



City Plan Commission

Recommends Approval with Conditions

of Case No. CP-2025-00204 on 03-04-2026



Sara Capetana, FAICP

Secretary of the City Plan Commission

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- BUILDING ELEVATIONS
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PARKLAND DEDICATION:
MONEY WILL BE PROVIDED IN LIEU OF PARKLAND DEDICATION.

MAJOR PLAN AMENDMENT BRIGHTON CREEK CROSSING

LEGAL DESCRIPTION:
LOT 3, BRIGHTON CREEK CROSSING, A SUBDIVISION IN
KANSAS CITY, CLAY COUNTY, MISSOURI

SITE DEVELOPMENT SUMMARY TABLE (LOT 1)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA				
In square feet	337,154			
In acres	7.74			
NET LAND AREA				
In square feet	337,154			
In acres	7.74			
PROPOSED USE				
NUMBER OF FLOORS	2+Basement			
GROSS BUILDING AREA (sq ft)	75,000			
BUILDING COVERAGE (sq ft)	25,000			
FLOOR AREA RATIO	0.22			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonade				
Multiplex				
Multi Unit Building				
TOTAL LOTS				
Residential				
Public/Civic				
Commercial				
Industrial				
Other	1	1		
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Proposed use				
Office				
Ratio	1/1000 sf	10% of vehicular spaces	1+1/10,000 sf	
Required	75	52	9	
Provided	516	52	9	
Total	516	52	9	

SITE DEVELOPMENT SUMMARY TABLE (LOT 3)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA				
In square feet	164,542			
In acres	3.78			
NET LAND AREA				
In square feet	164,542			
In acres	3.78			
PROPOSED USE				
NUMBER OF FLOORS	4			
GROSS BUILDING AREA (sq ft)	168,408			
BUILDING COVERAGE (sq ft)	42,102			
FLOOR AREA RATIO	0.26			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonade				
Multiplex				
Multi Unit Building	161			
TOTAL LOTS				
Residential	1	1		
Public/Civic				
Commercial				
Industrial				
Other				
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		20'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Proposed use				
Financial Service				
Ratio	1 per Unit	10% of total	1 per 3 units	
Required	166	21	56	
Provided (On-site)	204	22	56*	
Provided (On-street)	11			
Total	215			

SITE DEVELOPMENT SUMMARY TABLE (LOT 2)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA				
In square feet	81,071			
In acres	1.86			
NET LAND AREA				
In square feet	81,071			
In acres	1.86			
PROPOSED USE				
NUMBER OF FLOORS	1			
GROSS BUILDING AREA (sq ft)	5,037			
BUILDING COVERAGE (sq ft)	5,037			
FLOOR AREA RATIO	0.06			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonade				
Multiplex				
Multi Unit Building				
TOTAL LOTS				
Residential				
Public/Civic				
Commercial				
Industrial				
Other	1	1		
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Proposed use				
Convenience Store				
Ratio	2.5/1000 sf			
Required	21	3	2	
Provided	31	3	3	
Total	31	3	3	

SITE DEVELOPMENT SUMMARY TABLE (LOT 4)

	Existing	Proposed	Deviation Requested	Approved
ZONING:	B3-2	B3-2		
GROSS LAND AREA				
In square feet	78,843			
In acres	1.81			
NET LAND AREA				
In square feet	78,843			
In acres	1.81			
PROPOSED USE				
NUMBER OF FLOORS	3			
GROSS BUILDING AREA (sq ft)	22,185			
BUILDING COVERAGE (sq ft)	7,395			
FLOOR AREA RATIO	0.28			
RESIDENTIAL USE INFO				
Total Dwelling Units				
Detached House				
Zero Lot Line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonade				
Multiplex				
Multi Unit Building				
TOTAL LOTS				
Residential				
Public/Civic				
Commercial				
Industrial				
Other	1	1		
BUILDING DATA				
Rear Setback		10'		
Front Setback (Brighton)		30'		
Side Setback		10'		
Side Setback (abutting street)		10'		
Height				
88-420 PARKING				
Proposed use				
Financial Service				
Ratio	2.5/1000 sf			
Required	56			
Provided	56			
Office				
Ratio	1/1000 sf			
Required	8			
Provided	43			
Total	99			

* EXACT LOCATION OF THE LONG TERM BICYCLE PARKING WILL
BE INSIDE THE BUILDING AND SHOWN AT THE TIME OF FINAL DESIGN.

CFS ENGINEERS

cfe.com

101 E. Main Street, Suite 100, Kansas City, MO 64105
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Rev	Description	Revised per DRC Comments	2/13/26	Date

BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP

4770 N BELLEVUE GLADSTONE, MO 64116

State: Missouri Submitted: Drawn: RP Checked: LS Date: Project Number: XX File Name: 255760-BM-Planning-Centerline.dwg Plot Date: 2/12/26

