

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00070

North Oak Townhomes



KANSAS CITY
Planning & Dev

July 15, 2026

Docket #11

Request

Development Plan

Applicant

Rachel Barth
NorthPoint Development

Owner

Jack Mills
NorthPoint Development

Site Information

Location	3519 N Oak Trfy
Area	8.5 Acres
Zoning	B3-4
Council District	4th
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Commercial, B3-2
South: Office, B3-2 & R-0.5
East: Residential, R-6
West: Residential, R-6

KC Spirit Playbook Alignment

CD-CPC-2025-00122: High

Land Use Plan

The Briarcliff/Winwood Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A, page 6, for more information.

Major Street Plan

North Oak Trafficway is identified as a thoroughfare with 4 lanes at this location.

Approval Process



Overview

The applicant is seeking approval of a Development Plan in District B3-4 (commercial) on about 8 acres generally located on the east side of North Oak Trafficway at the intersection of NE Hill Street (to the west), to develop 24 townhome units in 6 buildings.

Existing Conditions

The subject site is currently 4 parcels, with two of the parcels developed with one building. To the south are the offices of NorthPoint Development. There is a regulated stream that runs on the eastern side of the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on July 6, 2026, meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-CPC-2025-000121 & CD-CPC-2025-000122 - Ordinance 250908 approved a rezoning of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4 and approved a development plan on approximately 9.5 acres to allow for multi-family residential development. Approved October 30, 2025.

Project Timeline

The application was filed on May 24, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #11 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The applicant is seeking approval of a major amendment to a previously approved Development Plan in District B3-4 acres generally located on the east side of North Oak Trafficway at the intersection of NE Hill Street.

In October 2025 the applicant gained approval of a Development Plan to permit 3 multi-unit residential buildings with 167 units. The updated proposal constitutes a major amendment due to the extensive site modification from the previous approval.

The updated proposal will replat the existing unplatted parcels into 24 lots and one tract to accommodate 24 townhouse units. No deviations from the standards of the B3-4 Zoning District are requested.

The development includes 6 groupings of 4 townhome units. Each townhouse will have its own garage and parking space on the eastern side of the building. There are 8 additional parking spaces within the common tract for guests. Vehicular access will be provided from two curb cuts along North Oak Trafficway on the west side of the site, with internal circulation routed to the east behind the buildings. No access is provided on the eastern side of the site due to elevation change of 40 feet. This area will be left undisturbed.

Pedestrian connections are proposed along the north and south property lines and two connections between the buildings to ensure site connectivity.

The landscape plan includes street trees, building-adjacent plantings, and interior parking lot landscaping. Proposed species include Eastern Redbud, Autumn Brilliance Serviceberry, Swamp White Oak, Regal Prince Oak, Hydrangea, Gem Box Inkberry Holly, Sea Green Juniper, and Fairview Yew.

The architectural design incorporates materials and articulation compatible with surrounding development. Primary materials include brick veneer and cement lap siding.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parkland Dedication (88-408)	Yes, Subject to Conditions	Applicant must dedicate and/or pay money in lieu of dedication.
Tree Preservation & Protection (88-424)	Yes	Tree Preservation Plan provides more tree preservation than required by code.
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	Yes	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

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

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

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

The proposed Development Plan complies with all standards of the Zoning and Development Code.

"This project has a high alignment with the KC Spirit Playbook and the Briarcliff-Winnwood Area Plan because it adds housing density along a major corridor with easy access to a bus route, multi-use sidewalk, and Water Works Park. The addition of for-sale townhomes in an area of mostly commercial or single-family residential diversifies the area's housing stock. Improvements to the buildings' design and landscape, as well as clarification regarding

sidewalk access, moved the alignment with long-range plans from medium to high.” – Luke Ranker, 4th District Planner, Community Planning Division

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

The use of a townhouse residential building is allowed in the B3 Zoning District. This is a Major Amendment to a previously approved Development Plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. There are two access points proposed for the site, the applicant is proposing to remove one existing access of North Oak and provide sidewalk connections.

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 Development Plan does not inhibit pedestrian circulation and safety. There are pedestrian connections throughout the site, the applicant is proposing to connect sidewalks along N. Oak Trafficway allowing for full pedestrian circulation around all units and to neighboring uses.

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

Adequate utilities exist on site for the proposed multi-unit residential buildings.

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

Proposed structures are compatible with the adjacent properties. Adjacent properties to the north and south consist mainly of commercial structures with a variety of construction materials. The proposed rezoning is not expected to change the physical character of the area.

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

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

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

Excess impervious area is not proposed with this Development Plan and is consistent with this type of development.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The Development Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

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,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: July 09, 2026

Case Number: CD-CPC-2026-00070

Project: N Oak Townhomes

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

1. 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.
2. That prior to issuance of building permit the applicant must gain approval of a vacation of right of way adjacent to North Oak Trafficway as identified in this plan.
3. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
8. That the applicant provide elevations of the proposed barrier on the eastern side of the site with the permit application. This should be complimentary to the proposed development and not constructed of chain-link fencing.

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

9. 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)
10. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
11. Fire hydrant(s) shall be 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 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

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

14. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
15. 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)
16. 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)
17. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial Fire Apparatus Roads must be 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).
18. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. The developer shall provide fire lane signage on fire access drives.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816) 651-8809 / Jeffrey.Krebs@kcmo.org with questions.

20. Provide a note on the plans indicating the use of metal door frames or Jamb Braces on exterior doors at the time of building plan review. City Planning and Development Department - Development Management Division reviewer may satisfy this condition.

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

21. 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 Section 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 2026 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

22. The developer shall submit a streetscape plan with street tree planting plan per Section 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.
23. 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 Section 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 Section 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.

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

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.
25. The developer must petition for the vacation of the nonuniform right-of-way area along N Oak Trafficway as shown on the development plan and relocate sewers, if applicable, as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
26. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
27. 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.

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

28. No water service tap permits will be issued until the public water main is released for taps.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

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

30. The developer shall submit water main extension plans for an 8" DIP water main approximately 650' long. The plans shall be prepared by a Missouri PE and submitted through CompassKC under the WME workflow for review, acceptance and contracts (permits). The plans shall follow KC Water Rules and Regulations for Water main extensions and Relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

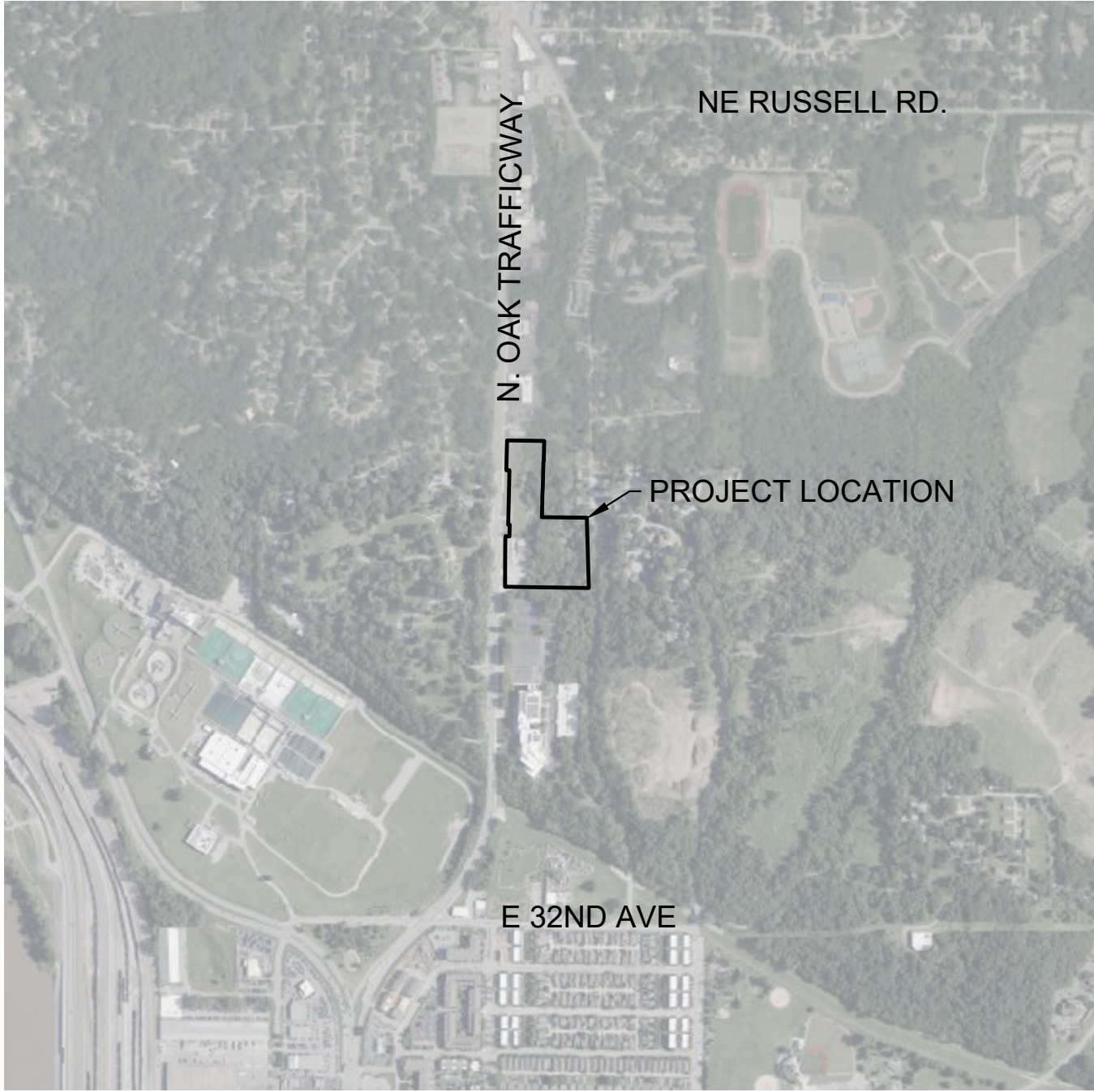
Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

31. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the KC Water Matrix easement.
32. 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.
33. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
34. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
35. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
36. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
37. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to recording the plat or 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.
38. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
39. 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.
40. The developer shall 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.
41. The developer shall submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

42. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

S:\01 PROJECTS\NORTHPOINT\005 NORTH OAK TOWNHOMES - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30242AC-0001 COVER SHEET.DWG



PROJECT TEAM:

OWNER
NP NORTH OAK RESIDENTIAL, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: JACK MILLS
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EMAIL: JMILLS@NORTHPOINTKC.COM

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UTILITY CONTACT LIST:

AT&T
PHONE: MARK MANION
500 EAST 8th STREET
KANSAS CITY MISSOURI
(816) 772-0267

COMCAST
ATTN: ANDY BELL
(816) 795-2255

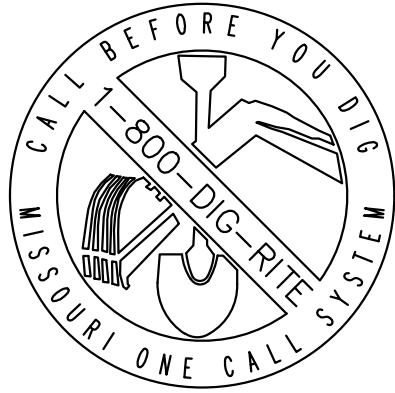
EVERGY
ATTN: BRENT GERLING
(816) 420-4803

KC WATER (WATER)
ATTN: MELANIE JOLLETT
(816) 513-0154

KC WATER (SANITARY)
ATTN: KATRINE PAPIKLAN
(816) 513-0300

VERIZON
ATTN: BRYAN BURGER
(816) 204-4494

SPIRE INC.
ATTN: KATELYNN LIBERTY
CONSTRUCTION ENGINEER I
3025 SE CLOVER DR.
LEE'S SUMMIT, MO 64082
816 260-6581



N OAK TOWNHOMES DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO

Sheet List Table	
Sheet Number	Sheet Title
C-0001	COVER SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0110	TREE REMOVAL PLAN
C-0120	PRELIMINARY PLAT
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0500	STREAM BUFFER PLAN
C-0900	UTILITY PLAN
E-0100	PHOTOMETRIC PLAN
E-0200	PHOTOMETRIC DETAILS
L-0100	LANDSCAPE PLAN OVERALL
L-0200	LANDSCAPE PLAN DETAILED
L-0201	LANDSCAPE PLAN DETAILED
L-0300	LANDSCAPE TABLES AND DETAILS
A1.01	FLOOR PLANS
A4.01	ELEVATIONS
A4.02	MODEL VIEWS



