



CITY PLAN COMMISSION REPORT

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

Project Name The Walnut Townhomes

Docket #	Request
3.1	CD-CPC-2022-00085 Area Plan Amendment
3.2	CD-CPC-2022-00087 Rezoning to MPD (w/ preliminary plat)

Applicant
Lance Scott
Cook, Flatt & Strobel

Owner
Gregory Bair
US Insourcing, LLC

Location	3600 Walnut Street
Area	About .462 acres
Zoning	R-6
Council District	4 th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned R-6, residential
South: zoned B3-2, commercial
East: zoned R-6, residential
West: zoned R-6, residential

Land Use Plan
The Midtown/Plaza Area Plan recommends residential low density for the land use.

Major Street Plan
E. 36th Street and Walnut Street are not listed on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Old Hyde Park Historic District Neighborhood Association was notified by the applicant. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on June 14, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject property is currently vacant after the demolition of the Westminster Congregational Church and zoned R-6 (Residential 6). Overall the site is generally flat and there are several street trees located along E. 36th Street and Walnut Street. The site is also located within a National Historic District (Old Hyde Park East Historic District)

NEARBY DEVELOPMENTS

The subject property is one lot and is bounded by commercial uses on the west and surrounded by residential uses to the north, south and east.

SUMMARY OF REQUEST

CD-CPC-2022-00087 - A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow for the construction of 8 townhomes.

CD-CPC-2022-00085 - A request to approve an Area Plan Amendment to the Midtown/Plaza Area Plan from Residential Low Density to Residential Medium-High Density.

KEY POINTS

- Construct 8 for-sale condos
- Rezoning from R-6 (residential) to MPD (Master Planned Development)

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
3.1	Approval without Conditions
3.2	Approval with Conditions

CONTROLLING CASE & RELATED RELEVANT CASES

There are no related or relevant cases associated with this site.

PLAN REVIEW

The proposed .46-acre site is specifically located on the southwest corner of E. 36th Street and Walnut Street. The site is within the Old Hyde Park Historic District and the Old Hyde Park neighborhood. The proposed MPD zoning district would allow for the development of eight (8) residential units which will be divided into two different building types (duplex and townhouse) and will serve as individual condos. The applicant is requesting approval of an area plan amendment to the Midtown/Plaza Area Plan from Residential Low Density to Residential Medium-High Density. The proposed density of the eight (8) units is roughly sixteen units per acre which requires the area plan amendment.

The development will have one (1) point of vehicular ingress and egress from E. 36th Street to serve the proposed dwelling units. The applicant did work with staff to enhance pedestrian circulation by providing an additional pedestrian path for residents of the proposed development along the southern perimeter of the property. The intention of the pedestrian path on the southern perimeter is to provide residents a secondary route to their home specifically for the two units located on the northwest corner of the development. The applicant will be required to comply with the pedestrian standards (88-450) of the Zoning and Development Code and must provide a raised pedestrian crossing, change in paving material or embossed striping, bollards, landscaping, or other approved method to avoid conflict between pedestrians and traffic at the driveway located on E. 36th Street.

A landscape plan has been submitted by the applicant and is compliant with Code. The applicant is proposing to preserve all the existing trees except for one where the driveway will be located. The landscape plan does propose a total of five (5) additional street trees and nineteen (19) shrubs. The applicant did place a row of juniper shrubs to block the presence of headlights when entering the proposed development from E. 36th Street.

Staff supports the overall design concept and density that the applicant has proposed. Each unit will be three stories (roughly 40' in height) and the primary building materials proposed are cementitious siding and masonry on the lower level. Staff does appreciate the number of windows that are being proposed and the rear loaded garages. Staff has conditioned that the final design be approved through the Historic Preservation Commission prior to applying for an MPD final plan to ensure that the design complements the existing area since this is within a National Historic District and a local historic district.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	

Sign Standards (88-445) YesYes, subject to
conditions*Pedestrian Standards (88-450)* Yes

Yes

PLAN ANALYSIS

Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The Midtown/Plaza Area Plan recommends residential low density. This development requires an area plan amendment to allow for the proposed density.

88-515-08-B. Zoning and use of nearby property;

The existing zoning districts that are adjacent to this property are B3-2 (community business) on the west and the rest of the site is surrounded by R-6 (residential). The overall area is predominantly residential in nature.

88-515-08-C. Physical character of the area in which the subject property is located;

The subject property is located within a local and national historic district. The area is primarily residential and the streetcar will be located within a short walking distance to the west on Main Street.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public infrastructure and services are within proximity to serve the proposed development.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning is R-6 and does not permit the proposed development. Without rezoning, the desired use for this property is not possible.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has only been vacant for roughly 18 months.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

The proposed rezoning would not detrimentally affect nearby properties; however, the proposed change in the zoning district would allow a higher density and building type that would not be allowed in R-6.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning might inhibit the use of the existing property as it is currently not used as the current zoning or Area Plan intends it to be used.

PLAN REVIEW CRITERIA

88-516-05-A. The plan must comply with all standards of this Zoning and Development Code and all other applicable City ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this Zoning and Development Code or other applicable ordinances, when authorized.)

The plan, as proposed, will require an amendment to the approved Midtown/Plaza Area Plan. The applicant is proposing a density of roughly 16 units per acre which requires an area plan amendment from residential low density to residential medium-high density.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The current zoning (R-6) does not permit the proposed building type or density. Rezoning to MPD is required to allow for the proposed development.

88-516-05-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.

The proposed layout allows for efficient and convenient vehicular circulation for the total amount of units that are proposed.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed plan maintains the traditional pedestrian circulation along Walnut and E. 36th Street. The applicant will be responsible for any repairs to the current sidewalks that do not meet City standards. The applicant is also proposing a sidewalk on the south end of the proposed development to allow for improved circulation for future residents. The number of and location of street trees will also provide shade and enhance the pedestrian experience. The applicant is also proposing several additional street trees along Walnut and E. 36th Street.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The applicant is proposing adequate utilities to serve the proposed development.

