



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

November 7, 2023

**Project Name**  
East Campus Office & Manufacturing  
MPD Plan

**Docket #8**

**Request**  
CD-CPC-2023-00150 – Rezoning with Plan

**Applicant**  
Jacob Hodson  
Olsson

**Agent**  
Promontory 150, LLC

Location 14499 Colorado Ave.  
Area About 250 acres  
Zoning M2-2 & M3-5  
Council District 6<sup>th</sup>  
County Jackson  
School District Grandview

**Surrounding Land Uses**  
**North:** City of Grandview, Industrial and residential (existing).  
**South:** zoned M1-5, Industrial uses.  
**East:** zoned M1-5/ M2-2, Apartments and Industrial uses.  
**West:** zoned UR, NNSA Federal Complex.

**Major Street Plan**  
The City’s Major Street Plan classifies Botts Road as Thoroughfare with 4 Through lanes. Missouri Route 150 is classified as a freeway.

**Land Use Plan**  
The Martin City Area Plan adopted by Resolution No. 200184 on March 5, 2020, recommends Industrial land use for the subject property. The request conforms to this recommendation.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on September 15, 2023. Scheduling deviations from 2023 Cycle T have not occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on October 26, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The project site is generally located at the northeast corner of MO Route 150 and Botts Road. The project is mostly undeveloped except for the existing Ideka Asphalt Plant located at the southeast corner of the site. The plant has been relocated south of MO Route 150 on Andrews Road. The site is bisected by an existing regulated stream that was permitted for mitigation.

Surrounding land uses includes existing industrial and residential uses with the City of Grandview to the north. To the east is the Cloverleaf apartments and industrial uses. The NNSA Federal Complex is on the west of Botts Road. To the south is the second plat of the CenterPoint Intermodal development. The parcel further south is the I-49 Industrial Center approved in July 2021.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of rezoning from Districts M2-2 and M3-5 to District MPD which also serves as a preliminary plat to allow for about 2.5 million square foot of office, admin, commercial, manufacturing, including a substation on seven (7) lots and four (4) tracts.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #8 - CD-CPC-2023-00150 - **Approval with Conditions**

**CONTROLLING**

**Case No. CD-CPC-2021-00109** – Ordinance No. 220378 approved a development plan which also served as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts, on about 256 acres, generally located at the northeast corner of MO Route 150 and Botts Road.

**RELATED RELEVANT CASES**

**Case No. 14309-P** - On July 3, 2012, the City Plan Commission approved a major site plan in District M3-5 (manufacturing 3-5) to allow for an asphalt plant on about 16.5 acres generally located at the northwest quadrant of Missouri Highway 150 and Colorado Avenue.

**PROJECT LOCATION**



**PLAN REVIEW**

The applicant is seeking approval of a rezoning from Districts M2-2 and M3-5 to District MPD which also serves as a preliminary plat for the "East Campus Offices and Manufacturing Master Plan". This will allow for about 2.5 million square foot of office, administrative, commercial, manufacturing, including a substation on seven (7) lots and four (4) tracts in two (2) phases. Phase 1 of the project is approximately 160 acres and is located south of the regulated stream. It is proposed to be developed with 9 buildings totaling about 1.9 million square feet. This will be contained in 9 structures with 4,001 parking spaces. Phase 2 is proposed to be about 87 acres and is located north of the regulated stream with a total building area of 645,000 square foot with 1,301 parking spaces. This will be a total of 9 structure and a substation.

Access to the development is proposed off M-150 Highway on Colorado Avenue and two private streets off Botts Road. Colorado Avenue is proposed to be vacated as all the streets within this development will be private. The plan shows pedestrian sidewalk network for this area of the campus and provide proper internal pedestrian connections. The developer has worked with staff to ensure that the pedestrian connectivity is

achieved by connecting the existing trail system through this site with the 150 Hwy trail east of Colorado Avenue.

**PLAN ANALYSIS**

Master Planned Development (88-280), Uses and Development Standards are established as part of the rezoning.

*\*indicates adjustment/deviation*

Standards	Applies	Meets	More Information
MPD Statement	YES	YES	C-100
Lot and Building Standards (88-280)	YES	YES	
Parking and Loading Standards	YES	YES	
*Landscape and Screening Standards (88-425)	YES	NO	See analysis below.
Outdoor Lighting Standards (88-430)	NO	NO	*Seeking exception
Sign Standards (88-445)	YES	YES	Must comply with 88-445.
*Pedestrian Standards (88-450)	YES	YES	

**Requested Waivers/ Deviations and Exemptions**

1. Exception from KCMO Zoning and Development Code Section 88-430.
2. Exception restrict access to Utility Sheet due to national security.
3. Request to allow administrative approval of Final MPD Plans by the Director of City Planning and Development, unless when it increases the total building square footage by more than 10% or proposes the addition or deletion of any uses or proposes building heights exceeding that stated on the MPD plan.

**Landscaping and Screening:**

The applicant has submitted a preliminary landscape plan to allow staff to review compliance with 88-405-05-F and 88-425-04-B of the Zoning and Development Code. Staff recommends the applicant revise the landscape plan with emphasis on the proposed vehicular use along the public roadway (150 Hwy). This can be accomplished with berms and evergreens.

**SPECIFIC REVIEW CRITERIA**

**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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:

**A. Conformance with adopted plans and planning policies;**

The Martin City Area Plan recommends Industrial land use for this location. The proposed use is consistent with the area plan land use recommendation. OA

**B. Zoning and use of nearby property;**

Nearby properties are primarily industrial uses. This proposal will be compatible. OA

**C. Physical character of the area in which the subject property is located;**

The proposed plan will be compatible with the physical character of the area. OA

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

There is adequate public infrastructure to serve this development. OA

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The current zoning designation is M2-2 and M3-5 and the development can be done under the existing zoning. OA



**F. Length of time the subject property has remained vacant as zoned;**

The subject property has never been developed. OA

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning is not expected to detrimentally affect nearby properties. OA

**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.**

A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project. OA

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

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

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

The development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the Martin City Area Plan. OA

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

The proposed uses are permitted in the M2-2 and M3-5 zoning district. OA

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

The proposed plan meets the requirements for vehicular access and circulation subject to the conditions recommended by staff. OA

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

The proposed plan provides connectivity within the development and to adjoining public streets. OA

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

The plan provides for adequate utilities to serve the development. OA

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

The Development Plan is proposing office, manufacturing and warehouses which are compatible with the surrounding land uses. OA

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

The applicant submitted a preliminary landscape plan. Staff recommends submittal of a revised landscape plan per staff approval prior to ordinance request to ensure that the vehicular uses proposed along 150 Hwy are adequately screened. OA

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

The proposed plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. OA



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

The plan also includes a tree preservation and mitigation plan. The existing trees within the regulated stream area are shown on the preliminary stream buffer plan and will be preserved. OA

#### **ATTACHMENTS**


1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends the following as stated in the conditions report:

8 - CD-CPC-2023-00150- **Approval with Conditions**

Respectfully Submitted,



Olofu Agbaji  
Planner



## Plan Conditions

Report Date: November 03, 2023

Case Number: CD-CPC-2023-00150

Project: East Campus Office & Manufacturing Master Plan

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*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.*

1. The developer shall secure approval of an MPD Final Plan from the Director of City Planning and Development prior to building permit.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines for MPD Final Plans that abut residential areas prior to Certificate of Occupancy.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
8. That prior to ordinance request the submitted Traffic Impact Study must be approved by Public Works Department and the Missouri Department of Transportation. All necessary improvements identified and required by the TIS shall be reflected on a revised MPD plan and approved by staff prior to ordinance request. This includes any changes to the site access and circulation.
9. MPD Final Plan shall provide details and identify connections from parking areas to buildings; pedestrian connectivity across the campus shall include a 10' wide multi-use trail. All pedestrian circulation systems on the campus shall meet Ordinance Section 88-450. The 10' trail shall be a publicly accessible trail with an agreement that the public would always be able to access it.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

10. 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 as may be required.
11. 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.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land

Development Division.

15. The developer shall 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.
16. The developer shall 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.
17. 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.
18. 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 construction activities on the site, in accordance with the Section 88-415 requirements.
19. The developer shall submit plans to the Land Development Division and obtain permits for any construction required in the public right-of-way.

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

20. The shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
21. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
22. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1
23. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
24. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
25. Shall provide fire lane signage on fire access drives.
26. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
27. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
28. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
29. IFC (2018) § 503.1.1 The building labeled "Future Manufacturing 262,500 SF" shall be submitted for review and approval as part of the MPD Final Plan showing the method of meeting exceptions for fire access roads.
30. IFC (2018) § D104.2 A second access road from the public streets onto the site shall be provided if the total building area exceeds 62,000 SF (exception: may be increased to 124,000 SF if buildings are fully sprinklered).
31. IFC (2018) § D104.1 The temporary access road that passes between buildings 203 and 251 shall be constructed on-site regardless of access to MO-150 Highway to provide for emergency vehicle circulation.



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

32. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
33. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
35. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*
37. The developer must submit water main abandonment plans for abandonment of the 8" public water main in Colorado Ave (approx 660') and any other needed public water main and fire hydrant improvements. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

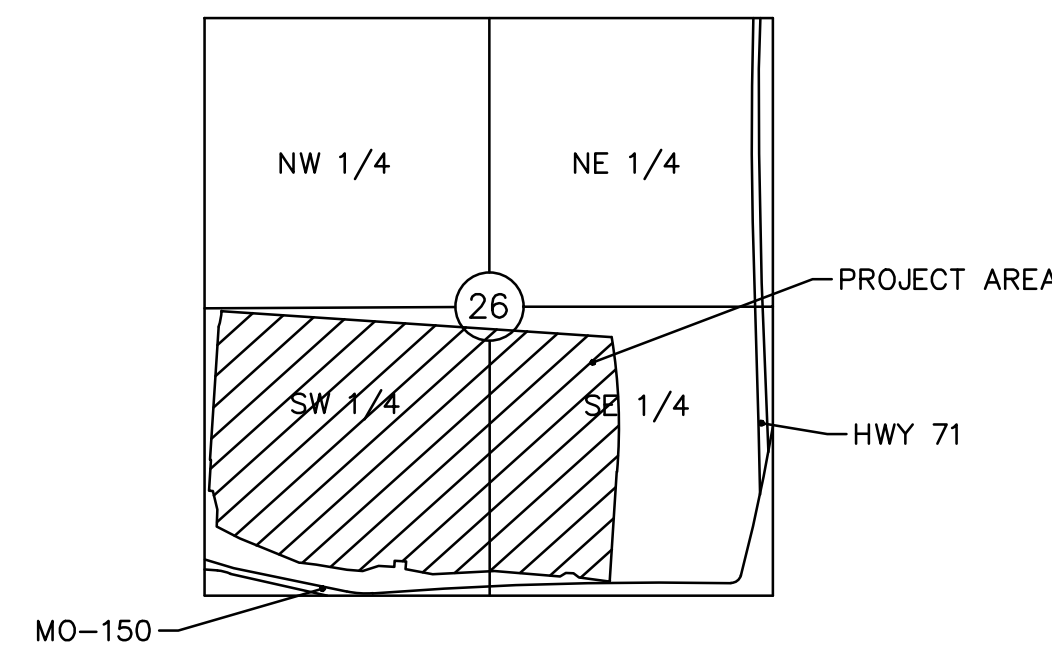
*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

38. The developer shall provide private storm water and private sanitary sewer easements for any private sewer mains prior to the issuance of any building permits.
39. The developer shall provide Covenants to Maintain Private Storm and Sanitary Sewer Mains acceptable to KC Water for any private sewer mains prior to the issuance of any building permits.
40. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. 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 construction activities on the site, in accordance with the Section 88-415 requirements.
42. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
43. 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 (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
44. The developer shall provide private water main easements for any private water mains prior to the issuance of any building permits.
45. The developer shall provide a Covenant to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

