CITY PLAN COMMISSION DOCKET

Tuesday, March 15, 2016

26th Floor, Council Chamber

Members

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

9:00 A.M. – OTHER MATTERS

A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.

B. There may be general discussion(s) regarding current City Planning Commission issues.

C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council District	Planner	Docket No.	**9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

1	OA	1.	**CASE NO**. **8121-P-37** - About 294 acres generally located at the northeast corner of NE 41st Street and N. Kimball Drive, to consider approval of a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), to allow for expansion of the automobile mixing facility on a 12 acre tract of land. (Norfolk Southern). Applicant: Norfolk Southern Railway Co., repr. Transystem
2	JR	2.	**Case No. 13590-P-16** – About 1.34 acres generally located at southwest corner of NE 96th St and N Oak Trafficway to consider approval of Chapter 80 Final Plan in District B3-2 (Community Business) to allow construction of a 6,510 square foot bank and 3,753 square foot retail and restaurant building with drive-thru. Applicant: Warger Associates, LLC, repr. Steve Warger
2	JR	3.	**Case No. 13311-P-7** – About 18 acres generally located at NE 95th and N Main St to consider approval of a Chapter 80 Final Plan in District R-1.5 (Residential 1.5) to allow modifications to previously-approved building elevations, layout and setback between residential buildings. Applicant: Hunt Midwest Real Estate Dev. Inc., repr. Lutjen, Inc.

5	JR	4.	**6720-MPD-20** – About 12 acres generally located at the southwest corner of Hillcrest Rd and Bannister Rd to consider approval of a Final Plan in District MPD (Master Planned Development) to allow development of Phase 1 of a previously-approved Preliminary Development Plan consisting of conversion of a portion of the existing building to indoor and outdoor storage facility. Applicant: 5615 E Bannister Road, LLC repr. White Goss
5	JR	5.	**Case No. SD 1525A** - **Dollar General – Raytown Rd Final Plat** -- To consider approval of a final plat in Districts B2-2 (Neighborhood Business) on approximately 4.04 acres generally located at the southwest corner of 87th Street and Raytown Rd, creating 2 lots. Applicant: KC Development Group, LLC. repr. Powell & Associates, LLC

END OF CONSENT AGENDA

Council District	Planner	Docket No.	**Continued Case**
5	OA	6.	**Case No. 12884-UR-2** – Approximately 63 acres generally located between I-70 on the north, Blue Ridge Boulevard on the east, E. 43rd Street on the south and 750 feet west of Sterling Avenue on the west, to amend a previously approved URD Plan in District UR (Urban Redevelopment), to allow for an existing Wal-Mart store and a new gas station. (Continued from 9-1-15– No Testimony) (**To Be Continued)** Applicant: CEI Engineering Associates Inc., repr. Kofi Addo

New Cases

4	JE	7.	**Case No. 596-S-1** -- To consider the approval of the First Amended and Restated Union Hill Area General Development Plan, and declare an 18.4 acre area generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo. Applicant: Planned Industrial Expansion Authority
2	AW	8.	**Case No. 14655-SU** – About 10.417 acres generally located at 7401 NW Barry Road in District R-7.5 (Residential dash 7.5), to consider a request for a Special Use Permit to allow for the expansion of a parking lot at an existing elementary school. Applicant: Park Hill School District, repr. Kaw Valley Engineering
4	AW	9.	**Case No. 14654-UR** – About 1.43 acres generally located at the southwest and southeast corners of E Linwood Blvd and Harrison Street, to consider a request to rezone the site from Districts R-.05 (Residential dash .05), R-1.5 (Residential dash

1.5) and B3-2 (Community Business) to District UR to allow an existing vacant building to be redeveloped for use as an apartment building.
Applicant: Brickstone Capital Development, LLC, repr Treanor Architects

3 AW 10. **Case No. 685-S-8** About 1.973 acres generally located at the southeast corner of Hardesty Avenue and E 36th Street, to consider a request to amend the Heart of the City Area Plan by changing the recommended land use from Institutional to Residential Low Density.
Applicant: Jacobs Well of Kansas City, repr. Karen Allen

3 AW 11. **Case No. 14648-P** – About 1.973 acres generally located at the southeast corner of Hardest Avenue and E 36th Street, to consider a request to rezone the site from District R-2.5 (Residential dash 2.5) to District R-80 (Residential dash 80), to allow an existing vacant school to be redeveloped for use as an adult daycare facility.
Applicant: Jacobs Well of Kansas City, repr. Karen Allen

4 JR 12. **Case No. 733-S** To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1 acre generally located at the southwest corner of 17th St and Madison St from residential low (urban) to residential medium-high. **(To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie

4 JR 13. **Case No. 675-S-7** Amending the Heart of the City Area Plan to change the land use recommendation on the block bordered by E 31st Street, Mersington Avenue, E Linwood Boulevard and Cleveland Avenue, from Mixed Use Neighborhood and Residential Low Density (Urban) to Institutional and further changing the land use recommendation on the portioned block bordered by E 31st Street, Cleveland Avenue and E Linwood Boulevard from Institutional, Parks and Residential Low Density (Urban) to Residential Medium-High Density. **(To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie

4 JR 14. **Case 14653-UR –** About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses.(**To Be Continued)**
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie

Council District	Planner	Docket No.	
			CONTINUED CASES
5	JR	15.	**Case No. 667-S-1-** A request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on the 43 acres in the area bordered by 59th Street on the north, approximately 1,000 feet north of 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, from

residential low density and office to high density residential, office and manufacturing. (Continued from 03-01-16; NO Testimony)
Applicant: 350 Recycle Center Partners LLC, repr. White Goss, James C. Bowers

5 JR 16. **Case No. 14633-MPD** – About 43 Acres generally by bordered by 59th Street on the north, approximately 1,000 feet north of 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, to consider rezoning the parcels from Districts R-7-5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allowed for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential. (Continued from 03-01-16; No Testimony)
Applicant: 350 Recycle Center Partners LLC, repr. White Goss, James C. Bowers

CW PN 17. **Case No. 254-S-314** Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. Applicant: City Planning and Development. (Continued from 02-02-15 – No Testimony) (**To Be Continued)**

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

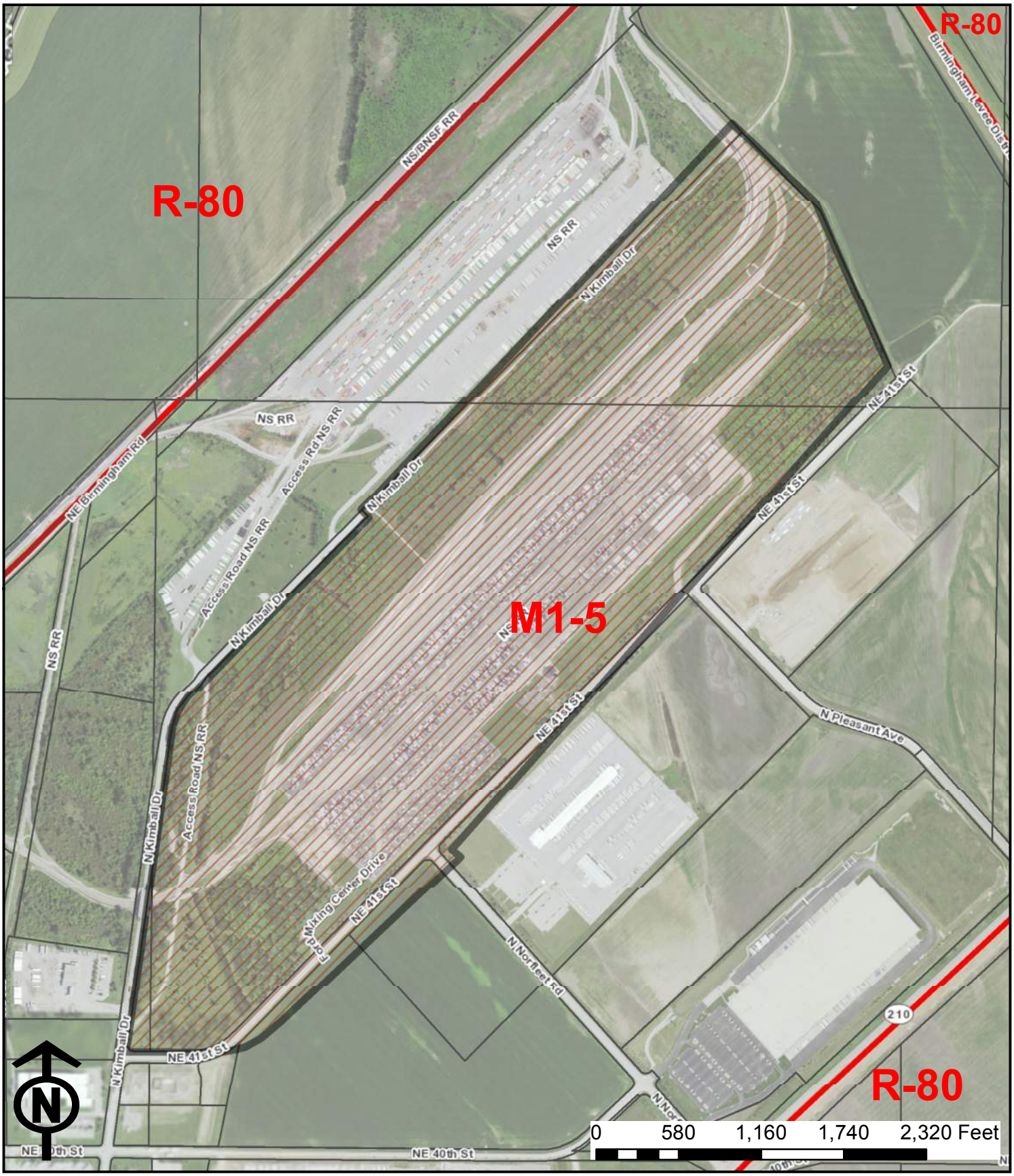
DB:nw

Docket Item #1

8121-P-37

03-15-16

Case No. 8121-P-37 - About 294 acres generally located at the northeast corner of NE 41st Street and N. Kimball Drive, to consider approval of a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), to allow for expansion of the automobile mixing facility on a 12 acre tract of land. (Norfolk Southern).



City Planning & Development Department

Development Management Division

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

816 513-8801
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(1)**

RE: **Case No. 8121-P-37**

APPLICANT/ OWNER: Mike Wigley
Norfolk Southern Railroad Co.
1200 Peachtree Street NE
Atlanta, GA 30309

AGENT: Kevin Rohner
TransSystems
2400 Pershing Rd, Suite 400
Kansas City, MO 64108

LOCATION: Generally located at the southwest corner of NE 40th Street and N. Norfleet Road.

AREA: Approximately 294 acres.

REQUESTS: To consider approval of a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), to allow for expansion of the automobile mixing facility on a 12 acre tract of land. (Norfolk Southern).

SURROUNDING LAND USE:

North: zoned M1-5, vacant/ undeveloped farmland.
South: zoned M1-5, FedEx.
East: zoned M1-5, vacant/ undeveloped farmland.
West: zoned M1-5, Village of Birmingham.

LAND USE PLAN: The Birmingham Area Plan recommends industrial uses for this site.

MAJOR STREET PLAN: Northeast 41st Street is not identified on the City's major street plan.

ARTERIAL STREET IMPACT FEE: This site is located within District D, and will be assessed by the impact fee administrator at the time of Building Permit.

PREVIOUS CASES:

Case No. 8121-P-36 – On March 4, 2014, the City Plan Commission approve a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), to allow for a 235,000 square foot building addition, parking addition, landscaping and overall site improvements (FedEx).

Case No. 8121-P-35 – On January 21, 2014, the City Plan Commission approve a Chapter 80 final plan in District M1-5 (Manufacturing 1 dash 5), on about 43 acres generally located on the west side of NE 41st Street and N. Pleasant Avenue, allowing for a 203,000 square foot freight terminal (R&L).

Case No. 8121-P-31 – On September 16, 2008, the City Plan Commission approved a final plan on about 6.4 acres at the southwest corner of NE 38th Court and N. Kimball Drive (3700 N Kimball Drive) for a monument sign and landscaping.

Case No. 8121-P-30 – On July 15, 2008, the City Plan Commission approved a final plan on about 74 acres generally located at the northwest corner of Missouri Highway 210 and N. Norfleet Road for additional surface parking and a detention area serving an existing FedEx warehouse facility.

Case No. 8121-P-29 - Ordinance No. 090898, passed by City Council on November 19, 2009 amended a previously approved preliminary development plan on about 1,656 acres, in District M-2a-p, generally located on the north side of Highway 210 on both sides of E 40th Street to allow for existing and proposed office, industrial and commercial uses. **(Current approved preliminary plan)**

Case No. 8121-P-28 – On February 21, 2006, the City Plan Commission approved a final plan on about 70 acres generally located at the northeast corner of Missouri Highway 210 and N. Norfleet Road, to allow for a 702,000 square foot warehouse, office and retail building (Musician's Friend).

EXISTING CONDITIONS:

Northland Park is a 1,656 acre industrial park on the north side of Missouri Highway 210, east of the Village of Birmingham. Roughly half of the area has been developed with a mix of office, warehouse and light industrial uses. Two public streets provide access into the area. On the west, N. Kimball Drive is bordered by about 15 small to mid-size buildings. To the east, N. Norfleet Road is bordered by larger users such as two FedEx properties and Musician's Friend. Both streets lead north to the Intermodal Triple Crown and KC Mixing Center sites, and are connected by NE 40th Street and NE 41st Street.

The site is an approximately 300 acre Norfolk Southern auto mixing facility located at the northeast corner of NE 41st Street and N. Kimball Drive. The site has about 7,500 feet of frontage on the north side of NE 41st Street. Northeast 41st Street is an improved public street with curbs and gutter and 5' sidewalks on the south side.

PLAN REVIEW/ANALYSIS:

The 300 acre site is part of a platted parcel within Phase III of the Northland Park development approved by Ordinance No. 090898 on November 19, 2009. Phase III has been constructed and platted with the existing automobile mixing facility. This final plan is on about 13 acres along NE 41st Street, just east of the existing administration building. The applicant is proposing a Chapter 80 final plan to allow for expansion of surface parking on about 2.5 acres on the north side of NE 41st Street.

The plan proposes 1,500 parking spaces in tandems of 8 cars. The plan includes the elimination of the existing driveway across from N. Pleasant Avenue and the construction of a second driveway east of the existing one. The plan also includes reconstruction of an area at the southeast corner of the overall site to provide a turnaround beyond the railroad tracks. No new structure is proposed with this final plan proposal. Staff recommends that the plan be revised to provide the zoning information as required by the City Plan Commission submittal checklist No. 25.

The proposed development is within the Birmingham Drainage District who reviews and governs development within the Northland Park development. All stormwater and BMPs will be reviewed and approved by the district. The applicant has submitted a landscape plan that shows existing street trees and trees to be removed. Staff recommends that the plan be revised to provide the

minimum of one street tree per 30 feet required by the zoning and development code. This will ensure that dead trees are replaced and the proposed parking lot is properly screened from NE 41st Street.

The submitted plan also included a lighting plan as required by the condition of approval. Staff recommends that the lighting plan be revised to show the proposed lumens at the property line. Per Chapter 88-430-05-C, light spillover onto the public right of way shall not exceed 2 lux (or zero foot-candles per Chapter 80). A revised photometric study should be submitted addressing the new parking area.

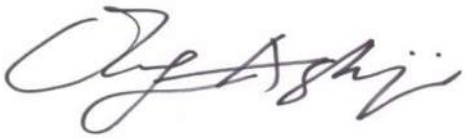
In conclusion, staff finds that the proposed final plan is in substantial conformance with the approved preliminary development plan (Case No. 8121-P-29).

RECOMMENDATION:

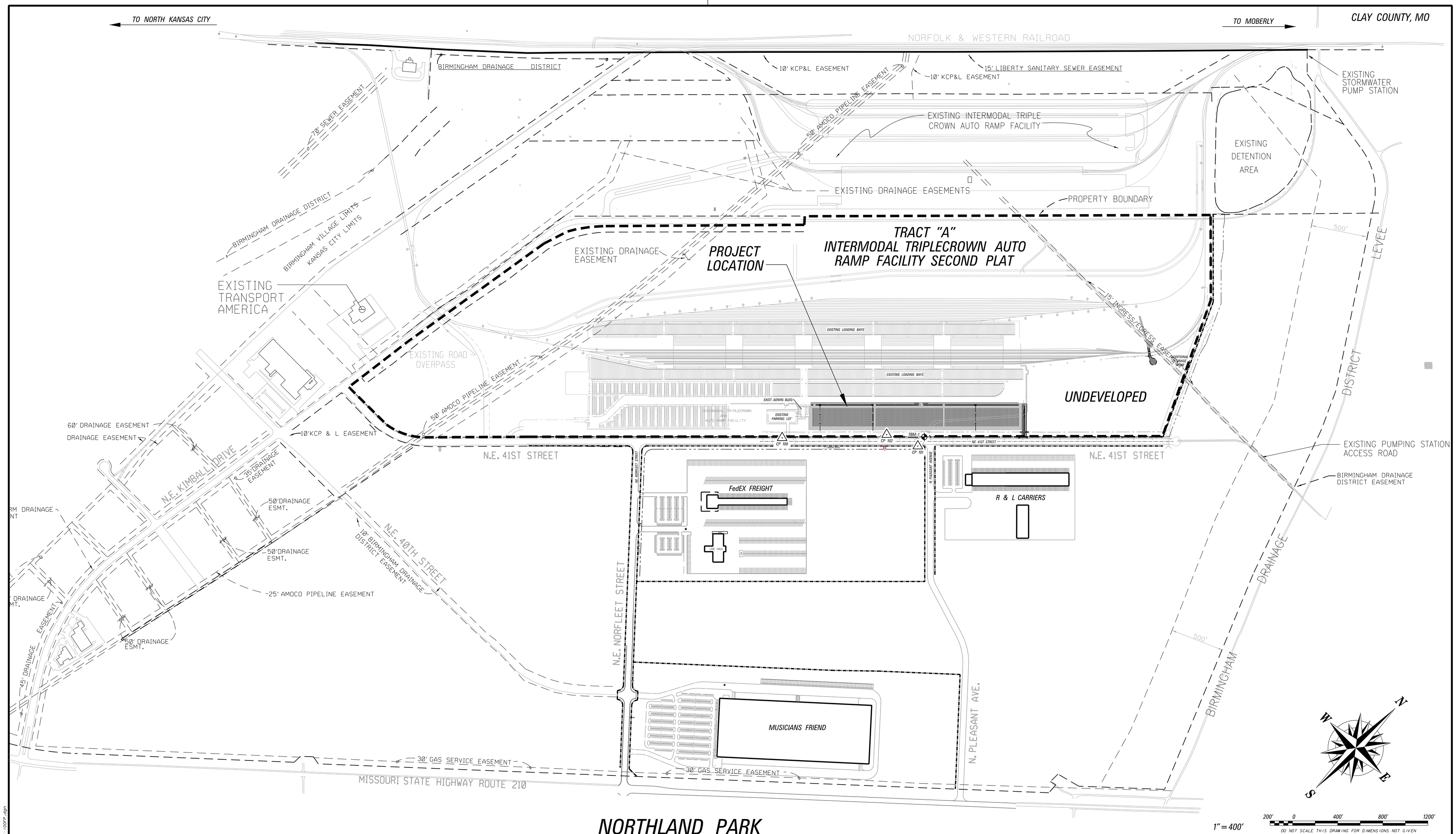
City Planning and Development Staff recommends approval of Case No. 8121-P-37 based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

1. That one (1) collated, stapled and folded copy (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing), revised as noted, be approved by the Development Management staff prior to issuance of a building permit:
    a. Provide the zoning information as required by the City Plan Commission submittal checklist No. 25.
    b. Provide details of any proposed fence or gate as part of the revised plan for approval by Development Management Division.
    c. A lighting plan that meets the requirement of Chapter 88-430 in its entirety.

Respectfully submitted,



Olofu O. Agbaji
Planner



NORTHLAND PARK
KANSAS CITY, CLAY COUNTY, MO

FOR CITY REVIEW

TranSystems
2400 PERSHING ROAD
SUITE 400
KANSAS CITY, MISSOURI 64108
PHONE: 816-329-8600
FAX: 816-329-8602

NORFOLK SOUTHERN

NORFOLK SOUTHERN RAILWAY COMPANY
OWNING COMPANY
ILLINOIS
OPERATING DIVISION
OFFICE OF THE CHIEF ENGINEER - DESIGN AND CONSTRUCTION - ATLANTA, GA.

REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION AREA PLAN

GI-002

DGN	JEF	PID No.	D2282	VRN	12478	MILE POST	S-265
DWN	BMG	FILE No.	BLD0006964	DRAWING NUMBER			
CHK	WLS	DATE	1/28/2016	TD-2015-03			

MODEL NAME: GI-002 LAST SAVED: 1/28/2016

SHEET 2 OF 10

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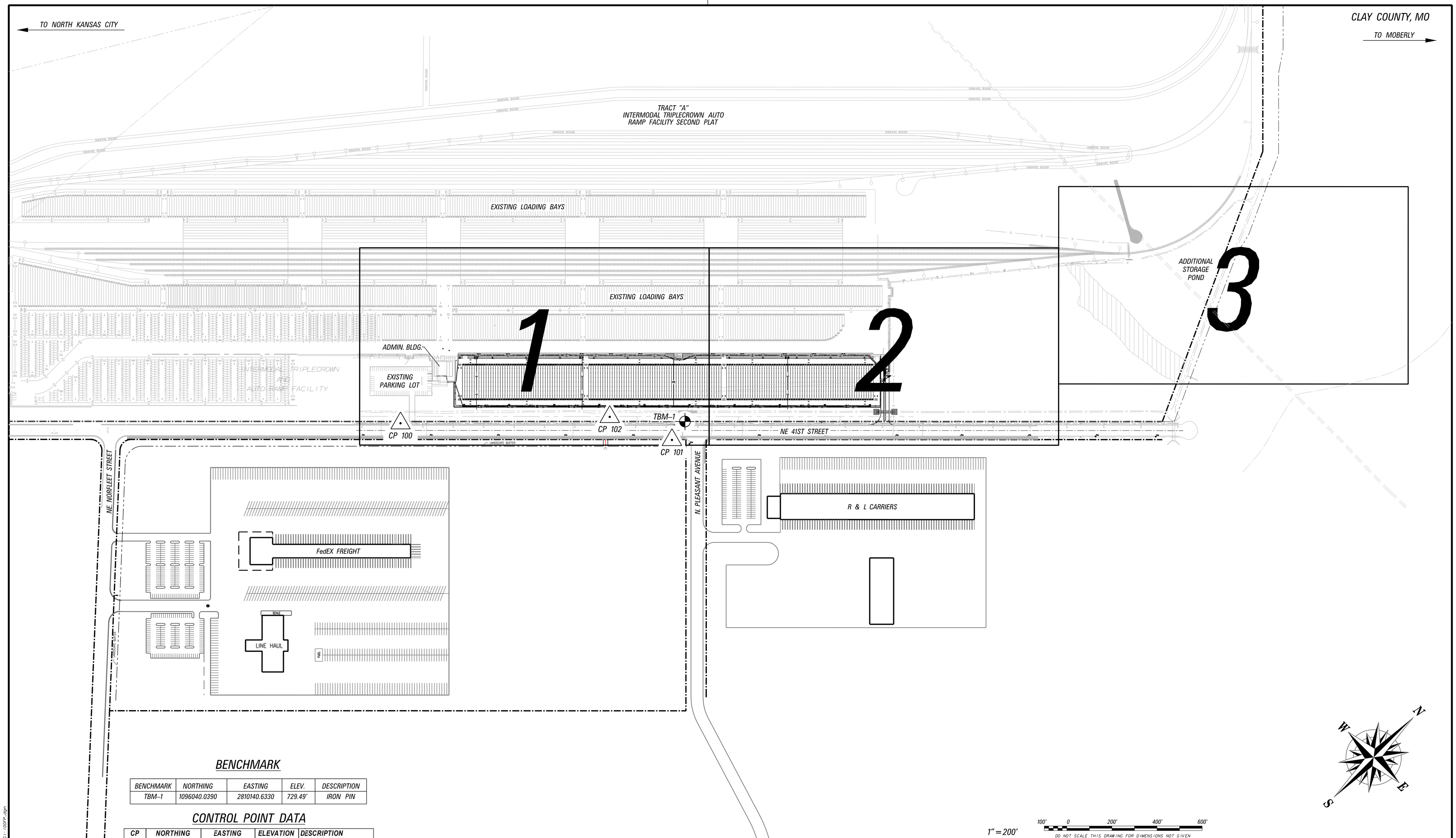

BENCHMARK

BENCHMARK	NORTHING	EASTING	ELEV.	DESCRIPTION
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CONTROL POINT DATA

CP	NORTHING	EASTING	ELEVATION	DESCRIPTION
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101	1,095,941.3270	2,910,157.3160	730.58	1/2" ROD W/CAP
102	1,095,819.4460	2,909,889.4630	728.43	1/2" ROD W/CAP

1" = 200'

100' 0 200' 400' 600'

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REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION
AREA KEY PLAN

GI-003

DGN	JEF	PID No.	D2282	VRN	12478
DWN	BMG	FILE No.	BLD0006964		
CHK	WLS	DATE	1/28/2016		

MILE POST S-265

DRAWING NUMBER TD-2015-03

FOR CITY REVIEW

MODEL NAME: GI-003 LAST SAVED: 1/28/2016

SHEET 3 OF 10

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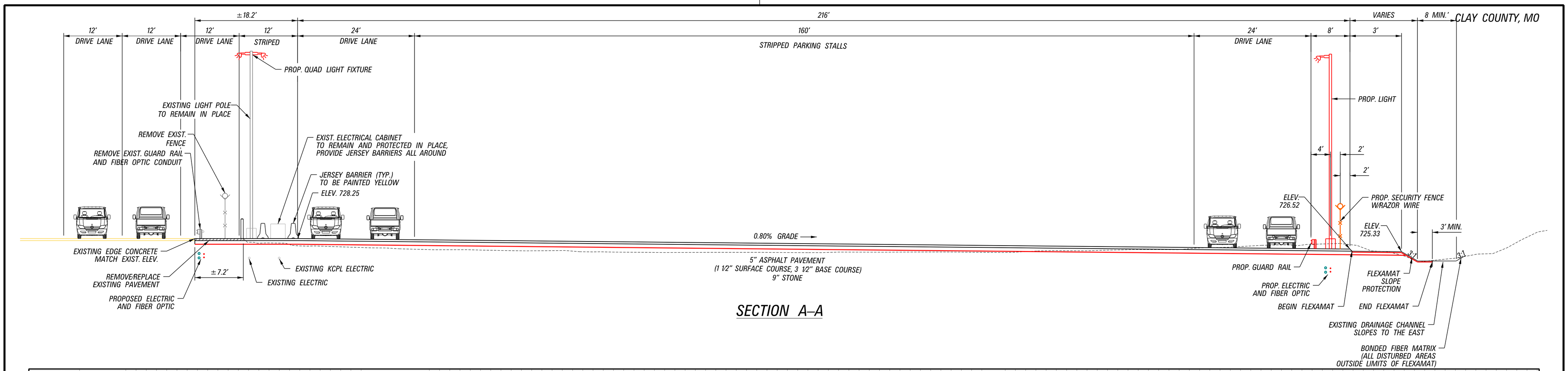

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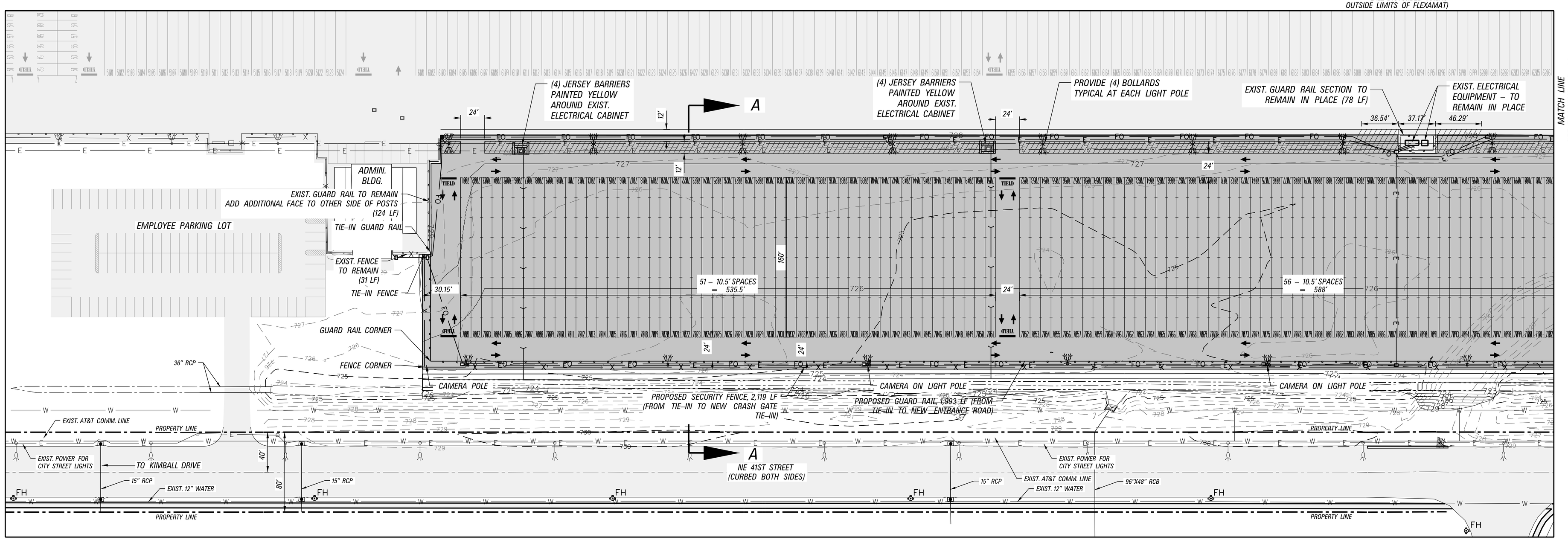

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AREA KEY–PLAN

25' 0 50' 100' 150'

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SCALE: 1" = 100'

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REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION
SITE PLAN
AREA 1

CS–101

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DWN BMG | FILE NO. BLD0006964 | DRAWING NUMBER TD–2015–03
CHK WLS | DATE 1/28/2016

SHEET 4 OF 10

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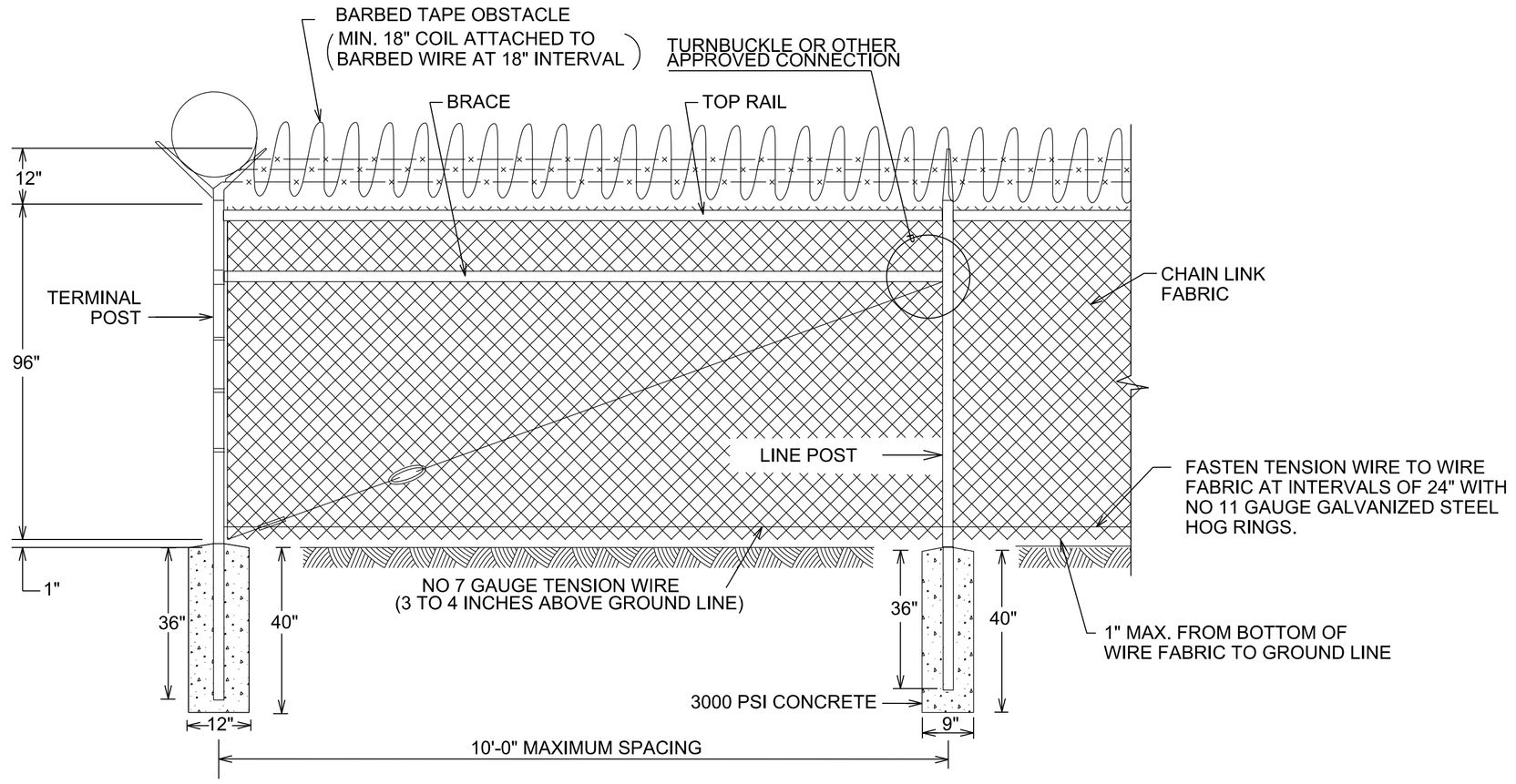

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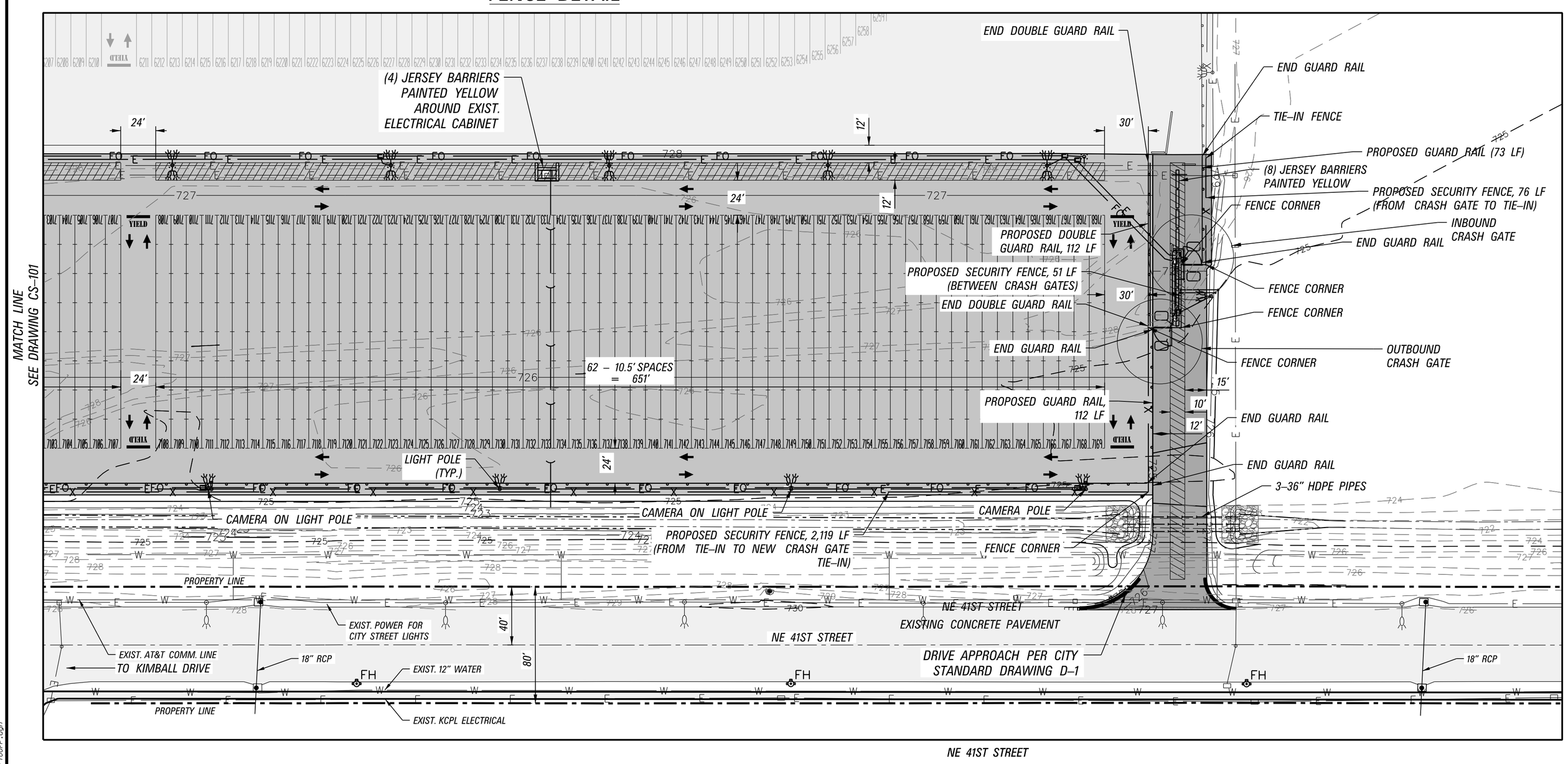

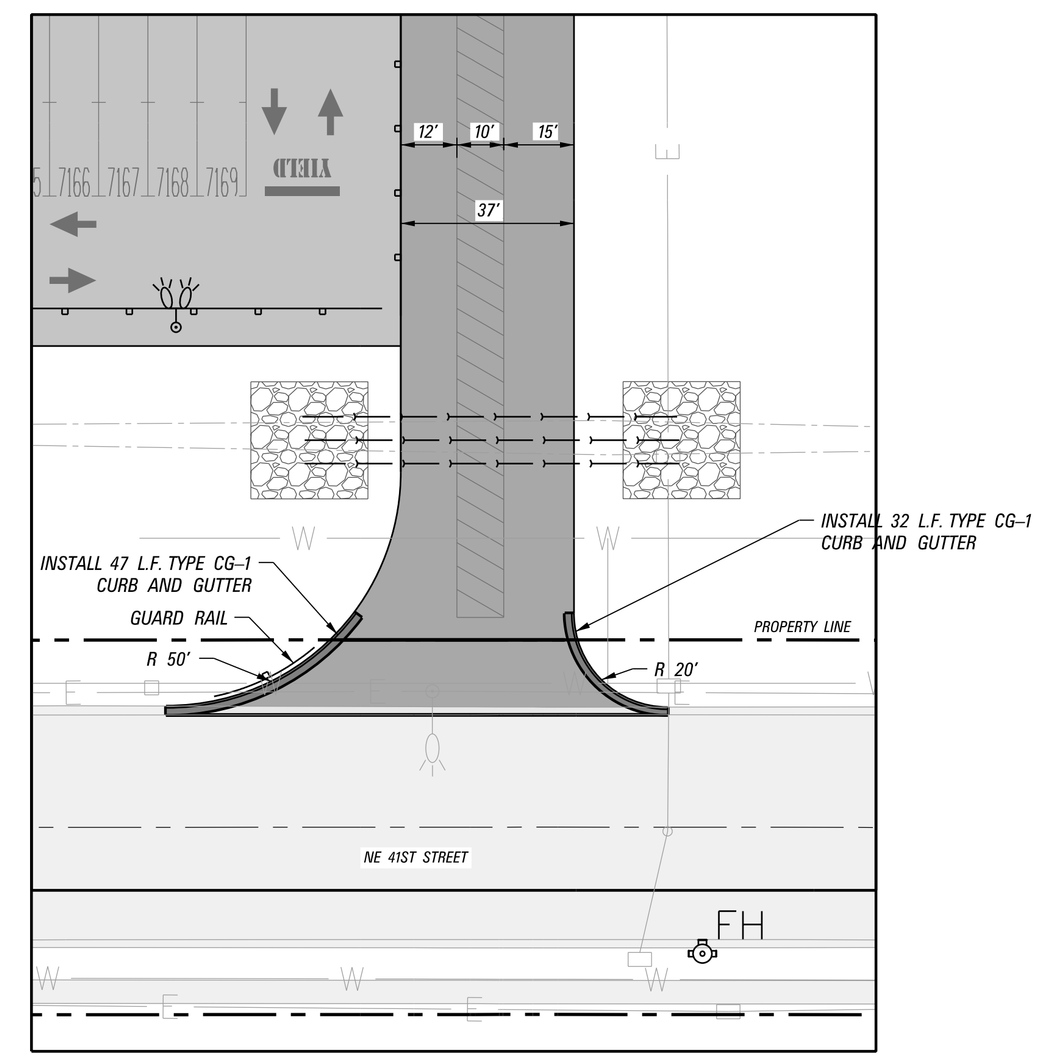

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AREA KEY–PLAN

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REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION
SITE PLAN
AREA 2

CS–102

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DWN BMG | FILE NO. BLD0006964 | DRAWING NUMBER TD–2015–03
CHK WLS | DATE 1/28/2016

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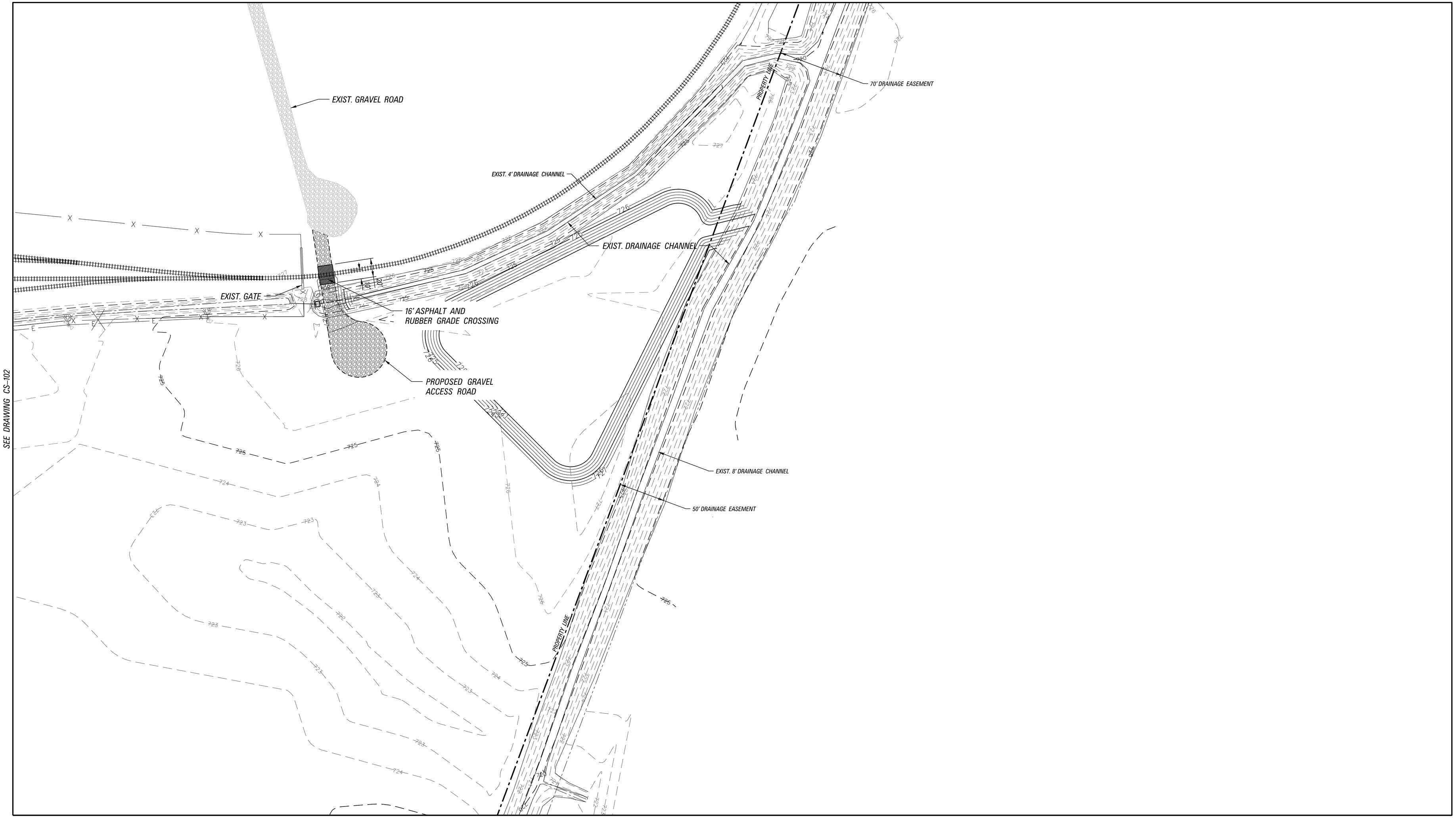