88-516-05-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.

The primary building materials proposed are cementitious siding and a masonry base. The proposed architectural style is more commonly found in the Union Hill or Columbus Park neighborhood. Staff and the Old Hyde Park neighborhood have encourage the applicant to create a front porch that is more welcoming and promotes "eyes on the street."

88-516-05-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.

Staff believes that the site orientation and number of units will not create undesirable views, noises or off-site negative influences to adjacent properties. The applicant did provide a photometric plan that complies with Code. The applicant also collaborated with the Old Hyde Park Neighborhood Association to create building setbacks that compliment adjacent properties.

88-516-05-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.

Public Works reviewed and approved the proposed plan. KC Water was assigned two stormwater reviews, but they were not completed by the time this staff report was due.

88-516-05-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.

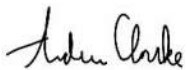
The applicant will preserve five (5) of the existing six (6) trees.

PROFESSIONAL STAFF RECOMMENDATION

CD-CPC-2022-00085: Staff recommends **APPROVAL WITHOUT CONDITIONS** as stated in the Conditions Report.

CD-CPC-2022-00087: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



Plan Conditions

Report Date: June 29, 2022

Case Number: CD-CPC-2022-00087

Project: The Walnut Townhomes

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. Mechanical equipment (roof or ground mounted) shall be screened and comply with 88-425-08.
4. That 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.
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.
6. 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 prior to Certificate of Occupancy.
7. The developer must receive a Certificate of Appropriateness from the Historic Preservation Commission prior to applying for an MPD Final Plan.
8. The applicant shall provide a raised pedestrian crossing, change in paving material or embossed striping, bollards, landscaping, or other approved method to avoid conflict between pedestrians and traffic at the driveway located on E. 36th Street (88-450) prior to the issuance of certificate of occupancy.
9. Resolve Justin Peterson's correction related to parkland dedication prior to ordinance request:
Please provide details on plans outlining how the parkland dedication standards of 88-408 are to be satisfied with this project.
If paying a money-in-lieu of fee, please note the following:
PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$_____ in lieu of required parkland dedicating for (# single family units, duplex units, multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code.
If platting a private open space tract to serve as parkland dedication, please provide the following:
Tract ___ contains (insert number of) private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for (insert number and type of units) pursuant to Section 88-408-E of the Zoning and Development Code. A total of (insert number of) acres are required to satisfy the parkland request for this final plat. Please list what recreational amenities will be provided within tract.

Condition(s) by City Planning and Development Department. Contact Lauren Manning at / lauren.manning@kcmo.org with questions.

10. Historic preservation comments

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

11. The developer must secure permits to provide sanitary sewers to serve all proposed units within the development prior to issuance of a building permit. Private easements and maintenance agreements may be required for the private sewer system as shown on the utility plan.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

12. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
13. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

14. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

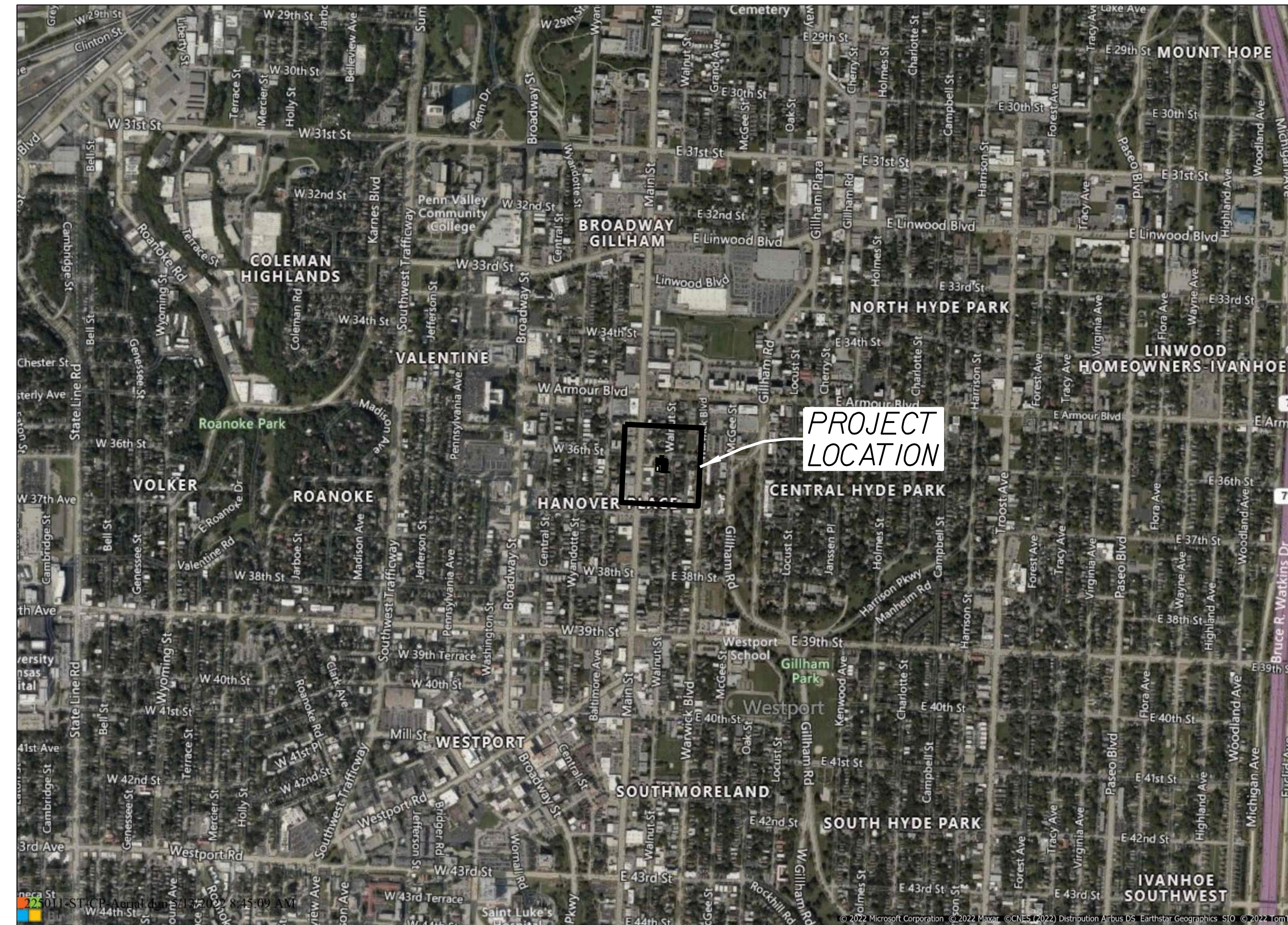
16. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).
17. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