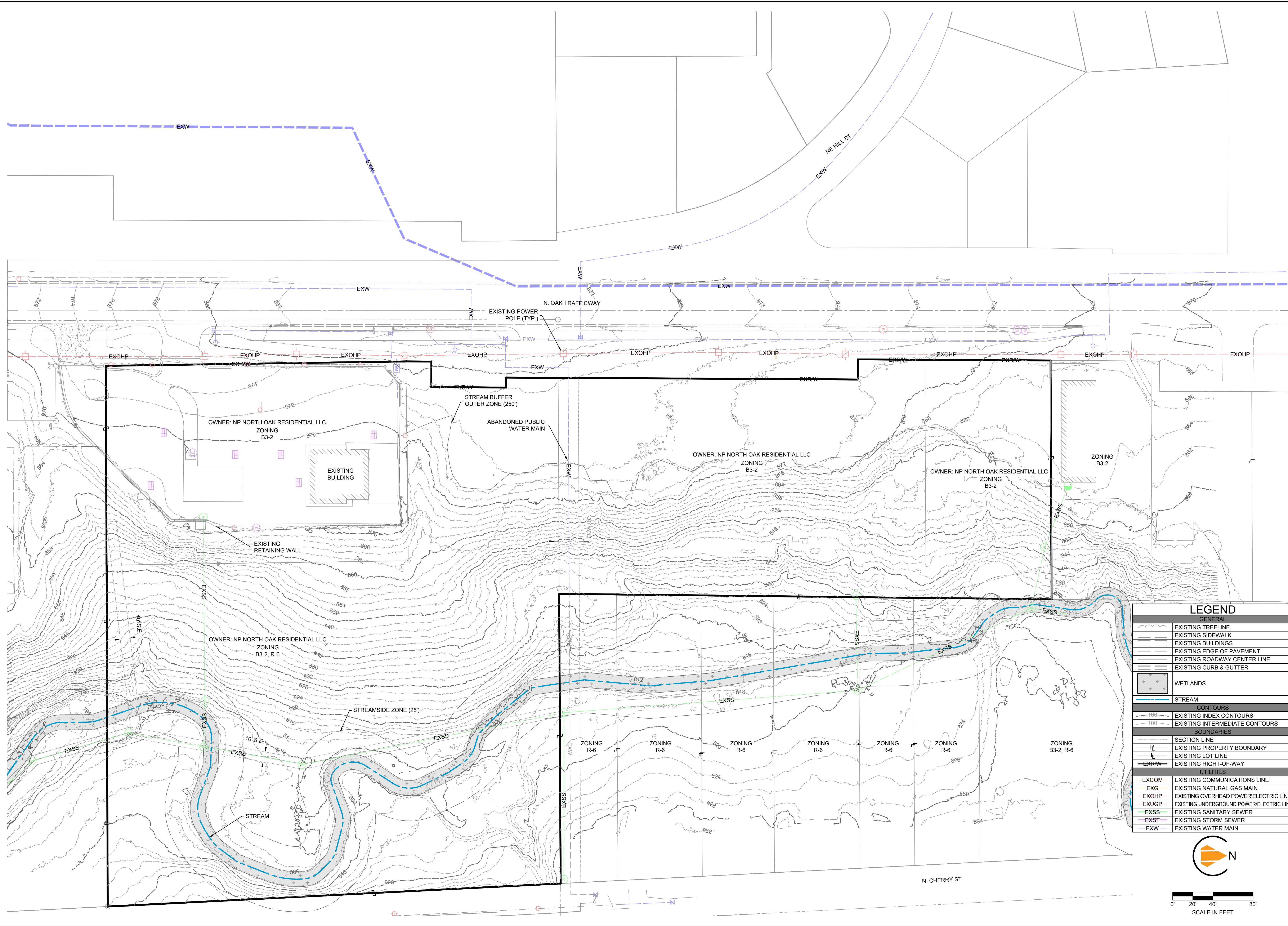
REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	NEIL W. HAAS, P.E.
INITIAL SUBMITTAL		2026 05 22	NH	DM	DM	5085	202034072
RESUBMITTAL		2026 06 26					

COVER SHEET
N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO

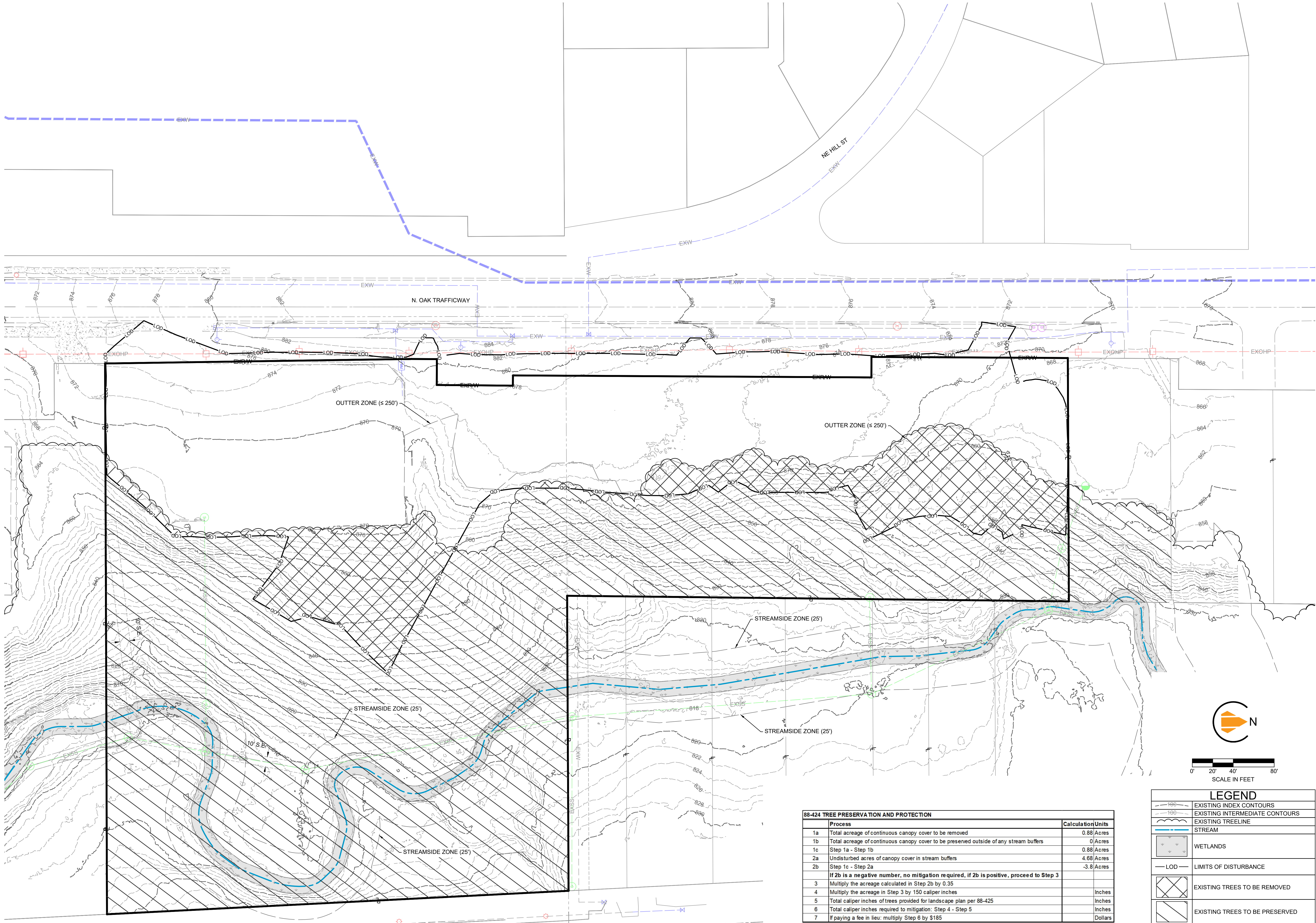


SHEET #:

C-0001



S:\01 PROJECTS\NORTHPOINT\005 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0110 TREE REMOVAL PLANNING



88-424 TREE PRESERVATION AND PROTECTION		
	Process	CalculationUnits
1a	Total acreage of continuous canopy cover to be removed	0.88 Acres
1b	Total acreage of continuous canopy cover to be preserved outside of any stream buffers	0 Acres
1c	Step 1a - Step 1b	0.88 Acres
2a	Undisturbed acres of canopy cover in stream buffers	4.68 Acres
2b	Step 1c - Step 2a	-3.8 Acres
If 2b is a negative number, no mitigation required, if 2b is positive, proceed to Step 3		
3	Multiply the acreage calculated in Step 2b by 0.35	
4	Multiply the acreage in Step 3 by 150 caliper inches	Inches
5	Total caliper inches of trees provided for landscape plan per 88-425	Inches
6	Total caliper inches required to mitigation: Step 4 - Step 5	Inches
7	If paying a fee in lieu: multiply Step 6 by \$185	Dollars

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	WETLANDS
	LIMITS OF DISTURBANCE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE PRESERVED

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2026.05.22		INITIAL SUBMITAL
DM			
DM			
SP			
5085			
2022034072			
NEIL W. HAAS, P.E.			

TREE REMOVAL PLAN

N OAK TOWNHOMES

DEVELOPMENT PLAN/PROJECT

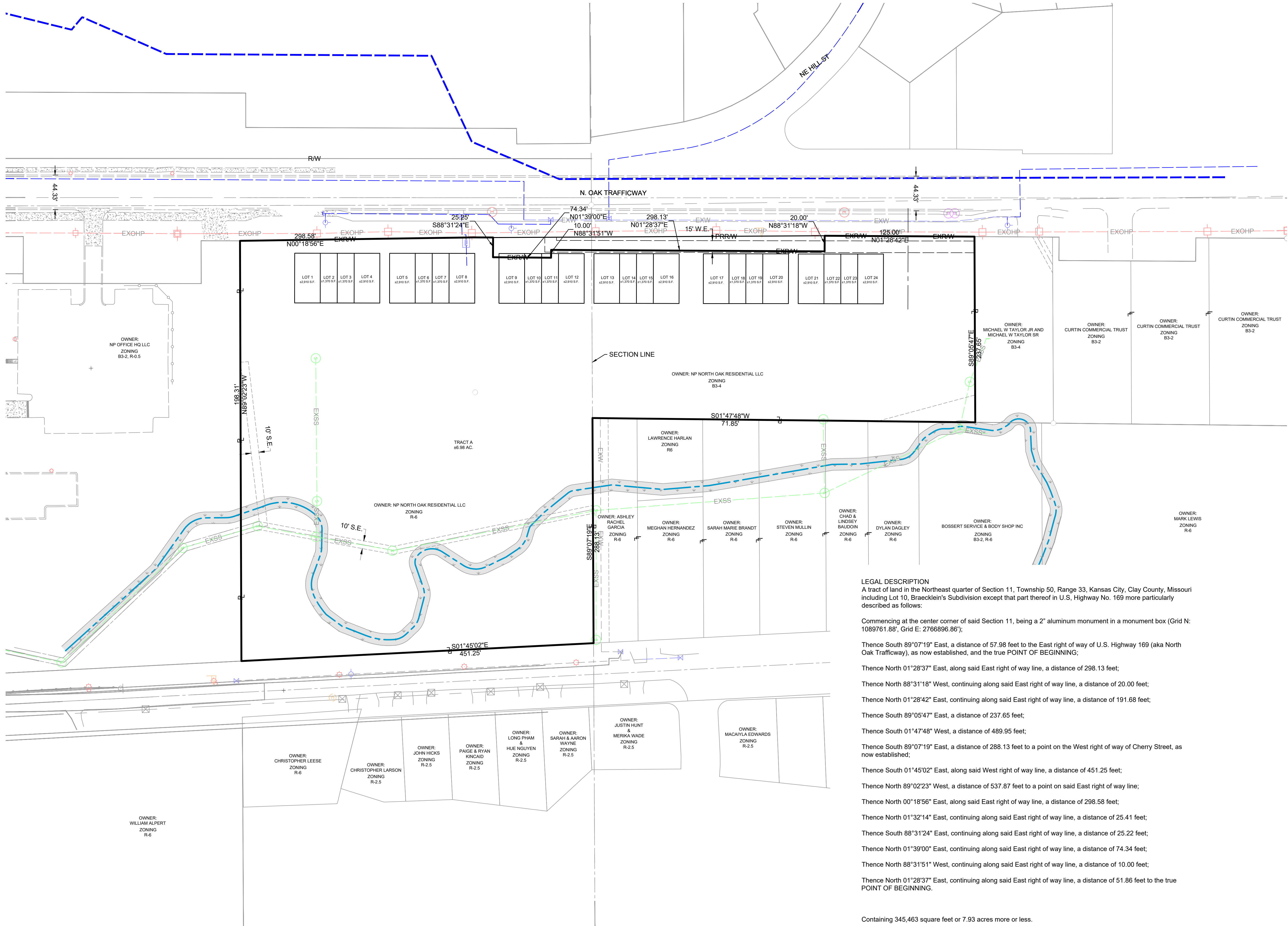
PLAN/PRELIMINARY PLAT

KANSAS CITY, CLAY COUNTY, MO

S:\01 PROJECTS\NORTHPOINT\085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AC-0120 PRELIMINARY PLATING

N OAK TOWNHOMES PRELIMINARY PLAT

IN KANSAS CITY, CLAY COUNTY, MO



LEGAL DESCRIPTION
A tract of land in the Northeast quarter of Section 11, Township 50, Range 33, Kansas City, Clay County, Missouri including Lot 10, Braecklein's Subdivision except that part thereof in U.S. Highway No. 169 more particularly described as follows:

Commencing at the center corner of said Section 11, being a 2" aluminum monument in a monument box (Grid N: 1089761.88', Grid E: 2766896.86');:

Thence South 89°07'19" East, a distance of 57.98 feet to the East right of way of U.S. Highway 169 (aka North Oak Trafficway), as now established, and the true POINT OF BEGINNING;

Thence North 01°28'37" East, along said East right of way line, a distance of 298.13 feet;

Thence North 88°31'18" West, continuing along said East right of way line, a distance of 20.00 feet;

Thence North 01°28'42" East, continuing along said East right of way line, a distance of 191.68 feet;

Thence South 89°05'47" East, a distance of 237.65 feet;

Thence South 01°47'48" West, a distance of 489.95 feet;

Thence South 89°07'19" East, a distance of 288.13 feet to a point on the West right of way of Cherry Street, as now established;

Thence South 01°45'02" East, along said West right of way line, a distance of 451.25 feet;

Thence North 89°02'23" West, a distance of 537.87 feet to a point on said East right of way line;

Thence North 00°18'56" East, along said East right of way line, a distance of 298.58 feet;

Thence North 01°32'14" East, continuing along said East right of way line, a distance of 25.41 feet;

Thence South 88°31'24" East, continuing along said East right of way line, a distance of 25.22 feet;

Thence North 01°39'00" East, continuing along said East right of way line, a distance of 74.34 feet;

Thence North 88°31'51" West, continuing along said East right of way line, a distance of 10.00 feet;

Thence North 01°28'37" East, continuing along said East right of way line, a distance of 51.86 feet to the true POINT OF BEGINNING.

