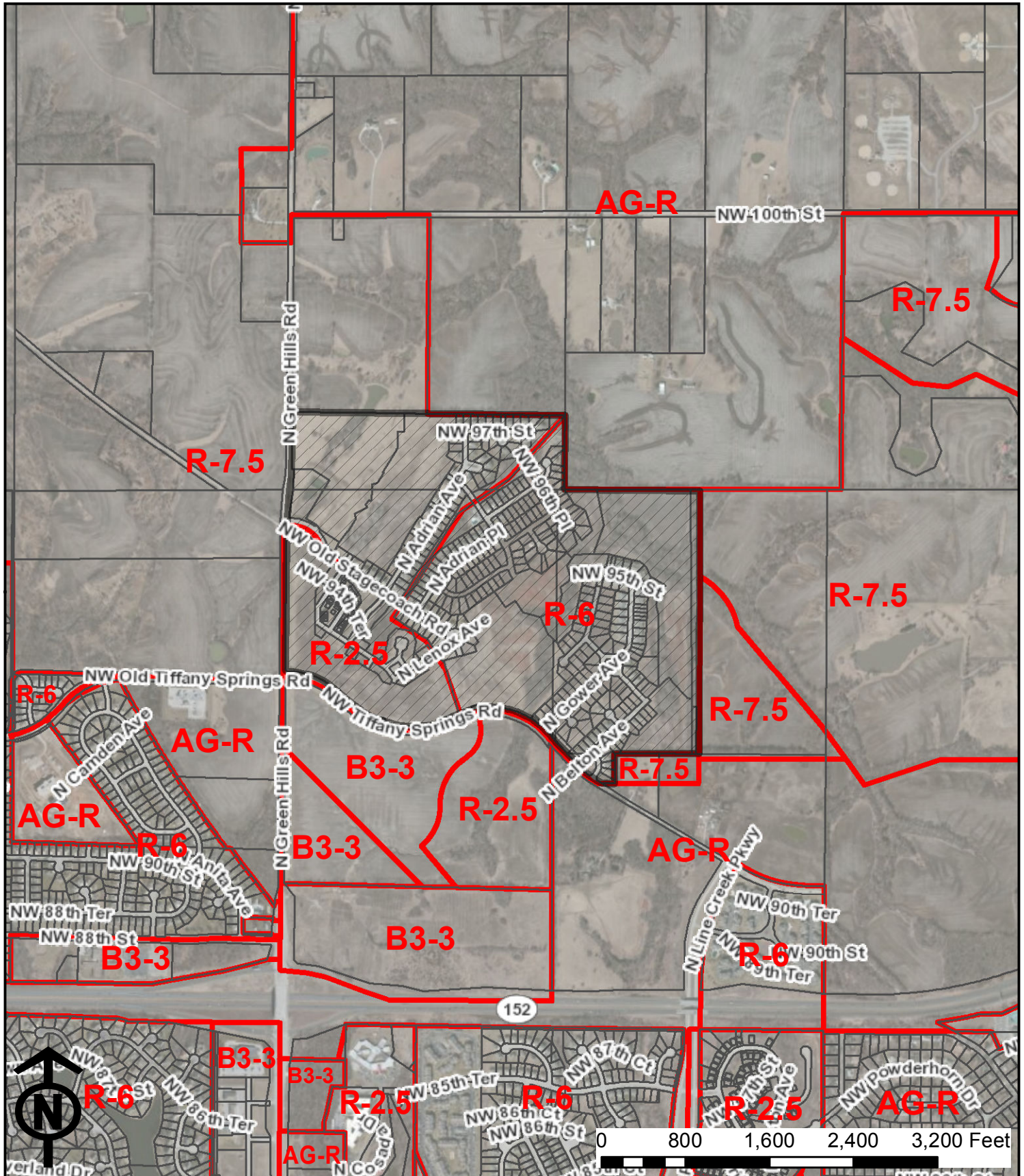


10633-P-15

Case No. 10633-P-15 – Approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for modification of Phase IV of the current approved plan.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
Fax 816 513-2838

STAFF REPORT

August 4, 2015

(17)

RE: **Case No. 10633-P-15**

APPLICANT/ OWNER: Bannister Realty Company, Inc.
7401 W. 135th Street
Overland Park, KS 66223

AGENT: James C. Bowers, Jr. Esq.
c/o of Elaine Bowers
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, MO 64111

LOCATION: Generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.

AREA: 246 acres

REQUESTS: To consider a request to amend a previously approved Chapter 80 Preliminary on approximately 246 acres in Districts R-2.5 and R-6, to allow for modification of Phase IV of the current approved plan.

SURROUNDING

LAND USE: **North:** zoned AG-R/ R-7.5, vacant undeveloped.
South: zoned AG-R/ R-2.5/ B3-3, Vacant/ undeveloped.
East: zoned AG-R/ R-7.5, vacant undeveloped.
West: zoned AG-R/ R-7.5, vacant undeveloped.

LAND USE PLAN: The Kansas City International Airport Area Plan passed by Ordinance No. 090395 on June 18, 2009 recommends low density residential and Suggested Conservation land use at this location.

MAJOR STREET PLAN: The City's Major Street Plan shows N. Green Hills Road as a "2 Through Lane Street" (with one lane in each direction and a center turn lane) and a "Local Link" typology. Northwest Tiffany Springs Road is a Parkway under the jurisdiction of the Parks and Recreation Department.

ARTERIAL STREET

IMPACT FEE:

(Informational only)

<u>Benefit District:</u>	A
<u>Discounted Rate:</u>	\$437.00 per lot (x 264 units)
<u>Estimated Total:</u>	\$111,368.00

PREVIOUS ACTONS:

On July 21, 2015, the City Plan Commission recommended continuance of the above case to the August 4, 2015 CPC docket with a \$130.00 continuance fee at the applicant's request.

On March 3, 2015, the City Plan Commission recommended approval of the request to amend the existing development plan allowing for 264 unit multifamily residential units within 11 three story buildings. The plan also showed a Clubhouse and pool, a maintenance building and amenities for the residents.

PREVIOUS CASES:

Case No. 10633-P-18 – Ordinance No. 150579 passed by City Council on July 23, 2015 approved an amendment to a previously approved Chapter 80 preliminary plan in Districts R-2.5 and R-6 on approximately 246 acres generally located at the northeast corner of N. Green Hills Road and N.W. Tiffany Springs Road, modifying Phase VII of the current approved plan to allow for two single family residential lots and a future build-out plan.

Case No. 10633-AA-17 - On July 23, 2015, the Director of City Planning and Development approved a request for administrative approval of a Minor Amendment to an Approved Development Plan for Genesis At Green Hills Development.

Case No. 10633-P-16 - on January 20, 2015 the City Plan Commission approve a final plan in District R-6 (Residential dash 6), on about 1.5 acres generally located on the north side of NW Old Stagecoach Road about 2,000 feet west of N. Line Creek Parkway, to allow for landscaping within Tracts A, B & C, Genesis Trails, Second Plat private open spaces.

Case No. 10633-P-14 – On September 2, 2014, the City Plan Commission continued the request to approve a development plan in District R-2.5 (Residential dash 2.5) to allow for 352 multifamily residential units within 12 Buildings off the docket without a fee.

Case No. 10633-P-13 - On September 2, 2014, the City Plan Commission continued the request to amend a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for the deletion of approximately 24 acres, and 192 multifamily apartment units from the current approved plan off the docket without a fee.