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

18. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296

THE WALNUT TOWNHOMES MPD REZONING/PRELIMINARY PLAN/ PRELIMINARY PLAT/AREA PLAN AMENDMENT

*3600 WALNUT STREET
SECTION 20, TOWNSHIP 49 NORTH RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI*



VICINITY MAP
1" = 1000'

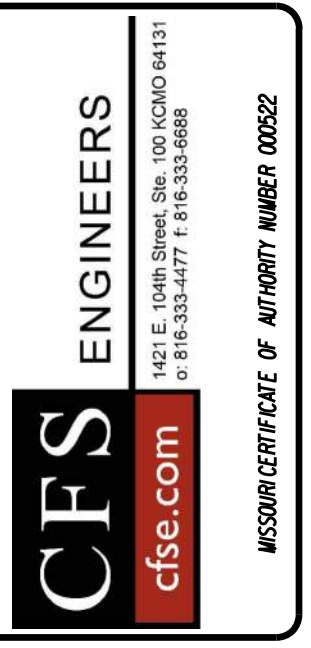
INDEX OF SHEETS	
C1	TITLE SHEET
C2	OVERALL SITE PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	PRELIMINARY PLAT
LH	LANDSCAPE PLAN
A1-A3	BUILDING ELEVATIONS

OWNER/DEVELOPER:
36W PARTNERS LLC
111 W 10TH ST
KANSAS CITY, MO 64105
CONTACT: GREGORY BAIR
EMAIL: gpb@36wpartners.com
PHONE NUMBER: 816.447.5247

ENGINEER:
CFS ENGINEERS, P.A.
1421 E. 104TH STREET SUITE 100
KANSAS CITY, MO 64131
CONTACT: LANCE W. SCOTT
EMAIL: lscott@cfs.com
PHONE NUMBER: 816.333.4477

ARCHITECT:
HANS THOMAS & ASSOCIATES
4741 CENTRAL STREET, SUITE 1335
KANSAS CITY, MO 64112
CONTACT: HANS THOMAS
EMAIL: hthomas@hthomasc.com
PHONE: 816.686.2242

LANDSCAPE ARCHITECT:
VERDIGRIS STUDIO MIDWEST
9328 CATALINA
PRAIRIE VILLAGE, KANSAS 66207
CONTACT: KEVIN VOGT
EMAIL: kvogt@verdigrismidwest.com
PHONE: 913.424.8311



Rev.	Date	Description

Drawn by	Checked by	Date	Rev.

THE WALNUT TOWNHOMES
3600 WALNUT ST.
KANSAS CITY, MO 64111

36 W PARTNERS, LLC
111 W 10TH ST
KANSAS CITY, MO 64105

TITLE SHEET

Sheet reference number:
C1

THE WALNUT TOWNHOMES

MPD REZONING/PRELIMINARY PLAN/PRELIMINARY PLAT/AREA PLAN AMENDMENT

3600 WALNUT STREET
SECTION 20, TOWNSHIP 49 NORTH RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI

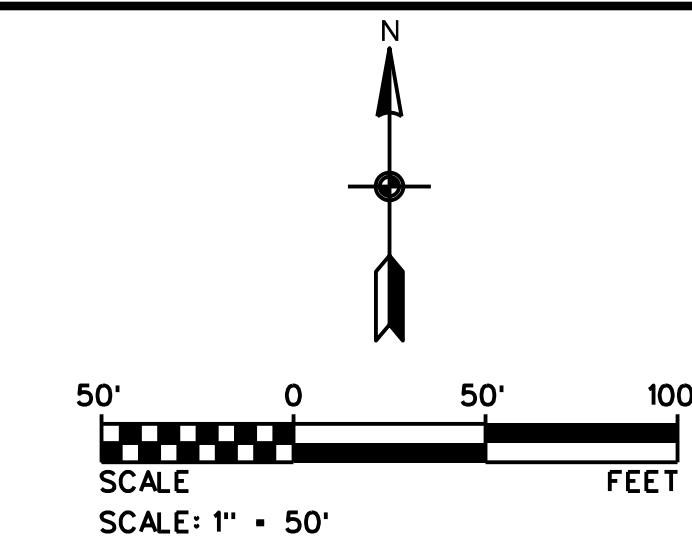


LEGEND:

- ① PROPERTY NUMBER
- 17 BLOCK NUMBER
- PROPERTY LINE
- PROPOSED PROJECT BOUNDARY

PROPERTY SUMMARY TABLE:

Lot #	Owner	Address	Zoning	Land Use
1	THE MAINLAND LLC	3540 MAIN STREET	B3-2	5212
2	THE MAINLAND LLC	3550 MAIN STREET	B3-2	2100
3	THE MAINLAND LLC	6 W. 36TH STREET	B3-2	2100
4	BIBB ROBERT - TRUSTEE	3600 MAIN STREET	B3-2	2100
5	MJPD 3604 LLC	3604 MAIN STREET	B3-2	2100
6	VARIETY HOUSE, LLC	3620 MAIN STREET	B3-2	2100
7	EXACT 36 BLOCK LLC	3634 MAIN STREET	B3-2-MI-5	3120
8	EXACT 36 BLOCK LLC	3636 MAIN STREET	B3-2	2100
9	M&G 3527 LLC	3527 MAIN STREET	B3-2	2100
10	EIGHT TWELVE PROPERTIES INC % LOREN G REA	3537 MAIN STREET	B3-2	3120
11	36 MAIN LLC	3601 MAIN STREET	B3-2	2300
12	JGK COLLECTIVE LLC	3611 MAIN STREET	B3-2	2100
13	KANSAS CITY PROPERTIES & INVESTMENTS LLC	3617 MAIN STREET	B3-2	2100
14	KANSAS CITY PROPERTIES & INVESTMENTS LLC	3619 MAIN STREET	B3-2	2100
15	EIGHTY SEVEN CAPITAL LLC	3635 MAIN STREET	B3-2	2100
16	MCCUE MEGGAN L & QUINN R	3526 WALNUT STREET	R-6	1125
17	WOLF BRADLEY & WEBB PHILIP	3530 WALNUT STREET	R-6	1111
18	MAGRONE J DANIEL & WILLIAM J RAY	3534 WALNUT STREET	R-6	1111
19	ENLDE SAMUEL & MONICA	3612 WALNUT STREET	R-6	1122
20	CROSS ZACHARY A & LEANNE C	3616 WALNUT STREET	R-6	1111
21	ANDRUSS VALERIE ROSE & MARK ARCHER-TRUST	3620 MAIN STREET	R-6	1111
22	LA CASA I LLC	3624 WALNUT STREET	R-6	1122
23	3626 WALNUT ST LLC	3626 WALNUT STREET	R-25	1122
24	SHIELDS ROGER M & AURORA	3632 WALNUT STREET	R-6	1124
25	CULVER STEVEN & MEGAN	3636 WALNUT STREET	R-6	1111
26	DHARMA SIKH % KARTA P S KHALSA	3523 WALNUT STREET	R-6	5212
27	SIKH DHARMA OF KANSAS CITY	3525 WALNUT STREET	R-6	1122
28	BURK WILLIAM R & STOCKTON SCOTT H	100 E 36TH STREET	R-6	1125
29	KHALSA SARAB NAM S & NIRMAL K	360 WALNUT STREET	R-6	1111
30	PINTADO EMILY & JONATHAN	3609 WALNUT STREET	R-6	1111
31	MARTIN FAMILY TRUST DATED 5/3/2021	3611 WALNUT STREET	R-6	1122
32	GARTNER WILLIAM WESLEY	3619 WALNUT STREET	R-25	1122
33	GARTNER WILLIAM WESLEY	3625 WALNUT STREET	R-6	9500
34	AHMED KASHIF	3629 WALNUT STREET	R-6	1122
35	AV-RH MIDTOWN COLLECTION LLC	3635 WALNUT STREET	R-15	1125
36	AL REAL ESTATE SPE LLC	3524 WARWICK BLVD	R-6	7400/5212
37	SAXER PROPERTIES * I LLC	121 E 36TH STREET	R-6	1125
38	AV-RH SOHO APARTMENTS LLC	3612 WARWICK BOULEVARD	R-15	1125
39	AV-RH SOHO APARTMENTS LLC	3630 WARWICK BOULEVARD	R-15	1125



CFS ENGINEERS
cfe.com
1421 E. 104th Street, Ste. 100, Overland Park, MO 66214
P: 913.333.4477 F: 913.333.6688
MISSOURI LICENSE # 00022



Rev.	Date	By	Description

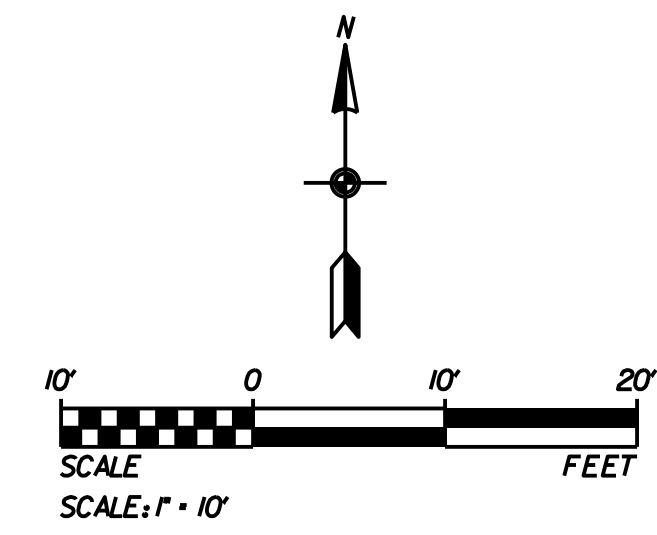
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Rev.	Date	By	Description

Sheet reference number:
C2



○ TMH
 ○ TMH
 ○ TMH
 ○ TMH

Structure ID = Sanitary Sewer 1
 Structure Type = 4" Dia. Manhole (Brick)
 Rim Elevation = 924.01
 In (N) = 924.41 8" VCP
 Out (S) = 924.31 8" VCP
 Pipe running through structure going West to East 8" Metal Pipe

LEGEND:

PROPOSED CONCRETE PAVEMENT

LEGAL DESCRIPTION:

LOTS 1,2 AND 3, BLOCK 19, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

AREA PLAN AMENDMENT:

FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL

PROPOSED UNITS/ACRE = 17.3 UNITS/ACRE

ALLOWED UNITS/ACRE = 17.4 UNITS/ACRE

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-6	MPD	R-6 TO MPD	
GROSS LAND AREA				
IN SQUARE FEET	20,085.65	20,085.65		
IN ACRES	0.46	0.46		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	20,085.65	20,085.65		
IN ACRES	0.46	0.46		
BUILDING AREA (SQ.FT.)	0	7,464		
FLOOR AREA RATIO	0	37.16%		
RESIDENTIAL INFO				
TOTAL DWELLING UNITS	0	8		
SEMI-ATTACHED HOUSE	0	2		
MULTI-UNIT	0	6		
TOTAL LOTS	1	1		
RESIDENTIAL	1	1		

BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	25 FT	8 FT	25 FT TO 8 FT	
FRONT SETBACK	25 FT	15 FT	25 FT TO 15 FT	
SIDE SETBACK	8 FT	5 FT	8 FT TO 5 FT	
SIDE SETBACK (ABUTTING STREET)	15 FT	9 FT	15 FT TO 9 FT	
HEIGHT	35 FT	40 FT	35 FT TO 40 FT	

PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
TOWNHOMES	1 SPACE PER UNIT 8 UNITS = 8 SPACES	8 SPACES	0 SPACES	0 SPACES	NONE
TOTAL	8 SPACES	8 SPACES	0 SPACES	0 SPACES	NONE

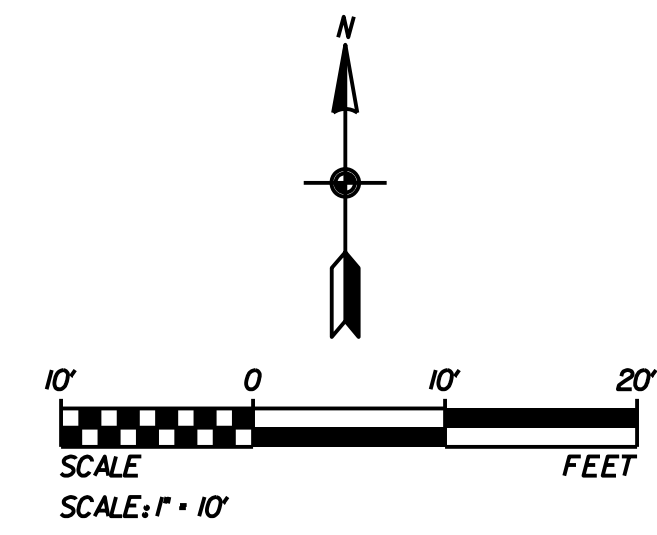
Rev.	Date	By	Description

Designated by	Drawn by	Checked by	Reviewed by
UMW	UMW	UMW	UMW

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111
 36 W PARTNERS, LLC
 111 W 10TH ST
 KANSAS CITY, MO 64105

SITE PLAN

Sheet reference number:
C3



LEGEND:

- 932 — PROPOSED MINOR CONTOUR LINE
- 935 — PROPOSED MAJOR CONTOUR LINE
- - - 932 - - - EXISTING MINOR CONTOUR LINE
- - - 935 - - - EXISTING MAJOR CONTOUR LINE

CFS ENGINEERS
 cfs.com
 MISSOURI LICENSE OF ARCHITECT NUMBER 00822

STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 06/21/22
 MISSOURI LICENSE NUMBER 10,812,200,000,000