Containing 345,463 square feet or 7.93 acres more or less.

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DEVELOPER
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ENGINEER
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EMAIL: TROBERTS@NORTHPOINTKC.COM

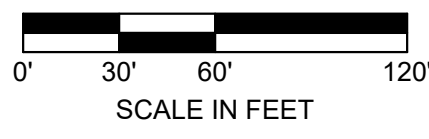
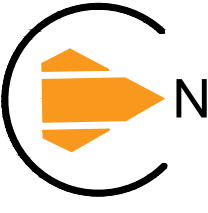
ARCHITECT
STUDIONORTH ARCHITECTURE
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: ADAM GERBER
PHONE: 816.888.7380
EMAIL: AGERBER@STUDIONORTHKC.COM

LAND DATA	AREA
CURRENT LAND AREA	7.93 AC.
PROPOSED VACATED RIGHT OF WAY AREA	0.19 AC.
TOTAL PROPERTY AREA	8.12 AC.

PHASING PLAN
PHASE ONE: LOTS 1-12
PHASE TWO: LOTS 13-24

GENERAL NOTES:

- THIS PLAN SHALL SERVE AS THE PRELIMINARY PLAT.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
- GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN THE PLAN SET.
- PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
- LOTS ARE INTENDED FOR INDIVIDUAL SALE
- PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$8,668.36 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 24 SEMI-ATTACHED DWELLING UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.



PRELIMINARY PLAT

N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0120

SITEPOINT
A Division of NorthPoint Development
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sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:
INITIAL SUBMITTAL		2026.05.22	NH	DM	DM	5085
						2022034072

S:\01 PROJECTS\NORTHPOINT\085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30242AC-0200 SITE PLAN.DWG

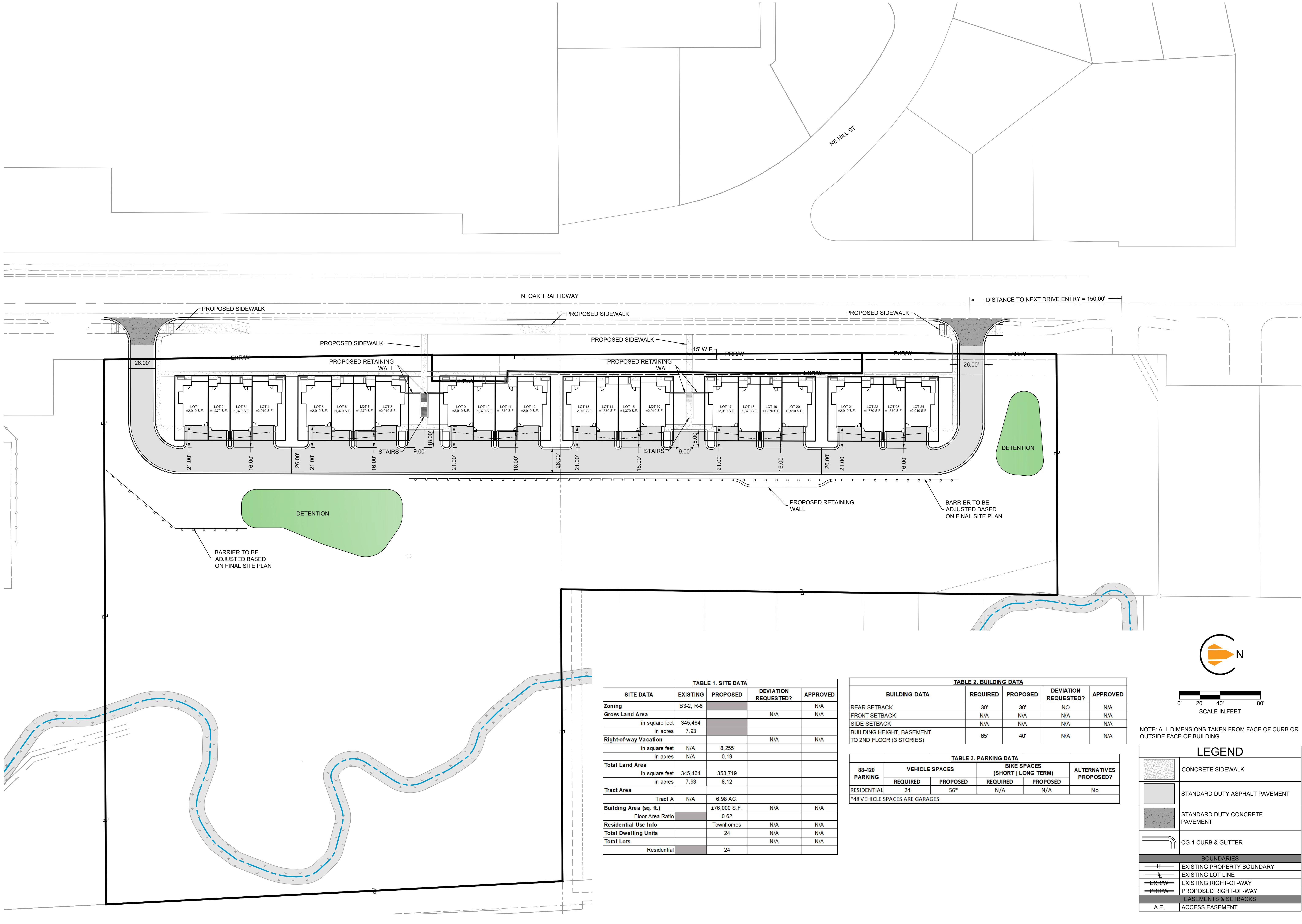


TABLE 1. SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	B3-2, R-6			N/A
Gross Land Area			N/A	N/A
in square feet	345,464			
in acres	7.93			
Right-of-way Vacation			N/A	N/A
in square feet	N/A	8,255		
in acres	N/A	0.19		
Total Land Area				
in square feet	345,464	353,719		
in acres	7.93	8.12		
Tract Area				
Tract A	N/A	6.98 AC.		
Building Area (sq. ft.)		±76,000 S.F.	N/A	N/A
Floor Area Ratio		0.62		
Residential Use Info		Townhomes	N/A	N/A
Total Dwelling Units		24	N/A	N/A
Total Lots			N/A	N/A
Residential		24		

TABLE 2. BUILDING DATA				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	30'	NO	N/A
FRONT SETBACK	N/A	N/A	N/A	N/A
SIDE SETBACK	N/A	N/A	N/A	N/A
BUILDING HEIGHT, BASEMENT TO 2ND FLOOR (3 STORIES)	65'	40'	N/A	N/A

TABLE 3. PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BIKE SPACES (SHORT LONG TERM)		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
RESIDENTIAL	24	56*	N/A	N/A	No
*48 VEHICLE SPACES ARE GARAGES					

LEGEND	
	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
BOUNDARIES	
	EXISTING PROPERTY BOUNDARY
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
EASEMENTS & SETBACKS	
	ACCESS EASEMENT

Topographic map of a proposed development site. The map shows a long, rectangular building footprint with several sections. Each section has a label for its first floor and basement finished floor elevations (FFE). The building is surrounded by proposed retaining walls of various heights (10.5', 9.5', and 8' max height). A swale and a 15' wide drainage ditch (W.E. DRRW) are also shown. The site is bounded by N. Oak Trafficway to the north and NE Hill St to the east. The map includes contour lines, property boundaries, and a legend. A north arrow and scale bar are also present.

Legend

- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS
- FUTURE INDEX CONTOURS
- FUTURE INTERMEDIATE CONTOURS

Area of Disturbance: 3.77 Acres

Scale: 0' 20' 40' 80'

North Arrow: N

Labels on Map:

- PROPOSED RETAINING WALL 10.5' MAX HEIGHT
- PROPOSED RETAINING WALL 9.5' MAX HEIGHT
- PROPOSED RETAINING WALL 9.5' MAX HEIGHT
- PROPOSED RETAINING WALL 9.5' MAX HEIGHT
- PROPOSED RETAINING WALL 8' MAX HEIGHT
- SWALE
- 15' W.E. DRRW
- N. OAK TRAFFICWAY
- NE HILL ST
- FIRST FLOOR FFE: 881.75
BASEMENT FFE: 872.25
- FIRST FLOOR FFE: 884.00
BASEMENT FFE: 874.50
- FIRST FLOOR FFE: 882.25
BASEMENT FFE: 872.75
- FIRST FLOOR FFE: 880.00
BASEMENT FFE: 870.50
- FIRST FLOOR FFE: 878.00
BASEMENT FFE: 868.50
- FIRST FLOOR FFE: 875.75
BASEMENT FFE: 866.25

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS

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S:\01 PROJECTS\NORTHPOINT\05 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30242AC-0500 STREAM BUFFER PLANNING

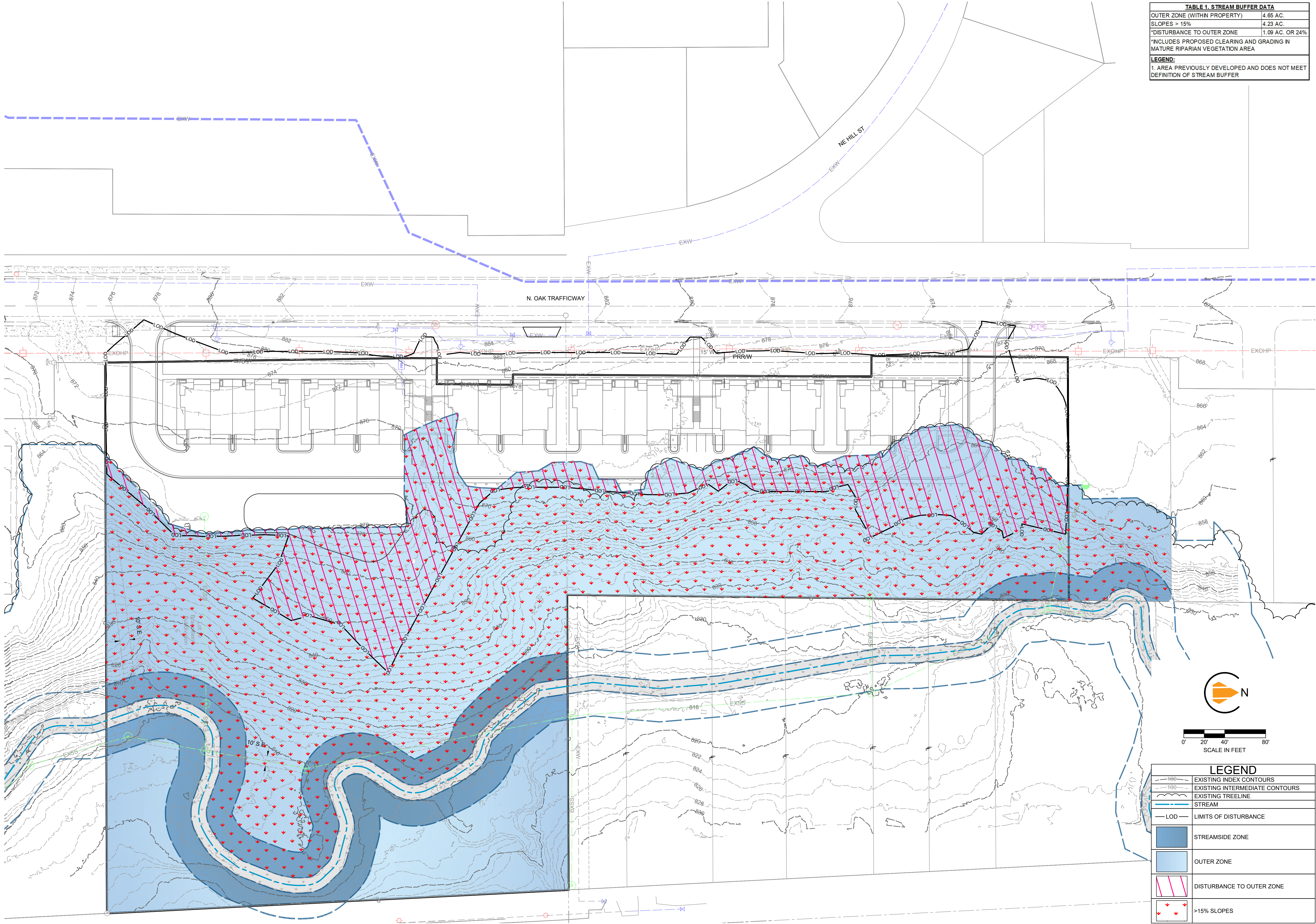


TABLE 1. STREAM BUFFER DATA	
OUTER ZONE (WITHIN PROPERTY)	4.65 AC.
SLOPES > 15%	4.23 AC.
*DISTURBANCE TO OUTER ZONE	1.09 AC. OR 24%
*INCLUDES PROPOSED CLEARING AND GRADING IN MATURE RIPARIAN VEGETATION AREA	
LEGEND:	
1. AREA PREVIOUSLY DEVELOPED AND DOES NOT MEET DEFINITION OF STREAM BUFFER	

LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	EXISTING TREELINE
	STREAM
	LOD - LIMITS OF DISTURBANCE
	STREAMSIDE ZONE
	OUTER ZONE
	DISTURBANCE TO OUTER ZONE
	>15% SLOPES