MAJOR PLAN AMENDMENT COMPOSITE PLAN

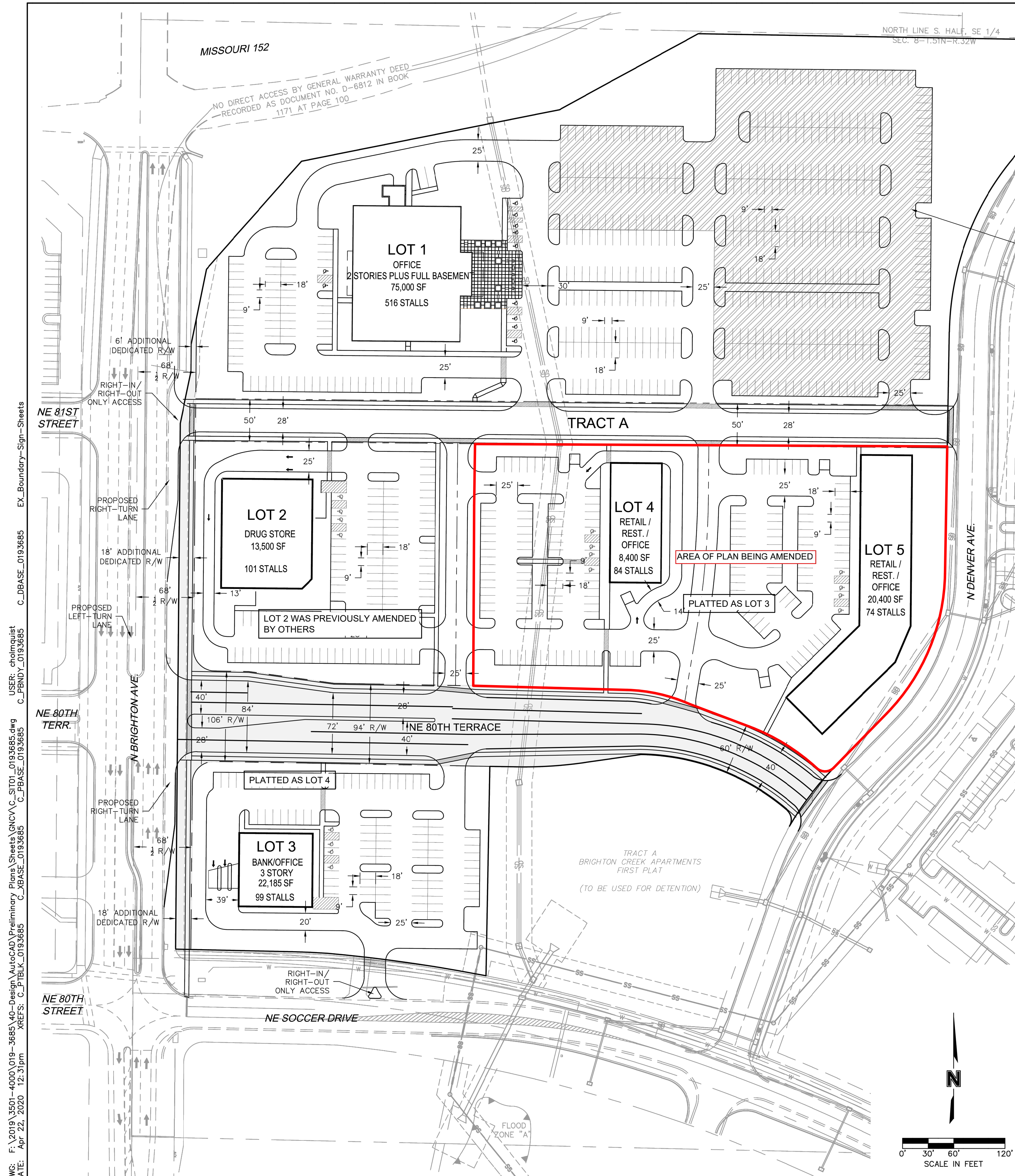
Sheet reference number:
C100



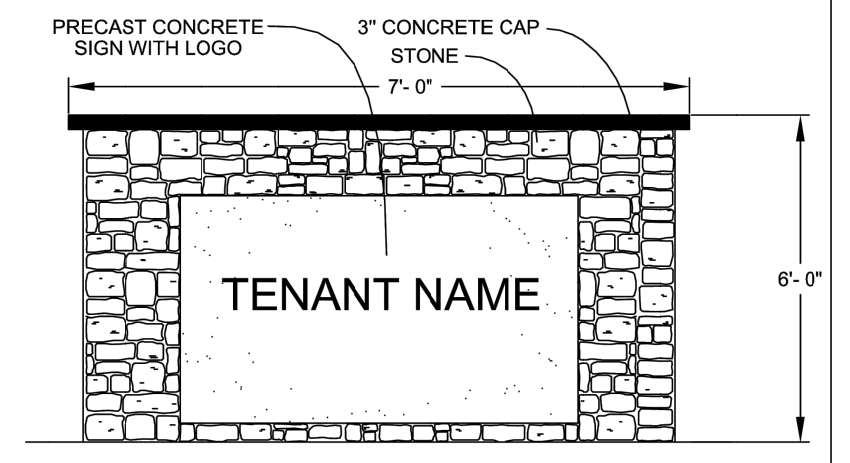
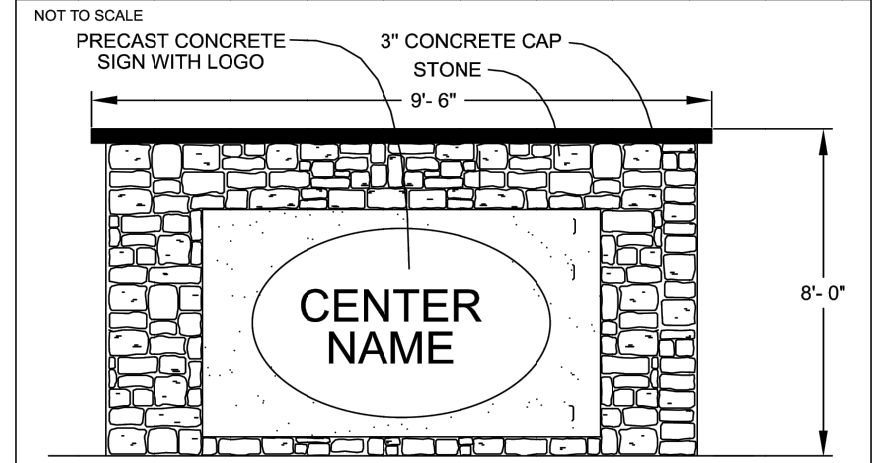
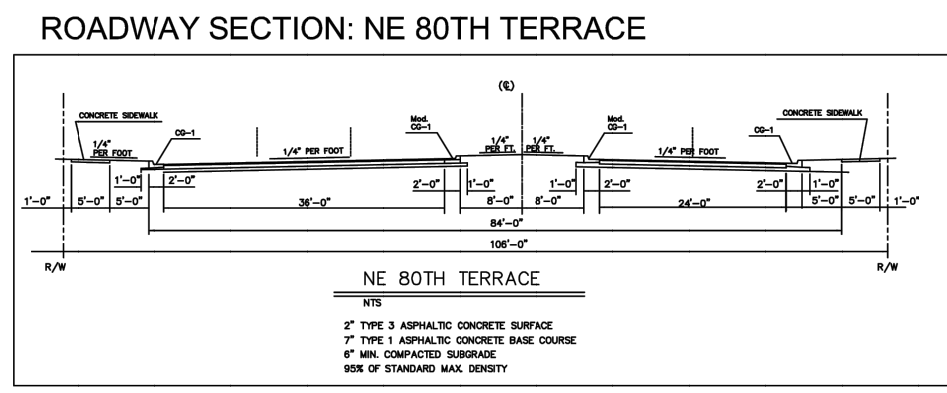
City Plan Commission
Recommends Approval with Conditions

of Case No. 01-CPC-2025-00264 on 03-04-2026

Jane Gabriel
Jane Gabriel, F.A.S.C.E.
Secretary of the City Plan Commission



- NOTES:**
- PRIVATE EASEMENT AGREEMENTS PROVIDING CROSS-ACCESS TO EACH LOT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
 - SIDEWALK IS PROPOSED ALONG ENTIRE FRONTAGE OF N BRIGHTON AVENUE AND ALONG BOTH SIDES OF PROPOSED NE 80TH TERRACE.
 - STORMWATER DETENTION SHALL BE PER APPROVED BRIGHTON CREEK STORM DRAINAGE STUDY.
 - MONUMENT SIGNS SHALL BE LOCATED WITHIN DEDICATED EASEMENTS. SIGNAGE REGULATIONS PROHIBIT CHANGEABLE COPY, DIGITAL DISPLAYS, AND ELECTRONIC READER BOARDS. SEE ELEVATIONS BELOW FOR DESIGN AND LOCATION INFORMATION.
 - PROPOSED LIGHTING SHALL FULLY COMPLY WITH SECTION 88-430 AND SHALL BE APPROVED WITH FINAL PLAN FOR EACH LOT.
 - PROPOSED BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 45'.
 - PROPOSED BUILDINGS SHALL BE DESIGNED WITH FOUR-SIDED ARCHITECTURE. BUILDING ELEVATIONS SHALL BE APPROVED WITH FINAL PLAN FOR EACH LOT.
- MINIMUM BUILDING SETBACKS:**
- N BRIGHTON AVE.: 30'
 - PORTE-COCHERES, BALCONIES, AWNINGS, ETC.: 10'
 - N DENVER AVE.: 20'
 - NE SOCCER DR.: 20'
 - NE 80TH TERR.: 20'
 - INTERNAL LOT LINES: 5'
- PARKING TO BE INSTALLED IN PHASES AS NEEDED. HATCHED AREA REPRESENTS PHASES BEYOND INITIAL CONSTRUCTION. REQUIRED RATIOS FOR PARKING SHALL BE MET AT THE COMPLETION OF ALL PHASES. PHASED DEVELOPMENT SHALL BE REFLECTED IN PROJECT PLAN.**



SIGN NOTES:
Name and Logo of Subdistrict.
Area: 75 Square Feet
Height: 8' Maximum
Setback: 10' from Property Line
One sign allowed along N. Brighton Ave. frontage.