Rev.	Date	By	Description

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

36 W PARTNERS, LLC
 1111 W 10TH ST
 KANSAS CITY, MO 64105

Designated by	Date	Reviewed by

GRADING PLAN

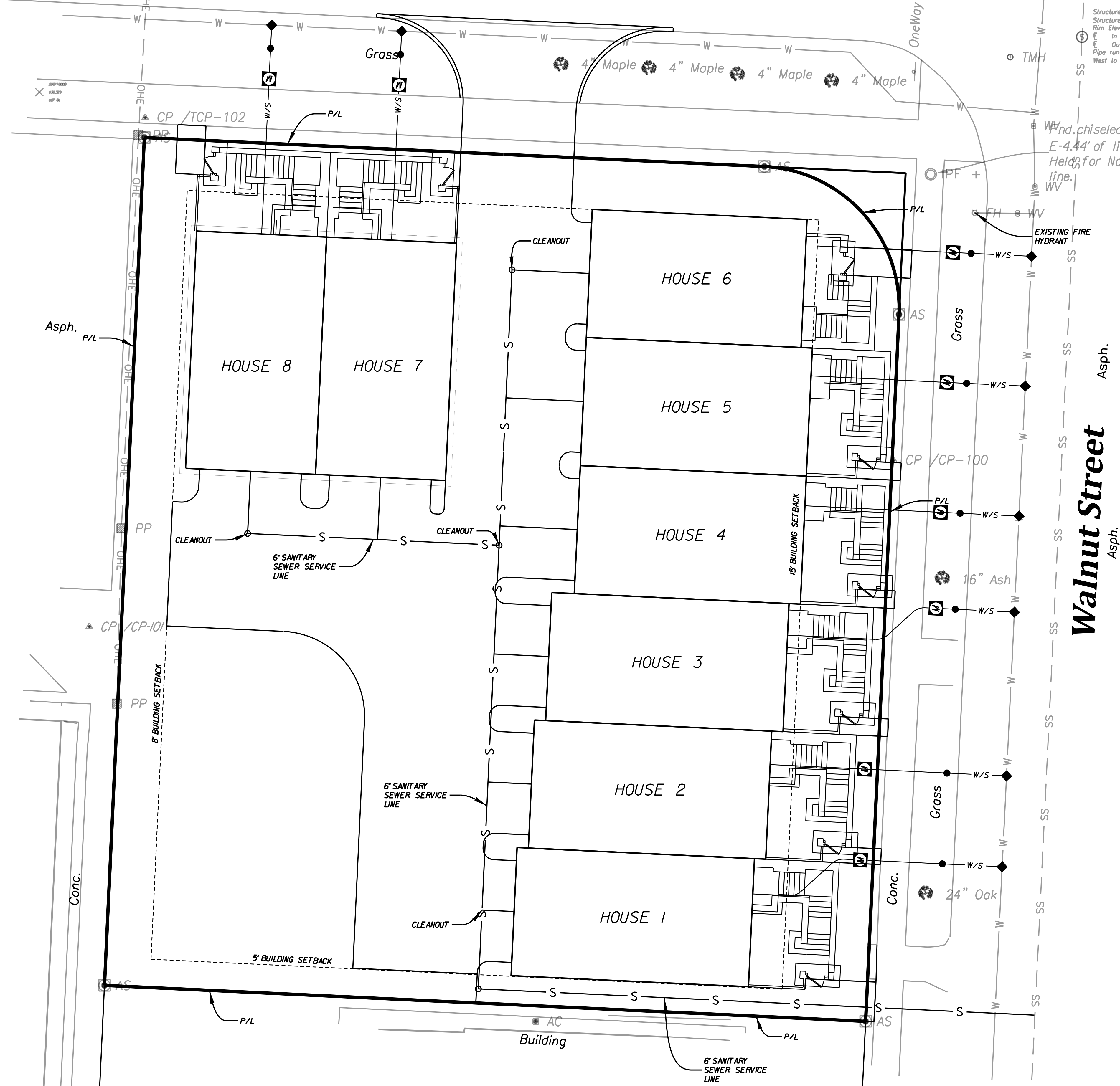
Sheet reference number:
C4

E 36th Street

Asph.

Walnut Street

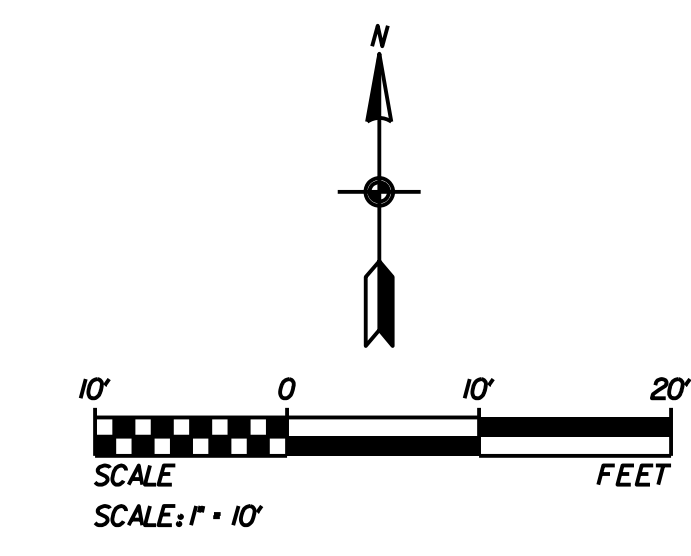
Asph.



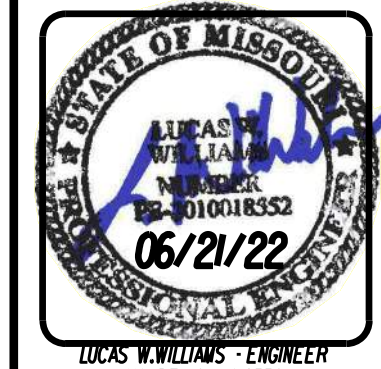
Structure ID = Sanitary Sewer 1
 Structure Type = 4" Dia. Manhole (Brick)
 Rim Elevation = 934.01
 In (N) = 924.41 8" VCP
 Out (S) = 924.31 8" VCP
 Pipe running through structure going West to East 8" Metal Pipe

LEGEND:

- 3/4" WATER METER
- CURB STOP VALVE
- WATER SERVICE CONNECTION
- SANITARY SEWER CLEANOUT
- W/S PROPOSED WATER SERVICE LINE
- PROPOSED 6" SANITARY SEWER SERVICE LINE
- W EXISTING WATER MAIN
- EXISTING 8" SEWER LINE
- OHE ELECTRICAL LINE