SITEPOINT
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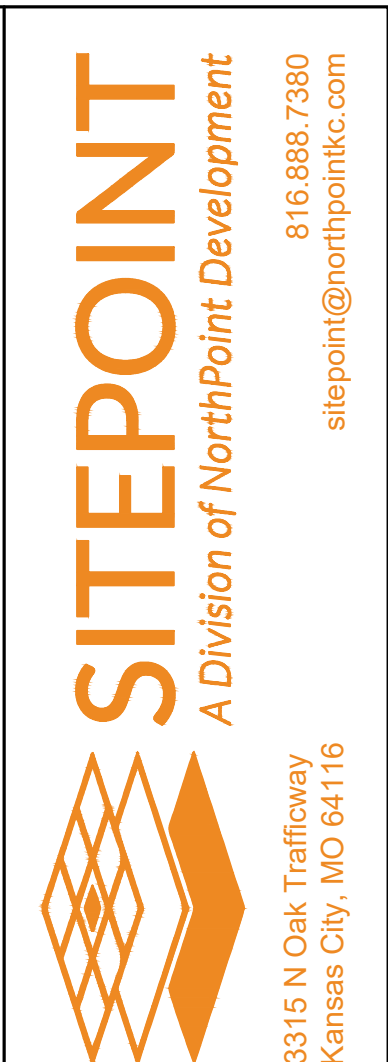
REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2026.05.22		INITIAL SUBMITAL
DM			
DM			
SP PROJECT #:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

STREAM BUFFER PLAN
N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

C-0500



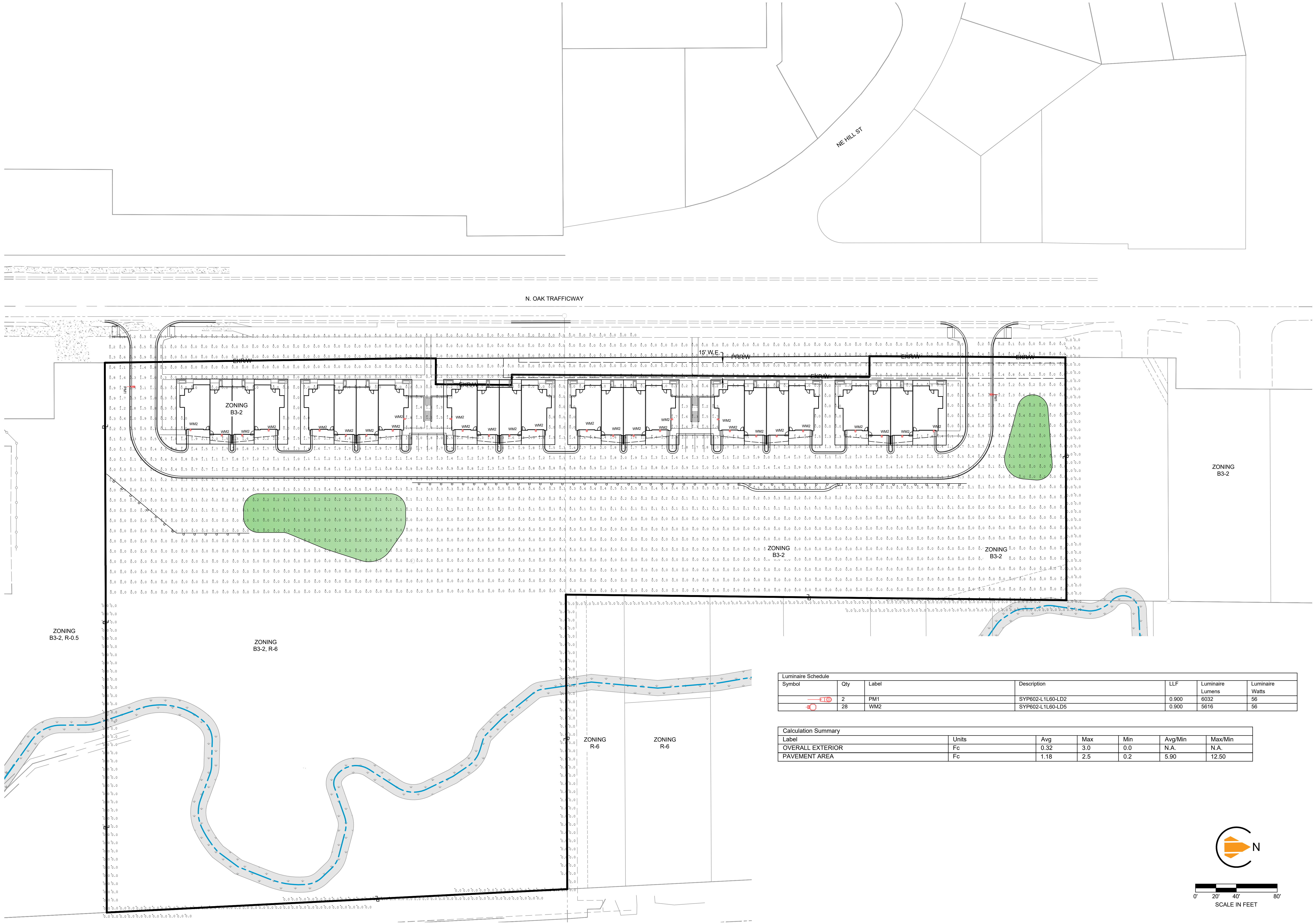
REVIEWED BY: NH	DATE: 2028.05.22	NO.:	REVISIONS/APPROVALS:
DESIGNED BY: DM			INITIAL SUBMITTAL
DRAFTED BY: DM			
SP PROJECT #: 5085			
NEIL W. HAAS, P.E.			
20220304072			

UTILITY PLAN
N OAK TOWNHOMES DEVELOPMENT PLAN/PROJECT PLAN/PRELIMINARY PLAT KANSAS CITY, CLAY COUNTY, MO



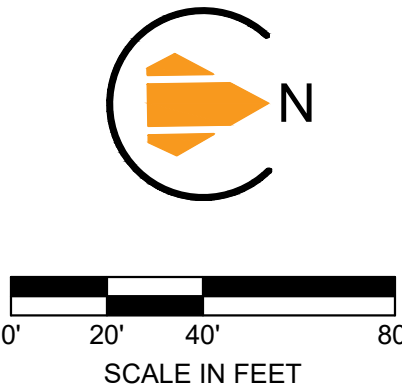
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C-0900

S:\01 PROJECTS\NORTHPOINT\085 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AVE-0100 PHOTOMETRIC PLANDING



Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	2	PM1	SYP602-L1L60-LD2	0.900	6032	56
	28	WM2	SYP602-L1L60-LD5	0.900	5616	56

Calculation Summary						
Label	Units		Avg	Max	Min	Avg/Min
OVERALL EXTERIOR	Fc		0.32	3.0	0.0	N.A.
PAVEMENT AREA	Fc		1.18	2.5	0.2	5.90



PHOTOMETRIC PLAN

N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

E-0100

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
NH	2026.05.22		INITIAL SUBMITTAL
DESIGNED BY:			
DM			
DRAFTED BY:			
DM			
SP PROJECT #:			
5085			
NEIL W. HAAS, P.E.			
2022034072			

KIMLIGHTING®

UR28

ARCHITECTURAL AREA/SITE

FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- SiteSync™ wireless control options
- UL/CUL listed for wet locations, IP66 and 4G/5G vibration rated



CONTROL TECHNOLOGY

SiteSync™ INTELIGENCE

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.

- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.

- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module..

- All external fasteners are stainless steel.

- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).

- Optical lenses are clear injection molded PMMA acrylic.

- Optional Backlight Control on each LED module to completely control unwanted backlight.

- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

LENS

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

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UR28 Post Top

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70 Millersum Blvd., Greenville, SC 29607 | Tel 864.678.1000 / Website: www.kimlighting.com

HUBBELL
Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:



RELATED PRODUCTS

- Ouro Large Arm Mount
- Ouro Small Post Top
- Ouro Small Arm Mount

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.

- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.

- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components

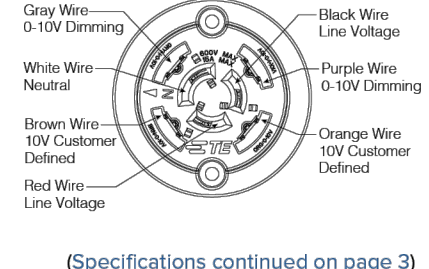
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.

- Surge protection: 10,000k in parallel, 20,000k in series

- Wiring: No. 18AWG rated 105°C, wet rating.

KEY DATA	
Lumen Range	18771 - 37740
Wattage Range	155 - 315
Efficacy Range (LPW)	103 - 140
Reported Life (Hours)	L70>50,000
Weight	56 lbs - 25.4 Kg
EPA	1159



7-Pin receptacle placement
(Specifications continued on page 3)

(Specifications continued on page 3)

KIMLIGHTING®

UR28

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Example: UR28-96L155-3K8-3-L-UNV-ASQ-BLT-7PR-8C-SWTAB

CATALOG #

HOUSING

Model	LED Engine	CCT/CRI	Distribution	Rotation	Voltage
UR28	Ouro				
UR28	No Lens or Clear Lens 96L155 20,000 lm 96L170 22,500 lm 96L185 24,000 lm 96L220 27,000 lm 96L255 30,000 lm 96L315 35,000 lm HDL - High Diffusion Lens 114L160 18,000 lm 114L180 20,000 lm 114L265 25,000 lm	AM* Amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 5K7 5000K, 70 CRI Consult factory for other CCTs and CRIs	No Lens or Clear Lens FR Type I Front Row 2 Type II 3 Type III 4 Type IV 4W Type IV Wide 5CM Type V Square Medium 5CM Type V Square Narrow SR Type V Rectangular 5W Type V Wide Round HDL-High Diffusion Lens 3 Type III Asymmetric 5W Type V Symmetric	(Blank) Blank for no rotation L* Optic rotation left R* Optic rotation right	UNV 347 340V 480 480V DALI 120-277V *Consult factory

Mounting	Fixture Finish	Control Options	Options	Control Accessories
FM44	Flush mt 3.6" to 4.0" OD pole, 4" fixture base	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured	7PR-TL 7 pin PCR with twist lock photocontrol 7PR-SC 7 pin PCR with shorting cap 7PR 7 pin PCR, wireless control enabled AD-D1* AstroDIM 50% output at midnight AD-D2* AstroDIM 50% output midnight to 4 AM	BC* Backlight Control SF Single Fuse DF Double Fuse CLR*** Clear Lens TFL Tamper proof latch CP** Clear Polycarbonate Lens
PT24	4" Post Top mount for 2 3/8" OD x 4" Long Tenon	GTG Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured	AD-D3* AstroDIM 50% output 10PM to 4 AM AD-D4* AstroDIM 50% output 10PM to 4 AM	SWTPR** SiteSync™ with 7 pin PCR SWUSB SiteSync™ Software on USB SWTAB** SiteSync™ "Window" Tablet SWBRG SiteSync™ Wireless Bridge Node
PT25	4" Post Top mount for 2 7/8" OD x 4" Long Tenon	GTG Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured	AD-D3* AstroDIM 50% output 10PM to 4 AM AD-D4* AstroDIM 50% output 10PM to 4 AM	WIR-RME-L w/SCAPE™ External Fixture Module SCH-R Occ. Sensor for Round Pole (up to 30' MH) SCH-S Occ. Sensor for Square Pole (up to 30' MH)
PT35	5" Post Top mount for 2 7/8" OD x 4" Long Tenon	PSS Platinum Silver Gloss Smooth VGT Verde Green Matte Textured WHS White Gloss Smooth WHT White Matte Textured Color Option CC* Custom Color	SWP*** SiteSync Pse commission SWPM-40E**** SiteSync with Sensor 9' to 40' MH WSP-40E1** Dimming Occ. Sensor for up to 40' MH, 120/277/347V WSP-40E2** Dimming Occ. Sensor for up to 40' MH, 208/240V WSP-40E3** Dimming Occ. Sensor for up to 40' MH, 480V NXSPW14E** NX Wireless, PIR Sensor, 14' Dimming Daylight Harvesting, 30' NXSPW30E** NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' NXSP14E** NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' NXSP30E** NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'	WIR-RME-L w/SCAPE™ External Fixture Module SCH-R Occ. Sensor for Round Pole (up to 30' MH) SCH-S Occ. Sensor for Square Pole (up to 30' MH) NXSPM-1R1D-UNV NX 7-pin Module

1. Not available with SQM, SQM, and SW distributions.
2. Not available with other sensor or wireless control options.
3. Specify group and zone at time of order. See: www.kimlighting.com for more info. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each order contains SiteSync™ License, GUI, and Bridge Node.
4. Not available with 347V and 480V.
5. Not available with HDL option.
6. Consult factory for custom color, marine and corrosive finish options.
7. Not available with HDL option.

8. Turtle Friendly.
9. Please see Delivered Lumens chart on Page 5 for lumens.
10. Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.
11. Not available with 96L-255 and the 96L-315 configuration of the LED Engine.
12. IKD rated. Consult factory for details.
13. IKD rated. Consult factory for details.

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HUBBELL
Lighting

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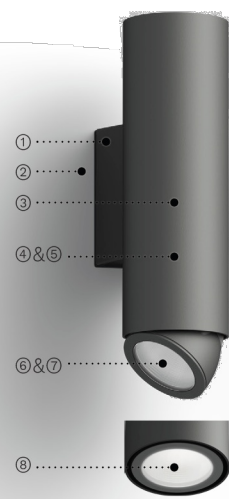
SYP602
SYRIOS PRO
WALL

PROJECT NAME:

QUANTITY:

TYPE:

ORDERING CODE:



- ① Robust cast aluminum wall mounting box.
- ② Sturdy galvanized steel mounting plate.
- ③ Seamless extruded aluminum cylindrical housing.
- ④ Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
- ⑤ Sleek and durable sealed cast aluminum up and down light assembly.
- ⑥ 30° tilt and 355° rotation for light adjustability.
- ⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.
- ⑧ High efficiency silicone lens.



