

**Planning & Zoning Commission  
Council Chambers  
Hall of Waters Building  
201 East Broadway  
Excelsior Springs, MO**



## **Meeting Notice**

**August 26, 2024 at 6:00 PM**

join via Google: Zoom.US  
Meeting ID: 831 3363 5337  
Passcode: 156892

### **Agenda**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING SUMMARY - July 29, 2024
  - a. July 29, 2024
4. COMMENTS OF VISITORS
5. PP-24-001/FP-24-001-An application by DHTC Development for consideration of Preliminary and Final Plat approval of The Flats at Coach Crossing, located at the southeast corner of Tracy Avenue and US-69 at 1117 Tracy Avenue.
  - a. PP-24-001/FP-24-001
6. SP-24-001-An application by DHTC Development for Consideration of Site Plan approval of The Flats at Coach Crossing, located at the southeast corner of Tracy Avenue and US 69 at 1117 Tracy Avenue.
  - a. SP-24-001
7. STAFF COMMENTS
8. COMMENTS OF COMMISSIONERS
9. ADJOURN

Copies of this notice are available by contacting the Community Development Department at 201 E. Broadway, Excelsior Springs, MO 64024. 816-630-0756

Date and Time Posted: August 23, 2024 at 8:30 am



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**Community Development  
Planning and Zoning Commission - 8/26/2024**

To: Commission Members  
From:  
Date  
RE: July 29, 2024

**ATTACHMENTS:**

Description	Type	Upload Date
July 29, 2024 Summary	Cover Memo	8/23/2024

**PLANNING AND ZONING COMMISSION**

**MEETING SUMMARY**

July 29, 2024

**1. CALL TO ORDER**

Chairman Simmons called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

PRESENT: Jake Simmons, Dustin Borchert, Bob Gerdes, Don Kelley and Jason Van Till.

STAFF PRESENT: Doug Hermes, Melinda Mehaffy, Lisa Morgan and Mayor Mark Spohn City Council Liaison.

VISITORS: Marilyn Gerdes, Reggie St. John, Vernon Hendricks, Randall Bateman, Stacy Hutchings and Shelia McGaugh.

**3. APPROVAL OF MEETING SUMMARY- June 24, 2024**

Commissioner Borchert made a motion to approve the June 24, 2024 meeting summary  
Commissioner Gerdes seconded. Motion carried.

Vote: Motion passed 4-0-1

Yes: Commissioners: Simmons, Borchert, Gerdes and Van Till.

No: None

Abstain: Commissioner Kelley due to not being on the commission in the month of June.

**4. COMMENTS OF VISITORS: There were none.**

**5. SUP-24-004 – An application by Lee Watkins for the renewal of a Special Use Permit for the operation of a short-term rental in the R-4 Medium Density Apartment District at 706 St Louis Avenue. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Hearing no questions, Chairman Simmons opened the public hearing at 6:04.

Chairman Simmons asked if anyone from the general public would like to speak regarding the application.

Hearing none. Chairman Simmons closed the public hearing at 6:05.

Chairman Simmons asked for commission discussion on the application. Hearing none, he called for a motion.

Commissioner Van Till made the motion to approve SUP-24-004 with no time limit.

Commissioner Borchert second the motion

Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Borchert, Gerdes, Kelley and Van Till.

No: Commissioner: None

Abstain: None

**6. SUP-24-005 – An application by Fountain of Humber 2, LLC for a Special Use Permit for the operation of a short-term rental in the R-1 Single Family Residential District at 205 Woods Avenue. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Commissioner Van Till asked if this property had been a short-term rental before?

Mr. Hermes said City staff believes it has not been a short-term rental before.

Hearing no additional questions from the commission, Chairman Simmons opened the public hearing at 6:11.

Chairman Simmons invited the applicant to address the Commission.

Randall Bateman, the manager of 205 Woods, said the property is currently a three (3) bedroom, one (1) bath, upstairs is finished and they have plans on putting an additional bathroom in the basement. It's a nice property and it has two (2) driveways and there is plenty of off street parking as the driveways should be able to accommodate four (4) cars. He said there should not be much street parking. Mr. Bateman said when they came to visit Excelsior Springs there really weren't too many options for hotels and they stayed at a hotel in Kearney, that's when they decided to have a short-term rental in Excelsior Springs. He said he is hoping to be able to rent the property to traveling nurses to keep it a nice quite neighborhood.

Commissioner Van Till asked Mr. Bateman how many short-term rentals he manages?

Mr. Bateman said this would be his first short term rental though he has had other rental properties before.

Chairman Simmons asked if anyone else in the audience would like to speak regarding the application.

Vernon Hedricks, 212 Woods, and has lived there thirty-nine (39) years, and is here to speak on behalf of Joyce Lynn who lives at 210 Woods and has resided there forty-five (45) years and Teresa Wilson who lives at 212 Woods and she has resided there for thirty-one (31) years. They are concerned about losing their quiet street and she said they don't have much traffic on the street. Some neighborhoods that open up to Air B&B go downhill on the up keep of the property, she said, and the other concern is the property values that could be impacted.

Stacy Hutchings, 203 Woods, directly next door, said to answer Commissioner Van Till's question, the property has been empty since the death of Mr. Martin who owned it previously. And then it was remodeled by a gentleman out of Kearney and then he sold it to this guy. She said her number one concern is who is going to maintain the property? Ms. Hutchings said the yard has not been mowed since this LLC has purchased the property. Someone finally came on July 17 and slaughtered the yard, didn't mow it correctly. She said the other day she took her mower and mowed some of the property because she has dogs. Snakes, mice and rabbits were coming onto my property from the property. She asked who is going to maintain the yard while it's going to be a short-term rental if the application is approved. Another concern she has is what will it do to property taxes? Ms. Hutchings said she pounded the pavement in the neighborhood last week and that is what everyone is concerned with. She also noted that the other thing is parking as the driveway on the right-hand side is very narrow and it

would have to be smaller cars that park in that driveway and the other driveway has a steep incline and would be difficult to get out of if you park there. She would like the commissioners to drive by there before possibly recommending approval of a two-year special use permit. Ms. Hutchings said the neighborhood is hearing that everyone is wanting to do short-term rentals because of the Ray Rocks ATV/UTV park and there are not many hotels for those people. Richmond doesn't have many places for people that are going to that park to stay at either. She said that is not the kind of traffic that we want in the neighborhood as it will cause a lot of wear and tear on our street and the neighbors don't want that.

Shelia McGaugh, 208 Woods, has lived there five (5) years. She said she purchased the house in that neighborhood because it's very quiet and there is not a whole lot that goes on. The house across the street from her is a long-term rental and the house is kept up and the yard is mowed every week and a half. She said they are good property owners and are local. Ms. McGaugh said she does not have a problem with long term rentals just short-term rentals. She said she does not want to see police officers over there. If short-term tenants are coming for Ray Rocks, they cannot fit the types of vehicles they drive in the driveway and would be forced to park in the street. The other thing that concerns her is the company that purchased this property is out of Utah and they just opened an office in Kansas City a month ago. Ms. McGaugh said she is not very confident that they are going to take care of this property.