SD 0826L, Final Plat – Genesis Place - Detention Plat – On July 16, 2013, the City Plan Commission recommended approval of a final plat in District R-6 (Residential dash 6), on approximately 2.88 acres, generally located on the north side of NW Tiffany Springs Road between N. Lenox Place and N. Robinhood Avenue, creating one (1) stormwater detention tract. City Council action pending.

SD 0826K, Final Plat – Genesis Place, Second Plat - On March 5, 2013, the City Plan Commission recommended approval of a final plat in District R-6 (Residential dash 6), on approximately 18.16 acres, generally located at N. Lenox Place between NW 96th Terrace and NW 96th Place, creating 54 single family residential lots and two (2) tracts. City Council action pending.

SD 0826J, Final Plat – Replat Lot #42 Genesis Village 1st Plat – On May 6, 2008, the City Plan Commission recommended approval of a final plat in District GP-5 (medium density residential) on approximately 0.24 acres, a replat of Lot #42 Genesis Village 1st Plat creating one open space tract. City Council action pending.

Case No. 10633-GP-10 – On July 17, 2007, the City Plan Commission approved a final plan in Districts GP-5 (Medium density residential) and GP-6 (Low density residential) to allow for 119 single-family lots, 41 duplex lots and 3 tracts.

Case No. 10633-GP-6, approved a final plan in District GP-6 (Low density residential) to allow for 59 single-family lots and 5 tracts. **Case No. 10633-GP-7** approved a final plan in District GP-5 (Medium density residential) to allow for 70 single-family lots and 2 tracts of private open space. **Case No. 10633-GP-8** approved a final plan in District GP-5 (Medium density residential) to allow for 66 single-family lots. The above cases were approved by the City Plan Commission on July 18, 2006.

Case No. 10633-GP-5: Ordinance No. 040528, passed June 17, 2004 approved an amendment to a previously approved preliminary development plan in District GP-6 (Low Density Residential Uses) allowing for the construction of 166 single-family residential dwelling units. **(APPROVED PRELIMINARY PLAN).**

Case No. 10633-GP-4: Ordinance No. 040527, passed June 17, 2004 rezoned an area of approximately 140.05 acres generally located 1600 feet east of the intersection of N.W. Tiffany Springs Road and N. Green Hills Road from District GP-6 (Low Density Residential Uses) to District GP-5 (Medium Density Residential Uses). **(APPROVED PRELIMINARY PLAN).**

Case No. 10633-GP-3 – Ordinance No. 040525, passed by City Council on June 17, 2004 rezoned an area of approximately 44.09 acres generally located in the northeast corner of the intersection of N.W. Tiffany Springs Road and N. Green Hills Road from District GP-6 (Low Density Residential Uses) to District GP-4 (High Density Residential Uses), and approving a development plan for the same. **(CURRENT APPROVED PRELIMINARY PLAN FOR PHASE IV).**

SD 0826E, Final Plat - Genesis Crossing, 1st Plat – Ordinance No. 060488 passed on May 4, 2006 approved a final plat in District GP-4 (high density residential) on approximately 16.54 acres to allow for 138 multi-family units on 12 lots.

BACKGROUND:

Case Nos. 247-S-89, 10633-GP-2, GP-3, GP-4 & GP-5 - Amended the KCIA Land Use Plan and rezoned the property from GP-6 to GP-4, 5 & 6. Ordinance No. 040534 rezoned 78 acres from GP-6 to GP-7. Ordinance No. 040525 rezoned 44 acres from GP-6 to GP-4 and approved a development plan for 340 multi-family townhome units. Ordinance No. 040526 rezoned 140 acres from GP-6 to GP-5 and approved a development plan for 325 single family units & 128 duplex units, (Ord. No. 040527) and amended a GP-6 plan for 166 single family lots, (Ord. No. 040528) passed 7-17-04.

On September 2, 2014, the City Plan Commission continued the request to approve an amendment to a previously approved Chapter 80 Preliminary Development plan to allow for the deletion of approximately 24 acres, and 192 multifamily apartment units from the current approved plan and approval of a development plan in District R-2.5 (Residential dash 2.5) to allow for 352 multifamily residential units within 12 Buildings off the docket without a fee. **(Case No. 10633-P-13 & 14)**

EXISTING CONDITIONS:

The area is generally located at the northeast corner of the intersection of N. Green Hills Road and NW Tiffany Springs Road. Genesis at Green Hill development is a 250-acre development within an approved GP development plan district. Several residential phases have been platted or are in the process

of being platted. The development has a variety of products ranging from single family lots, duplexes, villas and apartment/ townhomes (3-6 units). The products were separated by the following names; Genesis Place, Genesis Place Estates, Genesis Village, Genesis Trails and Genesis Crossing. Within the platted phases, homes have been constructed or are under construction.

There are private open spaces, storm water detention facility including a community pool within the development, approved as part of the community unit project. There is a significant grade change from the north to the south of the property along N. Green Hills Road.

PLAN REVIEW & ANALYSIS:

The request is to amend the existing Chapter 80 approved development plan in Districts R-2.5 and R-6, on approximately 246 acres. The existing development plans approved by Ordinance Nos. 040525, 040527 and 040528 passed by City Council on June 17, 2014 rezoned an area of approximately 246 acres and approved a development plan for the same. Only the first phase of the development has been constructed. Genesis Crossing Phase one and the First Plat have been approved and partially constructed. This will allow for an adjustment to the overall density, unit count, phasing, and building types for the Genesis at Green Hills Community Unit Project.

The area to be amended is part of Phases I, IV and VII (Genesis Crossing phase II) of the current CUP plan. The current approved plan allows for 192 multifamily apartment units within this area. The proposed amendment will shift the remaining density within the development to Phase IV allowing for 264 unit multifamily residential units within eight (8) three-story buildings. The plan also proposes a 6.5 acre park, a Clubhouse and pool, a maintenance building and amenities for the residents.

The main difference between this plan and the prior plan is that this plan is proposing eight (8) three-story buildings with elevators instead of the 11 buildings, 33 units per building instead 24 units per building, a park, and relocates the internal connection on NW Old Stage Coach Road to N. Green Hills Road. The plan proposed development plan will be reviewed via a Chapter 80 Final Plan.

The plan amendment shows the elimination of proposed N. Lennox Avenue, a private street that connects to NW Tiffany Springs Road and creates a gated community. All proposed internal street connections will be eliminated. Staff recommends that the existing stub streets be properly abandoned to provide a consistent transition. Staff also recommends approval of a street naming plan for the proposed development prior to issuance of any building permit.

Access to Phase IV is shown via two proposed driveways. The N. Lennox extension will serve as the main access off NW Tiffany Springs Road to the south. The second access is proposed off N. Green Hills Road. This will reduce the impact of this proposed development on the existing Genesis Crossing residents.

The amendment will allow for a development that will consist of eight 3-story buildings with a maximum height of 50 feet. The plans states that no building shall be located nearer than 20 feet from any property line or less than a distance equal to 50% of its height, whichever is greater. Three of the buildings are positioned along the exterior perimeter of the site along NW Tiffany Springs Road. The remain 5 buildings are shown on the interior of the site with the buildings set back as far as possible from the existing development to the north and east. Staff is concerned about proximity of the proposed 3 story building to the existing development.