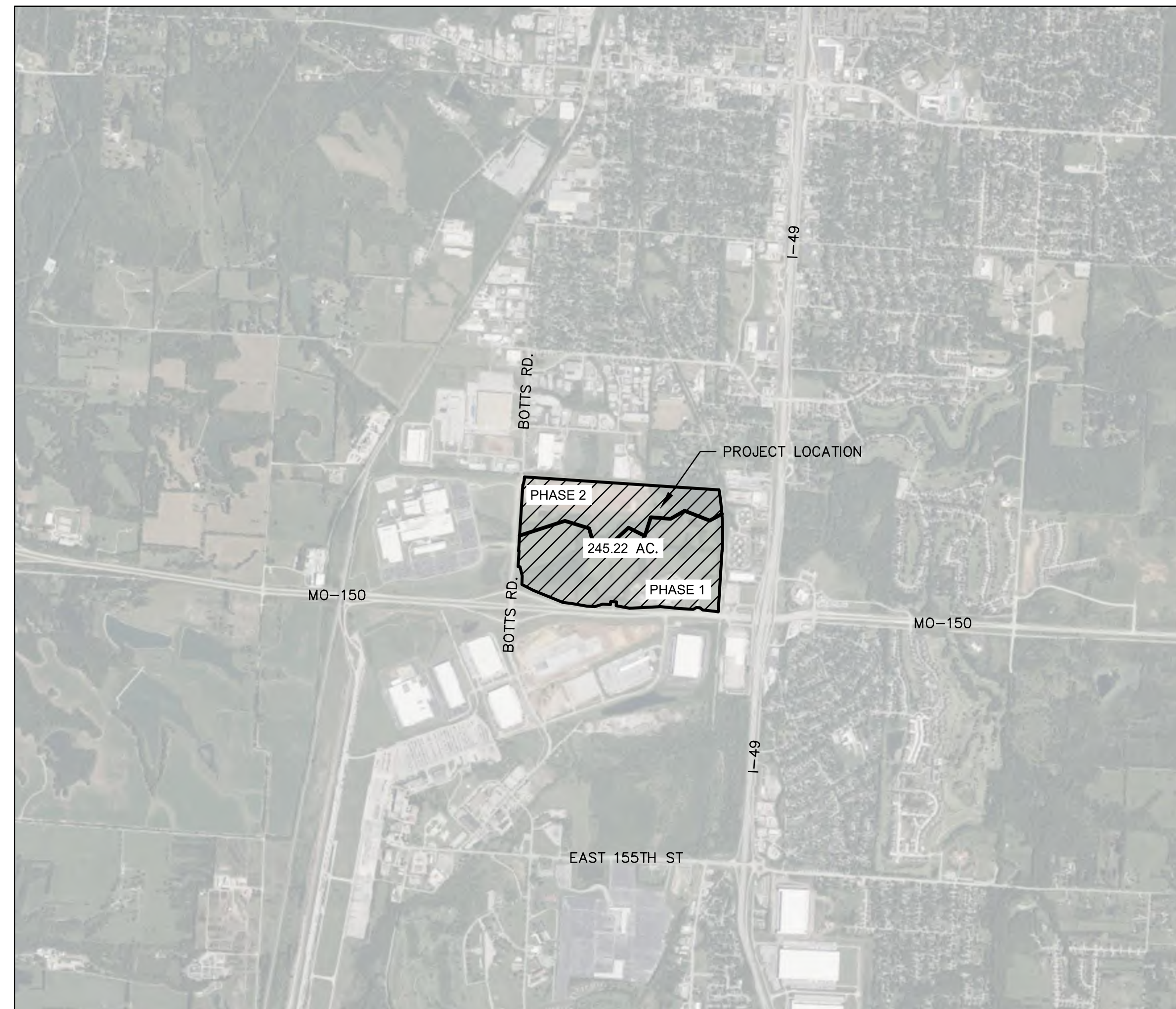


# EAST CAMPUS MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

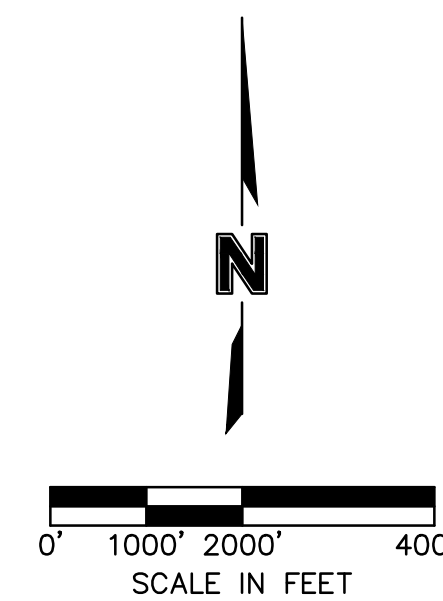
SECTION 26, TOWNSHIP 47N, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO



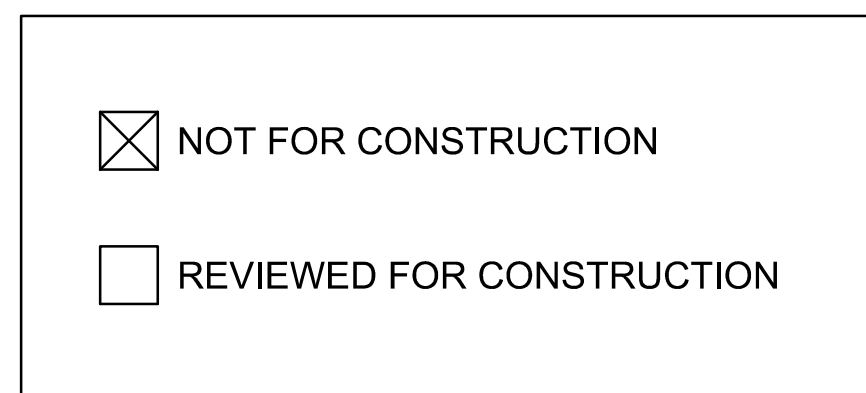
**VICINITY MAP**  
S26, T47N, R33W  
N.T.S



Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	NOTES
C104	PRELIMINARY GRADING PLAN
C105	PRELIMINARY PLAT
C106	OVERALL STREAM BUFFER PLAN
C107	PRELIMINARY UTILITY PLAN
C108	TREE PRESERVATION PLAN
C109	MO-150 EXHIBIT
C110	SIGHT DISTANCE EXHIBIT
L100	LANDSCAPE PLAN (PHASE 1)
L101	LANDSCAPE PLAN (PHASE 2)
A101	PRELIMINARY BUILDING ELEVATIONS



PROJECT TEAM & UTILITY CONTACT LIST	
<b>OWNER / DEVELOPER</b> PROMONTORY 150 LLC 4453 MAIN ST STE 920 KANSAS CITY, MO 64111 CONTACT: COREY WALKER PHONE: 816.285.3878 EMAIL: COREY.WALKER@PLATFORMV.COM	<b>UTILITY SERVICE NUMBERS</b> NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627  NAME: KOMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171  NAME: SPIRE PHONE: 816-756-5252  NAME: AT&T PHONE: 800-286-8313  NAME: EVERGY PHONE: 816-471-5275  NAME: SPECTRUM: 816-358-5360  NAME: GOOGLE FIBER PHONE: 877-454-6959
<b>ARCHITECT</b> HNTB 715 KIRK DR. KANSAS CITY, MISSOURI 64105 CONTACT: DARREN NIELSEN, RA PHONE: 816.527.2446 EMAIL: DNIELSEN@HNTB.COM	
<b>ENGINEER</b> OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: NICK HEISER, P.E. PHONE: 816.442.6056 EMAIL: NHEISER@OLSSON.COM	
<b>SURVEYOR</b> OLSSON 1301 BURLINGTON STREET, SUITE 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, PLS PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	
<b>CONTRACTOR</b> JE DUNN 1001 LOCUST STREET KANSAS CITY, MISSOURI 64106 CONTACT: ALAN MOORE PHONE: 806.426.8944 EMAIL: ALAN.MOORE@JEDUNN.COM	



## LEGAL DESCRIPTION

W 1/2 OF SW 1/4 SEC 26 47 33 EXC PRT IN RD, M 150 HWY SEC-26 TWP-47 RNG-33 DEG W 219.42' TO A PT ON N ROW LI HWY 150 TH W ALG N ROW LI 772.02' TO A PT ON W LI SD 1/2 1/4 TH N ALG SD W LI 768.13' TO POB PT OF E 1/2 SW 1/4 DAF: BEG AT PT 1862.90' S OF NW COR OF E 1/2 SW 1/4 TH S 86 DEG E 963.40' TH ALG A CURV TO RI 60.26' TH TH S 32 DEG E 60' TH SWLY ALG A CURV TO LF 625.06' TH S 3 DEG W 158' MOL TO NLY ROW LI OF M-150 TH NWLY 46' MOL TH NWLY 164' MOL TH SWLY 176' MOL TH WLY 164' TH NWLY 238' MOL TO PT ON W LI S 1/2 SW 1/4 TH N ALG SD W LI 739' MOL TO POB, PRT E 1/2 SW 1/4 SEC 26 47 33 BEG NW COR NE 1/4 SW 1/4 SD SEC TH S 03 DEG 31 MIN 59 SEC W ALG WLY LI E 1/2 SW 1/4 A DIST OF 1306.80 FT TO TPOB TH ELY ALG N LI SE 1/4 SW 1/4 SEC 26 47 33 BEG NW COR NE 1/4 SW 1/4 SD SEC TH S 18 DEG 49 MIN 32 SEC E A DIST OF 268.29 FT TH S 30 DEG 02 MIN 45 SEC E 339.58 FT TH SWLY ALG CUR LT RADIUS 730.00 FT INIT TANG S 57 DEG 12 MIN 22 SEC W A DIST OF 60.26 FT THWLY PARL N LI SD 1/4 A DIST OF 963.40 FT TO PT W LI SD 1/4 1/4 TH NLY ALG SD W LI 556.10 FT TO TPOB, PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF N 1306.8 FT OF W 1000 FT OF SD 1/4 1/4 PRT NE 1/4 SW 1/4 SEC 26 47 33 S 435.6 FT OF N 871.2 FT OF W 1000 FT OF SD 1/4 1/4 PRT NE 1/4 SW 1/4 SEC 26 47 33 N 435.6 FT OF W 1000 FT OF SD 1/4 1/4 PRT S 1/2 SEC 26 47 33 BEG NE COR LOT 2 HAWTHORNE PARK TH WLY ALG N LI SD SUB TO NW COR LOT 3 SD SUB TH NLY ALG NLY PROLG OF W LI SD LOT 3 TO PT 853.60 FT N OF SW COR LOT 4 SDSUB TH S 84 DEG 55 MIN 19 SEC W 465.59 FT TH SWLY ALG CUR LTR-890 FT A DIST OF 387.84 FT TH SWLY 50 FT TH N 30 DEG 02 MIN 45 SEC W 339.58 FT TH NWLY ALG CUR RT R-1370.00 FT A DIST OF 268.29 FT PT OF SW 1/4 & SE 1/4 & N 50' SD SEC 26 A DIST OF 696.97 FT ELY OF NW COR SD SE 1/4 SW 1/4 TH ELY ALG SD N LI TO PT 1000.00 FT ELY SD NW COR TH NLY PARL W LI NE 1/4 SW 1/4 SD SEC PT N LI SW 1/4 SEC 26 TH ELY ALG SD N LI TO PT W LI RR R/W TH SLY ALG SD RW TO BEG, M 150 HWY SEC-26 TWP-47 RNG-33 PT E 1/2 SW 1/4 DAF: BEG 250' W & 68' MOL N OF SE COR SW 1/4 TH N 91' MOL TH ALG A CURV RI 429.43' TH NWLY 261.63' TH SWLY ALG A CURV TO LF 574.81' TH S 158' MOL TH ELY 34' MOL TH LI HWY 150 TH E ALG SD N ROW LI 215' TO POB SELY 47' MOL TH E 137' MOL TO POB, RNG-33 TWP-47 SEC-26 PT OF SW 1/4 & SE 1/4 & N 50' LOT 3 HAWTHORNE PARK DAF: BEG 401.32' N OF SW COR OF LOT 4 HAWTHORNE PARK TH N 248.68' TH E 350' TH N 50' TH W 350' TO NW COR OF SD LOT 3 HAWTHORNE PARK TH N 153.6' TH S 84 DEG W 465.59' TH SWLY ALG CURV TO LF 387.04' TH SW 150' TH SWLY ALG CURV TO LF 44.04' TH NW 260.32' TH SWLY ALG CURV TO LF 50.25' TH E 261.63' TH SWLY ALG A CURV TO LF 429.43' TH S 91' MOL TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 153' MOL TH NELY 493' MOL TH N 61 DEG E 634' MOL TO POB 429.43' TH S 1197' TO PT ON N LI 150 HWY TH E ALG SD N ROW LI 535.15' TH N 61 DEG E 759.63' TO POB, PRT SW 1/4 SE 1/4 SEC 26 47 33 BEG AT SW COR LOT 4 HAWTHORNE PARK TH W ALG N LI 147TH ST 645.15 FT TH N 61 DEG 45 MIN 23 SEC E 759.63 FT TO W LI LOT 3 SD SUB TH S ALG SD W LI 401.32 FT TO BEG, HAWTHORNE PARK LOT 3 EXC N 50 FT, 14664 COLORADO HAWTHORNE PARK LOT 4, HAWTHORNE PARK LOT 2, 14698 COLORADO /HAWTHORNE PARK LOT 1 ( EX PT IN M-150)