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AREA KEY-PLAN

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SCALE: 1" = 100'

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REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION
SITE PLAN
AREA 3

CS-103

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DWN BMG	FILE No. BLD0006964		DRAWING NUMBER
CHK WLS	DATE 1/28/2016		TD-2015-03

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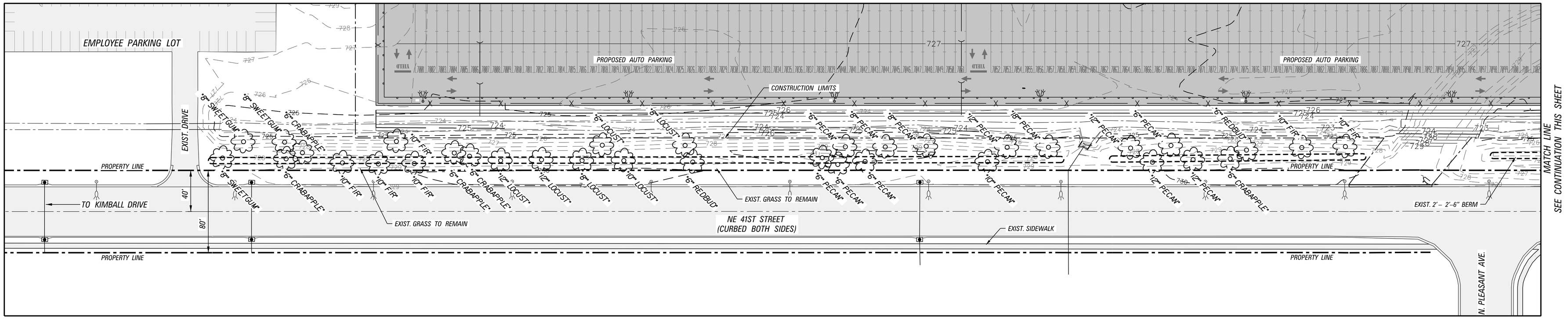

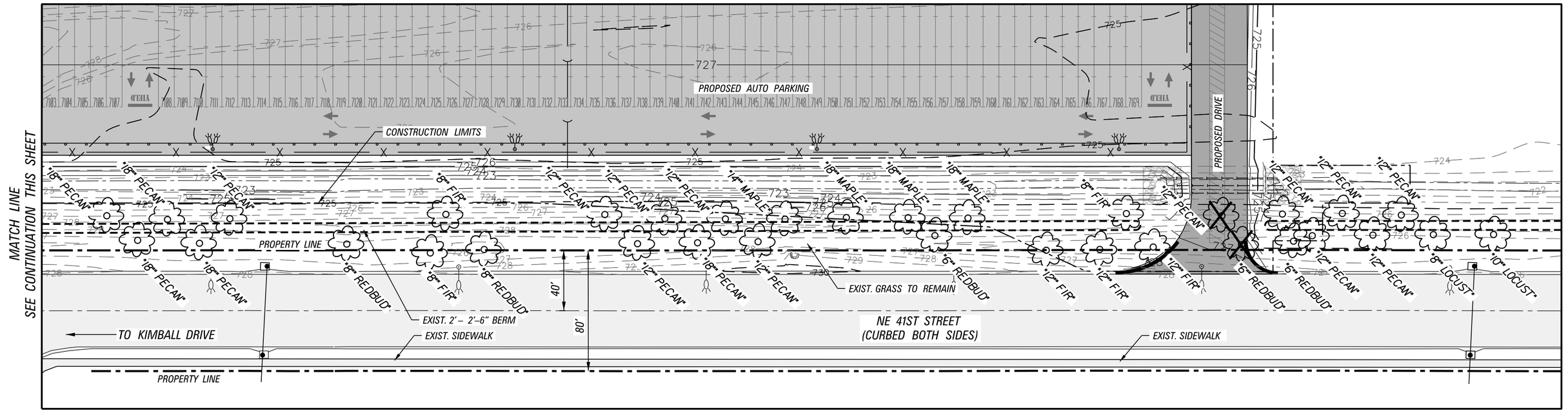

LEGEND:

- EXISTING TREE
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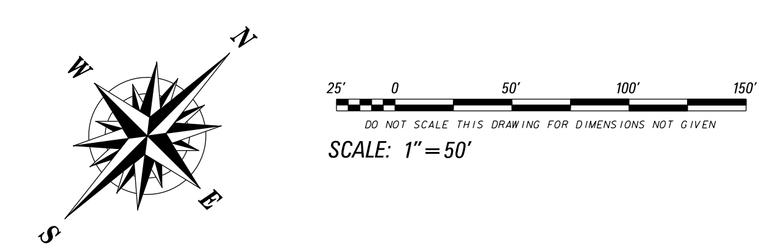
- EXISTING BERM



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REV	BY	DATE	DESCRIPTION

LOCATION: KANSAS CITY, MO

TITLE: KANSAS CITY AUTO MIXING FACILITY EXPANSION
EXISTING LANDSCAPE, SCREENING
AND SIDEWALK PLAN

LS–101

DGN DLM	P.I.D. NO. D2282	DIN	12478	MILE POST S–265	
DWN DLM	FILE NO. BLD0006964			DRAWING NUMBER	
CHK KAR	DATE 1/28/2016			TD–2015–03	

MODEL NAME: LS-101 LAST SAVED: 1/28/2016

SHEET 1 OF 1

dlmadsen
Jan 28, 2016 - 1:25 PM
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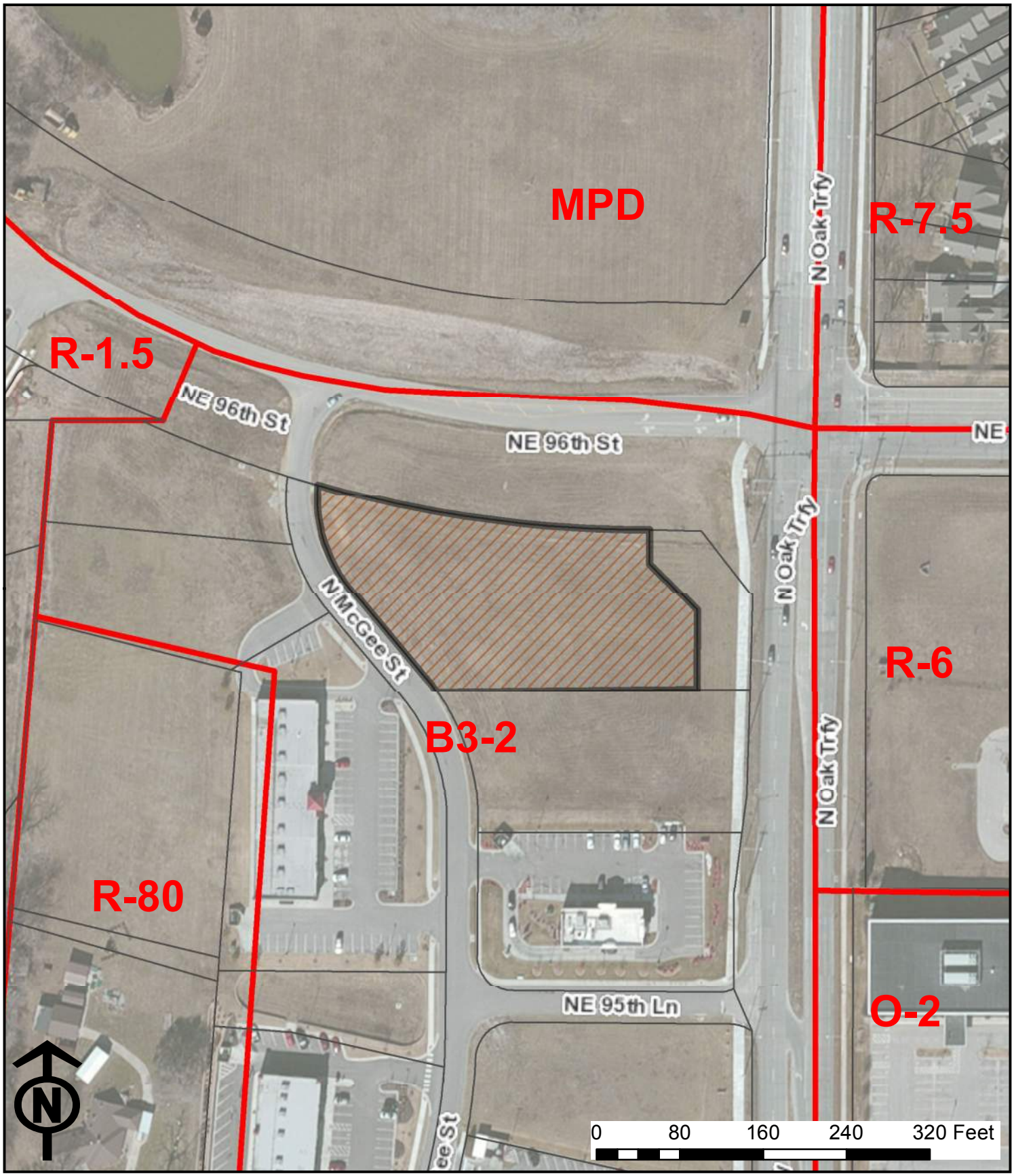
Docket #2

13590-P-16

03-15-16

Case No. 13590-P-16 - About 1.34 acres generally located at southwest corner of NE 96th St and N Oak Trafficway to consider approval of Chapter 80 Final Plan in District B3-2 (Community Business) to allow construction of a 6,510 square foot bank and 3,753 square foot retail and restaurant building with drive-thru.



City Planning & Development Department

Development Management Division

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

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(2)**

RE: **Case No. 13590-P-16**

APPLICANT/AGENT: Steve Warger
Warger Associates, LLC
1617 Swift
North Kansas City, MO 64115

OWNER: Platte Valley Bank of Missouri
2400 Prairie View Rd
Platte City, MO 64079

LOCATION: Generally located south of NE 96th St and west of N Oak Trfy.

REQUEST: To consider approval of a Chapter 80 Final Plan.

AREA: About 0.24 acres.

SURROUNDING LAND USE:

North	NE 96th St, beyond which is undeveloped land zoned R-80 (Residential 80).
East	N Oak Trafficway, beyond which is a religious assembly use zoned R-6 (Residential 6).
South	Residential uses, zoned R-1.5 (Residential 1.5)
West	Residential uses, zoned R-80 (Residential 80) and R-1.5.

MAJOR STREET PLAN: N Oak Trafficway is classified as a six-lane thoroughfare with 120' of right-of-way and NE 96th St are classified as a four-lane thoroughfare with 100 feet of right-of-way.

LAND USE PLAN: The Gashland/Nashua Area Plan recommends Mixed Use Neighborhood uses for this site.

ARTERIAL STREET IMPACT FEE: *(Informational only)* The subject property is within Benefit District B and is subject to impact fees as required by Chapter 39.

PREVIOUS CASES: **Case No. 13590-P-15 -** To consider an amendment to a previously approved preliminary development plan in District B3-2 (Community Business (dash 2)), to allow an increase in permitted building floor area. Ordinance 160091 passed by the City Council on February 25, 2016. **Currently approved preliminary plan.**

EXISTING CONDITIONS:
The subject property is a 10-acre commercial development known as Sommerset Square, located west of N Oak Trfy, between NE 95th Ter on the south and NE 96th St on the north. The development consists of two internal private streets which provide direct access to all lots within the development: N McGee which access NE 96th and NE 95th Ter, and NE 95th Ln which access

N Oak Trfy. None of the lots take direct access from the public streets surrounding the site. Six of the nine lots are developed, with the three along N Oak consisting of drive-through restaurants and the remainder being west of N McGee and consisting of mixed retail, office and other commercial uses.

PLAN REVIEW & ANALYSIS:
The purpose of the request is to obtain final plan approval under a recently-approved preliminary plan to allow development of a bank with drive-through and retail and restaurant building with drive-through. The proposed plan calls for a two-story, 6,520 sq. ft. bank and a 3,753 sq. ft. building that will feature a retail tenant space and restaurant with drive-through.

Staff recommends submittal of a landscape plan to ensure this plan is consistent with the currently approved preliminary plan.

RECOMMENDATION:
City Planning and Development Staff recommends approval of Case No. 13590-P-16, based upon the application, plans and documents provided for review prior to the hearing and subject to the following conditions:

1. That one (1) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to building permit showing:
   a. That a landscape plan be submitted in compliance with 88-425 and the controlling ordinance (090027) of the approved preliminary plan, showing canopy shade trees along N McGee at a rate of one tree per 50 ft of street frontage.
2. All Kansas City International Airport height zoning restrictions shall be met per the Aviation Department.

Respectfully submitted,

Joseph C. Rexwinkle, AICP
Planner

FINAL DEVELOPMENT PLAN
SOMMERSET LOT 5

SOMMERSET SQUARE FIRST PLAT

SECTION 2 , TOWNSHIP 51, RANGE 33

KANSAS CITY CLAY COUNTY, MO

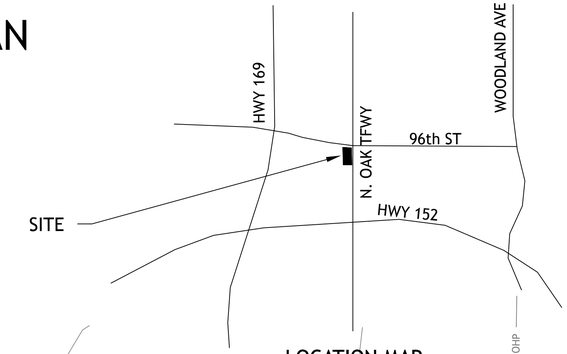
COUNTY APN CL1330500010011201

OWNER:

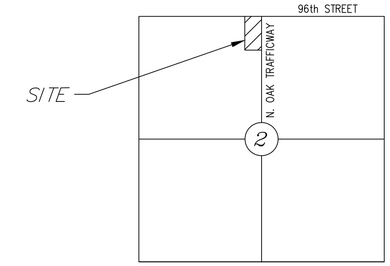
PLATTE VALLEY BANK OF MISSOURI
2400 PRAIRIE VIEW ROAD
P.O. BOX 1250
PLATTE CITY, MO 64079
816-289-1996
kburch@plattevalleybank.com

SURVEYOR:

CAMAN CONSTRUCTION CO., LLC
Kansas City, Missouri, 64130
Phone - 816-471-0410

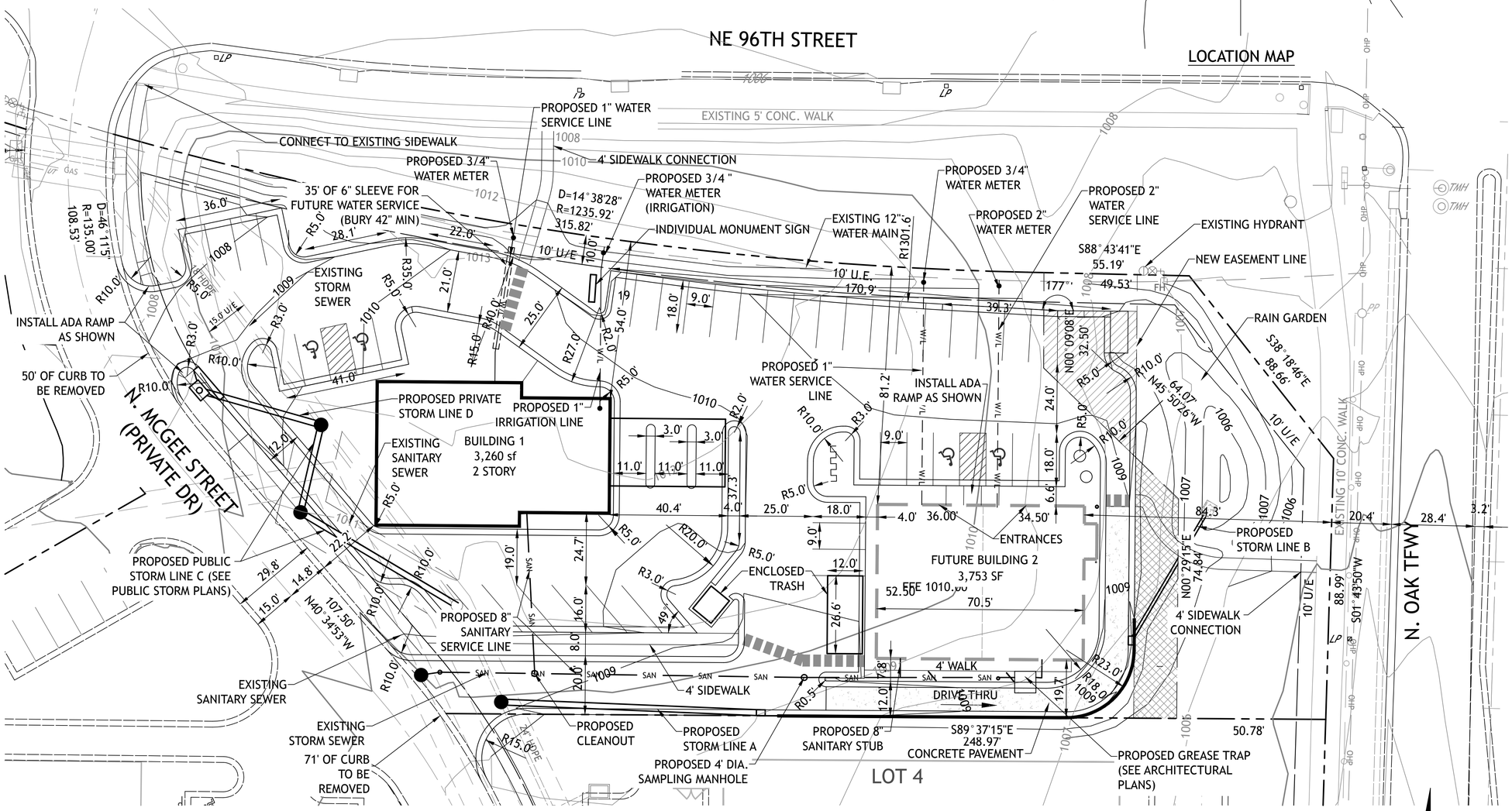


LOCATION MAP



SECTION MAP

SEC. 2 TW. 51 RNG. 33



DEVELOPMENT INFORMATION

A. EXISTING ZONING	B3-2	
PROPOSED ZONING	B3-2	
B. TOTAL LAND AREA	1.34 ACRES	
C. NA		
D. NET LAND AREA	1.34 ACRES	
E. PROPOSED BUILDING	RETAIL/OFFICE	
F. HEIGHT OF BUILDING	25' (1 STORY) 35' (2 STORY)	
G. GROSS FLOOR AREA		
PROPOSED	10,273	
H. COVERAGE AREA		
TOTAL LAND AREA SF	58,434	
TOTAL BUILDING SF	7,013	
TOTAL PAVEMENT SF	28,197	
PERCENT COVERAGE	32.68%	
I. N/A		
J. PARKING	REQUIRED	PROVIDED
PROPOSED	30	45
EXISTING	0	0
K. BICYCLE PARKING	BLDG 1	BLDG 2
SHORT TERM	3	3
LONG TERM	2	2
L. CONSTRUCTION SCHEDULE	PROPOSED	FUTURE
START	11/15	1/16
COMPLETE	7/16	10/16
M. N/A		

LEGEND

1,097 sf AREA OF TRACT C DEVELOPED

1,205sf AREA OF TO BE GIVEN TO TRACT C

NOTES:

Elevations are based on the Missouri State Plane Grid System, NAD 1983, West Zone using CL-10 RESET (Elev. 1013.45).

According to Flood Insurance Rate Map 290173 0045 B as published by the Federal Emergency Management Agency August 5, 1986, this property lies within Zone C (area of minimal flooding).

PROJECT CONTROL BENCHMARK:

Chiseled Square on Curb E. of FH at NE Cor. of Prop. Elev.-1006.46

PROPERTY DESCRIPTION

LOT 5 SOMMERSET SQUARE FIRST PLAT

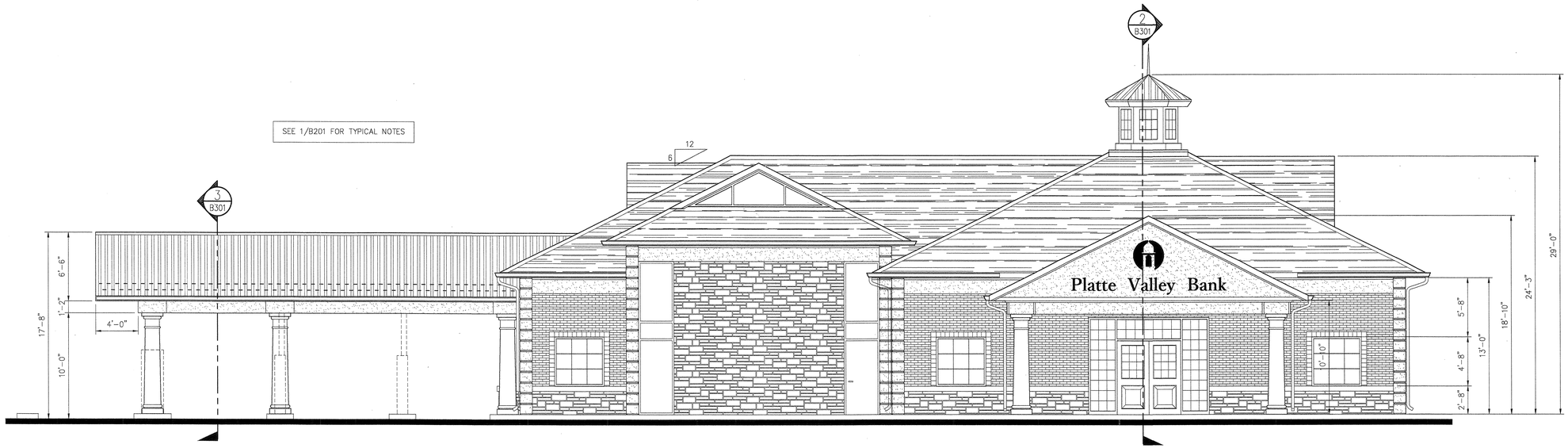
20 0 20

1"=20'

JOB NO. 131-50

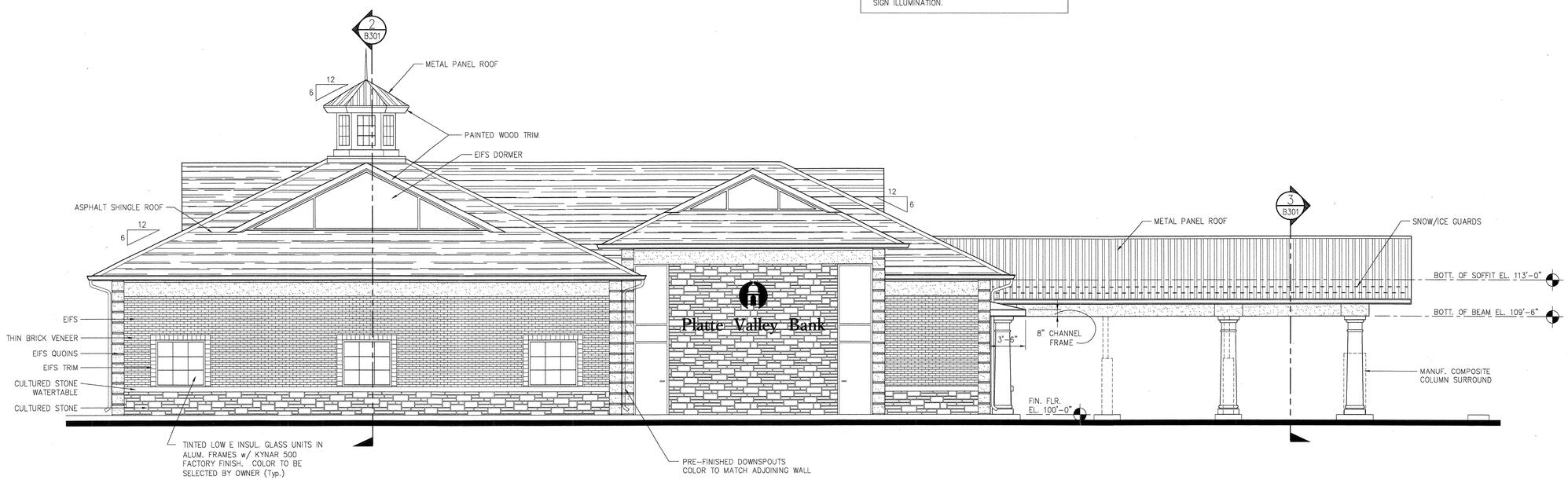
DATE PREPARED: 12-7-15

WARGER ASSOCIATES
Consulting Engineers
1617 Swift
North Kansas City Missouri, 64116
816-769-6132
Steve@wargerassociates.com



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

SIGNAGE BY OTHERS. PROVIDE J-BOX IN ATTIC, CENTERED IN GABLE AT EACH LOCATION FOR SIGN ILLUMINATION.



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NEW
RETAIL
CENTER

PLATTE
VALLEY
BANK

AT

9600
North Oak
KANSAS CITY,
MISSOURI

DATE: 12/1/2014

REVISIONS:
1 2/23/15
2 3/10/15 Owner Comments
3 12/9/15 Added Stairs
4
5

EDWIN
KORFF
& ASSOCIATES

Architecture/Planning

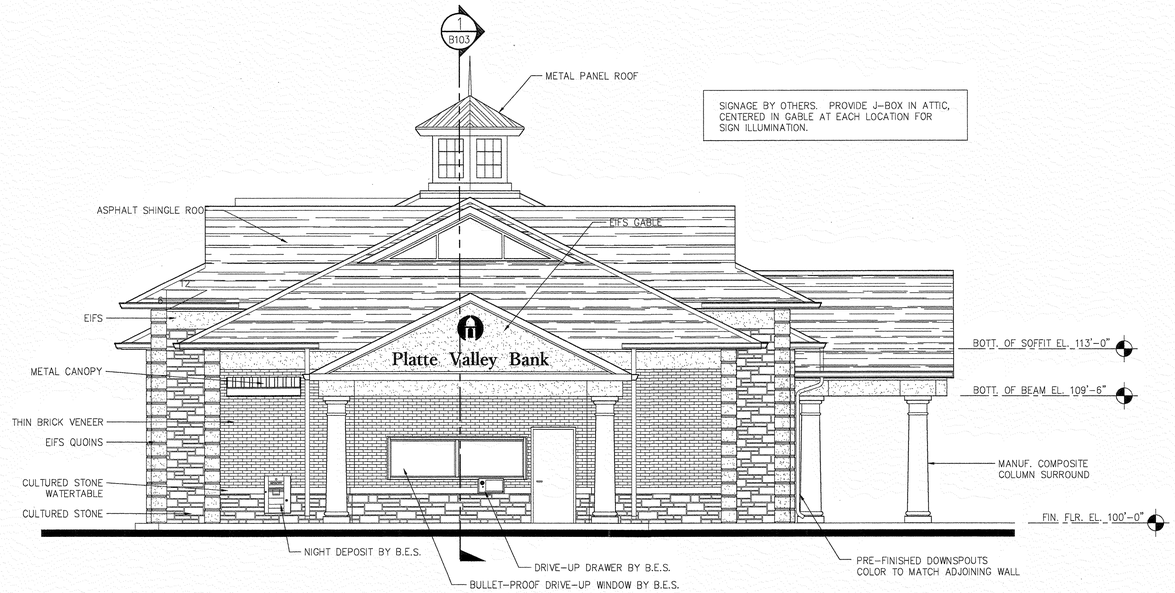
PRAIRIE VILLAGE, KS.

913/649-7566

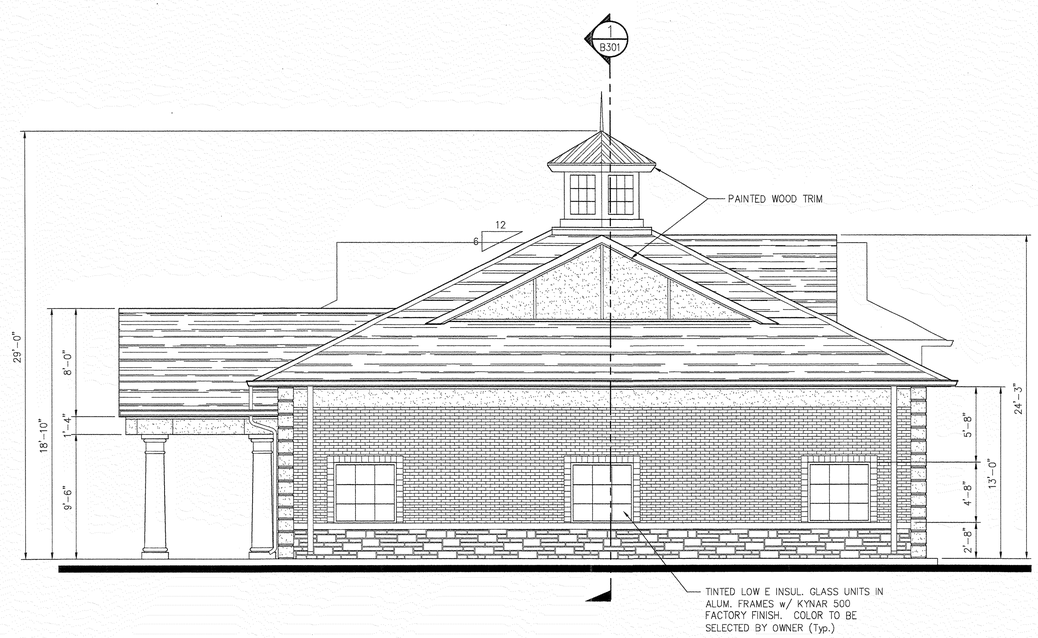
STATE OF MISSOURI
EDWIN WALTER KORFF
NUMBER A-2103
REGISTERED ARCHITECT
Dec 17/2015

SHEET NO.
B201

© 2015



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

NEW
RETAIL
CENTER

PLATTE
VALLEY
BANK

AT

9600
North Oak
KANSAS CITY,
MISSOURI

DATE: 12/1/2014

REVISIONS:
1 2/23/15
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3 12/9/15 Added Stair
4
5

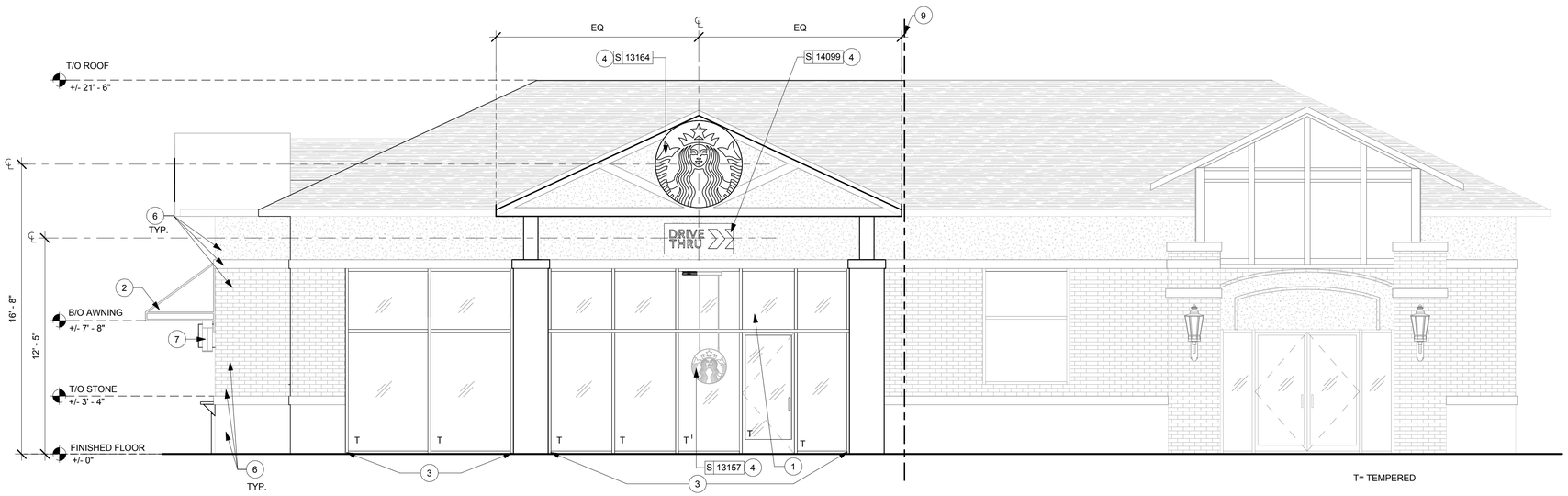
EDWIN
KORFF
& ASSOCIATES
Architecture/Planning
PRAIRIE VILLAGE, KS.
913/649-7566

STATE OF MISSOURI
EDWIN WALTER KORFF
NUMBER A-2109
REGISTERED ARCHITECT
12/7/2015

SHEET NO.
B202

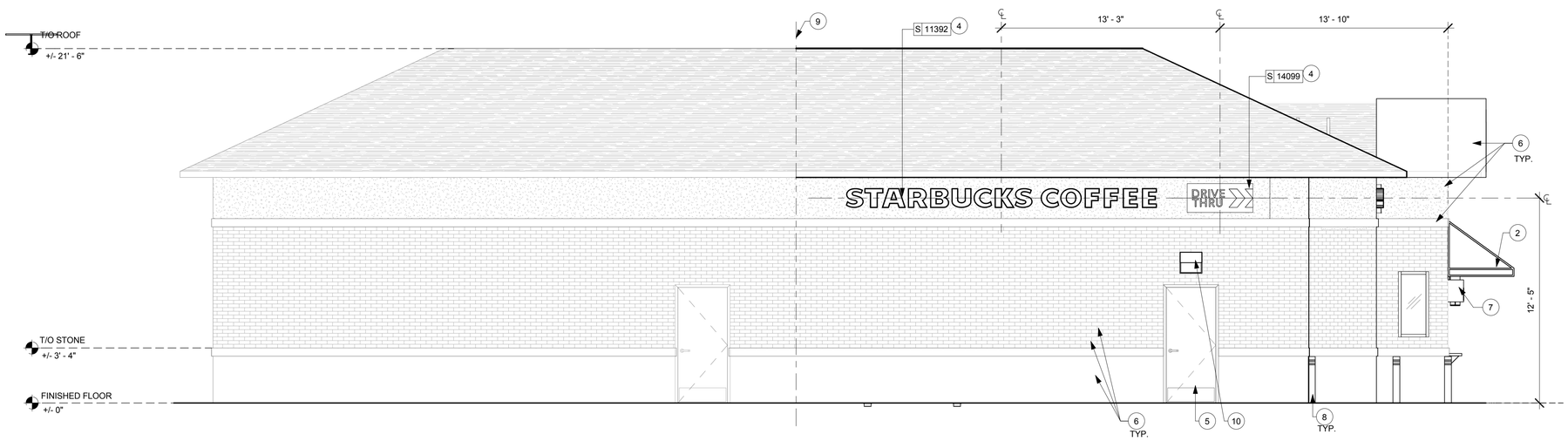
© 2015

SIGNAGE SCHEDULE - "S"				
DESIGN ID	COUNT	DESCRIPTION	RESP.	COMMENTS
SIGNAGE - DISK				
13157	1	SIGN - DISK DF ILLUMINATED SUSPENDED EVOLVED - 24IN 610MM	VD	HILTON
13164	1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 60IN 1525MM	VD	HILTON
13193	1	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 30IN 760MM	VD	HILTON
SIGNAGE - DRIVE THRU				
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM	VD	HILTON
14099	3	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - RH - 48IN 1220MM		HILTON
14104	2	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46IN 1170MM	VD	HILTON
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	VD	HILTON
SIGNAGE - WORDMARK				
11392	2	SIGN - INLINE ILLUMINATED FLUSH MOUNTED - 14IN 355MM	VD	HILTON



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

0 2' 4' 8'
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.

E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.

G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

SHEET NOTES

1. LL TO PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING.
2. LL TO PROVIDE AND INSTALL CANOPIES AND AWNINGS. ALL PROJECTIONS TO MEET STARBUCKS REQUIREMENTS.
3. STOREFRONT DOOR AND WINDOW SYSTEM BY LL.
4. TENANT SIGNAGE SHOWN FOR REFERENCE ONLY.
5. SERVICE DOOR BY LL.
6. EXTERIOR FINISHES BY LL.
7. EXTERIOR SCONCE LIGHT BY LL.
8. BOLLARDS BY LL.
9. LEASE LINE.
10. SECURITY LIGHT BY LL.

RESPONSBILITY LEGEND

SB - STARBUCKS
VD - VENDOR
GC - GENERAL CONTRACTOR

NOTE: SIGNAGE NOT IN CONTRACT,SHOWN FOR REFERENCE ONLY.

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STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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design•forum. architects, inc.
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
Don Rethman, Architect In Charge License: AR 2001007061

design•forum. engineering
7575 Paragon Road, Dayton, Ohio 45459 Telephone: (937) 439-4400
Timothy L. Raberding, PE License: 2004026633

Revision Schedule

Rev	Date	Description

PROJECT NAME:
96TH AND NORTH OAK

PROJECT ADDRESS:
NW 96TH ST. &N OAK TRAFFIC WAY
KANSAS CITY, MO 64155

STORE #:	21366
PROJECT #:	60665-001
CONCEPT:	
PALETTE:	
ISSUE DATE:	08/14/15
DESIGN MANAGER:	NANCY GORDON
LEED® AP:	INTERBRAND
PRODUCTION DESIGNER:	PETER CHEETHAM
CHECKED BY:	DON RETHMAN

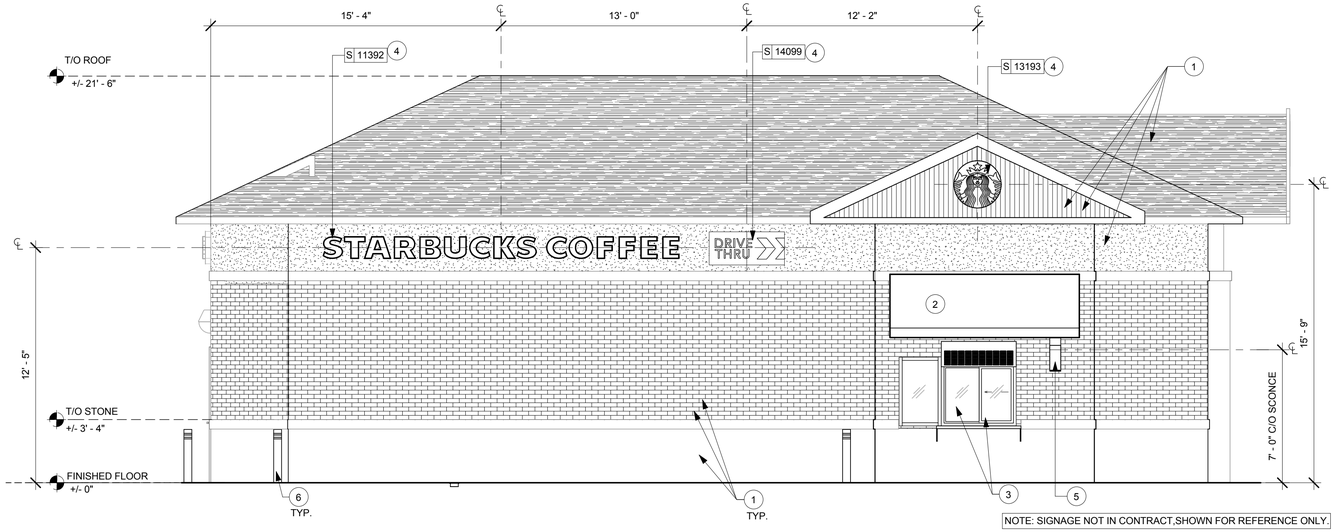
SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: As Indicated

CREDIT:

A-201

11/5/2015 9:49:28 PM C:\Users\peter.cheetham\Documents\Revit\2015\96th & North Oak_2015_CF_peter.cheetham.rvt



1 EAST ELEVATION

Scale: 1/4" = 1'-0"

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2. LL TO PROVIDE AND INSTALL CANOPIES AND AWNINGS. ALL PROJECTIONS TO MEET STARBUCKS REQUIREMENTS.
3. DRIVE THRU WINDOW & HAND OFF SHELF BY LL.
4. TENANT SIGNAGE SHOWN FOR REFERENCE ONLY.
5. EXTERIOR SCONCE LIGHT BY LL.
6. BOLLARDS BY LL.

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96TH AND NORTH OAK

PROJECT ADDRESS:
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LEED® AP:	INTERBRAND
PRODUCTION DESIGNER:	PETER CHEETHAM
CHECKED BY:	DON RETHMAN

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: As Indicated

CREDIT:

A-202

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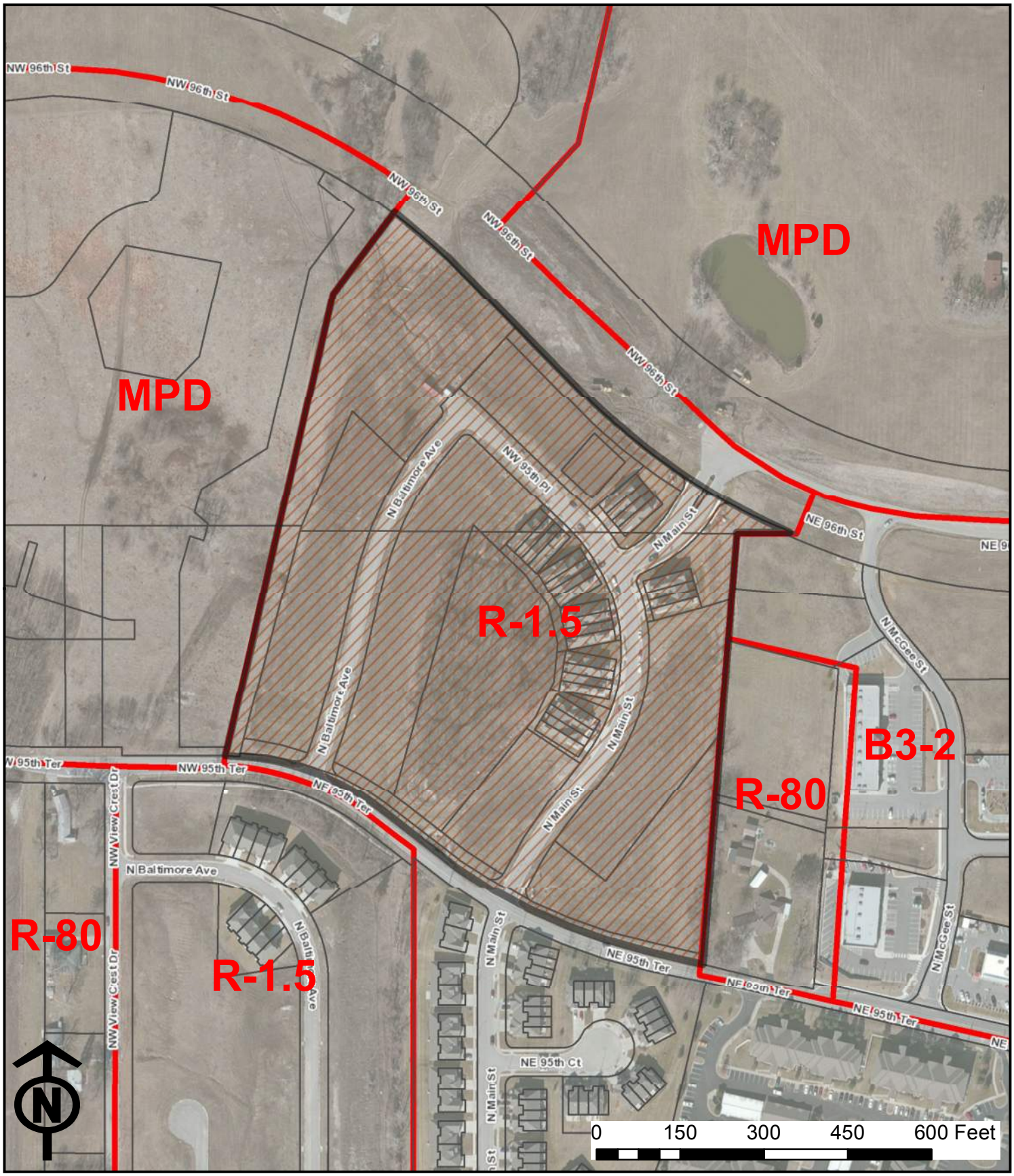
Docket #3

13311-P-7

03-15-16

Case No. 13311-P-7 – About 18 acres generally located at NE 95th and N Main St to consider approval of a Chapter 80 Final Plan in District R-1.5 (Residential 1.5) to allow modifications to previously-approved building elevations, layout and setback between residential buildings.