MATERIALS

Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dime to 1%) with 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30°C/-22°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI, 70% LED lumen maintenance at 60,000 hours (L7060) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm. RGBV with white CCT available in 3000K and 4000K. Quad chip technology, enabling optimal color mixing under each individual optic.

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

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SYP602
Rev. 05/07/25

Page 1 of 4

LUMINIS®

SYP602
SYRIOS PRO
WALL

ORDERING CODE

*SERIES	*DOWNLIGHT OUTPUT	*DOWNLIGHT DISTRIBUTION	*UPLIGHT OUTPUT	*UPLIGHT DISTRIBUTION	CCT	*VOLTAGE
SYP602	Static White LIL20 2249 lm / 21w LIL35 3732 lm / 39w LIL50 4756 lm / 56w RGBV LIRGBW 349 lm / 24w** True Amber LILK2A 562 lm / 9w* Delivered lumens calculated at 4000K/90CRI except for RGBW and amber. Flood optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	NR Narrow optic 11" FLD Flood optic 30" RGBV VWD Very wide optic 55"	Static White LIL20 2249 lm / 21w LIL35 3732 lm / 39w LIL50 4756 lm / 56w RGBV LIRGBW 349 lm / 24w** True Amber LILK2A 562 lm / 9w* Delivered lumens calculated at 4000K/90CRI except for RGBW and amber. Flood optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	UNR Uplight narrow optic 11" UFLD Uplight flood optic 30" VWVD Uplight very wide optic 55"	27K 2700K 30K 3000K 35K 3500K 480 480V HVOLT 347V-480V HVOLT 120V-277V	120 120V 277 277V 347 347V 480 480V 120V-277V
	Static White LIL25 2403 lm / 15w LIL45 4400 lm / 39w LIL60 5607 lm / 56w True Amber LILK2A 562 lm / 9w* Delivered lumens calculated at 4000K/90CRI except for amber. Type V distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	LD1 Type I distribution LD2 Type II distribution LD3 Type III distribution LD5 Type V distribution	Very Narrow Distribution LILLO6 661 lm / 15w Delivered lumens calculated at 4000K/90CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	UVNR Uplight, very narrow optic 6"		
	Very Narrow Distribution LILLO6 661 lm / 15w Delivered lumens calculated at 4000K/90CRI. Very narrow optic distribution. Typical power consumption. Refer to LCF table for outputs at other CCTs.	VNR Very narrow optic 6"			Required field for all outputs except true amber.	

DOWNLIGHT LENS	UPLIGHT LENS	DOWNLIGHT LOUVERS	UPLIGHT LOUVERS	CONDUIT COVER	PHOTOCELL	SURGE PROTECTOR
ESL Elliptical spread lens** SL Solite lens**	UESL Uplight elliptical spread lens** USL Uplight solite lens**	HL Hexcell louvers	UHL Uplight hexcell louvers	SWK Decorative cover for 3/4" conduit junction box*	PH Photocell**	SP Surge protector
EMERGENCY	DUAL SWITCHING	CONTROLS	*FINISH	WOOD FINISH**	ENVIRONMENT	
REM7 Remote emergency battery, 90 min, 7W**	DS Dual circuit switching with occupancy detection* & downlight control*	NLTAIR-MS Night AIR 2.0 wireless control with occupancy detection* NLTAIR2 Night AIR 2.0 wireless control*	BKT Jet black BCT Bronze CHT Champagne DGT Gun metal GRT Titanium gray MST Matte silver SGT Steel gray WHT Snow white CMC Custom matched color** RAL RAL color**	ADG American douglas BRC Birch CHN Chestnut CRV Cherry KNP Knotty pine MPL Maple OFL Oak RSW Rosewood TEK Teak WLN Walnut	MG Marine grade paint** NT Natatorium suitable**	

NOTES

- * Denotes a required field.
- ** Delivered lumens at 4000K based on RGBW uses DP951235RPM as a control input. Available only with 30K, 40K, 50K available with 347, 480 or HVOLT.
- ** Not available with 55, 14", 37" x 80".
- ** Lumen conversion factor: 1000 lm = 1 W.
- ** Not available with HL.
- ** Not available with LIL.
- ** Painted to match fixture color.
- ** Not available with 88V, HVOLT.

- ** Not available with PH, NLTAIR2, NLTAIR3, NLTAIR4, NLTAIR5, NLTAIR6, NLTAIR7, NLTAIR8, NLTAIR9, NLTAIR10, NLTAIR11, NLTAIR12, NLTAIR13, NLTAIR14, NLTAIR15, NLTAIR16, NLTAIR17, NLTAIR18, NLTAIR19, NLTAIR20, NLTAIR21, NLTAIR22, NLTAIR23, NLTAIR24, NLTAIR25, NLTAIR26, NLTAIR27, NLTAIR28, NLTAIR29, NLTAIR30, NLTAIR31, NLTAIR32, NLTAIR33, NLTAIR34, NLTAIR35, NLTAIR36, NLTAIR37, NLTAIR38, NLTAIR39, NLTAIR40, NLTAIR41, NLTAIR42, NLTAIR43, NLTAIR44, NLTAIR45, NLTAIR46, NLTAIR47, NLTAIR48, NLTAIR49, NLTAIR50, NLTAIR51, NLTAIR52, NLTAIR53, NLTAIR54, NLTAIR55, NLTAIR56, NLTAIR57, NLTAIR58, NLTAIR59, NLTAIR60, NLTAIR61, NLTAIR62, NLTAIR63, NLTAIR64, NLTAIR65, NLTAIR66, NLTAIR67, NLTAIR68, NLTAIR69, NLTAIR70, NLTAIR71, NLTAIR72, NLTAIR73, NLTAIR74, NLTAIR75, NLTAIR76, NLTAIR77, NLTAIR78, NLTAIR79, NLTAIR80, NLTAIR81, NLTAIR82, NLTAIR83, NLTAIR84, NLTAIR85, NLTAIR86, NLTAIR87, NLTAIR88, NLTAIR89, NLTAIR90, NLTAIR91, NLTAIR92, NLTAIR93, NLTAIR94, NLTAIR95, NLTAIR96, NLTAIR97, NLTAIR98, NLTAIR99, NLTAIR100.
- ** Not available with NLTAIR2, NLTAIR3, NLTAIR4, NLTAIR5, NLTAIR6, NLTAIR7, NLTAIR8, NLTAIR9, NLTAIR10, NLTAIR11, NLTAIR12, NLTAIR13, NLTAIR14, NLTAIR15, NLTAIR16, NLTAIR17, NLTAIR18, NLTAIR19, NLTAIR20, NLTAIR21, NLTAIR22, NLTAIR23, NLTAIR24, NLTAIR25, NLTAIR26, NLTAIR27, NLTAIR28, NLTAIR29, NLTAIR30, NLTAIR31, NLTAIR32, NLTAIR33, NLTAIR34, NLTAIR35, NLTAIR36, NLTAIR37, NLTAIR38, NLTAIR39, NLTAIR40, NLTAIR41, NLTAIR42, NLTAIR43, NLTAIR44, NLTAIR45, NLTAIR46, NLTAIR47, NLTAIR48, NLTAIR49, NLTAIR50, NLTAIR51, NLTAIR52, NLTAIR53, NLTAIR54, NLTAIR55, NLTAIR56, NLTAIR57, NLTAIR58, NLTAIR59, NLTAIR60, NLTAIR61, NLTAIR62, NLTAIR63, NLTAIR64, NLTAIR65, NLTAIR66, NLTAIR67, NLTAIR68, NLTAIR69, NLTAIR70, NLTAIR71, NLTAIR72, NLTAIR73, NLTAIR74, NLTAIR75, NLTAIR76, NLTAIR77, NLTAIR78, NLTAIR79, NLTAIR80, NLTAIR81, NLTAIR82, NLTAIR83, NLTAIR84, NLTAIR85, NLTAIR86, NLTAIR87, NLTAIR88, NLTAIR89, NLTAIR90, NLTAIR91, NLTAIR92, NLTAIR93, NLTAIR94, NLTAIR95, NLTAIR96, NLTAIR97, NLTAIR98, NLTAIR99, NLTAIR100.
- ** Not available with NLTAIR2, NLTAIR3, NLTAIR4, NLTAIR5, NLTAIR6, NLTAIR7, NLTAIR8, NLTAIR9, NLTAIR10, NLTAIR11, NLTAIR12, NLTAIR13, NLTAIR14, NLTAIR15, NLTAIR16, NLTAIR17, NLTAIR18, NLTAIR19, NLTAIR20, NLTAIR21, NLTAIR22, NLTAIR23, NLTAIR24, NLTAIR25, NLTAIR26, NLTAIR27, NLTAIR28, NLTAIR29, NLTAIR30, NLTAIR31, NLTAIR32, NLTAIR33, NLTAIR34, NLTAIR35, NLTAIR36, NLTAIR37, NLTAIR38, NLTAIR39, NLTAIR40, NLTAIR41, NLTAIR42, NLTAIR43, NLTAIR44, NLTAIR45, NLTAIR46, NLTAIR47, NLTAIR48, NLTAIR49, NLTAIR50, NLTAIR51, NLTAIR52, NLTAIR53, NLTAIR54, NLTAIR55, NLTAIR56, NLTAIR57, NLTAIR58, NLTAIR59, NLTAIR60, NLTAIR61, NLTAIR62, NLTAIR63, NLTAIR64, NLTAIR65, NLTAIR66, NLTAIR67, NLTAIR68, NLTAIR69, NLTAIR70, NLTAIR71, NLTAIR72, NLTAIR73, NLTAIR74, NLTAIR75, NLTAIR76, NLTAIR77, NLTAIR78, NLTAIR79, NLTAIR80, NLTAIR81, NLTAIR82, NLTAIR83, NLTAIR84, NLTAIR85, NLTAIR86, NLTAIR87, NLTAIR88, NLTAIR89, NLTAIR90, NLTAIR91, NLTAIR92, NLTAIR93, NLTAIR94, NLTAIR95, NLTAIR96, NLTAIR97, NLTAIR98, NLTAIR99, NLTAIR100.

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SYP602
Rev. 05/07/25

Page 2 of 4

PHOTOMETRIC DETAILS

N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO

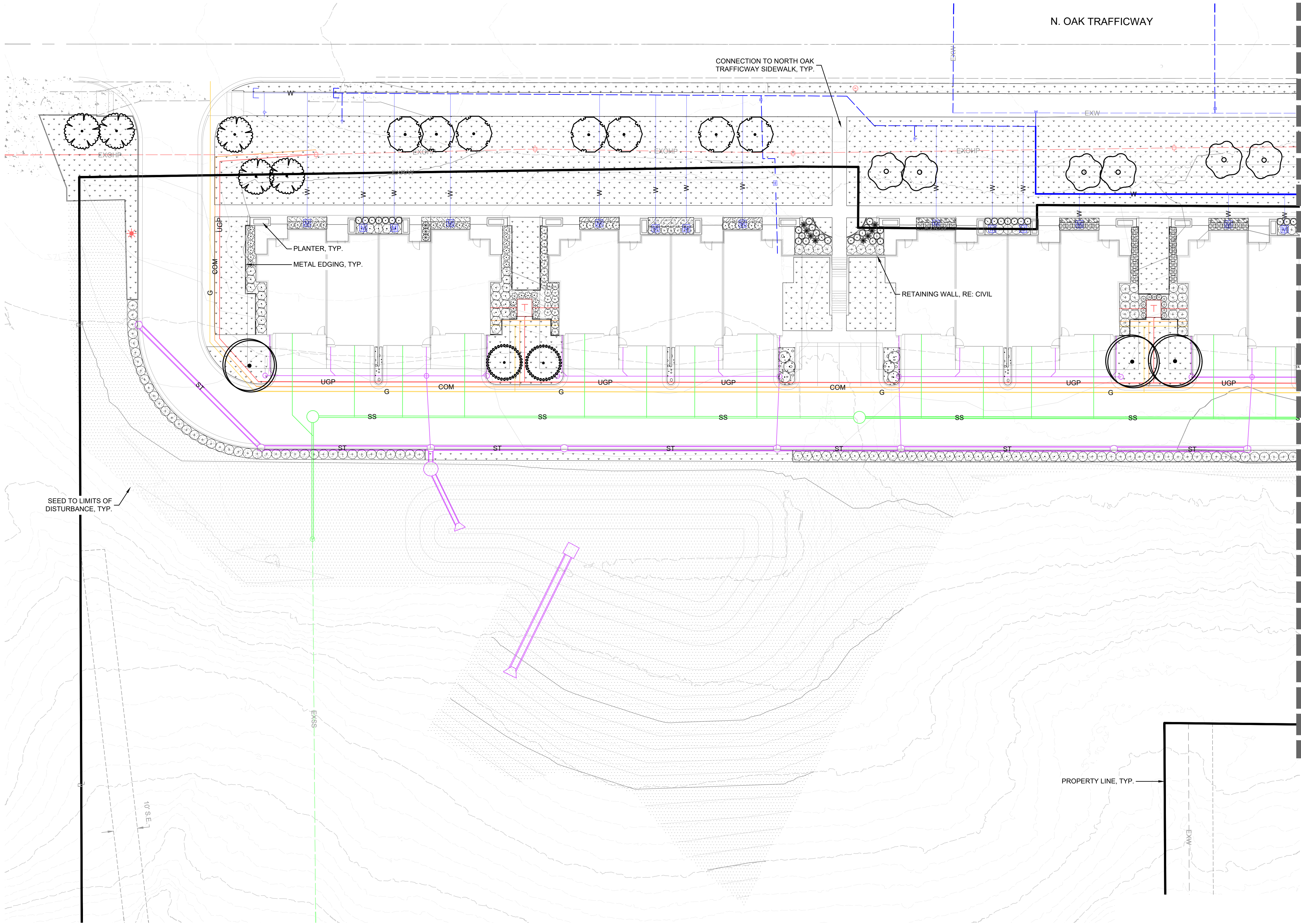


Certificate of Authority # MO 202018354

SHEET #:

E-0200

S:\01 PROJECTS\NORTHPOINT\005 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 30x24-L-0200 LANDSCAPE PLAN - OVERVIEW.DWG



PLANT SCHEDULE SEE L-0300 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	UPA	ALLEE LACEBARK ELM
	ALG	AUTUMN BRILLIANCE SERVICEBERRY
	CCC	EASTERN REDBUD
	QWL	REGAL PRINCE® OAK
	MSS	SPRING SNOW CRABAPPLE
DECIDUOUS SHRUBS		
	CSF	ARCTIC FIRE RED TWIG DOGWOOD
	RAG	GRO-LOW FRAGRANT SUMAC
	HAA	INCREDIBALL HYDRANGEA
	POD	LITTLE DEVIL DWARF NINEBARK
EVERGREEN SHRUBS		
	CPG	GOLDEN MOP FALSE CYPRESS
	BGV	GREEN VELVET BOXWOOD
	GBI	INKBERRY HOLLY
	TOB	MR. BOWLING BALL® ARBORVITAE
	JSN	NEW BLUE TAM JUNIPER
	JCS	SEA GREEN JUNIPER
ORNAMENTAL GRASSES		
	MSA	ADAGIO MISCANTHUS GRASS
	PVN	NORTHWIND SWITCH GRASS
GROUND COVERS		
	LMB	BIG BLUE LIRIOPE
	ARB	BURGUNDY GLOW CARPET BUGLE
	SSJ	JOHN CREECH STONECROP
	HSO	STELLA DE ORO DAYLILY
MULCHES		
	ROCK	KANSAS RIVER ROCK
	BARK	PINE BARK MULCH
SOD/SEED		
	SEED	SUPERIOR FESCUE
	SOD	SUPERIOR FESCUE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	METAL EDGING

MATCHLINE: SEE SHEET L-0201

10' S.E. 1"

PROPERTY LINE, TYP.

SCALE IN FEET

0' 10' 20' 40'

N

LANDSCAPE PLAN DETAILED

N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO

REVIEWED BY: RB
DESIGNED BY: SKP
DRAFTED BY: SKP
SP PROJECT #: 3189
JAMES KRAATZ
PLA 2020005159

REVISIONS/APPROVALS:
NO. DATE CITY SUBMITTAL

DATE: 2026.06.26

STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA 2020005159
PROFESSIONAL LANDSCAPE ARCHITECT
James Kraatz 06/25/2026

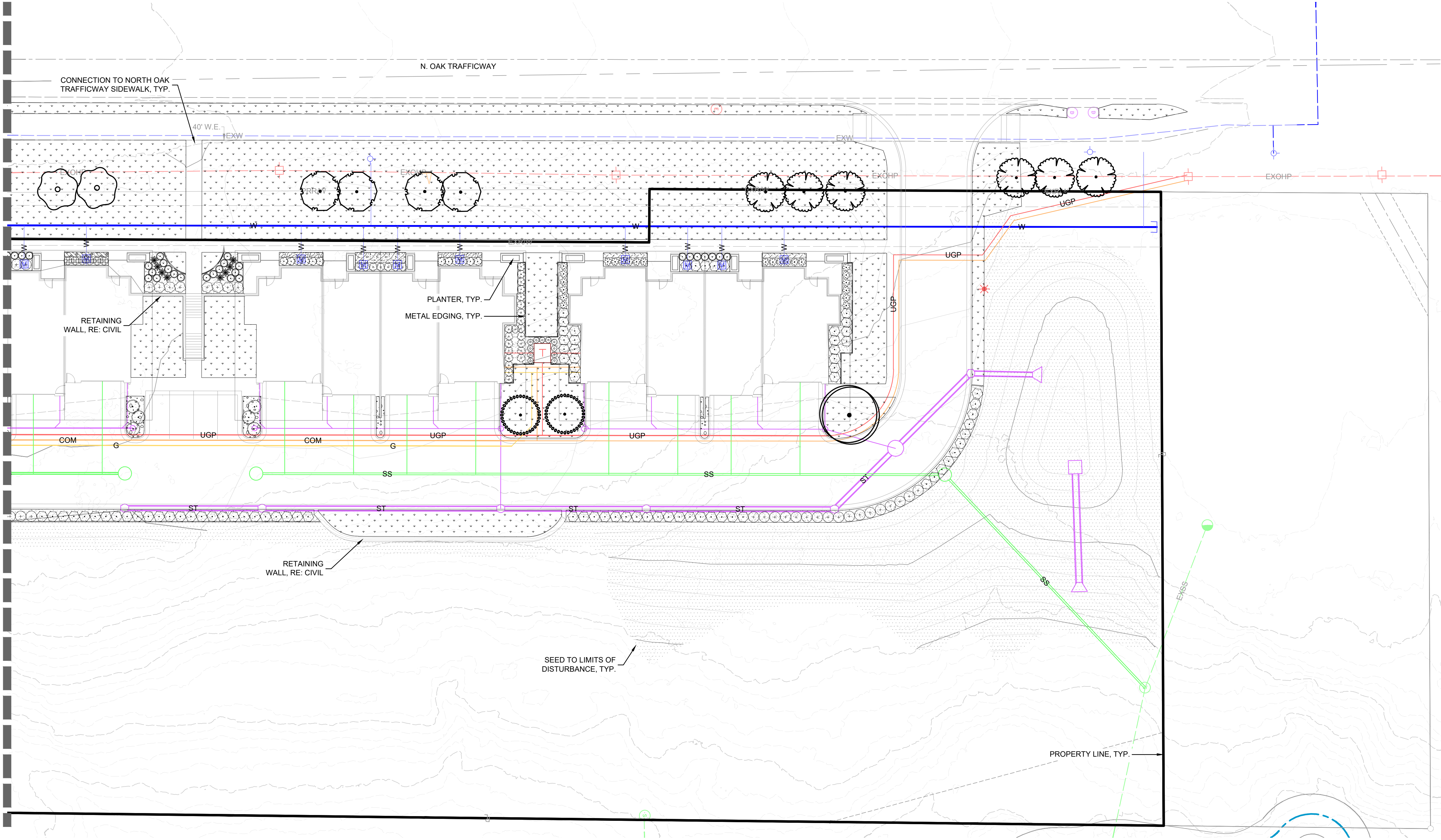
SHEET #:

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816.888.7380
sitepoint@northpointkc.com

S:\01 PROJECTS\NORTHPOINT\005 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01 PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AL-0100 LANDSCAPE PLAN - OVERVIEW.DWG

MATCHLINE: SEE SHEET L-0200



PLANT SCHEDULE SEE L-0300 FOR FULL PLANT SCHEDULE

SYMBOL CODE COMMON NAME

DECIDUOUS TREES

- UPA ALLEE LACEBARK ELM
- ALG AUTUMN BRILLIANCE SERVICEBERRY
- CCC EASTERN REDBUD
- QWL REGAL PRINCE® OAK
- MSS SPRING SNOW CRABAPPLE

DECIDUOUS SHRUBS

- CSF ARCTIC FIRE RED TWIG DOGWOOD
- RAG GRO-LOW FRAGRANT SUMAC
- HAA INCREDIBALL HYDRANGEA
- POD LITTLE DEVIL DWARF NINEBARK

EVERGREEN SHRUBS

- CPG GOLDEN MOP FALSE CYPRESS
- BGV GREEN VELVET BOXWOOD
- GBI INKBERRY HOLLY
- TOB MR. BOWLING BALL® ARBORVITAE
- JSN NEW BLUE TAM JUNIPER
- JCS SEA GREEN JUNIPER

ORNAMENTAL GRASSES

- MSA ADAGIO MISCANTHUS GRASS
- PVN NORTHWIND SWITCH GRASS

GROUND COVERS

- LMB BIG BLUE LIRIOPE
- ARB BURGUNDY GLOW CARPET BUGLE
- SSJ JOHN CREECH STONECROP
- HSO STELLA DE ORO DAYLILY

MULCHES

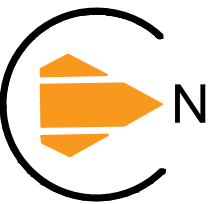
- ROCK KANSAS RIVER ROCK
- BARK PINE BARK MULCH

SOD/SEED

- SEED SUPERIOR FESCUE
- SOD SUPERIOR FESCUE

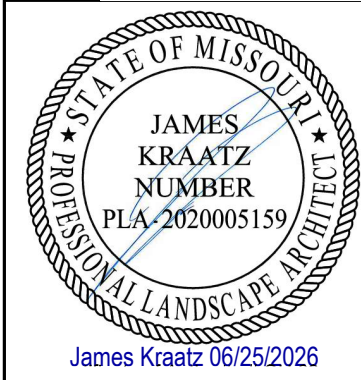
REFERENCE NOTES SCHEDULE

- SYMBOL DESCRIPTION
- — METAL EDGING



LANDSCAPE PLAN DETAILED

N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO



SHEET #:

L-0201

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REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
RB	2026.06.26		CITY SUBMITTAL
DESIGNED BY:			
SKP			
DRAFTED BY:			
SKP			
SP PROJECT #:			
3189			
JAMES KRAATZ,			
PLA 2020005159			

S:\01 PROJECTS\NORTHPOINT\005 NORTH OAK TRUEBLUE (KANSAS CITY, MO)\PROJECT ENTITLEMENT PLANS - VERSION 2\PLANS\01- PRELIMINARY DEVELOPMENT PLAN & PROJECT PLAN 3022AL-0100 LANDSCAPE PLAN - OVERVIEW.DWG

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES							
	ALG	11	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' STRAIGHT, SINGLE LEADER, FULL	AUTUMN BRILLIANCE SERVICEBERRY	FG B&B	2" CAL MIN.	8' HT MIN.
	CCC	11	CERCIS CANADENSIS STRAIGHT, SINGLE LEADER, FULL	EASTERN REDBUD	FG B&B	2" CAL MIN.	8' HT MIN.
	MSS	8	MALUS X 'SPRING SNOW' STRAIGHT, SINGLE LEADER, FULL	SPRING SNOW CRABAPPLE	FG B&B	2" CAL MIN.	8' HT MIN.
	QWL	4	QUERCUS X WAREI 'LONG' STRAIGHT, SINGLE LEADER, FULL	REGAL PRINCE® OAK	FG B&B	2" CAL MIN.	8' HT MIN.
	UPA	4	ULMUS PARVIFOLIA 'ALLEE' STRAIGHT, SINGLE LEADER, FULL	ALLEE LACEBARK ELM	FG B&B	2" CAL MIN.	10' HT MIN.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS							
	CSF	16	CORNUS SERICEA 'FARROW' FULL	ARCTIC FIRE RED TWIG DOGWOOD	3 GAL.	36" OC	18" HT. MIN.
	HAA	36	HYDRANGEA ARBORESCENS 'ABETWO' FULL	INCREDIBALL HYDRANGEA	3 GAL.	36" OC	18" HT. MIN.
	POD	3	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' FULL	LITTLE DEVIL DWARF NINEBARK	3 GAL.	36" OC	18" HT. MIN.
	RAG	12	RHUS AROMATICA 'GRO-LOW' FULL	GRO-LOW FRAGRANT SUMAC	3 GAL.	48" OC	18" HT. MIN.
EVERGREEN SHRUBS							
	BGV	136	BUXUS X 'GREEN VELVET' FULL	GREEN VELVET BOXWOOD	3 GAL.	48" OC	24" HT. MIN.
	CPG	16	CHAMAECYPARIS PISIFERA 'GOLD MOP' FULL	GOLDEN MOP FALSE CYPRESS	3 GAL.	48" OC	18" HT. MIN.
	GBI	40	ILEX GLABRA FULL	INKBERRY HOLLY	3 GAL.	36" OC	18" HT. MIN.
	JCS	115	JUNIPER CHINENSIS 'SEA GREEN' FULL	SEA GREEN JUNIPER	3 GAL.	48" OC	18" HT. MIN.
	JSN	46	JUNIPERUS SABINA 'NEW BLUE TAM' FULL	NEW BLUE TAM JUNIPER	3 GAL.	36" OC	18" HT. MIN.
	TOB	58	THUJA OCCIDENTALIS 'BOBOZAM' FULL	MR. BOWLING BALL® ARBORVITAE	3 GAL.	36" OC	24" HT. MIN.

ORNAMENTAL GRASSES							
	MSA	64	MISCANTHUS SINENSIS 'ADAGIO' FULL	ADAGIO MISCANTHUS GRASS	3 GAL.	36" OC	24" HT. MIN.
	PVN	22	PANICUM VIRGATUM 'NORTHWIND' FULL	NORTHWIND SWITCH GRASS	3 GAL.	30" OC	24" HT. MIN.

GROUND COVERS							
	ARB	56	AJUGA REPTANS 'BURGUNDY GLOW' FULL	BURGUNDY GLOW CARPET BUGLE	1 GAL.	18" OC	4" HT. MIN.
	HSO	56	HEMEROCALLIS X 'STELLA DE ORO' FULL	STELLA DE ORO DAYLILY	1 GAL.	18" OC	10" HT. MIN.
	LMB	38	LIRIOPE MUSCARI 'BIG BLUE' FULL	BIG BLUE LIRIOPE	1 GAL.	24" OC	18" HT. MIN.
	SSJ	63	SEDUM SPURIUM 'JOHN CREECH' FULL	JOHN CREECH STONECROP	1 GAL.	18" OC	6" SPRD. MIN.