## STATEMENT OF INTENT

GENERALLY LOCATED AT THE NORTHEAST CORNER OF BOTTS ROAD AND MISSOURI HIGHWAY 150. THIS MASTER PLANNED DEVELOPMENT (MPD) PLAN PROVIDES FOR PREPARATION AND APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY 242 ACRES LOCATED IN THE SOUTHWEST REGION OF KANSAS CITY, MISSOURI. THE PROPERTY IS BORDERED BY BELTON-GRANDVIEW RAILROAD AND KANSAS CITY RAILROAD RIGHT-OF-WAY ON THE EAST; BOTTS ROAD TO THE WEST; MISSOURI HIGHWAY RIGHT-OF-WAY TO THE SOUTH; AND GRANDVIEW AT THE NORTH. THE PROPOSED MPD PLAN PROVIDES FOR DEVELOPMENT OF 242 ACRES FOR OFFICE, INDUSTRIAL, PUBLIC / CIVIC, AND CONSERVATION USES CONSISTING OF APPROXIMATELY 2,530,000 SQUARE FEET OF BUILDINGS. BY USING MPD ZONING, THIS ALLOWS ONE PLAN AND ONE ZONING DISTRICT FOR DEVELOPMENT OF 242 ACRES RATHER THAN SEVERAL PLANS WITH SEPARATE ZONING APPROVAL OF A UNIFIED DEVELOPMENT OF APPROXIMATELY 242 ACRES LOCATED IN THE SOUTHWEST REGION OF KANSAS CITY, MISSOURI. THE PROPERTY IS BORDERED BY BELTON-GRANDVIEW RAILROAD AND KANSAS CITY RAILROAD RIGHT-OF-WAY ON THE EAST; BOTTS ROAD TO THE WEST; MISSOURI HIGHWAY RIGHT-OF-WAY TO THE SOUTH; AND GRANDVIEW AT THE NORTH. THE PROPOSED MPD PLAN PROVIDES FOR DEVELOPMENT OF 242 ACRES FOR OFFICE, INDUSTRIAL, PUBLIC / CIVIC, AND CONSERVATION USES CONSISTING OF APPROXIMATELY 2,530,000 SQUARE FEET OF BUILDINGS.



THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

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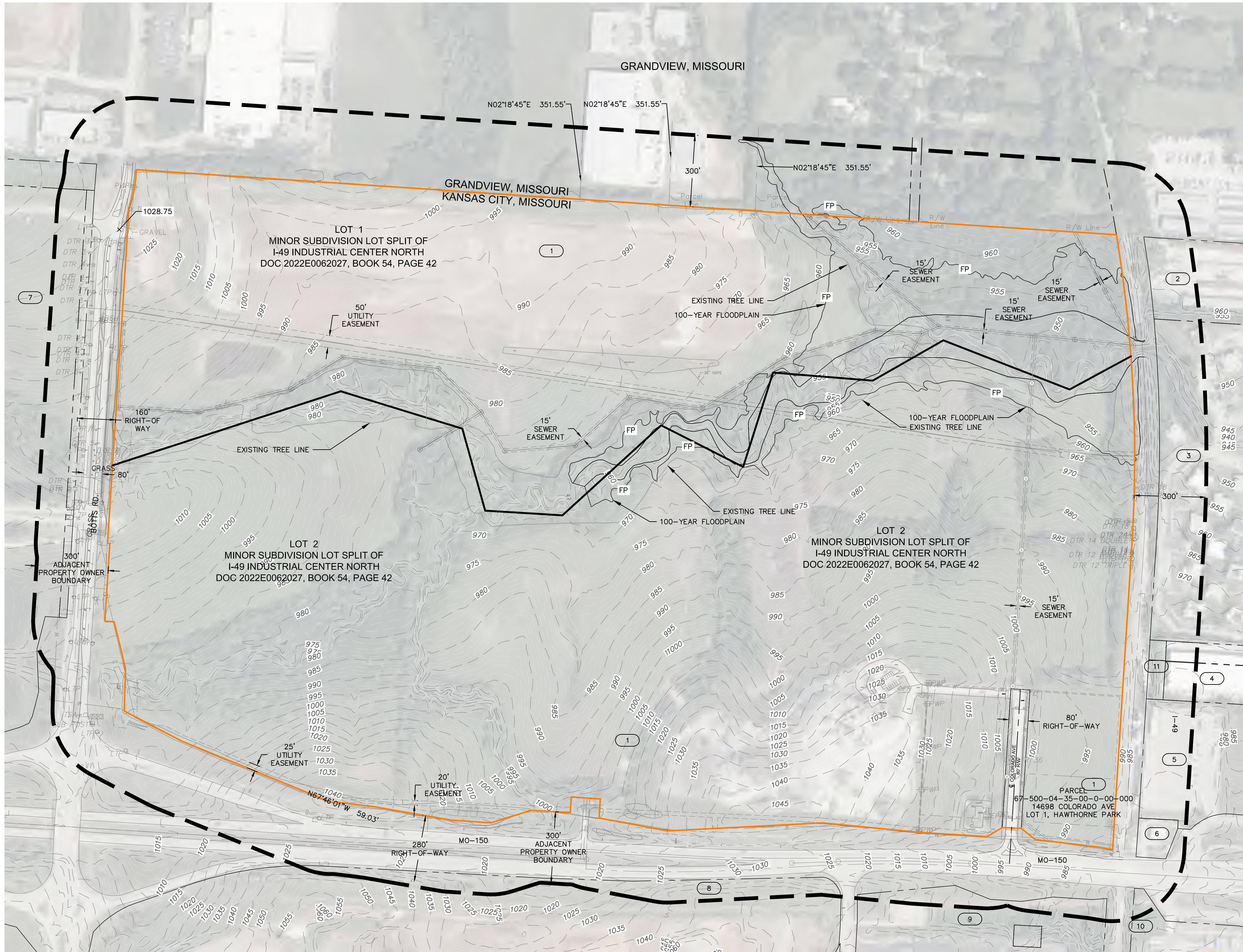
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REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT  
EAST CAMPUS  
KANSAS CITY, MISSOURI  
2023

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 022-06947  
drawing no.: C\_TTL01\_02206947  
date: 09-15-23

SHEET  
C100



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 AREA: C:\TOP\_02206847 C:\BASE\_02206847



PROPERTY OWNERS WITHIN 300'	
1	Promatory 150 LLC 4435 Main St Ste 920 Kansas City, MO 64111
2	Cummins Robert L & Magda L Trustee 10456 W 150th St Overland Park, KS 66221
3	Cloverleaf Apartments Investors LLC 8484 Wilshire Blvd Ste 760 Beverly Hills, CA 90211
4	Tac Vega KC Owner LLC Vega Strategic Ventures LLC Attn Charlie Kauss 3414 Peachtree Rd NE Ste 990 Atlanta, GA 30326
5	Frontier Bag Inc PO Box 200 Grandview, MO 64030
6	Dawson Cyrus 2305 NE Springbrook Blue Springs, MO 64014
7	Planned Industrial Expansion Auth of KC 20 E 5th St Ste 200 Kansas City, MO 64106
8	Port Authority of Kansas City Missouri 110 Berkeley Plz Kansas City, MO 64120
9	United States of America 20380 Pennsylvania St Se Albuquerque, NM 87116
10	Wrench (De) Ltp % True Value Company Attn: Tax Dept 8600 W Bryn Mawr Ave Chicago, IL 60631
11	KANSAS CITY SOUTHERN RAILWAY CO 427 W 12TH ST KANSAS CITY, MO 64105

**LEGEND**

	PROJECT PROPERTY BOUNDARY
	300' ADJACENT PROPERTY OWNER BOUNDARY
	PROPERTY LOT LINE
	100-YEAR FLOODPLAIN
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS

EXISTING ZONING: M2-2, M2-5  
 PROPOSED ZONING: MPD

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REV. NO.	DATE	REVISIONS DESCRIPTION

EXISTING CONDITIONS  
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

drawn by:          OM

checked by:          JH

approved by:          ENG

QA/QC by:          .

project no.: 022-06847

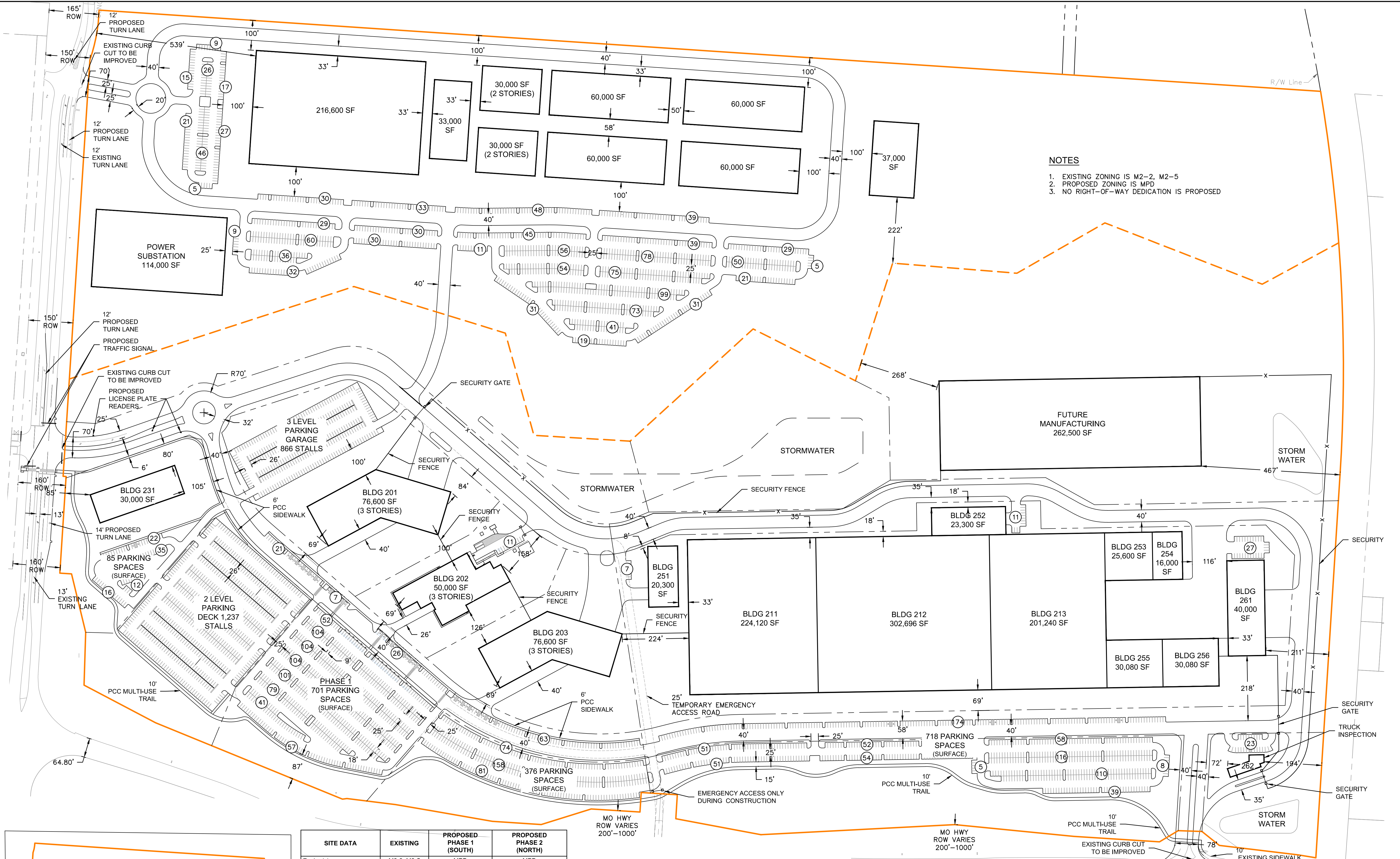
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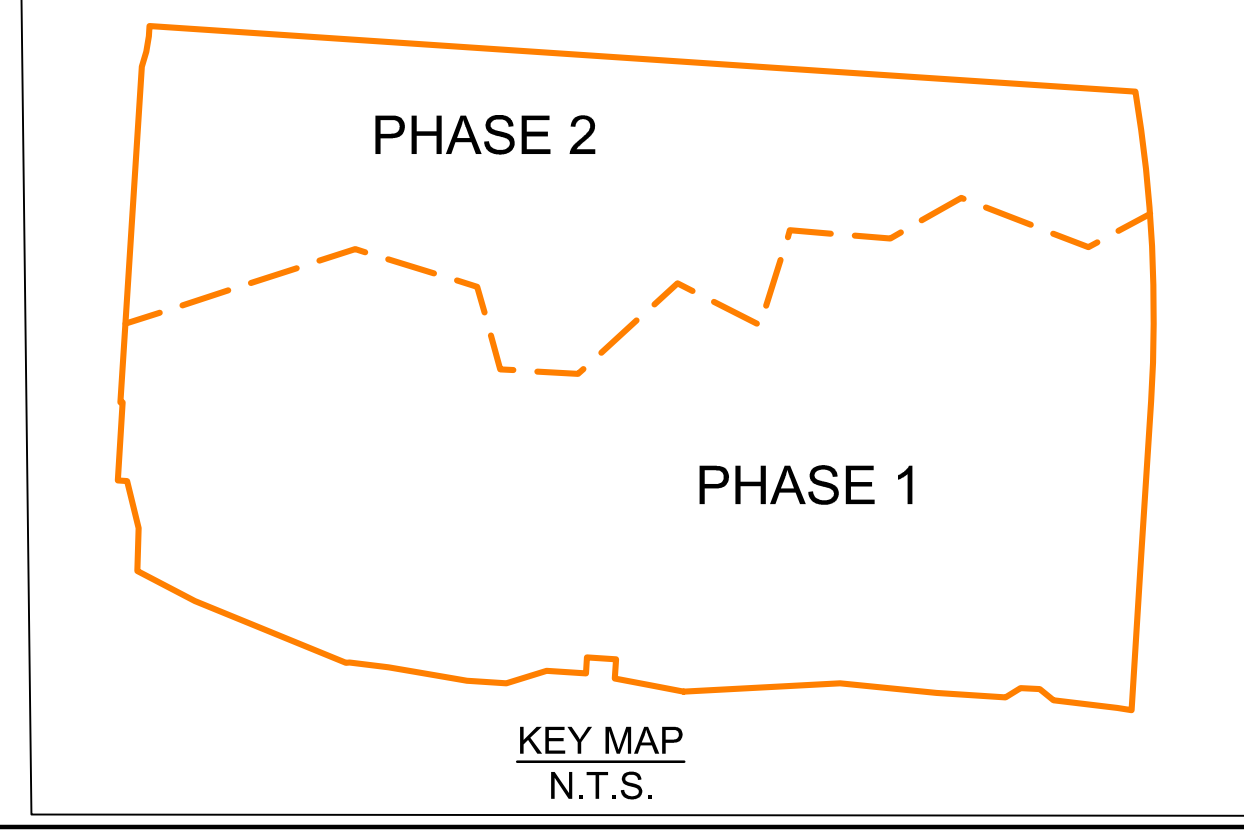
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C101