SIGN NOTES:
Name and Logo of Subdistrict.
Area: 50 Square Feet
Height: 6' Maximum
Setback: 10' from Property Line
One monument sign allowed on each lot.
Wall signage allowed as provided in section 80-220 KCMO zoning ordinance.

DEVELOPMENT DATA TABLE									
CATEGORY	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	TRACT A / RIGHT-OF-WAY	TOTAL		
EX. ZONING	B3-2								
PR. ZONING	B3-2								
GROSS AREA (AC.)	7.74	1.96	1.81	1.89	2.12	1.01	1.74	18.27	
EXISTING R/W (AC.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PROPOSED R/W (AC.)	0.00	0.00	0.00	0.00	0.00	0.00	1.74	1.74	
NET AREA (AC.)	7.74	1.96	1.81	1.89	2.12	1.01	0.00	16.53	
PROPOSED USE	OFFICE	RETAIL	FINANCIAL SERV. OR OFFICE	RETAIL RESTAURANT, AND/OR OFFICE*	RETAIL RESTAURANT, AND/OR OFFICE*	ACCESS DRIVE			
NUMBER OF FLOORS	2 PLUS BASEMENT	1	3	1	1				
GROSS BUILDING AREA	75,000	13,500	22,185	8,400	20,400	139,485			
BUILDING COVERAGE (SF)	25,000	13,500	7,395	8,400	20,400	74,695			
F.A.R.	0.22	0.16	0.28	0.10	0.22	0.18			
PARKING	RATIO	1 PER 1000 SF	2.5 PER 1000 SF	FIN. SERV.: 2.5 PER 1000 SF OFFICE: 1 PER 1000 SF	RETAIL: 2.5 PER 1000 SF REST.: 10 PER 1000 SF OFFICE: 1 PER 1000 SF	RETAIL: 2.5 PER 1000 SF REST.: 10 PER 1000 SF OFFICE: 1 PER 1000 SF			
	REQUIRED*	75	34	FIN. SERV.: 56 OFFICE: 23	RETAIL: 21 REST.: 84 OFFICE: 9	RETAIL: 21** REST.: 20** OFFICE: 21**	VARIES*		
	PROPOSED	516***	101	99	84	74	874		
SHORT-TERM BICYCLE PARKING	RATIO	10% OF VEHICULAR SPACES	10% OF VEHICULAR SPACES	10% OF VEHICULAR SPACES	10% OF VEHICULAR SPACES	10% OF VEHICULAR SPACES			
	REQUIRED	52	11	10	9	8	90		
	PROPOSED	52	11	10	9	8	61		
LONG-TERM BICYCLE PARKING	RATIO	1+1 PER 10,000 SF	1+1 PER 10,000 SF	1+1 PER 10,000 SF	RETAIL: 1+1 PER 10,000 SF REST.: 1+1 PER 5,000 SF OFFICE: 1+1 PER 10,000 SF	RETAIL: 1+1 PER 10,000 SF REST.: 1+1 PER 5,000 SF OFFICE: 1+1 PER 10,000 SF			
	REQUIRED*	9	3	4	RETAIL: 2 REST.: 3 OFFICE: 2	RETAIL: 4 REST.: 6 OFFICE: 4	VARIES*		
	PROPOSED	9	3	4	AS-REQUIRED****	AS-REQUIRED****	****		
COMMENCEMENT DATE	2020	MARKET DEMAND				2020			
COMPLETION DATE	2021	MARKET DEMAND				2021			
** FINAL SQUARE FOOTAGE OF INDIVIDUAL USES TO BE DETERMINED, AND SHALL BE DELINEATED ON FINAL PLAN. "REQUIRED" NUMBERS SHOW MINIMUMS FOR EACH USE IF PROPOSED BUILDING WERE ENTIRELY THAT USE.									
** FINAL TOTAL PARKING COUNT SHALL MEET REQUIRED MINIMUM RATIOS FOR PROPOSED USES BY SQUARE FOOTAGE AS DELINEATED ON FINAL PLAN.									
*** PARKING IN EXCESS OF REQUIRED MINIMUM MAY BE INSTALLED IN PHASES AFTER INITIAL PHASE OF BUILDING & REQUIRED PARKING.									
**** LONG-TERM BICYCLE PARKING SHALL MEET REQUIRED MINIMUM PER USE AS DELINEATED ON FINAL PLAN.									

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001982
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177 www.olsson.com

PRELIMINARY
NOT FOR CONSTRUCTION

REV	NO.	DATE	REVISION DESCRIPTION	BY
1	2020.04.22	Revised per CPC conditions.	CJH	

PRELIMINARY SITE PLAN		BRIGHTON CREEK COMMERCIAL DEVELOPMENT PLAN AMENDMENT & PRELIMINARY PLAT		2020	
		KANSAS CITY, MO			
drawn by: _____		CJH			
checked by: _____		CM			
approved by: _____		CJH			
QA/QC by: _____		NDH			
project no.: _____		019-3685			
drawing no.: _____		C-SP101-0193685			
date: _____		2020.01.17			
SHEET C200					

CFS ENGINEERS
cfe.com
Jesse E. Smith, P.E. 001-KC-MD 04139
019-3685-9991 019-3685-9992

MAJOR PLAN AMENDMENT
APPROVED SITE PLAN

Rev	Description	213.26
Revised per DRC Comments		Date

BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP 4770 N BELLEVUE GLADSTONE, MO 64116	City:	Kansas City	County:	Missouri	State:	Missouri
	Drawn:	RP	Checked:	LS	Submitted:	Submitted:
	Project Number	XX	Date:	----	File Name:	255760-BM-Olson-plan.dwg
	Plot Date:	21/02/26	Plot Date:	21/02/26	Plot Date:	21/02/26

MAJOR PLAN AMENDMENT
APPROVED SITE PLAN

Sheet
reference
number:
C200



City Plan Commission

Recommends Approval with Conditions

of Case No. CP-C-2025-00204 O/I 03-04-2026



Sara Supanaru, Ph.D.
Secretary of the City Plan Commission

The site plan illustrates the layout of the Brighton Creek Apartments. The main building is a large, irregular structure with multiple wings. It features a central pool area surrounded by a 6' high black aluminum fence. The building is bordered by NE 81st Street (Private) to the north and NE 80th Terrace to the south. To the west, the plan shows the Brighton Creek Crossing and Lot 1, which is occupied by Casey's General Store. To the east, there is an asphalt parking lot and a monument sign. The plan also shows a new 30' wide storm sewer esmt, a retaining wall with a 4' high black aluminum fence, and various setbacks including a 10' buffer setback and a 20' building setback line. The property line is clearly marked throughout the site. Other features include U-shaped bicycle racks for 8 bicycles, combination curbs and sidewalks, and a trash enclosure. The plan is numbered with various callouts (1, 3, 8, 10, 11, 12, 13, 18, 20, 27, 32, 35) and dimensions (e.g., 10', 24', 36', 26', 22', 23.06', 20.35', 10.7', 20.28', 16.54', 20.84', 10.7', 20.28', 10', 10.7', 20.28', 10', 10.7', 20.28').

A north arrow pointing upwards and a scale bar indicating distances of 30', 0, 15', 30', and 60'. Below the scale bar, it states "1 Inch = 30'".

