc length of 134.71 feet to the East Right-of-Way line of College Connection, as now established; Thence North 00°31'53" East along said East Right-of-Way line, 261.55 feet to the Point of Beginning. Containing 84,589 square feet or 1.94 acres more or less.

**EAST TRACT:** A tract in the Southwest Quarter of the Northwest Quarter of Section 07, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows. Surveyed and described on April 22, 2024 by John B. Young PLS- 2006016647: Commencing at the Northwest corner of said Northwest Quarter; Thence South 00°31'53" West along the West line of said Northwest Quarter, 1,588.58 feet; Thence South 89°28'07" East, 20.00 feet to the South Right-of-Way line of Highway 152 as established also being a point 226.90 feet right of centerline station 171+02.05; Thence South 79°30'29" East along said South Right-of-Way line, 227.21 feet to a point 141.70 feet right of station 173+00; Thence South 61°28'04" East along said South Right-of-Way line, 131.26 feet to the West line of a 15 acre tract of land described in Book 343 at Page 310, also being the Point of Beginning; Thence South 61°28'04" East along said South Right-of-Way line, 220.16 feet (Deed, 218.46 feet), to a point 150.00 feet right of station 176+34.50; Thence South 49°22'03" East along said South Right-of-Way line, 213.85 feet (Deed, 215.32 feet) to the North Right-of-Way line of Old Northeast Barry Road, as now established; Thence North 83°40'48" West along said North Right-of-Way line, 359.51 feet (Deed, 358.17 feet) to said West line of a 15 acre tract of land; Thence North 00°27'02" East along said West line, 204.85 feet (Deed, 206.76 feet), to the Point of Beginning. Containing 41,565 square feet or 0.95 acres more or less.

**LEGEND**

- PS— PROPOSED SANITARY
- S— EXISTING SANITARY
- W— PROPOSED WATER
- W— EXISTING WATER
- S+M— PROPOSED STORM SEWER
- RW— EXISTING R/W
- PL— PROPERTY LINE

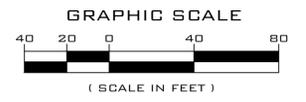
Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	Abutting Residential: 25% of lot depth, Max = 30' Abutting Other: None	0'		
Front Setback	Abutting Residential: Match Residential setback Abutting Other: None	0'		
Side Setback	Abutting Residential: 10% of lot width, Max = 8' Abutting Other: None	0'		
Side Setback (abutting street)	Abutting Residential: 15' Abutting Other: None	0'		
Height	50' (Max.)	48'		
Square Feet per floor	25,000 (Max.)	15,000		
# of Floors	N/A	3		

Site Data	Existing	Proposed	Deviation Requested?	Approved
Zoning	R-80	B2-2		
Gross Land Area				
In square feet	126,154	126,154		
In acres	2.89	2.89		
Right-of-way Dedication				
In square feet	-	-		
In acres	-	-		
Net Land Area				
In square feet	126,154	126,154		
In acres	2.89	2.89		
Building Area (sq. ft.)	-	45,000		
Floor Area Ratio	-	0.36		
Residential Use Info				
Total Dwelling Units	-	30		
Detached House	-	-		
Zero lot line House	-	-		
Cottage House	-	-		
Semi-attached House	-	-		
Townhouse	-	-		
Two-Unit House	-	-		
Multi-Unit House	-	-		
Colonnade	-	-		
Multiplex	-	-		
Multi-unit Building	-	30		
Total Lots	-	1		
Residential	-	-		
Public/Civic	-	-		
Commercial	-	1		
Industrial	-	-		
Other	-	-		

**DEVELOPMENT NOTES**

- ① PROPOSED COMMERCIAL ENTRY DRIVE
- ④ PROPOSED DETENTION BASIN
- ⑥ PROPOSED SEGMENTAL RETAINING WALL
- ⑦ PROPOSED BICYCLE PARKING
- ⑧ PROPOSED SIDEWALK
- ⑨ PROPOSED TRASH ENCLOSURE
- ⑩ EXISTING CREEK

NOTE: ALL USES PERMITTED IN B2 AREA ALLOWED, UNLESS OTHERWISE STATED AS PROHIBIT ON THE PROPOSED PLAN.



PRELIMINARY-NOT FOR CONSTRUCTION

**MAPLE WOODS MIXED USE**  
 REZONING & DEVELOPMENT PLANS  
 152 HIGHWAY & NE BARRY RD  
 KANSAS CITY, MO

DATE: 07/03/2024  
 DESIGNED BY: AS  
 CHECKED BY: MR

REVISIONS: \_\_\_\_\_ REVISIONS: \_\_\_\_\_  
 #1 - 08/16/2024 - PER CITY COMMENTS

SITE PLAN

C-1

Aug 16, 2024 - 11:47am - USER: mrcvelli  
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**Parkland Dedication - Requirement Calculation**

Land Use Type	Number of Dwellings	People Per Dwelling	Acre Required Per Person	Required Dedication (acres)
Multi-Unit Building	30	2	0.006	0.36

**Parkland Dedication - Required Fees**

Parkland Dedication Required (Acres)	Cost of Parkland Dedication Per Acre	Total Parkland Dedication Fee Required
0.36	\$ 64,220.18	\$ 23,119.26

88-425 Other Development Standards	Method of Compliance
88-408 Parkland Dedication	See Table
88-415 Stream Buffers	See Stream Buffer Plan
88-430 Outdoor Lighting	Will be provided in accordance with 88-430
88-435 Outdoor Display, Storage and Work Areas	Will be provided in accordance with 88-435
88-445 Signs	Will be provided in accordance with 88-445
88-450 Pedestrian Standards	There are no existing public sidewalk(s) to connect to adjacent to the site.

88-420 Parking	Vehicles Spaces		Short-Term Bike Spaces		Long-Term Bike Spaces		Alternatives Proposed?
	Required	Proposed	Required	Proposed	Required	Proposed	
Residential (30 Units)	1 space / Dwelling Unit = 30 spaces required	30	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 per 3 dwelling units = 10 spaces required	10	
Retail (11,000 SF)	2.5 spaces / 1000 SF = 27.5 spaces required	28	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 + 1 per 10,000 SF = 2 spaces required	2	
Restaurant (4,000 SF)	10 spaces / 1000 SF = 40 spaces required	40	10% of vehicles spaces, min. 3 = 4 spaces required	4	1 + 1 per 5,000 SF = 2 spaces required	2	
<b>Total</b>		<b>97.5</b>		<b>10</b>		<b>14</b>	