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 C:\PTBLK\_02206947  
 C:\PBNDY\_02206947



- NOTES**
- EXISTING ZONING IS M2-2, M2-5
  - PROPOSED ZONING IS MPD
  - NO RIGHT-OF-WAY DEDICATION IS PROPOSED



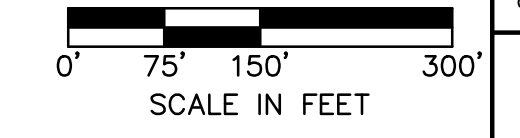
SITE DATA	EXISTING	PROPOSED PHASE 1 (SOUTH)	PROPOSED PHASE 2 (NORTH)
Zoning(s)	M2-2, M2-5	MPD	MPD
Gross Land Area			
in square feet	10,681,859.41	6,902,204.78	3,779,517.13
in acres	245.22	158.45	86.76
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
Right-of-way Vacation			
in square feet	N/A	46,485.09	N/A
in acres	N/A	1.07	N/A
Net Land Area			
in square feet	N/A	6,948,689.88	3,779,517.13
in acres	N/A	159.52	86.76
Building Area (sq. ft.)	N/A	1,883,000.00	645,000.00
Floor Area Ratio	N/A	2.2 (MAX)	2.2 (MAX)
Use Info	N/A	OFFICE / MANUFACTURING	OFFICE / MANUFACTURING

	VEHICLE SPACES (PHASE 1)		BIKE SPACES (PHASE 1)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
88-420-PARKING					
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	2,083	4,001	105 / 400	10 / 40	YES
	VEHICLE SPACES (PHASE 2)		BIKE SPACES (PHASE 2)		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
88-420-PARKING					
OFFICE, ADMIN, PROFESSIONAL OR GENERAL & MANUFACTURING	390	1,301	55 / 131	10 / 20	YES

BUILDING DATA	REQUIRED	PROPOSED
REAR SETBACK	NONE	10'
FRONT SETBACK	NONE	10'
SIDE SETBACK	NONE	10'
SIDE SETBACK (ABUTTING STREET)	NONE	10'
HEIGHT	NONE	70'

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED LOTS
- PHASE BOUNDARY
- PROPOSED STALL COUNT



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REV. NO.	DATE	REVISIONS DESCRIPTION

BY

**SITE PLAN**  
**REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT**  
**EAST CAMPUS**  
**KANSAS CITY, MISSOURI**

2023

drawn by: OM  
 checked by: JH  
 approved by: ENG  
 QA/QC by: HNTB  
 project no.: 022-06947  
 drawing no.: C\_SIT01\_02206947  
 date: 09-15-23

**SHEET**  
**C102**



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 C:\PTBLK\_02206947

**GENERAL NOTES:**

- EXISTING ZONING IS M1-5 & AG-R. PROPOSED ZONING IS MPD. TOTAL LAND AREA: 246.28 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 0.00 AC.
- NET LAND AREA: 246.28 AC.
- PROPOSED USES: MANUFACTURING, OFFICE, & UTILITIES.
- FINAL BUILDING HEIGHTS FOR EACH LOT SHALL BE NO GREATER THAN 70'.
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 2.2.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:
  - PHASE 1 - 2024 - 2034
  - PHASE 2 - 2034 - 2044
  - HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE.
- FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.
- PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 33' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- LANDSCAPE PLANS SHALL BE ADMINISTRATIVELY APPROVED WITH EACH MPD FINAL PLAN.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES AND LOTS, SO IF ONE PHASE OR LOT DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.

**PLAN SHEET EXEMPTIONS REQUESTED:**

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

- SITE LIGHTING PLAN (CONCEPT)
- UTILITY PLAN (CONCEPT)

**ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:**

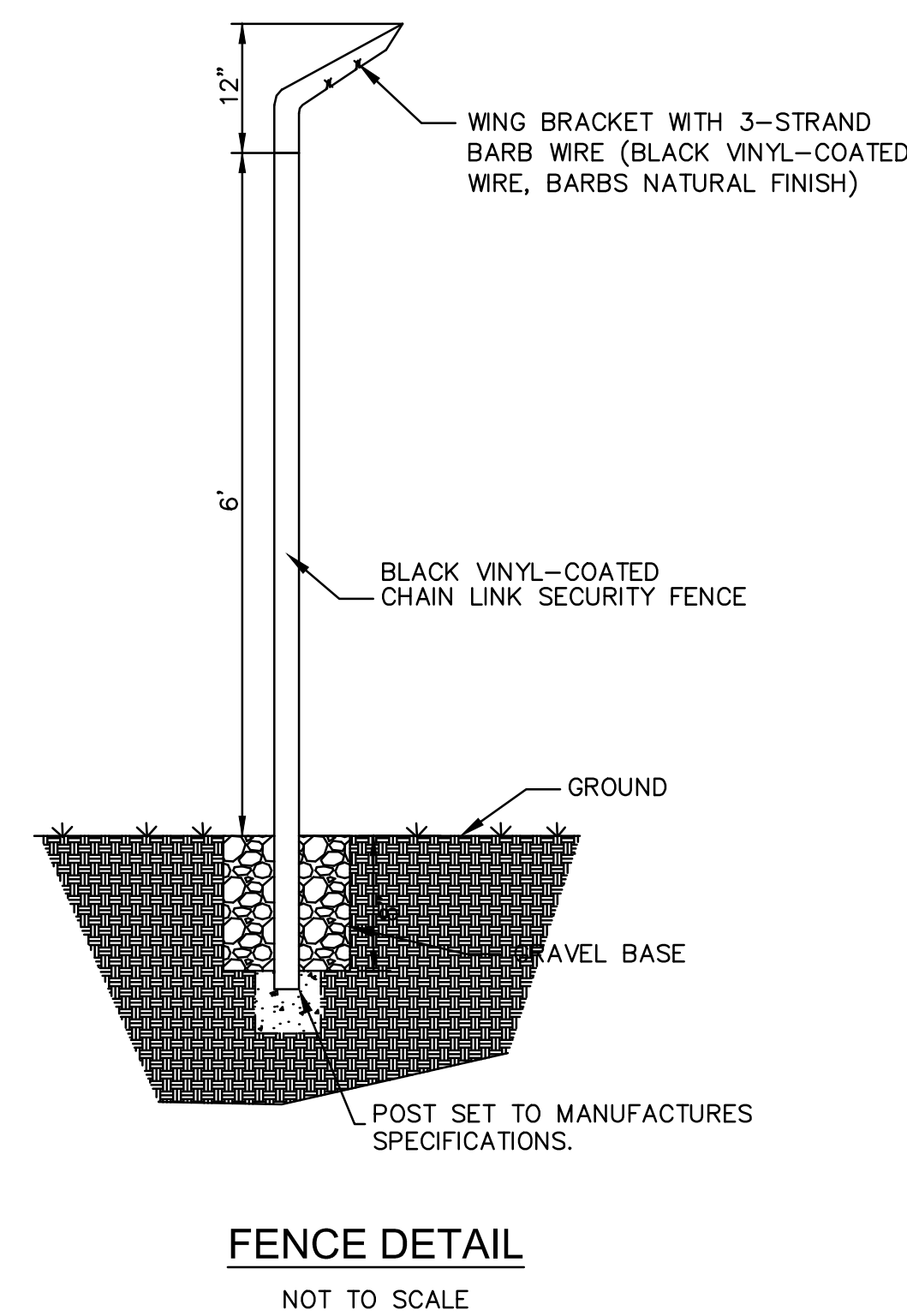
THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

- THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT STATED IN THE DEVELOPMENT PLAN.