The plan provides 526 parking spaces, including 466 open parking, 60 spaces within 12 enclosed garages. A total of 264 spaces are required for the residential units and 33 spaces for the clubhouse. The provided parking meets the requirement of the Zoning and Development Code.

The Phase IV buildings are proposed to be constructed of synthetic stone, with cementitious siding and trims and dimensional shingle roof. The plan also shows patios on the sides of the building. The proposed clubhouse and maintenance building will be constructed of the same materials. Staff recommends that the garages be constructed of the same materials as the principal buildings. Staff also recommends that all garages along the west and south sides visible from N. Green Hill Road and NW Old Stagecoach Road be covered on all three sides with the same building materials as the principal buildings.

The proposed plan also serves as a preliminary plat for Phase IV. The entire 24 acre is proposed to be platted as one lot. The plan shows dedication of 31 feet of right of way on the east side of N. Green Hills Road as a result of the proposed improvements to the intersection of NW Tiffany Springs Road. The plan shows three (3) stormwater detention and BMP facilities within Phase IV of the development. The plan also shows a 15 foot retaining wall along N. Green Hills Road. The entire development is proposed to be fence with a 6 foot black aluminum fence. Staff recommends that the material for the retaining wall, the fence, the gates and the dumpster enclosure be shown on the face of the final plan.

Staff recommends that the developer submit a final landscape plan that will address the buffer/ screening from the residential zoned properties to the north and east. The applicant submitted a signage plan with the application. The site plan shows one overall development monument sign and one entry

monument sign. Staff recommends that the signage elevation shall differentiate the signs. Staff recommends that the applicant revise the submitted sign package to meet the requirement of Chapter 88-445 in its entirety as part of the final plan.

Staff recommends that the developer submit an updated overall development plan that shows the updated development data including phasing to Development Management Division prior to ordinance request. The original condition of approval for the overall Genesis development still applies.

Parkland Dedication:

According to Chapter 88-405-17 of the Zoning and Development Code, the developer can either dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The development is providing a need for the following:

$$264 \text{ multi-family units} \times 2.0 \times 0.006 = 3.17 \text{ acres}$$
$$3.17 \text{ acres} \times \$16,907.93 \text{ (2015)} = \$53,564.32$$

The plan shows 6.5 acre to be dedicated in lieu of payment of parkland fees. Staff recommends that the developer discuss the dedication and provision of Private Open Space to be used for park or recreational purposes with the Parks and Recreation Department to determine if a payment is required prior to ordinance request. Developer may be credited for up to a 50' wide width for trail corridor times the linear feet of trail (Trail length x 50' = acreage). The money to be paid in lieu of dedication of parkland shall be part of the ordinances.

The project will be constructed in one phase with anticipated commencement date of fall 2015 with anticipated completion in fall of 2017.

RECOMMENDATIONS:

City Planning and Development Staff recommends approval of **Case No. 10633-P-15** based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

1. That three (3) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff, prior to issuance of building permit showing:
 - a. Dedication of 31 feet right of way for N. Green Hills Road.

- b. Label "NW Old Stagecoach Rd" east of N Green Hills Rd to the intersection of proposed NW Old Stagecoach Rd" as Tiffany Springs Road.
- c. Show and label the 100-Year Floodplain.
- d. A 30 foot landscape private open space tract along NW Tiffany Springs Road and N. Green Hills Road.
- e. Revised landscape plan to provide additional screen from the residential zoning to the north and east.
- f. Garages constructed of the same materials as the principal buildings.
- g. All covered car ports along the west and south sides visible from N. Green Hill Road, NW Old Stagecoach Road and NW Tiffany Springs Road covered on all three sides with the same building materials as the principle buildings.
- h. Material for the retaining wall, the fence, the gates and the dumpster enclosure on the face of the plan.
- i. A lighting plan that meets the requirement of Chapter 88-430 in its entirety.
- j. A signage plan that meets the requirements of Chapter 88-445.
- k. All proposed treatments of existing stub streets to be terminated.
- l. Revise site plan to remove Tract B from private open space for parkland purposes.

Conditions 2. - 4. per City Planning & Development, Development Management Division (Olofu Agbaji, olofu.agbaji@kcmo.org)

2. Conditions of approval of Ordinance Nos. 040525, 040527 and 040528 passed by City Council on June 17, 2014 rezoned shall apply to the existing and future Genesis at Green Hills Community Unit Project Plan.
3. That the developer submit Street Naming Plan to Development Management Division prior to ordinance request of this final plat. Street naming plan shall be approved prior to issuance of address for this plat.
4. The developer submit a Chapter 80 Plan for each project or phase of the development to the City Plan Commission prior to issuance of a building permit. The final plan shall meet the development standards of Chapter 88-400 including; plan information; property uses; setback distances; lighting (with a photometric study); landscaping, including information on (i) species, planting size, and spacing of all trees and shrubbery; (ii) buildings and dumpster elevation drawings; (iii) fencing, if utilized, identifying material, color, height, setback and type, with an elevation drawing of a section; streetscaping; signage (including elevations); and architectural characteristics.

**Conditions 5. - 19. per City Planning & Development, Land Development Division
(Brett Cox, brett.cox@kcmo.org)**

5. 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.
6. That the developer submit an updated macro "overall" storm drainage study for the entire development to the Land Development Division for approval, with a micro "detailed" storm drainage study to be submitted, and that the developer construct any necessary improvements as required by the Land Development Division.
7. That the developer dedicate a minimum right of way on the east side of N. Green Hills Road of 98 feet as measured from the centerline of N. Green Hills Road at the intersection of N. Green Hills Road and Tiffany Springs Road extending north from the centerline of Tiffany Springs Road 92 feet to accommodate a roundabout, as required by the Land Development Division when Phase IV is platted or when required by the Department of Public Works, whichever occurs first.
8. That the developer design and construct all roundabouts within the development as "modern roundabouts" as required by the Department of Public Works.
9. That the developer dedicate additional right of way for N. Green Hills Road as required by the Land Development Division so as to provide a total of 56 feet of right of way on the east side of N. Green Hills Road as measured from its centerline.
10. That the developer dedicate a minimum of 60 feet of right of way for Old Stagecoach Road, per collector street standards (throughout the length of the development) as required by the Land Development Division.
11. That the developer improve Old Stagecoach Road to collector street standards through the length of the development, as required by the Land Development Division, including curbs, gutters, storm sewers, sidewalks, streetlights, existing roadway section transitions to meet vertical and horizontal alignment standards, and relocation of utilities.
12. That the developer design and construct all interior streets to City standards as required by the Land Development Division, including curb

and gutter, storm sewers, streetlights, and sidewalks.

13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. That the developer obtain the grading consents, and all grading, temporary construction and drainage/sewer easements from the abutting property owner prior to submitting any public improvements.
15. That the temporary off-site cul-de-sacs be constructed as required by the Land Development Division.
16. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
18. That the developer extend sanitary sewers to ensure individual service is provided to all proposed lots and determine adequacy as required by the Land Development Division.
19. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts.

Condition 20. per Water Services Department (Heather Massey, heather.massey@kcmo.org)

20. That the developer extend water main and provide easement as required by the Water Services Department.

Conditions 21. - 25. per Fire Marshal's Office (John Hastings, john.hastings@kcmo.org)

21. Fire Department access roads shall be provided prior to start of all construction/demolition projects. (IFC2000: § 1401.1; NFPA 241-1996: § 5-4.3)

22. Required fire department access roads are constructed of an all-weather surface. (IFC2000:§ 503.2.3) Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC2000:§503.2.3)
23. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC2000:§508.5.1)
24. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC2000:§1412.4; NFPA 241§ 8.7.2)
25. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.