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Building Data	Required	Proposed	Deviation Requested?	Approved
Rear Setback	Abutting Residential: 25% of lot depth, Max=30' Abutting Other: None	0'		
Front Setback	Abutting Residential: Match Residential setback Abutting Other: None	0'		
Side Setback	Abutting Residential: 10% of lot width, Max=8' Abutting Other: None	0'		
Side Setback (abutting street)	Abutting Residential: 15' Abutting Other: None	0'		
Height	50' (Max.)	48'		
Square Feet per floor	25,000 (Max.)	15,000		
# of Floors	N/A	3		

**DEVELOPMENT NOTES**

- ① PROPOSED COMMERCIAL ENTRY DRIVE
- ② PROPOSED PRIVATE SANITARY SEWER
- ③ PROPOSED PRIVATE STORM SEWER
- ④ PROPOSED DETENTION BASIN
- ⑤ PROPOSED PRIVATE WATER SERVICE LINE
- ⑥ PROPOSED SEGMENTAL RETAINING WALL
- ⑦ PROPOSED BICYCLE PARKING
- ⑧ PROPOSED SIDEWALK
- ⑨ PROPOSED TRASH ENCLOSURE
- ⑩ EXISTING CREEK

**LEGEND**

- 980 — EXISTING CONTOUR
- 980 — PROPOSED CONTOUR
- SS — PROPOSED SANITARY
- S — EXISTING SANITARY
- W — PROPOSED WATER
- W — EXISTING WATER
- STM — PROPOSED STORM SEWER
- RW — EXISTING RW
- PL — PROPERTY LINE



OWNER: JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI

OWNER: JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI

OWNER: BRIAN J ROURKE

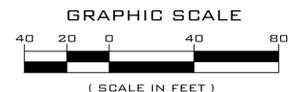
OWNER: KANSAS CITY DEVELOPERS I

OWNER: HIGHWAY 152 INVESTORS LLC

**MAPLE WOODS MIXED USE**  
**REZONING & DEVELOPMENT PLANS**  
**152 HIGHWAY & NE BARRY RD**  
**KANSAS CITY, MO**

DATE: 07/03/2024  
 DESIGNED BY: AS  
 CHECKED BY: MR

REVISIONS: \_\_\_\_\_ REVISIONS: \_\_\_\_\_  
 #1 - 08/16/2024 - PER CITY COMMENTS



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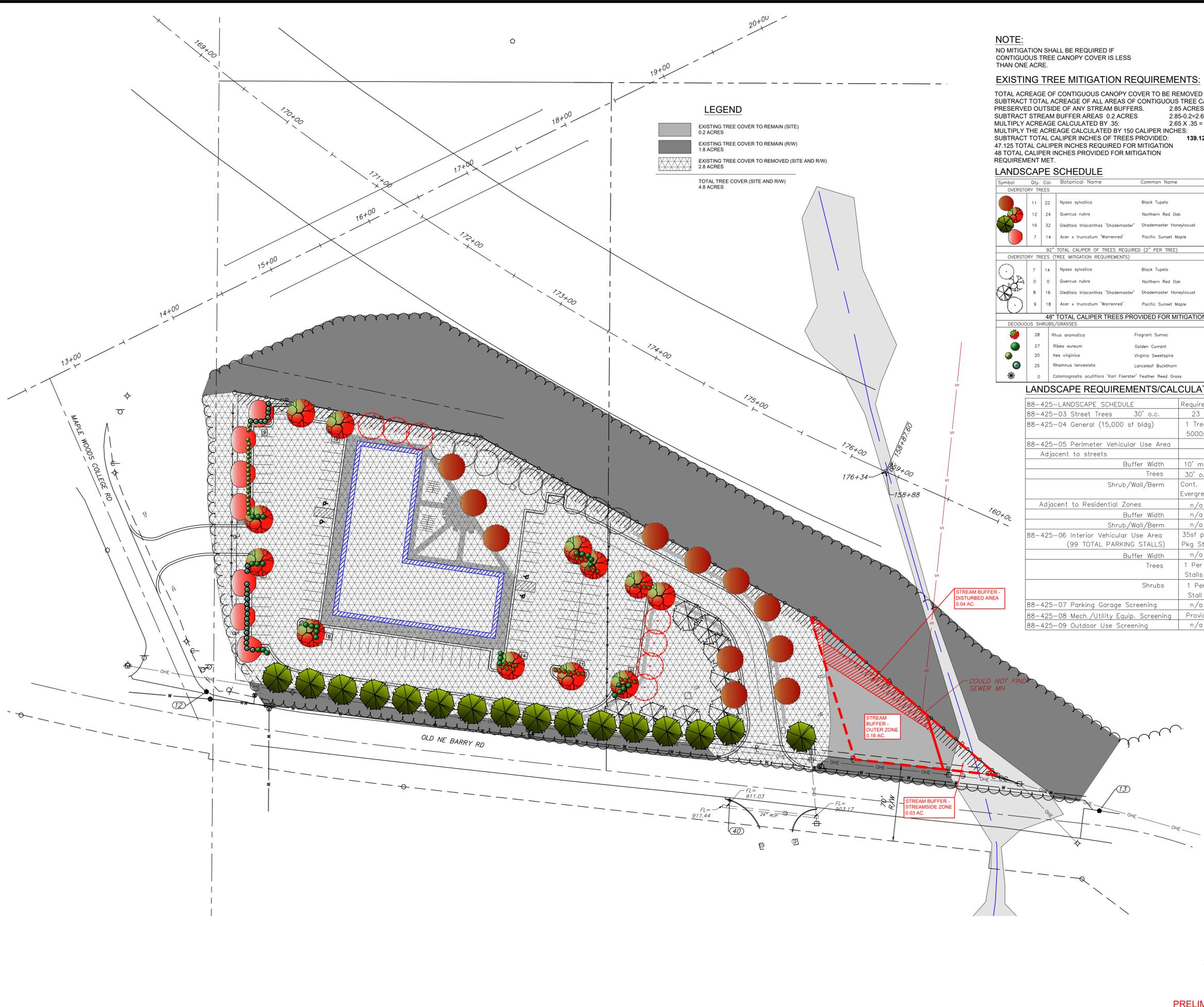
GRADING PLAN

C-2

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**LEGEND**

- EXISTING TREE COVER TO REMAIN (SITE)  
0.2 ACRES
- EXISTING TREE COVER TO REMAIN (RW)  
1.8 ACRES
- EXISTING TREE COVER TO BE REMOVED (SITE AND RW)  
2.8 ACRES