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MAJOR PLAN AMENDMENT

SITE PLAN

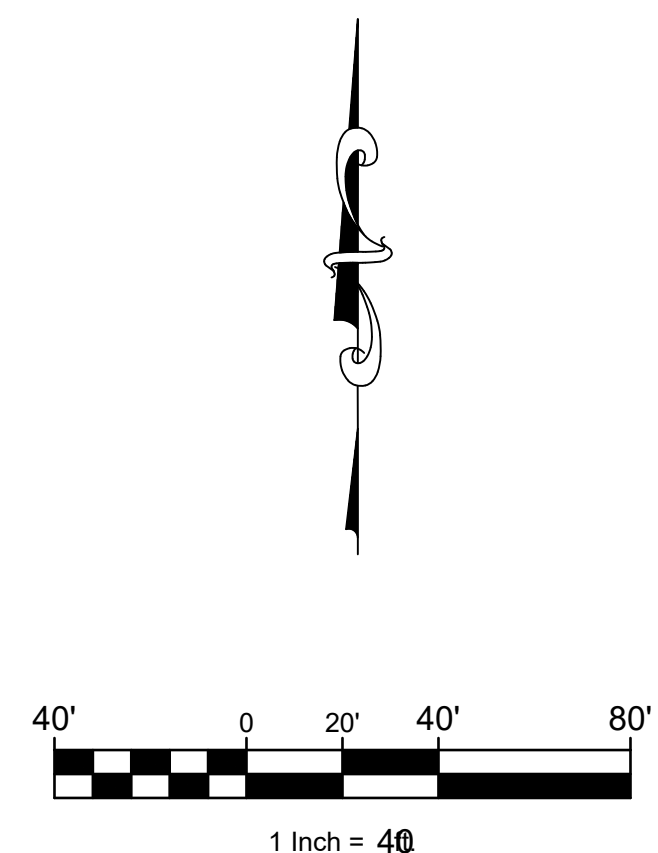
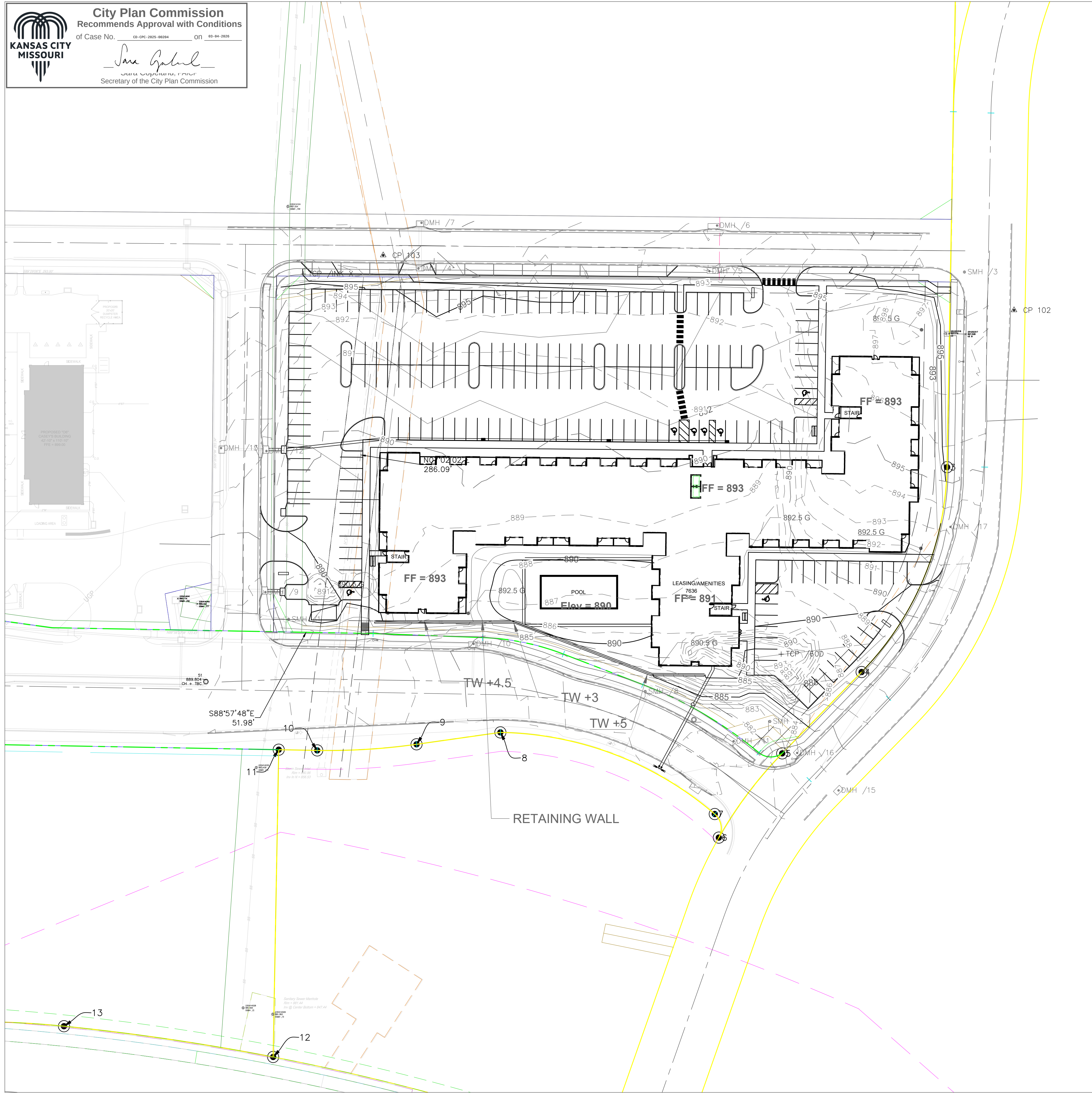
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C300

BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP
4770 N BELLEVUE
GLADSTONE, MO 64116

City: Kansas City
County: Clay
Drawn: RP
Project Number: XX
File Name: 255760-BM-Planning-Centerline.dwg
Plot Date: 2/12/26

State: Missouri
Submitted: LS
Date: ----

Rev	Description	Revised per DRC Comments	Date
2	13.26		



Sheet
reference
number:

C400

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

BECK-CAL DEVELOPMENT &
SUNFLOWER DEVELOPMENT GROUP
City: Kansas City State: Missouri
County: Clay
Drawn: RP Checked: LS Submitted:
4770 N BELLEVUE
GLADSTONE, MO 64116