Condition 26. per Parks and Recreation Department (Richard Allen, richard.allen@kcmo.org)

26. The developer shall pay \$53,564.32 in lieu of parkland dedication for Platte Purchase Park or work with the Parks and Recreation Department to receive credit for the 6.5 acres of Private Open Space and additional amenities provided to be used for park or recreational purposes.

Respectfully submitted,



Olofu O. Agbaji
Planner

APPLICANT/OWNER
 ARVEST BANNISTER REALTY COMPANY
 7401 WEST 135TH STREET
 OVERLAND PARK, KANSAS 66223
 ASCHUMACHER@ARVEST.COM
 913 953 4193

ORIGINAL APPROVED PLAN
 ORDINANCE 040525, CASE NO. 10633-GP-3
 ORDINANCE 040527, CASE NO. 10633-GP-4
 ORDINANCE 040528, CASE NO. 10633-GP-5
 ALL APPROVED JUNE 17, 2004

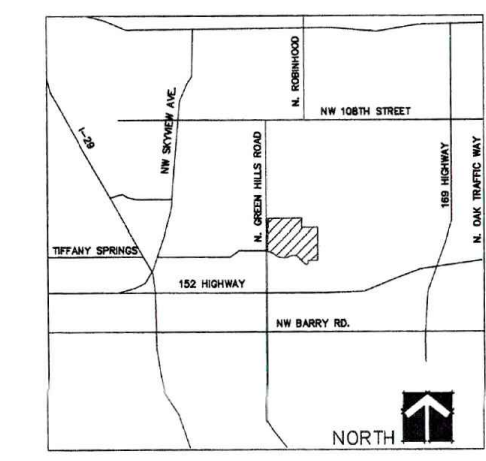
PROPERTY DESCRIPTION:

A tract of land in the Northwest Quarter and the Southwest Quarter of Section 4, Township 51 North, Range 33 West, the Northeast Quarter of Section 5, Township 51 North, Range 33 West and part of the Southeast Quarter of Section 32, Township 52 North, Range 33 West, Kansas City, Platte County, Missouri, described as follows: Beginning at the Southwest Corner of the Southeast Quarter of said Section 32; thence North 00°40'23" East, along the West line of said Southeast Quarter, 714.45 feet (deed = North 00°40'58" East, 716.60 feet) to the South line of a tract of land recorded in Book 309 at Page 74 in the Platte County Recorder's Office; thence North 89°53'22" East, along the South line of said tract and the South line of a tract recorded in Book 149 at Page 235 in the Platte County Recorder's Office, said South lines being also the North line of the Southerly 43.25 acres of said Southeast Quarter, 2629.04 feet (deed = North 89°55'13" East, 2628.61 feet) to the East line of said Southeast Quarter; thence South 00°32'08" West, along said East line, 718.40 feet (deed = South 00°33'23" West, 716.60 feet) to the Southeast Corner of said Southeast Quarter; thence North 89°58'55" East, along the North line of the Northwest Quarter of said Section 4, 1230.15 feet (deed = North 89°59'17" East, 1229.87 feet) to the Northwest Corner of the East 73.83 acres of said Northwest Quarter as described in Book 311 at Page 31 in the Platte County Recorder's Office; thence South 00°22'07" West, along the West line of said East 73.83 acres, 2516.66 feet (deed = South 00°22'57" West, 2515.32 feet) to the South line of said Northwest Quarter; thence North 89°44'03" West, along said South line, 728.85 feet (deed = North 89°47'39" West, 727.01 feet) to the Northwest Corner of a tract of land recorded in Book 323 at Page 275 in the Platte County Recorder's Office; thence South 00°05'27" West, parallel with the West line of the Southwest Quarter of said Section 4 and along the West line of said tract, 280.50 feet (deed = South 00°05'02" West); thence North 89°44'03" West, parallel with the North line of the Southwest Quarter of said Section 4, 184.71 feet (deed = North 89°47'39" West, 185.19 feet) to the centerline of Old Stagecoach Road; thence North 58°18'19" West, along said centerline, 102.84 feet (deed = North 58°20'17" West, 100.76 feet); thence Northwesterly, continuing along said centerline, along a curve to the right having a radius of 548.28 feet and tangent to the last described course, an arc distance of 146.73 feet; thence North 42°58'20" West, continuing along said centerline, 312.03 feet (deed = North 43°00'18" West) to a point on the East line of the Northeast Quarter of said Section 5; thence North 42°58'20" West, 163.13 feet; thence Northwesterly, along the centerline of proposed Tiffany Springs Road, along a curve to the left having a radius of 600.00 feet and tangent to the last described course, an arc distance of 757.21 feet; thence South 64°43'10" West, continuing along said centerline, 67.40 feet; thence North 15°49'47" West, 60.64 feet to a point on the North Right of Way line of NW Tiffany Springs Road, as now established; thence Southwesterly, along said North Right of Way line, along a curve to the left having an initial tangent bearing of South 66°26'30" West with a radius of 740.00 feet, a central angle of 01°43'25" and an arc distance of 22.22 feet; thence South 64°43'10" West, continuing along said North Right of Way line, 72.01 feet; thence Westerly, continuing along said North Right of Way line, along a curve to the right having tangent to the last described course with a radius of 910.00 feet, a central angle of 38°49'01" and an arc distance of 616.51 feet; thence Northwesterly, continuing along said North Right of Way line, along a curve to the right having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 93°13'54" and an arc distance of 40.68 feet; thence North 73°13'29" West, continuing along said North Right of Way line, 50.00 feet; thence Southwesterly, continuing along said North Right of Way line, along a curve to the right having an initial tangent bearing of South 16°46'55" West with a radius of 25.00 feet, a central angle of 93°13'54" and an arc distance of 40.68 feet; thence Northwesterly, continuing along said North Right of Way line, along a curve to the right having a common tangent with the last described course with a radius of 910.00 feet, a central angle of 20°35'22" and an arc distance of 327.01 feet; thence North 49°23'49" West, continuing along said North Right of Way line, 170.85 feet; thence Westerly, continuing along said North Right of Way line, along a curve to the left having an initial tangent bearing of North 49°23'48" West with a radius of 702.00 feet, a central angle of 40°36'20" and an arc distance of 497.51 feet; thence South 89°59'43" West, continuing along said North Right of Way line, 4.54 feet to a point on the East Right of Way line of Green Hills Road, as now established; thence North 00°25'19" East, along said East Right of Way line, 1,310.06 feet to a point on the South line of GENESIS PLACE ESTATES - FIRST PLAT, a subdivision in Kansas City, Platte County, Missouri; thence North 89°35'22" West, 24.91 feet to a point on the West line of said Northeast Quarter; thence North 00°24'38" East, along said West line, 451.21 feet to the Northwest Corner of said Northeast Quarter; thence North 89°50'04" East, along the North line of said Northeast Quarter, 35.95 feet to the Point of Beginning. Containing 10,708,817 square feet or 245.84 acres, more or less.