Mr. Hermes presented two email comments sent directly to City staff.

Mr. Hermes said a comment email was received from Bailey Coleman, 200 N Titus. The first concern stated is property taxes; second is companies from outside the state buying up local properties and raising rental rates; third is human trafficking rings; and, fourth is owner not taking care of the property.

Mr. Hermes said a comment email was received from Anita Heckenbach, 304 Woods. She said she has lived there for thirty (30) years and Woods is a quiet street. She feels a better location for a short-term rental would be the downtown area within walking distance to the shops and restaurants.

Chairman Simmons asked if anyone else would like to speak on the application. Hearing none, he stated that the questions that were asked will now be answered:

Question 1. What would happen to property values when short term rentals come into neighborhoods? Mr. Hermes said that is established by the county. That is not something the city is directly involved in.

Question 2. Who will be maintaining the property? Mr. Hermes said that property maintenance is the responsibility of the property owner.

Question 3. What would happen to property taxes once short-term rental come into the neighborhood? Chairman Simmons referred to the answer to Question 1.

The applicant Randall Bateman asked Chairman Simmons if he could address some of the neighbors' concerns? Chairman Simmons yielded the floor to Mr. Bateman.

Mr. Bateman apologized to the neighbors regarding lawn maintenance. He said he is from Utah and they don't have grass, and he is working on selling his property in Utah and moving to Missouri so he is going between the two states. He said he wasn't thinking about mowing grass and he committed to take care of that this week and will be looking for a lawn service to keep the yard up. He is hoping to rent to visiting nurses so there should be no disruptive renters in the home.

Chairman Simmons asked if anyone else wanted to speak. Hearing none, Chairman Simmons closed the public hearing at 6:29.

Chairman Simmons asked for commission discussion on the application. Hearing none, he called for a motion.

Commissioner Gerdes made the motion to approve SUP-24-005 with a two (2) year time limit.

Commissioner Van Till second the motion  
Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Borchert, Gerdes, Kelley and Van Till.

No: Commissioner: None

Abstain: None

**7. ZTA-24-002 – An application by the City of Excelsior Springs to amend Chapter 400 “R-4” Medium Density Residential District in the Zoning Regulation of the Excelsior Springs City Code. (Public Hearing)**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report.

Chairman Simmons asked the commission if they had any questions.

Hearing no questions, Chairman Simmons opened the public hearing at 6:36.

Chairman Simmons asked if anyone would like to speak regarding the application.

Hearing none, Chairman Simmons closed the public hearing at 6:37.

Chairman Simmons asked for commission discussion on the application. Hearing none, he called for a motion.

Commissioner Borchert made the motion to approve ZTA-24-002

Commissioner Kelley second the motion

Motion Carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Simmons, Borchert, Gerdes, Kelley and Van Till.

No: Commissioner: None

Abstain: None

**8. STAFF COMMENTS:**

Ms. Mehaffy said City staff anticipates have The Flats at Coach Crossing preliminary and final plat and site plan applications for commission consideration at its August meeting.

Ms. Mehaffy said for the Comprehensive Plan Update, the City had scheduled a meeting on August 1<sup>st</sup> for a youth outreach event and have discovered it would be better to wait until school is back in session. So, the August 1<sup>st</sup> meeting has been cancelled and the City will move that meeting to a later time when staff can work with the school district and get more student participation.

**9. COMMISSION COMMENTS:**

Chairman Simmons welcomed Commissioner Kelley to the Planning and Zoning Commission and looks forward to working with him.

Chairman Simmons thanked city staff for all their hard work and all the hidden behind the scenes work.

**10. ADJOURN** The meeting was adjourned at 6:40 p.m.

*Not approved until next meeting*



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**Community Development  
Planning and Zoning Commission - 8/26/2024**

To: Commission Members  
From:  
Date  
RE: PP-24-001/FP-24-001

**ATTACHMENTS:**

Description	Type	Upload Date
PP-24-001/FP-24-001	Cover Memo	8/23/2024



**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



August 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. PP-24-001/FP-24-001 - An application by DHTC Development for consideration of Preliminary and Final Plat approval of The Flats at Coach Crossing, located at the southeast corner of Tracy Avenue and US-69 at 1117 Tracy Avenue.

Applicant: DHTC Development

**General Information:**

Address: 1117 Tracy Avenue  
Current Zoning: R-4, Medium Density Residential District  
Current Land Use: Vacant

Surrounding Zoning & Land Use: North – C-3; Excelsior Springs Fire Department  
East – C-3; vacant  
South – R-1; Westwood Hills Subdivision  
West – US 69 Hwy

**Background:**

The subject property is approximately 10 acres located on the south side of Tracy Avenue abutting US 69 Highway. The applicant is proposing to subdivide the property into four lots, and one tract for stormwater management retention, for the purposes of developing an affordable housing project for senior citizens with income levels below 30% and 60% of the Area Median Income (AMI) and minimal market rate units. The first phase of this medium density residential housing project is proposed on the proposed Lot 2 and would be considered under a separate Site Plan application.

**Public Infrastructure:**

Streets: The site is served by Tracy Avenue, an improved collector street. No public street improvements are proposed. Access to Lot 1 is proposed through the interior private parking lot drives serving Lots 2, 3 and 4, with appropriate access easements. There is no access from Lot 1 to Tracy Avenue or US 69 Highway.

Public Water: The site is currently served by an existing six-inch watermain along Tracy Avenue. To provide adequate water flow and pressure to support the development, the applicant proposes to upgrade this watermain to an eight-inch watermain from Jesse James Road to the subject property.

Sanitary Sewer: The site is served by an existing sanitary sewer main that crosses the subject property. Adequate capacity exists within the sanitary sewer system in this basin for the proposed development.

Stormwater Management: Stormwater management detention is proposed on a separate tract located on the south end of the subject property and will manage stormwater generation from development on Lots 2, 3 and 4. Future development on Lot 1 will require separate onsite stormwater management arrangements.

### **Comprehensive Plan:**

The Future Land Use Map identifies this property for future low-density residential uses.

The Major Street Plan identifies US 69 Highway as a major arterial street and Tracy Avenue as a collector street.

The Comprehensive Plan Housing policies encourage a diverse range of housing types be created in the city.

### **Staff Analysis:**

The proposed subdivision will allow for a common medium density residential development on Lots 2, 3 and 4, with the opportunity for different ownership structures for each lot. The initial development of a three-story residential building on Lot 2 will be considered as a separate Site Plan application. And a separate tract will provide for the common stormwater management for the ultimate development density of these three lots.

Development opportunities for Lot 1 may be for a different use, within the permitted uses of the current zoning district, but with no access to Tracy Avenue due to traffic safety management concerns. The proposed subdivision provides for interior access easements to Lots 1, 2, 3 and 4 within a proposed private parking lot drive network.

The City has proposed a cost share arrangement to help pay for the off-site upgrade of the watermain along Tracy Avenue to an eight-inch main as it will provide adequate water service for additional development opportunities in the area. A Development Agreement between the City and the applicant would detail those commitments.