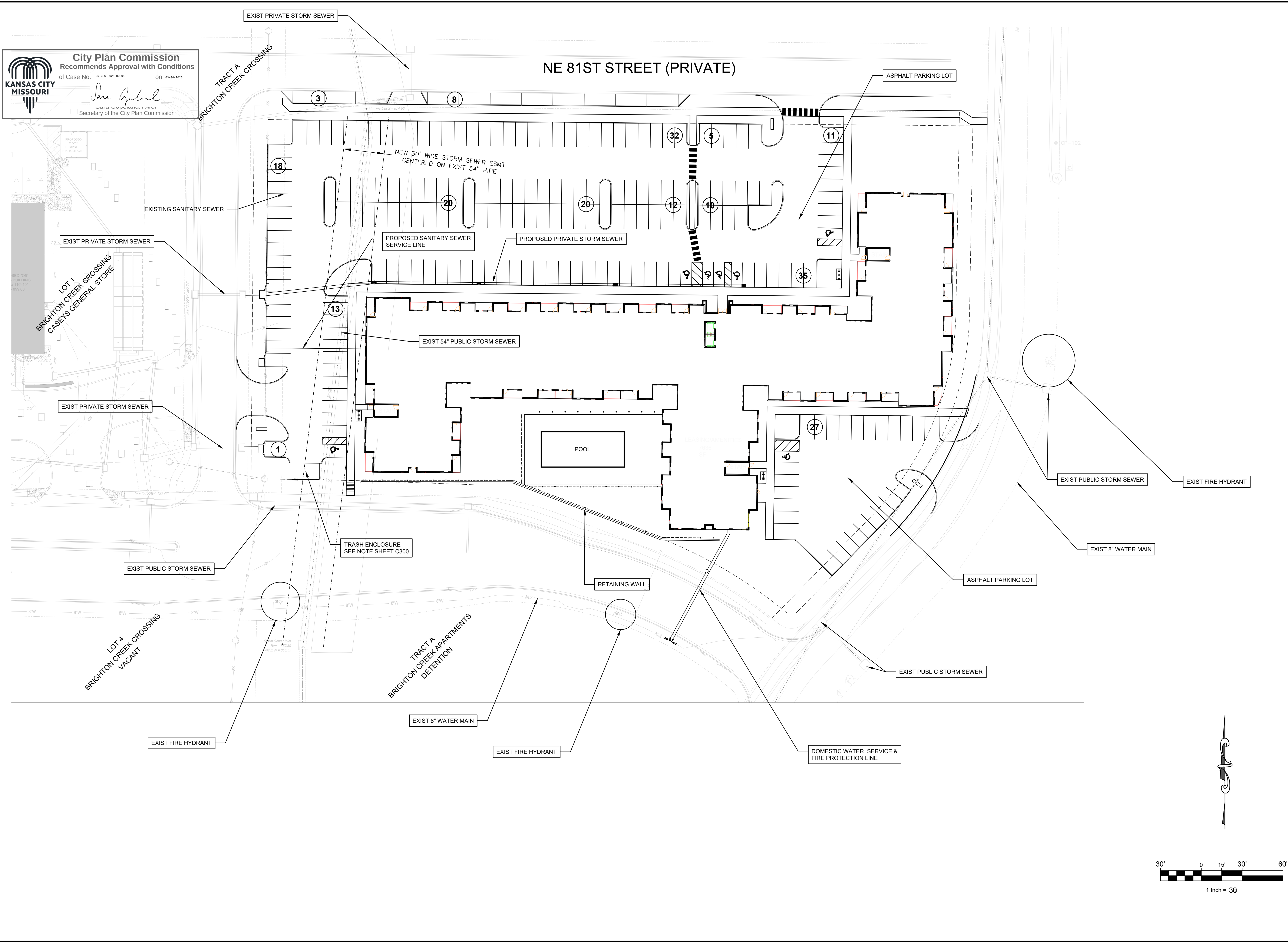
BRIGHTON CREEK APARTMENTS
XX
Project Number
Date:
XXXX
File Name: 255760-BM-Planning-Grading.dwg
Plot Date: 12/26/25

Rev
Description
Date
Revised per DRC Comments
2.13.26

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City Plan Commission
Recommends Approval with Conditions
of Case No. CP-CFC-2025-00204 on 03-04-2026

Jane Gabriel
Jane Gabriel, FICP
Secretary of the City Plan Commission

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314.334.4477

Rev	Description	Revised per DRC Comments	Date

BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP 4770 N BELLEVUE GLADSTONE, MO 64116	City:	County:	State:
	Kansas City	Clay	Missouri
	Drawn:	Checked:	Submitted:
	RP	LS	LS
BRIGHTON CREEK APARTMENTS	Project Number	Date:	File Name:
	XX	----	255760-BM-Planning-Centerline.dwg
	Plot Date:	2/12/26	

**MAJOR PLAN AMENDMENT
UTILITY PLAN**

PLANT SCHEDULE

SHADE / EVERGREEN TREES					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
UA	25	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
GB	27	Ginkgo biloba	Ginkgo	2" cal. b & b	per plan
PM	22	Acer griseum	Paperbark Maple	2" cal. b & b	per plan
WD	24	Comus florida	White Flowering Dogwood	6" ht b & b	per plan
WB	6	Juniperus scopulorum 'Wichita'	Witchita Blue Juniper	5' ht. b & b	per plan
SHRUBS / GRASSES					
KF	122	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	per plan
SG	109	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 gal.	per plan

*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK

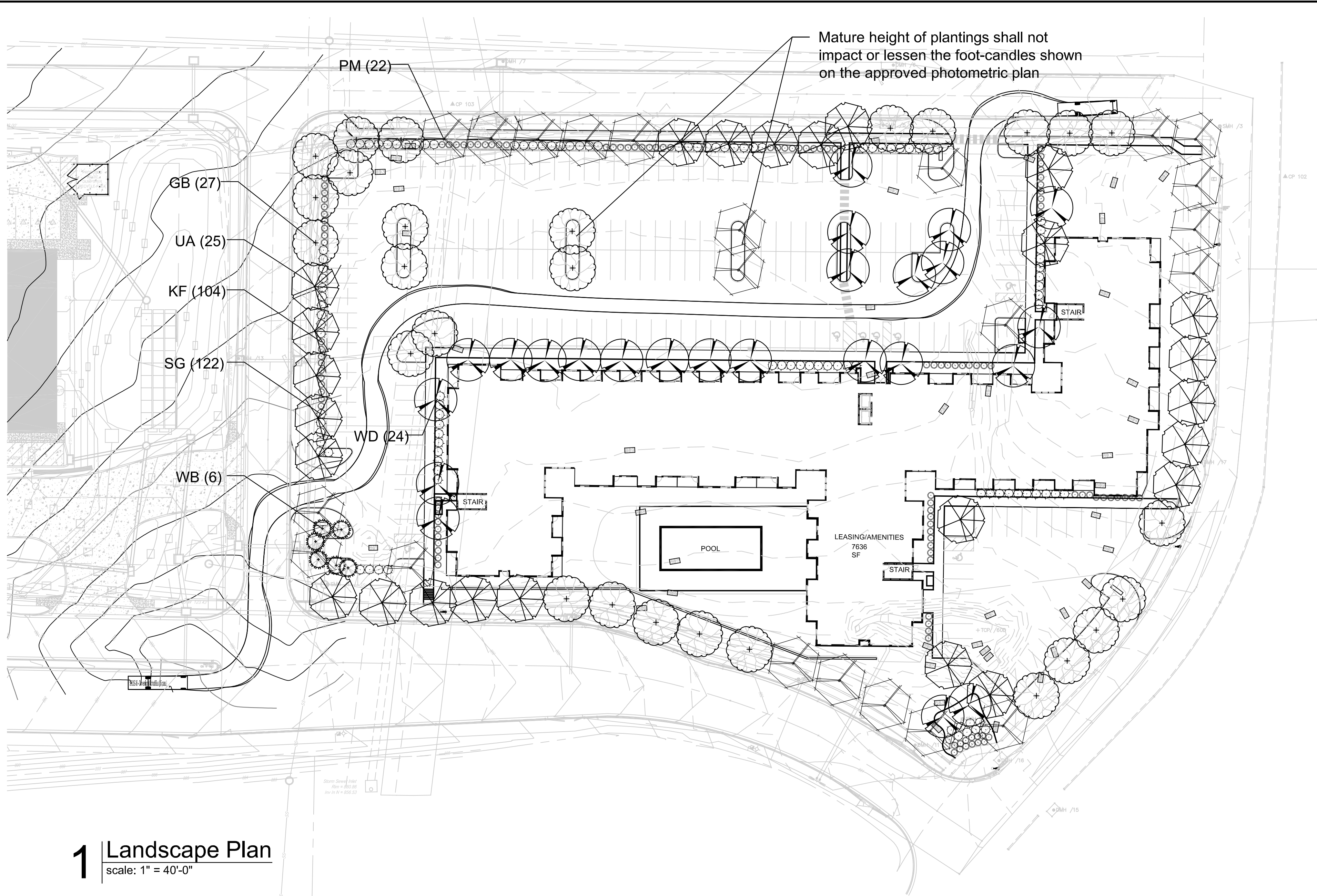
LANDSCAPE CALCULATIONS:

PER SECTION 88-425 - LANDSCAPING AND SCREENING. THE FOLLOWING LANDSCAPE IS REQUIRED:

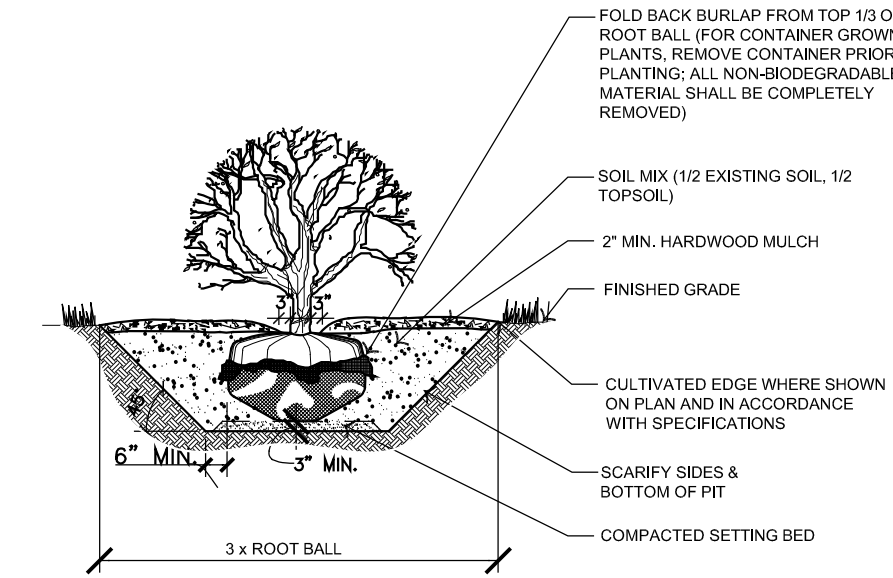
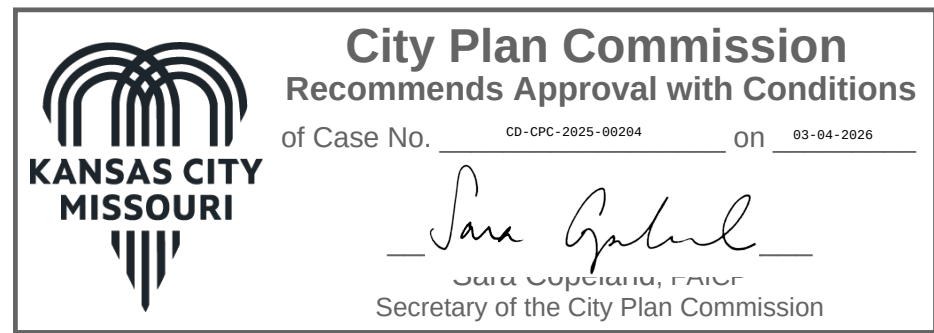
LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
88-425-03 Street Trees	1 Tree per 30'	N.E. 80th Terr. 415 L.F. / 30 = 14 Street trees req.	14 Provided
88-425-03 Street Trees	1 Tree per 30'	N.E. Denver Ave. 425 L.F. / 30 = 15 Street trees req.	15 Provided
88-425-03 Street Trees	1 Tree per 30'	N.E. 81st St. 537 L.F. / 30 = 18 Street trees req.	18 Provided
88-425-03 Street Trees	1 Tree per 30'	West Road 284 L.F. / 30 = 10 Street trees req.	10 Provided
88-425-06-B Min. Interior landscape area	35 S.F. of landscape area per parking space	204 (parking spaces) X 35 S.F. req. = 7,140	10,245 S.F. Provided
88-425-06-E Interior parking plant material	1 Tree for every 5 parking spaces	204 / 5 = 41 Trees req.	41Trees Provided
88-425-06-E Interior parking plant material	1 Shrub for every parking space	204 Shrubs req.	204 Shrubs Provided
88-425-06-E Interior parking plant material	Ground cover to cover all landscape areas	Covered	Covered
88-425-08-B Screening of mechanical equipment and utility cabinets	Any cabinet visible from the right-of-way must be screened from public view with landscaping	Continuous screen	Covered
88-425-05-C Perimeter landscaping of parking	Continuous evergreen screen to be 4' in ht. after the first growing season	Continuous evergreen screen	Covered

LANDSCAPE NOTES:

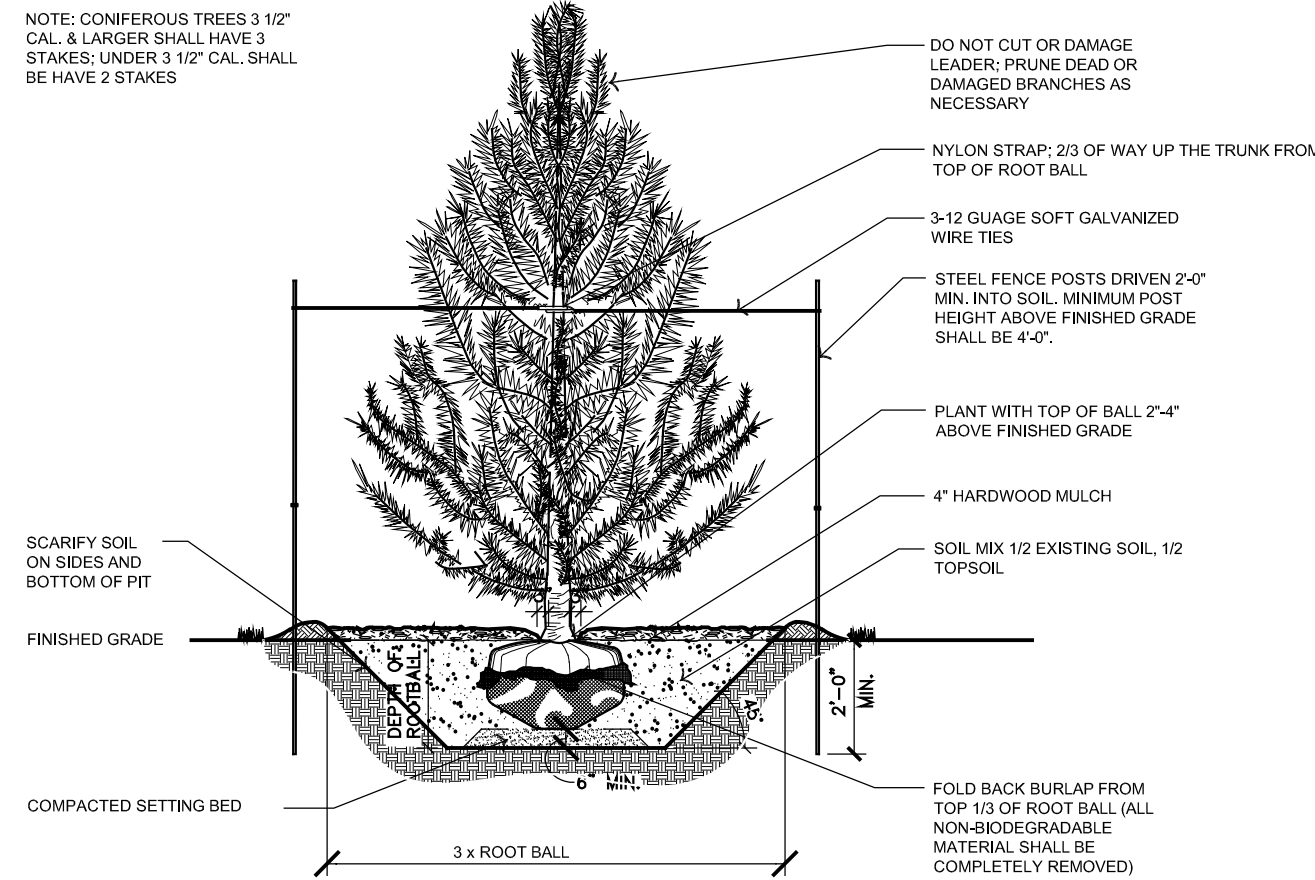
1. LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
3. LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES. UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
4. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
5. THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
7. THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
8. THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
9. TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
10. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
11. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
12. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF OVERLAND PARK, KANSAS AND THE LANDSCAPE ARCHITECT.
13. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
14. STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
16. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
17. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES. WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
18. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
19. ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
20. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6" TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
21. PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
22. APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
23. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
24. TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
25. A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
26. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL, COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
27. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
28. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 16 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
29. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
30. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
31. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
32. FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
33. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
34. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
35. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
36. LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS. WITH NO SHRUBS OR TREES WITH IN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