SITE DATA CHART

Land Use	Existing	Proposed	Total
Single-Family lots	0	487	487
Multi-Family (Duplex units)	0	128	128
Multi-Family (Townhome units)	0	340	340
Total	0	955	955

Land Use	Existing	Proposed	Total
Single-Family lots	172	241	413
Multi-family (Duplex units)	48	82	130
Multi-family (Townhome units)	48	94	142
Multi-family (Apartment units)	0	264	264
Total	268	681	949



LOCATION MAP

PHASE NUMBER	LAND USE	GROSS ACRES	AREA CALCULATION CHART										NET ACREAGE	UNITS	STATUS	
			N. GREEN HILLS RD. (AC.)	TIFFANY SPRINGS RD. (AC.)	PRIVATE STREET TRACT	EXISTING RW	PROPOSED RW	EXISTING DETENTION	PROPOSED DETENTION	EXISTING OPEN SPACE	PROPOSED OPEN SPACE	EXISTING PARKLAND DEDICATION				PROPOSED PARKLAND DEDICATION
I	SINGLE FAMILY	43.41	0.00	0.85	0.00	6.68	0.00	6.12	0.00	2.10	0.00	1.36	0.00	26.30	42	EXISTING
II	MULTI FAMILY (DUPLX UNITS)	52.52	0.91	0.00	0.00	11.36	0.00	7.31	0.00	3.47	0.00	2.86	0.00	26.61	129	EXISTING
III	MULTI FAMILY (TOWNHOMES)	16.54	0.00	0.00	4.35	0.00	0.00	0.00	0.00	3.14	0.00	1.66	0.00	7.39	94	EXISTING
IV	MULTI FAMILY (TOWNHOMES)	16.54	0.00	0.00	4.35	0.00	0.00	0.00	0.00	3.14	0.00	1.66	0.00	7.39	94	PROPOSED
V	MULTI FAMILY (APARTMENT UNITS)	23.96	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.12	15.90	264	PROPOSED	
VI	SINGLE FAMILY	41.59	0.00	0.64	0.00	5.53	0.00	2.88	0.00	5.26	0.00	4.25	23.03	105	PROPOSED	
VII	SINGLE FAMILY	18.97	0.00	0.00	0.00	4.26	0.00	0.00	0.00	0.00	0.00	0.00	14.71	68	PROPOSED	
VIII	SINGLE FAMILY	18.06	0.68	0.00	0.00	2.29	2.67	0.00	0.00	3.12	0.00	1.16	8.14	41	PROPOSED	
IX	SINGLE FAMILY	29.85	0.00	0.00	0.00	1.91	0.00	0.00	0.00	20.79	0.00	0.77	6.47	28	PROPOSED	
TOTALS		245.84	2.53	1.49	4.35	16.04	13.99	16.10	2.88	8.71	29.08	5.88	13.3	128.55	949	

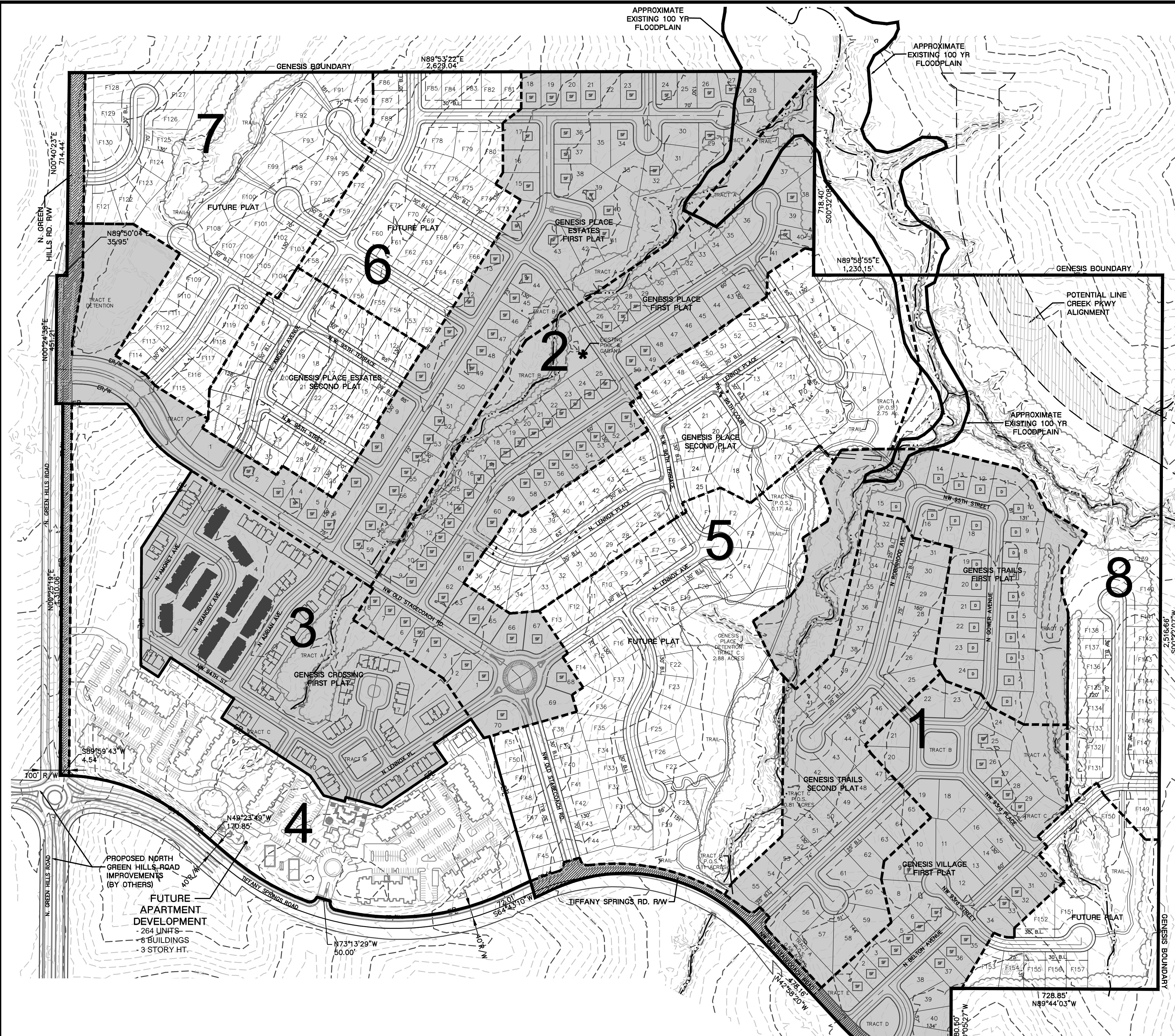
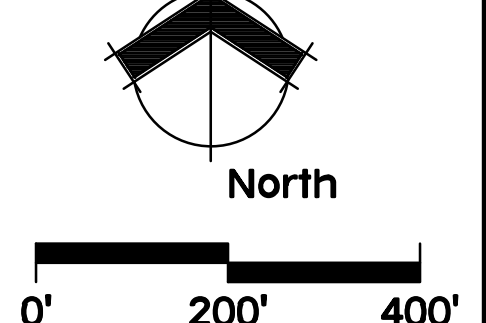
PARKLAND DEDICATION REQUIREMENT:
 SINGLE-FAMILY: 413 x 3.7 x 0.006 = 9.12 AC.
 DUPLEXES: 130 x 3 x 0.006 = 2.34 AC.
 TOWNHOMES: 142 x 2 x 0.006 = 1.70 AC.
 APARTMENTS: 264 x 2 x 0.006 = 3.17 AC.
 TOTAL REQUIRED PARKLAND DEDICATION: 16.33 AC.
 TOTAL PROPOSED + EXISTING PARKLAND DEDICATION = 19.18 AC.