It appears that all proposed lot designs and public infrastructure improvements will comply with City standards.

**Staff Recommendation/Action Requested:**

City staff finds that the proposed combined Preliminary and Final Plat application meets the City's Subdivision Regulations and appears to conform with the Comprehensive Plan. The public works plans for the watermain upgrade along Tracy Avenue and interior public waterlines are in an approvable form and comply with the City's design standards and technical specifications.

City staff recommends approval of the application with one condition:

1. A Development Agreement be entered into between the City and the Applicant addressing the cost share arrangement for the watermain upgrade along Tracy Avenue prior to recording of the Final Plat.

Respectfully submitted,

Doug Hermes  
Planning Consultant  
City of Excelsior Springs

**Attachments:**

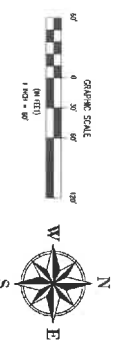
Exhibit A – Vicinity Map  
Exhibit B – Preliminary Plat, The Flats at Coach Crossing  
Exhibit C – Final Plat, The Flats at Coach Crossing



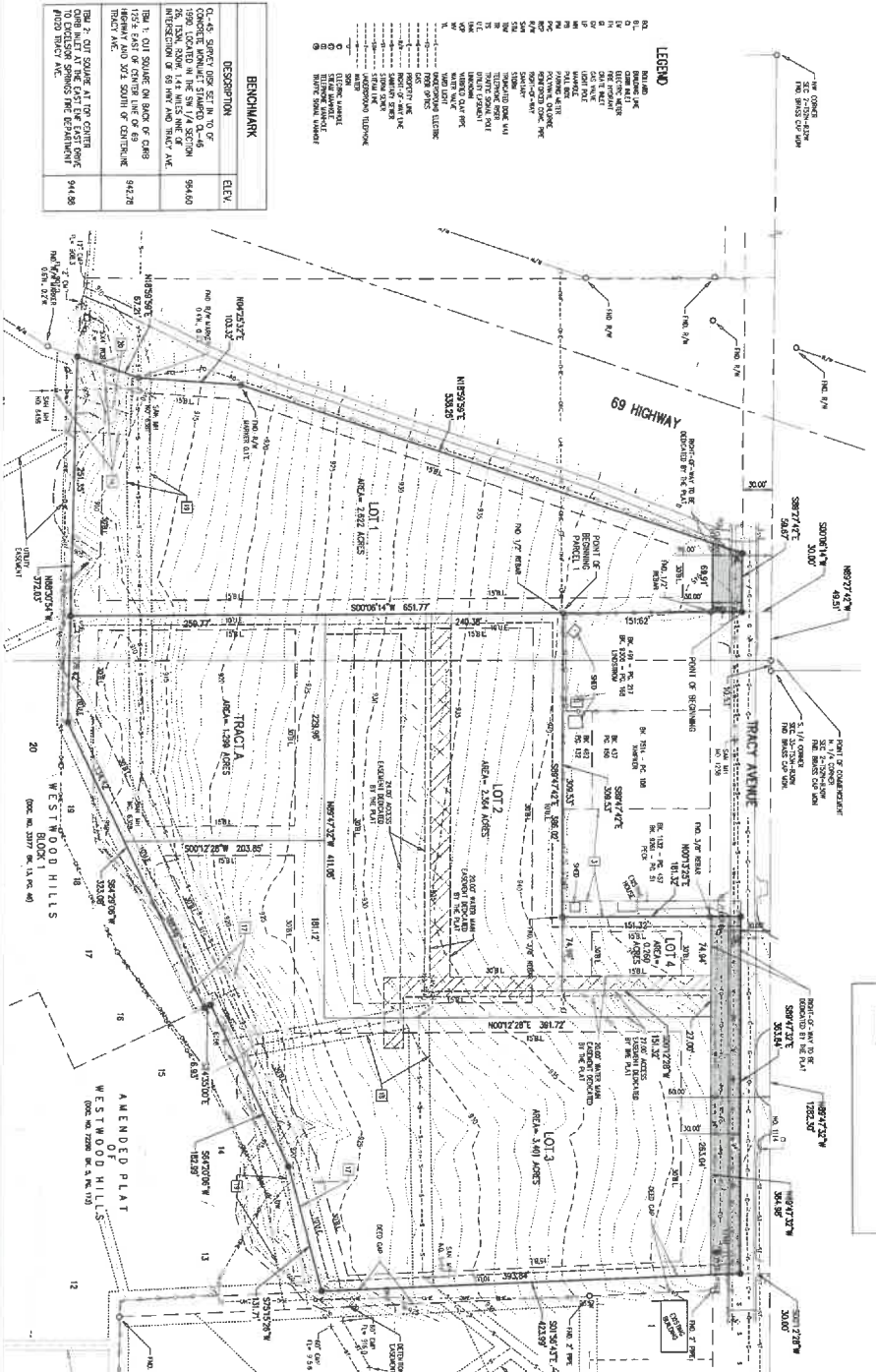
**PROPERTY DESCRIPTION:**

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTH-EAST QUARTER OF THE WEST NE 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 35 WEST, EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2, THENCE N88°37'42"W ALONG THE NORTH LINE OF THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3288 AT PAGE 168, THENCE S00°01'41"W ALONG SAID NORTHERLY PRODUCTION 30.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE S00°01'41"W ALONG S89°47'42"E ALONG THE SOUTHERLY LINE OF TRACTS OF LAND DESCRIBED IN BOOK 3288 AT PAGE 168, BOOK 9281 AT PAGE 31, AND BOOK 7591 AT PAGE 109, 108, AND EASTERN PRODUCTION THEREOF, 309.53 FEET; THENCE S89°47'42"E ALONG SAID PARALLEL LINE 30.84 FEET; THENCE S01°25'42"E 42.89 FEET TO THE NORTHEAST CORNER OF THE AFFECTED PLAT OF WESTWOOD HILLS A SUBDIVISION IN SAID DECLARATORY RECORD, 54-2800"W, CONTINUING ALONG SAID NORTHEASTERN LINE, 18.23 FEET; THENCE S24°30'00"E CONTINUING ALONG SAID NORTHEASTERN LINE, 63.17 FEET TO THE NORTHERLY LINE OF BOOK 1 WESTWOOD HILLS A SUBDIVISION IN SAID DECLARATORY RECORD, 54-2800"W, CONTINUING ALONG SAID NORTHERLY LINE, 312.03 FEET TO THE POINT OF BEGINNING OF THE WESTERN LINE OF U.S. HIGHWAY 69; THENCE N89°59'59"E ALONG SAID RIGHT-OF-WAY LINE, 47.21 FEET; THENCE N49°53'37"E CONTINUING ALONG SAID NORTHERLY LINE, 312.03 FEET TO THE POINT OF BEGINNING OF THE WESTERN LINE OF U.S. HIGHWAY 69; THENCE S89°47'42"E 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH QUARTER CORNER OF SAID SECTION 2, THENCE S89°47'42"E 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH QUARTER CORNER OF SAID SECTION 2, THENCE S89°47'42"E 30 FEET SOUTH OF AND PARALLEL WITH SAID NORTH QUARTER CORNER OF SAID SECTION 2, BEING SUBJECT TO EXISTING RIGHTS-OF-WAY OR RESTRICTIONS OF RECORD IN TRACY AVENUE AND BEING SUBJECT TO EXISTING RIGHTS-OF-WAY OR RESTRICTIONS OF RECORD