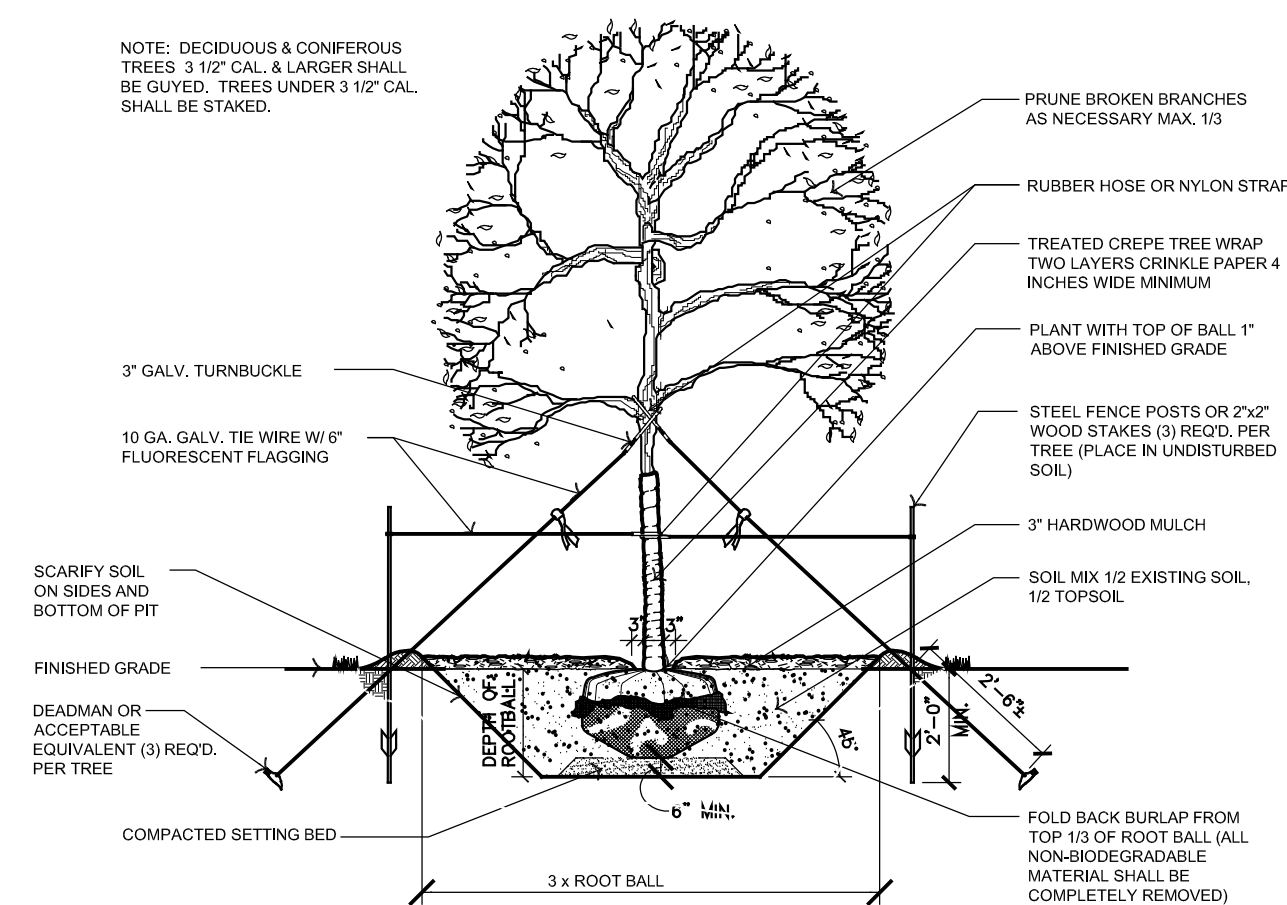
1 | Landscape Plan
scale: 1" = 40'-0"



2 | Shrub Detail
scale: 3/16" = 1'-0"



3 | Evergreen Tree Detail
scale: 3/16" = 1'-0"



4 | Deciduous Tree Detail
scale: 3/16" = 1'-0"

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P 816-333-4477 F 816-333-6688

STATE OF MISSOURI
KEVIN VOGT
LANDSCAPE ARCHITECT
NUMBER KA-2008024131
02.13.2026

Rev	Description	Date
#1	Revised per DRC Comments	2.13.26

BRIGHTON CREEK APARTMENTS

City: Kansas City County: Clay State: Missouri
Drawn: KLV Checked: VSM Submitted:
Project Number: XX Date: ##/##/##
File Name: Brighton Apt L1.1.dwg
Plot Date: 2/13/26

MAJOR PLAN AMENDMENT
LANDSCAPE PLAN

Sheet reference number:
L100

PRELIMINARY ELEVATIONS

LEGEND - OVERALL ELEVATIONS

FIBER CEMENT PANELS - COLOR TBD

FIBER CEMENT PANELS - COLOR TBD

FIBER CEMENT LAP SIDING - COLOR TBD

STONE VENEER - COLOR/STYLE TBD

KANSAS CITY
MISSOURI

City Plan Commission

Recommends Approval with Conditions

of Case No.