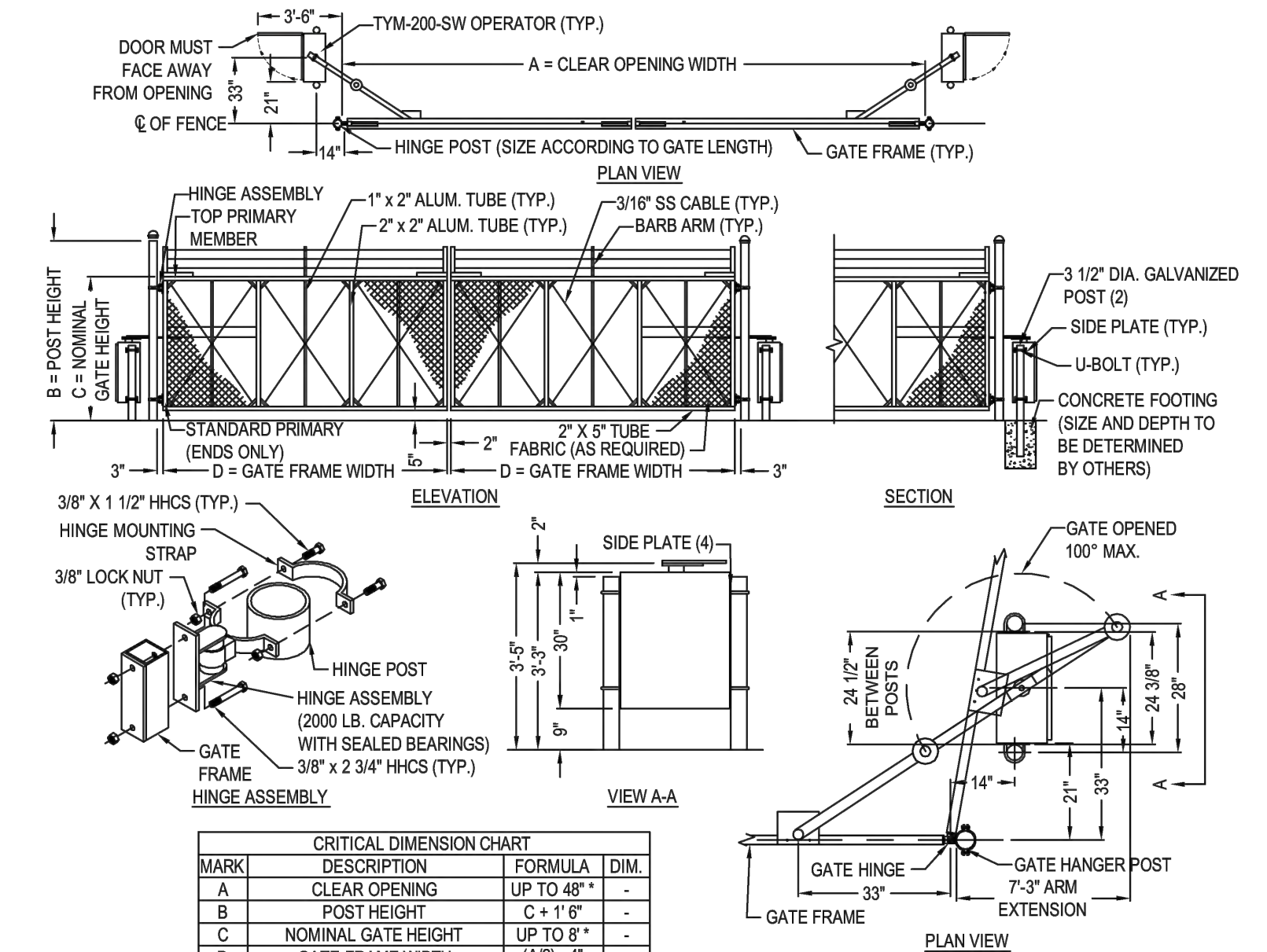
**GENERAL DESIGN GUIDELINES:**

- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
- ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
- SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
- EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
- FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET (C106)
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #12 ON THIS SHEET (C103)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SEE GENERAL NOTES #16 ON THIS SHEET (C103)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.



**FENCE DETAIL**  
NOT TO SCALE



MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	UP TO 48\"/>	

- NOTES:**
- ALL FITTINGS PROVIDED FOR 4\"/>

**FENCE GATE DETAIL**  
NOT TO SCALE

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NOTES

REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

KANSAS CITY, MISSOURI

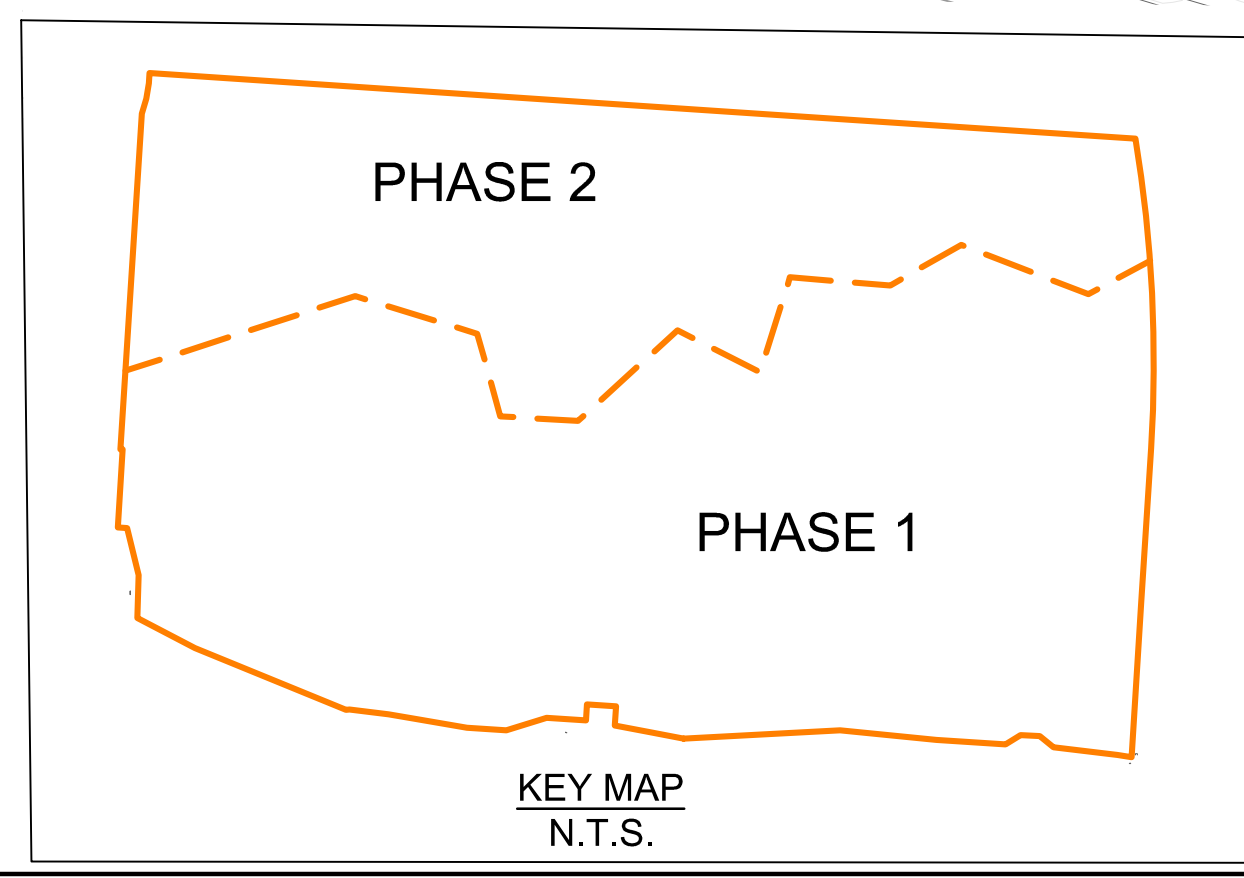
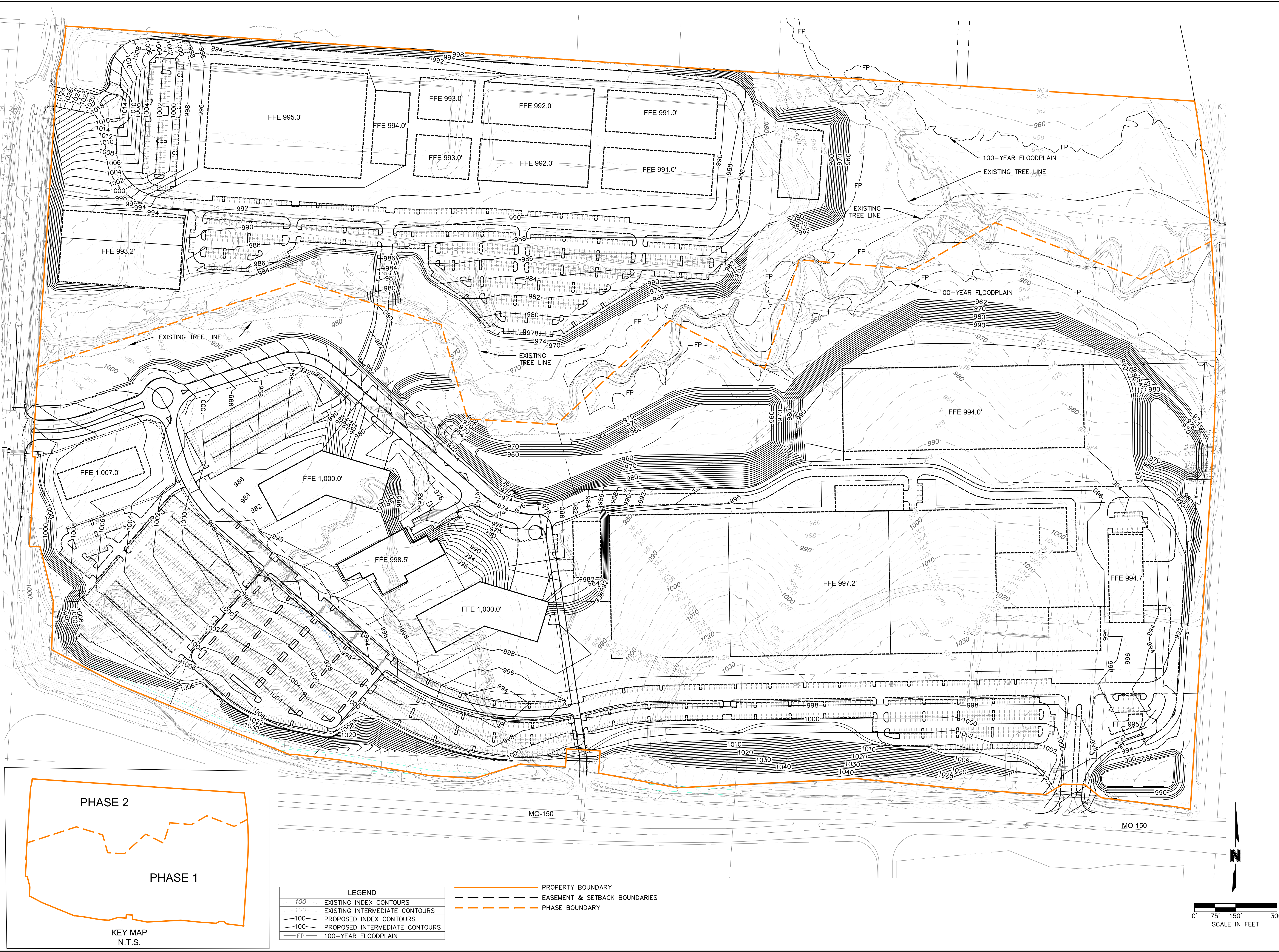
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drawn by: OM  
checked by: JH  
approved by: ENG  
QA/QC by: HNTB  
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drawing no.: C\_TTL01\_02206947  
date: 09-15-23

**SHEET**  
**C103**



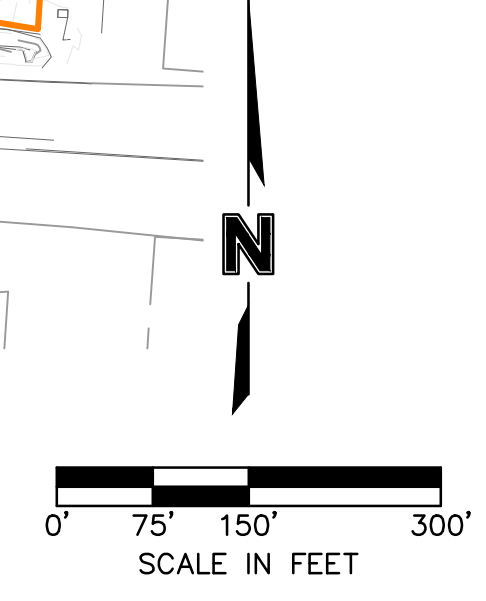
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 C\_PBASE\_02206947 C\_PBLK\_02206947



**LEGEND**

-100-	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
FP	100-YEAR FLOODPLAIN

	PROPERTY BOUNDARY
	EASEMENT & SETBACK BOUNDARIES
	PHASE BOUNDARY



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REVISIONS DESCRIPTION

REV. NO.	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN  
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