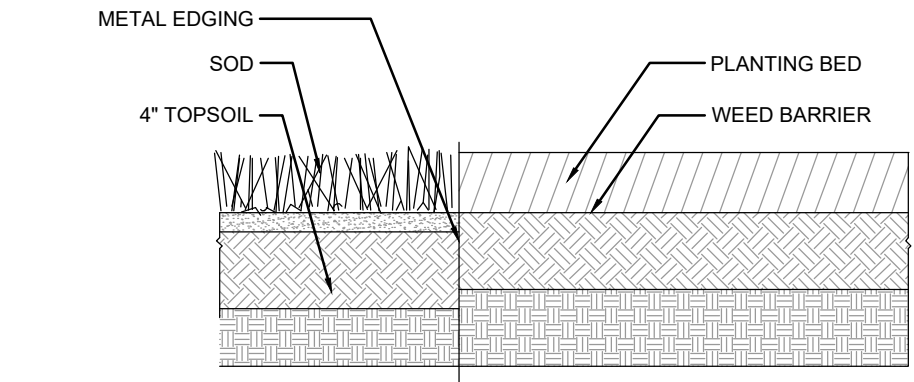
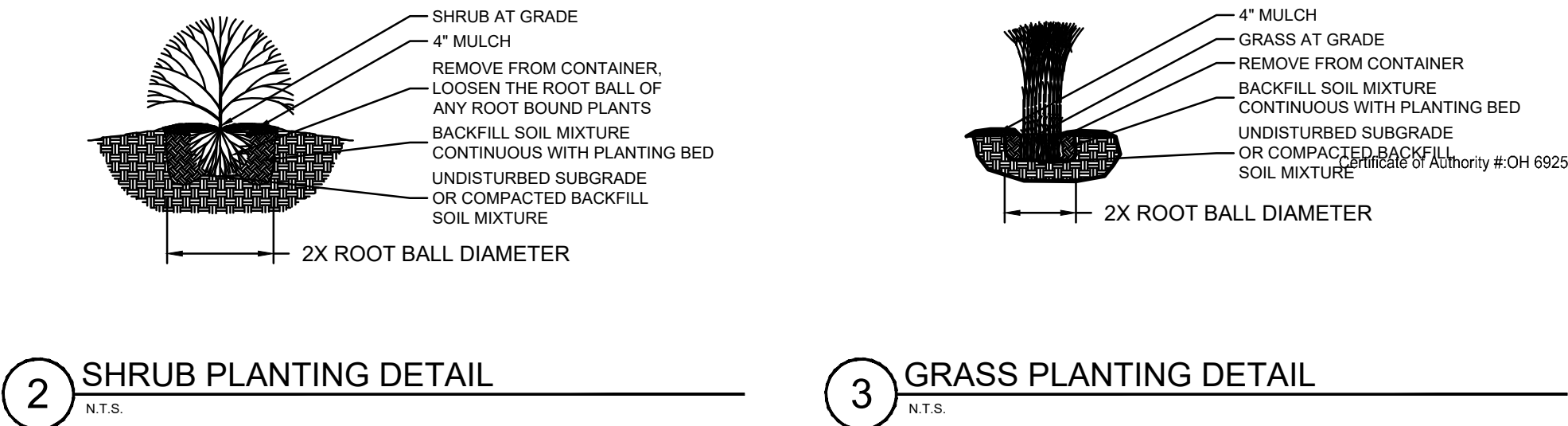
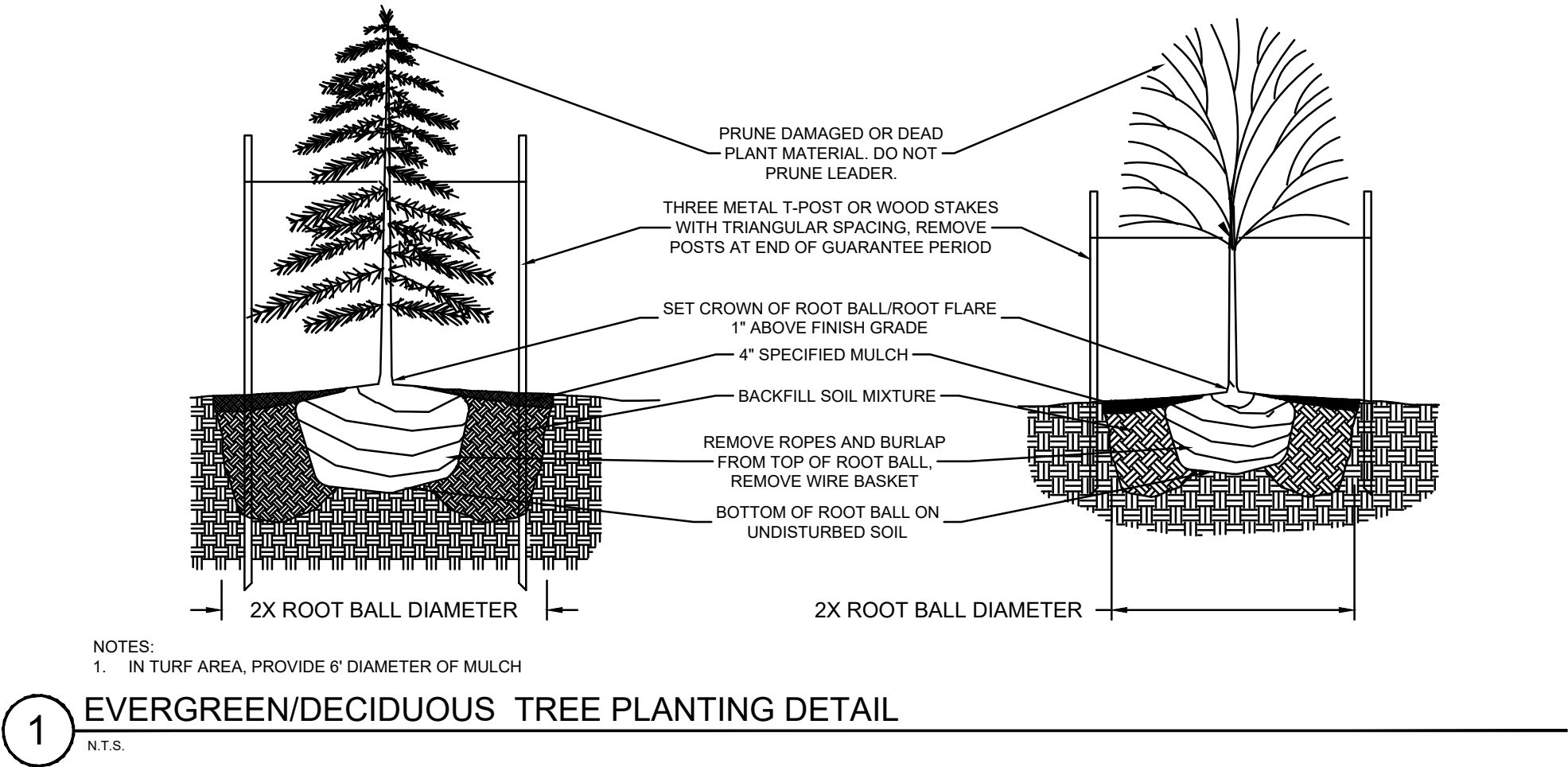
MULCHES							
	ROCK	21,131 SF	KANSAS RIVER ROCK 1.5" DIAM. MIN.	KANSAS RIVER ROCK	---		
	BARK	28,064 SF	PINE BARK MULCH TO BE FREE OF WEEDS AND DEBRIS	PINE BARK MULCH	---		
SOD/SEED							
	SEED	53,713 SF	FESTUCA X 'SUPERIOR PLUS' 35 LBS/AC MIN.	SUPERIOR FESCUE	SEED	--	--
	SOD	43,293 SF	FESTUCA X 'SUPERIOR PLUS' ROLLED TIGHT, TO BE FREE OF INSECTS, WEED, DEBRIS	SUPERIOR FESCUE	SOD	--	--

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
— — —	METAL EDGING	472 LF

CITY OF KANSAS CITY LANDSCAPE REQUIREMENTS					
88-425 LANDSCAPE REQUIREMENTS	CODE REQUIREMENT	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	1 TREE PER 30 L.F. OF PUBLIC STREET	30"	30"	NO*	N/A*
88-425-04 GENERAL	1 TREE PER 5,000 S.F. OF BLDG COVER	5	5	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO RESIDENTIAL ZONES					
BUFFER WIDTH	10"	10'	> 10'	NO	N/A
SHRUBS/WALL/BERM	3' HEIGHT VISUAL SCREEN	YES	YES	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA					
INTERIOR AREA	35 S.F. LANDSCAPE AREA PER STALL	280 S.F.	480 S.F.	NO	N/A
TREES	1 TREE PER 5 SURFACE STALLS	2	2	NO	N/A
SHRUBS	1 SHRUB PER SURFACE STALL	8	8	NO	N/A
88-425-07 PARKING GARAGE SCREENING	DENSELY PLANTED PERIMETER	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	30" HEIGHT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	3' HEIGHT VISUAL SCREEN	N/A	N/A	NO	N/A
*MAJORITY OF STREET TREES ARE LOCATED UNDERNEATH AN ELECTRC TRANSMISSION LINE. IF UTILITY DOES NOT ALLOW TREE PLANTING, ALTERNATIVE COMPLIANCE WILL NEED TO BE DETERMINED.					

- GENERAL NOTES:
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES AREA AS SHOWN ON THE PLAN.
 2. FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER BUILDING PERMIT PLANS.
 3. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION REGULATIONS.
 4. SEE CIVIL PLANS FOR FENCE DETAILS AND BMP PLANTINGS/SEEDING.
 5. ALL DISTURBED AREAS SHALL RECEIVE SEED.
 6. ALL PLANTING BEDS SHALL HAVE A SPADE-CUT EDGE.
 7. ADJUST PLANT LOCATIONS BASED ON INSTALLED UTILITY LOCATIONS AS NECESSARY.



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REVISIONS/APPROVALS:	NO.	DATE	REVIEWED BY:	DESIGNED BY:	DRAFTED BY:	SP PROJECT #:	JAMES KRAATZ
CITY SUBMITTAL		2026.06.26	RB	SKP	SKP	3189	PLA 2020005159

LANDSCAPE TABLES AND DETAILS

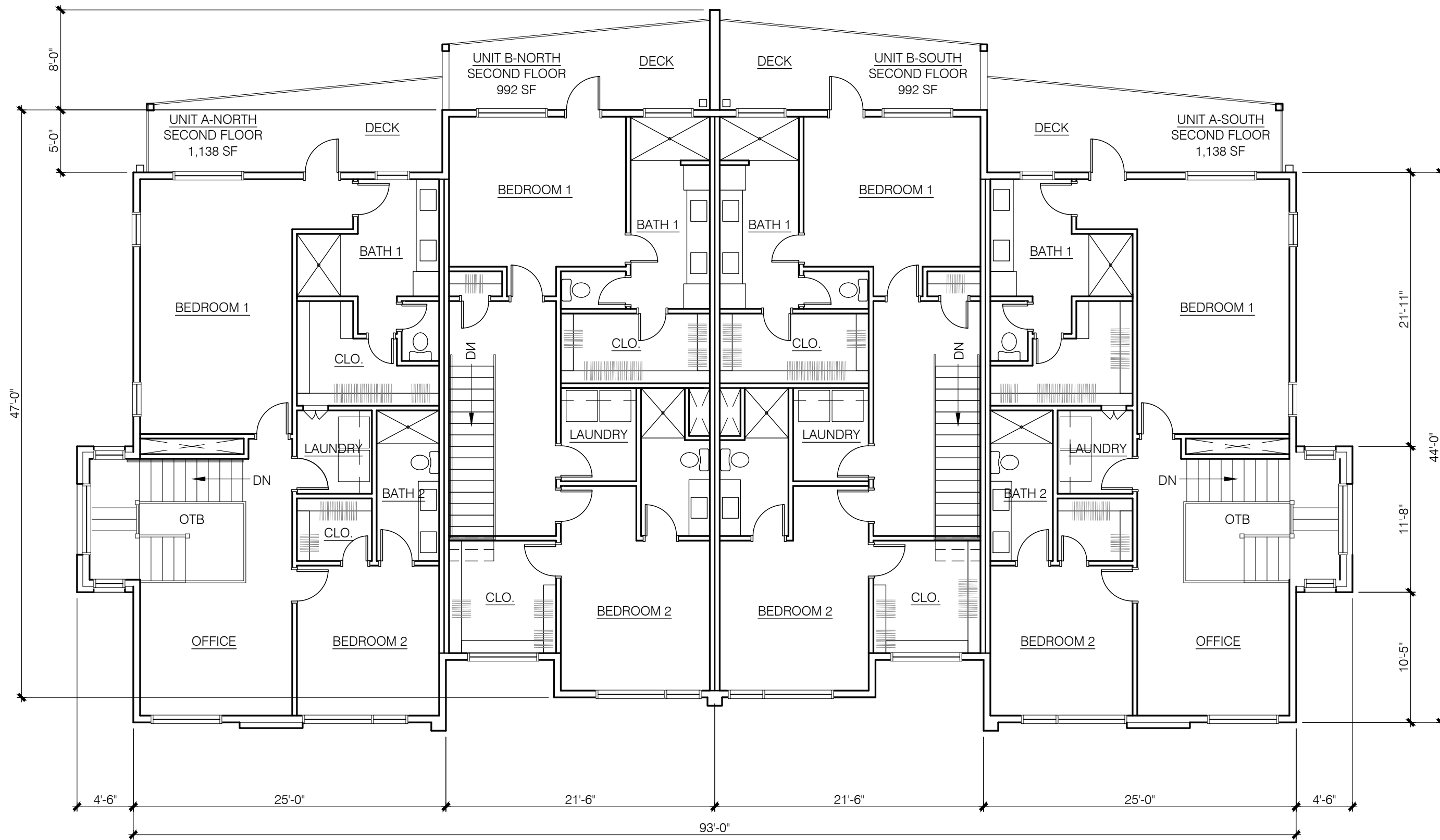
N OAK TOWNHOMES
DEVELOPMENT PLAN/PROJECT
PLAN/PRELIMINARY PLAT
KANSAS CITY, CLAY COUNTY, MO