CP-CPC-2025-00204

 ON

03-04-2026

Jan Gabriel

Jan Gabriel, FASAC

Secretary of the City Plan Commission

2 PRELIMINARY WEST ELEVATION
SCALE: 1/16" = 1'-0"

3 LEASING PERSPECTIVE
N.T.S.

1 PRELIMINARY SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

BRIGHT CREEK CROSSING MULTIFAMILY
A PROJECT FOR
BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP

ATLANTA

02/04/26

GEORGIA

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brown
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PRELIMINARY ELEVATIONS

LEGEND - OVERALL ELEVATIONS

FIBER CEMENT PANELS - COLOR TBD

FIBER CEMENT PANELS - COLOR TBD

FIBER CEMENT LAP SIDING - COLOR TBD

STONE VENEER - COLOR/STYLE TBD



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-06264 on 03-04-2025



SARA G. GABRIEL, PHILIP

Secretary of the City Plan Commission

2 PRELIMINARY EAST ELEVATION

SCALE: 1/16" = 1'-0"

3 PERSPECTIVE VIEW

SCALE:

1 PRELIMINARY NORTH ELEVATION

SCALE: 1/16" = 1'-0"

BRIGHT CREEK CROSSING MULTIFAMILY

A PROJECT FOR

BECK-CAL DEVELOPMENT & SUNFLOWER DEVELOPMENT GROUP

ATLANTA

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REVISIONS		
Δ	DESCRIPTION	DATE

SITE LIGHTING FIXTURE SCHEDULE

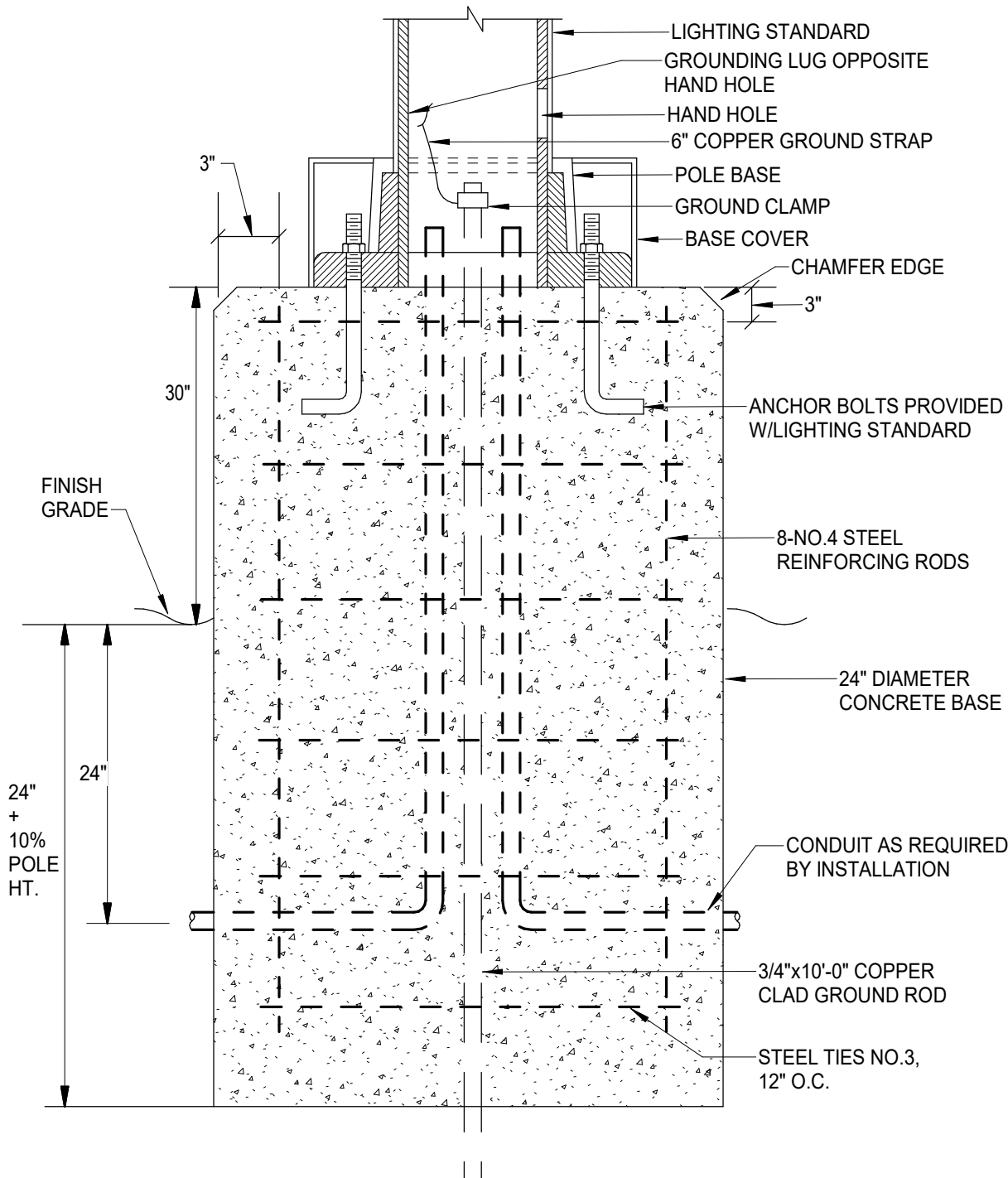
TYPE MARK	CATALOG NUMBER		MOUNTING	LAMP TYPE	CCT	CRI	VOLTAGE	LOAD	REMARKS
	MANUFACTURER	MODEL							
S1	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-BLC3-MVOLT-SPA	POLE MOUNT 1 @ 90	6398	4000 K	70	120	69 W	TYPE III AREA LUMINAIRE, 25" SQUARE STEEL POLE.
S2	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-TFTM-MVOLT-SPA	POLE MOUNT 1 @ 90	8988	4000 K	70	120	69 W	TYPE IV AREA LUMINAIRE, 25" SQUARE STEEL POLE.
S3	LITHONIA LIGHTING	DSX0 LED-P3-40K-70CRI-TFTM-MVOLT-SPA	POLE MOUNT 2 @ 180	17976	4000 K	70	120	138 W	TYPE IV AREA LUMINAIRE, 25" SQUARE STEEL POLE.
ST4	LITHONIA LIGHTING	WDGE2 LED-P2-40K-80CRI-T3M-MVOLT-SRM	WALL	2062	4000 K	80	120	19 W	MOUNT FIXTURE AT 8'-0" AFG.

SITE LIGHTING FIXTURE SCHEDULE NOTES:

- UNLESS OTHERWISE INDICATED ON THE SCHEDULE ABOVE, THE ARCHITECT/OWNER SHALL SELECT ALL FINISHES, COLORS, AND TRIMS, INCLUDING FINISHES OF POLES, HOUSINGS, ETC.
- ALL LED FIXTURE BOARDS AND DRIVERS SHALL BE OF THE LATEST GENERATION, BASED UPON THE INDIVIDUAL MANUFACTURER'S STATED LITERATURE. IF A "GEN 5" IS AVAILABLE, "GEN 4" FIXTURES ARE NOT ACCEPTABLE.
- PRIOR APPROVAL IS NOT REQUIRED FOR THIS PROJECT AND SUBSTITUTIONS WILL BE REVIEWED DURING THE SUBMITTAL PHASE OF CONSTRUCTION. THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR ENSURING THAT ANY SUBSTITUTIONS ARE ACCEPTABLE TO THE OWNER, AND MEET THE AESTHETICS, INTENT, AND BASIS OF DESIGN OF THE SPECIFIED FIXTURES AS DETERMINED BY THE ENGINEER/ARCHITECT.
- ALL LIGHTING SPECIFIED SHALL BE 4000K UNLESS NOTED OTHERWISE. CONFIRM COLOR TEMPERATURES WITH ARCHITECT AND OWNER PRIOR TO ORDERING LIGHT FIXTURES.
- ALL LIGHTING SPECIFIED SHALL HAVE 70CRI MINIMUM UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL HARDWARE AND ACCESSORIES AS REQUIRED TO INSTALL FIXTURES IN LOCATIONS AS ILLUSTRATED WITH MOUNTING METHODS DESIRED.
- WHEN A UNIVERSAL (120-277V) VOLTAGE OPTION IS AVAILABLE, IT SHALL BE PROVIDED. OTHERWISE PROVIDE AS INDICATED IN SCHEDULE.



1 ELECTRICAL SITE PHOTOMETRIC PLAN
Scale: 1" = 30'-0"



2 POLE BASE DETAIL - 30" ABOVE GRADE
Scale: NO SCALE