CFS ENGINEERS
 cfs.com
 MISSOURI LICENSE # 00022



Rev.	Date	By	Description

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

36 W PARTNERS, LLC
 111 W 10TH ST
 KANSAS CITY, MO 64105

Designed by: **UMS**
 Drawn by: **UMS**
 Checked by: **UMS**
 Date: 6/21/22

Reviewed by: **UMS**
 P/E by: **UMS**
 Submitted by: **UMS**
 Date: 6/21/22

File name: **UTIL.PLS**
 Plot name: **UTIL.PLS**

UTILITY PLAN

Sheet reference number:
C5

PLANT SCHEDULE

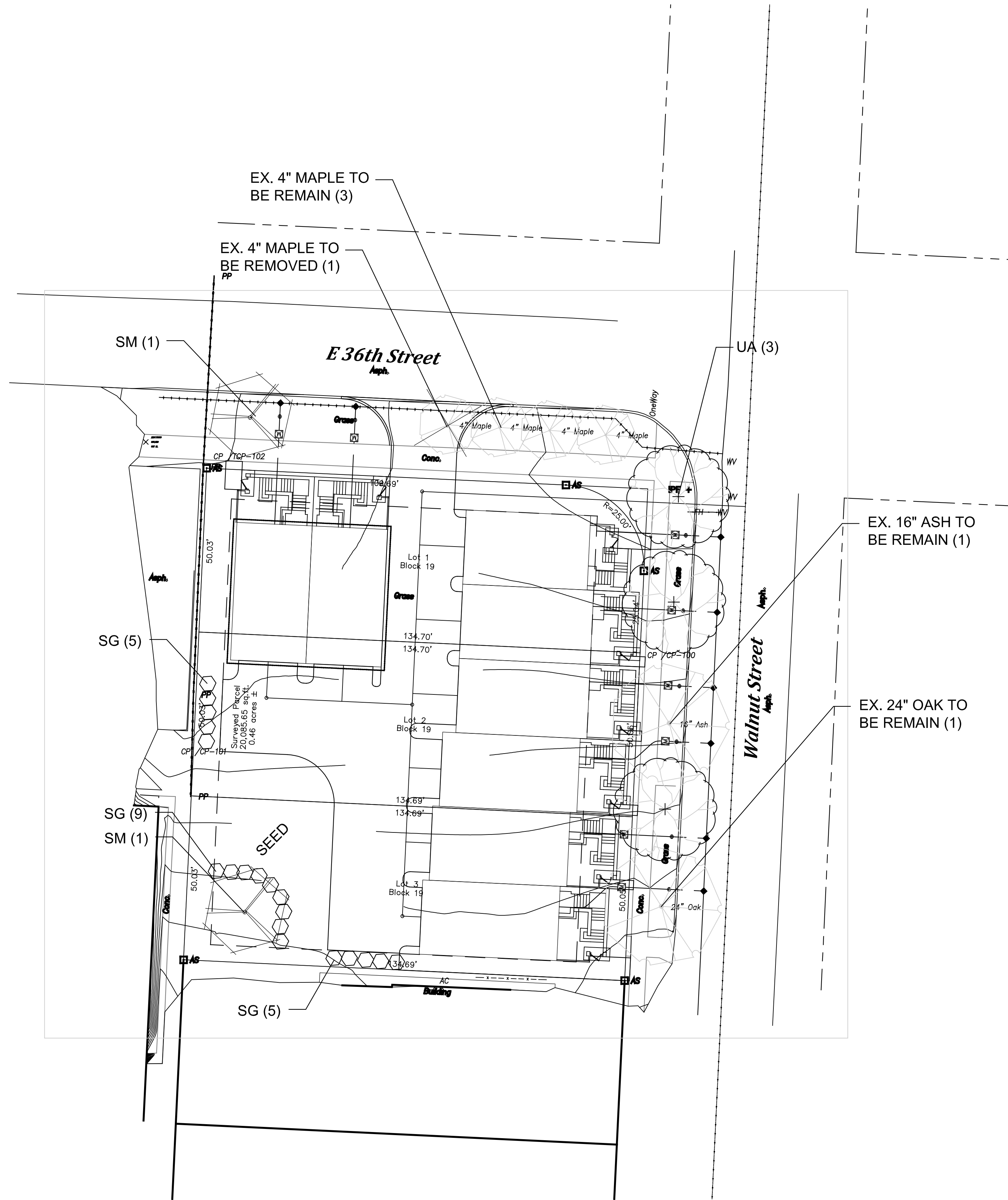
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
SM	2	Acer Saccharum	Sugar Maple	2" cal. b & b	per plan
UA	3	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
EVERGREEN SHRUBS					
SG	19	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 gal.	per plan

LANDSCAPE CALCULATIONS:

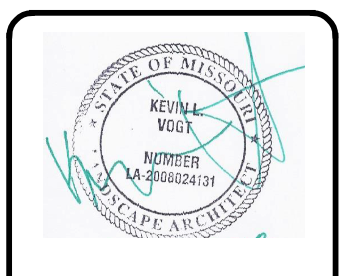
LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
STREET TREES	1 TREE PER 30'	150 L.F. / 30 = 5 STREET TREES REQ. WALNUT ST.	5 TREES PROVIDED (2 EX. 3 PROPOSED)
STREET TREES	1 TREE PER 30'	130 L.F. / 30 = 4 STREET TREES REQ. 36TH ST.	4 TREES PROVIDED (3 EX. 1 PROPOSED)
PERIMETER LANDSCAPING OF PARKING (WEST PL)	CONT. VISUAL EVERGREEN SCREEN		5 SHRUBS PROVIDED
PERIMETER LANDSCAPING OF PARKING (SOUTH PL)	CONT. VISUAL EVERGREEN SCREEN		5 SHRUBS PROVIDED

LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- 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.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- 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.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF KANSAS CITY, MO AND THE LANDSCAPE ARCHITECT.
- 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.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- 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, DEFLOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- 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.
- 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.
- 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.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL PESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- 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.
- 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".
- 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.
- 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.
- 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.
- 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.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL, COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- 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 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- 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.
- 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 1-2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- 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.
- 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.
- 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.
- 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.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, INCLUDING RIGHTS-OF-WAY AREAS, 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.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITHIN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



1 Landscape Plan
scale: 1" = 20'-0"



Rev.	Date	By	Description
1	06/20/22	AV	Initial Design
2			
3			
4			
5			
6			
7			
8			
9			
10			

THE WALNUT TOWNHOMES
3600 WALNUT ST.
KANSAS CITY, MO 64111

36 W PARTNERS, LLC
111 W 10TH ST
KANSAS CITY, MO 64108

Designed by: AV
Drawn by: AV
Checked by: AV
Reviewed by: AV
Submitted by: AV
File name: PLS-03
Plot date: 06/20/22
Scale: 1" = 20'

LANDSCAPE PLAN

Sheet reference number:
L1-1

THESE ELEVATIONS HAVE BEEN MODIFIED AS PER PUBLIC HEARINGS AND RECOMMENDATIONS FROM THOSE LIVING IN THE AREA.
 THE ROOF LINES HAVE BEEN ADJUSTED AND THE FRONT COURTYARDS HAVE BEEN REDESIGNED.
 THE ROOFS WILL BE 45 YEARS ARCHITECTURAL SHINGLES, FIELD WILL BE CEMENTITIOUS SIDING AND A MASONRY BASE.



HOUSE ONE

HOUSE TWO

HOUSE THREE

HOUSE FOUR

HOUSE FIVE

HOUSE SIX

1 3600 WALNUT TOWNHOME'S ELEVATION
 3/32" = 1'-0"

HANS THOMAS &
 ASSOCIATES
 ARCHITECTURAL SOLUTIONS
 4741 CENTRAL STREET SUITE 1335
 KANSAS CITY, MISSOURI 64112-1333
 P 816.686.2242

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

HANS R. THOMAS, ARCHITECT

REVISIONS

DATE: 06.19.22

SHEET NO.

A1

THESE ELEVATIONS HAVE BEEN MODIFIED AS PER PUBLIC HEARINGS AND RECOMMENDATIONS FROM THOSE LIVING IN THE AREA.
 THE ROOF LINES HAVE BEEN ADJUSTED AND THE FRONT COURTYARDS HAVE BEEN REDESIGNED.
 THE ROOFS WILL BE 45 YEARS ARCHITECTURAL SHINGLES, FIELD WILL BE CEMENTITIOUS SIDING AND A MASONRY BASE.