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
PLA 2020005159
PROFESSIONAL LANDSCAPE ARCHITECT
James Kraatz 06/25/2026

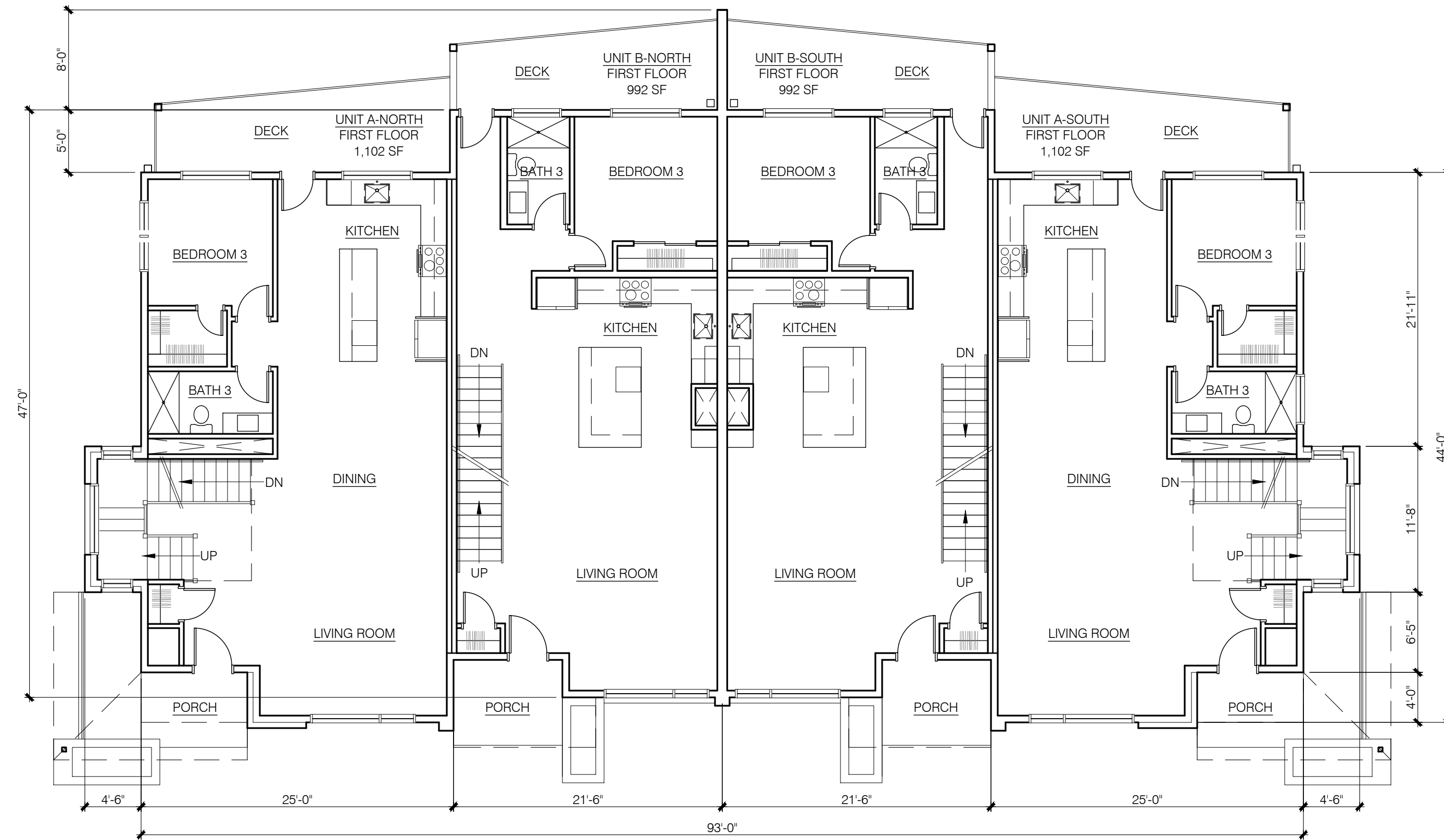
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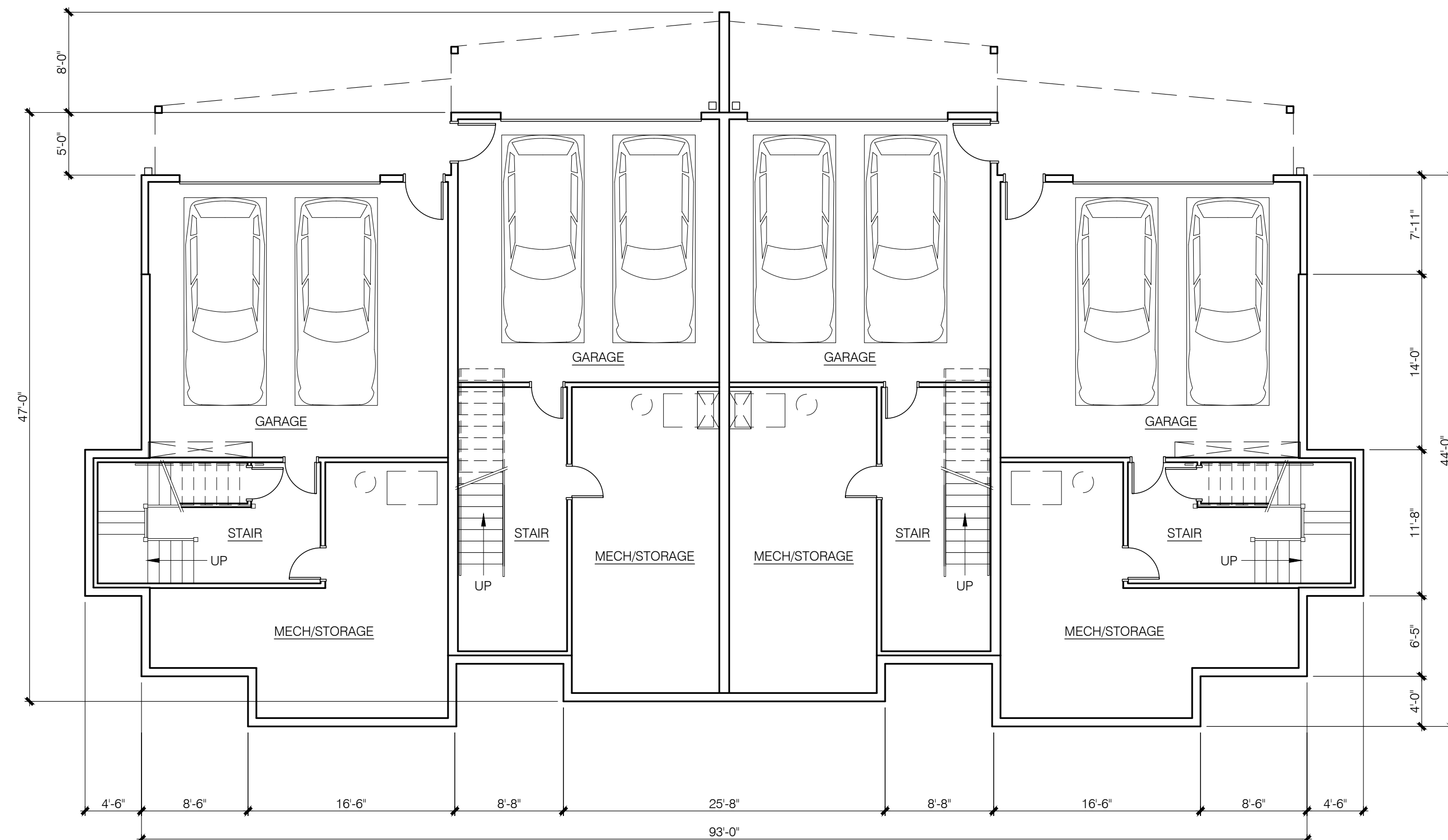
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3 TOWNHOME SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



2 TOWNHOME FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



1 TOWNHOME BASEMENT PLAN
Scale: 1/8" = 1'-0"



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North Oak
Townhomes

North Oak Trafficway
Kansas City, MO 64116

Project No. 2026-075
Date: 05.22.26
Issued For: Development Plan/Project Plan/
Preliminary Plat
Drawn By: A.Gerber

Reviewed By:

Revisions:

No.	Date	Description
06.26.26	Dev.	Plan Review Comments



A1.01
BUILDING PLANS

N:\01 PROJECTS\MULTIFAMILY\NORTH OAK_TOWNHOMES 2026\CAD_NORTH_OAK_TOWNHOMES\2026_NORTH_OAK_TOWNHOMES_BASE 2.0.DWG - 6/26/2026 1:34:49 PM - agerber



4 EAST ELEVATION
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION
Scale: 1/8" = 1'-0"



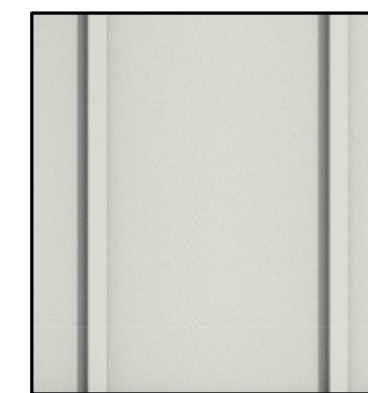
2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 WEST ELEVATION
Scale: 1/8" = 1'-0"



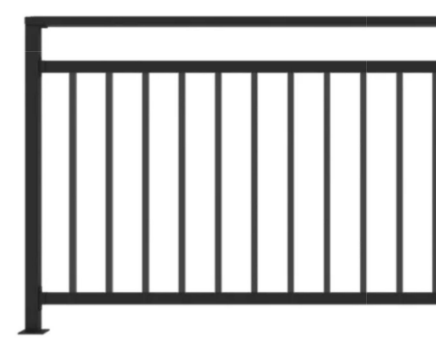
FACE BRICK
KANSA GOLD IRONSPOT - VELOUR MODULAR



FIBER CEMENT PANEL SIDING W/BATTENS
PAINTED - SHERWIN WILLIAMS SW 7632
'MODERN GRAY'



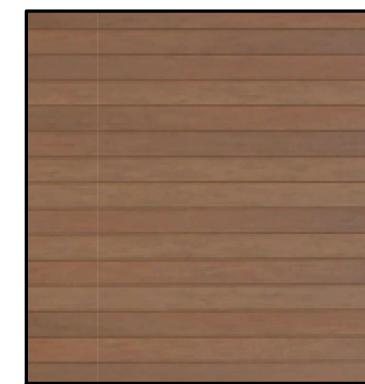
FIBER CEMENT LAP SIDING
PAINTED - SHERWIN WILLIAMS SW 7068
'GRIZZLE GRAY'



BALCONY GUARDRAIL
BLACK ALUMINUM WROUGHT IRON LOOK



ACCENT PAINT - FASCIA, BALCONIES,
CANOPIES, PAINTED
SHERWIN WILLIAMS SW 7069 'IRON ORE'



FIBER CEMENT LAP SIDING
PREFINISHED - 'CLEAR CEDAR'



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North Oak
Townhomes

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No. Date Description
06.26.26 Dev. Plan Review Comments



A4.01

BUILDING ELEVATIONS

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2 TOWNHOME CONCEPT - VIEW 2 REAR



1 TOWNHOME CONCEPT - VIEW 1 FRONT



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FOUNDATIONS	
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MECHANICAL	
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North Oak Townhomes

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Drawn By: A.Gerber

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A4.02
MODEL VIEWS

Sight Distance Images Northern Entrance – Additional Information to previous comment response.

View North – North Entrance



Northbound – North Entrance



View South – North Entrance



Southbound – North Entrance



Meeting Sign-In Sheet

Project Name and Address

N Oak Townhomes | Development Plan Amendment | CD-CPC-2026-00070

N Oak Townhomes | Development Plan Amendment | CD-CPC-2026-00070

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00070

Meeting Date: 07/06/2026

Meeting Location: Virtual - MS Teams

Meeting Time (include start and end time): 6:00-6:35pm

Additional Comments (optional):

Only 1 attendee joined at 6:04pm - 2 questions / concerns were addressed

1 - Access from N Oak or Cherry St.

2 - Location of development as it relates to stream and surrounding wooded area

Attendee was satisfied with minimal impact on stream / woods & access from N Oak

Applicant remained on virtual line for additional 15min before ending the meeting

Area Plan Alignment: **High**

KC Spirit Playbook Alignment: **High**

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

Evaluation	Goal	Notes
High	DO SAN SEG	DO, SAN – Density and diversity of housing types SEG – infill housing with existing infrastructure
Medium	CC PAA WDC	CC – Sidewalk connection WDC – improved exterior designs
Low		

Alignment Comments:

This project has a **high** alignment with the KC Spirit Playbook and the Briarcliff-Winnwood Area Plan because it adds housing density along a major corridor with easy access to a bus route, multi-use sidewalk, and Water Works Park. The addition of for-sale townhomes in an area of mostly commercial or single-family residential diversifies the area's housing stock. Improvements to the buildings' design and landscape, as well as clarification regarding sidewalk access, moved the alignment with long-range plans from **medium** to **high**.