**PRELIMINARY PLAT  
THE FLATS AT COACH CROSSING EXCELSIOR  
SPRINGS, CLAY COUNTY, MISSOURI**



**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 1/2" BARR & CAP
- ⊙ OBSOLETE OR FOUND \*\* AS INDICATED
- PLAT BOUNDARY
- EXISTING LOT LINE
- - - EXISTING EASEMENT
- NEW RIGHT-OF-WAY BEING DECIDED BY THE PLAT
- - - NEW WATER MAIN EXISTENT
- - - NEW WATER MAIN EXISTENT
- - - NEW ACCESS EASEMENT

- SURVEY RELATED SCHEDULE B ITEMS:**
- ANY ENCROACHMENT, ENCROACHMENT, VIOLATION, VARIANCE OR ADVISE CIRCUMSTANCES AFFECTING TITLE THAT WOULD AFFECT THE RIGHTS OF THE SURVEYOR ARE SHOWN HEREIN. WORKING UTILITY LINES NOT IN ASSISTED UNDERGROUND RECORD ARE SHOWN HEREIN FOR THE PROPERTY BEING SURVEYED.
  - ALL RIGHTS OF OTHERS OR OTHERS IN POSSESSION NOT SHOWN BY THE FIELD RECORDS, THE OWNER OF SAID PROPERTY OR OTHERS INTERESTED THEREIN OR OTHERS HOLDING RECORDS OF SAID PROPERTY ARE SHOWN BY THE FIELD RECORDS.
  - THE CLAY COUNTY OF PARCEL NUMBER SHOWS THE PROPERTY BEING SURVEYED BEING 11.8 FEET WEST OF THE D AND WEST LINE OF SAID PROPERTY.
  - EXISTING OR CLAIMS OF EASEMENTS NOT SHOWN BY THE FIELD RECORDS SURVEYOR IS NOT AWARE OF UNRECORDED CLAIMS OF EASEMENTS.
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**SURVEYOR'S NOTES:**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
- ALL INFORMATION RECORDING RECORD IS QUANTITY OF TITLE TO TRACT BEING SURVEYED WAS OBTAINED FROM THE DEED RECORDS, OF CLAY COUNTY, MISSOURI.
- THIS SURVEY IS BASED ON THE DEED RECORDS OF CLAY COUNTY, MISSOURI.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INQUIRY OF ANY KIND WITH REGARD TO THE ACCURACY OF THE DEED RECORDS.
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**UNDERGROUND UTILITY STATEMENT:** MARKINGS CONDUCTED BY THE SURVEYOR AS TO ANY UNDERGROUND UTILITIES HAVE BEEN MADE ON THE BASIS OF THE BEST AVAILABLE INFORMATION AND THE SURVEYOR HAS MADE NO INVESTIGATION OR INQUIRY OF ANY KIND WITH REGARD TO THE ACCURACY OF THE DEED RECORDS.

**PREPARED FOR:** TALLAVERRO & BROWN CONSULTING ENGINEERS-PC 1800 E. 6th STREET, LIBERTAS, MO 64068 417-888-4949 FAX 417-888-4948

**DATE:** 8/18/2024

**DRAWN BY:** [Signature]

**STATE OF MISSOURI**

**CERTIFICATE OF PUBLIC RECORDS**

**RECORDED**

**BOOK E**

**PAGE 103398**

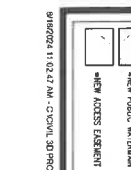
**DATE:** 8/18/2024

PROPERTY DESCRIPTION: ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 20 WEST, EXCEPT...

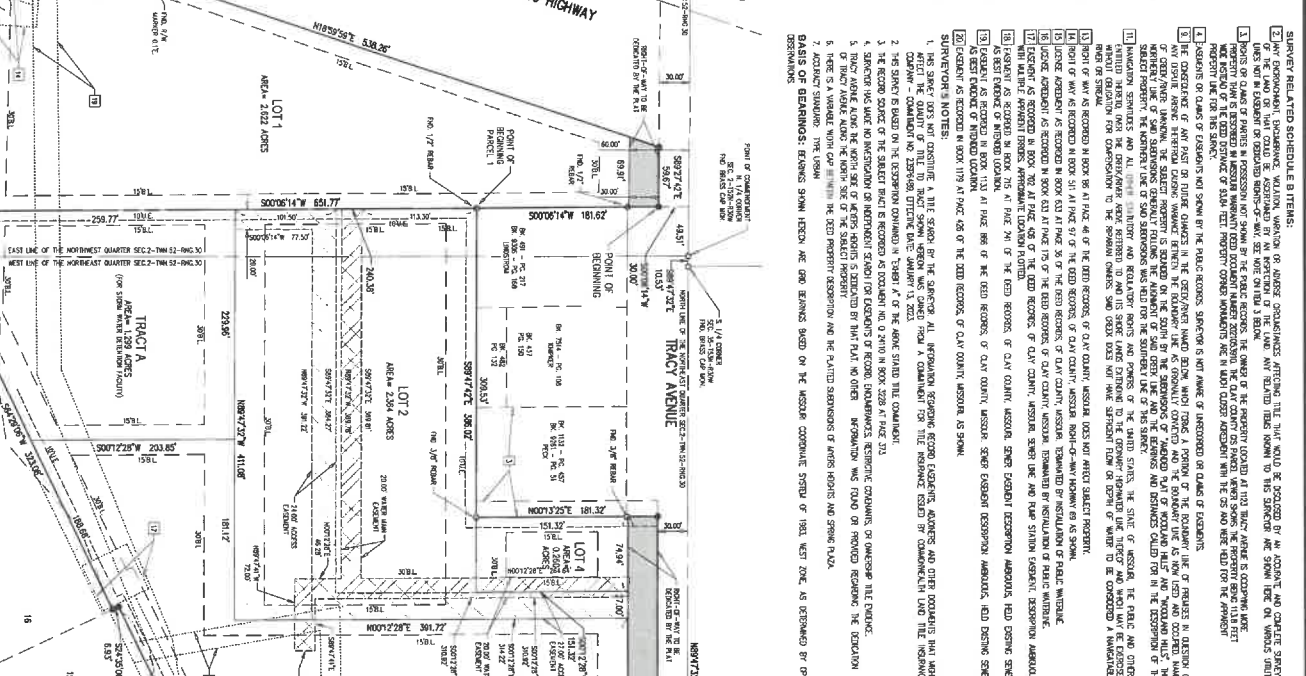
DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREIN HAS DEDICATED AND WILL GUARANTEE THE IMPROVEMENTS...