TOTAL TREE COVER (SITE AND RW)  
4.8 ACRES

**NOTE:**  
 NO MITIGATION SHALL BE REQUIRED IF  
 CONTIGUOUS TREE CANOPY COVER IS LESS  
 THAN ONE ACRE.

**EXISTING TREE MITIGATION REQUIREMENTS:**

TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE:  
 SUBTRACT TOTAL ACREAGE OF ALL AREAS OF CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE  
 PRESERVED OUTSIDE OF ANY STREAM BUFFERS. 2.85 ACRES OF TREE COVER TO BE REMOVED.  
 SUBTRACT STREAM BUFFER AREAS 0.2 ACRES 2.85-0.2=2.65  
 MULTIPLY ACREAGE CALCULATED BY .35: 2.65 X .35 = 0.9275  
 MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: 0.9275 X 150 = 139.125  
 SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED:  
 47.125 TOTAL CALIPER INCHES REQUIRED FOR MITIGATION  
 48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION  
 REQUIREMENT MET. 139.125 - 92 = 51.125

**LANDSCAPE SCHEDULE**

Symbol	Qty.	Cal.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
<b>OVERSTORY TREES</b>								
	11	22	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	12	24	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	16	32	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	7	14	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
92" TOTAL CALIPER OF TREES REQUIRED (2" PER TREE)								
<b>OVERSTORY TREES (TREE MITIGATION REQUIREMENTS)</b>								
	7	14	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	0	0	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	8	16	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	9	18	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
48" TOTAL CALIPER TREES PROVIDED FOR MITIGATION								
<b>DECIDUOUS SHRUBS/GRASSES</b>								
	28		Rhus aromatica	Fragrant Sumac	3 gal.			Plant @ 4' O.C.
	27		Ribes aureum	Golden Currant	3 gal.			Plant @ 4' O.C.
	20		Itea virginica	Virginia Sweetpire	3 gal.			Plant @ 4' O.C.
	25		Rhamnus lanceolata	Lanceleaf Buckthorn	3 gal.			Plant @ 4' O.C.
	0		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.			Plant @ 18" O.C.

**LANDSCAPE REQUIREMENTS/CALCULATIONS**

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees 30' o.c.	23	23		
88-425-04 General (15,000 sf bldg)	1 Tree/ 5000sf	3 Trees Provided		
88-425-05 Perimeter Vehicular Use Area				
Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones				
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (99 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,465+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	20 Provided		
Shrubs	1 Per Stall	99 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			



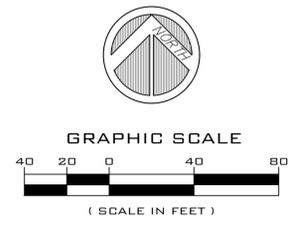
**Milburn Civil Engineering, LLC**  
 MILBURN CIVIL ENGINEERING, LLC  
 33135 W 83RD ST  
 DE SOTO, KS 66018  
 913-583-0367



**MAPLE WOODS MIXED USE**  
 REZONING & DEVELOPMENT PLANS  
 152 HIGHWAY & NE BARRY RD  
 KANSAS CITY, MO

DATE 07/03/2024  
 DESIGNED BY AS  
 CHECKED BY MR

REVISIONS  
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PRELIMINARY-NOT FOR CONSTRUCTION

EXISTING CONDITIONS  
 TREE PLAN/  
 TREE PRESERVATION  
 & MITIGATION PLAN



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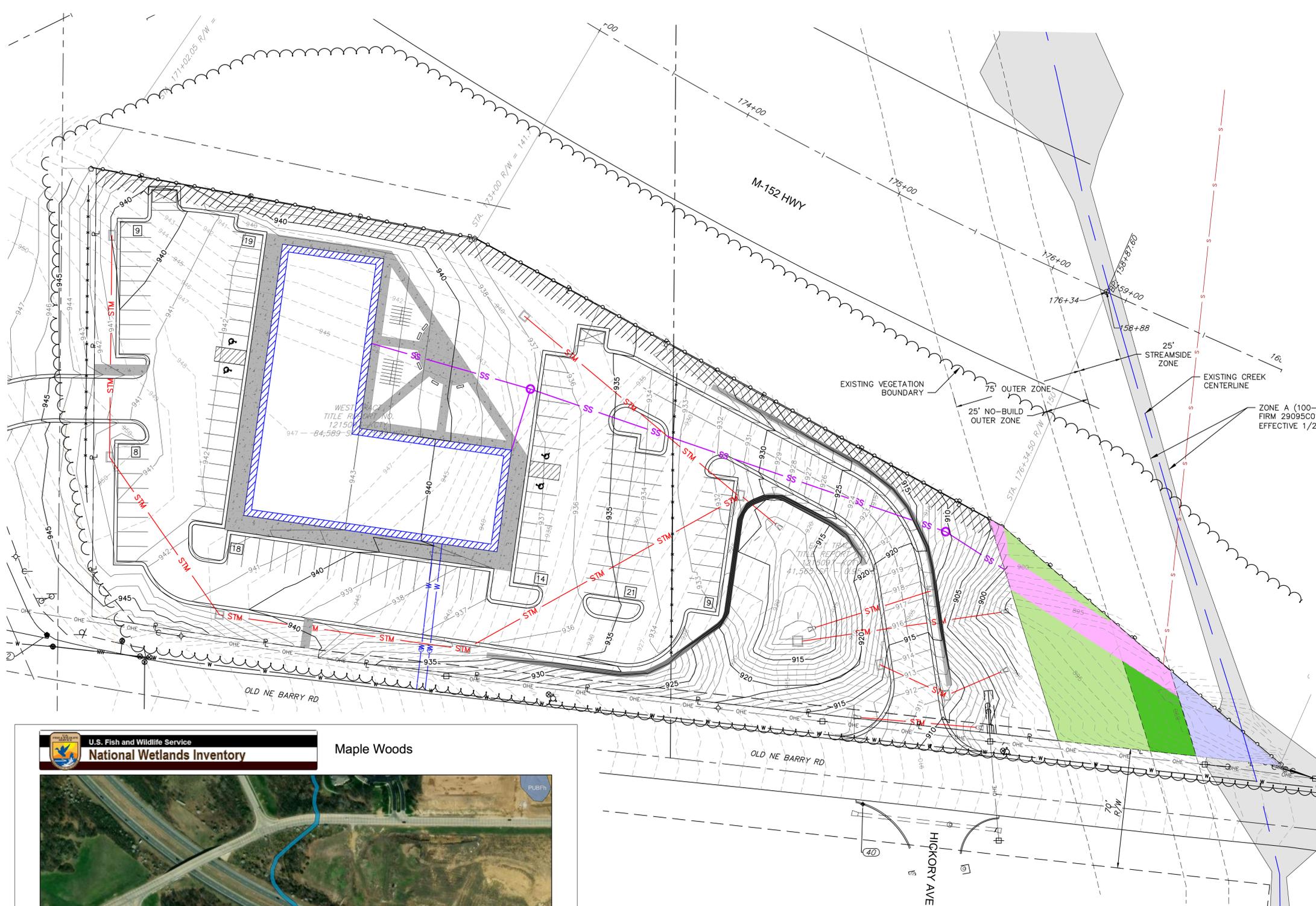
Milburn Civil Engineering, LLC