City Planning & Development Department

Development Management Division

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

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(3)**

RE: **Case No. 13311-P-7**

APPLICANT/OWNER: Brenner Holland
Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Dr
Kansas City, MO 64161

AGENT: David Matthews
Lutjen, Inc.
1301 Burlington, #100
North Kansas City, MO 64116

LOCATION: Generally located at NE 95th and N Main St.

REQUEST: To consider approval of a Chapter 80 Final Plan in District R-1.5 (Residential 1.5) to allow modifications to previously-approved building elevations, layout and setback between residential buildings.

AREA: About 12 acres.

SURROUNDING LAND USE:

North	NE 96th St, beyond which is undeveloped land zoned MPD (Master Planned Development).
East	Residential uses zoned R-80 and Sommerset Square commercial development zoned B3-2.
South	NE 95th St, beyond which are residential uses zoned R-1.5.
West	Multi-unit residential development zoned MPD.

MAJOR STREET PLAN: NE 96th St is classified by the Major Street Plan as a four-lane thoroughfare requiring 100 ft of right-of-way.

LAND USE PLAN: The Gashland/Nashua Area Plan recommends residential medium-density uses for this site.

ARTERIAL STREET IMPACT FEE: *(Informational only)* The subject property is within Benefit District B and is subject to impact fees as required by Chapter 39.

PREVIOUS CASES: **Case No. 13311-CUP-3 –** Committee Substitute for Ordinance No. 071155 passed by the City Council on November 29, 2007 approving an amendment to a previously-approved community unit project plan on approximately 36 acres generally located south and east of the intersection of NE 96th St and Highway 169 for the purpose of deleting an approximately 18.75-acre tract of land adjacent to Highway 169 from the plan area. **Currently approved preliminary plan.**

EXISTING CONDITIONS:
The subject property is a 12-acre townhouse development. The property was originally approved as part of a larger community unit project plan that included the land immediately to the west. The subject property was originally approved for 156 units in 39, 4-unit buildings. Seven of the 39 buildings have been constructed.

PLAN REVIEW & ANALYSIS:
The purpose of the request is to obtain the required final plan approval under the previously-approved community unit project plan (Case 13311-CUP-3). The number of buildings and total number of units will remain as originally approved, however the developer is proposing minor changes to the future building's footprints which results in a slightly narrower setback between the two buildings. The developer is also proposing a small change to the building elevations. All other aspects of the plan remain the same.

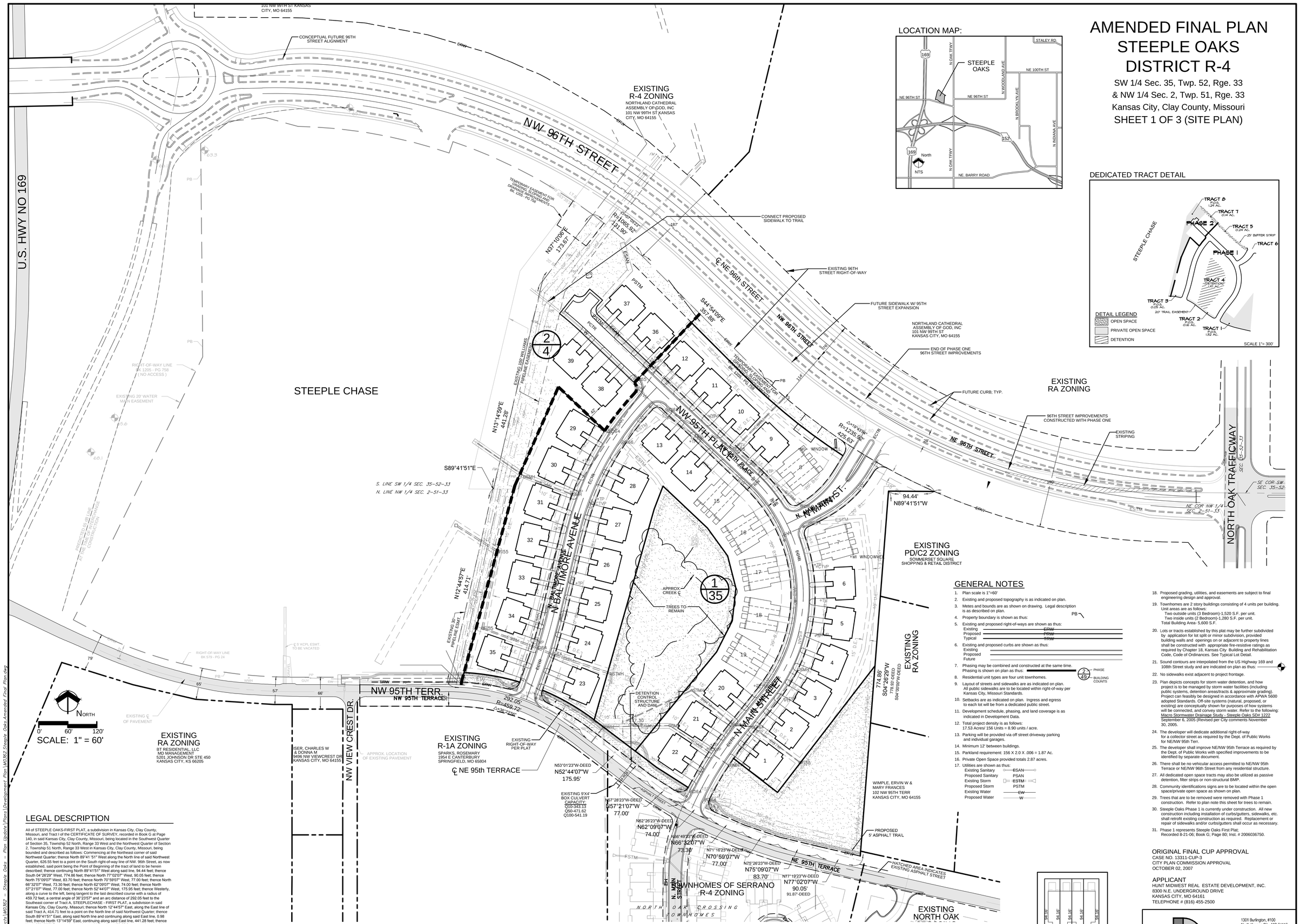
RECOMMENDATION:
City Planning and Development Staff recommends approval of Case No. 13311-P-7, based upon the application, plans and documents provided for review prior to the hearing without conditions.

Respectfully submitted,

Joseph C. Rexwinkle, AICP
Planner

AMENDED FINAL PLAN
STEEPLE OAKS
DISTRICT R-4

SW 1/4 Sec. 35, Twp. 52, Rge. 33
& NW 1/4 Sec. 2, Twp. 51, Rge. 33
Kansas City, Clay County, Missouri
SHEET 1 OF 3 (SITE PLAN)



LOCATION MAP:

DEDICATED TRACT DETAIL

GENERAL NOTES

1. Plan scale is 1"=60'
2. Existing and proposed topography is as indicated on plan.
3. Metes and bounds are as shown on drawing. Legal description is as described on plan.
4. Property boundary is shown as thus: PB
5. Existing and proposed right-of-ways are shown as thus:
   Existing — ERW
   Proposed — PRW
   Typical — TRW
6. Existing and proposed curbs are shown as thus:
   Existing
   Proposed
   Future
7. Phasing may be combined and constructed at the same time. Phasing is shown on plan as thus: 2 PHASE / 49 BUILDING COUNTS
8. Residential unit types are four unit townhomes.
9. Layout of streets and sidewalks are as indicated on plan. All public sidewalks are to be located within right-of-way per Kansas City, Missouri Standards.
10. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street.
11. Development schedule, phasing, and land coverage is as indicated in Development Data.
12. Total project density is as follows: 17.53 Acres/ 156 Units = 8.90 units / acre.
13. Parking will be provided via off street driveway parking and individual garages.
14. Minimum 12' between buildings.
15. Parkland requirement: 156 X 2.0 X .006 = 1.87 Ac.
16. Private Open Space provided totals 2.87 acres.
17. Utilities are shown as thus:
    Existing Sanitary — ESAN
    Proposed Sanitary — PSAN
    Existing Storm — ESTM
    Proposed Storm — PSTM
    Existing Water — EW
    Proposed Water — W
18. Proposed grading, utilities, and easements are subject to final engineering design and approval.
19. Townhomes are 2 story buildings consisting of 4 units per building. Unit areas are as follows:
    Two outside units (3 Bedroom)-1,520 S.F. per unit.
    Two inside units (2 Bedroom)-1,280 S.F. per unit.
    Total Building Area- 5,600 S.F.
20. Lots or tracts established by this plat may be further subdivided by application for lot split or minor subdivision, provided building walls and openings on or adjacent to property lines shall be constructed with appropriate fire-resistive ratings as required by Chapter 18, Kansas City Building and Rehabilitation Code, Code of Ordinances. See Typical Lot Detail.
21. Sound contours are interpolated from the US Highway 169 and 108th Street study and are indicated on plan as thus:
22. No sidewalks exist adjacent to project frontage.
23. Plan depicts concepts for storm water detention, and how project is to be managed by storm water facilities (including public systems, detention areas/tracts & approximate grading). Project can feasibly be designed in accordance with APWA 5600 adopted Standards. Off-site systems (natural, proposed, or existing) are conceptually shown for purposes of how systems will be connected, and convey storm water. Refer to the following: Macro Stormwater Drainage Study - Steeple Oaks SD# 1222 September 6, 2005 (Revised per City comments November 30, 2005.
24. The developer will dedicate additional right-of-way for a collector street as required by the Dept. of Public Works for NE/NW 95th Terr.
25. The developer shall improve NE/NW 95th Terrace as required by the Dept. of Public Works with specified improvements to be identified by separate document.
26. There shall be no vehicular access permitted to NE/NW 95th Terrace or NE/NW 96th Street from any residential structure.
27. All dedicated open space tracts may also be utilized as passive detention, filter strips or non-structural BMP.
28. Community identifications signs are to be located within the open space/private open space as shown on plan.
29. Trees that are to be removed were removed with Phase 1 construction. Refer to plan note this sheet for trees to remain.
30. Steeple Oaks Phase 1 is currently under construction. All new construction including installation of curbs/gutters, sidewalks, etc. shall retrofit existing construction as required. Replacement or repair of sidewalks and/or curbs/gutters shall occur as necessary.
31. Phase 1 represents Steeple Oaks First Plat; Recorded 8-21-06; Book G; Page 80; Inst. # 2006036750.

LEGAL DESCRIPTION

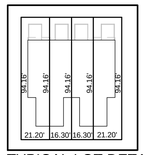
All of STEEPLE OAKS-FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and Tract I of the CERTIFICATE OF SURVEY, recorded in Book G at Page 140, in said Kansas City, Clay County, Missouri, being located in the Southwest Quarter of Section 35, Township 52 North, Range 33 West and the Northwest Quarter of Section 2, Township 51 North, Range 33 West in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 89°41 51" West along the North line of said Northwest Quarter, 626.55 feet to a point on the South right-of-way line of NW. 96th Street, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence continuing North 89°41'51" West along said line, 94.44 feet; thence South 04°26'29" West, 774.86 feet; thence North 77°02'07" West, 90.05 feet; thence North 75°09'07" West, 83.70 feet; thence North 70°59'07" West, 77.00 feet; thence North 66°32'07" West, 73.30 feet; thence North 62°09'07" West, 74.00 feet; thence North 57°21'07" West, 77.00 feet; thence North 52°44'07" West, 175.95 feet; thence Westerly, along a curve to the left, being tangent to the last described course with a radius of 459.72 feet, a central angle of 36°23'57" and an arc distance of 292.05 feet to the Southeast corner of Tract A, STEEPLECHASE - FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; thence North 12°44'57" East, along the East line of said Tract A, 414.71 feet to a point on the North line of said Northwest Quarter; thence South 89°41'51" East, along said North line and continuing along said East line, 0.98 feet; thence North 13°14'59" East, continuing along said East line, 441.28 feet; thence North 37°10'06" East, continuing along said East line, 173.67 feet to a point on said South right-of-way line; thence Southeasterly, along said South right-of-way line, along a curve to the right, having an initial tangent bearing of South 53°35'36" East with a radius of 1,065.92 feet, a central angle of 07°05'23" and an arc distance of 131.90 feet; thence South 44°54'09" East, continuing along said South right-of-way line, 357.88 feet; thence Southeasterly, continuing along said South right-of-way line, along a curve to the left, having an initial tangent bearing of South 46°29'47" East with a radius of 1,235.92 feet, a central angle of 19°43'54" and an arc distance of 425.63 feet to the Point of Beginning. Containing 763,577 square feet or 17.53 acres, more or less.

DEVELOPMENT DATA

PHASE	COMMENCE DATE	COMPLETION DATE	GROSS ACRES	STREET R/W ACRES	PRIVATE OPEN SPACE	OPEN SPACE TRACTS	DETENTION	NET ACRES	UNITS	DU GROSS AC.	DU NET AC.
1	2016	2017	14.84	2.59	1.53	0.24	1.97	10.72	28 EXISTING 112 PROPOSED	9.43	13.06
2	2020	2021	2.69	0.27	1.34	0.14	0.00	1.75	16 PROPOSED	5.95	9.14
TOTAL			17.53	2.86	2.87	0.38	1.97	12.47	156	8.90	12.51

PARKLAND/OPEN SPACE DEDICATION REQUIRED 160 x 2.0 x .006= 1.92 Ac.

TYPICAL LOT DETAIL



PROPOSED LOTS SHALL BE GENERALLY CONFIGURED AS SHOWN AND ENCOMPASS COMMON WALLS AND IMMEDIATE BUILDING ENVELOPES. ACCESS WILL BE PROVIDED THRU COMMON AREA TO RIGHT-OF-WAY.

ORIGINAL FINAL CUP APPROVAL

CASE NO. 13311-CUP-3
CITY PLAN COMMISSION APPROVAL
OCTOBER 02, 2007

APPLICANT

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
8300 N.E. UNDERGROUND DRIVE
KANSAS CITY, MO 64161
TELEPHONE # (816) 455-2500

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REVISIONS/ APPROVALS	DATE
Submitted to City.	12-30-2015
Revised per staff comments.	03-01-2016

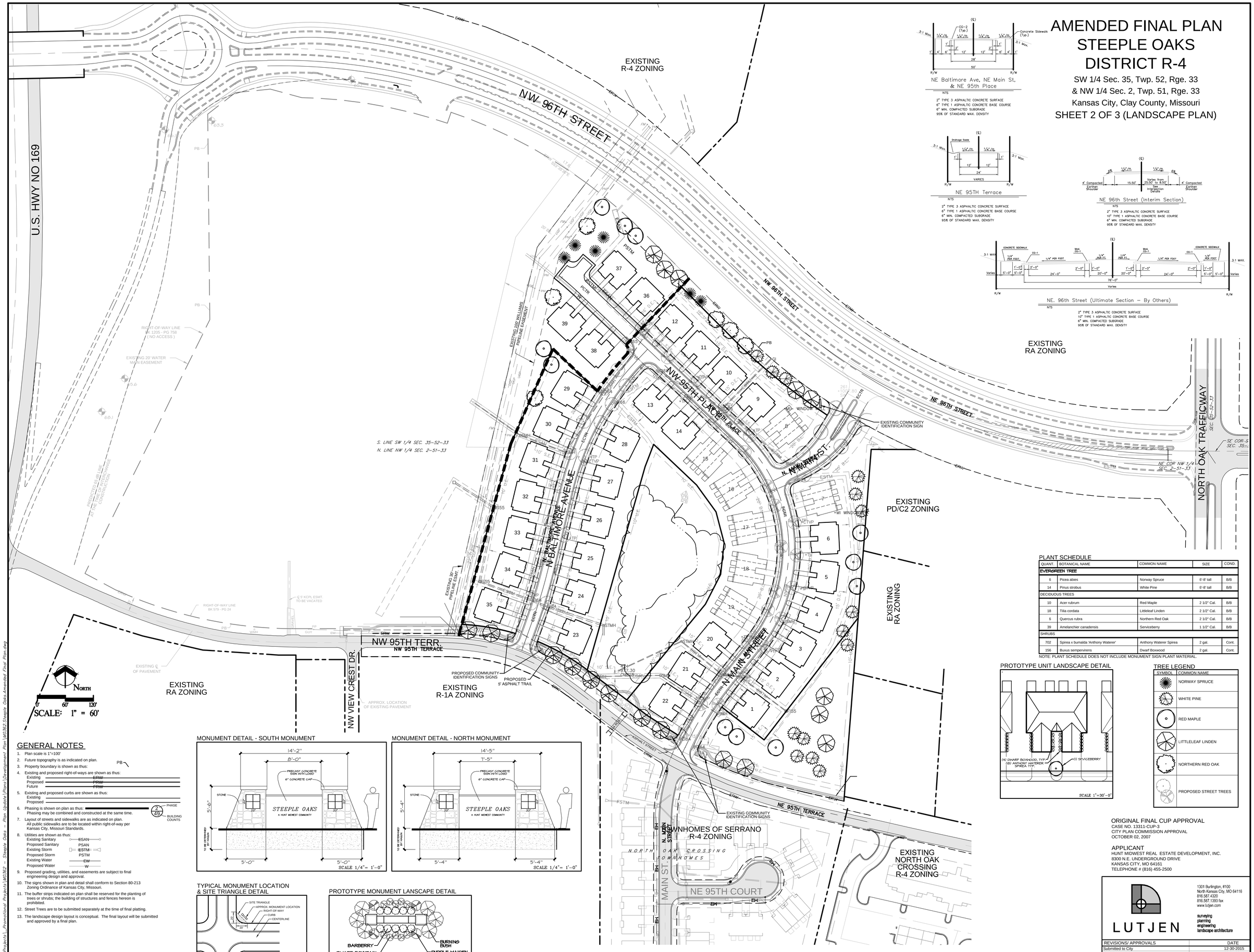
Case No. 13311-CUP-3
Previous Case No. 13311-CUP-2

Date: 12-30-2015 Job No. M0362

Location: L:\Projects_Promotional Projects\M0362 - Steeple Oaks - Plan Update\Plans\Development Plan\M0362-Steeple Oaks-Amended Final Plan.dwg

AMENDED FINAL PLAN
STEEPLE OAKS
DISTRICT R-4

SW 1/4 Sec. 35, Twp. 52, Rge. 33
& NW 1/4 Sec. 2, Twp. 51, Rge. 33
Kansas City, Clay County, Missouri
SHEET 2 OF 3 (LANDSCAPE PLAN)



PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
EVERGREEN TREE				
6	Picea abies	Norway Spruce	6'-8' tall	B/B
14	Pinus strobus	White Pine	6'-8' tall	B/B
DECIDUOUS TREES				
10	Acer rubrum	Red Maple	2 1/2" Cal.	B/B
18	Tilia cordata	Littleleaf Linden	2 1/2" Cal.	B/B
6	Quercus rubra	Northern Red Oak	2 1/2" Cal.	B/B
39	Amelanchier canadensis	Serviceberry	1 1/2" Cal.	B/B
SHRUBS				
702	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.	Cont.
156	Buxus sempervirens	Dwarf Boxwood	2 gal.	Cont.

NOTE: PLANT SCHEDULE DOES NOT INCLUDE MONUMENT SIGN PLANT MATERIAL.

PROTOTYPE UNIT LANDSCAPE DETAIL

TREE LEGEND

SYMBOL	COMMON NAME
	NORWAY SPRUCE
	WHITE PINE
	RED MAPLE
	LITTLELEAF LINDEN
	NORTHERN RED OAK
	PROPOSED STREET TREES

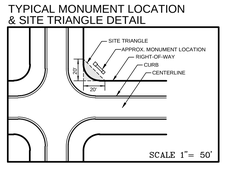
GENERAL NOTES

1. Plan scale is 1"=100'
2. Future topography is as indicated on plan.
3. Property boundary is shown as thus: PB
4. Existing and proposed right-of-ways are shown as thus:
   Existing — ERW
   Proposed — ERW
   Future — ERW
5. Existing and proposed curbs are shown as thus:
   Existing
   Proposed
6. Phasing is shown on plan as thus: 2 / 49 (PHASE / BUILDING COUNTS)
   Phasing may be combined and constructed at the same time.
7. Layout of streets and sidewalks are as indicated on plan.
   All public sidewalks are to be located within right-of-way per Kansas City, Missouri Standards.
8. Utilities are shown as thus:
   Existing Sanitary — ESAN
   Proposed Sanitary — PSAN
   Existing Storm — ESTM
   Proposed Storm — PSTM
   Existing Water — EW
   Proposed Water — W
9. Proposed grading, utilities, and easements are subject to final engineering design and approval.
10. The signs shown in plan and detail shall conform to Section 80-213 Zoning Ordinance of Kansas City, Missouri.
11. The buffer strips indicated on plan shall be reserved for the planting of trees or shrubs; the building of structures and fences hereon is prohibited.
12. Street Trees are to be submitted separately at the time of final platting.
13. The landscape design layout is conceptual. The final layout will be submitted and approved by a final plan.

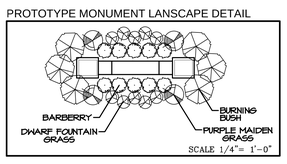
MONUMENT DETAIL - SOUTH MONUMENT

MONUMENT DETAIL - NORTH MONUMENT

TYPICAL MONUMENT LOCATION & SITE TRIANGLE DETAIL



PROTOTYPE MONUMENT LANSCAPE DETAIL



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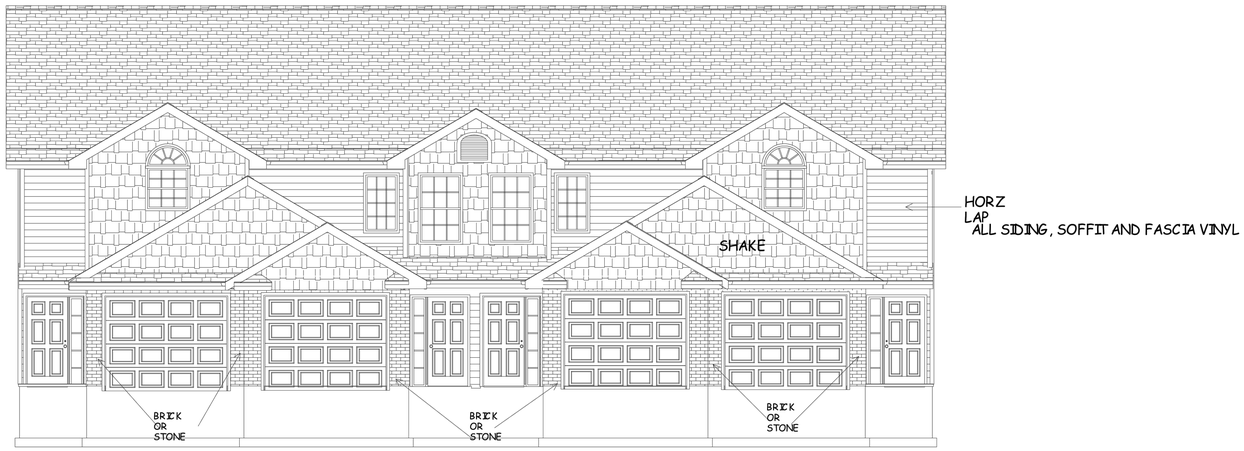
Date: 12-30-2015 Job No. M0362

Location: L:\Projects_Promotional Projects\M0362 - Steeple Oaks - Plan Update\Plans\Development Plan\M0362-Steeple Oaks-Amended Final Plan.dwg

AMENDED FINAL PLAN
STEEPLE OAKS
DISTRICT R-4

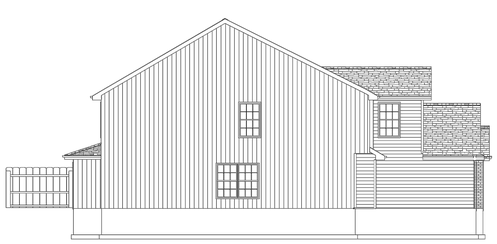
SW 1/4 Sec. 35, Twp. 52, Rge. 33
& NW 1/4 Sec. 2, Twp. 51, Rge. 33
Kansas City, Clay County, Missouri
SHEET 3 OF 3 (BUILDING ELEVATIONS AND PLAN)



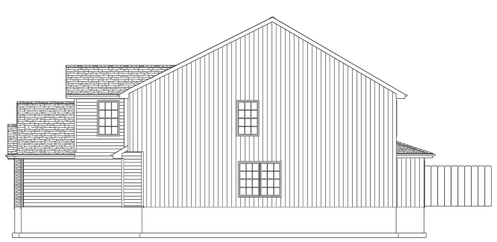
FRONT EL.

GUTTERS AND DOWN SPOUTS REQUIRED

REAR EL.
VINYL SIDING

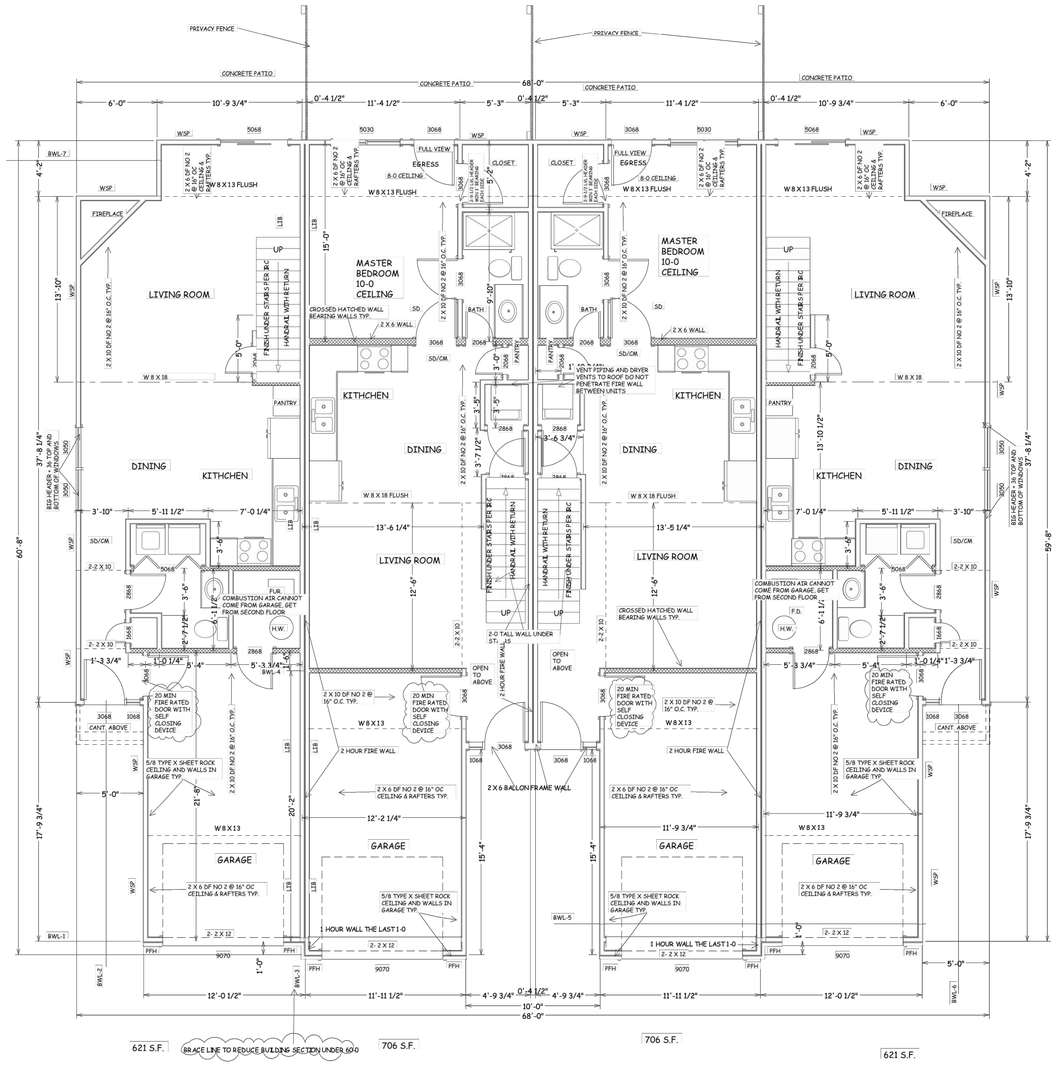


LEFT EL.
VINYL SIDING



RIGHT EL.
VINYL SIDING

ELEVATIONS
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

ORIGINAL FINAL CUP APPROVAL
CASE NO. 13311-CUP-3
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Date 12-30-2015 | Job No. M0362

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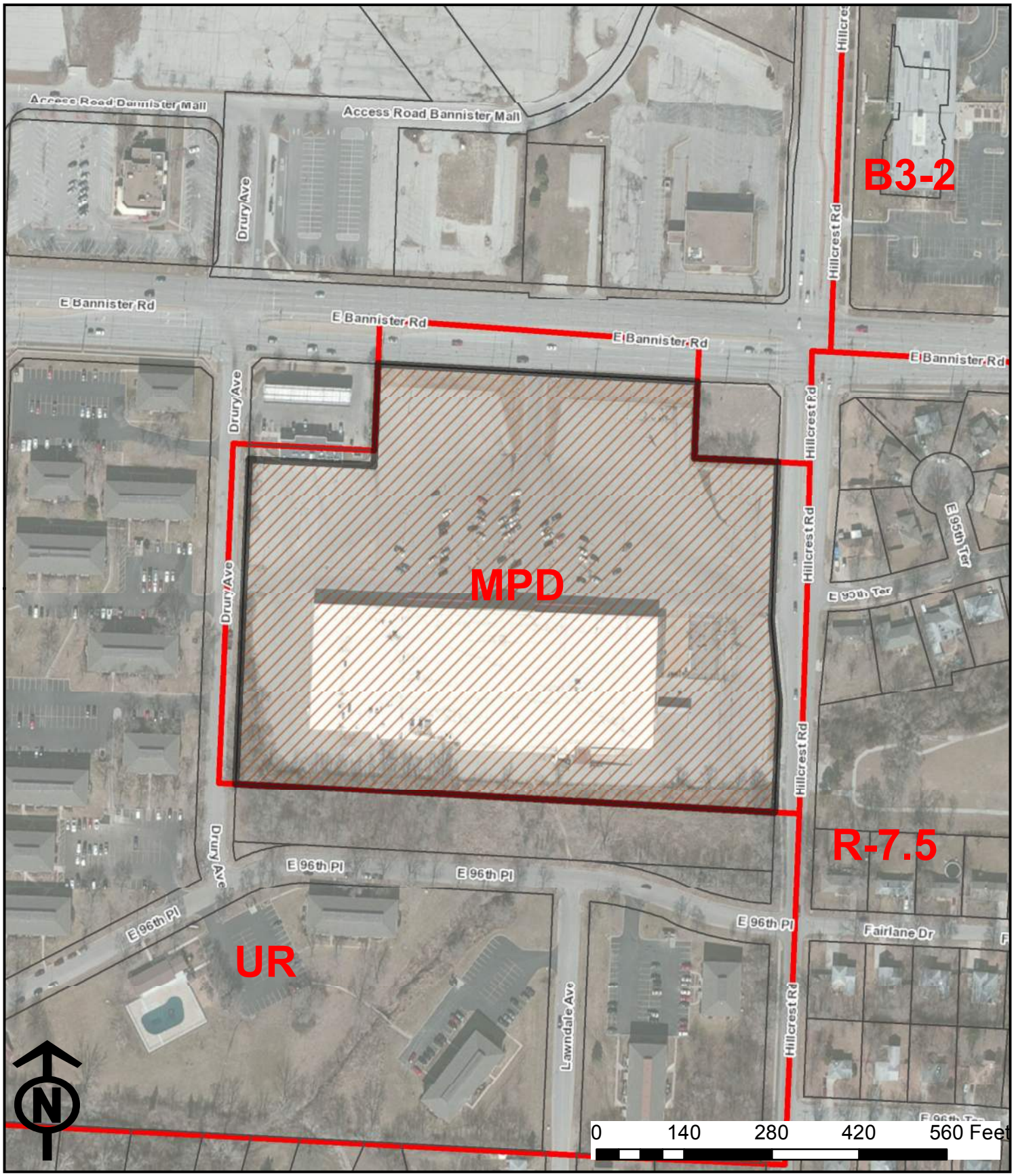
Docket #4

6720-MPD-20

03-15-16

6720-MPD-20 – About 12 acres generally located at the southwest corner of Hillcrest Rd and Bannister Rd to consider approval of a Final Plan in District MPD (Master Planned Development) to allow development of Phase 1 of a previously-approved Preliminary Developmetnt Plan consisting of conversion of a portion of the existing building to indoor and outdoor storage facility.



City Planning & Development Department

Development Management Division

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

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(4)**

RE: **Case No. 6720-MPD-20**

OWNER/APPLICANT: 5615 E Bannister Road, LLC
500 N First Ave, Suite 4
Arcadia, CA 64111

AGENT: Mark S. Bryant
White Goss
4510 Belleview Ave, Suite 300
Kansas City, MO 64111

LOCATION: Generally located at the southwest corner of Hillcrest Rd and Bannister Rd.

REQUEST: To consider approval of a Final Plan in District MPD (Master Planned Development) to allow development of Phase 1 of a previously-approved Preliminary Development Plan consisting of conversion of a portion of the existing building to indoor and outdoor storage facility.

AREA: About 12 acres.

SURROUNDING LAND USE:

West	Drury Ave, beyond which is a multi-family residential development zoned UR.
South	Undeveloped property owned by the land bank beyond which is E. 96th Place and multi-family residential development, all zoned UR.
East	Hillcrest Rd, beyond which is the Fairlane Subdivision, a single-family residential development, zoned R-7.5.
West	Bannister Rd, beyond which is undeveloped land zoned UR.

LAND USE PLAN: The Hickman Mills Area Plan recommends commercial uses for the subject property.

MAJOR STREET PLAN: The City's Major Street Plan classifies Bannister Rd as a six-lane thoroughfare with 120 ft of right-of-way. Hillcrest Rd and Drury Rd are not classified by the plan.

ARTERIAL STREET IMPACT FEE:
(Informational only)
The subject property is within Benefit District G and is subject to impact fees as required by Chapter 39.

PREVIOUS CASES: **Case No. 6720-MPD-17 –** Committee Substitute for Ordinance No. 141008 passed by the City Council on December 11, 2014 approving a rezoning from District UR (Urban Redevelopment) to District MPD (Master Planned Development) and approval of a preliminary development plan acting as a preliminary plat for

159,000 square feet of retail, restaurant and storage uses. **This is the approved preliminary development plan**

EXISTING CONDITIONS:
The subject property is a 12-acre property located between Hillcrest Rd and Drury Ave on the opposite side (south side) of Bannister Rd from the future Cerner Three Trails Campus. The property consists of one 117,780 square foot building that formerly housed a K-Mart store but is currently vacant. Each of the three streets lying adjacent to the property have one access point to the site. An expansive surface parking lot lies between Bannister Rd and the building and occupies the remainder of the site, which slopes downward from a high point along Bannister Rd to a low point along the south property line. The building sets approximately 12-14 feet lower than Bannister Rd. Two parcels; one developed, one undeveloped are located to the northwest and northeast of the site respectively. The parcel at the northwest is the site of an existing gasoline and fuel sales facility.

PLAN REVIEW:
The plan proposes development of Phases 1a and 1b. Phase 1a is the western portion of the former K-Mart that is to be redeveloped as a Cubesmart storage facility. The eastern portion will be redeveloped at a later time for a retail user. The approved preliminary development plan established four total phases, including 1a and 1b shown on the proposed plans as well as Phases 2 and 3, both of which are outparcel sites adjacent to Bannister Rd. Those phases are not a part of this plan.

The final plan is consistent with the approved preliminary development plan. It depicts substantial site improvements including redevelopment of the existing surface lot with a more modern and efficient layout and to meet today's landscaping requirements. Staff sees the site improvements as critical to the success of the redevelopment of the area.

BACKGROUND:
The developer intends to make all site improvements depicted on the approved preliminary development plan. That plan showed substantial site and landscaping improvements to the parking area north of the former K-Mart all within the boundaries of Phase 1a and 1b. For a number of reasons the developer would like to adjust the phasing lines in a manner inconsistent with the approved preliminary development plan and initially submitted a final development plan depicting such. Staff advised that given the extent to which the adjusted phasing lines deviated from the approved plan, it could only be approved by amending the approved preliminary development plan. However, due to financing deadlines, the applicant has submitted a final development plan which is consistent with the approved preliminary development plan in all aspects, including phasing and is asking for the Commission's approval of the plan in order to meet a financing deadline. Subsequently, they intend to submit an application to amend the approved preliminary development to adjust the phasing lines as described. If approved, the developer would then be required to submit another final development plan for Commission approval prior to full building permit.

Staff is supportive of this process in this instance only as a means of helping the developer meet their financing deadline. Furthermore, if the Commission approves this final development plan which is consistent with the approved preliminary plan, the developer will be obligated to develop in accordance with it unless they obtain subsequent approval of an amended preliminary development plan.

RECOMMENDATION:
City Planning and Development Staff recommends approval of Case No. 6720-MPD-20 based on the application, plans, and documents provided for review prior to the hearing and subject

to the following conditions as provided by the Development Review Committee at the February 17, 2016 meeting:

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plane coordinate system) of the full plan set, revised as noted below, be approved by the Development Management staff (15th Floor, City Hall) be submitted prior to building permit:
   a. Color building elevations with all materials labeled.
   b. Lighting plan, including photometric study, complying with 88-430.
   c. A grading plan showing existing and proposed grades as well as all retaining walls with top and bottom elevations labeled.
   d. A sign plan complying with 88-445 or a note stating that signage will comply with 88-445.

Respectfully submitted,

Joseph C. Rexwinkle, AICP
Planner

BANNISTER & HILLCREST REDEVELOPMENT

Kansas City, Jackson County, Missouri

MPD
FINAL DEVELOPMENT PLAN
& PLAT

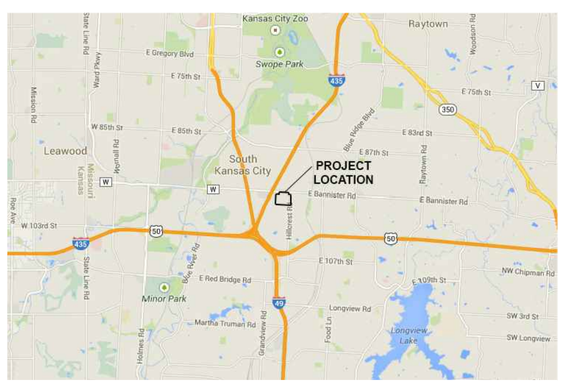
LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 87° 04'09" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 190 FEET; THENCE SOUTH 2° 06'29" WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 57.56 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; SAID POINT ALSO BEING 50 FEET SOUTH OF THE CENTERLINE OF 95TH STREET (BANNISTER ROAD), AS NOW LOCATED; THENCE CONTINUING SOUTH 2° 06'29" WEST, A DISTANCE OF 150 FEET; THENCE SOUTH 87° 10'39" EAST A DISTANCE OF 150 FEET, TO A POINT 40 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 2° 06'29" WEST, ALONG A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 551.63 FEET; THENCE NORTH 87° 04'09" WEST, A DISTANCE OF 860.09 FEET, TO A POINT 900 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF DRURY AVENUE, AS NOW ESTABLISHED; THENCE NORTH 2° 06'29" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID DRURY AVENUE, A DISTANCE OF 560 FEET; THENCE SOUTH 87° 10'39" EAST, A DISTANCE OF 150 FEET; THENCE NORTH 2° 06'29" EAST, A DISTANCE OF 140 FEET, TO A POINT 50 FEET SOUTH OF THE CENTERLINE OF SAID 95TH STREET; THENCE SOUTH 87° 10'39" EAST, ALONG A LINE 50 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID 95TH STREET, A DISTANCE OF 560.07 FEET, TO THE TRUE POINT OF BEGINNING OF SUBJECT TRACT.

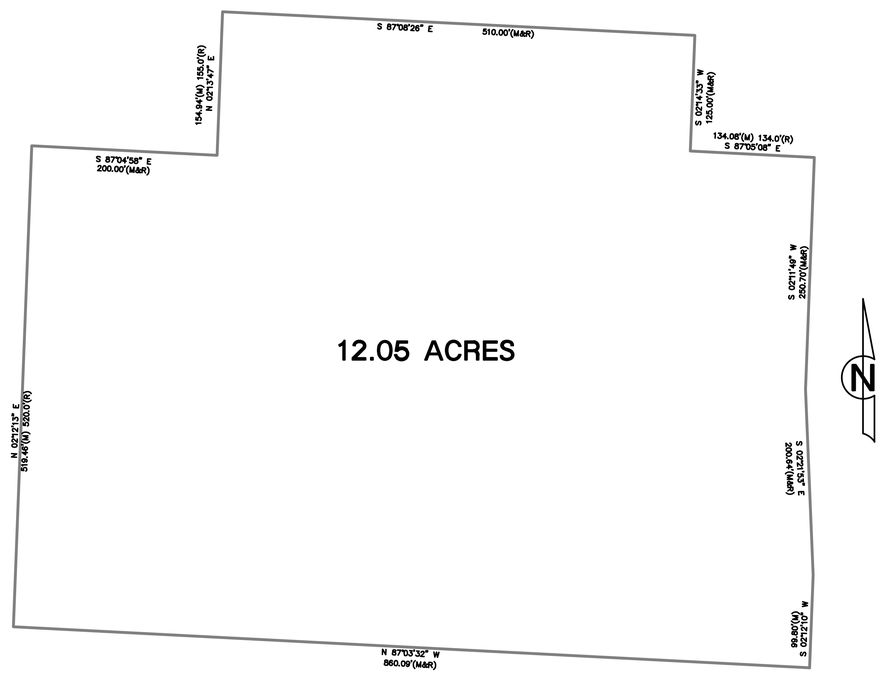
EXCEPT THEREFROM THOSE PORTIONS OF BANNISTER ROAD AND HILLCREST ROAD PURSUANT TO REPORT OF COMMISSIONERS RECORDED SEPTEMBER 8, 1977 AS DOCUMENT NO. K340092 IN BOOK K784, PAGE 1939 AND CORRECTED REPORT OF COMMISSIONERS RECORDED JUNE 19, 1991 AS DOCUMENT NO. K976188 IN BOOK K2135, PAGE 564.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 87° 04'09" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 700.08 FEET; THENCE SOUTH 02° 06'29" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 83.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02° 06'29" WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 155.00 FEET; THENCE NORTH 87° 10'39" WEST A DISTANCE OF 200.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF DRURY AVE; THENCE NORTH 02° 06'29" EAST ALONG SAID EAST RIGHT-OF WAY LINE A DISTANCE OF 40.00 FEET; THENCE SOUTH 87° 10'39" EAST A DISTANCE OF 150.00 FEET; THENCE NORTH 02° 06'29" EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 115.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BANNISTER ROAD; THENCE SOUTH 87° 10'39" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.



BOUNDARY PLAN
N.T.S.