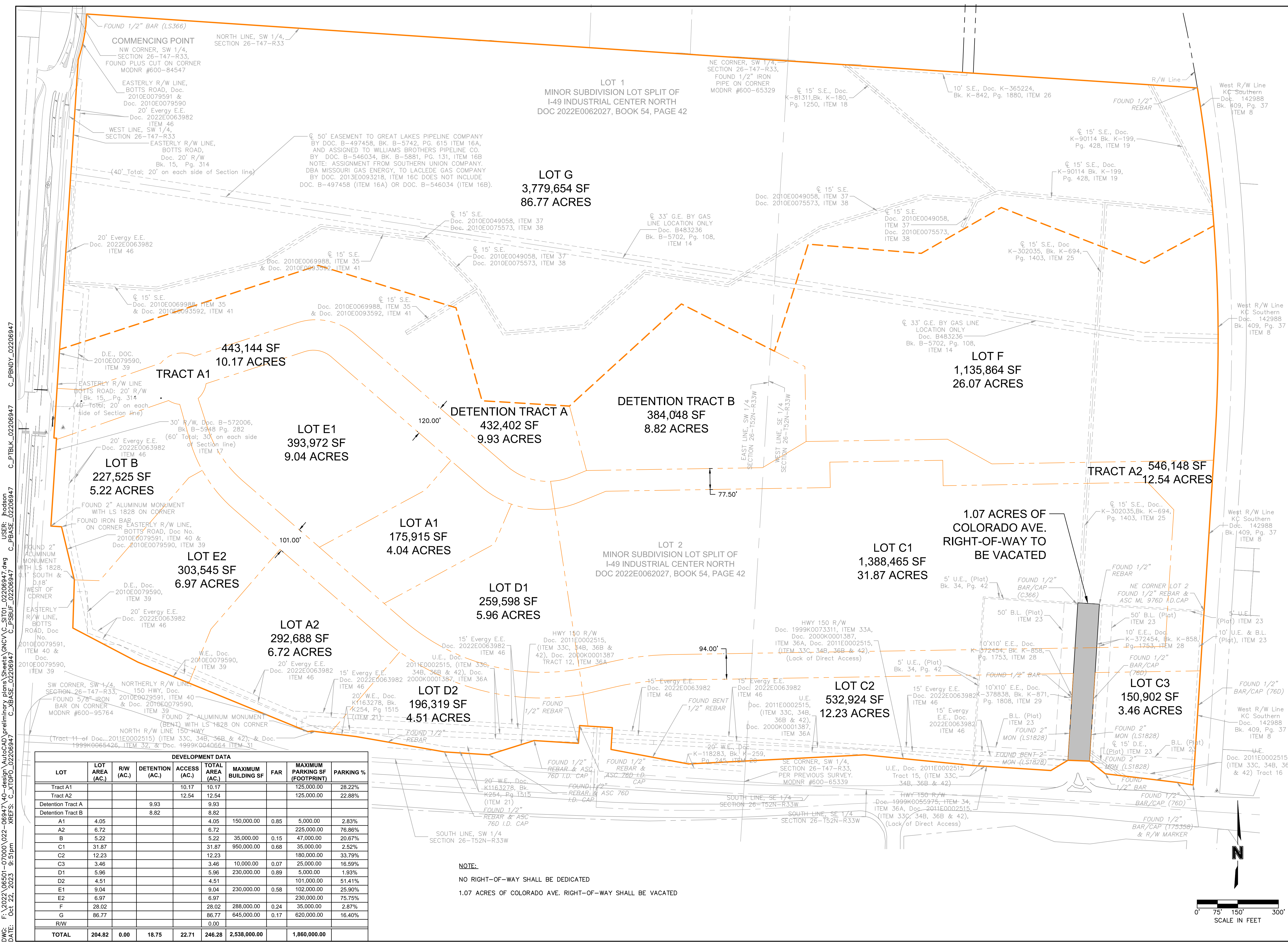
2023

KANSAS CITY, MISSOURI

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 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
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SHEET  
C104





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DEVELOPMENT DATA									
LOT	LOT AREA (AC.)	R/W (AC.)	DETENTION (AC.)	ACCESS (AC.)	TOTAL AREA (AC.)	MAXIMUM BUILDING SF	FAR	MAXIMUM PARKING SF (FOOTPRINT)	PARKING %
Tract A1				10.17	10.17			125,000.00	28.22%
Tract A2				12.54	12.54			125,000.00	22.88%
Detention Tract A			9.93		9.93				
Detention Tract B			8.82		8.82				
A1	4.05			4.05	150,000.00	0.85	5,000.00		2.83%
A2	6.72			6.72	225,000.00				76.86%
B	5.22			5.22	35,000.00	0.15	47,000.00		20.67%
C1	31.87			31.87	950,000.00	0.68	35,000.00		2.52%
C2	12.23			12.23	180,000.00				33.79%
C3	3.46			3.46	10,000.00	0.07	25,000.00		16.59%
D1	5.96			5.96	230,000.00	0.89	5,000.00		1.93%
D2	4.51			4.51	101,000.00				51.41%
E1	9.04			9.04	230,000.00	0.58	102,000.00		25.90%
E2	6.97			6.97	230,000.00				75.75%
F	26.07			26.07	288,000.00	0.24	35,000.00		2.87%
G	86.77			86.77	645,000.00	0.17	620,000.00		16.40%
R/W				0.00					
<b>TOTAL</b>	<b>204.82</b>	<b>0.00</b>	<b>18.75</b>	<b>22.71</b>	<b>246.28</b>	<b>2,538,000.00</b>		<b>1,860,000.00</b>	

**NOTE:**  
 NO RIGHT-OF-WAY SHALL BE DEDICATED  
 1.07 ACRES OF COLORADO AVE. RIGHT-OF-WAY SHALL BE VACATED

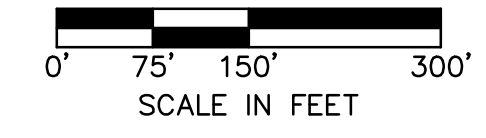
PRELIMINARY PLAT  
 MPD REZONING, DEVELOPMENT PLAN & PRELIMINARY PLAT  
 EAST CAMPUS  
 KANSAS CITY, MISSOURI

2023  
 REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

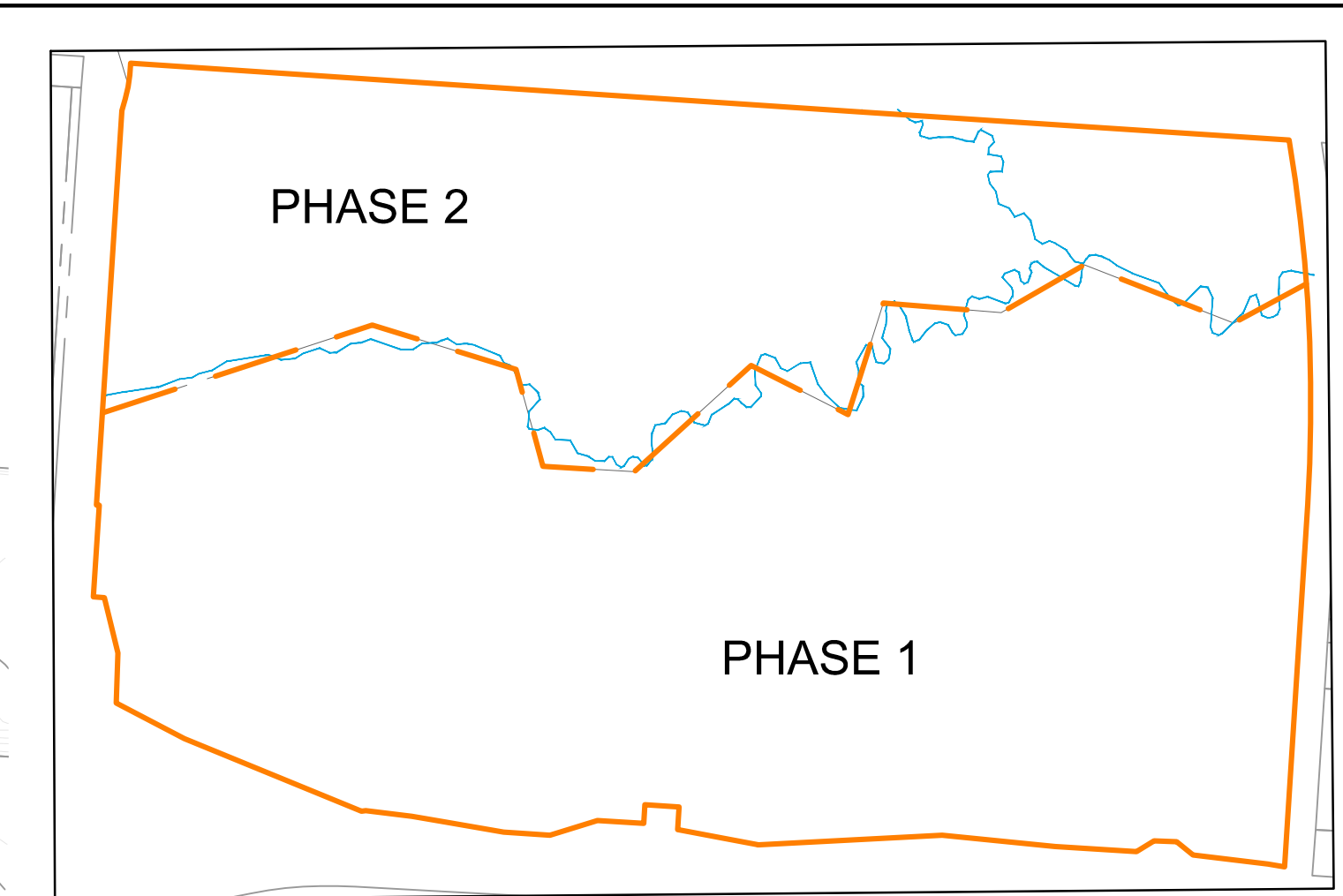
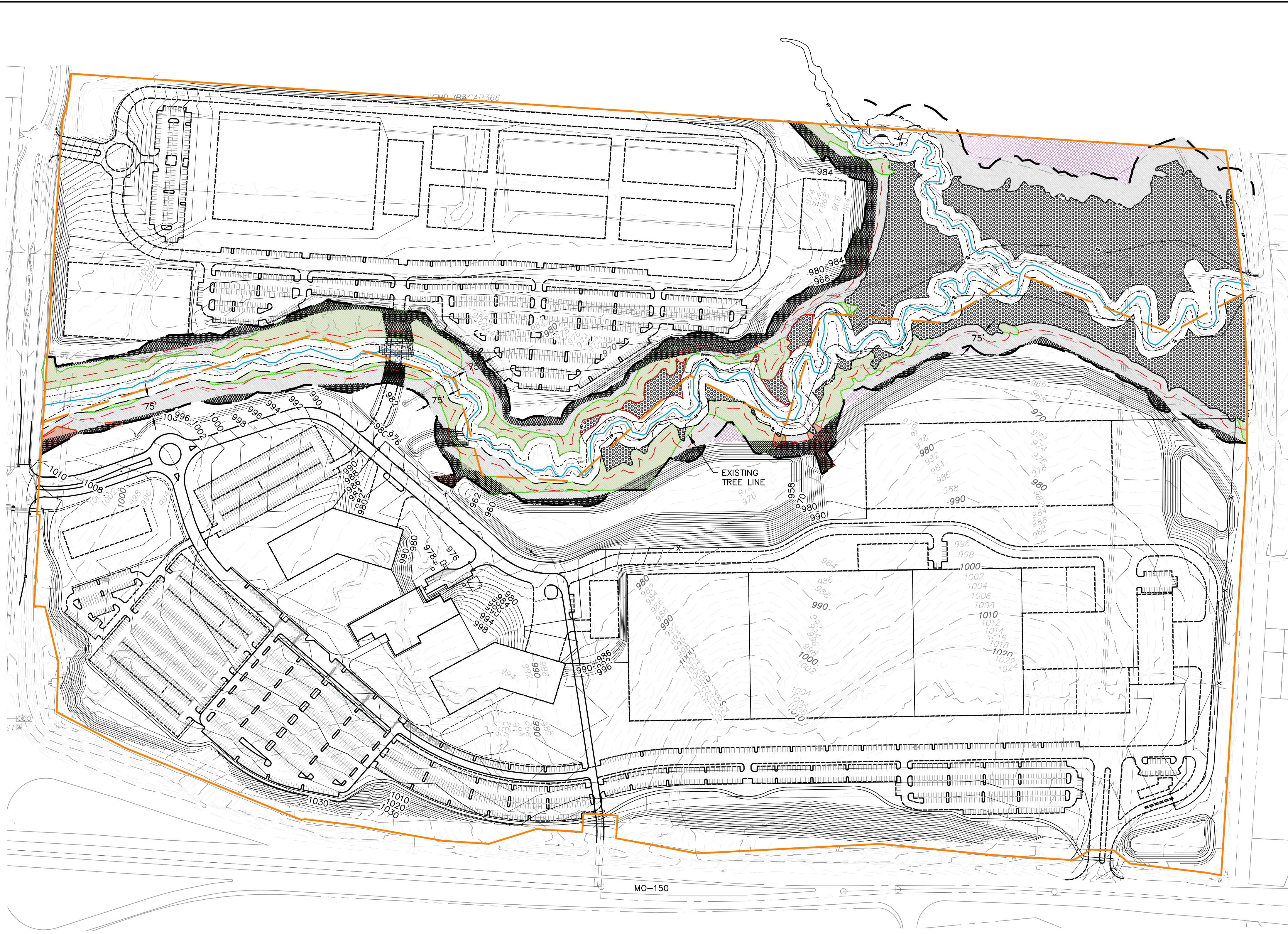
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 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
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 drawing no.: C\_SIT01\_02206847  
 date: 09-15-23