MILBURN CIVIL ENGINEERING, LLC  
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DE SOTO, KS 66018  
913-583-0367



STREAM BUFFER DATA	
Total Site Area	
Square Feet	126,154
Acres	2.89
Total Outer Zone Area	
Square Feet	7,166
Acres	0.16
Total Outer Zone Disturbed	
Square Feet	1,807
Acres	0.04
% of Outer Zone	25%
Total Outer Zone - Steep Slopes (>15%)	
Square Feet	4,561
Acres	0.10
% of Outer Zone	64%
Total Outer Zone - Mature Vegetation	
Square Feet	7,166
Acres	0.16
% of Outer Zone	100%

LEGEND	
	DISTURBED AREA WITHIN OUTER ZONE 0.04 ACRES
	UNDISTURBED AREA WITHIN OUTER ZONE 0.12 ACRES
	NO-BUILD AREA WITHIN OUTER ZONE 0.03 ACRES
	STREAMSIDE ZONE 0.03 ACRES



U.S. Fish and Wildlife Service  
**National Wetlands Inventory**

Maple Woods

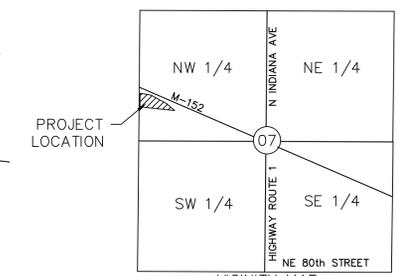


July 2, 2024

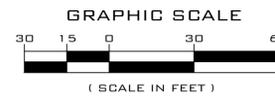
	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
	Freshwater Pond		Riverine		

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetland related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



VICINITY MAP  
SEC. 07-51-32  
N.T.S.



# MAPLE WOODS MIXED USE

## REZONING & DEVELOPMENT PLANS

### 152 HIGHWAY & NE BARRY RD KANSAS CITY, MO

DATE	07/03/2024
DESIGNED BY	AS
CHECKED BY	MR
REVISIONS	REVISIONS
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STREAM BUFFER PLAN

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### Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
  - a. Creeping groundcover shall be a minimum of 6" from paving edge.
  - b. All trees shall be a minimum of 3' from paving edge.
  - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
  - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

#### Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

#### Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

### Existing Tree Mitigation Requirements

Total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffers. **2.85 Acres of tree cover to be removed.**

Subtract Stream Buffer areas **0.2 Acres**  $2.85 - 0.2 = 2.65$

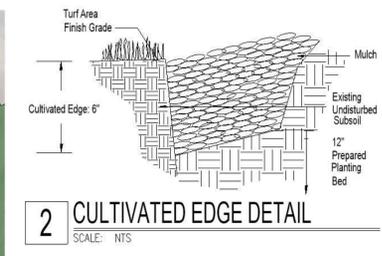
Multiply acreage calculated by .35:  $2.65 \times .35 = 0.9275$

Multiply the acreage calculated by 150 caliper inches:  $0.9275 \times 150 = 139.125$

Subtract total caliper inches of trees provided: **139.125 - 92 = 51.125**

**47.125 Total Caliper Inches Required for Mitigation**

**48 Total Caliper Inches Provided for Mitigation Requirement Met.**



### 1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

#### Landscape Schedule

Symbol	Qty.	Cal.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
<b>OVERSTORY TREES</b>								
	11	22	<i>Nyssa sylvatica</i>	Black Tupelo	2"	6'	min. clear., ground to canopy	
	12	24	<i>Quercus rubra</i>	Northern Red Oak	2"	6'	min. clear., ground to canopy	
	16	32	<i>Gleditsia triacanthos "Shademaster"</i>	Shademaster Honeylocust	2"	6'	min. clear., ground to canopy	
	7	14	<i>Acer x truncatum "Warrenred"</i>	Pacific Sunset Maple	2"	6'	min. clear., ground to canopy	
<b>92" TOTAL CALIPER OF TREES REQUIRED (2" PER TREE)</b>								
<b>OVERSTORY TREES (TREE MITIGATION REQUIREMENTS)</b>								
	7	14	<i>Nyssa sylvatica</i>	Black Tupelo	2"	6'	min. clear., ground to canopy	
	0	0	<i>Quercus rubra</i>	Northern Red Oak	2"	6'	min. clear., ground to canopy	
	8	16	<i>Gleditsia triacanthos "Shademaster"</i>	Shademaster Honeylocust	2"	6'	min. clear., ground to canopy	
	9	18	<i>Acer x truncatum "Warrenred"</i>	Pacific Sunset Maple	2"	6'	min. clear., ground to canopy	
<b>48" TOTAL CALIPER TREES PROVIDED FOR MITIGATION</b>								
<b>DECIDUOUS SHRUBS/GRASSES</b>								
	28		<i>Rhus aromatica</i>	Fragrant Sumac	3 gal.			Plant @ 4' O.C.
	27		<i>Ribes aureum</i>	Golden Currant	3 gal.			Plant @ 4' O.C.
	20		<i>Ilex virginica</i>	Virginia Sweetpire	3 gal.			Plant @ 4' O.C.
	25		<i>Rhamnus lanceolata</i>	Lanceleaf Buckthorn	3 gal.			Plant @ 4' O.C.
	0		<i>Calamagrostis acutiflora "Kari Forster"</i>	Feather Reed Grass	1 gal.			Plant @ 18" O.C.
<b>EXISTING TREES/SHRUBS TO BE PRESERVED</b>								
<b>NATIVE GRASS/WETLAND SEED MIX</b>								
WILDFLOWER DRAFT NATIVE SEED MIX (Dry Areas): Canada Wild Rye, Little Bluestem, Big Bluestem, Purple Prairie Clover, Greybeard Coneflower, Ironweed, Hoary Vervain, Purple Coneflower, Pale-Purple Coneflower, Bee Balm, Goldenrods, Black Eye Susan, Sideoats. Apply at 6 lbs per acre.								

#### Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees 30' o.c.	23	23		
88-425-04 General (15,000 sf bldg)	1 Tree/5000sf	3 Trees Provided		
<b>88-425-05 Perimeter Vehicular Use Area Adjacent to streets</b>				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont.	Provided		
	Evergreen			
<b>Adjacent to Residential Zones</b>				
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
<b>88-425-06 Interior Vehicular Use Area (99 TOTAL PARKING STALLS)</b>				
Buffer Width	n/a			
Trees	35sf per Pkg Stall	3,465+ Provided		
	1 Per 5 Stalls	20 Provided		
Shrubs	1 Per Stall	99 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

#### TREE PLANTING NOTES:

1. DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3. SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4. APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
5. EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
6. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
7. PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

#### STAKING REQUIREMENTS:

1. WIRE / CABLE SHALL BE GALV. 12-GAUGE
2. TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
3. STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

#### PERENNIAL PLANTING NOTES:

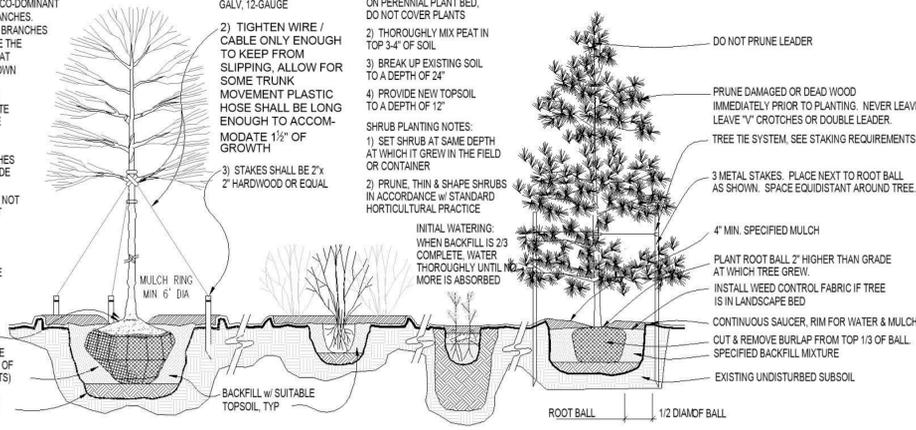
1. APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
2. THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
3. BREAK UP EXISTING SOIL TO A DEPTH OF 24"
4. PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

#### SHRUB PLANTING NOTES:

1. SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2. PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

#### INITIAL WATERING:

1. WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL MORE IS ABSORBED



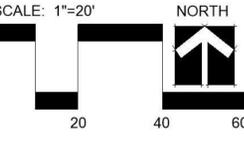
### 3 PLANTING INSTALLATION DETAILS

SCALE: NTS



CLIENT  
Maple Woods Mixed Use

PROJECT  
Maple Woods Mixed Use Project  
NE Barry Road and Maple Woods Colledge Road  
Kansas City, MO

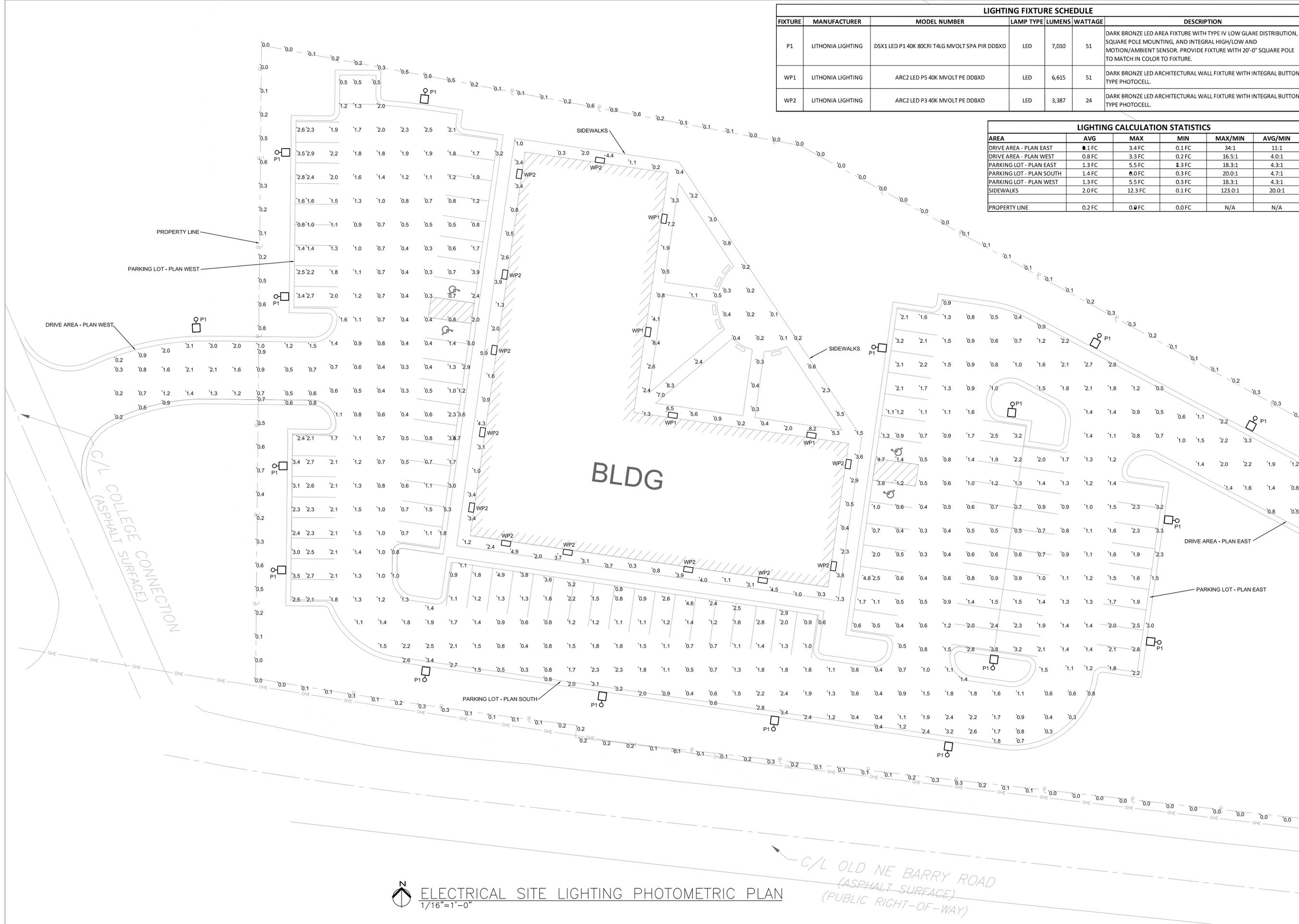


Date: 8.16.2024  
Project #: 1167  
Landscape Plan



LIGHTING FIXTURE SCHEDULE						
FIXTURE	MANUFACTURER	MODEL NUMBER	LAMP TYPE	LUMENS	WATTAGE	DESCRIPTION
P1	LITHONIA LIGHTING	DSX1 LED P1 40K 80CRI T4LG MVOLT SPA PIR DDBXD	LED	7,010	51	DARK BRONZE LED AREA FIXTURE WITH TYPE IV LOW GLARE DISTRIBUTION, SQUARE POLE MOUNTING, AND INTEGRAL HIGH/LOW AND MOTION/AMBIENT SENSOR. PROVIDE FIXTURE WITH 20'-0" SQUARE POLE TO MATCH IN COLOR TO FIXTURE.
WP1	LITHONIA LIGHTING	ARC2 LED P5 40K MVOLT PE DDBXD	LED	6,615	51	DARK BRONZE LED ARCHITECTURAL WALL FIXTURE WITH INTEGRAL BUTTON TYPE PHOTOCELL.
WP2	LITHONIA LIGHTING	ARC2 LED P3 40K MVOLT PE DDBXD	LED	3,387	24	DARK BRONZE LED ARCHITECTURAL WALL FIXTURE WITH INTEGRAL BUTTON TYPE PHOTOCELL.