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PRELIMINARY SELF STORAGE FLOOR PLAN	
PRELIMINARY SITE PLAN	
PRELIMINARY ELEVATIONS	

APPLICANT/DEVELOPER:
RUSS COLVIN
5615 E. BANNISTER, LLC
1431 ST. ANDREW PLACE
SANTA ANA, CA 92705
PHONE: 949 315 0044

OWNER:
MCBANNISTER ASSOCIATES, LTD.
15910 VENTURE BLVD., STE. 1019
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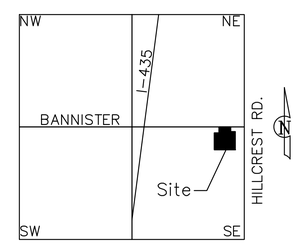

LOCATION MAP
SEC. 26-48-33
(N.T.S.)

BANNISTER & HILLCREST REDEVELOPMENT
MPD, FINAL DEVELOPMENT PLAN
& PRELIMINARY PLAT
Kansas City, Jackson County, Missouri

Reviewed By:	J.F.E.
Designed By:	---
Drafted By:	S.W.
Lutjen Project No.: 14092	

LUTJEN
1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1393 fax
www.lutjen.com
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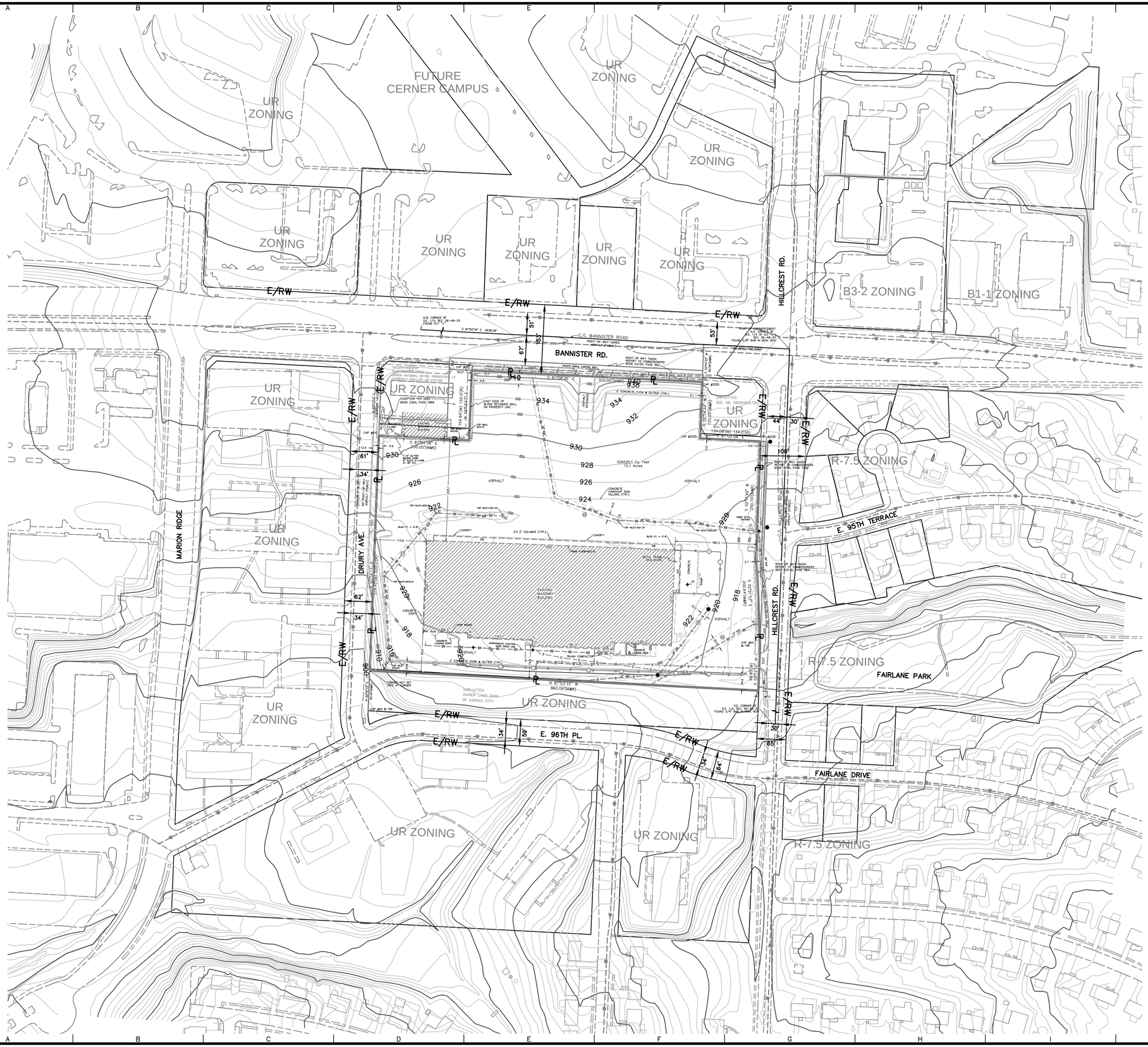
Lutjen, Inc.
MO State Certificate of Authority #: 2007022824

Sheet No.: 01

Location: L:\Projects\14092-01\Plans\Development Plan\1- COV - 14092.dwg



PLAN LEGEND:

BOUNDARIES

- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY

UTILITY LINES

- SS EXISTING STORM SEWER
- S EXISTING SANITARY SEWER
- E EXISTING ELECTRIC
- G EXISTING GAS LINE
- T EXISTING TELEPHONE
- W EXISTING WATER LINE

CONTOURS

- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS

APPLICANT/DEVELOPER:

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OWNER:

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ENCINO, CA 91436

North
0' 50' 100'

EXISTING CONDITIONS

BANNISTER & HILLCREST DEVELOPMENT

Kansas City, Jackson County, Missouri

DATE	DESCRIPTION
08-22-14	Submitted to City.

Reviewed By:	J.F.E.
Designed By:	---
Drafted By:	S.W.
Lutjen Project No.: 14092	

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www.lutjen.com
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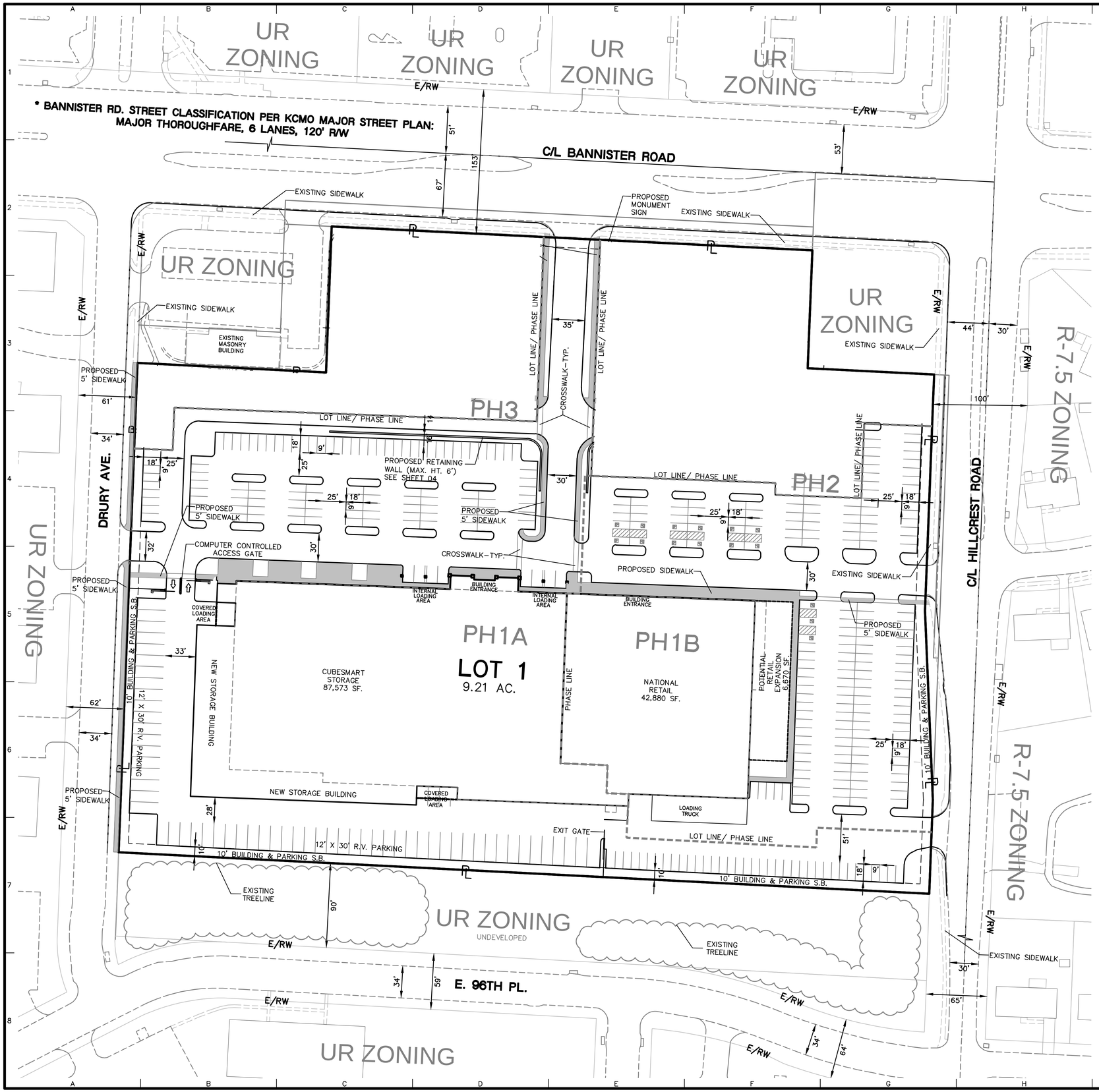


SITE DATA:

A. EXISTING ZONING: UR
PROPOSED ZONING: MPD

B. TOTAL LAND AREA: 525,025 SF./12.05 AC.
LOT 1: 9.21 AC.
LOT 2: 1.58 AC.
LOT 3: 1.26 AC.

C. ACREAGE OF PROPOSED AND EXISTING STREET RIGHT OF WAY: N/A

D. NET ACREAGE: 12.05 AC.

E. PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE:
OUTDOOR STORAGE
RESIDENTIAL STORAGE WAREHOUSE
RETAIL
EATING & DRINKING ESTABLISHMENT
EATING & DRINKING ESTABLISHMENT WITH DRIVE-THROUGH

F. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES: 40' MAX.
NUMBER OF FLOORS OF EACH BUILDING: 1-STORY

G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING.

STORAGE (EXISTING AREA):	74,900 SF.
STORAGE (NEW AREA):	12,673 SF.
NATIONAL RETAIL:	42,880 SF.
RETAIL (FUTURE EXPANSION):	6,670 SF.
NATIONAL RESTAURANT:	13,000 SF.
DRIVE-THRU RESTAURANT:	3,000 SF.
TOTAL GROSS AREA:	153,123 SF.

H. FLOOR AREA RATIO:
LOT 1: 0.34
LOT 2: 0.18
LOT 3: 0.06

I. RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY: N/A

J. REQUIRED PARKING:
OUTDOOR STORAGE & RESIDENTIAL STORAGE WAREHOUSE: 3 SPACES + 1 SPACE PER 75 STORAGE SPACES = 10 SPACES

EATING & DRINKING ESTABLISHMENT: 10 SPACES PER 1,000 SF. = 130 SPACES

EATING & DRINKING ESTABLISHMENT W/ DRIVE-THROUGH: 10 SPACES PER 1,000 SF. =30 SPACES

RETAIL: 2.5 SPACES PER 1,000 SF. = 124 SPACES
TOTAL PARKING REQUIRED: 294 SPACES

PROVIDED PARKING:

STORAGE & WAREHOUSE:	121 SPACES
EATING & DRINKING ESTABLISHMENT:	78 SPACES
EATING & DRINKING ESTABLISHMENT W/ DRIVE THROUGH:	46 SPACES
RETAIL	215 SPACES
TOTAL PARKING PROVIDED:	460 SPACES

K. BICYCLE PARKING DATA:

SHORT-TERM BICYCLE PARKING:
REQUIRED: AT LEAST 10% OF THE NUMBER OF VEHICLE PARKING SPACES.

NUMBER OF VEHICLE SPACES: 460 SPACES
10% OF VEHICLE SPACES: 46 SPACES

TOTAL NUMBER OF SHORT-TERM BICYCLE PARKING TO BE PROVIDED: 46 SPACES

LONG-TERM BICYCLE PARKING:
REQUIRED:

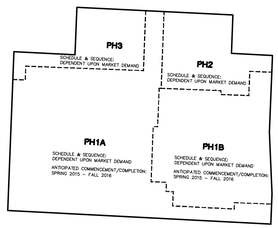
SELF STORAGE:	1 + 1 PER 5,000 SF: =	19 SPACES
NATIONAL RESTAURANT:	1 + 1 PER 5,000 SF. =	4 SPACES
DRIVE-THRU RESTAURANT:	1 + 1 PER 5,000 SF. =	2 SPACES
NATIONAL RETAIL:	1 + 1 PER 10,000 SF. =	12 SPACES
TOTAL NUMBER OF REQUIRED LONG-TERM BICYCLE PARKING:		37 SPACES

TOTAL NUMBER OF LONG-TERM BICYCLE PARKING TO BE PROVIDED: 37 SPACES

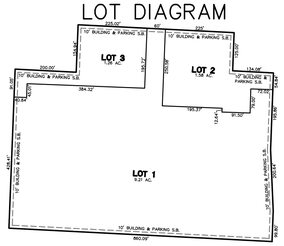
L. LOT 1 = PHASE ONE
COMMENCEMENT AND COMPLETION: SPRING 2015-FALL 2016
LOT 2 & 3 PHASING IS DEPENDENT UPON MARKET DEMAND.

M. APPLICABLE DESIGN GUIDELINES FROM THE HICKMAN MILLS AREA PLAN SHALL BE INCORPORATED INTO FINAL SITE DESIGN AND BUILDING MATERIALS AT THE TIME OF FINAL UR PLAN APPROVAL.

PHASE DIAGRAM



LOT DIAGRAM



PLAN LEGEND:

BOUNDARIES
ER — EXISTING PROPERTY LINE
PL — PROPOSED PROPERTY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
ER/W — EXISTING RIGHT-OF-WAY
R/W — PROPOSED RIGHT-OF-WAY

OWNER:
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15910 VENTURE BLVD., STE. 1019
ENCINO, CA 91436

APPLICANT/DEVELOPER:
RUSS COLVIN
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1431 ST. ANDREW PLACE
SANTA ANA, CA 92705
PHONE: 949 315 0044

North
0' 50' 100'

FINAL DEVELOPMENT PLAN

BANNISTER & HILLCREST DEVELOPMENT
Kansas City, Jackson County, Missouri

DATE	DESCRIPTION
08-22-14	Submitted to City.
10-13-14	Revised and resubmitted to City.
10-21-14	Approved by City Plan Commission
10-31-14	Revised per City Plan Commission

Reviewed By:	J.F.E.
Designed By:	---
Drafted By:	S.W.
Lutjen Project No.:	14092

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1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1393 fax
www.lutjen.com
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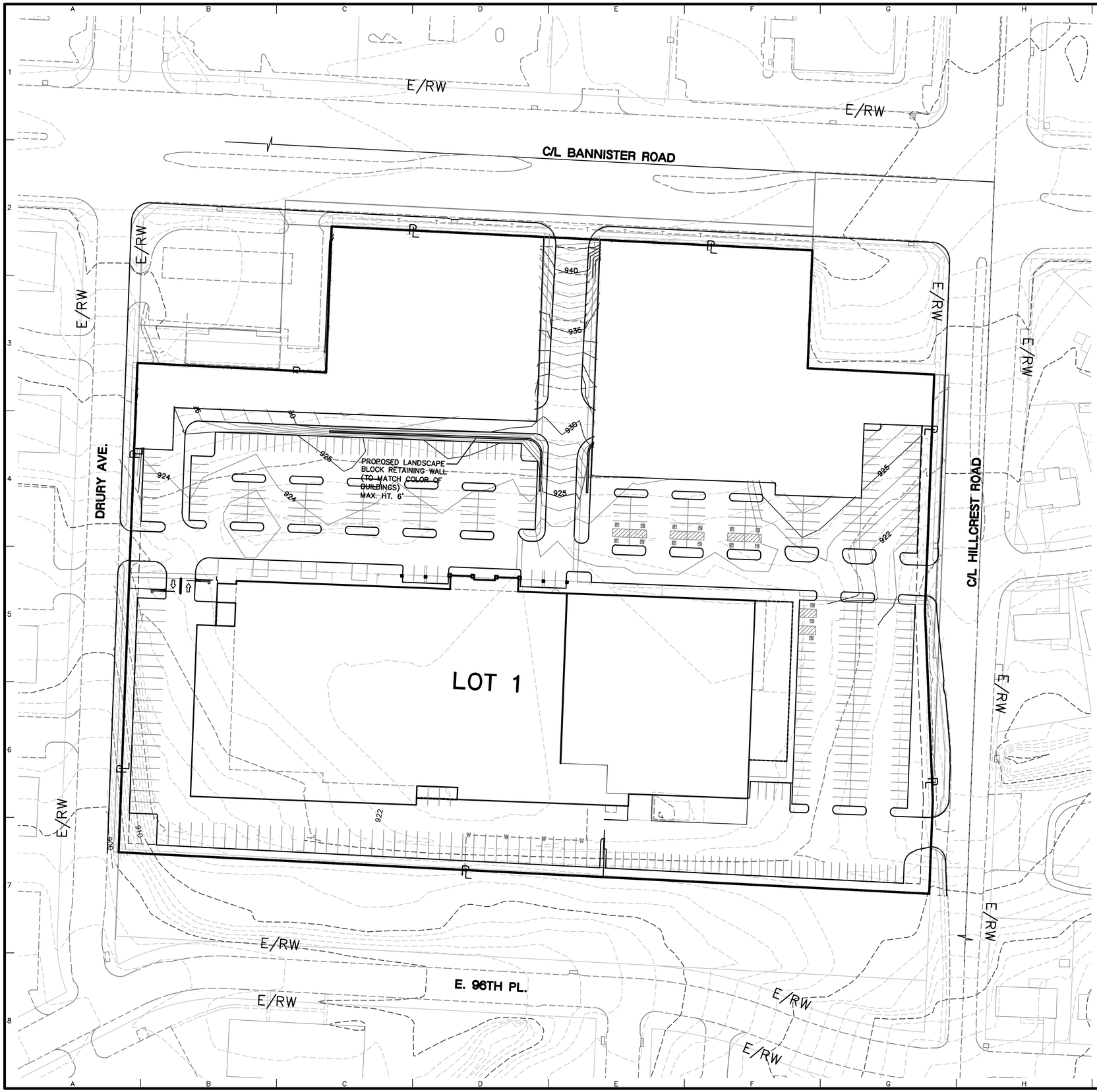
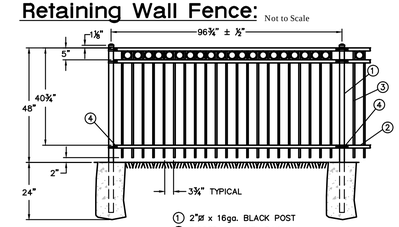


Retaining Wall Fence: Not to Scale



NOTE: STRUCTURAL DESIGN REQUIRED FOR RETAINING WALLS GREATER THAN 48" IN HEIGHT AND HANDRAILS ARE REQUIRED ON TOP OF WALLS FOR A DROP IN HEIGHT OF 30" OR MORE.

PLAN LEGEND:

BOUNDARIES

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY

CONTOURS

- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS
- 100 PROPOSED INDEX CONTOURS
- 100 PROPOSED INTERMEDIATE CONTOURS

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ENCINO, CA 91436

North
0' 50' 100'

FINAL GRADING PLAN

BANNISTER & HILLCREST DEVELOPMENT
Kansas City, Jackson County, Missouri

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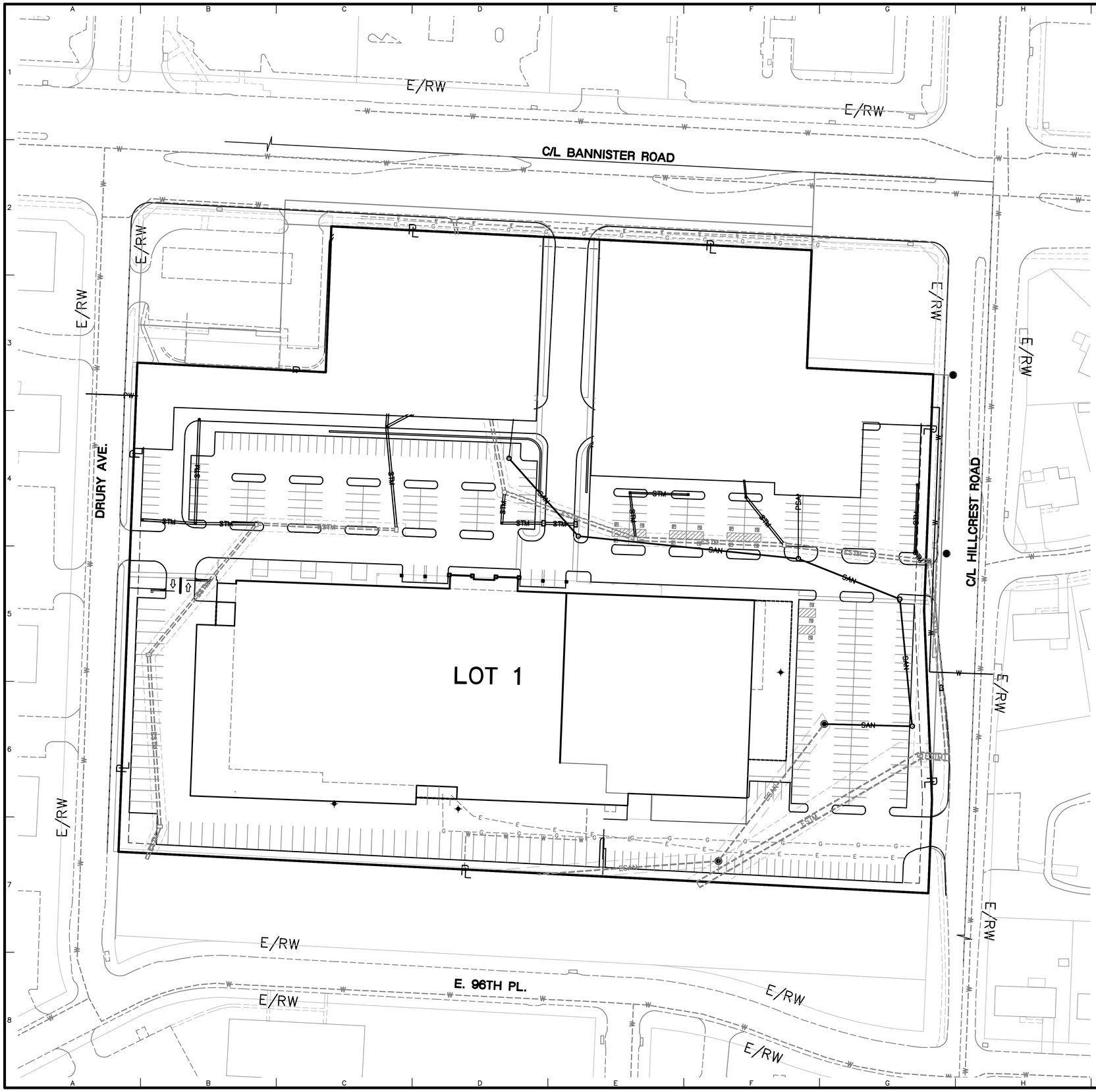

PLAN LEGEND:

BOUNDARIES

- ER/PL — EXISTING PROPERTY LINE
- PL — PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ER/W — EXISTING RIGHT-OF-WAY
- R/W — PROPOSED RIGHT-OF-WAY

UTILITY LINES

- PSAN — PROPOSED SANITARY SEWER, PRIVATE
- SAN — PROPOSED SANITARY SEWER, PUBLIC
- PSTM — PROPOSED STORM SEWER, PRIVATE
- STM — PROPOSED STORM SEWER, PUBLIC
- TEL — PROPOSED TELEPHONE, UNDERGROUND
- PW — PROPOSED WATER LINE, PRIVATE
- W — PROPOSED WATER LINE, PUBLIC
- SS — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- E — EXISTING ELECTRIC
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE
- W — EXISTING WATER LINE

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ENCINO, CA 91436

North
0' 50' 100'

FINAL UTILITY PLAN

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Kansas City, Jackson County, Missouri

DATE	DESCRIPTION
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10-13-14	Revised and resubmitted to City.
10-21-14	Approved by City Plan Commission
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816.587.1393 fax
www.lutjen.com
surveying
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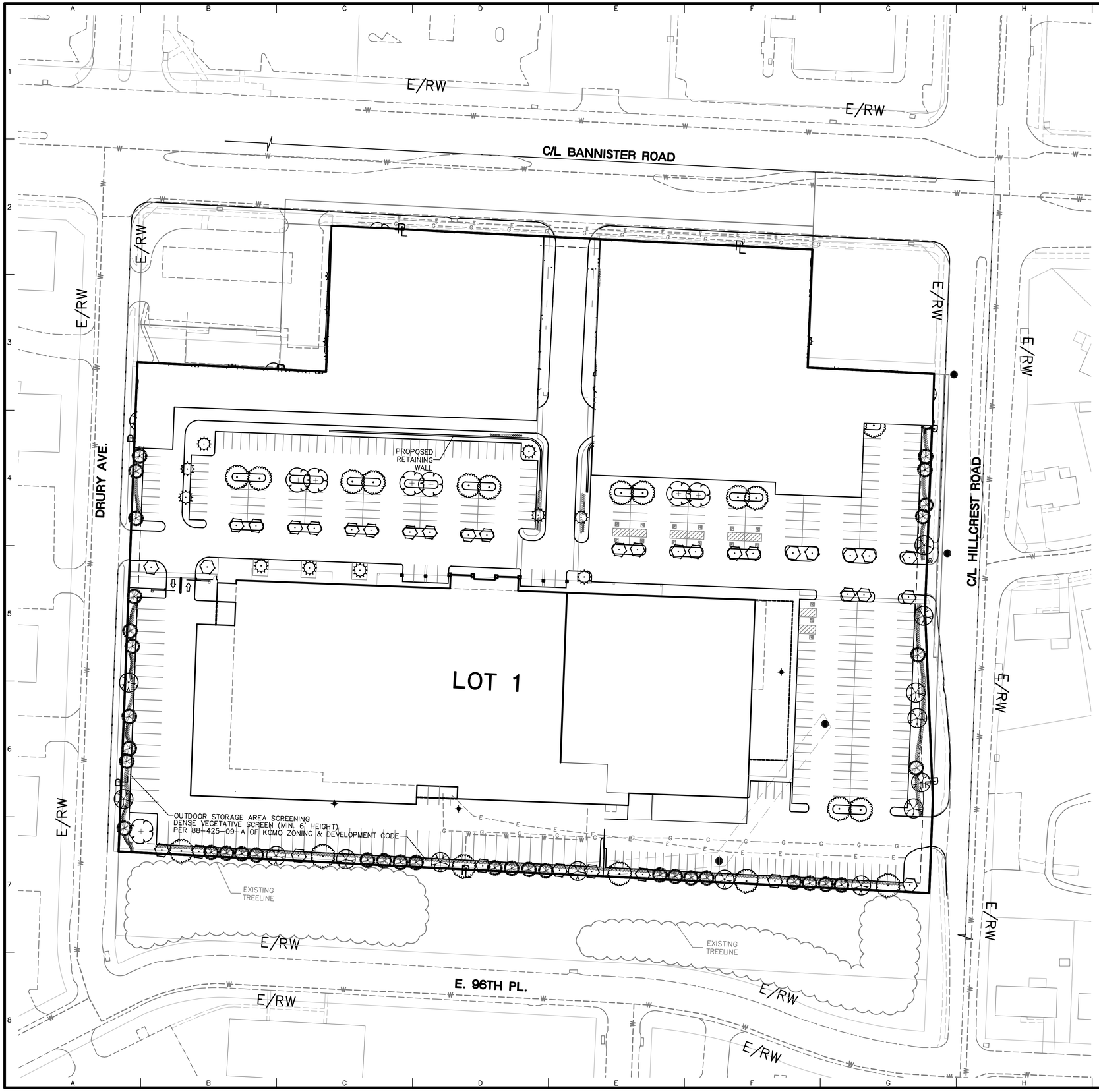

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	25	Acer ginnala 'Flame Clump' / Flame Amur Maple	15 gal	2.5"Cal	
	49	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2.5"Cal	
	42	Cornus kousa / Kousa Dogwood	B & B	2.5"Cal	
	42	Pinus strobus / White Pine	B & B		6' HT.
	26	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2.5"Cal	
	16	Ulmus jap. x wils. 'Morton' / Accolade Elm	B & B	2.5"Cal	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	
	83	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	3 gal	24" HT.	
	163	Berberis thunbergii 'Gold Beret' / Gold Beret Japanese Barberry	5 gal	24" HT.	
	152	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal	24" HT.	
	70	Calamagrostis acutiflora 'Karl Foerster' / Karl Foerster Reed Grass	3 gal		
	85	Euonymus alatus 'Compactus' / Dwarf Burning Bush	3 gal	24" HT.	
	184	Ilex x meserveae 'Castle Wall' / Castle Wall Holly	5 gal	24" HT.	
	390	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	24" HT.	
	46	Miscanthus sinensis 'Morning Light' / Morning Light Silver Grass	3 gal		
	96	Spiraea x bumalda 'Goldmound' / Gold Mound Spiraea	3 gal	18" HT.	
	55	Sporobolus heterolepis / Prairie Dropseed	3 gal		
	113	Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	3 gal	24" HT.	
	162	Weigela florida 'My Monet' / My Monet Weigela	3 gal	24" HT.	

KANSAS CITY, MISSOURI LANDSCAPE CALCULATIONS

PROJECT NAME: BANNISTER & HILLCREST DEVELOPMENT | PROJECT NUMBER: 14092

PARKING LOT PERIMETER LANDSCAPING (ADJACENT TO PUBLIC STREET)

REQUIREMENTS: A MINIMUM WIDTH OF 10', PLANTED WITH 1 TREE/30 LF OF FRONTAGE AND A CONTINUOUS VISUAL SCREEN OF AT LEAST 3 FEET IN HEIGHT AFTER THE FIRST GROWING SEASON.

NOTE: REQUIREMENT MET

STREET FRONTAGE TREES [PARKING LOT]

REQUIREMENTS: 1 TREE PER 30 FEET OF STREET FRONTAGE (LF) (WITHIN 10 FT OF ROW LINE)

1208 LF/30 = 40 TREES

1208 LF/60 = 20 TREES

REQUIRED TREES: 20-40

PROPOSED TREES: 42

PROPOSED SHRUBS FOR SCREENING: 945

PARKING LOT INTERIOR LANDSCAPING

REQUIRED INTERIOR LANDSCAPE AREA: 35 SF x 479 (parking spaces) = 16,765 SF

PROPOSED INTERIOR LANDSCAPE AREA: 33,465 SF (REQUIREMENT MET)

REQUIRED TREES: 1 TREE PER 5 PARKING SPACES = 479 (parking spaces)/5 = 96 TREES

PROPOSED TREES: 96

REQUIRED SHRUBS: 1 SHRUB PER PARKING SPACE = 479 SHRUBS

PROPOSED SHRUBS: 479

GENERAL LANDSCAPING REQUIREMENTS

REQUIRED TREES: 1 TREE PER 5,000 SF OF BUILDING

159,603 SF/5,000 SF = 32 TREES

PROPOSED TREES: 32

SCREENING AND BUFFERING OF OUTDOOR STORAGE AREAS

REQUIREMENTS: SCREENING FROM R DISTRICTS AND SCREENING FROM PUBLIC STREETS (PER 88-425-09-A OF THE KCMO ZONING AND DEVELOPMENT CODE)

NOTE: REQUIREMENT MET (WITH DENSE VEGETATIVE BUFFER WITH MINIMUM OF 6' HEIGHT)

PLAN LEGEND:

BOUNDARIES

- E/L — EXISTING PROPERTY LINE
- P/L — PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- P/W — PROPOSED RIGHT-OF-WAY

APPLICANT/DEVELOPER:

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PHONE: 949 315 0044

OWNER:

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North

0' 50' 100'

FINAL LANDSCAPE PLAN

BANNISTER & HILLCREST DEVELOPMENT
Kansas City, Jackson County, Missouri

DATE	DESCRIPTION
08-22-14	Submitted to City.
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MO State Certificate of Authority #: 2007022824

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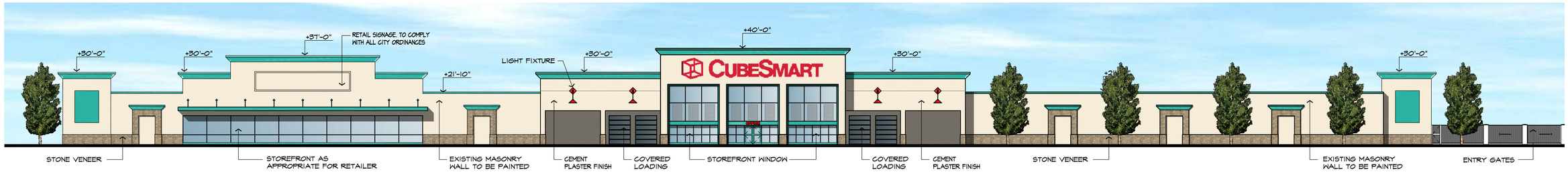
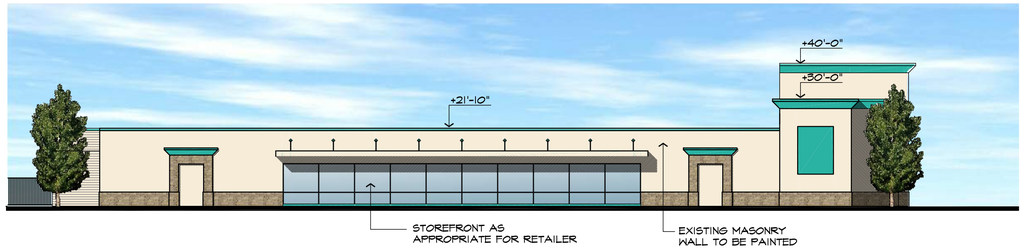
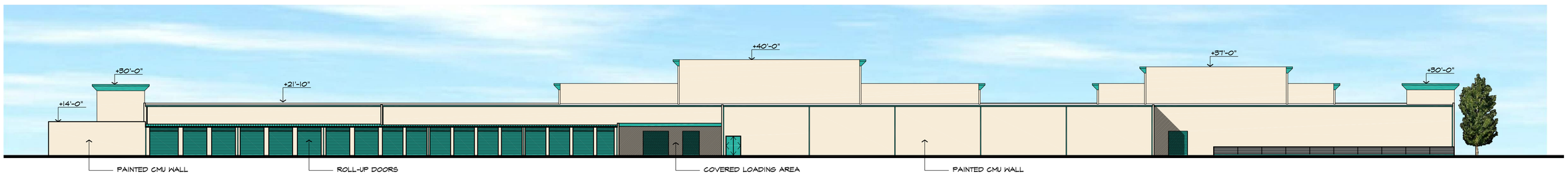


PRELIMINARY NORTH ELEVATION



PRELIMINARY EAST ELEVATION

PRELIMINARY WEST ELEVATION



PRELIMINARY SOUTH ELEVATION

ARCHITECTURAL CHARACTER AND MATERIALS FOR NEW RESTAURANTS

MATERIALS GUIDELINES:

ARCHITECTURAL MATERIALS SHOULD COMPLEMENT THE CHARACTER OF THE EXISTING BUILT ENVIROMENT THROUGH USE OF HIGH QUALITY, DURABLE MATERIALS. SUGGESTED MATERIALS INCLUDE:
- WOOD
- MASONRY
- CONCRETE
- STONE
- CAST STONE; AND
- TILE

- USE OF STUCCO BOARD, EIFS AND VINYL AND METAL SIDING IS DISCOURAGED.
- USE OF HIGH QUALITY SUSTAINABLE ARCHITECTURAL MATERIALS ARE ENCOURAGED.
- THESE MATERIALS ARE MANUFACTURED OR FABRICATED LOCALLY, ARE NOT RESOURCE INTENSIVE AND MAY CONSIST OF POST-CONSUMER USE RECYCLED MATERIALS.
- GREEN (LEED CERTIFIED) ARCHITECTURE IS ENCOURAGED FOR NEW LARGE-SCALE COMMERICAL AND OFFICE BUILDINGS.

ARTICULATION:

BUILDING ARTICULATION REFERS TO THE USE OF WINDOWS BAYS, STRUCTURAL BAYS, PILASTERS, PLANTER BOXES, BALCONIES, PORCHES AND ENTRIES.

ARTICULATION GUIDELINES:
- BUILDING FACING PRIMARY IMAGE STREETS (SEE CHAPTER 4, URBAN DESIGN FRAMEWORK) SHOULD INTEGRATE ARCHITECTURAL DETAILS TO ENHANCE THE STREET EDGE AND PROMOTE HUMAN SCALE AND INTEREST. SUGGESTED MATERIALS AND DETAILS INCLUDE BUT ARE NOT LIMITED TO CORNER ELEMENTS, AWNINGS, WINDOW INLETS, PLANTED WINDOW BOXES AND ARTICULATED ENTRIES.
- ENTRIES SHOULD BE MARKED BY ARCHITECTURAL FRATURES SUCH AS PROJECTING OVERHANGS, SPECIAL LIGHTING, AWNINGS AND/OR SIGNAGE TO SIGNIFY THE LOCATION AND IMPORTANCE OF ENTRIES.

FENESTRATION (OPENINGS) GUIDELINES:

- STREET LEVEL RETAIL AND OFFICE BUILDINGS SHOULD HAVE A TRANSPARENT QUALITY. SIDEWALK TRAFFIC AS WELL AS PASSING VEHICULES SHOULD BE ABLE TO SEE ACTIVITY WITHIN THE BUILDING.
- WINDOWS AT THE STREET LEVEL OF BUILDINGS SHOULD USE CLEAR GLAZING. REFLECTIVE GLASS IS DISCOURAGED IN ANY PORTION OF THE BUILDING.
- SECOND LEVEL FLOORS ON ALL BUILDINGS ARE ENCOURAGED TO UTILIZE PUNCHED OPENINGS.

SITE ORIENTATION GUIDELINES:

- SETBACKS FOR INFILL BUILDINGS SHOULD BE COMPATIBLE WITH ADJACENT BUILDINGS TO REINFORCE THE STREET EDGE.
- BUILDINGS SHOULD DEFINE A MAJORITY OF THE STREET EDGE. SURFACE PARKING LOTS, PLAZAS AND OPEN SPACE AREAS ARE ENCOURAGED BETWEEN OR BEHIND DEVELOPMENTS.
- TRASH DUMPSTERS AND LOADING AREAS WILL BE SCREENED WITH APPROPRIATE LANDSCAPING AND/OR FENCING.

SIGN GUIDELINES:

- SIGNS SHOULD BE VISIBLE AND CLEARLY LEGIBLE FOR BOTH THE PEDESTRIAN AND MOTORIST.
- SIGNS SHOULD BE HIGHLY GRAPHIC WITH A MINIMUM NUMBER OF WORDS.
- MONUMENT SIGNS ARE ENCOURAGED.
- LANDSCAPING OF MONUMENTS SIGNS IS ENCOURAGED.
- THERE SHOULD BE A CONSISTENCY IN THE DESIGN, MATERIALS AND COLORS OF ALL SIGNAGE WITHIN THE DEVELOPMENT. THIS INCLUDES A CONSISTENCY AND COMPATIBILITY, BUT NOT NECESSARILY AND EXACT REPETITION OF THE MATERIALS ON ALL SIGN BASES USED THROUGHOUT ANY PROPOSED COMMERCIAL DEVELOPMENT.
- SIGNS SHOULD BE MADE OF HIGH QUALITY AND DURABLE MATERIALS SUCH AS CONCRETE, BRICK, STONE, METAL PANELS OR HEAVY-WEIGHT PLASTIC PANELS. MATERIALS SUCH AS PLYWOOD OR PAINTED MASONRY AR NOT REGOMMENDED.
- THE COLORS FOR ALL SIGNS SHOULD COMPLEMENT THE COLORS OF THE BUILDINGS AS WELL AS THE COLORS OF ADJACENT BUILDINGS.
- WHEN FLOODLIGHTS ARE USED TO ILLUMINATE SIGNS, THEY SHOULD BE DESIGNED TO ELIMINATE GLARE AND TO AVOID SHINING INTO THE RIGHT-F-WAY OF ADJACENT STREETS AND ADJOINING LOTS.
- LOW-SCALE SIGNS SUCH AS WALL SIGNS, AWNING SIGNS AND BUILDING SIGNS SHOULD BE USED FOR RETAIL AND OFFICE USES.
- SIGNS MUST NOT OBSCURE IMPORTANT ARCHITECTURAL FEATURES.
- FREESTANDING POLE/PYLON SIGNS ARE NOT ALLOWED WITHIN NEW DEVELOPMENTS.

THESE GUIDELINES APPLY TO ALL BUILDINGS WITHIN THE PLAN AREA

CUBESMART SELF STORAGE

PRELIMINARY ELEVATIONS

5615 E. BANNISTER RD., KANSAS CITY, MO

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JOB NUMBER: 14-610
SCALE: 1"=20'-0"
DATE: 01/21/2016

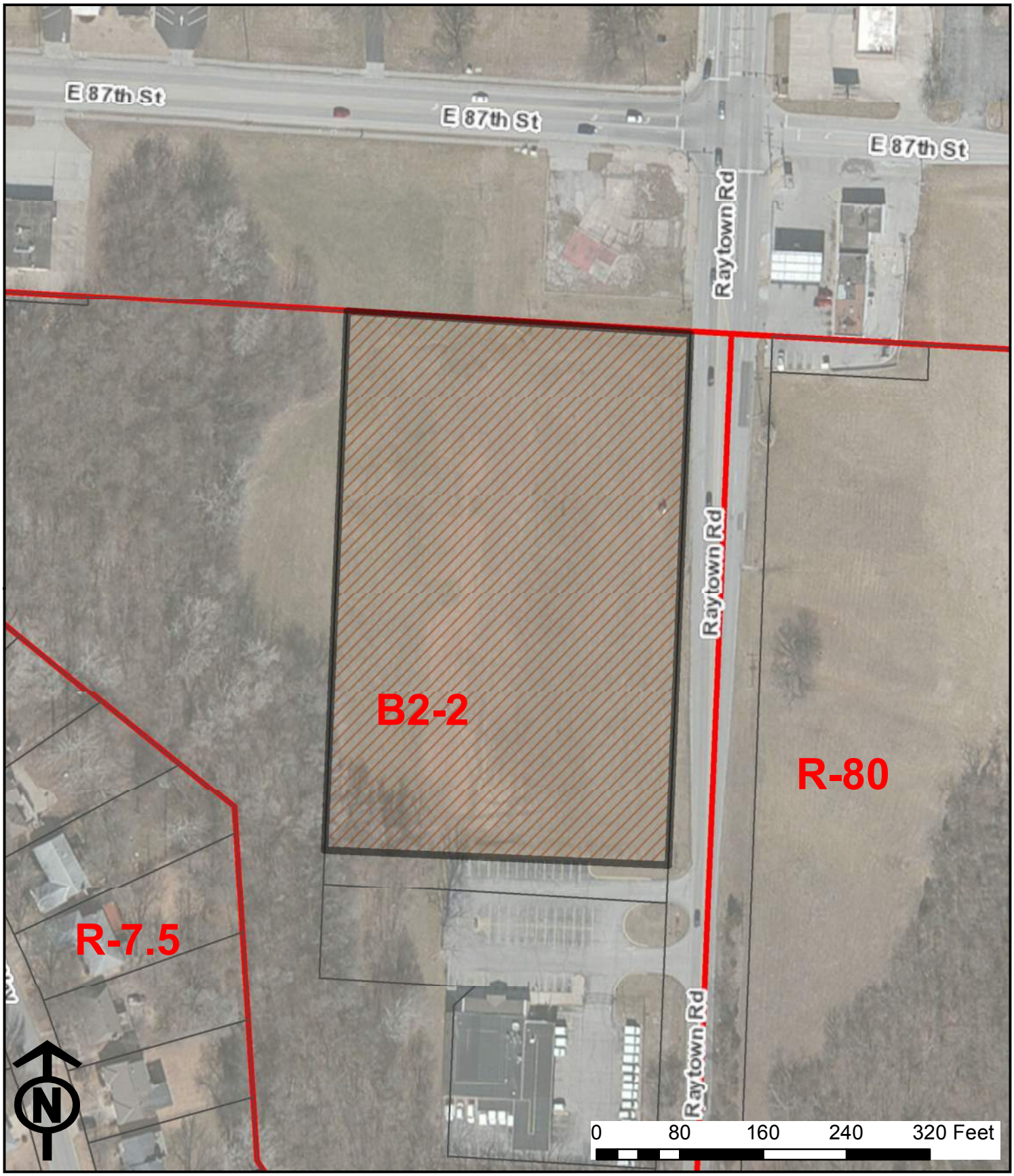
jordan ARCHITECTS, INC.