PHASE NUMBER	LAND USE	GROSS ACRES	N. GREEN HILLS RD. (AC.)	PROPOSED PARKLAND DEDICATION	UNITS	GROSS DENSITY	REQUIRED PARKING (1.5 SPACES PER UNIT)	PROVIDED PARKING
4	MULTI-FAMILY (APARTMENTS)	23.96	0.94	7.12	264	11.02 DU/AC	396	524

- Additional data:
- Proposed building height = 3 story (50' maximum)
 - Total building coverage shall be 30% maximum
 - Total open space shall be 40% minimum
 - Minimum lot areas shall be as follows:
 - 3 or more bedroom apartments - 4,300 SF per unit
 - 2 bedroom apartments - 3,300 SF per unit
 - 1 bedroom apartments - 2,200 SF per unit
 - No building shall be located nearer than 20 feet from any property line or less than a distance equal to 50% of its height, whichever is greater

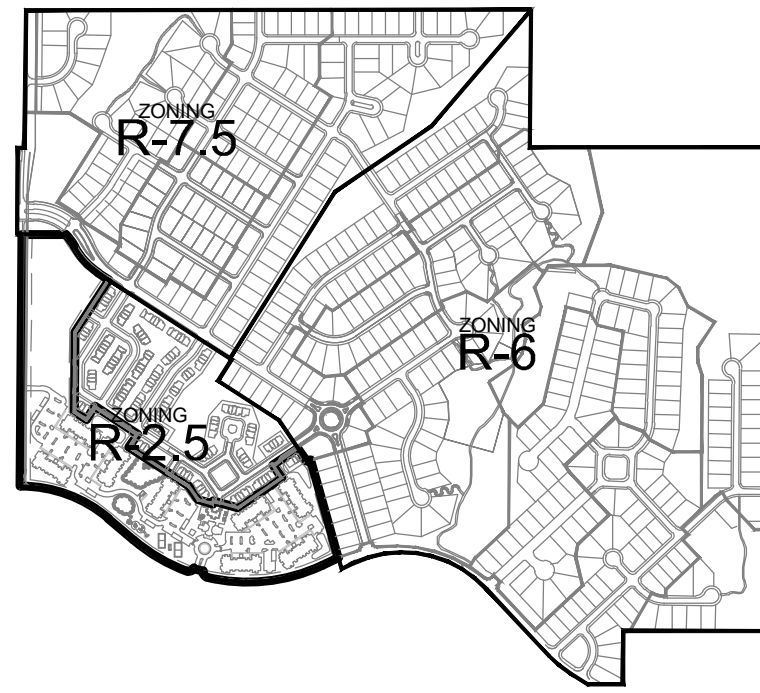
PLAN LEGEND:

- BOUNDARIES
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING POOL & CABANA
- EXISTING SINGLE FAMILY HOME
- EXISTING DUPLEX
- EXISTING TOWNHOME

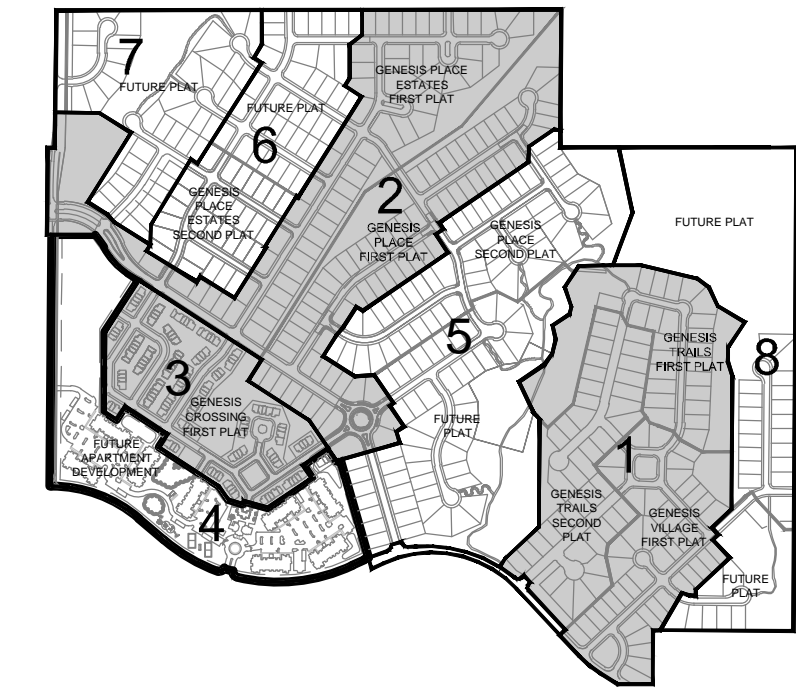


GENERAL NOTES:

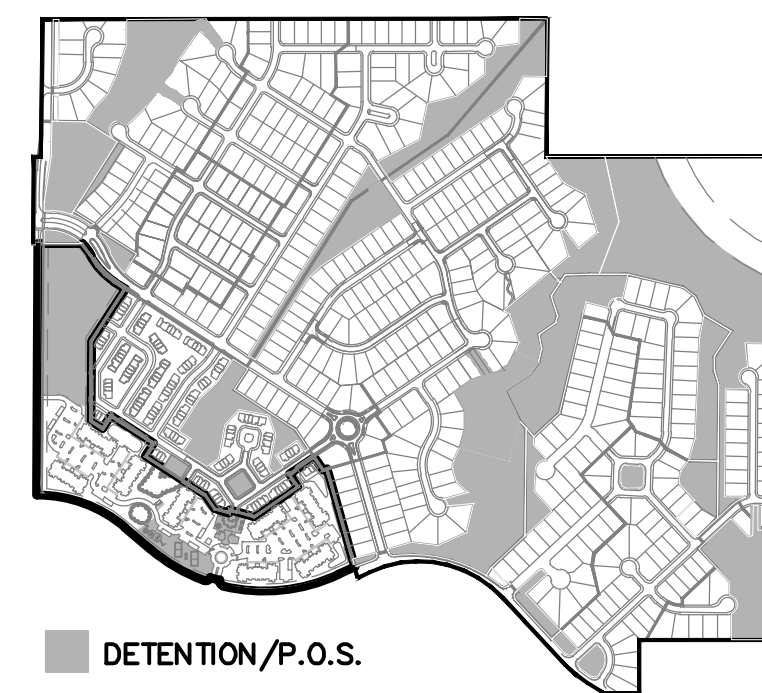
- PLAN SCALE IS 1"=200'
- METES AND BOUNDS ARE AS SHOWN ON DRAWING. LEGAL DESCRIPTION IS AS DESCRIBED ON PLAN.
- NUMBER OF DWELLING UNITS IN INDICATED ON THE 'SITE DATA' CHART ABOVE.
- DEVELOPMENT PHASING AND TIME FRAME FOR COMPLETION IS SUBJECT TO MARKET DEMANDS.
- LAYOUT OF STREETS, OPEN AREAS AND PEDESTRIAN AREA IS AS INDICATED ON PLAN.
- GENERAL CONFIGURATION OF BUILDINGS IS AS INDICATED ON PLAN.
- LAND COVERAGE FOR BUILDINGS IS AS INDICATED ON PLAN.
- RESIDENTIAL UNIT TYPES ARE INDICATED ON THE 'SITE DATA' CHART.
- ALL SETBACKS ADJACENT TO PUBLIC STREETS ARE MEASURED FOR THE RIGHT OF WAY AS SHOWN ON THE DRAWING.
- EXISTING TOPOGRAPHY AND BASE INFORMATION SHOWN ON DRAWING.
- SETBACKS ARE AS INDICATED ON THE PLAN. INGRESS AND EGRESS TO EACH SINGLE FAMILY LOT WILL BE FROM A DEDICATED PUBLIC STREET.
- OFF STREET PARKING FOR INDIVIDUAL UNITS SHALL BE PROVIDED BY MEANS OF PRIVATE DRIVES AND GARAGES.
- CURRENT ZONING IS R-2.5, R-7.5 & R-6.
- THE DEVELOPER INTENDS THAT EACH DUPLEX WILL BE SOLD SEPARATELY WITH THE LOT TO BE SPLIT ALONG THE PARTY WALL AND SEPARATE PARCELS CREATED FOR EACH UNIT.
- TOWNHOMES WILL BE SOLD AS INDIVIDUAL UNITS AND SEPARATE LEGAL DESCRIPTIONS CREATED FOR EACH LIVING UNIT IN ACCORDANCES WITH THE 'LOT SPLIT' PROCEDURE OF CHAPTER 86, CODE OF ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI, AS AMENDED, COMMONLY KNOWN AS THE SUBDIVISION REGULATIONS.
- MLO - (MINIMUM LOW OPENING) 1' ABOVE 100-YEAR FLOODPLAIN.
- NO 100-YEAR FLOODPLAIN OCCURS IN R-2.5.
- R-2.5 TOWNHOMES HAVE 4' SIDEWALKS ADJACENT TO CURB ALONG PRIVATE DRIVES AS SHOWN.
- FINAL PLAN APPROVAL FOR PROPOSED APARTMENTS (PHASE 4) SHALL BE REQUIRED BEFORE ISSUANCE OF BUILDING PERMITS. FINAL PLAN SHALL INCLUDE FINAL BUILDING ELEVATIONS, CLUBHOUSE ELEVATIONS, DETACHED PARKING GARAGE ELEVATIONS, CARPORT ELEVATIONS, LANDSCAPE PLAN, SITE LIGHTING PLAN, SIGNAGE, AND ANY OTHER INFORMATION DEEMED NECESSARY FOR APPROVAL.



ZONING DIAGRAM



PHASING DIAGRAM



OPEN SPACE DIAGRAM

PLAN AMENDMENT
GENESIS AT GREEN HILLS
 Kansas City, Clay County, Missouri

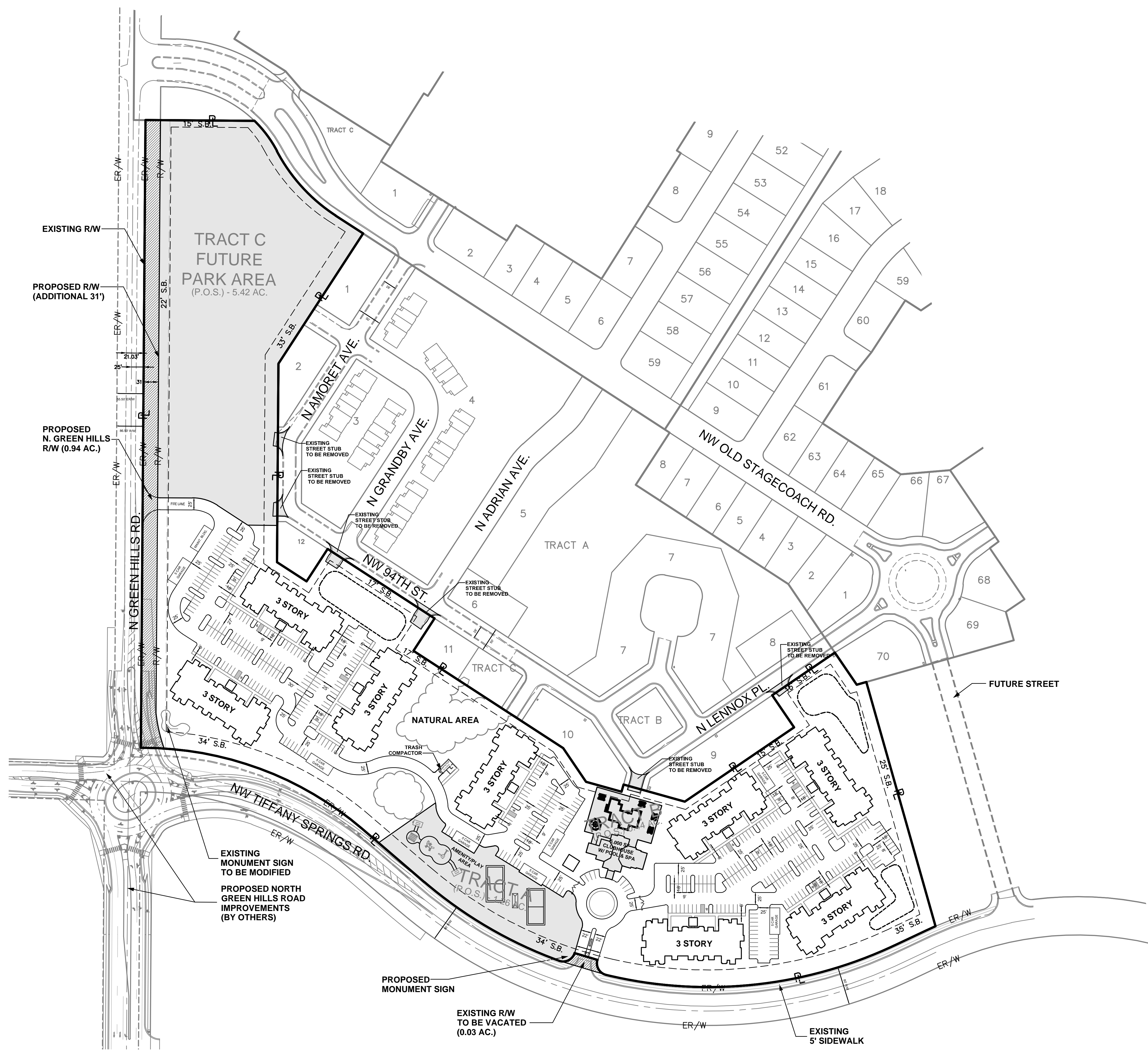
DATE	DESCRIPTION
0-17-14	Submitted to City.
10-31-14	Submitted to City.
1-10-14	Submitted to City.
2-09-14	Revised per DRC comments.
03-03-15	Approved by City Plan Commission
03-05-15	Revised per City Plan Commission
08-28-15	Revised & re-submitted.