LIGHTING CALCULATION STATISTICS					
AREA	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE AREA - PLAN EAST	1.1 FC	3.4 FC	0.1 FC	34:1	11:1
DRIVE AREA - PLAN WEST	0.8 FC	3.3 FC	0.2 FC	16.5:1	4.0:1
PARKING LOT - PLAN EAST	1.3 FC	5.5 FC	0.3 FC	18.3:1	4.3:1
PARKING LOT - PLAN SOUTH	1.4 FC	6.0 FC	0.3 FC	20.0:1	4.7:1
PARKING LOT - PLAN WEST	1.3 FC	5.5 FC	0.3 FC	18.3:1	4.3:1
SIDEWALKS	2.0 FC	12.3 FC	0.1 FC	123.0:1	20.0:1
PROPERTY LINE	0.2 FC	0.0 FC	0.0 FC	N/A	N/A



PERMIT  
 Issued: 07-01-2024

CLIENT:  
 JKW DESIGN GROUP

Rev. # \_\_\_\_\_ Date Issued \_\_\_\_\_

MAPLE WOODS MIXED USE  
 NE BARRY RD & MAPLE WOODS COLLEGE RD  
 KANSAS CITY, MO

SITE LIGHTING PHOTOMETRICS



07-04-2024

ES101

ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN  
 1/16"=1'-0"

C/L OLD NE BARRY ROAD  
 (ASPHALT SURFACE)  
 (PUBLIC RIGHT-OF-WAY)



PERMIT	Issued: 07-01-2024
CLIENT:	
JKW DESIGN GROUP	
Rev. #	Date Issued

MAPLE WOODS MIXED USE  
 NE BARRY RD & MAPLE WOODS COLLEGE RD  
 KANSAS CITY, MO  
 SITE LIGHTING PHOTOMETRICS



07-04-2024

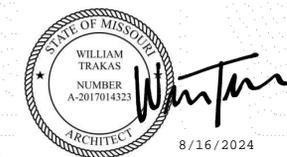
ES102

**ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN**  
 1/16"=1'-0"

TRAKAS AND TRAKAS  
1600 GENESSEE ST, STE 837  
KANSAS CITY, MO 64102  
WILLIAM@TRAKASTRAKAS.COM

MILBURN CIVIL ENGINEERING, LLC  
33135 W 83RD ST  
DE SOTO, KS 66018  
913.583.0367

MEIER LANDSCAPE ARCHITECTURE  
15245 METCALF AVE  
OVERLANDPARK, KS 66223  
913.787.2817



SEAL 8/16/2024

## MAPLE WOODS MIXED USE

152 HIGHWAY & NE BARRY RD  
KANSAS CITY, MO

### DEVELOPMENT PLANS

REVISION #	DESCRIPTION	DATE
		07/15/2024

PROJECT NUMBER 2024-25

### Exterior Elevations

## A201

COPYRIGHT 2024 TRAKAS AND TRAKAS



## F1 South Elevation

1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS



## A1 West Elevation

1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS

1

2

3

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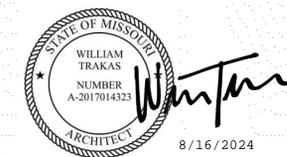
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11

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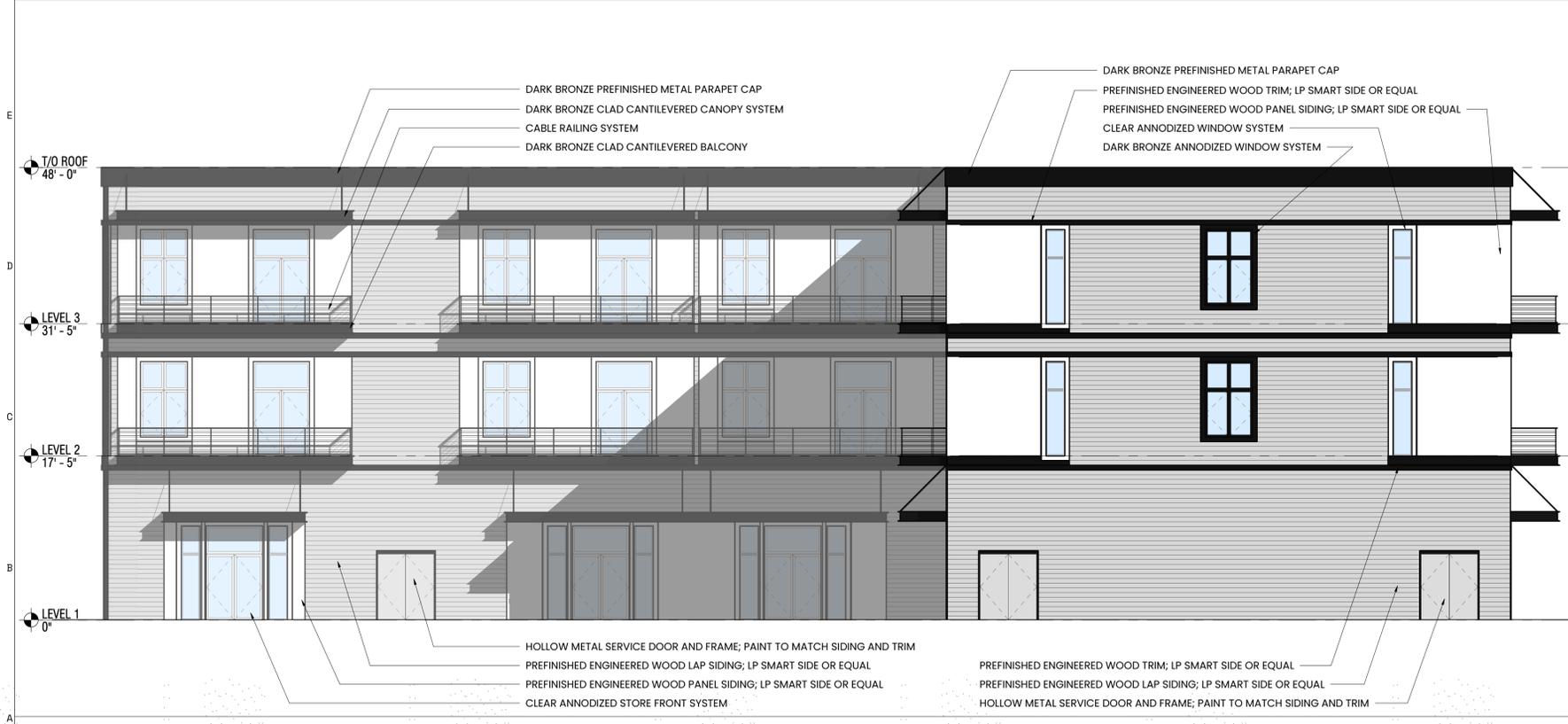
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14