Docket #5

SD-1525-A

03-15-16

SD1525A - To consider approval of a final plat in Districts B2-2 (Neighborhood Business) on approximately 4.04 acres generally located at the southwest corner of 87th Street and Raytown Rd, creating 2 lots.



City Planning & Development Department

Development Management Division

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

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(5)**

RE: **Case No. SD-1525A – Dollar General – Raytown Rd Final Plat**

AGENT: Jeremy Powell
Powell & Associates, LLC
901 NW Vesper St
Blue Springs, MO 64015

APPLICANT: Mark Bush
Capital Growth Buchalter
361 Summit Blvd, Suite 110
Birmingham, AL 35243

OWNER: Another Chance Evangelistic Deliverance
PO Box 883
Grandview, MO 64030

LOCATION: Generally located at 8710 Raytown Rd.

REQUESTS: To consider approval of a final plat for two nonresidential lots in District B2-2 (Neighborhood Business).

AREA: About 4 acres.

SURROUNDING LAND USE:

North	City of Raytown.
South	Post office, zoned B2-2.
West	Undeveloped land, zoned B2-2.
East	Raytown Rd, beyond which is undeveloped land zoned R-80.

MAJOR STREET PLAN: The Major Street Plan classifies Raytown Rd as a two-lane local link requiring 80 feet of right-of-way.

ARTERIAL STREET IMPACT FEE: *(Informational only)* The property is within Benefit District G and is subject to impact fees as required by Chapter 39.

PREVIOUS CASES: **Case 4308-CP –** Ordinance 23676 passed by the City Council on August 4, 1961 approved a rezoning from RA (Agricultural) to CP-2 (Local Planned Business Center) and a preliminary plan to allow development of a shopping center. (This plan was amended by Ordinance 47867 on June 10, 1977 to allow construction of a racquetball facility on a portion of the plan area (no case number)).

Case 4308-CP-1 – Ordinance 960025 passed by the City Council amending the approved development plan to allow for

construction of a church on one lot within the plan area. **This is the approved preliminary development plan.**

SD-1525 – Dollar General-Raytown Road Preliminary Plat – On January 5, 2016 the City Plan Commission approved the preliminary plat to allow two nonresidential lots in District B2-2.

EXISTING CONDITIONS:
The subject property is a 4-acre site located along the west side of Raytown Rd. Its northern boundary is the Raytown city limit, which lies about 200 feet south of E 87th St. The property lies within an approved Chapter 80 preliminary plan, most recently amended in 1996 to allow a church on the same site as the subject property. The site and entire plan area remains undeveloped with the exception of the lot immediately to the south which is developed as a post office. The property is served by water from Raytown Rd, but will require the extension of sanitary sewer from the southwest.

PLAT REVIEW:
A Dollar General store is proposed on the southern 1.2 acres of the site and as a result the developer is proposing platting the site into two lots, Lot 2 being the southern lot to contain the proposed store and Lot 1 to the north with no immediate development proposed for Lot 1. Both lots abut and take access from Raytown Rd, which is an unimproved local link. The developer proposes extending sanitary sewer from the southwest (south of the current post office site) to serve both lots from the rear (west). Due to the need for public improvements (sewer and road), the developer is required to subdivide the property through the major subdivision process with a preliminary plat and final plat approved by City Plan Commission and City Council.

Approval of a final development plan from the City Plan Commission will be required prior to building permit for either of the proposed lots.

RECOMMENDATION:
City Planning and Development Staff recommends approval of SD-1525A – Dollar General – Raytown Rd Final Plat, based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the February 17, 2016 meeting:

These conditions are recommended by the Land Development Division of City Planning & Development Department. Please contact Brett Cox at brett.cox@kcmo.org or 816-513-2509.

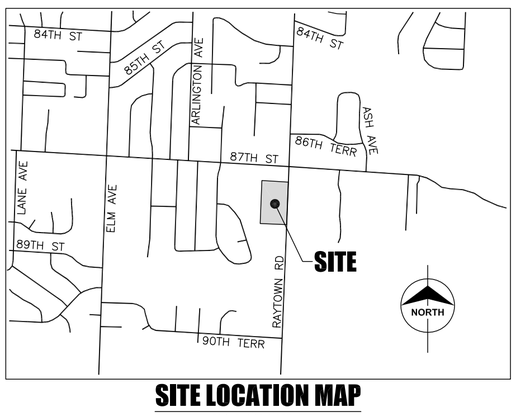
1. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
2. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
3. 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 and include said document(s) within the public improvement applications submitted for permitting.
4. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

5. The developer must secure permits to extend sanitary conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
6. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any Certificate of Occupancy.

Respectfully submitted,

Joseph C. Rexwinkle, AICP
Planner

FINAL PLAT
DOLLAR GENERAL - RAYTOWN ROAD
8710 RAYTOWN ROAD
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 32 WEST
KANSAS CITY, JACKSON COUNTY, MO

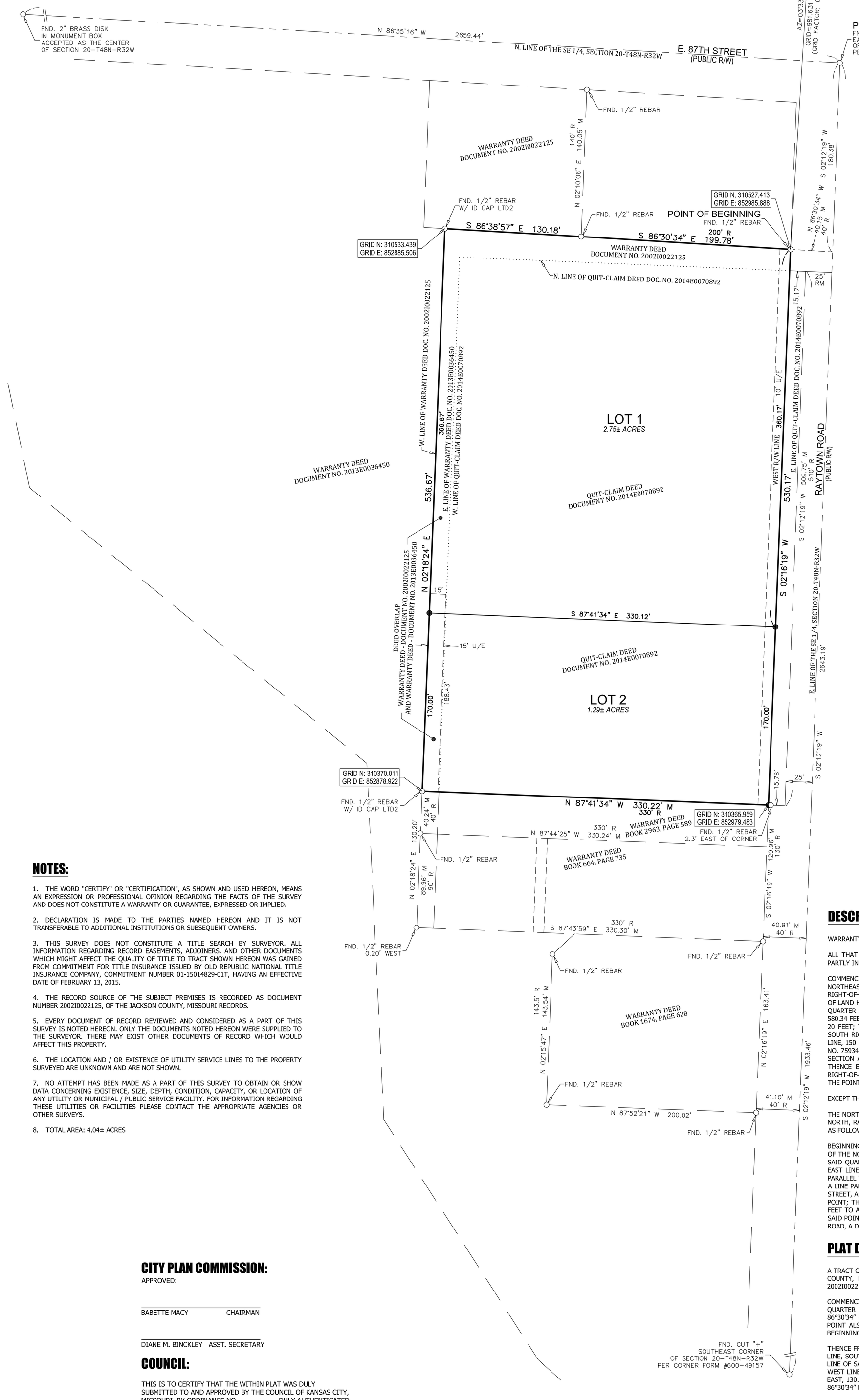


SITE LOCATION MAP
NOT TO SCALE

LEGEND:

○	FOUND MONUMENT, AS NOTED
●	SET 1/2" BAR WITH CAP LS-2006004882-D
R	RECORD DIMENSION
M	MEASURED DIMENSION
R/W	RIGHT-OF-WAY
CL	CENTERLINE
FND.	FOUND
U/E	UTILITY EASEMENT

NORTH
0 50' 100'
SCALE: 1" = 50'



REFERENCE BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-23", 2003 ADJUSTMENT (N: 311507.153 METERS, E: 853046.780 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999016 WAS USED.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 290173 0120C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 14, 1990 AND IS IN AN AREA OF MINIMAL FLOODING.

UTILITY EASEMENT DEDICATION:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SHALL HEREAFTER BY KNOWN AS "DOLLAR GENERAL - RAYTOWN ROAD".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20__.

_____
ANOTHER CHANCE EVANGELISTIC
DELIVERANCE MINISTRIES

STATE OF MISSOURI)
) SS:
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED _____, _____ OF ANOTHER CHANCE EVANGELISTIC DELIVERANCE MINISTRIES, TO ME KNOWN AS THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20__.

_____
IT IS WRITTEN EVANGELISTIC
BAPTIST CENTER MINISTRIES

STATE OF MISSOURI)
) SS:
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED _____, _____ OF IT IS WRITTEN EVANGELISTIC BAPTIST CENTER MINISTRIES, TO ME KNOWN AS THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-15014829-01T, HAVING AN EFFECTIVE DATE OF FEBRUARY 13, 2015.

4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NUMBER 2002I0022125, OF THE JACKSON COUNTY, MISSOURI RECORDS.

5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.

6. THE LOCATION AND / OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

8. TOTAL AREA: 4.04± ACRES

DESCRIPTION:

WARRANTY DEED - DOCUMENT NO. 2002I0022125:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 48, RANGE 32, PARTLY IN RAYTOWN, PARTLY IN KANSAS CITY, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER QUARTER SECTION, 750 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY AT RIGHT ANGLES TO SAID EAST LINE, 40 FEET TO THE WEST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING WESTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID QUARTER QUARTER SECTION, 330 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION, 580.34 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 20 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION, 140 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 87TH STREET, AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, 150 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED UNDER DOCUMENT NO. 759341, IN BOOK 1488, AT PAGE 533; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION AND ALONG THE WEST LINE OF SAID TRACT OF LAND, 140 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 200 FEET MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE, 570 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

THE NORTH 40 FEET THE SOUTH 130 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF RAYTOWN ROAD, SAID POINT BEING 840 FEET SOUTH AND 40 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 330 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 670.34 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 20 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 150 FEET TO THE SOUTH LINE OF 87TH STREET, AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTH OF 87TH STREET, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 150 FEET TO A POINT; THENCE EASTERLY 200 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF RAYTOWN ROAD, SAID POINT BEING 660 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF RAYTOWN ROAD, A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

PLAT DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 32 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2002I0022125 OF THE JACKSON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, SOUTH 02°12'19" WEST, 180.38 FEET; THENCE LEAVING SAID EAST LINE, NORTH 86°30'34" WEST, 40.15 FEET, TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE EAST LINE OF SAID TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°16'19" WEST, 530.17 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 87°41'34 WEST, 330.22 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT, NORTH 02°18'24" EAST, 536.67 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 86°38'57" EAST, 130.18 FEET TO A NORTHERLY CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 86°30'34" EAST TO THE POINT OF BEGINNING, AND CONTAINS 4.04 ACRES, MORE OR LESS.

CITY PLAN COMMISSION:

APPROVED:

_____
BABETTE MACY CHAIRMAN

_____
DIANE M. BINCKLEY ASST. SECRETARY

COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20__.

_____
SYLVESTER "SLY" JAMES, JR. MAYOR

_____
MARILYN SANDERS CITY CLERK

PUBLIC WORKS DEPARTMENT:

_____
RALPH S. DAVIS, P.E. CITY ENGINEER

_____
SHERRI K. MCINTYRE, P.E. DIRECTOR

STREET GRADES:

RAYTOWN ROAD:

STREET GRADES FOR RAYTOWN ROAD HAVE BEEN PREVIOUSLY ESTABLISHED BY ORDINANCE NO. _____ PASSED _____, _____.

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

PREPARED FOR

CAPITAL GROWTH BUCHALTER
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243

FINAL PLAT
DOLLAR GENERAL - RAYTOWN ROAD
8710 RAYTOWN ROAD
PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 32 WEST
KANSAS CITY, JACKSON COUNTY, MO

I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.

POWELL AND ASSOCIATES, LLC
3D LASER SCANNING + LAND SURVEYING + MAPPING
901 NW Vesper Street | Blue Springs, MO 64015 | t: 816.228.7070 | f: 816.228.1545
www.powellsurveying.com

JEREMY M. POWELL, PLS, CFedS
LS 2007000084

MISSOURI CERTIFICATE OF AUTHORITY NO: LS 2006004882
KANSAS CERTIFICATE OF AUTHORITY NO: LS 233

DATE	JOB NO.	FIELD BY	DRAWN BY	CHECKED BY	CLASSIFICATION	SHEET NO.
01/18/2016	15-855	JHM	JMP	JMP	URBAN	1 OF 1

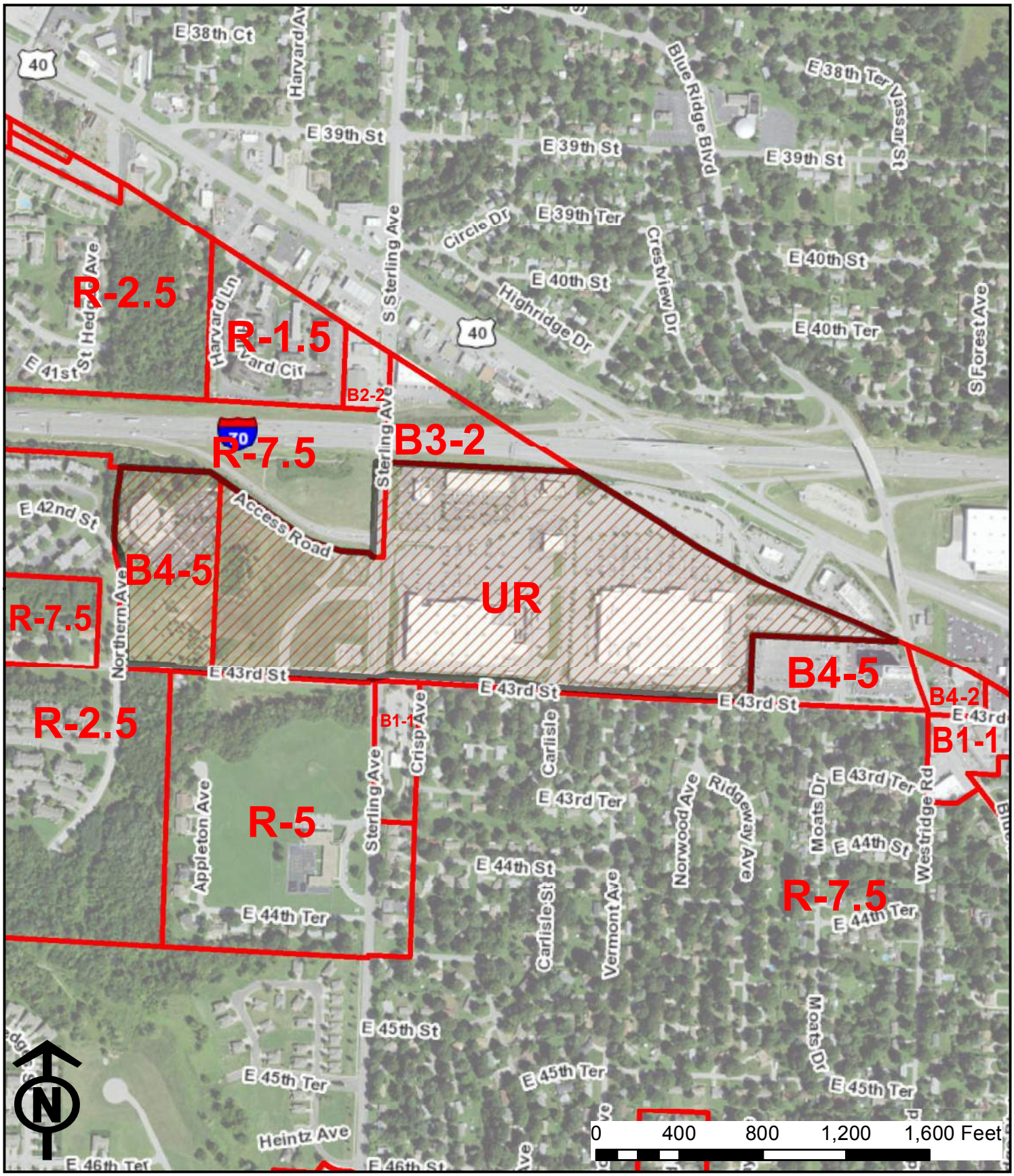
JOB NO: 15-855

Docket
Item #6

12884-UR-2

09-01-15
03-15-16

Case No. 12284-UR-2 - Approximately 63 acres generally located between I-70 on the north, Blue Ridge Boulevard on the east, E. 43rd Street on the south and 750 feet west of Sterling Avenue on the west, to amend a previously approved URD Plan in District UR (Urban Redevelopment), to allow for a the existing Wal-Mart store and a new gas station.



City Planning & Development Department

Development Management Division

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

816 513-8801
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(6)**

RE: **Case No. 12884-UR-2**

APPLICANT/ AGENT: Nick Degan
CEI Engineering Associates, Inc.
3108 S.W. Regency Parkway, Suite 2
Bentonville, AR 72712

OWNER: Wal-Mart Real Estate Business Trust
P. O. Box 8050 MS 0555
Bentonville, AR 72712

LOCATION: Generally located between I-70 on the north, Blue Ridge Boulevard on the east, E. 43rd Street on the south and 750 feet west of Sterling Avenue on the west.

AREA: Approximately 63 acres

REQUESTS: To consider approval of a request to amend a previously approved URD Plan in District UR (Urban Redevelopment), to allow for the existing Wal-Mart store and a new gas station.

LAND USE PLANS: Sports Complex Area Plan approved by Resolution No. 970352, adopted on July 3, 1997, recommends intensive commercial land use at this location.

SURROUNDING LAND USE:

North:	Interstate 70, retail uses, City of Independence Mo.
South:	zoned R-7.5, office, and single-family residences.
East:	Hwy 40, retail uses, City of Independence Mo.
West:	zoned B4-5, office use.

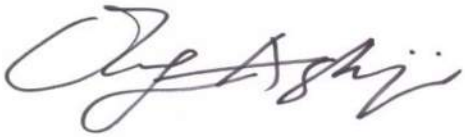
MAJOR STREET PLAN: The City's Major Street Plan identifies I-70 as a freeway/interstate highway, Sterling Avenue as a "4 Through Lane Street" (with two lane in each direction and a center turn lane) and a Commerce/ Mixed-Use Street typology. This designation encourages mixed-use with a variety of building types and land uses. This type of designation also is a convenient route for pedestrians, bicyclists and transit-users.

ARTERIAL STREET IMPACT FEE: Impact Fee Zone F
(Informational only) The impact fee will be determined by the impact fee administrator.

RECOMMENDATIONS:

City Planning and Development staff recommends continuance of the above case to the April 5, 2016, CPC docket without a fee to allow for newspaper publication pursuant to Chapter 88-515-04 prior to CPC hearing.

Respectfully submitted,

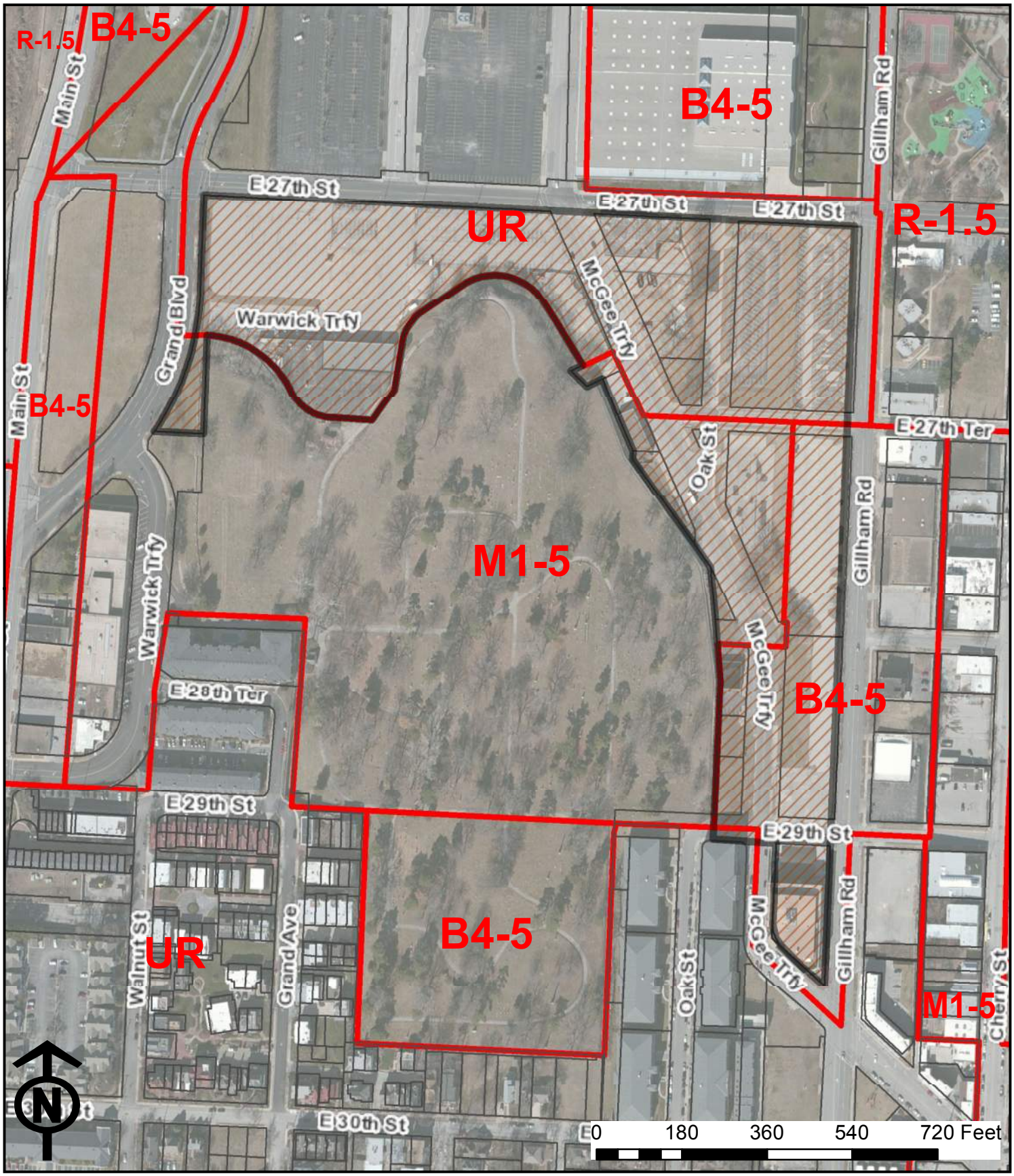


Olofu O. Agbaji
Planner

596-S-1

3-15-16

Case No. 596-S-1 -- To consider the approval of the **First Amended and Restated Union Hill Area General Development Plan**, declare an 18.4 acre area generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.



City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795
Fax 816 513-2838

816 513-8801

STAFF REPORT **March 15, 2016** **(7)**

Re: **Case No. 596-S-1**

DEVELOPMENT PLAN: **Union Hill, General Development Plan, First Amended and Restated (PIEA)**

APPLICANT: Planned Industrial Expansion Authority, represented by David Macoubrie, Executive Director, Suite 200, 20 E. Fifth Street, Kansas City, MO 64106

LOCATION: About 18.4 acres, generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street,

REQUEST:

Case No. 596-S-1 -- To consider the approval of the **First Amended and Restated Union Hill Area General Development Plan**, and declare an 18.4 acre area generally located south of 27th Street, east of both Grand Boulevard and on both sides of McGee Trafficway, West of Gillham Road and generally north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.

MAJOR STREET PLAN: * Identifies 27th Street as an Established Arterial with four through lanes.

- Identifies Gillham Road as a Hisotric/Established/Parkway with four through lanes.
- Identifies Grand Boulevard as a Boulevard with 4 through lanes.
- Identifies Main Street as Commerce/Mixed Use with 6 through lanes.

AREA PLAN: Greater Downtown Area Plan, adopted by Committee Substitute for Resolution No. 100049 on March 11, 2010, recommends Downtown Core (DC) land use classifications north of E 27th

Terrace (the Expansion Area) and Downtown Residential (DR) for the area of the plan south of E 27th Street.

ARTERIAL STREET IMPACT FEE: **Benefit District:** Note: This entire area is within an "Exempted Area" and will therefore not be subject to the Arterial Street Impact Fee for future development.

HISTORY:

Planned Industrial Expansion Authority (PIEA), Resolution No. 758, approved and recommended to the City Council that the Union Hill Redevelopment Area be designated by ordinance as blighted, insanitary or an undeveloped industrial area, as defined by RSMo sections 100.310(2), 100.310(11) and 100.310(18) and further recommended that the Union Hill Redevelopment Area be approved.

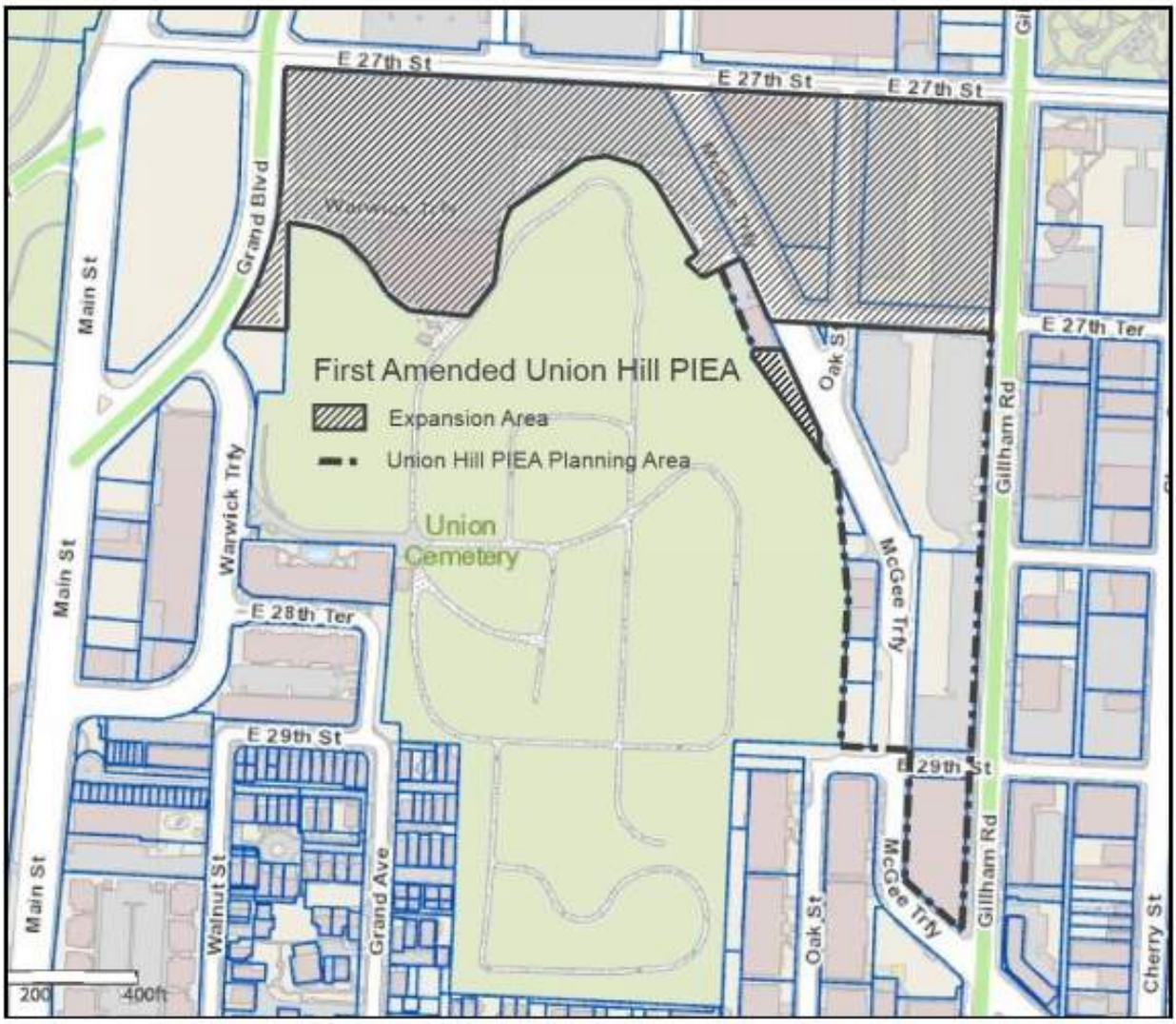
Case No. 596-S – Ordinance No. 030846, passed August 28, 2003, approved the **Union Hill Area General Development Plan**, and declared an area generally located south of 27th Street, east of McGee Trafficway, West of Gillham Road and north of 30th Street, as blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.

PLAN REVIEW:

The existing PIEA General Development Plan for the Union Hill area includes about 6.8 acres, 40 tax parcels and is generally located between 27th Street on the north, 30th Street on the south, Gillham Road on the east and McGee Trafficway on the west. The existing plan was approved in 2003. At the time of the approval, according to PIEA staff, the plan boundaries were chosen based upon agreements between the owner (Hallmark Cards, Inc.) and PIEA staff. Since the time of the approval of the initial 6.8 acre PIEA plan, the Cadillac Building has been rehabilitated.

This amendment extends the general plan area to the north and adds 11.6 acres with 5 tax parcels to the plan. Therefore the new plan will consist of 18.4 acres and 45 tax parcels. The proposed new area extends north, to the south right of way line of E 27th Street and also extends from Grand Boulevard on the west, to Gillham Road on the east, with Union Cemetery being the south border.

Planning Area Boundary Map



1st Amended & Restated Union Hill PIEA Planning Area Boundary Map

The existing plan area contains three structures and a number of surface parking lots. The only known recent improvement is the Greenlease Cadillac Building, which is now receiving tax abatement. The proposed expansion area moving to the north, includes a brick and masonry one-story building consisting of about 31,600 sf and is on the northern edge of Union Cemetery. The second building is a brick one-story building with about 12,400 sf and is at the southeast corner of McGee Trafficway and E 27th Street at 2705 McGee Trafficway.

The applicant states in the plan that the purpose for the expansion area is.. *"the redevelopment of several underutilized properties with a mixed-use development consisting of more than 400 residential units and commercial space and an investment valued at about $80 million"*. No site plan accompanied the PIEA plan.

The benefits of developing within a PIEA general plan area are: 1) the PIEA receives the power of eminent domain from the City Council and may operate on the designated developer's behalf to acquire property, and 2) developers may receive tax abatement as allowed for in Chapter 353 for a period of up to 25 years.

The plan states that any eminent domain that is needed will be limited to a period of five (5) years. If eminent domain is needed after the five year period, the plan would need to be amended. The plan also states that the entire plan will be completed within fifteen years from the passage of the ordinance.

The expanded area has three existing zones. These are: M 1-5 (Manufacturing 1 (dash 5), B 4-5 (Heavy Business/Commercial 4 (dash 6) and UR (Urban Redevelopment District).

Development Strategy:
The plan states the following development strategy:

* Create new residential space
* Revitalize vacant and underutilized buildings
* Bring all structures up to building code
* Create attractive contemporary living spaces
* Increase safety in the area by decreasing crime, vandalism and vagrancy through the use of private safety patrols and improved lighting
* Provide safe, convenient surface and structured parking
* Beautify the area by improving streetscapes, cleaning up the area and removing graffiti
* Require development to conform with the current updates of plans and planning guidelines:
  * Greater Downtown Area Plan,
  * Focus, Kansas City,
  * Main Street Corridor Land Use & Development Plan,
  * Boulevard & Parkway Standards of KCMO,
  * Major Street Plan,
  * All other adopted plans.

Current Conditions and Findings of Blight:
The Qualifications Analysis is dated November 23, 2015, and was completed by Pat Sterrett with Sterrett Urban, LLC. The study reaches the conclusion that the area is a blighted area as defined by RSMo 100.310.

The analysis states that the following aspects contribute to the finding of blight:

- **Deterioration of site improvements** – Due to the age and deferred maintenance of improvements within the Expansion area, significant site improvement deterioration has occurred. The most common examples of structural deterioration found in the Expansion Area involved det3rioration of roofs, masonry walls, windows and doors, surface parking areas and driveways.
- **Insanitary or unsafe conditions** – Due to the presence of cracked/broken sidewalks and noncompliance with the Americans with Disabilities Act, insanitary and unsafe conditions exist throughout the Expansion Area. Minor problems include trash/debris, graffiti and unscreened trash dumpsters.

The Blight Study states that blighting factors have led to the following:

- **Economic Liability/Economic Underutilization** – Due to age of the facilities, deterioration of improvements, the presence of insanitary and unsafe conditions throughout the Expansion Area, and the declining real assessed values and tax revenues, the Expansion Area of the First Amended and Restated Union Hill PIEA Planning Area represents an economic liability or an economic underutilization to itself and the surrounding areas.

Please note that City staff no longer comments on the existing of blight or the conclusion that the area is a blighted area. Mr. Sterrett, the author of the Blight Analysis will be available at all public hearings to answer questions regarding blight.

Zoning and Conformance to the Land Use Plan:

The redevelopment plan states that there are three existing zones in the area and that in order to receive tax abatement, the developer must rezone the future development area to district UR (urban redevelopment district). This is the same language that has been added to previous PIEA plans. The existing zoning includes M 1-5 (Manufacturing 1 (dash 5), B 4-5 (Heavy Business/Commercial 4 (dash 6) and UR (Urban Redevelopment District). The existing UR zoning includes the property to the north, currently owned and controlled by Crown Center.

There are two area plans affecting the site--The Greater Downtown Area Plan and the FOCUS plan. The Greater Downtown Area Plan recommends Downtown Core (DC) land use classifications north of E 27th Terrace (the Expansion Area) and Downtown Residential (DR) for the area of the plan south of E 27th Street.

Downtown Core is primarily intended to promote high-intensity office and employment growth within the downtown core. The DC district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment. The DC district also accommodates residential development, both in a stand-alone high-density form and mixed with office and retail uses. This land use classification corresponds with the DC zoning district within the new zoning ordinance.

The FOCUS Plan states the following:
Existing Mixed Use Policies - Tax Incentives/Quality Development

The ***FOCUS Neighborhood Livability Building Block*** promotes adaptive re-use and conservation of existing buildings and preserving historic assets so that the prevailing character of the neighborhood is maintained.

The ***FOCUS Quality Places Building Block*** advocates creating infill buildings or buildings adjacent to existing development that are consistent in the above characteristics but allow variation in character.

FOCUS Urban Design Guideline Policies

The ***FOCUS Kansas City Neighborhood Livability Building Block*** encourages the creation of urban design standards that help create identity and that help preserve the unique identity of the area.

The ***FOCUS Kansas City Neighborhood Prototype Plan*** advocates the use of Urban Design standards that help create identity and that help preserve the unique identity of the area.

The ***FOCUS Kansas City Urban Core Plan*** requires the establishment of urban design guidelines for all future mixed use centers.

The ***FOCUS Kansas City Urban Core Plan*** states that infill housing should relate to the scale and character of historic development.

Note that the plan cites the Main Street Corridor Plan as one of the plans of record. References to the Main Street Corridor Plan should be removed as the Greater Downtown Area Plan replaced this plan as the plan of record for the area.

Staff will recommend that the applicant work with City Development Department staff so that the most recently approved area plan recommended design guidelines are contained within the plan. This design criteria includes aspects such as: landscaping minimums, building setbacks,

screening and parking areas. In addition, neither billboards, nor parcels containing billboards should qualify for either eminent domain or tax abatement.

ANALYSIS:

The additional site area is a northern continuation of the existing PIEA plan. The proposed expansion will now be extended to E 27th Street. The expanded area will be 11.6 acres and extend from Gillham Road on the east to Grand Boulevard on the west. Most of the expanded area is owned by the Crown Center Redevelopment Corporation, is already within and existing tax abated 353 case and is already zoned UR (Urban redevelopment district). The existing UR plan within the site, owned by Crown Center allows for office and residential uses. As a general note within tax abatement cases, the PIEA plan amendment states that whenever development occurs on the site, the applicant must rezone the property to District UR. If that is the case, prior to this future rezoning, the property within the Crown Center ownership currently zoned UR, must be removed from the Crown Center 353 area, and the Crown Center UR plan must be amended to remove the area south of E 27th Street from their UR development plan. Both the applicant and Crown Center representatives are aware of these future requirements. City staff encouraged the current applicant to submit this PIEA amendment at the same time as the stated amendments to the Crown Center 353 and UR plans but the applicant decided to move forward with this case first.

In addition, in preliminary discussions with the developer, it is believed that they prefer a three lane cross section roadway for E 27th Street instead of the Major Street Plan recommended four-lane roadway. If that is the case, the City's Major Street Plan may need to be amended. A potential amendment to the Major Street Plan would likely affect properties which extend beyond the applicant's boundaries. Therefore, to address this issue, the applicant is currently working on a traffic study which would be a requirement of an anticipated rezoning case to District UR. Any future MSP amendment would be a required companion case to a future UR rezoning. Any change to the MSP would require a position by the Transportation and Development Committee—a staff committee created by the City Manager. This committee would advise the City Plan Commission and City Council on the merits of the requested MSP change.

Missouri State Statute 100.400(7) states the following requirement for project financing:

(7) The recommendation of a plan by an authority to the governing body shall be accompanied by the recommendations, if any, of the planning commission concerning the plan; a statement of the proposed method and estimated cost of the acquisition and preparation for the project area and the estimated proceeds or revenues from its disposal to industrial developers; a statement of the proposed method of financing the project; a statement of a feasible method proposed for the relocation of families to be displaced from the project area; and a schedule indicating the estimated length of time needed for completion of each phase of the plan.

The plan states the following:

Method of Financing: It is anticipated that any land acquisition, demolition, relocation and redevelopment within the Amended Planning Area will be privately financed utilizing any number of public and private sources. If and to the extent required by stature or PIEA policies, the general terms of the financing structure ae to be provided by the developer to the PIEA.

City staff would recommend that the State Statute be reviewed and wording in the plan be modified to meet the minimum requirement of the code.

RECOMMENDATIONS:

City Planning and Development Staff recommends in the following manner based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

A. (Recommended by PIEA staff) That the area be found to be a **BLIGHTED AREA** as set forth in the Qualifications *Analysis for the 1st Amended Union Hill Redevelopment Area*; and,

B. Union Hill, General Development Plan, First Amended and Restated (PIEA) Approval with the following condition:

1. That the plan be revised in the following manner and that two (2) copies of the revised plan with a revised electronic version be submitted to the City Development Department prior to ordinance request:

Blight Analysis:

a. No changes.

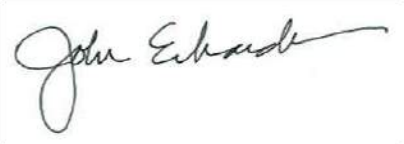
General Development Plan

a. Page 11, Remove all references to the Main Street Corridor Land Use and Development Plan. This plan is no longer the plan of record.
b. Page 27, Proposed Street Changes, Add that a Traffic Study may be required of the developer by the City, that bike routes may be a requirement and that the developer must consult with the Parks and Recreation Department staff on any required changes to Gillham Road. In addition, add that any future proposal will be reviewed against the Major Street Plan and it may be a requirement to amend the Major Street Plan.

c. Page 27, Add that the developer is aware that with any future rezoning to District UR, it may also be required that the Crown Center “353” and District UR plan to be amended.

d. Page 24, That the Financing portion of the plan be revised to comply with Missouri State Statute 100.400(7).

Respectfully Submitted,



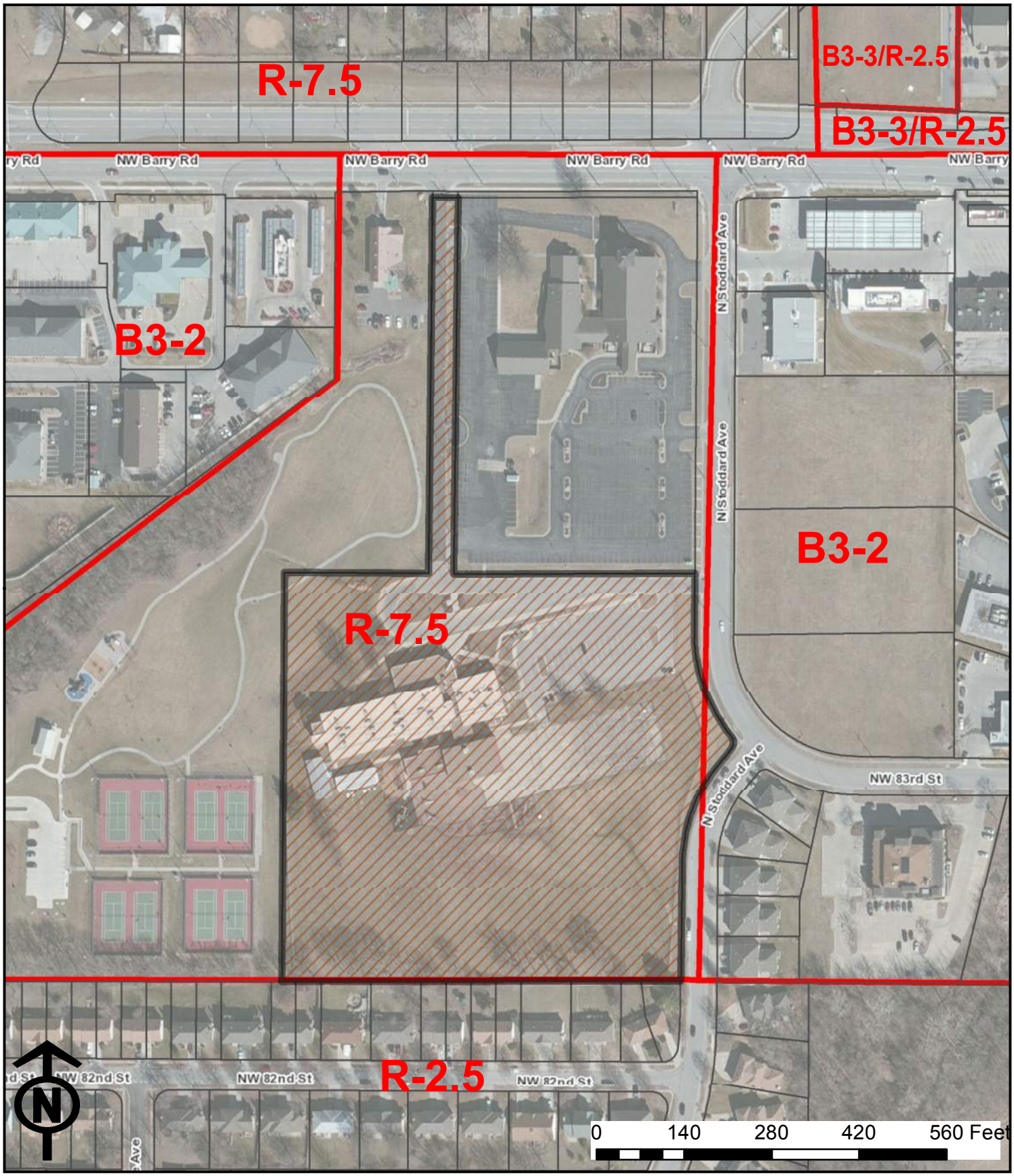
John Eckardt
Planner
C000596S1_Staffrpt_03_15_16

DOCKET #8

14655-SU

CPC: 03-15-16

Case No. 14655-SU - About 10.417 acres generally located at 7401 NW Barry Road in District R-7.5 (Residential dash 7.5), to consider a request for a Special Use Permit to allow for the expansion of a parking lot at an existing elementary school.