Reviewed By: J.F.E.
 Designed By: ---
 Drafted By: S.M.W.
 Lutjen Project No.: 14076

Lutjen, Inc.
 MO State Certificate of Authority #: 2007022824

Sheet No.:
1 OF 2

Location: L:\Projects\14076-01\Plans\Development Plan\Genesis Plan Amendment\New Plan Amendment\2015.06.26\14076Genesis-Amended Development Plan.SHI.2015.06.26.dwg

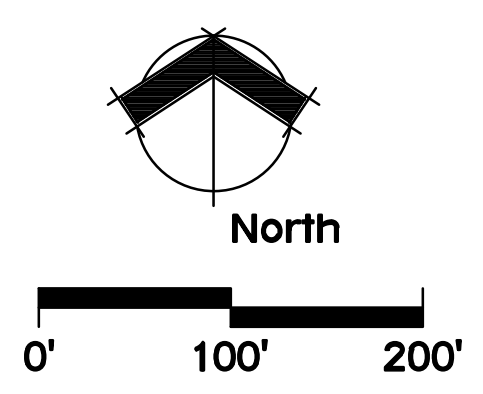


PHASE 4 (APARTMENTS) GENERAL NOTES:

- EXISTING ZONING: R-2.6
- TOTAL LAND AREA: 23.98 ACRES
- TRACT A: 1.28 ACRES
TRACT B: 0.44 ACRES
TRACT C: 5.42 ACRES
PROPOSED R/W: 0.94 ACRES
- NET LAND AREA: 16.90 ACRES
- PROPOSED USES:
MULTI-FAMILY RESIDENTIAL (264 APARTMENT UNITS)
- BUILDING HEIGHTS:
PROPOSED MULTI-FAMILY RESIDENTIAL = 3 STORY (60' MAX. HT.)
- RESIDENTIAL GROSS AND NET DENSITY:
264 APARTMENT UNITS
GROSS AREA = 23.98 AC.
(PROPOSED R/W = 0.94 AC.)
(TRACTS A & B = 1.70 AC.)
GROSS DENSITY = 11.01 DU/AC.
NET AREA = 16.90 AC.
NET DENSITY = 15.60 DU/AC.
- PARKING SUMMARY:
REQUIRED FOR MULTI-FAMILY RESIDENTIAL: 1 PER DWELLING UNIT
489 OPEN PARKING SPACES (APARTMENTS)
36 GARAGE SPACES (7 GARAGES @ 6 SPACES EACH)
TOTAL PARKING SPACES REQUIRED = 264 (1 PER UNIT)
TOTAL PARKING SPACES PROVIDED = 624 (1.98 PER UNIT)
- ANTICIPATED COMMENCEMENT AND COMPLETION DATES ARE:
Fall 2016- Spring 2017
- PARKLAND REQUIREMENT: 264 UNITS X 2.0 X .008 = 3.16 AC
PARKLAND TO BE DEDICATED: 7.12 AC (TRACTS A-C)
- SIGNAGE:
PROPOSED MONUMENT SIGN TO COMPLY WITH ORDINANCE 88-610-1750.
- BUILDINGS:
PROPOSED FLAT ROOF SCHEME MAY BE SUBSTITUTED WITH PITCHED ROOF SCHEME AT TIME OF BUILDING PERMIT SUBMITTAL DEPENDING ON MARKET DEMAND.

KANSAS CITY, MISSOURI BICYCLE PARKING CALCULATIONS	
PROJECT NAME	PROJECT NUMBER
THE GREENS AT TIFFANY SPRINGS	14076
SHORT-TERM BICYCLE PARKING	
REQUIRED BICYCLE PARKING SPACES: AT LEAST 10% OF THE NUMBER OF VEHICLE PARKING SPACES	
NUMBER OF VEHICLE SPACES: 524	
10% OF VEHICLE SPACES = 52 SPACES	
REQUIRED BICYCLE SPACES: 52	
PROPOSED BICYCLE SPACES: 52 - TO BE LOCATED AT ENTRANCES OF EACH BUILDING	
LONG-TERM BICYCLE PARKING	
REQUIRED BICYCLE PARKING SPACES: 1 SPACE FOR EVERY 3 DWELLING UNITS	
TOTAL NUMBER OF DWELLING UNITS: 264	
264 / 3 = 88 SPACES REQUIRED	
NUMBER OF FIRST FLOOR UNITS: 64	
NUMBER OF GARAGE SPACES: 36	
LONG-TERM BICYCLE NOTES:	
1. FIRST FLOOR UNITS AND GARAGE SPACES WILL ACCOMMODATE LONG-TERM PARKING REQUIREMENTS.	
2. ALL LONG-TERM BICYCLE PARKING SPACES SHALL COMPLY WITH THE DESIGN AND LOCATION REQUIREMENTS OF SB4006-14.	

- PLAN LEGEND:**
- BOUNDARIES
 - - - SECTION LINE
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - - - EXISTING RIGHT-OF-WAY
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED CONCEPTUAL BMP/STORMWATER MANAGEMENT AREA



APPLICANT/OWNER
ARVEST BANNISTER REALTY COMPANY
7401 WEST 135TH STREET
OVERLAND PARK, KANSAS 66223
ASCHUMACHER@ARVEST.COM
913 953 4193

PLAN AMENDMENT
GENESIS AT GREEN HILLS
Kansas City, Clay County, Missouri

DATE	DESCRIPTION
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Reviewed By:	J.F.E.
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Lutjen Project No.: 14076	

LUTJEN

1301 Burlington, #100
North Kansas City, MO 64116
916.587.4320
916.587.1393 fax
www.lutjen.com

surveying
planning
engineering
landscape architecture

Lutjen, Inc.
MO State Certificate
of Authority #: 2007022824

Location: L:\Projects\14076-01\Plans\Development\Plan\Genesis\Development\New Plan Amendment\New Plan Amendment\2015.06.26\14076 New Apartment Plan SH2.2015.06.26.dwg



KANSAS CITY
TYPICAL RESIDENTIAL
BUILDING PERSPECTIVE

**JAMES | ARCHITECTURE &
CARR | LAND PLANNING**

James S. Carr, A.I.A. and Associates, LLC
11 Dale Lane, Malvern, PA 19355
T 610 296 5592 www.jamesscarraia.com

SITE DATA

NO. OF DWELLING UNITS (MARKET RATE APARTMENTS)

UNIT 'A' - ONE BED/ONE BATH	- 48 UNITS	18%
UNIT 'B' - ONE BED/ONE BATH	- 48 UNITS	18%
UNIT 'C' - TWO BED/ONE BATH	- 24 UNITS	9%
UNIT 'D' - TWO BED/TWO BATH	- 72 UNITS	28%
UNIT 'D1' - TWO BED/TWO BATH	- 48 UNITS	18%
UNIT 'E' - THREE BED/TWO BATH	- 24 UNITS	9%

TOTAL - 264 UNITS 100%

TOTAL SITE AREA: 24 ACRES

PARKING REQUIRED: 264 SPACES

PARKING PROVIDED: 526 SPACES

5,000 SQ. FT. CLUBHOUSE WITH POOL & SPA

DETACHED GARAGE SPACES - 60 (12 5 CAR GARAGES)

MAINTENANCE BUILDING

BUILDING HEIGHT - THREE STORIES

BUILDING TYPES	
TYPE I 33 UNITS	



EXISTING MONUMENT SIGN AT
GREEN HILLS ROAD AND NW
TIFFANY SPRINGS ROAD TO BE
MODIFIED

NEW MONUMENT SIGN TO
BE CONSTRUCTED IN
MEDIAN OF PROJECT ENTRY

KANSAS CITY
CONCEPTUAL SITE PLAN
1" = 100'

**JAMES | ARCHITECTURE &
CARR | LAND PLANNING**

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