2 | **3600 WALNUT TOWNHOME'S ELEVATION**
 3/32" = 1'-0"

HANS THOMAS &
 ASSOCIATES
 ARCHITECTURAL SOLUTIONS
 4741 CENTRAL STREET SUITE 1335
 KANSAS CITY, MISSOURI 64112-1333
 P: 816.686.2424

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

HANS R. THOMAS, ARCHITECT

REVISIONS

DATE: 06.19.22

SHEET NO.

A2



5 EAST 36th Street END OF UNITS ELEVATIONS (SIMILAR AND MIRRORED)
 3/32" = 1'-0"



HOUSE EIGHT HOUSE SEVEN

4 EAST 36th Street SOUTH ELEVATIONS
 3/32" = 1'-0"



HOUSE SEVEN HOUSE EIGHT

3 EAST 36th Street NORTH ELEVATIONS
 3/32" = 1'-0"

HANS THOMAS &
 ASSOCIATES
 ARCHITECTURAL SOLUTIONS
 4741 CENTRAL STREET SUITE 1335
 KANSAS CITY, MISSOURI 64111-2392
 P 816.866.2172

THE WALNUT TOWNHOMES
 3600 WALNUT ST.
 KANSAS CITY, MO 64111

HANS R. THOMAS, ARCHITECT

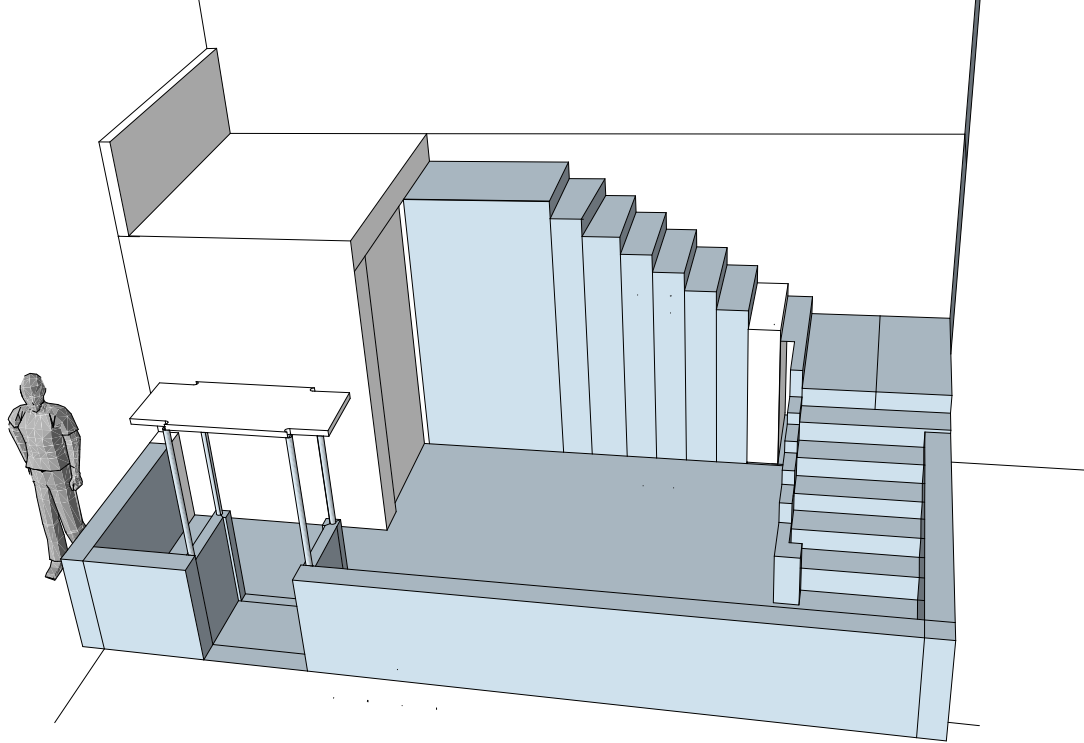
REVISIONS

DATE: 06.19.22

SHEET NO.

A3

4
3
2
1



NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District R6 to District MPD

Project Description:

8 Townhouse Dwellings

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Greg Bair,
Email: gffb@gffb.com
Phone: 816 447 5247
Title/Role: Manager
Company/Employer: 36W Partners, LLC
Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,

Greg Bair

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

3600 Walnut Street

8 Townhouses

Name	Address	Phone	Email
Will Ray	3534 WALNUT ST KC MO 64111	816-616-7122	CrowKnight20@gmail.com
DAN MAGRONE	3534 WALNUT ST KC MO 64111	816-616-7791	dan.d.magrone@gmail.com
Kira Bortz		620-222-2188	
Scott Strickland	100 E 36 TH ST.	816-588-6967	Scott@DistroParkMO.org
Ange Phillips	3814 Warwick Blvd	816-682-5681	mrsphillips3@hotmail.com
Nadja Karpilow	3820 Baltimore	816 716 6611	nkarpilow@oldhydeparkkmo
Glenn + Maria Martin	3611 Walnut	816 392-8963	tglenmartin@gmail.com
Mike Shields	3632 Walnut	816-394-6889	shieldsmike@mac.com
Nirmal Khalsa	101 E. 36TH	816-753-1781	nirmalcrachels @gmail.com
Debra Robinson	3705 Warwick	816 931 2717	debrasrobinson3@gmail.com
Barbara Rues	3718 Walnut	816-931-4247	ruesba@gmail.com



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00087

Meeting Date: 6/14/2022

Meeting Location: Plexpod

Meeting Time (include start and end time): 7:00

Additional Comments (optional):

- 1) Showed Powerpoint
- 2) Very Agreeable
- 3) Higher Peaks on Front Only
- 4) Preferred Staggered Fronts

GB