City Planning & Development Department
Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795 816 513-2846

STAFF REPORT **March 15, 2016** **(8)**

RE: **Case No. 14655-SU**

APPLICANT: James Rich
Park Hill School District
8500 NW Park Drive
Parkville, MO 64152

PROPERTY OWNER: Park Hill School District
7703 NW Barry Road
Kansas City, MO 64153

AGENT: David Wood
Kaw Valley Engineering
14700 W 114th Terrace
Lenexa, KS 66215

AREA: 21,308 SF / 0.489 acres

LOCATION: 7401 NW Barry Road – generally located to the west of NW 83rd and N Stoddard

REQUEST: to consider a request for a Special Use Permit to allow for the expansion of a parking lot at an existing elementary school.

SURROUNDING LAND USE:
North: commercial, Zona Rosa, single family residential
South: single family residential, multi-family residential
East: commercial
West: Park Hill High School, Congress Middle School, Barry Road Park

AREA PLAN: The Line Creek Valley Area Plan is the area plan of record and recommends institutional land uses in this location.

MAJOR STREET PLAN: Barry Road borders the site to the north and is designated as a Thoroughfare on the Major Street Plan.

ARTERIAL STREET IMPACT FEE: Impact Fee Zone E

PREVIOUS CASE: No case history.

EXISTING CONDITIONS AND SURROUNDING LAND USES:
The property is developed with an elementary school with two drop-off and parking areas. There is a bus drop-off area on the north of the site that has direct access from NW Barry Road and N Stoddard Avenue. A second parking and drop-off area is to the south of the bus drop-off and east of the building with direct access to N Stoddard Avenue. There is a large paved area that is used as a playground to the south of the school and parking areas. The property is zoned R-7.5.

PLAN REVIEW AND ANALYSIS:
The school is proposing the addition of a third parking lot in the location of the existing paved playground area. The playground area will be relocated to the west. The proposed parking lot will add 57 parking spaces. The lot will connect to the existing parking lot to the north and will have a two-way access drive that extends to N Stoddard Avenue.

This parking lot will allow for additional space for student drop-off. The submitted circulation plan shows two scenarios for drop-offs. Both plans show the northern parking area reserved for bus drop-off. Traffic circulation option one shows the two parking lots separated. The northern parking lot will be reserved for student drop-off by personal vehicles. This lot will allow for 22 vehicles to stack from N Stoddard Avenue in this lot. Vehicles are shown to enter and exit from a curb cut on N Stoddard Avenue to the north of NW 83rd Street. The proposed southern parking lot will allow for 37 vehicles to stack from N Stoddard Avenue. Vehicles are shown to enter and exit from a curb cut on N Stoddard to the south of NW 83rd Street. Traffic circulation option two shows the lots connected. Cars will enter from both curb cuts off of Stoddard and loop through the lots. Cars will exit from the southern curb cut after looping through the parking lots. Staff has reviewed both proposals and prefers option two with the suggestion that only the southern curb cut on N Stoddard be used for drop-off entrance and exit.

The applicant states traffic from student drop-off backs up onto N Stoddard Avenue. The project aims to create more stacking space for parent vehicles during drop-off and pick-up. The new curb cut onto N Stoddard may create more traffic in the residential neighborhood surrounding the school.

The landscape plan shows the addition of 13 trees along N Stoddard. The plan shows the addition of three trees within the new parking lot. A small wetland area is shown near the new curb cut directly west of N Stoddard. The Zoning and Development Code requires a solid row of shrubs along the perimeter of the parking lot as well as plantings in the interior landscape islands. The proposed lot has a significant setback from and is at a higher elevation than the N Stoddard right-of-way. The applicant may amend the plan to meet this requirement, request a variance from the Board of Zoning Adjustment or seek alternative compliance (88-425-13). The proposed stormwater management area could be expanded to a large rain garden in lieu of the perimeter screening. A landscape plan detailing the rain garden must be provided to receive alternative compliance.

SPECIAL USE PERMIT CRITERIA:
Chapter 88-120 (Table 120-1): Schools are allowed within District R-7.5 subject to a special use permit.

Special Use Permits must be found to be in conformance with five criteria in Chapter 88-525-09. Those items include:

A. **Complies with all applicable standards of the zoning and development code**
   No perimeter landscaping is proposed. Alternative compliance may be sought.
B. **Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community**
   Traffic currently backs onto N Stoddard Avenue. The new parking lot should alleviate this congestion.
C. **Is compatible with the character of the surrounding area in terms of site planning and building scale and project**
   The site is currently used as a school. The proposed changes will have a positive impact on the surrounding area.
D. **Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation**
   The proposed changes should improve the effects of the operating characteristics on the surrounding neighborhood.
E. **Will not have a significant adverse impact on pedestrian safety or comfort**.

The new curb cut should be marked to increase pedestrian safety in this location.

RECOMMENDATION:
City Planning and Development Department staff **recommends approval** of **Case No. 14647-SU,** request for special use permit, based upon the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as determined by the Development Review Committee on February 17, 2016:

1. That the plan be revised as follows:
    a. Provide shrubs in accordance with 88-425-06 or provide alternative compliance in accordance with 88-435-13
    b. Provide a plan showing on-site pedestrian circulation in accordance with 88-450. Site plan shall show crosswalks internal to the parking lot and across curb cuts.
    c. Show bicycle parking in compliance with 88-420-09

Conditions 4-6. per Land Development Division, City Planning and Development (Brett Cox, brett.cox@kcmo.org)

2. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
3. 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.
4. The developer 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, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base 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

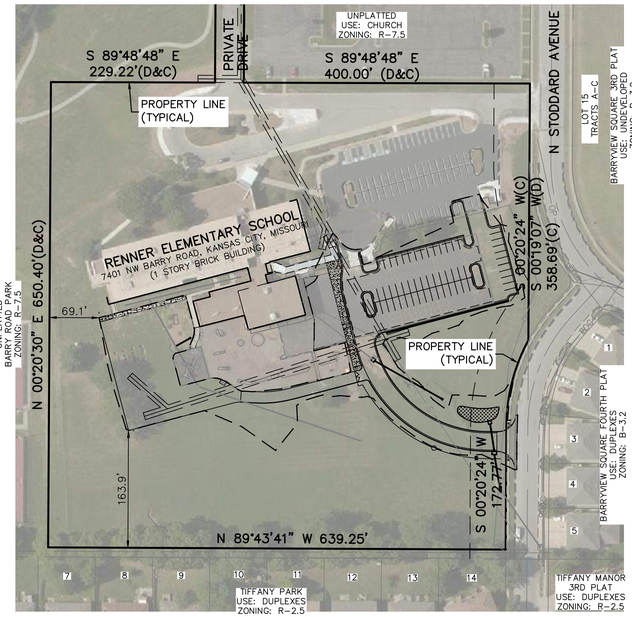
development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

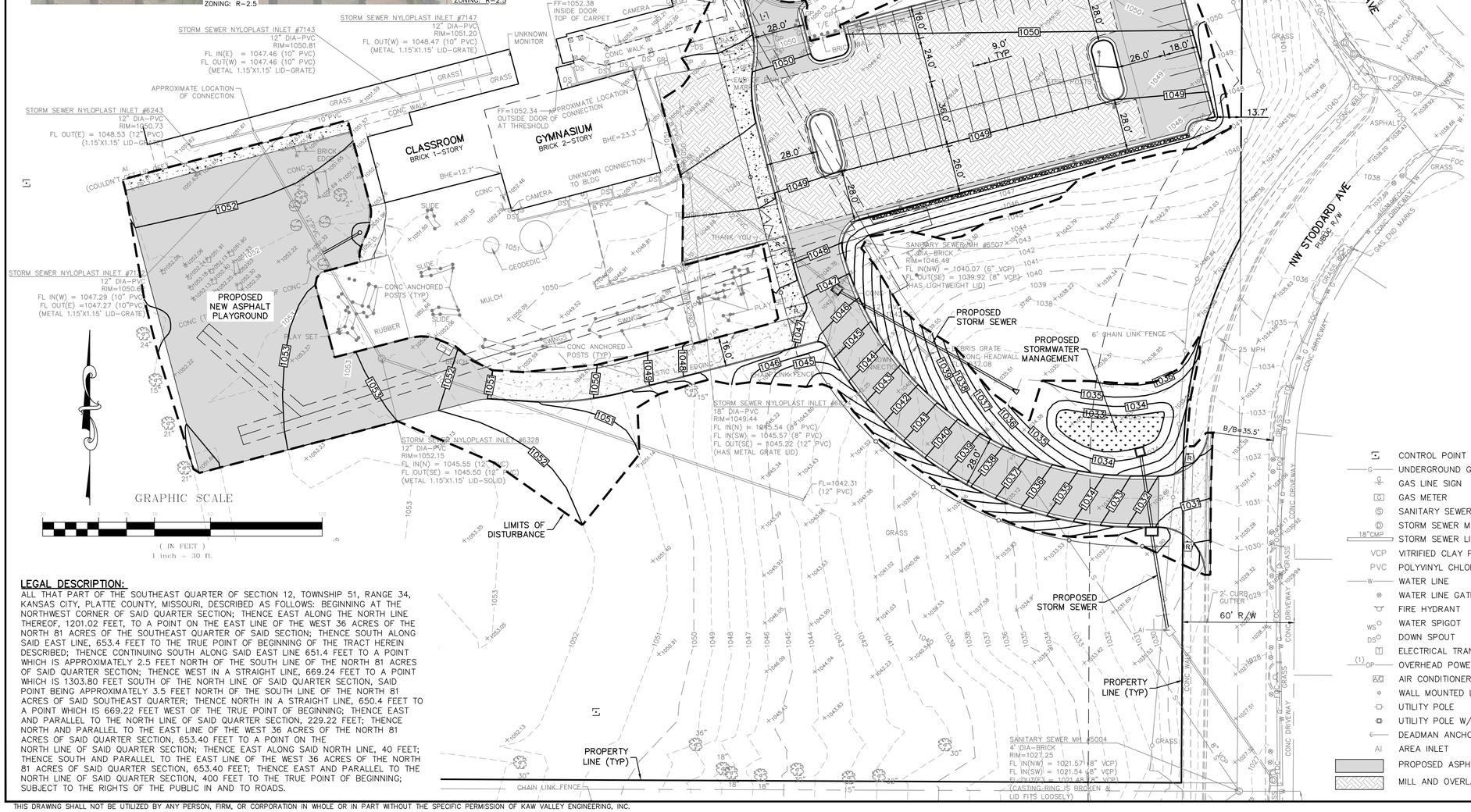
5. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
6. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to issuance of any Certificate of Occupancy.

Respectfully Submitted,

Ashley Winchell
Planner

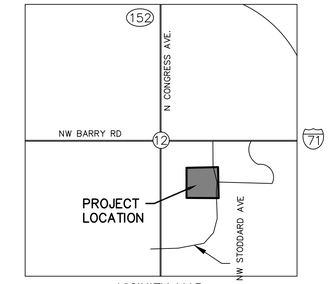
SPECIAL USE PERMIT
RENNER ELEMENTARY SCHOOL
TRAFFIC CIRCULATION AND PARKING IMPROVEMENTS
7401 NW BARRY ROAD
KANSAS CITY, MISSOURI
SECTION 12, TOWNSHIP 51 NORTH, RANGE 34 WEST





PREPARED FOR:
PARK HILL R-5 SCHOOL DISTRICT
7703 NW BARRY ROAD
KANSAS, CITY, MISSOURI 64153
PHONE: (816) 359-6477
CONTACT: JIM RICH

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: DAVID WOOD



VICINITY MAP
SEC 12-TWP 51-RNG 34
NOT TO SCALE

HORIZONTAL DATUM:
ASSUMED PROJECT COORDINATES

VERTICAL DATUM:
ASSUMED PROJECT ELEVATIONS

PROJECT CONTROL:

CP #100
1/2" REBAR W/CAP
NORTHING: 21013.620
EASTING: 42039.769
ELEV = 1047.87

CP #126
1/2" REBAR W/CAP
NORTHING: 20751.744
EASTING: 41859.257
ELEV = 1050.22

CP #102
1/2" REBAR W/CAP
NORTHING: 20913.690
EASTING: 42264.239
ELEV = 1051.18

CP #127
1/2" REBAR W/CAP
NORTHING: 20841.44
EASTING: 42255.27
ELEV = 1050.88

CP #125
1/2" REBAR W/CAP
NORTHING: 20467.707
EASTING: 42164.938
ELEV = 1051.74

PROJECT BENCH MARKS:

BM #1
FOUND SQUARE CUT AT THE NW CORNER OF THE CURB INLET NORTH OF THE SCHOOL ENTRANCE.
ELEV = 1049.66

BM #2
FOUND SQUARE CUT AT THE NORTHWEST CORNER OF THE CURB INLET AT THE NORTHWEST CORNER OF THE EAST PARKING LOT.
ELEV = 1050.07

NOTES:

1. EXISTING/PROPOSED ZONING: R-7.5
2. TOTAL LAND AREA:
   454,134 SQUARE FEET OR 10.43 Ac

   AREA OF DISTURBANCE:
   66,427 SQUARE FEET OR 1.52 Ac

   EXISTING IMPERVIOUS AREA:
   28,351 SQUARE FEET OR 0.65 Ac

   PROPOSED IMPERVIOUS AREA:
   63,180 SQUARE FEET OR 1.45 Ac

3a. PARKING:
   EXISTING PARKING STALLS: 65 (5 ADA STALLS)
   PROPOSED PARKING STALLS: 117 (5 ADA STALLS)

4. COMMENCEMENT OF PROJECT TO COINCIDE WITH COMPLETION OF 2015/2016 SCHOOL YEAR WITH AN ANTICIPATED COMPLETION OF AUGUST 2016.
5. BUILDING USED FOR ELEMENTARY SCHOOL.
6. GROSS FLOOR AREA: 35,500 SQUARE FEET
7. BUILDING FLOOR AREA RATIO: 0.08
8. BUILDING HEIGHT VARIES: 13'-23' APPROXIMATELY (1 STORY/ 2 STORY GYM)
9. NO OUTDOOR LIGHTING IS PROPOSED.

LEGEND:

- CONTROL POINT
- UNDERGROUND GAS
- GAS LINE SIGN
- GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- 18"CMP STORM SEWER LINE W/ SIZE
- VCP VITRIFIED CLAY PIPE
- PVC POLYVINYL CHLORIDE PIPE
- W WATER LINE
- WATER LINE GATE VALVE
- FIRE HYDRANT
- WS WATER SPIGOT
- DS DOWN SPOUT
- ELECTRICAL TRANSFORMER
- (1) OP OVERHEAD POWER LINE (# OF LINES)
- AIR CONDITIONER UNIT
- WALL MOUNTED LIGHT
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- DEADMAN ANCHOR
- AI AREA INLET
- PROPOSED ASPHALT PAVING
- MILL AND OVERLAY
- FOC UNDERGROUND FIBER OPTIC CABLE
- TV UNDERGROUND TELEVISION
- CABLE TV PEDESTAL
- CANOPY SUPPORT
- BUSH
- DECIDUOUS TREE
- GP GATE POST
- CHAIN LINK FENCE
- PAINTED DIRECTIONAL ARROW
- HRMP HANDICAP RAMP
- 9 PARKING STALL COUNT
- BOLLARD
- SIGN
- 939 EXISTING GRADE 1' CONTOUR
- 950 EXISTING GRADE 5' CONTOUR
- 962.04 EXISTING SPOT ELEVATION
- 1020.50 TOP OF CURB ELEVATION
- 1020.00 FL OF CURB ELEVATION
- B/B BACK TO BACK OF CURB
- DE DOOR ELEVATION
- FF FINISH FLOOR ELEVATION
- BHE BUILDING HEIGHT ELEVATION
- T/E TRASH ENCLOSURE

LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 51, RANGE 34, KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE NORTH LINE THEREOF, 1201.02 FEET, TO A POINT ON THE EAST LINE OF THE WEST 36 ACRES OF THE NORTH 81 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE, 653.4 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 651.4 FEET TO A POINT WHICH IS APPROXIMATELY 2.5 FEET NORTH OF THE SOUTH LINE OF THE NORTH 81 ACRES OF SAID QUARTER SECTION; THENCE WEST IN A STRAIGHT LINE, 669.24 FEET TO A POINT WHICH IS 1303.80 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION, SAID POINT BEING APPROXIMATELY 3.5 FEET NORTH OF THE SOUTH LINE OF THE NORTH 81 ACRES OF SAID SOUTHEAST QUARTER; THENCE NORTH IN A STRAIGHT LINE, 650.4 FEET TO A POINT WHICH IS 669.22 FEET WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 229.22 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE WEST 36 ACRES OF THE NORTH 81 ACRES OF SAID QUARTER SECTION, 653.40 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE, 40 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF THE WEST 36 ACRES OF THE NORTH 81 ACRES OF SAID QUARTER SECTION, 653.40 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 400 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO ROADS.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	1/29/16	ISSUED TO CITY	DDW	NJN	

STATE OF MISSOURI
DAVID D. WOOD
NUMBER PE-2011037427
PROFESSIONAL ENGINEER
1/29/16

DAVID D. WOOD
ENGINEER
MO # 2011037427

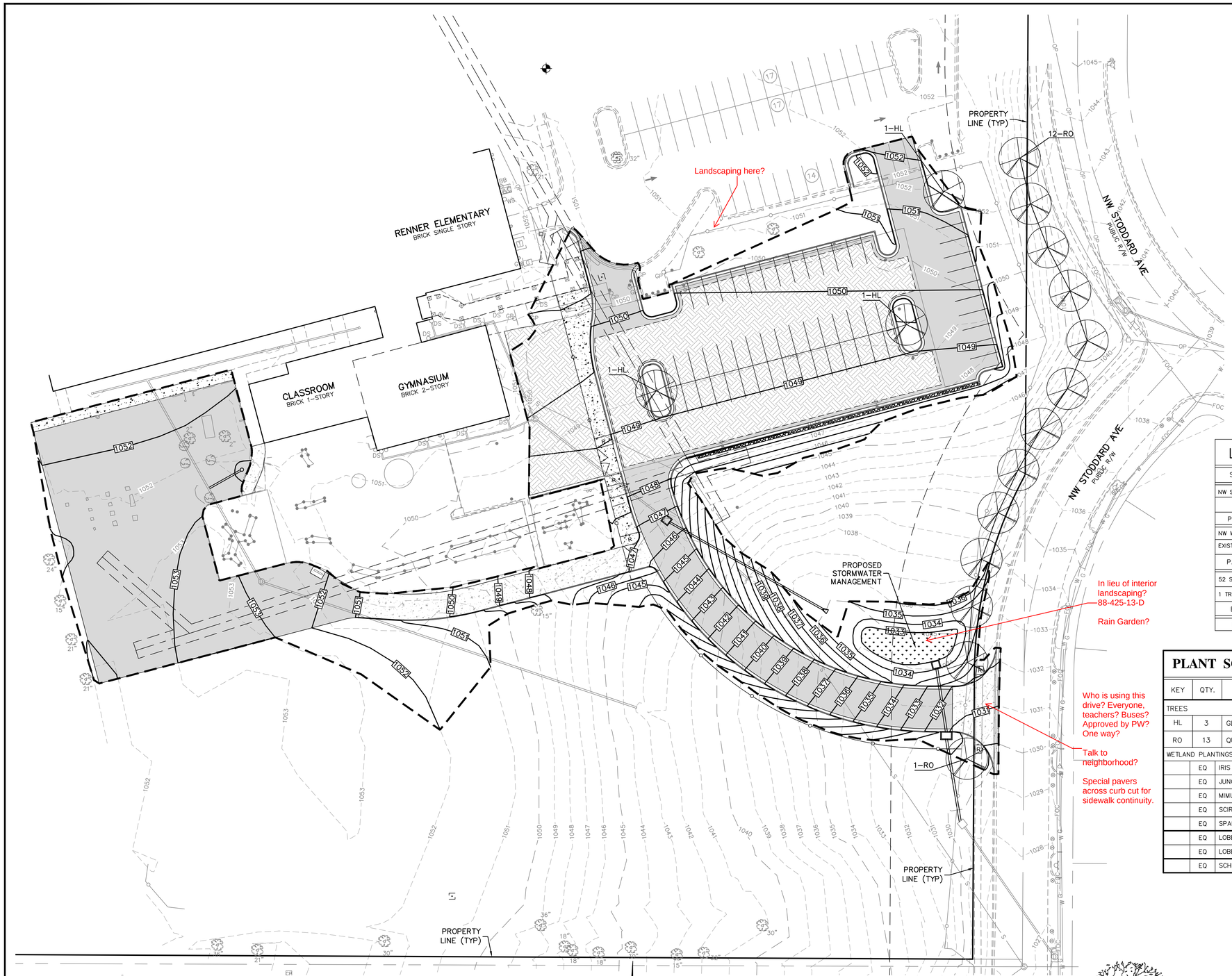
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kweng.com | www.kweng.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES UNDER STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/17

RENNER ELEMENTARY SCHOOL
7401 NW BARRY ROAD
KANSAS CITY, MISSOURI 64153

SITE, DIMENSION AND GRADING PLAN

PROJ. NO.	C15D8461	
DESIGNER	DDW	DRAWN BY NJN
CFN	8461SP	
SHEET	C100	REV 0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



LANDSCAPING NOTES:

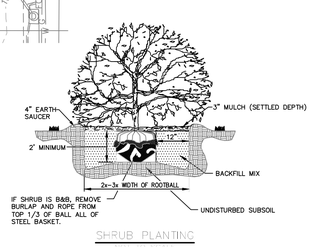
1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
4. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SEEDED OR SODDED. SOD SHALL CONSIST OF 90% TURF TYPE TALL FESCUE 10% BLUEGRASS.
5. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SODDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
6. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
7. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
8. STEEL EDGING SHALL BE 1/8" x 4" WITH CLIPS AND STAKES FIVE FEET(5') ON CENTER MIN.
9. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.
10. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
11. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
12. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SOD UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
13. PROVIDE "GATOR" BAGS ON ALL TREES. REFILL AS NECESSARY UNTIL OWNER OCCUPIES THE BUILDING. BAGS TO REMAIN FOR USE BY OWNER.

LANDSCAPE REQUIREMENTS

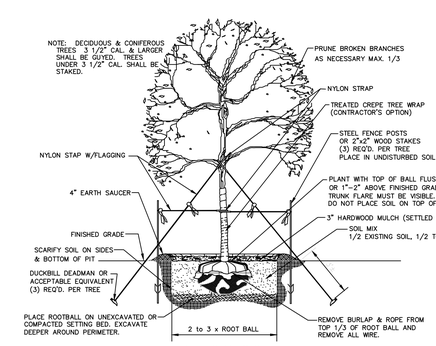
STREET TREES	REQUIRED		EXISTING		PROVIDED	
	SHADE	ORN.	SHADE	ORN.	SHADE	ORN.
NW STODDARD AVE (376/30)	13		0		13	
PARKING – PERIMETER						
NW Waukomis (satisfied with street trees)						
EXISTING PARKING IN FRONT OF SCHOOL ALONG WAUKOMIS REDUCED BY 2 STALLS.						
PARKING – INTERIOR						
52 STALLS x 35 SF	1,820 SF				3,280 SF	
1 TREES/5 NEW STALLS	10		7		3	
BUILDING						
N/A						

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
HL	3	GLEDITISA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL. B&B
RO	13	QUERCUS RUBRA	RED OAK	2.5" CAL. B&B
WETLAND PLANTINGS (QTY. = TBD SF/2.25 = TBD Total plugs)				
	EQ	IRIS VIRGINICA	BLUE FLAG IRIS	DEEP CELL PLUG -18" O.C.
	EQ	JUNCUS EFFUSUS	SOFT RUSH	DEEP CELL PLUG -18" O.C.
	EQ	MIMULUS RINGENS	MONKEY FLOWER	DEEP CELL PLUG -18" O.C.
	EQ	SCIRPUS VALIDUS	GREEN BULRUSH	DEEP CELL PLUG -18" O.C.
	EQ	SPARTIVA PEETINATA	PRAIRIE CORDGRASS	DEEP CELL PLUG -18" O.C.
	EQ	LOBELIA CARDINALIS	CARDINAL FLOWER	DEEP CELL PLUG -18" O.C.
	EQ	LOBELIA SIPHILITICA	BLUE LOBELIA	DEEP CELL PLUG -18" O.C.
	EQ	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	DEEP CELL PLUG -18" O.C.



SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

VSR *Design*
Landscape Architecture-Planning-Sports-Golf
P.O. Box 7608
Overland Park, KS 66207
ph: (913) 484-5211

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

REV	DATE	DESCRIPTION	DWN	CHK
0	1/29/16	ISSUED TO CITY	DDW	VSR

STATE OF MISSOURI
VANCE S. RZEPKA
NUMBER LA-000144
LANDSCAPE ARCHITECT

VANCE S. RZEPKA
LANDSCAPE ARCHITECT
LA-000144

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com
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RENNER ELEMENTARY SCHOOL
7401 NW BARRY ROAD
KANSAS CITY, MISSOURI 64153

LANDSCAPE PLAN

PROJ. NO.	C15D8461
DESIGNER	DDW
DRAWN BY	NJN
CFN	8461SP
SHEET	L100
REV	0

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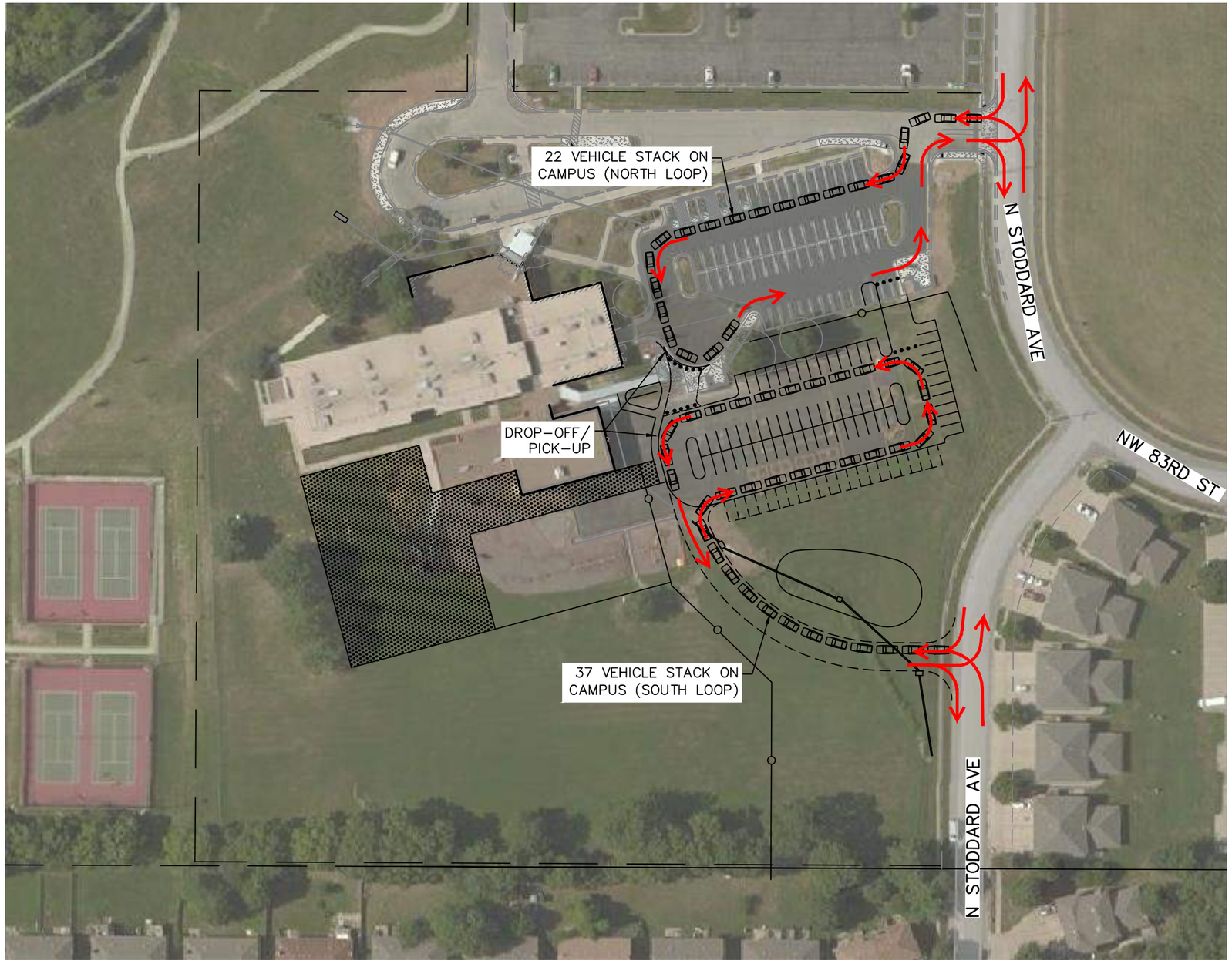

RENNER ELEMENTARY SCHOOL ADDITIONAL PARKING

TRAFFIC CIRCULATION OPTION 1:
DUAL DROP-OFF/PICK-UP

LEGEND:

← CAR DROP OFF

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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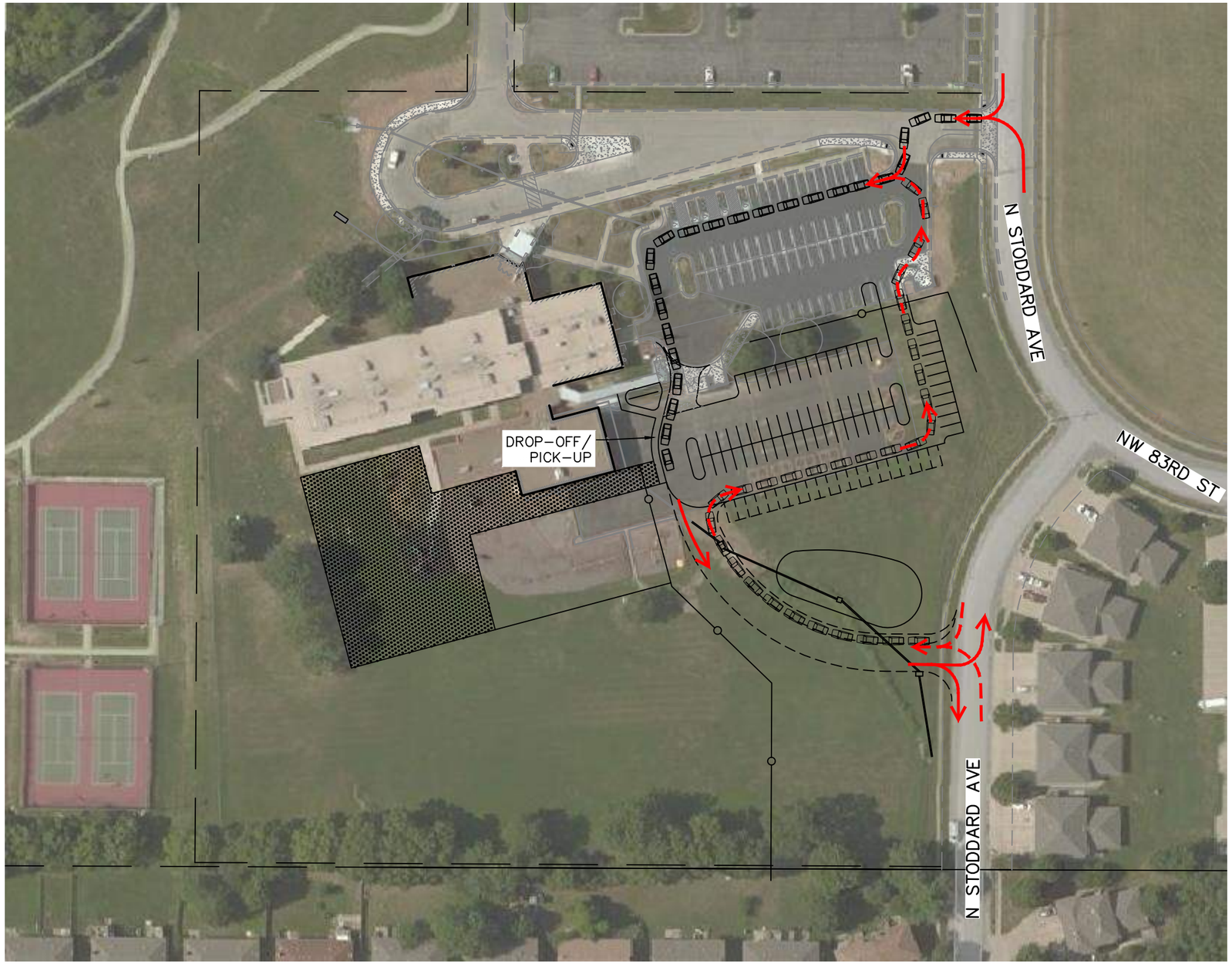
SHEET 2
SEPTEMBER 1, 2015
8461SK1



RENNER ELEMENTARY SCHOOL
ADDITIONAL PARKING

TRAFFIC CIRCULATION OPTION 2:
SINGLE DROP-OFF/PICK-UP

ENTER: NORTH, EXIT: SOUTH
24 VEHICLE STACK

ENTER: SOUTH, EXIT: SOUTH
50 VEHICLE STACK

GRAPHIC SCALE

0 50 100 200

(IN FEET)
1 inch = 100 ft.

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KAW VALLEY ENGINEERING

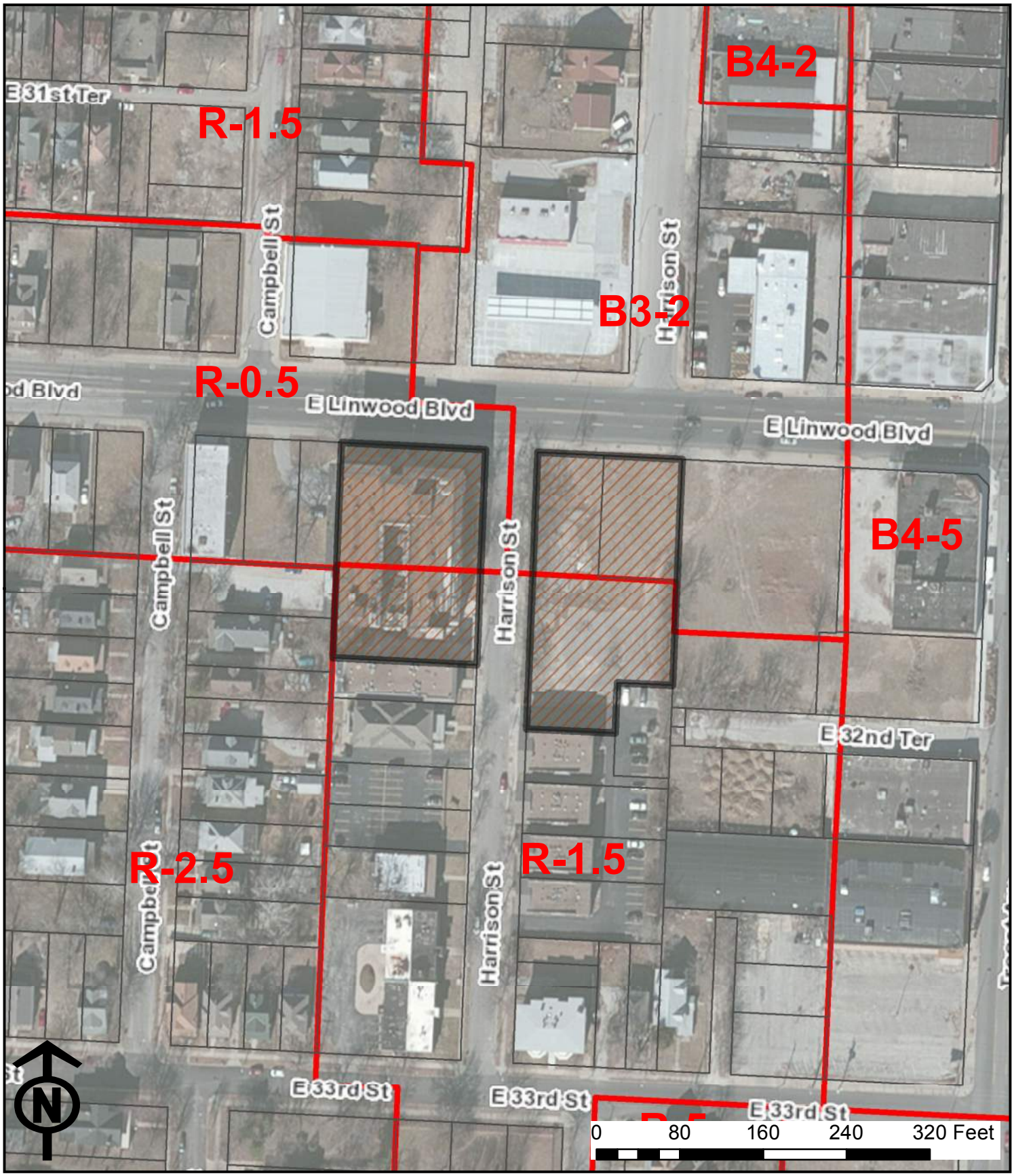
SHEET 3
SEPTEMBER 1, 2015
8461SK1

DOCKET #9

14654-UR

03-15-16

Case No. 14654-UR - About 1.43 acres generally located at the southwest and southeast corners of E Linwood Blvd and Harrison Street, to consider a request to rezone the site from Districts R-.05 (Residential dash .05), R-1.5 (Residential dash 1.5) and B3-2 (Community Business) to District UR to allow an existing vacant building to be redeveloped for use as an apartment building.



City Planning & Development Department

Development Management Division

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

816 513-2846

STAFF REPORT **March 15, 2016** **(9)**

RE: **14654-UR**

APPLICANT: Ted Sleder
Brickstone Capital Development, LLC
4707 College Boulevard, Suite 100
Leawood, KS 66211

PROPERTY OWNER: Benny & Mina Herron
Horizons Unlimited
501 E 89th Terrace
Kansas City, MO 64131

AGENT: Matthew L. Murphy
Treanor Architects
1040 Vermont Street
Lawrence, KS 66044

LOCATION: 907-909 E Linwood Boulevard

AREA: 1.68 acres

REQUESTS: to consider a request to rezone the site from Districts R-.05 (Residential dash .05), R-1.5 (Residential dash 1.5) and B3-2 (Community Business) to District UR to allow an existing vacant building to be redeveloped for use as an apartment building.

SURROUNDING LAND USE:

North: single family residential, multi-family residential
South: single family residential, multi-family residential
East: commercial
West: undeveloped residential parcels, single family residential, multi-family residential

LAND USE PLAN: The draft Midtown Plaza Area Plan recommends Residential High Density along Linwood frontage and Residential Medium High Density for the southern portion of the property

MAJOR STREET PLAN: Linwood Boulevard borders the site to the north and is designated as a historic boulevard.

ARTERIAL STREET IMPACT FEE: The project is located within an exempt district.

CASE HISTORY: No previous cases.

EXISTING CONDITIONS:
The site is located on the south side of E Linwood Boulevard on the east and west sides of Harrison Street. The site is zoned R-0.5, R-1.5 and B3-2. The southwest corner of the site is developed with a six-story brick building. The building has been a hotel, a hospital and a nursing home. The southeast corner of the site is undeveloped. The building has been vacant since 1986.

PLAN REVIEW & ANALYSIS:
The proposed plan requests the entire site be rezoned to UR to allow the vacant building to be redeveloped as 95 market rate apartments and for the development of a parking lot serving the building. The site is located within the Troost Corridor PIEA. The applicant plans to use incentives provided by the PIEA in addition to historic tax credits. The redevelopment will also include a small parking lot to the west of the existing building, however this lot is outside of the PIEA district and cannot be rezoned to UR. The parking lot is shown on the plans for reference.

The proposed 95 apartments are broken down as follows: 40 studios, 22 one-bedrooms, 32 two-bedrooms, and one three-bedroom. The building is u-shaped creating a light well in the center of the building.

The building is constructed of brick and cast iron ornamentation along the parapet and balconies. The brick was painted white and the developer will be removing the paint to restore the brick finish. The renovation will also include fixing the cornices and railings along the balconies. There are several balconies on the building. There is a large balcony on the second floor that spans over the main entrance on Linwood. There are six more balconies in total on the third, fourth and fifth floors. The sixth floor has a large balcony centered along the façade. The east side of the building has three large balconies – one on the third, fourth and fifth floors. The plan also proposes creating communal space of the roof.

There is an existing service drive along the south side of the building. A gate is proposed to restrict access. This drive will be used for the dumpster enclosure and as a space for tenants to parking moving vehicles as there is access into the building from the rear.

The proposed UR plan proposes the addition of a 46,590 square foot addition to the south of the existing building and two new parking lots to the south of the building. The addition will allow May Technology to expand their existing operations. The proposed addition will be two stories in height and constructed of metal paneling. A main entrance will be constructed on the east side. The new addition will include slanted roofs and the east and south facades will include windows on both levels. The existing building is a metal structure with no ornamentation or architectural details and the proposed addition will add visual interest to the structure.

The parking lot at the southeast corner of Linwood and Harrison shows 67 parking spaces. The lot will be enclosed with a wrought iron style fence. There is an existing stone retaining wall topped with a short wrought iron fence on the west edge of the lot that will remain. An existing staircase will remain on the west side to provide pedestrian egress and ingress and an accessible pedestrian entrance is proposed on the north side of the lot. The parking lot is setback 30 feet from Linwood, 10 feet from Harrison, and 8 feet

from the east property line.

The parking lot to the west of the building will have 16 parking spaces and will have short-term bicycle parking. The parking lot will be setback 5 feet from the south property line, 10 feet from the west property line and 30 feet from Linwood Boulevard. A sidewalk wraps around the west side of the building to create a path for pedestrians to the main entrance.

In order to maximize the number of parking spaces in the west parking lot, the required interior landscaping will be provided at the corners of the site with two landscaping areas within the lot. A solid row of evergreen shrubs with a solid row of deciduous shrubs behind the evergreens will be planted on the north end of the lot behind the fence. Existing trees will be retained on the east and west sides of the lot. Trees are shown at the corners of the lot and within the interior landscaping areas. No shrubs are shown along the west edge of the lot. A solid row of evergreen shrubs shall be provided for screening. The parking lot west of the building is lined with a solid row of shrubs on the north, west, and south sides.

Street trees are shown on both the north and south sides of the sidewalk along Linwood Boulevard. Additional trees are proposed along Harrison. The required number of street trees is exceeded by the proposal.

The density of the site is higher than recommended by the Midtown Plaza Area Plan. The Midtown Plaza Area Plan recommends Residential Medium High and Residential High Density uses – the proposed density corresponds with the Residential Urban category. The proposed land use densities mirror the density allowed by the current zoning districts (R-1.5 and R-0.5). However, the plan states "When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map's recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood." The purpose for the recommendation of flexibility with regard to the area plan's land use recommendation is to acknowledge the desire to retain and repurpose historic buildings (and the characteristics that make them so) and to ensure where conflicts exist between this goal (retaining historic resources) and the recommended land use that the land use recommendation should be considered flexible and that the context of the proposal and surrounding neighborhood be considered.

Strict application of the land use recommendation on this property would allow approximately 54 units. A conflict exists in this situation because strict application of the recommended land use without flexibility would require the redevelopment of property with a maximum of 54 units. For these reasons and because the area plan recommends flexibility with regard to the land use recommendation for historic properties, staff does not believes an area plan amendment is necessary.