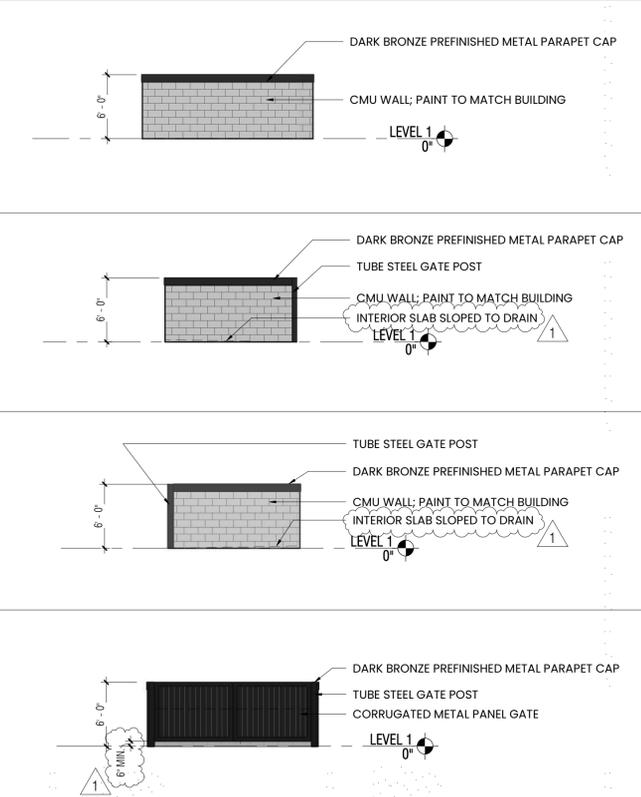
**F1 East Elevation**  
1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS



**A1 North Elevation**  
1/8" = 1'-0" RE: A1/A101

NOTE: ALL BUILDING SIGNAGE SHALL CONFORM TO CURRENTLY ADOPTED CODES AND STANDARDS



**A11 Trash Enclosure Typical Elevations**  
1/8" = 1'-0" RE: A1/A101

## MAPLE WOODS MIXED USE

152 HIGHWAY & NE BARRY RD  
KANSAS CITY, MO

### DEVELOPMENT PLANS

REVISION #	DESCRIPTION	DATE
1	DEVELOPMENT REVIEW	8/19/2024

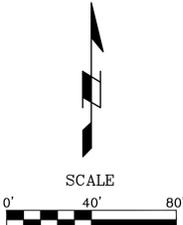
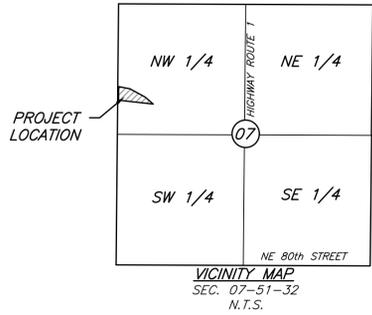
PROJECT NUMBER 2024-25

### Exterior Elevations

## A202

# TOPOGRAPHIC SURVEY

NW 1/4, SECTION 07, TOWNSHIP 51 NORTH, RANGE 32 WEST  
KANSAS CITY, CLAY COUNTY, MISSOURI



**LEGEND**

- △ - SECTION CORNER AS NOTED
- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- C/L - CENTER LINE
- FL - FLOW LINE
- R/W - RIGHT OF WAY
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - POWER POLE
- ⊕ - LIGHT POLE
- ⊕ - GUY WIRE
- ⊕ - STORM MANHOLE
- ⊕ - WATER MANHOLE
- ⊕ - SIGN
- - CHAIN LINK FENCE
- - WIRE FENCE
- - OVERHEAD ELECTRIC
- - TREE LINE
- - ZONE A