EASEMENTS: EASEMENTS ARE HEREBY GRANTED FOR PUBLIC USE AS FULLY EXPRESSED IN THE PLAN...

STORM WATER DETENTION: RAINFALL AS PRESENTED FOR THE PURPOSES OF A STORM WATER DETENTION FACILITY...



LEGEND
FOUNDED MONUMENT AS NOTED
1/2 BAR & CAP
CHISEL OR FOUND \*+\* AS INDICATED
BUILDING LINE
UTILITY EASEMENT
LOT BOUNDARY
EXISTING LOT LINE
NEW LOT LINE
HOLLOW SETBACK LINE
HOLLOW SETBACK LINE
NEW PAVEMENT MAINTENANCE EASEMENT
HIGH ACCESS EASEMENT



DEED RECORDING INFORMATION: THIS DEED IS TO BE RECORDED IN THE PUBLIC RECORDS...

- 1. THE DECEDENT HAS DECEASED...
2. THE SURVIVORS OF THE DECEASED...
3. THE DECEDENT HAS DECEASED...
4. THE SURVIVORS OF THE DECEASED...
5. THE DECEDENT HAS DECEASED...
6. THE SURVIVORS OF THE DECEASED...

OWNER'S CERTIFICATE: I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED BY THIS DEED...

NOTARY CERTIFICATE: I AM A NOTARY PUBLIC IN THE STATE OF MISSOURI...

PREPARED FOR: TALAFERRA & BROW CONSULTING ENGINEERS-S

TALAFERRA & BROW CONSULTING ENGINEERS-S
1050 E. 94 STREET, LINCOLN, MISSOURI 64688
DATE: 07/14/2014

RECORDED AND APPROVED BY THE DECISION SPRINGS PLANNING AND ZONING COMMISSION...

RECORDED AND APPROVED BY THE DECISION SPRINGS CITY COUNCIL...

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**Community Development  
Planning and Zoning Commission - 8/26/2024**

To: Commission Members  
From:  
Date  
RE: SP-24-001

**ATTACHMENTS:**

Description	Type	Upload Date
SP-24-001	Cover Memo	8/23/2024

**Community Development Department  
Planning & Zoning**

Phone: 816-630-0756; Fax: 816-630-9572



August 26, 2024

**To:** Chairman and Commissioners  
Planning & Zoning Commission

**Re:** Staff Report for Case No. SP-24-001 – An application by DHTC Development for consideration of Site Plan approval of The Flats at Coach Crossing, located at the southeast corner of Tracy Avenue and US 69 at 1117 Tracy Avenue.

Applicant: DHTC Development

**General Information:**

Address: 1117 Tracy Avenue  
Current Zoning: R-4, Medium Density Residential District  
Current Land Use: Vacant

Surrounding Zoning & Land Use: North – C-3; Excelsior Springs Fire Department  
East – C-3; vacant  
South – R-1; Westwood Hills Subdivision  
West – US 69 Hwy

**Background:**

As part of the City's Code Review process of 2022, the City established a Site Plan Review process for all non-single-family and non-two-family building activity. The Site Plan Review process is the way to coordinate building and development activity and ensure new projects comply with the development and design standards of this Code and section.

This application is considered as a Major Site Plan subject to Planning Commission and City Council consideration. The standards for review of a site plan application are the current City design and development standards.

The proposal is for development of Lot 2, The Flats at Coach Crossing with a three-story, 40 unit multifamily residential structure, related private parking and drive improvements and onsite utility services.

**Public Infrastructure:**



Streets: The site is served by Tracy Avenue, an improved collector street.

Public Water: The site is currently served by an existing six-inch watermain along Tracy Avenue. As part of The Flats at Coach Crossing subdivision, the applicant will upgrade this watermain to an eight-inch watermain from Jesse James Road to the subject property.

Sanitary Sewer: The site is served by an existing sanitary sewer main that crosses the subject property. Adequate capacity exists within the sanitary sewer system in this basin for the proposed development.

Stormwater Management: Stormwater management detention is proposed on a separate tract located on the south end of the subject property and will manage stormwater generation from development on Lots 2, 3 and 4.

**Staff Analysis:**

The proposed multifamily building will have an east-west orientation on the subject lot with the primary front façade facing south. The subject lot is adjacent to existing residential tracts to the north that front Tracy Avenue separated by a significant slope to the south.

The proposed building will be approximately 50 feet from the existing single-family residences. Shade trees will be provided between the two land uses. Landscaping is also provided in the parking area islands and open spaces on the site.

The private parking lot drive will access the site from Tracy Avenue and connect to a parking area with 90 parking spaces exceeding the required minimum of 82.5 parking spaces. The parking lot design and geometrics conform to City design standards and life-safety codes.

The private parking lot drive will also provide access for future multifamily development of Lots 3 and 4, as well as providing access to future development of Lot 1. Appropriate access easements for this purpose are established on The Flats at Coach Crossing Final Plat.

The proposed building will have an exterior of brick and hard lap siding, with metal soffit panels and vinyl windows.

**Staff Recommendation/Action Requested:**

City staff believes the proposed site plan conforms with the City's development standards and satisfies the minimum building and site design criteria of the Site Plan Review standards.

City staff recommends approval of the site plan application.