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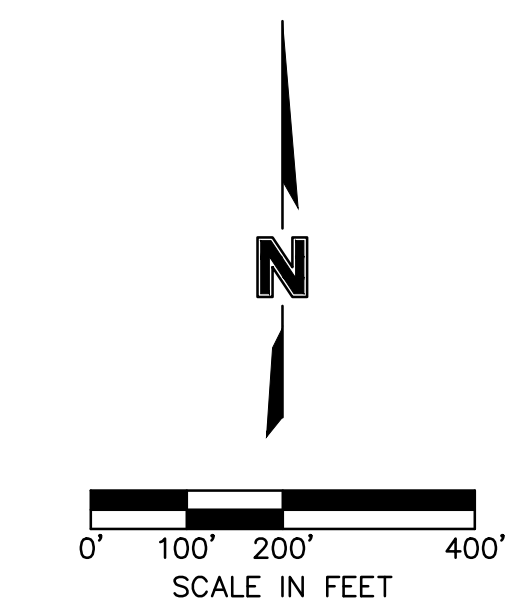
- LEGEND:
- OUTER ZONE
  - MIDDLE ZONE
  - STREAMSIDE ZONE
  - EDGE OF STREAM
  - PLAT LIMITS
  - PHASE BOUNDARIES
  - PROPERTY BOUNDARY
  - NO BUILD ZONE
  - DETERMINED OUTER ZONE
  - OUTER ZONE DISTURBANCE
  - STREAMSIDE ZONE DISTURBANCE
  - MITIGATION (RIPARIAN VEGETATION ESTABLISHED)
  - SLOPES EXCEEDING 15%
  - MATURE RIPARIAN VEGETATION
  - 100- EXISTING INDEX CONTOURS
  - 100 EXISTING INTERMEDIATE CONTOURS
  - 100 PROPOSED INDEX CONTOURS
  - 100 PROPOSED INTERMEDIATE CONTOURS
  - FP 100 YEAR FLOODPLAIN

PHASE 1 (SOUTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	9.23	0.4	1.72	2.12	22.97%	0.00	0.00
MIDDLE ZONE	4.04	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	5.15	0.05	0.00	0.05	0.97%	0.20	0.20

PHASE 2 (NORTH): STREAM BUFFER CALCULATIONS							
ZONE	TOTAL AREA (ACRES)	DISTURBED AREA RIPARIAN VEGETATION (ACRES)	DISTURBED AREA WITHOUT VEGETATION (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	10.52	0.93	2.24	3.17	30.13%	0.00	0.00
MIDDLE ZONE	9.61	0.00	0.00	0	0.00%	0.00	0.00
STREAMSIDE ZONE	9.76	0.19	0.00	0.19	1.95%	0.76	1.50

AREAS OF RIPARIAN VEGETATION ESTABLISHMENT FOR MITIGATION 1.70 ACRES.

- STREAM BUFFER NOTES:
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
  2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

OVERALL STREAM BUFFER PLAN  
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT  
 EAST CAMPUS

KANSAS CITY, MISSOURI

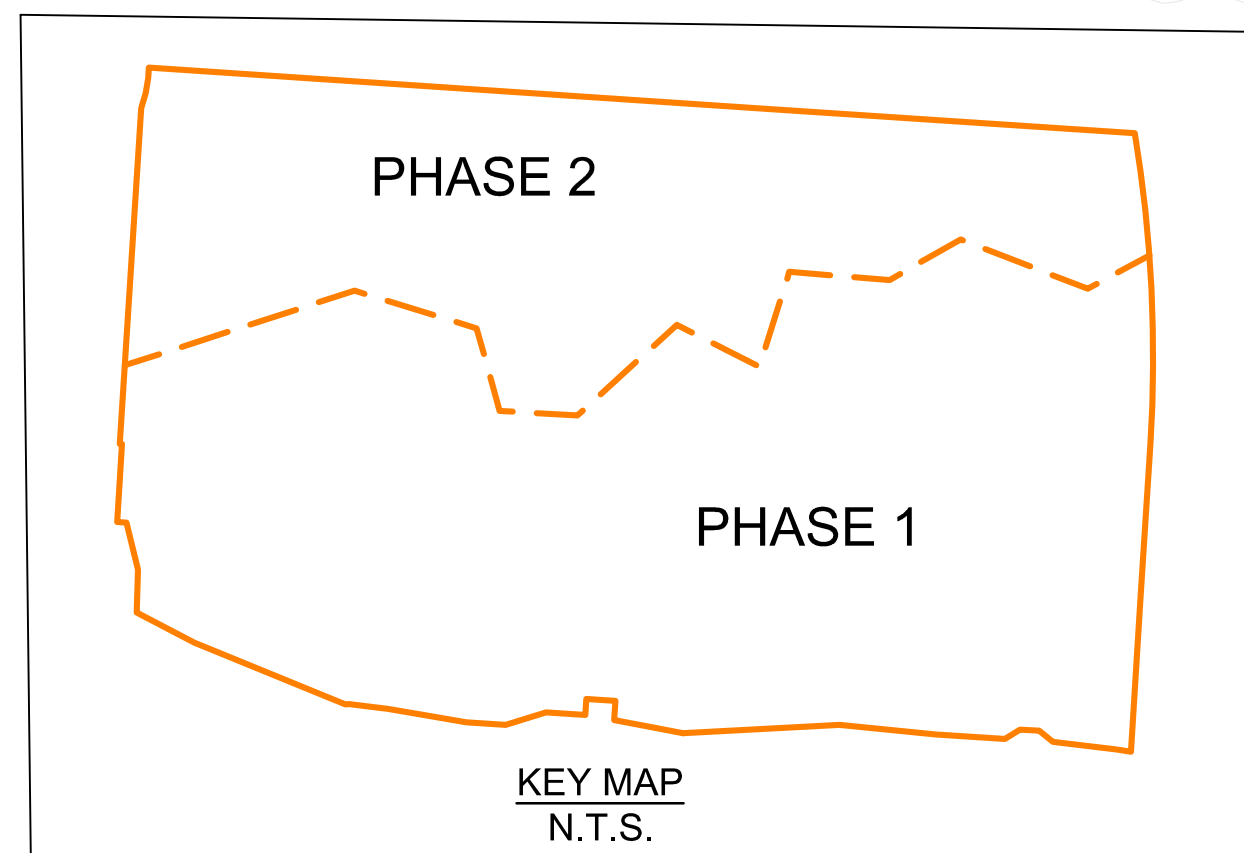
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REVISIONS  
2023

drawn by: GM  
 checked by: JH  
 approved by: ENG  
 QA/QC by: HNTB  
 project no.: 022-06947  
 drawing no.: C\_SBP01\_02206947  
 date: 09-15-23



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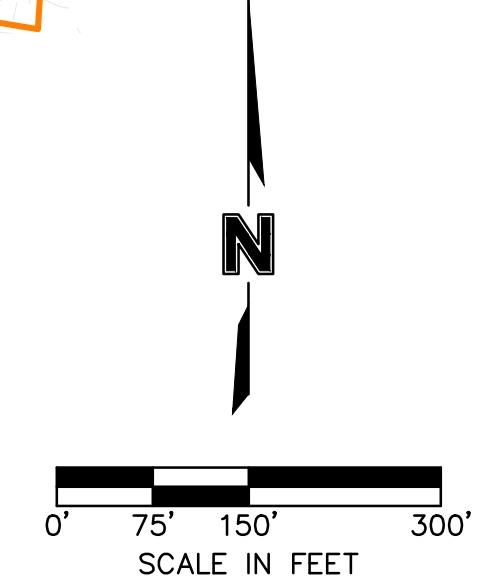


- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

ORDINANCE NO. 220961 (AUTHENTICATED AS PASSED MARCH 16TH/ 2023)  
 SECTION 6. THAT AND PROPERTY OWNER THAT PURCHASED PROPERTY IN THE PAST FIVE (5) YEARS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SHALL HAVE TWELVE (12) MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE TO SUBMIT A DEVELOPMENT PLAN, PROJECT PLAN OR OTHER LIKE PLAN FOR DEVELOPMENT OF THE PROPERTY AND SHALL NOT BE SUBJECT TO THE MITIGATION REQUIREMENTS OF THIS ORDINANCE IF FILED WITHIN THE TWELVE (12) MONTH PERIOD OF TIME.

PROPERTY ACQUISITIONS BEGAN ON MARCH 9, 2020 AND THE MOST RECENT WAS SPRING OF 2023.

CD-CPC-2023-00150 IS NOT SUBJECT TO 88-424 - TREE PRESERVATION AND PROTECTION



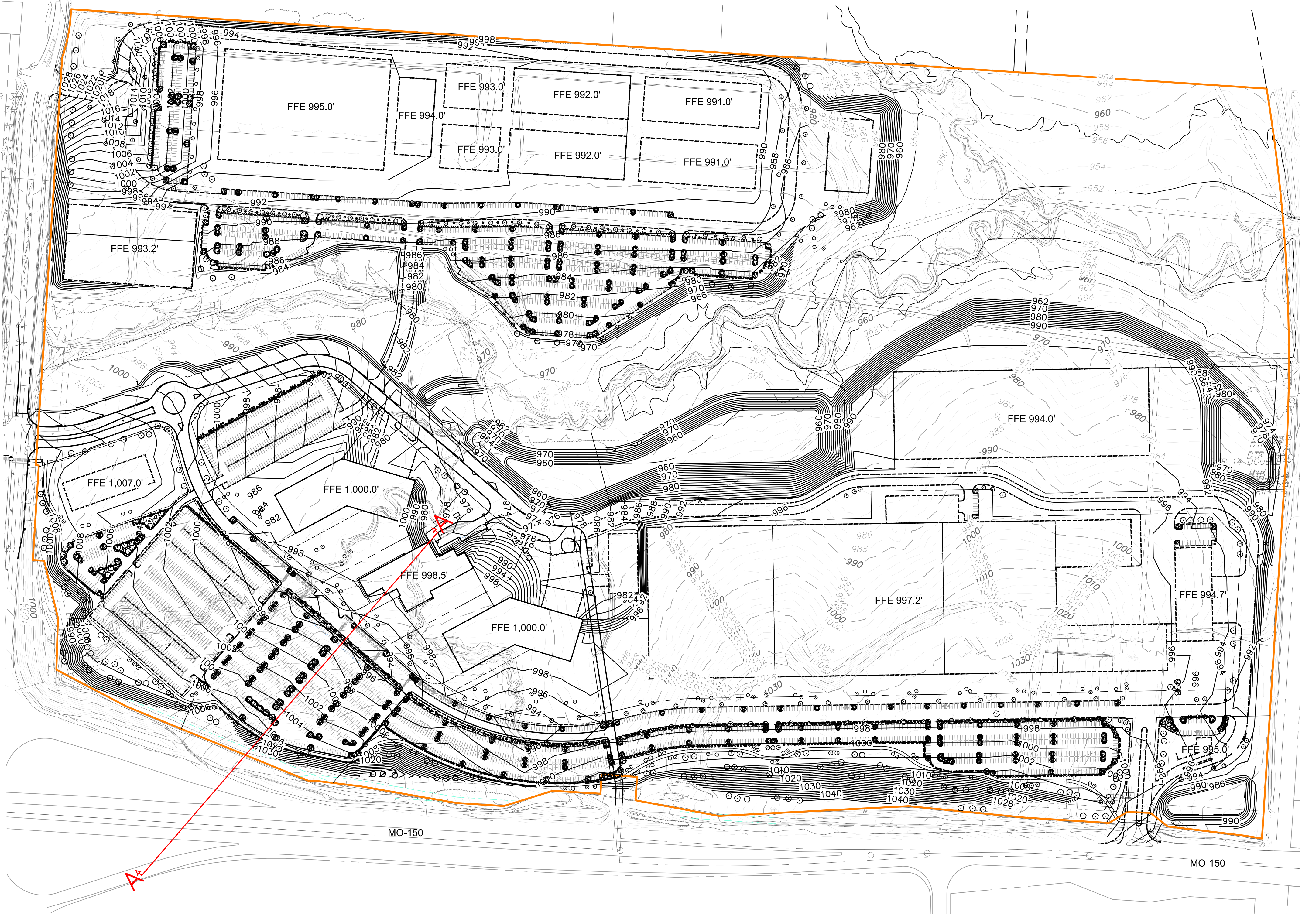
35.86AC TOTAL EXISTING CONTIGUOUS TREE CANOPY