RECOMMENDATIONS:

Case No. 14654-UR -- City Planning and Development Staff recommends approval Case No. 14654-UR, based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the February 17, 2016 meeting:

Condition 1 per Development Management, City Planning and Development (Ashley Winchell, ashley.winchell@kcmo.org)

1. The developer shall submit a UR final plan for approval by staff. The plan shall include the following details:
    a. Provide a wall between 3-4 feet in height on north edge of east parking lot – wall shall be limestone or brick to match building or existing retaining wall
    b. Provide a solid screen of shrubs along the west property line of the east parking lot
    c. Provide elevation of proposed fencing meeting the requirements of the Parkway and Boulevard Standards

Conditions 2-5 per Land Development Division, City Planning and Development (Brett Cox, brett.cox@kcmo.org)

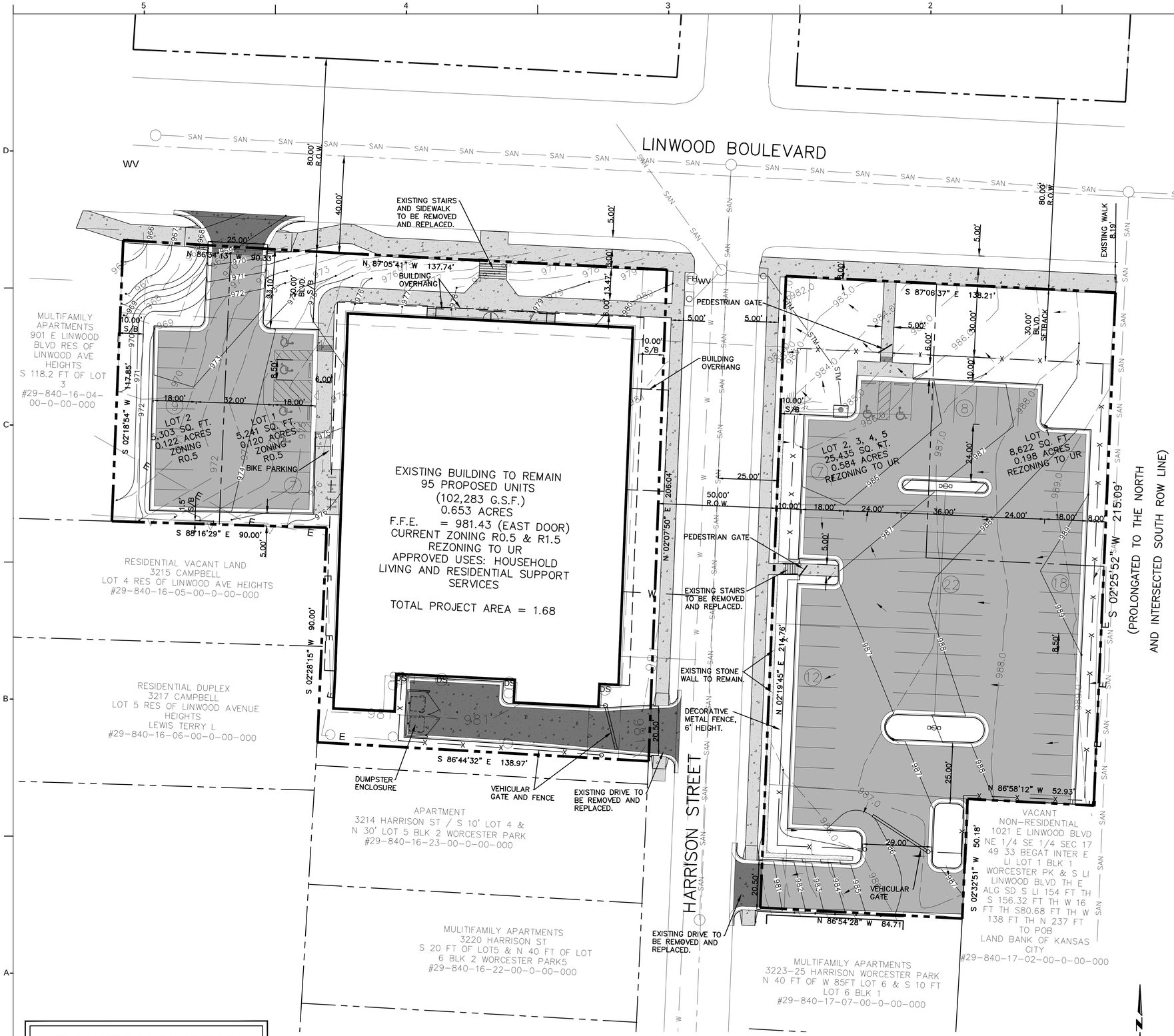
2. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to 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, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any building permit.
3. The developer 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, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base 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.
4. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to 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.

Condition 6 per Parks and Recreation (Richard Allen, Richard.allen@kcmo.org)

6. That the developer pays $ 34,610.62 in lieu of parkland dedication.

Respectfully submitted,

Ashley Winchell
Planner



LEGAL DESCRIPTION

LEGAL DESCRIPTION TRACT 1 (EAST OF HARRISON ST.):

Lots 1, 2, 3, 4, and part of Lot 5, Block 1 of Worcester Park, a subdivision located in the SE ¼ of Section 17, Township 49N, Range 33W, Kansas City, Missouri, more particularly described as follows: BEGINNING at the SW corner of Lot 5 of said subdivision; thence N02°19'45"E along the West line of said Block 1, a distance of 214.76 feet to the South right of way line of Linwood Avenue, as it now exists, said West line also being the East right of way line of Harrison Street, as it now exists; thence S87°06'37"E along said South right of way line, a distance of 138.21 feet to the East line of said Block 1; thence S02°25'52"W along said East line, a distance of 215.09 feet to the SE corner of Lot 4 of said Block 1; thence N86°58'12"W along the South line of said lot 4, a distance of 52.93 feet; thence S02°32'51"W, a distance of 50.18 feet to the South line of Lot 5 of said Block 1; thence N86°54'28"W along said South line, a distance of 84.71 feet (deed 85') to the POINT OF BEGINNING, containing 38,947.4 sq. ft., more or less, all being subject to easements, restrictions, and rights of way.

LEGAL DESCRIPTION TRACT 2 (WEST OF HARRISON ST.):

Lots 1,2,3, and the North 40.00' of Lot 4 of Block 2 of Worcester Park and Lots 1 and 2 of Linwood Avenue Heights Resurvey, both subdivisions being located in the SE ¼ of Section 17, Township 49N, Range 33W, Kansas City, Missouri, more particularly described as follows: BEGINNING at the SE corner of the North 40.00' of Lot 4 of said Worcester Park; thence N02°07'50"E along the East line of said Block 2, a distance of 206.04 feet to the South right of way line of Linwood Avenue, as it now exists, said East line also being the West right of way line of Harrison Street, as it now exists; thence N87°05'41"W along said South right of way line, a distance of 137.74 feet to the West line of said Block 2; thence N86°34'13"W along said South right of way line, a distance of 90.33 feet to the West line of Lot 2 of said Linwood Avenue Heights Resurvey; thence S02°18'54"W along said West line, a distance of 117.85 feet to the SW corner thereof; thence S88°16'29"E along the South line of Lots 2 and 1 of Said Linwood Avenue Heights Resurvey, a distance of 90.00 feet to the SE corner of said Lot 1, said SE corner also being on the West line of said Block 2 of Worcester Park; thence S02°28'15"W along the East line of said Linwood Avenue Heights Resurvey and the West line of said Worcester Park, a distance of 90.00 feet to the SW corner of the North 40.00' of Lot 4 of said Block 2; thence S86°44'32"E along the South line of said North 40.00', a distance of 138.97 feet to the POINT OF BEGINNING, containing 38,947.4 sq. ft., more or less, all being subject to easements, restrictions, and rights of way.

PAVEMENT LEGEND

- PROPOSED ASPHALT PAVEMENT/OVERLAY
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

GRADING LEGEND

- 900 — EXISTING CONTOUR
- 900 — PROPOSED CONTOUR
- PROPERTY LINE
- SETBACK LINE
- E — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER LINE
- STM — PROPOSED STORM WATER SEWER LINE
- W — PROPOSED WATER LINE

SITE SUMMARY

ZONING: R-0.5 RESIDENTIAL
R-1.5 RESIDENTIAL
B3-2

THREE (3) PARCELS TO BE REZONED TO UR

	REQUIRED	PROVIDED
PARKING STALLS (NO REQUIRED PARKING DUE TO CODE NUMBER 88-420-04-H)	--	84
ADA PARKING	--	6
SHORT-TERM BIKE PARKING-OUTDOOR (10% OF OFF-STREET PARKING STALL COUNT)	9	10
LONG-TERM BIKE PARKING- INDOOR (1 SPACE/ 3 UNITS) TO BE PROVIDED WITHIN THE BUILDING	32	32
FLOOR TO LOT AREA	--	65.53%
BUILDING HEIGHT	--	80'-9"

THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PRELIMINARY DESIGN
DATE: 01/29/2016

BELMONT APARTMENTS

911 E Linwood Blvd.
Kansas City, MO 64109

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1040 Vernon Street
Lawrence, Kansas 66044
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com
Civil Engineer: Matthew L. Murphy
License No. PE-2007006026
Missouri Certificate of Authorization No. 2010023831

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CHECKED BY: AB/ MLM

REVISIONS

NO.	DESCRIPTION	DATE

SITE PLAN

SHEET 1 OF 5

TREANOR NO. HP15.011.0B

DATE PRINTED: 5/12/2014 8:54:27 AM
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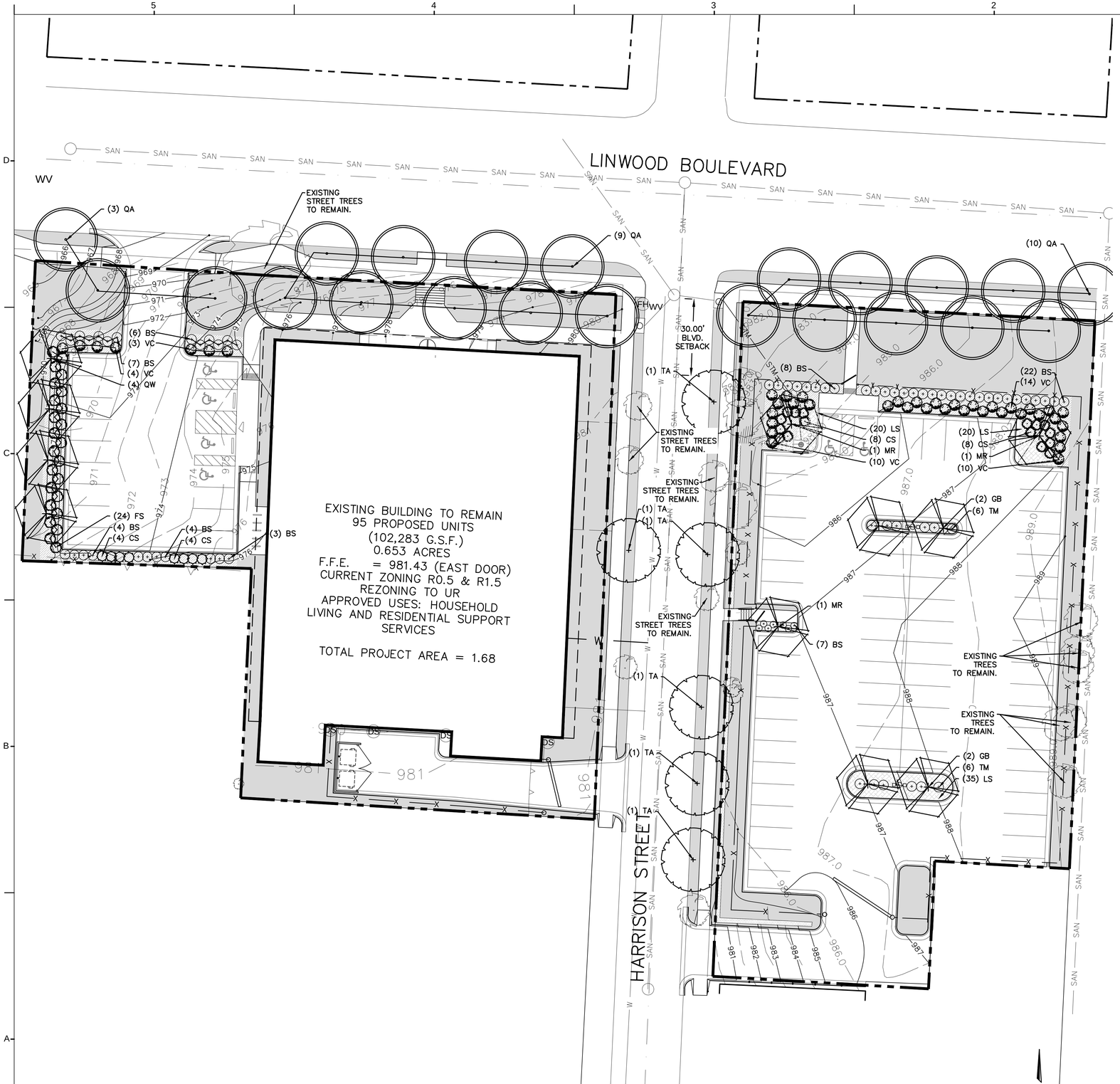
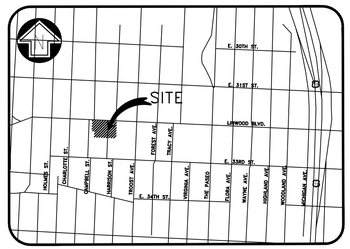




VICINITY MAP
NOT TO SCALE

PLANT LIST

	QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE
	10		EXISTING TREES		
	10		MISCELLANEOUS		
	36		SHADE TREES		
	4	GB	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY	3" CAL. MIN.	B & B
	6	TA	TILIA AMERICANA / LEGEND AMERICAN LINDEN		
	22	QA	QUERCUS ALBA SPP. 'ROBUR' / WHITE OAK, CRIMSON SPIRE		
	4	QW	QUERCUS X WAREII 'LONG' / REGAL PRINCE COLUMNAR OAK		
	3		ORNAMENTAL TREES		
	3	MR	MALUS 'RADIANT' / RADIANT CRABAPPLE	2.5" CAL / 6' HT. MIN.	B & B
	64		EVERGREEN SHRUBS		
	52	BS	BUXUS X SEMPERVIRENS 'GREEN VELVET' / GREEN VELVET BOXWOOD	2 GAL / 24" HT. MIN.	B & B
	12	TM	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	5 GAL / 24" HT. MIN.	
	85		DECIDUOUS SHRUBS		
	24	CS	CORNUS SERICEA 'ALLEMAN'S COMPACT'/ALLEMAN'S COMP. REDTWIG DOGWOOD		
	24	FS	FORSYTHIA 'SUNRISE' SUNRISE FORSYTHIA		
	41	VC	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	5 GAL / 24" HT. MIN.	B & B
			GRASSES/GROUND COVER		
	16,899 S.F.		TURF TYPE TALL FESCUE	SOD	
	75	LS	SILVER DRAGON LILYTURF / LIRIOPE SPICATA 'SILVER DRAGON'	15" O.C.	FLAT
	2,619 S.F.		DOUBLE SHREADED HARDWOOD MULCH 4" MIN. DEPTH	4" MIN. DEPTH	

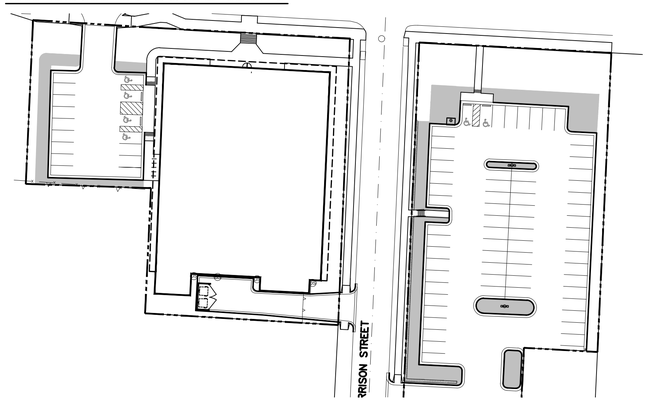
LANDSCAPE REGULATIONS 88-425

STREET TREES 88-425-03		
1 TREE PER 30-FOOT OF PUBLIC/PRIVATE STREET	HARRISON ST. - 265 LF = 9 REQ.; 4 EXIST.; 5 PROVIDED LINWOOD BLVD. - 367 LF = 12 REQ.; 1 EXIST.; 11 PROVIDED*	
PERIMETER LANDSCAPING 88-425-05		
VEHICULAR USE ADJACENT TO STREET; 1 TREE PER 30' FRONTAGE PLUS CONTINUOUS EVERGREEN SHRUB ROW	HARRISON ST. - 218 LF = 8 TREES & SHRUB ROW REQ.; 8 EXISTING WITH OPAQUE WOOD FENCE LINWOOD BLVD. - 188 LF = 7 REQ.; 7 PROVIDED WITH OPAQUE WOOD FENCE*	
INTERIOR LANDSCAPING OF PARKING LOTS 88-425-06 (EAST LOT)		
35 SF PER PARKING SPACE; 1 TREE/5 STALLS; AND 1 SHRUB PER PARKING SPACE	69 STALLS=	2,415 SF, 14 TREES, AND 69 SHRUBS REQ. 4,702 SF, 10 TREES EXIST.; 7 TREES PROVIDED, AND 99 SHRUBS PROVIDED
INTERIOR LANDSCAPING OF PARKING LOTS 88-425-06 (WEST LOT)		
35 SF PER PARKING SPACE; 1 TREE/5 STALLS; AND 1 SHRUB PER PARKING SPACE	17 STALLS=	595 SF, 4 TREES, AND 17 SHRUBS REQ. 391 SF, 4 TREES, AND 63 SHRUBS PROVIDED (ALTERNATE COMPLIANCE REQUEST)**
GENERAL LANDSCAPING ON SITE 88-425-04-C		
35 SF PER PARKING SPACE; 1 TREE/5 STALLS; AND 1 SHRUB PER PARKING SPACE	ONE TREE PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE 19,000 SF =	4 TREES REQ. 3 EXIST.; 1 PROVIDED

*SATISFIES KANSAS CITY STANDARD BOULEVARD DESIGN CRITERIA (2015)

**DUE TO LIMITED SPACE WITHIN THE WEST LOT, WE ARE REQUESTING TO OBTAIN AN ALTERNATE COMPLIANCE PROPOSING TO MAKE UP THE SHORTAGE OF SQUARE FOOTAGE WITH ADDITIONAL SHRUBS AROUND THE PERIMETER OF THE PARKING LOT.

INTERIOR LANDSCAPE AREA



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PRELIMINARY DESIGN
DATE: 01/29/2016

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1040 Vermont Street
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Office: 785.842.4868
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Civil Engineer: Matthew L. Murphy
License No. PE-2007008226
Missouri Corporation of Authorization No. 2010033631

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REVISIONS

NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

SHEET 2 OF 5

TREANOR NO. HP15.011.0B

DATE PRINTED: 5/1/2014 8:54:27 AM
FILE PATH: P:_Civil\HP15 Belmont Hotel 911 Linwood\Sheets\Planning\Landscape Plan.dwg

TOTAL EXISTING BUILDING AREA		
Name	Area	Comments
BASEMENT	4860 SF	
ENTRY	17913 SF	
ENTRY VESTIBULE	38 SF	
LEVEL 2	17523 SF	
LEVEL 3	15353 SF	
LEVEL 4	15353 SF	
LEVEL 5	15353 SF	
LEVEL 6	15353 SF	
Grand total	101748 SF	

TOTAL NEW BUILDING AREA		
Name	Area	Comments
BASEMENT	4860 SF	
ENTRY	17913 SF	
LEVEL 2	17523 SF	
LEVEL 3	15353 SF	
LEVEL 4	15353 SF	
LEVEL 5	15353 SF	
LEVEL 6	15353 SF	
S-03 ROOF	254 SF	ADDITION
S-04 ROOF	320 SF	ADDITION
Grand total	102283 SF	

TREANOR ARCHITECTS

1811 Baltimore Avenue
Kansas City, Missouri 64108
Office: 816.221.0900
Fax: 816.221.4992
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BELMONT APARTMENTS

911 EAST LINWOOD BLVD.
KANSAS CITY, MO.

TA #
HP15.011.00B

GROSS BUILDING AREA

AREA.4

DATE PRINTED: 10/28/2015 4:44:44 PM

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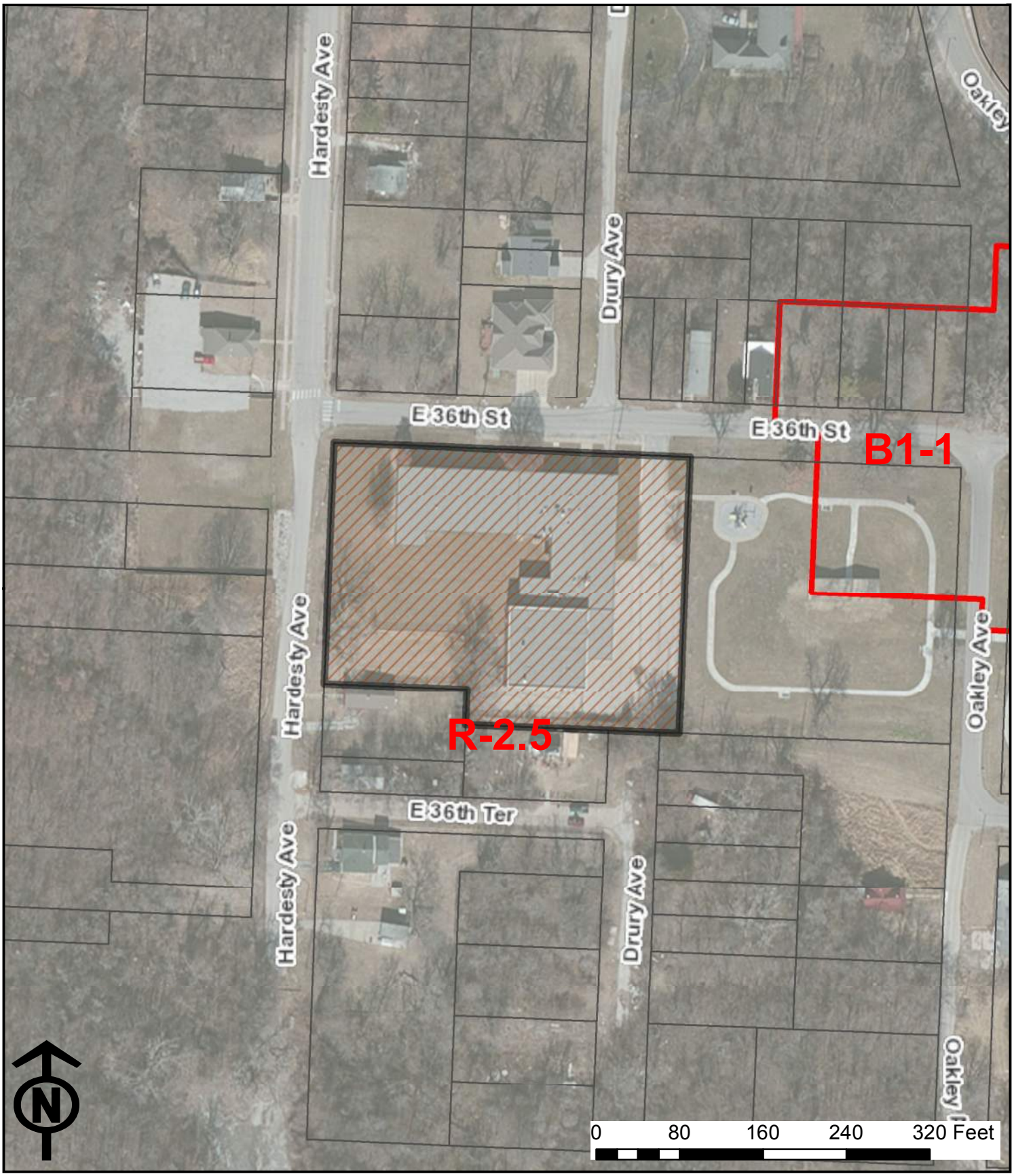
DOCKET #10

685-S-8

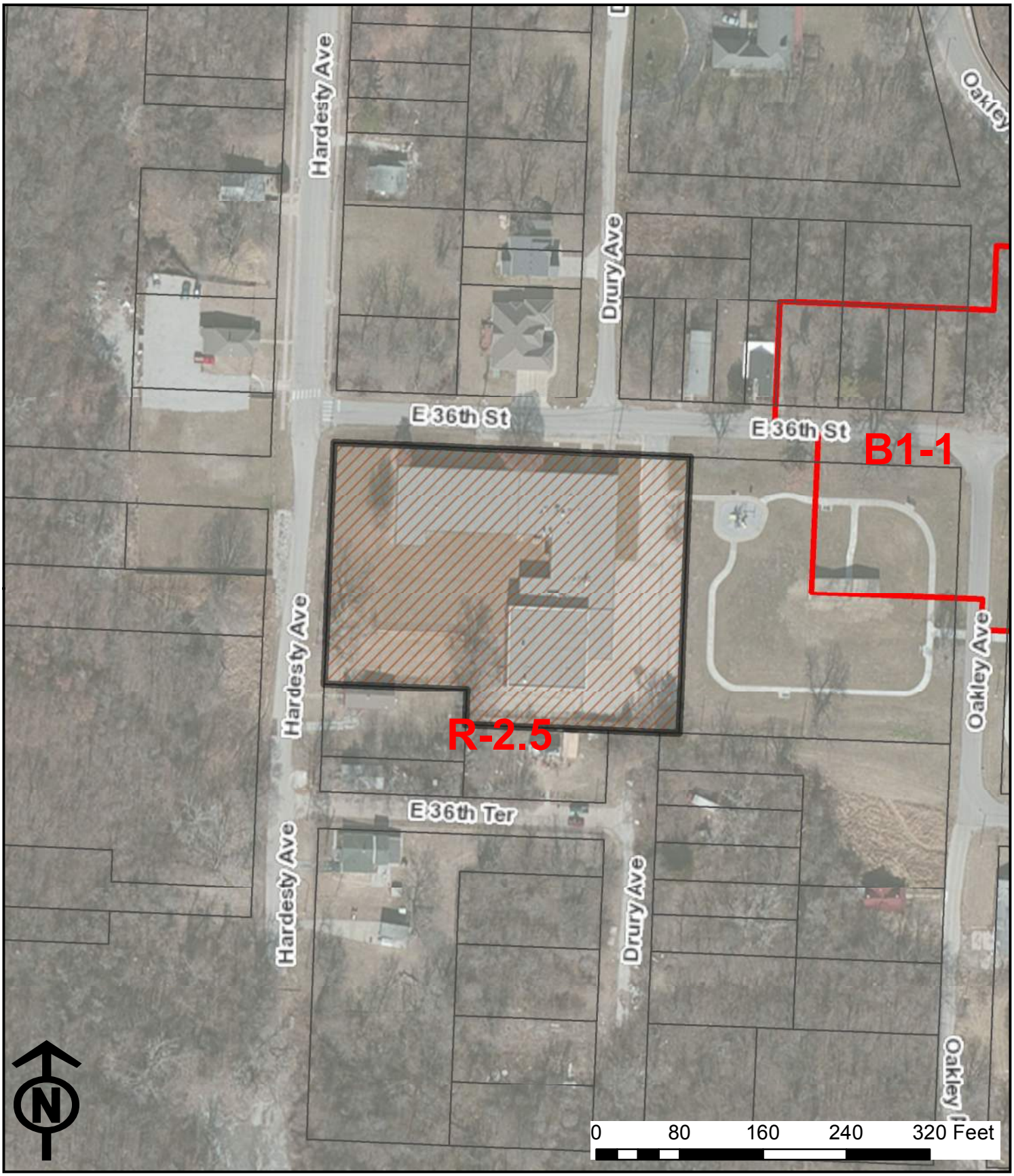
3-15-16

Case No. 685-S-8 - About 1.973 acres generally located at the southeast corner of Hardesty Avenue and E 36th Street, to consider a request to amend the Heart of the City Area Plan by changing the recommended land use from Institutional to Residential Low Density.



14648-P

Case No. 14648-P - About 1.973 acres generally located at the southeast corner of Hardest Avenue and E 36th Street, to consider a request to rezone the site from District R-2.5 (Residential dash 2.5) to District R-80 (Residential dash 80), to allow an existing vacant school to be redeveloped for use as an adult daycare facility.



City Planning & Development Department

Development Management Division

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

816 513-8801
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(11 & 12)**

RE: **Case No. 685-S-8**
Case No. 14648-P

PROPERTY OWNER: Kansas City Missouri School District
1211 McGee
Kansas City, MO 64106

AGENT: Karen Allen
Jacob's Well of Kansas City
7219 E 17th Street
Kansas City, MO 64126

LOCATION: generally located on the east side of N Bennington Avenue and approximately 350 feet south of NE 46th Street

AREA: About 1.97 acres

ZONING: R-2.5

REQUESTS: **Case No. 685-S-8 –** A request to amend the Heart of the City Area Plan by changing the recommended land use on from institutional to residential low density.
Case No. 14648-P - About 1.973 acres generally located at the southeast corner of Hardest Avenue and E 36th Street, to consider a request to rezone the site from District R-2.5 (Residential dash 2.5) to District R-80 (Residential dash 80), to allow an existing vacant school to be redeveloped for use as an adult daycare facility.

SURROUNDING LAND USE: **north:** low density residential (zoned R-6)
south: industrial and undeveloped (zoned M2-2, R-5, R-0.5, M1-5, US)
east: industrial (zoned M1-5)
west: residential (zoned R-2.5, R-6), Hidden Valley Park

LAND USE PLAN: The Heart of the City Area Plan recommends institutional land uses in this location.

MAJOR STREET PLAN: No immediate streets.

PREVIOUS CASES: No known cases.

EXISTING CONDITIONS:
The subject site is developed with a one story vacant elementary school located at the southeast corner of E 36th Street and Hardesty Avenue. Dunbar Park is to the east of the school site. The property is zoned R-2.5. The school was closed 2010 and is being sold as a part of the Kansas City Missouri School District's repurposing efforts. The area plan of record is the Heart of the City Area Plan which recommends institutional land uses in this location.

AREA PLAN AMENDMENT REVIEW & ANALYSIS:
The Heart of the City Area Plan recommends institutional land uses in this location. The following is the definition of institutional uses from the area plan:

> Institutional: Areas designated as Institutional include a variety of public and quasi-public uses and facilities but not limited to schools, churches, and public facilities that are government owned. More intensive uses like hospitals, and large government owned office buildings should be limited to appropriate non-residential areas.

The applicant is proposing changing the recommended land use from institutional to residential very low to correspond with the proposed R-80 zoning. The following is the definition of residential very low is as follows:

> Residential Very Low: Areas designated as Residential Very Low are primarily intended for single family detached residential development that allows up .54 units per acres. This land use classification will correspond to the "R-80" zoning category in the zoning ordinance.

Staff is supportive of the area plan amendment request.

REZONING REVIEW & ANALYSIS:
The majority of the property surrounding the school is zoned R-2.5 with the four corners of the intersection of E 36th Street and Oakley Avenue zoned B1-1. The property is surrounded by single family homes and undeveloped residential parcels. The school district is selling the property to The Carousel Adult Day Care. The proposal has been vetted with the neighborhood through the repurposing process established by the school district.

The Carousel Adult Day Care provides day care to seniors and adults with disabilities and is licensed by the State of Missouri. The day care has been operating at 7219 E 17th Street since 2003. The facility aims to provide their clients with independence and prevent and/or delay institutionalization. The facility is open from 6:30 am to 7:00 pm daily. The facility provides transportation to and from the center for a majority of their clients. The proposed day care facility is classified as a Day Care Center. Day Care Centers serve 21 or more individuals. Staff finds the operational characteristics to be similar to that of a school.

The use is first allowed in R-80 or in a B district. The proposed R-80 zoning district will allow for the proposed use and the lot has more than the required 80,000 square feet. The proposed R-80 zoning district will protect the surrounding neighborhood from potential future commercial uses. Staff is supportive of the rezoning to R-80. There are no proposed physical changes to the site.

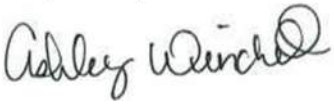
Staff has found the rezoning to be in conformance with the review criterial of 88-515-08. Staff is supportive of the rezoning based on the surrounding land uses and the proposed area plan amendment.

RECOMMENDATIONS:

Case No. 685-S-8 – City Planning and Development Staff recommends approval Case No. 685-S-8, based on the application provided for review prior to the hearing.

Case No. 14648-P – City Planning and Development Staff recommends approval Case No. 14648-P, based on the application provided for review prior to the hearing without conditions.

Respectfully submitted,



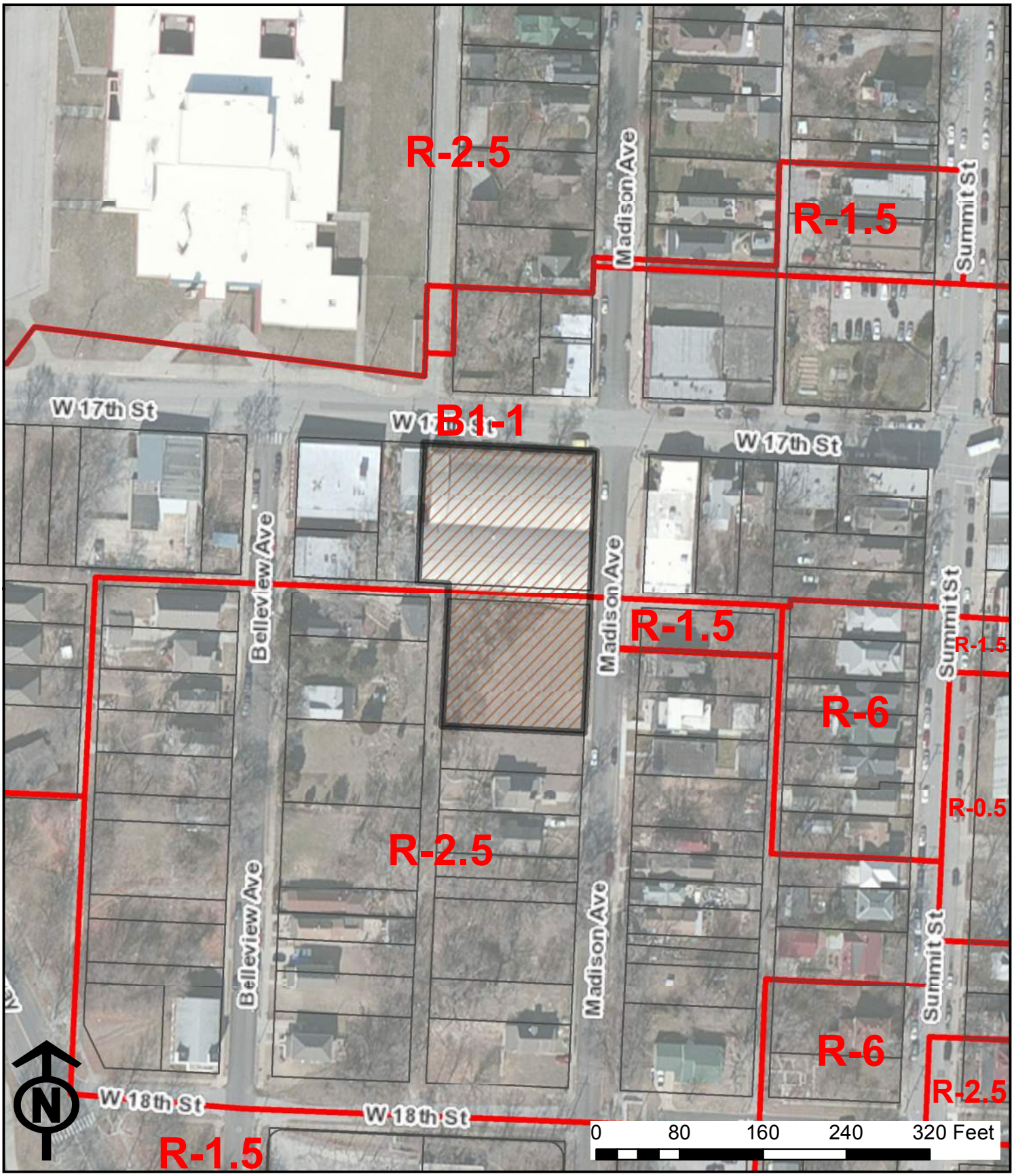
Ashley Winchell
Planner

Docket #12

733-S

03-15-16

Case 733-S – Declaring an area of about 1 acre generally located at the southwest corner of 17th St and Madison St to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, and approving a PIEA general development plan for the same, said plan to be known as the 17th & Madison PIEA General Development Plan.



Docket #13

675-S-7

03-15-16

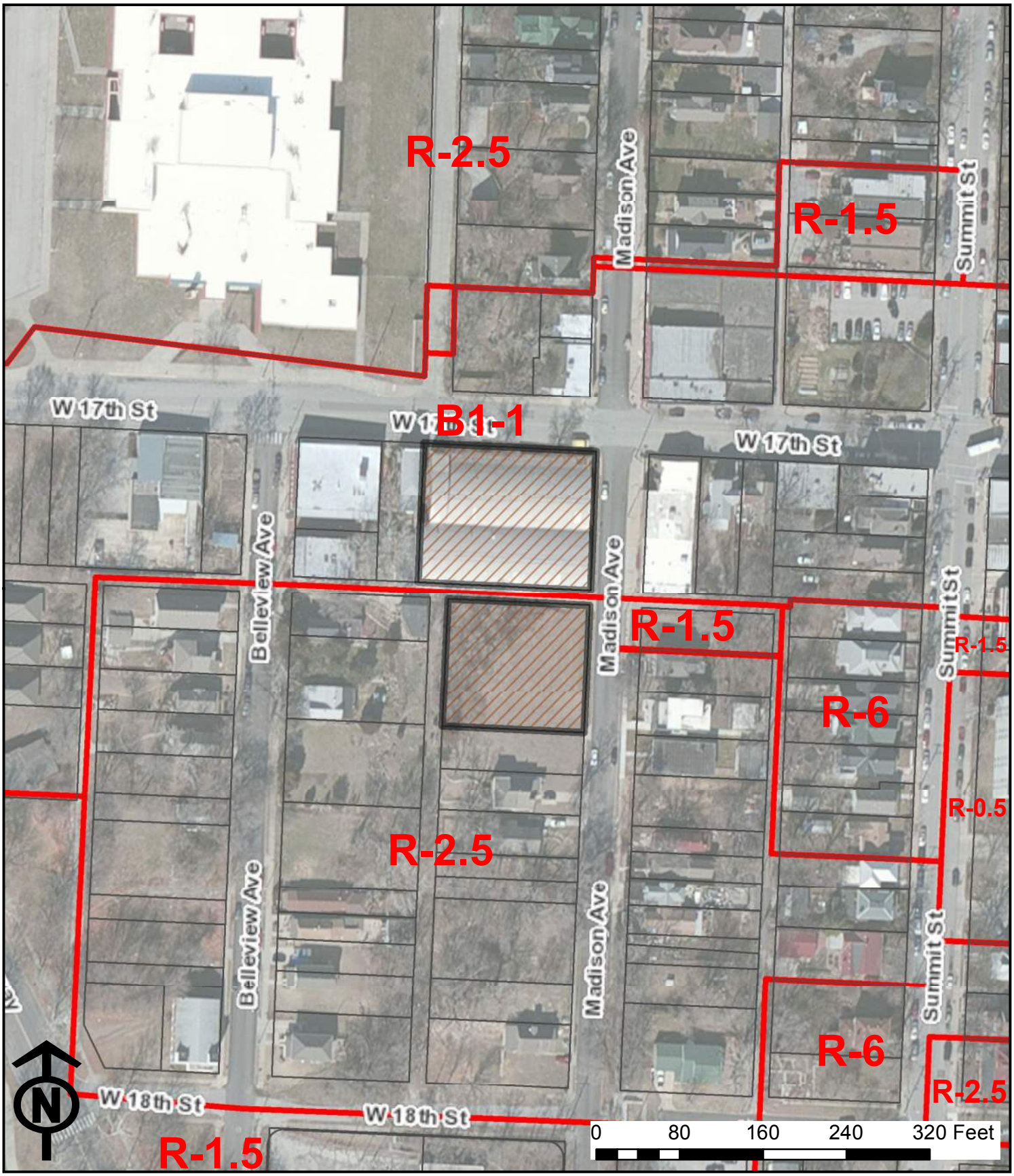
Case 675-S-7 – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1 acre generally located at the southwest corner of 17th St and Madison St from residential low (urban) to residential medium-high.

Docket #14

14653-UR

03-15-16

Case 14653-UR – About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses.



City Planning & Development Department

Development Management Division

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

816 513-2846
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(12, 13, 14)**

RE:

a. Case No. 733-S
b. Case No. 675-S-7
b. Case No. 14653-UR

APPLICANT:

a. David Macoubrie
Planned Industrial Expansion Authority
1100 Walnut St, Suite 1700
Kansas City, MO 64106

b. Austin Bradley
c. EPC Real Estate Group
411 Nichols Rd, Suite 225
Kansas City, MO 64112

OWNER:

17M Land Investors LLC
411 Nichols Rd, Suite 225
Kansas City, MO 64112

LOCATION:

Generally located at the southwest corner of 17th and Madison.

REQUESTS:

a. Declaring subject property to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, and approving a PIEA general development plan for the same, said plan to be known as the 17th & Madison PIEA General Development Plan.

b. To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on the southern portion of the subject property from residential low (urban) to residential medium-high.

c. To consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses.

AREA:

About 1 acre.

SURROUNDING LAND USE:	**North**	To the north is 17th Street beyond which is office and residential uses zoned B1-1.
	West	To the west are commercial uses zoned B1-1.
	South	To the south is residential uses zoned R-2.5.
	East	To the east is Madison Ave beyond which are commercial uses zoned B1-1 and residential uses zoned R-1.5 and R-2.5.
LAND USE PLAN:		The Greater Downtown Area Plan recommends residential low (urban) for the southern portion of the property and the northern portion as mixed use neighborhood.
MAJOR STREET PLAN:		None of the abutting streets are, in the vicinity of the subject property, classified as major streets by the Major Street Plan.
ARTERIAL STREET IMPACT FEE: *(Informational only)*		The subject property is exempt from impact fees as required by Chapter 39.

RECOMMENDATIONS:
The applicant has requested that all three requests be continued to April 5, 2016 to allow additional time for the developer to meet with the neighborhood. Staff recommends the continuance without fee.