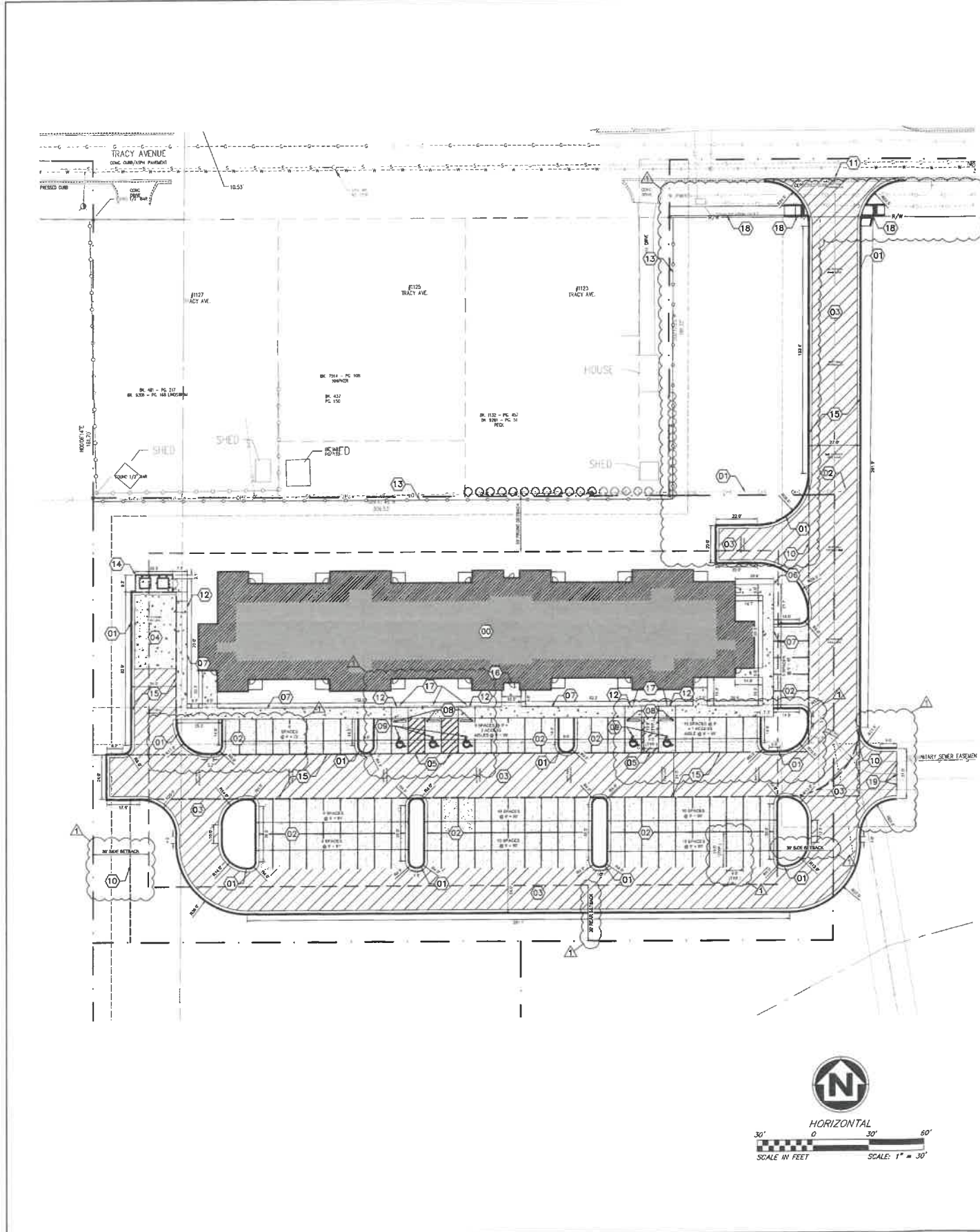
Respectfully submitted,

Doug Hermes  
Planning Consultant  
City of Excelsior Springs

**Attachments:**

- Exhibit A – Vicinity Map
- Exhibit B – Site Plan
- Exhibit C – Building Elevations





**PLAT UPDATE NOTE**  
 1. BUILDING SETBACKS UPDATED  
 2. PROPOSED ACCESS & UTILITY EASEMENTS ADDED  
 3. PROPERTY BOUNDARIES UPDATED

- SITE PLAN KEY NOTES**
- 00 PROPOSED BUILDING - REFER TO ARCHITECTURAL PLANS
  - 01 CONSTRUCT APWA TYPE CG-1 CONCRETE CURB AND GUTTER PER DETAIL ON SHEET C700
  - 02 CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C700
  - 03 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT PER DETAIL ON SHEET C700
  - 04 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL ON SHEET C700
  - 05 INSTALL PAVEMENT MARKING PER DETAIL ON SHEET C701
  - 06 CONSTRUCT CONCRETE SIDEWALK PER DETAIL ON SHEET C700
  - 07 CONSTRUCT CONCRETE TURN DOWN SIDEWALK PER DETAIL ON SHEET C700
  - 08 INSTALL CONCRETE PARKING BLOCK PER DETAIL ON SHEET C701
  - 09 INSTALL PAVEMENT ADA SYMBOL PER DETAIL ON SHEET C701
  - 10 PROPOSED ACCESS EASEMENT TO WESTERN LOT
  - 11 SAWCUT, MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT
  - 12 ADA RAMP - REFER TO SHEET C701
  - 13 CONSTRUCT FENCE - REFER TO SHEET C700
  - 14 TRASH PAD WITH ENCLOSURE - REFER TO ARCHITECTURAL PLANS
  - 15 FIRE ACCESS STRIPING - REFER TO FIRE ACCESS LANE STRIPING NOTES
  - 16 LOCATION OF KNOX BOX FOR EMERGENCY ACCESS
  - 17 ADA PARKING SIGNS - REFER TO SHEET C701
  - 18 PUBLIC SIDEWALK AND ADA RAMPS TO BE CONSTRUCTED AS PART OF PUBLIC IMPROVEMENT PLAN.
  - 19 INSTALL (3) MUTED COMPLIANT OMA-1 SIGNS (TO BE REMOVED WITH PHASE II).
- D1 REMOVE OVERHEAD ELECTRIC LINE PRIOR TO CONSTRUCTION OPERATIONS  
 D2 REMOVE ELECTRIC POLE PRIOR TO CONSTRUCTION OPERATIONS

**FIRE ACCESS LANE STRIPING**  
 APPARATUS ACCESS LANE SHALL BE A MARKED PATH WITH 4" RED PAINT STRIPING WITH 12" LETTERS. THE WORDS "NO PARKING FIRE LANE" ARE TO BE STENCILED PERPENDICULAR TO THE FIRE LANE, EVERY 50' ALONG THE ENTIRE FIRE LANE. IF CURB IS PRESENT, THE CURB SHOULD BE PAINTED RED IN PLACE OF THE STRIPING.

**TEMPORARY FIRE ACCESS**  
 CONSTRUCT A TEMPORARY FIRE ACCESS LANE THAT IS A MINIMUM OF 20' WIDE TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING ON THE CONSTRUCTION SITE THAT IS CAPABLE OF SUPPORTING FIRE APPARATUS 75,000 LB IMPOSED LOAD. (2018 IFC 3310.1).

**DEVELOPER**  
 DHTC DEVELOPMENT  
 620 W REPUBLIC ROAD, SUITE 103  
 SPRINGFIELD, MO 65806

**PROPERTY OWNER**  
 DHTC DEVELOPMENT  
 620 W REPUBLIC ROAD, SUITE 103  
 SPRINGFIELD, MO 65806

**ZONING**  
 R-4 (MEDIUM DENSITY APARTMENT DISTRICT)

**PROPERTY ADDRESS**  
 1117 TRACY AVENUE  
 EXCELSIOR SPRINGS, MO 64024

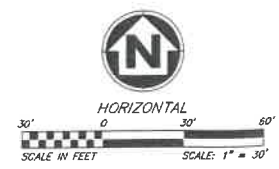
**SITE DATA**

SITE	
PROJECT AREA:	329,957 SF (7.6 AC)
IMPERVIOUS AREA:	74,605 SF (22.6%)
OPEN SPACE:	255,352 SF (77.4%)
CUT:	12,481 CY
FILL:	10,197 CY
NET VOLUME	2,285 CY (CUT)

EXCESS SOIL IS TO BE STOCKPILED ON EAST SIDE OF PROPERTY TO BE USED DURING PHASE II. REFER TO SHEET C601 FOR APPROXIMATE STOCKPILE LOCATION.