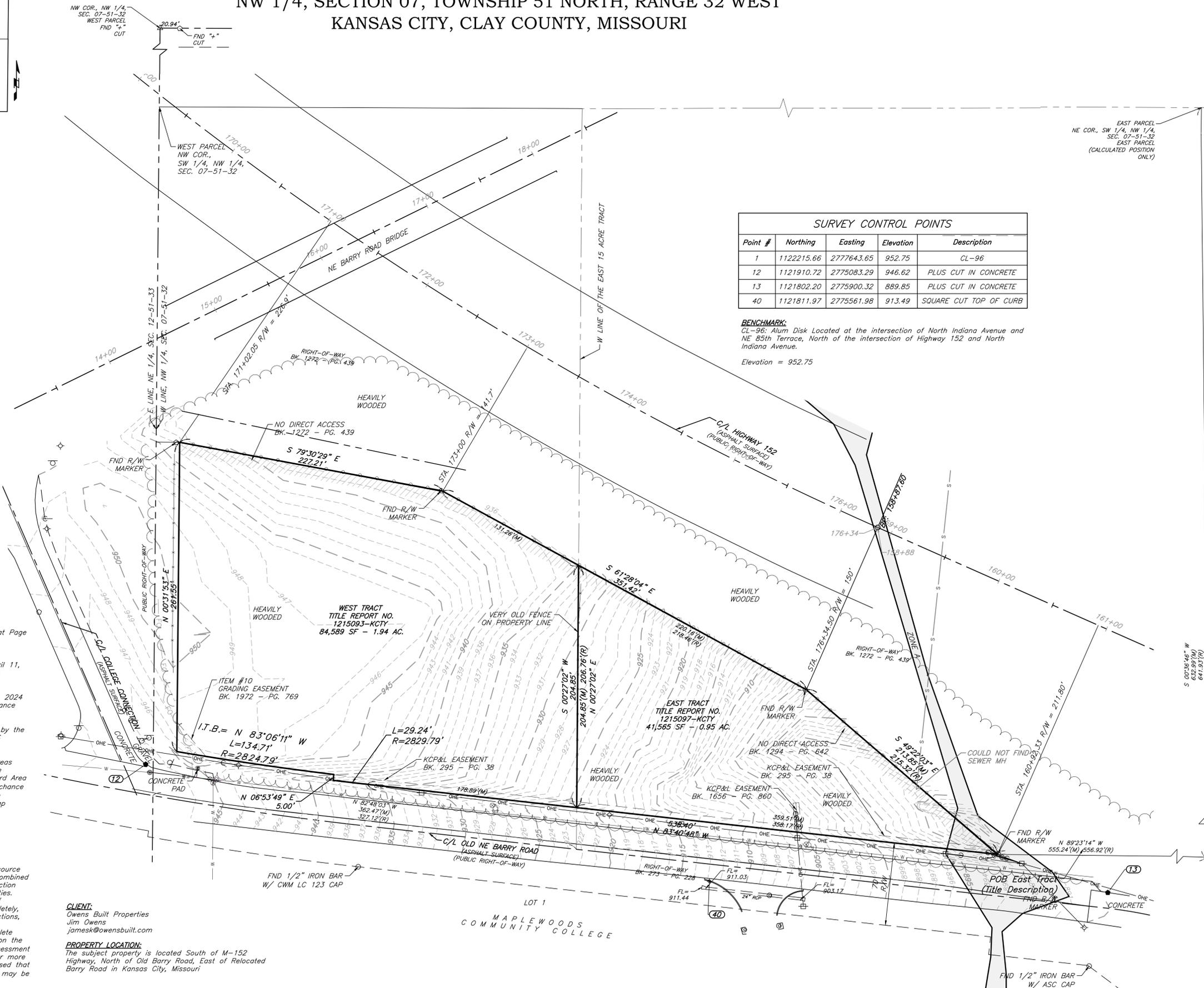
**GENERAL SURVEY NOTES:**

- REFERENCE REPLAT OF LOT 1 MAPLE WOODS COMMUNITY COLLEGE is recorded in plat Book F at Page 139 in the Recorder of Deeds Office Clay County, Missouri.
- Title Report # NCS-1215097-KCTY, dated April 11, 2024 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Title Report # 1215093-KCTY, dated April 11, 2024 at 8:00 AM provided by First American Title Insurance Company was provided by client.
- Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone A of the Special Flood Hazard Area (SFHAs) subject to inundation by the 1% annual chance Flood (100 - year flood) no base flood elevation determined as shown on Flood Insurance Rate Map (FIRM) 29095C0131G, effective January 20, 2017.
- Survey of East 15 acre tract by Clay County Surveyor on September 3, 1940

**UTILITY NOTE:**  
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

**CLIENT:**  
Owens Built Properties  
Jim Owens  
jamesk@owensbuilt.com

**PROPERTY LOCATION:**  
The subject property is located South of M-152 Highway, North of Old Barry Road, East of Relocated Barry Road in Kansas City, Missouri



**SURVEY CONTROL POINTS**

Point #	Northing	Easting	Elevation	Description
1	1122215.66	2777643.65	952.75	CL-96
12	1121910.72	2775083.29	946.62	PLUS CUT IN CONCRETE
13	1121802.20	2775900.32	889.85	PLUS CUT IN CONCRETE
40	1121811.97	2775561.98	913.49	SQUARE CUT TOP OF CURB

**BENCHMARK:**  
CL-96: Alum Disk Located at the intersection of North Indiana Avenue and NE 85th Terrace, North of the intersection of Highway 152 and North Indiana Avenue.  
Elevation = 952.75

**CERTIFICATION:**  
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 10th day of June, 2024 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006018647  
6-18-24 Date

Location: S:\24,116 - Barry Rd at M-152 Hwy\DRAWINGS\2024.06.11 - TOPO\24-116 - TOPO.dwg - Jun 18, 2024 - 10:55am

**J & J SURVEY LLC**  
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154  
PHONE (816) 741-1017 • FAX (816) 741-1018

NO.	DATE	DESCRIPTION
1	06-14-24	INITIAL SUBMITTAL

**ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.**

**PATRICIA R. JENSEN**  
pjensen@rousepc.com  
816.502.4723

August 7, 2024

**VIA FIRST CLASS U.S. MAIL**  
Bridge Pointe Homes Association  
c/o John & Jennifer Rosenbaum  
1911 NE 82<sup>nd</sup> Terrace  
Kansas City, MO 64118

**VIA FIRST CLASS U.S. MAIL**  
Bridge Pointe Homes Association  
c/o Nancy Paulick  
8326 N. Highland Avenue  
Kansas City, MO 64118

**VIA FIRST CLASS U.S. MAIL**  
Bridge Pointe Homes Association  
c/o Mary Rinne  
8309 N. Highland Avenue  
Kansas City, MO 64118

**AND**

Adjacent Property Owners within 300 Feet

**Re: Maple Woods Mixed Use  
Public Engagement Meeting**

Dear Mr. Rosenbaum, Ms. Rosenbaum, Ms. Rinne, Ms. Paulick and Adjacent Property Owners:

We represent Owens Built Properties, Inc. concerning property generally located north of Maple Woods Community College and south of Barry Road and M-152 Highway. We submitted an application to the City Plan Commission for approval of a Development Plan and associated rezoning from R-80 to B2-2.

Approval of our application will allow for the development of the property consisting of approximately 20.89 acres for approximately 30 residential apartments and first floor commercial space. A copy of the proposed plan is enclosed.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited to attend. This public meeting is an opportunity for you to come learn more about the application and to discuss these plans with the developer's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement). If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

The Public Engagement Meeting will be held on August 22, 2024 at 6:00 p.m. via Zoom.

{33994 / 72988; 1025276. }

Attorneys at Law || 4510 Belleview Avenue, Suite 300 || Kansas City, MO 64111 || [rousepc.com](http://rousepc.com)

Bridge Pointe Homes Association  
Adjacent Property Owners  
August 7, 2024  
Page 2

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 858 4436 7015  
Passcode: 798894  
Or dial: 312-626-6799

Any questions or concerns can be addressed to:

Name: Patricia R. Jensen  
Email: [pjensen@rousepc.com](mailto:pjensen@rousepc.com)  
Phone: (816) 502-4723  
Title/Role: Attorney  
Company: Rouse Frets White Goss Gentile Rhodes, P.C.  
Representing: Owens Built Properties, Inc.

If you are unable to attend the meeting and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The applications will be heard by the City Plan Commission on Wednesday, September 4, 2024.

Very truly yours,



Patricia R. Jensen

PRJ:jjw

Enclosures

cc: City Planning and Development (via e-mail [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org), w/ encl.)  
Rachelle Biondo



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

## Project Name and Address

---

---

Name	Address	Phone	Email
Mary Rinne, Bridgepointe HOA			
Basil Lester	8308 N. Lane Ct.		
Terrell Tigner, MCC			
Beau's Ipad	3024 NE 82nd		
J. Hall			
Howard Wilkins	1620 NE 83rd		
Curtis' Iphone			