Respectfully submitted,

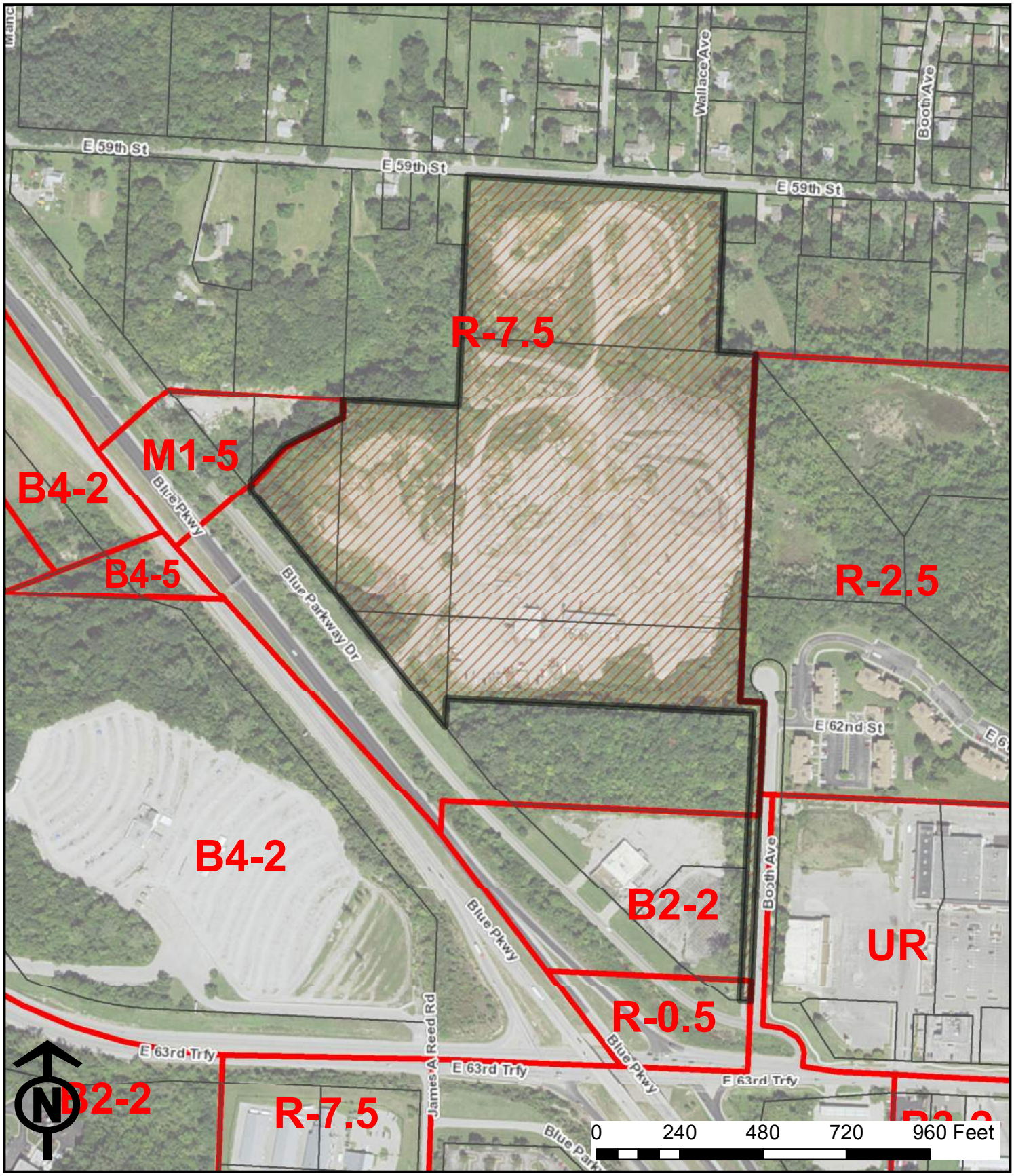
Joseph C. Rexwinkle, AICP
Planner

Docket #15

667-S-1

01.19.16
03.01.16
03.15.16

Case No. 667-S-1 - A request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on about 43 acres in an area bordered by E. 59th Street on the north, approximately 1,000 feet north of E. 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, from residential low density and office to high density residential, office and

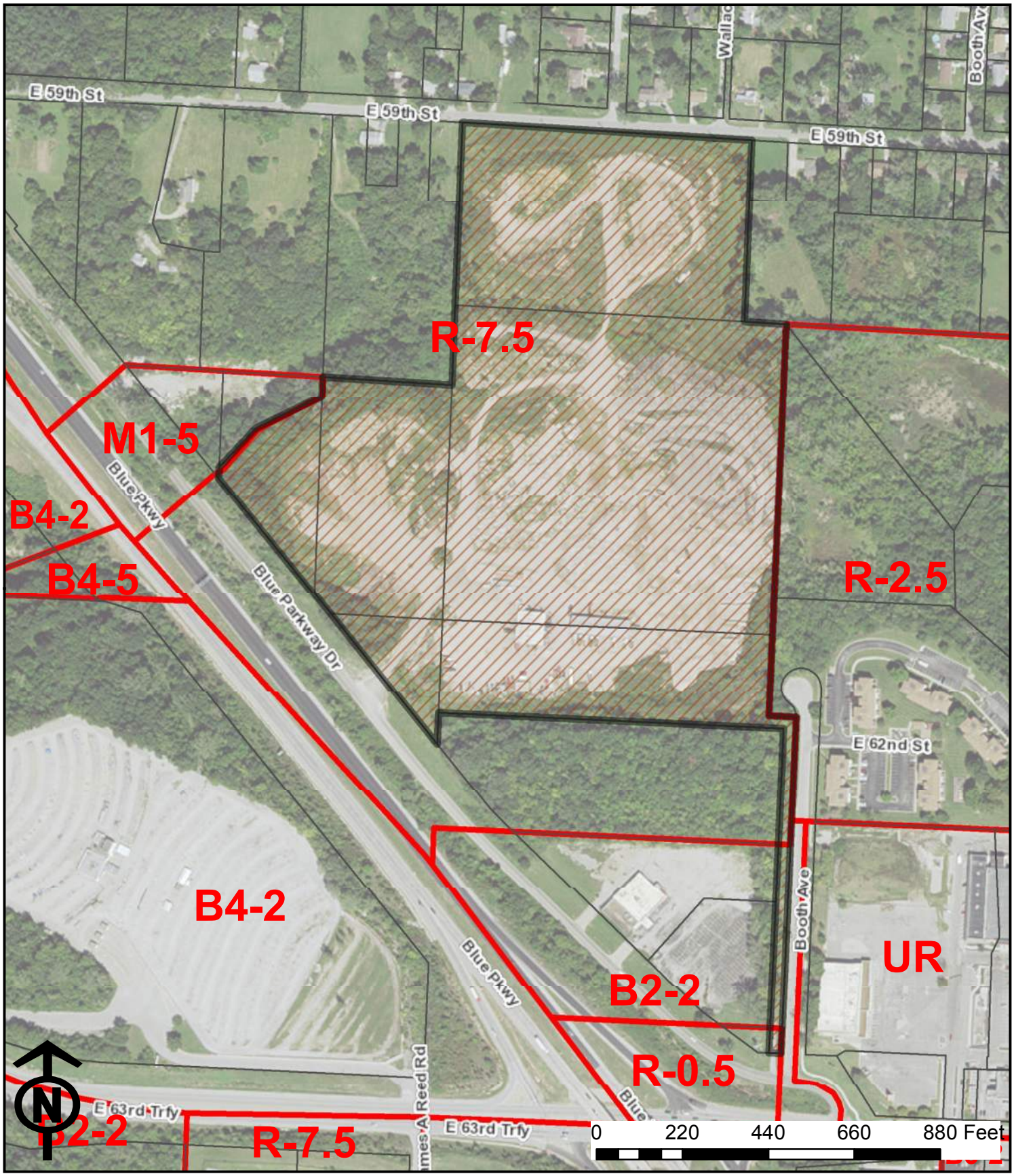


Docket #16

14633-MPD

01.19.16
03.01.16
03.15.16

Case No. 14633-MPD - About 43acres generally bordered by E. 59th Street on the north, approximately 1,000 feet north of E. 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west, to consider rezoning the parcels from Districts R-7.5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allows for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential.



City Planning & Development Department

Development Management Division

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

816 513-8801
Fax 816 513-2838

STAFF REPORT **March 15, 2016** **(15 & 16)**

RE: **a) Case No. 667-S-1**
b) Case 14633-MPD

APPLICANT: Jim Kidwell
350 Recycle Partners, LLC
15919 S. Kidwell Road
Greenwood, MO 64109

OWNER: 350 Recycle Partners, LLC
15919 S. Kidwell Road
Greenwood, MO 64109

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

LOCATION: Generally bordered by E. 59th Street on the north, approximately 1,000 feet north of E. 63rd Street on the south, Booth Avenue extended on the east and Blue Parkway on the west.

AREA: About 42 acres.

REQUESTS:

a) **Case No. 667-S-1 –** To consider a request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on about 42 acres from single-family residential and office to multi-family residential, office and Industrial/Warehousing.

b) **Case No. 14633-MPD –** To consider a request to rezone approximately 42 acres from Districts R-7.5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allows for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential.

LAND USE PLAN: The 350 Highway / Blue Parkway Corridor Plan recommends Single Family Residential and Office land uses on this parcel. The proposed plan is not consistent with the future land use which necessitates a land use plan amendment.

SURROUNDING LAND USE:

North: zoned R-7.5, single family residences.
South: zoned B2-2, Funky Town.

East: zoned R-2.5/ R-7.5, vacant/ single family residences.
West: Hwy 350/ Blue Parkway.

ARTERIAL STREET IMPACT FEE: Benefit District – District F
(Informational only) The impact fee will be calculated by the administrator.

EXISTING CONDITIONS:
The subject property is a 42-acre site consisting of seven parcels; six of which are currently owned by 350 Recycle Center Partners, LLC with the seventh and southernmost owned by Children's Center for the Visually Impaired. The property was previously used as a rock quarry which operated under a Certificate of Legal Nonconforming Use that was issued on June 10, 1987. Since that time the property owner has leased the middle portion of the site to TDA Properties which has operated a trucking and hauling business from this location. This use was established illegally as current zoning does not permit it.

PLAN AND REZONING REVIEW:
Among the reasons for the request is to make legal the existing trucking and hauling business, which is classified by the zoning and development code as a *warehousing, wholesaling, and freight movement, outdoor use*, first allowed by special use permit in District M3. This use currently operates on Lot 1 and is proposed to extend southward onto Lot 2 as the operator intends to purchase Lot 2 from the Children's Center for the Visually Impaired. An additional reason for the request is to allow outdoor storage of shipping containers on Lot 3, immediately to the north of Lot 2. This use is classified as *outdoor storage* and first allowed as a principal use by right in District M3. Instead of submitting a request to rezone Lots 1, 2 and 3 to M3 and seek a special use permit for the use on Lots 1 and 2, the developer has opted to apply to rezone the property to MPD (Master Planned Development). No immediate plans are proposed for Lots 4 and 5 which lie to the northwest and north respectively, however the applicant is asking for office uses on Lot 4 and multi-family residential on Lot 5. Both lots are a part of Phase 2 since there are no immediate plans to develop them.

Given the nature of the existing and proposed uses, limited building construction is anticipated on Lots 1, 2 and 3. Lot 1 contains three small existing buildings used as offices for the existing trucking business. Trucks kept on Lot 1 are kept outdoors on the remainder of the site which is mostly a gravel surface. This site is the same elevation as the property to the north, which is Lot 3, the site of the proposed container storage. It is a flat site that consists entirely of a gravel surface and surrounded by a chain-link fence. Three small buildings are proposed on this lot, however the remainder will be used for container storage and the applicant proposed to stack the containers two high. Though the trucking company intends to purchase Lot 2 to the south, they have not done so yet, and therefore have no immediate plans for its use. However, they have indicated when they do it will be a similar use and arrangement as their existing site (Lot 1). Due to this Lot 2, along with Lots 4 and 5 contain no information as to the arrangement of uses, buildings drives, parking areas, landscaping, etc. and therefore the developer is seeking only approval of the uses on these three lots at this time and will amend the MPD preliminary development plan in the future. This means that these lots would be zoned MPD and the uses would be permitted subject only to the developer submitting a preliminary development plan for City Plan Commission and City Council consideration.

ANALYSIS:
The area plan of record, 350 Highway / Blue Parkway Corridor Plan, recommends single-family residential and office land uses on the subject property. The plan recommends the single-family uses mainly along the northern edge of the subject property with the office use recommended for the remainder. With the exception of the proposed office use, the existing and proposed

land uses are not consistent with this recommendation. As a result an area plan amendment is required for the proposed multi-family residential (Lot 5, the northern end of the subject property) and the existing and proposed industrial uses on Lots 1, 2 and 3. Long Range Planning staff is not supportive of this amendment and has provided the following justification:

The 350 Highway/Blue Parkway Corridor Plan looks to support residential, office and commercial uses in this area. The juxtaposition of warehousing/storage uses proposed next to the existing single family uses and the proposed high density residential does not fit the plan. While the site does present challenging terrain issues, the plan addresses the long-term vitality and attractiveness of the 350 Blue Parkway corridor as a quality mixed-use environment with prosperous commerce and quality living within the Corridor. Additionally, the plan recommends developing mixed-use nodes that increase walkability and connectivity. To aid in this, the plan calls out that activity nodes should be anchored by commercial areas surrounded by varied residential uses that would support the activity nodes. Residential and office use support this but the warehousing/storage proposed does not.

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 area plan of record is the 350 Highway / Blue Parkway Corridor Plan recommends single-family residential and office land uses on the subject property. The applicant is seeking an amendment to this plan to change the recommended land use from single-family residential to multi-family residential and from office to industrial/warehousing. Subject to approval of this amendment, the requested zoning would comply with the area plan of record.

88-515-08-B. Zoning and use of nearby property;
Property to the north consists of large lot single-family residential development zoned R-7.5. Property to the east is mainly undeveloped with some single-family residential uses to the northeast zoned R-7.5 and multi-family residential uses to the southeast zoned R-2.5. Property to the south is a night club zoned B2-2 and property to the west is either undeveloped or large lot single-family zoned M1-5 and R-7.5.

88-515-08-C. Physical character of the area in which the subject property is located;
The physical character of the area is semi-rural and low-density residential to the north, northwest and northeast with commercial and multi-family residential to the south.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The development plan is intended to serve as a preliminary plat and it depicts a private water service line serving both Lots 1 and 3 from the southeast. Water Services Department generally requires each lot to be served directly by a public main and provided a comment to the applicant to this effect which has not yet been resolved. Blue Parkway Drive, which forms the western border and provides the only vehicular access to the subject property is a frontage road located within the right-of-way for Blue Parkway, which is 350 Highway, controlled by Missouri Department of Transportation. The only access to 350 Highway from the property is to the south via E 63rd St, whose intersection with Blue Parkway Dr is in close proximity to the off-ramps for 350 Highway to E 63rd. The applicant has submitted a traffic study which has been reviewed by Public Works staff as well as MoDOT staff and it indicates that traffic expected to be generated by the proposed uses results in a number of substantial improvements to the road network, including re-aligning Blue Parkway Dr to the east through an existing shopping center. In response to these suggested improvements the applicant has suggested that the project be

split into two phases with the existing trucking business on Lot 1, its expansion area onto Lot 2, and the proposed container storage use on Lot 3 all part of Phase I and the remaining office and multi-family use in Phase 2. The applicant submitted a revised traffic study to MoDOT on March 7, 2016 which is undergoing review. This study may result in amended conditions presented at time of City Plan Commission. However, at this point the only conditions available to staff are based on the original traffic study and these conditions require such substantial improvements that staff does not believe there is adequate infrastructure in place at this time to support the proposal. Subject to completion of the improvements required of the transportation conditions before us today and compliance with Water Services Department policies adequate public facilities would be made available.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;
The property is zoned R-7.5, a residential district which allows mainly single-family homes. The northern portion of the property adjacent to 59th St is appropriate for single-family use, however the remainder of the property is not given its terrain and proximity to more intense uses and the highway.

88-515-08-F. Length of time the subject property has remained vacant as zoned;
The subject property was previously used as a rock quarry and has been used illegally for a trucking operation for several years.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
Approval of the rezoning will make legal the existing trucking operation, an industrial use, and allow an expansion of the same onto the lot to the south and introduction of a new industrial use (container storage) on a lot to the north. The proposed multi-family use is located to the north with access to 59th St which is a narrow residential street not built to full city standards and this site is surrounded on three sides by large lot single-family uses. The plan does not depict an alternate form of access to Blue Parkway Dr for the multi-family use so staff assumes that the only access for this use would be to 59th St. Furthermore, staff does not know what density of multi-family development is planned which does not permit a thorough evaluation as to whether this use would detrimentally affect nearby properties. The applicant agrees that because of the relative lack of information they will submit a preliminary development plan for City Plan Commission and City Council at a later date to obtain approval of development for this lot, however they're asking for the use and corresponding area plan amendments to be approved at this time. Without knowledge of the proposed density and access it is difficult to evaluate the extent to which approving this use on this lot will affect nearby properties.

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 application will require the existing trucking use to find an alternate location which is properly zoned for the use and would prevent the opening of the proposed container storage use. This may result in a hardship on the owner, however, in that the property has been used for industrial purposes for many years despite its zoning. Under current zoning, the owner would only be allowed to use the property for residential development which is both not supported by the area plan (single-family is only supported along 59th St) and not feasible given the property's location and terrain. The property's proximity to 350 Highway and Interstate 435 make it a sensible location for nonresidential uses, however the access to these highways is difficult given existing road conditions.

Staff is concerned with the fact that all of the existing and proposed uses, with the exception of

the office use, do not conform to the recommendations of the area plan and its vision for the area. Staff recognizes that the property has been used for industrial purposes for many years and is not opposed to allowing the existing use (trucking operation) to remain for a restricted period of time, such as can be done with a special use permit. However, this cannot be done with the current proposal (MPD) and there are limitations to this in that it would require rezoning to an M District, which itself would not conform to the area plan and would remain in place even after a special use permit expired. Staff does not believe the existing zoning (R-7.5) which restricts the property primarily to single-family residential use, is appropriate given the property's location adjacent to highways and its challenging terrain. However poor access and adjacency to large lot single-family uses also make it a poor location for allowing expansion of existing and establishment of new industrial uses. And not enough is known at this time about how access might be improved. Lastly, multi-family residential uses may be appropriate for portions of the property, but too little is known about the multi-family proposed to properly evaluate, and therefore to support at this time.

For the reasons stated above, staff cannot support the request; however conditions are recommended should the City Plan Commission desire to recommend approval.

RECOMMENDATIONS:

a. **Case No. 667-S-1 –** To consider a request to amend the 350 Highway-Blue Parkway Corridor Plan by changing the recommended land use on about 42 acres from single-family residential and office to multi-family residential, office and Industrial/Warehousing.

City Planning and Development Staff recommends denial of Case 667-S-1.

b. **Case No. 14633-MPD –** To consider a request to rezone approximately 42 acres from Districts R-7.5 (Residential dash 7.5), B2-2 (Neighborhood Business 2 dash 2), M1-5 (Manufacturing 1 dash 5) to District MPD (Master Planned District) and approval of a development plan that allows for the continued use (and expansion) of the trucking and hauling business, development of an office/ mobile container storage yard and future multi-family residential.

City Planning and Development Staff recommends denial of Case No. 14633-MPD.

Should the City Plan Commission desire to make a recommendation of approval, staff recommends the following conditions based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee prior to and following the February 3, 2016:

1. That two (2) collated, stapled, and folded (to 8.5 by 11 in. size) hardcopies and one (1) digital copy (CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plane coordinate system) of the plans, **revised as noted below**, be submitted to Development Management staff (15th Floor, City Hall), prior to ordinance request showing:
   a. That the plan is revised to eliminate all references to the proposed multi-unit residential use on Lot 5 and note that permitted uses and lot and building standards for Lot 5 be established at time of preliminary development plan amendment in the future.
   b. That notes on the face of the plan and in the tabular data on the plan for Lot 4 be clarified to state that permitted uses and lot and building standards be the same as those allowed in District O-1 and that City Plan Commission and City Council approval of a preliminary development plan is required prior to any development of Lot 4.
   c. That the plan clearly state that for Lots 1, 2 and 3, the lot and building standards of District M3-1 shall apply and that only those uses proposed for Lots 1, 2 and 3 shall be permitted. Any information listed on the plan which conflicts with the lot and building

standards of M3-1 (including floor area ratio) shall be omitted.

d. That notes on the face of the plan and in the tabular data on the plan for Lot 2 state that City Plan Commission and City Council approval of a preliminary development plan is required prior to any development of Lot 2.

The remaining plan corrections are recommended by the Land Development Division of City Planning and Development. Please contact Brett Cox at 816-513-2509 or brett.cox@kcmo.org with questions.

e. Revise plan to show 60' existing R/W for Booth Ave.
f. Show the floodplain & Stream Buffer Easement/Tract on the plan.
g. Show concept for stormwater management on the plan.
h. Show existing sanitary sewer along Blue Parkway Dr.

2. That for Lots 1 and 3 the developer secures approval of a final development plan from the City Plan Commission. Said plan shall depict the arrangement of uses on the property, surface material, any buildings and their dimensions, a lighting plan with photometric study (if outdoor lighting is proposed), and any required landscaping.
3. That for Lots 2 and 4 the developer secures approval of a revised preliminary development plan from the City Plan Commission and City Council to establish the arrangement of uses on each lot and a final development plan from the City Plan Commission prior to development.
4. That for Lot 5 the developer secures approval of a preliminary development plan from the City Plan Commission and City Council to establish permitted uses and lot and building standards and a final development plan from the City Plan Commission prior to development.

The following conditions are recommended by the Missouri Department of Transportation. Please contact Vernon Koch at vernon.koch@modot.mo.gov or 816-607-2190 with questions.

5. That prior to work beginning on any lot in Phase I, the developer shall construct a southbound, Blue Parkway Drive, left turn lane at 63rd Street at a minimum of 250 feet.
6. That prior to work beginning in any lot in Phase I, the developer shall construct an eastbound, 63rd Street, left turn lane at Blue Parkway Drive at a minimum of 250 feet.
7. That prior to work beginning in any lot in Phase II, the developer shall relocate Blue Parkway Drive east to provide adequate spacing for signalization that meet the Missouri Department of Transportation's guidelines or approval.

The remaining conditions are recommended by the Land Development Division of City Planning and Development. Please contact Brett Cox at 816-513-2509 or brett.cox@kcmo.org with questions.

8. 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.
9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
10. The developer shall verify vertical and horizontal sight distance for the drive connection to public right-of-way and make improvements to ensure local jurisdiction and/or minimum

AASHTO adequate sight distance standards are met.

11. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
12. The developer submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage for Booth Ave, prior to recording the final plat.
13. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
15. The developer shall submit a preliminary buffer plan prior to approval of the Rezoning plan in accordance with the Section 88-415 requirements.
16. The developer shall submit a final stream buffer plan to the Land Development Division 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 building activities on the site, in accordance with the Section 88-415 requirements.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
19. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area on any plat and plan, as required by the Land Development Division.
20. The developer must 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.

Respectfully submitted,

Joseph C. Rexwinkle, AICP
Planner

MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

Overall Property Description:
A tract of land in the North Half of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian and part of Lots 7 and 8, SHERRARD HEIGHTS, a subdivision of land in the City of Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter said Section 6; thence South 02°01'31" West, along the West line of said Northwest Quarter, 25.00 feet to a point on the South right-of-way line of E. 59th Street, as now established, said point also being the Northeast corner of Lot 1, of said SHERRARD HEIGHTS, said point also being the Point of Beginning of the tract of land to be herein described; thence South 86°57'12" East, along said South right-of-way line, 744.34 feet; thence South 02°01'31" West, 470.00 feet; thence South 86°57'12" East, 103.20 feet; thence South 02°06'01" West, 703.30 feet to the Northwest corner of K.C. CLUB, A CONDOMINIUM, a subdivision of land in said City of Kansas City; thence continuing South 02°06'01" West, along the West line of said K.C. CLUB, A CONDOMINIUM, 300.00 feet; thence South 87°41'05" East continuing along said West line, 69.10 feet to a point on the West right-of-way line of Booth Avenue, as now established; thence South 02°08'37" West, along the said West right-of-way line, 858.33 feet to a point on the Northeasterly right-of-way line of Missouri Highway 350, as now established; thence North 87°42'28" West, along said northeasterly right-of-way line, 30.00 feet; thence North 02°11'17" East, 535.14 feet; thence North 87°25'00" West, 679.03 feet to a point on said Northeasterly right-of-way line; thence North 46°25'32" West, along said Northeasterly right-of-way line, 74.32 feet; thence North 39°03'39" West, continuing along said Northeasterly right-of-way line, 1,115.47 feet; thence North 02°00'27" East, 51.67 feet; thence North 43°29'31" East, 133.05 feet; thence North 64°42'31" East, 185.47 feet to a point on the West line of said Lot 8; thence North 02°01'31" East, along said West line, 53.00 feet to the Northwest corner of said Lot 8; thence South 86°21'14" East, along the North line of said Lot 8, 330.00 feet to the Northeast corner of said Lot 8, said corner also being the Southeast corner of Lot 1, said SHERRARD HEIGHTS, said corner also being a point on the West line of said Northeast Quarter; thence North 02°01'31" East, along said West line, 635.00 feet to the Point of Beginning. Containing 1,821,756 square feet or 41.82 acres, more or less.

Lot 1 Property Description:
A tract of land in the Northeast Quarter of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 02°01'31" West, along the West line of said Northeast Quarter, 25.00 feet to a point on the South right-of-way line of E. 59th Street, as now established, said point also being the Northeast corner of Lot 1, SHERRARD HEIGHTS, a subdivision of land in Kansas City, Jackson County, Missouri, said point also being the Point of Beginning of the tract of land to be herein described; thence South 86°57'12" East, along said South right-of-way line, 744.34 feet; thence South 02°01'31" West, 470.00 feet; thence South 86°57'12" East, 103.20 feet; thence South 02°06'01" West, 242.64 feet; thence North 87°53'23" West, 824.09 feet; thence North 12°04'52" West, 94.37 feet to a point on the West line of said Northeast Quarter, said point also being the Southeast corner of said Lot 1; thence North 02°01'31" East, along said West line, 635.00 feet to the Point of Beginning. Containing 560,173 square feet or 12.86 acres, more or less.

Lot 2 Property Description:
A tract of land in the North half of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian and part of Lots 7 and 8, SHERRARD HEIGHTS, a subdivion of land in the City of Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 6; thence South 02°01'31" West, along the West line of said Northeast Quarter, 660.00 feet to the Northeast corner of said Lot 8, said corner also being the Point of Beginning of the tract of land to be herein described; thence South 12°04'52" East, 94.37 feet; thence South 02°01'31" West, 286.88 feet; thence South 50°56'21" West, 391.99 feet to a point on the Northeasterly right-of-way line of Missouri Highway 350, as now established; thence North 39°03'39" West, along said Northeasterly right-of-way line, 472.15 feet; thence North 02°00'27" East, 51.67 feet; thence North 43°29'31" East, 133.05 feet; thence North 64°42'31" East, 185.47 feet to a point on the West line of said Lot 8; thence North 02°01'31" East, along said West line, 53.00 feet to the Northwest corner of said Lot 8; thence South 86°21'14" East, along the North line of said Lot 8, 330.00 feet to the Point of Beginning. Containing 262,541 square feet or 6.03 acres, more or less.

Lot 3 Property Description:
A tract of land in the North Half of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian and part of Lot 8, SHERRARD HEIGHTS, a subdivision of land in the City of Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 6; thence South 02°01'31" West, along the West line of said Northeast Quarter, 660 feet to the Southeast corner of said Lot 8; thence South 12°04'52" West, 94.37 feet to the Point of Beginning of the tract of land to be herein described; thence South 87°53'23" East, 824.09 feet; thence South 02°06'01" West, 406.15 feet; thence North 87°53'59" West, 823.56 feet; thence South 50°56'21" West, 313.51 feet to a point on the Northeasterly right-of-way line of Missouri Highway 350, as now established; thence North 39°03'39" West, along said Northeasterly right-of-way line, 90.00 feet; thence North 50°56'21" East, 391.99 feet; thence North 02°01'31" East, 286.88 feet to the Point of Beginning. Containing 366,399 square feet or 8.41 acres, more or less.

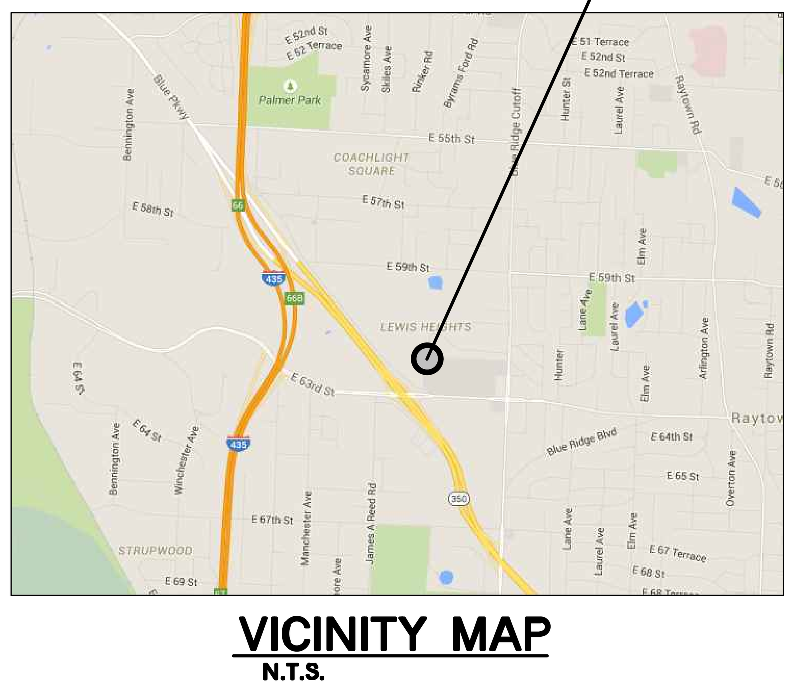
Lot 4 Property Description:
A tract of land in the Northeast Quarter of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 02°01'31" West, along the West line of said Northeast Quarter, 1,534.63 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 02°01'31" West, 73.86 feet to a point on the Northeasterly right-of-way line of Missouri Highway 350, as now established; thence North 39°03'39" West, along said Northeasterly right-of-way line, 324.57 feet; thence North 50°56'21" East, 313.51 feet; thence South 87°53'59" East, 823.56 feet; thence South 02°06'01" West, 54.51 feet to the Northwest corner of K.C. CLUB, A CONDOMINIUM, a subdivision of land in said City of Kansas City; thence continuing South 02°06'01" West, along the West line of said K.C. CLUB, A CONDIMINIUM, 300.00 feet; thence continuing South 02°06'01" West, 29.46 feet; thence North 87°25'00" West, 846.09 feet to the Point of Beginning. Containing 367,637 square feet or 8.44 acres, more or less.

Lot 5 Property Description:
A tract of land in the Northeast Quarter of Section 6, Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence South 02°01'31" West, along the West line of said Northeast Quarter, 1,534.63 feet to the Point of Beginning of the tract of land to be herein described; thence South 87°25'00" East, 846.09 feet; thence North 02°06'01" East, 29.46 feet to a point on the West line of K.C. CLUB, A CONDOMINIUM, a subdivision of land in said City of Kansas City; thence South 87°41'05" East, along said West line, 69.10 feet to a point on the West right-of-way line of Booth Avenue, as now established; thence South 02°08'37" West, along said West line, 858.33 feet to a point on the Northeasterly right-of-way line of Missouri Highway 350, as now established; thence North 87°42'28" West, along said Northeasterly right-of-way line, 30.00 feet; thence North 02°11'17" East, 535.14 feet; thence North 87°25'00" West, 679.02 feet to a point on said Northeasterly right-of-way line; thence North 46°25'32" West, along said Northeasterly right-of-way line, 74.32 feet; thence North 39°03'39" West, continuing along said Northeasterly right-of-way line, 228.75 feet; thence North 02°01'31" East, 73.86 feet to the Point of Beginning. Containing 265,012 square feet or 6.08 acres, more or less.

PLAN LEGEND:

PROPOSED LOT LINE	LL
PROPOSED PROPERTY LINE	PL
EXISTING RIGHT-OF-WAY	ER/W

PROJECT LOCATION



VICINITY MAP
N.T.S.

SCALE
0' 100' 200'
1"=100' HORIZ.
(for 42"x30" sheet)

APPLICANT/DEVELOPER:
350 Recycle Center Partners LLc
Jim Kidwell PROJECT MANAGER
15919 S. Kidwell Road
Greenwoord, MO 64034

OWNER:
350 Recycle Center Partners, LLC
15919 S. Kidwell Road
Greenwood, MO 64034

DATE:	NO.:	REVISIONS/APPROVALS:
07-17-2015		Submitted to City.
08-21-2015		Revised and re-submitted to City.
11-20-2015		Revised and re-submitted to City.
12-02-2015		Revised and re-submitted to City.
01-19-2016		Revised and re-submitted to City.
03-01-2016		Revised and re-submitted to City.

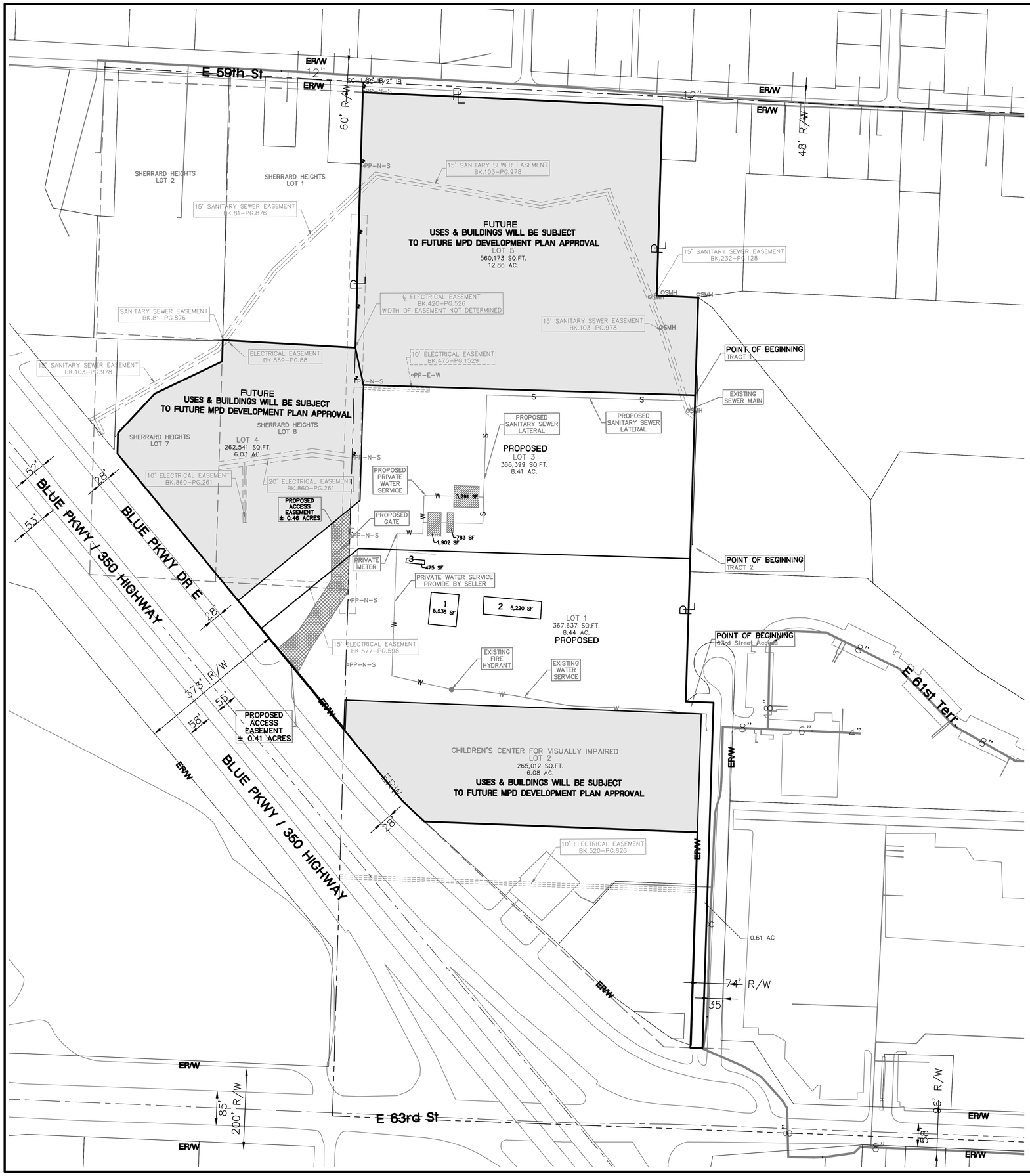
Reviewed By: DEM
Designed By: DEM
Drafted By: SMW
Lutjen Project No.: 15095

LUTJEN
1301 Burlington, #100
North Kansas City, MO 64116
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture
MO State Certificate of Authority #: 2007022824

MPD DEVELOPMENT PLAN & PRELIMINARY PLAT
350 Recycle Center Partners
KANSAS CITY, JACKSON COUNTY, MO

Location: L:\Projects\15095-01\Plans\Development Plan\15095.MPD&PP.dwg

Sheet No.: SH 1 OF 2



GENERAL NOTES:

A. EXISTING ZONING: R-7.5, M1-5, B2-B, & R-0.5
PROPOSED ZONING: MPD

B. TOTAL LAND AREA: 1,890,845 SF./41.82 AC.
REFER TO PRELIMINARY DEVELOPMENT DATA CHART FOR LOT AREAS

C. ACREAGE OF PROPOSED AND EXISTING STREET RIGHT OF WAY: 0 AC. (NO RIGHT OF WAY DEDICATION ANTICIPATED)

D. NET ACREAGE: 41.82 AC.

E. PROPOSED USE OR USES OF EACH BUILDING AND STRUCTURE:
REFER TO PRELIMINARY DEVELOPMENT DATA CHART

F. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES: 30' MAX. LOT 1 LOT 3 (PHASE 1)
NUMBER OF FLOORS OF EACH BUILDING: 1
FUTURE LOT DEVELOPMENT SUBJECT TO MPD PLANS AND FINAL PLANS

G. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING.
REFER TO PRELIMINARY DEVELOPMENT DATA CHART

H. FLOOR AREA RATIO:
REFER TO PRELIMINARY DEVELOPMENT DATA CHART

I. RESIDENTIAL DEVELOPMENT SHALL, IN ADDITION, IDENTIFY GROSS AND NET DENSITY:
REFER TO PRELIMINARY DEVELOPMENT DATA CHART

J. REQUIRED PARKING: LOT 2, LOT 4 AND LOT 5 (PHASE 2) PARKING SHALL BE PURSUANT TO PLANNING & DEVELOPMENT CODE SECTION 88-420.

K. PROVIDED PARKING: LOT 3, 6 SPACES (1 ADA SPACE) LOT 1, 40 SPACES.

L. BICYCLE PARKING DATA:

SHORT-TERM BICYCLE PARKING:
REQUIRED: AT LEAST 10% OF THE NUMBER OF VEHICLE PARKING SPACES. LOT 1 AND LOT 3 TO REQUEST WAIVER.

NUMBER OF VEHICLE SPACES:
10% OF VEHICLE SPACES:

TOTAL NUMBER OF SHORT-TERM BICYCLE PARKING TO BE PROVIDED: FUTURE LOT 4 AND LOT 5 (PHASE 2) BASE ON MPD PLAN

LONG-TERM BICYCLE PARKING:
REQUIRED:
LOT 2, LOT 4, LOT 5 (PHASE 2) BASED ON FUTURE MPD PLAN.

TOTAL NUMBER OF LONG-TERM BICYCLE PARKING TO BE PROVIDED: LOT 3, LOT 4, LOT 5 (PHASE 2 ON FUTURE MPD PLAN.

M. PHASE 1: LOT 1, LOT 2 & LOT 3 COMMENCEMENT AND COMPLETION: 2015-2018
PHASE 2: LOT 4 & LOT 5 COMMENCEMENT AND COMPLETION: CONTINGENT UPON MARKET DEMAND.

N. MPD DEVELOPMENT PLAN & PRELIMINARY PLAT SHALL SERVE AS PRELIMINARY PLAT.

O. PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT SHALL BE SUBMITTED IN FUTURE, AS REQUIRED, FOR LOT 2, LOT 4 AND LOT 5 PHASE 2.

P. BUILDING ELEVATIONS SHALL BE OF UNIFORM DESIGN AND MATERIALS. EXISTING BUILDINGS WILL REMAIN IN CURRENT STATE, FUTURE BUILDINGS WILL BE SUBJECT TO MPD PLANS & FINAL PLAN APPROVALS.

Q. PROPOSED CONTOURS, BMPS, EASEMENTS AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVALS.

R. SIGNAGE: PURSUANT TO PLANNING & DEVELOPMENT CODE SECTION 88-445.

S. MPD FINAL PLANS FOR EACH LOT SHALL BE SUBMITTED TO THE KCMO CITY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS BEING GRANTED.

T. MPD FINAL PLANS TO INCLUDE DETAILS ON SIGNAGE, OPEN SPACE, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, FINAL ENGINEERING DESIGN, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY.

PRELIMINARY DEVELOPMENT DATA CHART:

		Lot Area Acres	Lot Area S.F.	Building S.F.	FAR/UPA	Land Use
Lot 1	Existing; and Phase 1	8.44	367,637	5,536 6,220 475 12,231	0.03	Trucking business. Uses allowed are: -Warehousing, Wholesaling, Freight Movement: outdoor -Outdoor Storage: principal and accessory -Office, Administrative, Professional or General -Retail Sales -Vehicle Sales and Service: Motor vehicle repair, limited -Vehicle Sales and Service: light equipment sales/rental (outdoor)
Lot 2	Phase 1	6.08	265,012	*	15	Future Development* Uses allowed are: -Warehousing, Wholesaling, Freight Movement: outdoor -Outdoor Storage: principal and accessory -Office, Administrative, Professional or General Retail Sales -Vehicle Sales and Service: Motor vehicle repair, limited -Vehicle Sales and Service: light equipment sales/rental (outdoor)
Lot 3	Proposed; and Phase 1	8.41	366,399	1,902 783 3,291 5,976	0.02	Sales, leasing and storage of storage or shipping containers (stacked three high) as well as a mobile office, modular buildings, liquid storage and parking of delivery vehicles. Uses allowed are: -Warehousing, Wholesaling, Freight Movement: outdoor -Outdoor Storage: principal and accessory -Office, Administrative, Professional or General -Retail Sales -Vehicle Sales and Service: Motor vehicle repair, limited -Vehicle Sales and Service: light equipment sales/rental (outdoor)
Lot 4	Phase 2	6.03	262,541	*	15	Future Development*: Office Uses allowed are: -Office, Administrative, Professional or General -Office, Medical
Lot 5	Phase 2	12.86	560,173	*	19	Future Development*: Multi Family Residential Uses allowed in District R-1.5 as identified in 88-110 of the Zoning and Development Code, along with Lot and Building Standards
		33.38	1,454,125	18,207		
						*Future development will be subject to approval of a MPD development plan and the uses and standards identified herein

PLAN LEGEND:

BOUNDARIES
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY

UTILITY LINES
- EXISTING CABLE TV, UNDERGROUND
- PROPOSED CABLE TV, UNDERGROUND
- EXISTING ELECTRIC, OVERHEAD
- EXISTING ELECTRIC, UNDERGROUND
- PROPOSED ELECTRIC, OVERHEAD
- PROPOSED ELECTRIC, UNDERGROUND
- EXISTING FIBER OPTIC, UNDERGROUND
- PROPOSED FIBER OPTIC, UNDERGROUND
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER, PRIVATE
- PROPOSED SANITARY SEWER, PUBLIC
- EXISTING STORM SEWER
- PROPOSED STORM SEWER, PRIVATE
- PROPOSED STORM SEWER, PUBLIC
- EXISTING TELEPHONE, UNDERGROUND
- PROPOSED TELEPHONE, UNDERGROUND
- EXISTING WATER LINE
- PROPOSED WATER LINE, PRIVATE
- PROPOSED WATER LINE, PUBLIC

SCALE
0' 100' 200'
1"=100' HORIZ.
(for 42"x30" sheet)

APPLICANT/DEVELOPER:
350 Recycle Center Partners LLc
Jim Kidwell PROJECT MANAGER
15919 S. Kidwell Road
Greenwoord, MO 64034

OWNER:
350 Recycle Center Partners, LLC
15919 S. Kidwell Road
Greenwood, MO 64034

DATE:	NO.:	REVISIONS/APPROVALS:
07-17-2015		Submitted to City.
08-21-2015		Revised and re-submitted to City.
11-20-2015		Revised and re-submitted to City.
12-02-2015		Revised and re-submitted to City.
01-19-2016		Revised and re-submitted to City.
03-01-2016		Revised and re-submitted to City.

Reviewed By: DEM
Designed By: DEM
Drafted By: SMW
Lutjen Project No.: 15095

LUTJEN
1101 Baltimore, Ste 1100
North Kansas City, MO 64116
816.587.4300
816.587.4303 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture
MO State Certificate of Authority #: 2007022524

MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

350 Recycle Center Partners
KANSAS CITY, JACKSON COUNTY, MO

Location: L:\Projects\15095-01\Plans\Development Plan\15095.MPD&PP - SH2.dwg

Sheet No.: SH 2 OF 2

City Planning and Development Department
Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795
(816) 513-8801

STAFF REPORT March 15, 2016 (17)

Re: **Case No. 254-S-314**

Applicant: Jeffrey Williams, AICP, Director of City Planning & Development

Request: Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

Purpose:

This is another list in the series of revisions to the Zoning & Development Code.

Recommendation:

Staff recommends CONTINUANCE to the City Plan Commission meeting of April 5, 2016.

Respectfully Submitted,

Patricia A. Elbert Noll

Patricia A. Elbert Noll
Planner
Patty.Noll@kcmo.org