**ZONING CODE:**

<b>PARKING RATIOS:</b> 1.5 FOR EACH 1 BR UNIT 2 FOR EACH 2 BR UNIT <b>REQUIRED:</b> 1.5 * 3 1 BR UNITS = 4.5 SPACES 2 * 39 2 BR UNITS = 78 SPACES 4.5 + 78 = 82.5 TOTAL SPACES <b>PROVIDED:</b> 90 STANDARD STALL SIZE: 9' x 19'	<b>ADA PARKING:</b> <b>REQUIRED:</b> 4 ADA SPACES REQUIRED FOR PARKING LOTS PROVIDING 76 TO 100 PARKING SPACES. 1 OF EVERY 6 SPACES MUST BE VAN ACCESSIBLE. <b>PROVIDED:</b> 4 VAN ACCESSIBLE ADA SPACES
--	--



Know what's below.  
 Call before you dig.

- SITE PLAN GENERAL NOTES**
1. SITE CONDITIONS SHOWN ARE FROM SURVEY PERFORMED BY TALAFERRO AND BROWNE ON 02/20/2023. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF EXCELSIOR SPRINGS, MO AND/OR THE KANSAS CITY METROPOLITAN CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION (KCAPWA) STANDARD SPECIFICATION & DESIGN CRITERIA.
  3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL STATE AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
  4. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
  5. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
  7. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS.
  8. ALL CONCRETE PAVEMENT MUST BE KCMB 4K OR GREATER.

**LEGEND**  
 REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

	PROPERTY LINE
	ROW LINE
	NEW BUILDING CONSTRUCTION
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	NEW SIDEWALK
	CONCRETE PAVEMENT

3213 S. West Bypass  
 Springfield, MO 65807  
 417.866.2741  
 www.own.com

FORMERLY ANDERSON ENGINEERING

**THE FLATS AT COACH CROSSING**

TRACY AVE  
 EXCELSIOR SPRINGS, MO

**REVISIONS**

NO.	DESCRIPTION	DATE
△ 1	REV 1	06/07/2024
△ 2	REV 2	07/05/2024

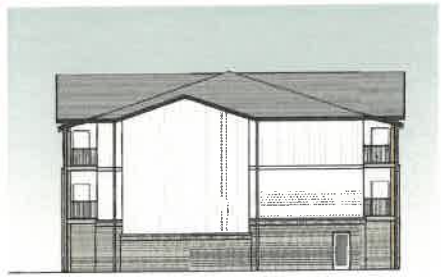
**DRAWING INFORMATION**  
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 DRAWN BY: EMT  
 CHECK BY: NAA  
 ISSUED DATE: 04/30/2024

07/03/2024  
 ISSUED BY: NATHAN A. ADAMS  
 LICENSE NO: 2022010967

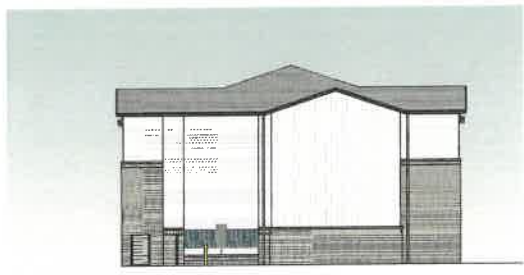
A Licensed Missouri  
 Engineering Corporation  
 COA 00052

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C200**



H12 EAST ELEVATION  
1" = 10'0"



F12 WEST ELEVATION  
1" = 10'0"



C12 SOUTH ELEVATION  
1" = 10'0"

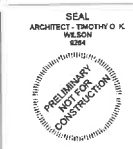


A12 NORTH ELEVATION  
1" = 10'0"



THE FLATS AT COACH CROSSING  
69 HWY. & TRACY AVENUE  
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI 64024

STARK WILSON DUNCAN ARCHITECTS INC.  
315 NICHOLS ROAD STE 225 - KANSAS CITY, MO 64112 - T 816 531-1888  
WWW.SWDARCHITECTS.COM



BUILDING ELEVATIONS

ISSUE DATE:  
7.9.2024  
REVISIONS:

PROJECT NO.: 2220  
**001**  
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H12 NORTH SIDE - VIEW FROM NORTH WEST



F12 SOUTH SIDE - VIEW FROM SOUTH EAST



C12 SOUTH SIDE - VIEW FROM SOUTH WEST



A12 NORTH SIDE - VIEW FROM NORTH EAST



ARCHITECTURAL CORPORATION  
 MISSOURI LICENSE  
 OF AUTHORITY NO. 000073

THE FLATS AT COACH CROSSING  
 69 HWY. & TRACY AVENUE  
 EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI 64024

STARK WILSON DUNCAN ARCHITECTS INC.  
 315 NICHOLS ROAD STE 208 - KANSAS CITY, MO 64112 - T 816 531-1868  
 WWW.SWDARCHITECTS.COM

SEAL  
 ARCHITECT - TIMOTHY O K  
 WILSON  
 604



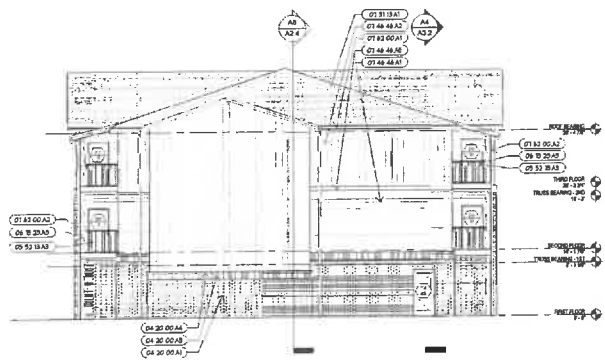
PRESENTATION

ISSUE DATE:  
 7.9.2024  
 REVISIONS:

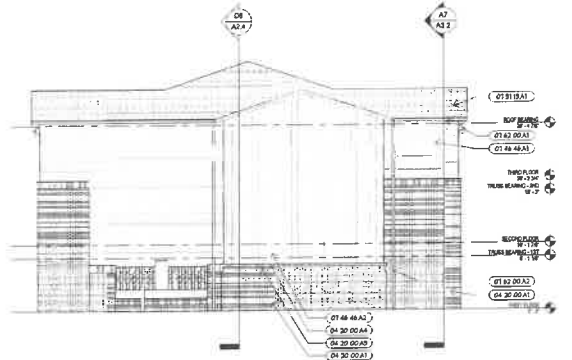
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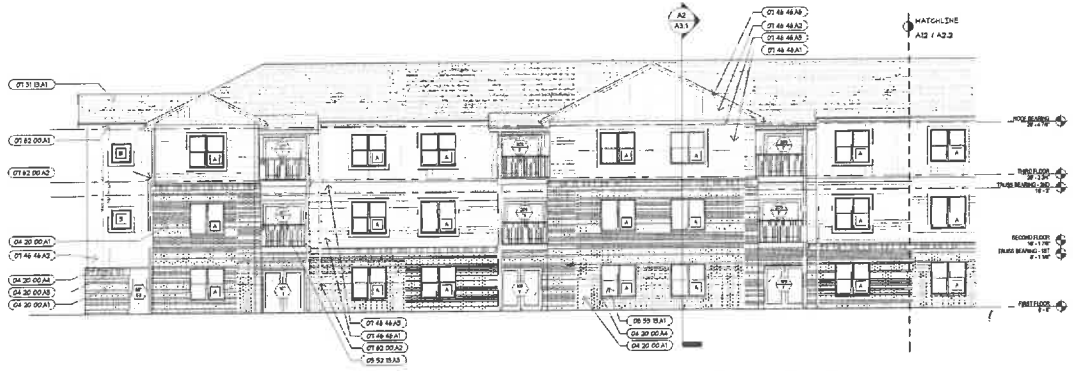
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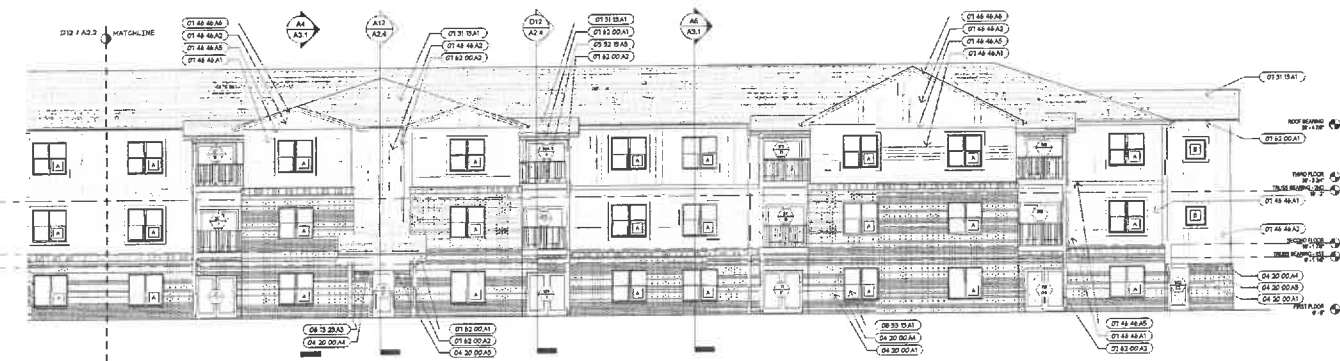
G12 ELEVATION - EAST  
1/8" = 1'-0"



G6 ELEVATION - WEST  
1/8" = 1'-0"



D12 ELEVATION - SOUTH - WEST  
1/8" = 1'-0"



A12 ELEVATION - SOUTH - EAST  
1/8" = 1'-0"

**KEYNOTES**

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01 20 00 100	BRICK VENEER - HORIZONTAL BOND



**THE FLATS AT COACH CROSSING**  
69 HWY. & TRACY AVENUE  
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI 64024

SEAL  
ARCHITECT: TIMOTHY O K  
WILSON  
ESQ.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**BUILDING ELEVATIONS**

ISSUE DATE:  
7.9.2024

REVISIONS:

PROJECT NO.: 2220

**A2.2**

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**ELEVATION GENERAL NOTES**

- A. ALL NEW TO BEE APPLICABLE SECTIONAL PLUMBING, MECHANICAL, ELECTRICAL, ROOFING/WEATHERING ACCESSIBILITY, LITE SAFETY CODE REQUIREMENTS THE GENERAL CONTRACTOR. I ALL SUBCONTRACTORS SHALL FURNISH THE MANUFACTURER'S LITERATURE TO ALL INCLUDE SPECIFIC REQUIREMENTS & EXTENTS OF THE WORK PRIOR TO BEGINNING. NO CHANGES TO THE CONTRACT SHALL BE CONSIDERED FOR INFORMATION CONTAINED IN THE DRAWINGS.
- B. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL CONNECTIONS, DIMENSIONS, ELEVATIONS, ETC. PRIOR TO ORDERING FABRICATION.
- C. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PROJECT DOCUMENTS & CONSTRUCTION.
- D. REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- E. INSTALL COMPLETE SYSTEM ON BRICKWORK & CONCRETE BLOCKWORK. INSTALL SYSTEM TYPICALLY & FINISHES PER THE MANUFACTURER'S REQUIREMENTS.
- F. ALL WINDOW FRAMES, SILL, DOOR FRAMES, DOOR SILL, LITE & WEATHERING SYSTEMS, EXTERIOR PENETRATIONS ETC. SHALL BE FULLY CALLED AS REQUIRED FOR PERFORMANCE. COLOR TO MATCH ADJACENT FINISHES UNLESS OTHERWISE NOTED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONSTRUCTION.
- G. ALL OPERABLE WINDOWS AT SHIMLINE MUST HAVE OPERABLE CONTROL DEVICES.
- H. ALL OPERABLE TO OPERATE TO UNDERGROUND COLLECTION SYSTEM. REFER TO CIVIL DRAWINGS FOR FLOOR FINISH TYPES.
- I. REFER TO SHEET A1 FOR DOOR SCHEDULE.
- J. HANDBY CONTROL JOINT LOCATIONS TO BE COORDINATED WITH ARCHITECT.
- K. ALL FIBER CONCRETE SYSTEMS TO BE FIELD PAINTED COLOR TO BE SELECTED BY OWNER/ARCHITECT.
- L. ALL OUTSIDE CORNERS OF FIBER CONCRETE SYSTEMS TO RECEIVE 4" FIBER. INSIDE CORNERS TO RECEIVE 4" DETAILS FOR BUILT UP SECTIONS.
- M. ALL TRUSS MATERIALS ARE TO EXTEND AROUND CORNERS.
- N. ALL TRUSS MATERIALS TO BE DETERMINED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER TO PROVIDE CLEAR PATH FOR EXTERIOR WITH TRUSS SPACE CORNER WITH 4".
- O. HANDBY CONTROL JOINT LOCATIONS TO BE COORDINATED WITH ARCHITECT.
- P. ALL FIBER CONCRETE SYSTEMS TO BE FACTORY FINISHED.

**EXTERIOR FINISHES**

- A. BRICK: COLOR TO BE SELECTED FROM MANUFACTURER'S FULL RANGE OF COLORS.
- B. METAL BOFFET PANELS: BOFFET: METAL: 501.
- C. ALUMINUM: ALL FRAMES & DOORS TO BE CLEAR ANODIZED.
- D. VINYL WINDOW: WHITE.
- E. RAILING: AT ALL RESIDENT WALKWAYS TO BE PAINTED: ALL: COLOR: BLACK.
- F. BATTERY: BATTERY: WHITE: PRE-FINISHED: ALL: COLOR: BLACK.
- G. FIBER CONCRETE SYSTEMS: 1. TYPE 1: FIBER CONCRETE LAF: JAMES HARDIE: WARETE PLANE: SHOX-LAP SYSTEM. 2. TYPE 2: FIBER CONCRETE: JAMES HARDIE: SHOX-LAP: WITH: SHOX-LAP: BATTERY: AT: 12: 6: 0.
- H. FIBER CONCRETE: FROM: JAMES HARDIE: SHOX-LAP: ALL: OUTSIDE: CORNERS: WINDOW: & DOOR: SURFACES: TO BE: 4" FIBER: INSIDE: CORNERS: TO BE: 4" FIBER.