REV. NO.	DATE	REVISIONS DESCRIPTION

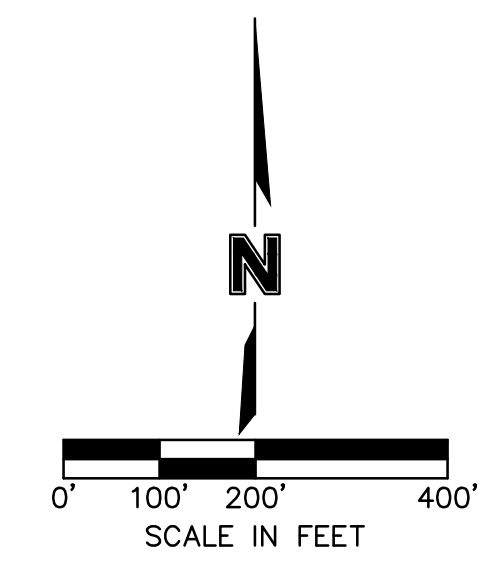
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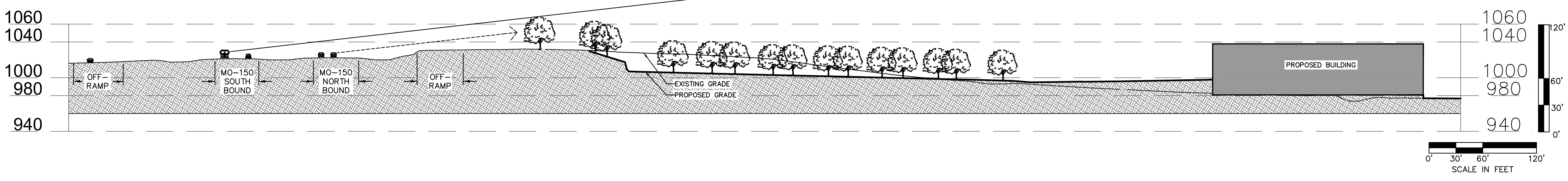
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— PROPERTY BOUNDARIES



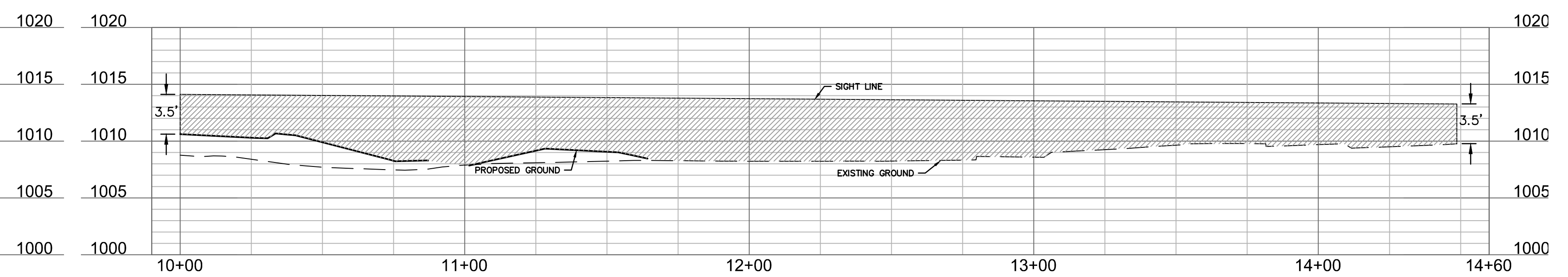
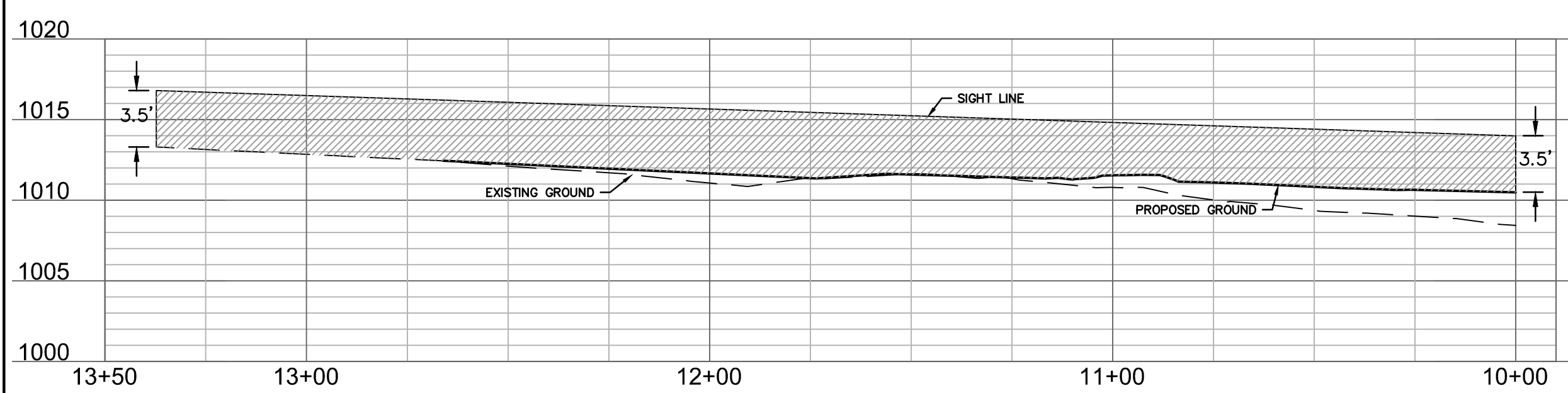
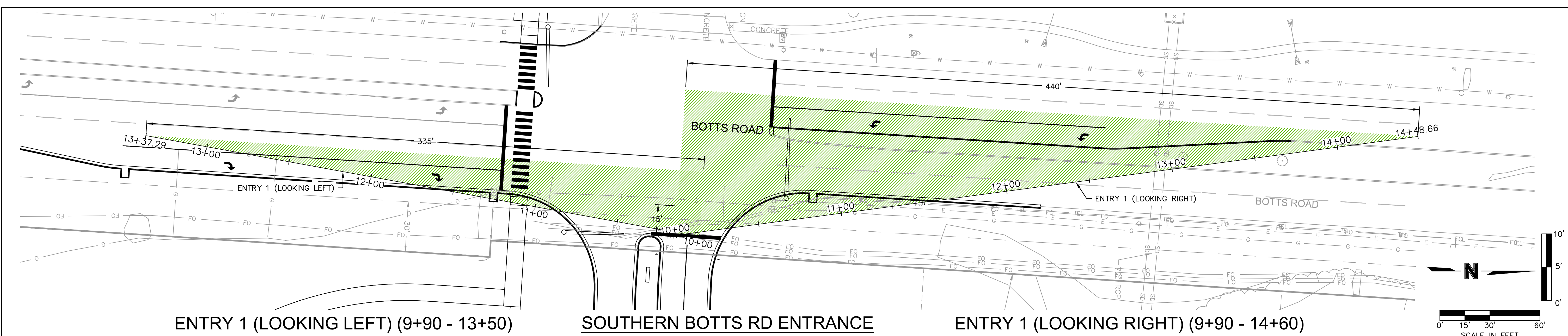
SECTION VIEW A-A



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MO HWY 150 CROSS SECTION		REVISIONS	
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT		REV. NO.	DATE
EAST CAMPUS		REVISIONS DESCRIPTION	BY
KANSAS CITY, MISSOURI			
		2023	
drawn by: OM		checked by: JH	
approved by: ENG		QA/QC by: HNTB	
project no.: 022-06947		drawing no.: C SECT 02206947	
date: 09-15-23			
SHEET C109			



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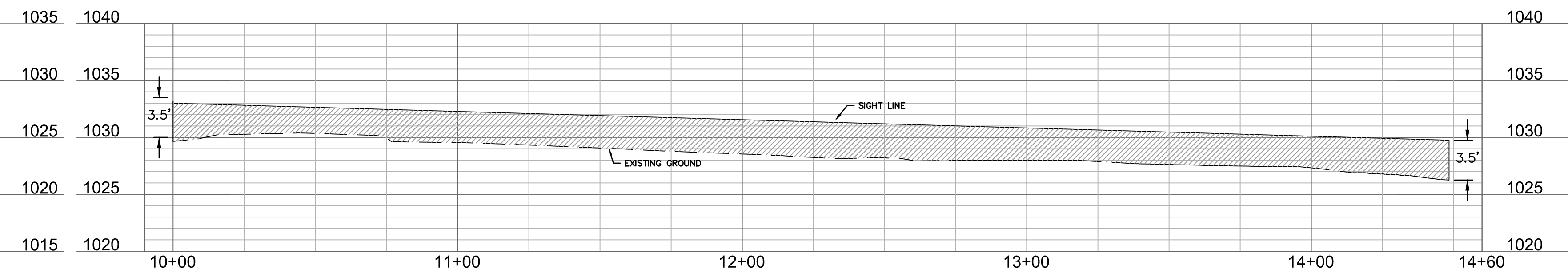
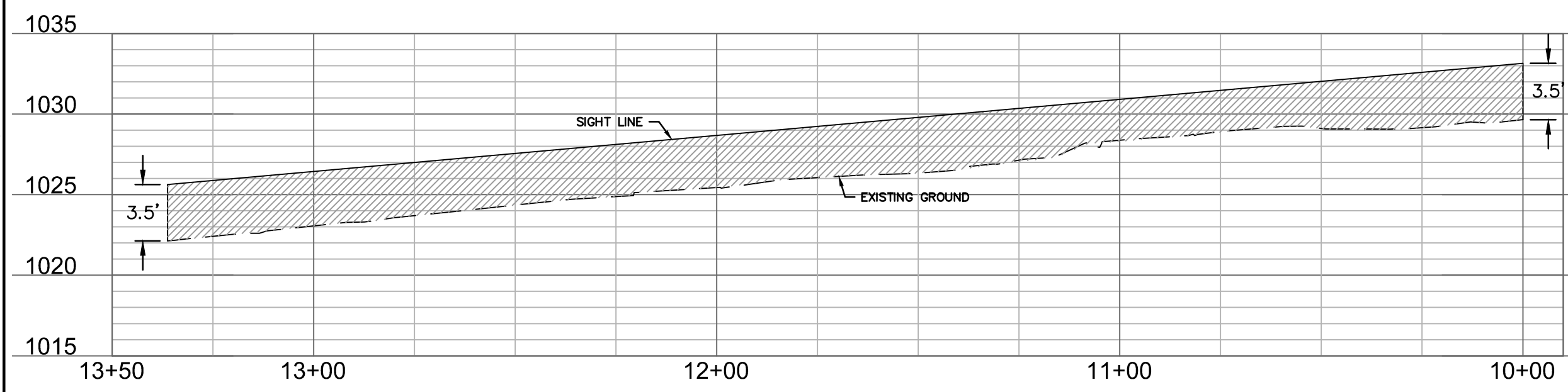
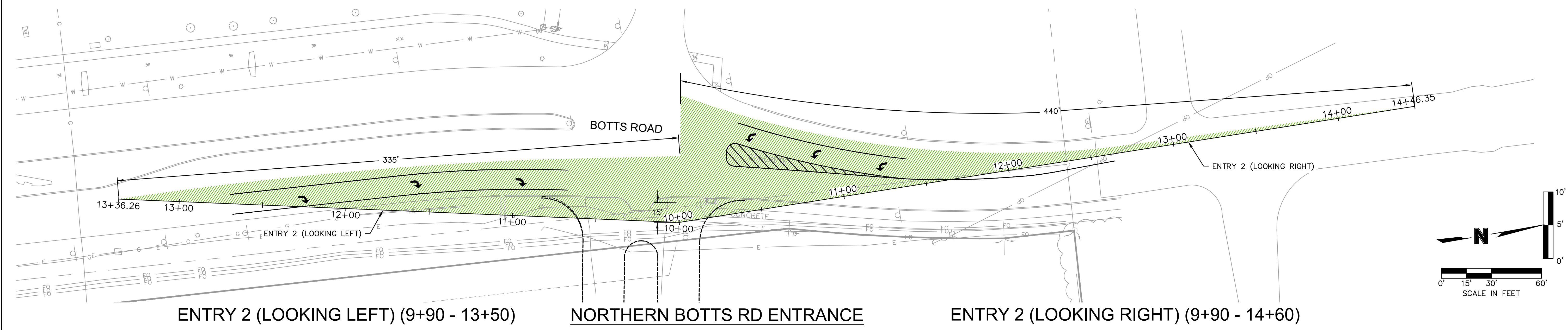


Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 1 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.  
**Intersection sight distance meets AASHTO minimum requirements.**

Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 2 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.  
**Intersection sight distance meets AASHTO minimum requirements.**



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**SIGHT DISTANCE EXHIBIT**  
**REZONING DEVELOPMENT PLAN & PRELIMINARY PLAN**  
**EAST CAMPUS**

KANSAS CITY, MISSOURI

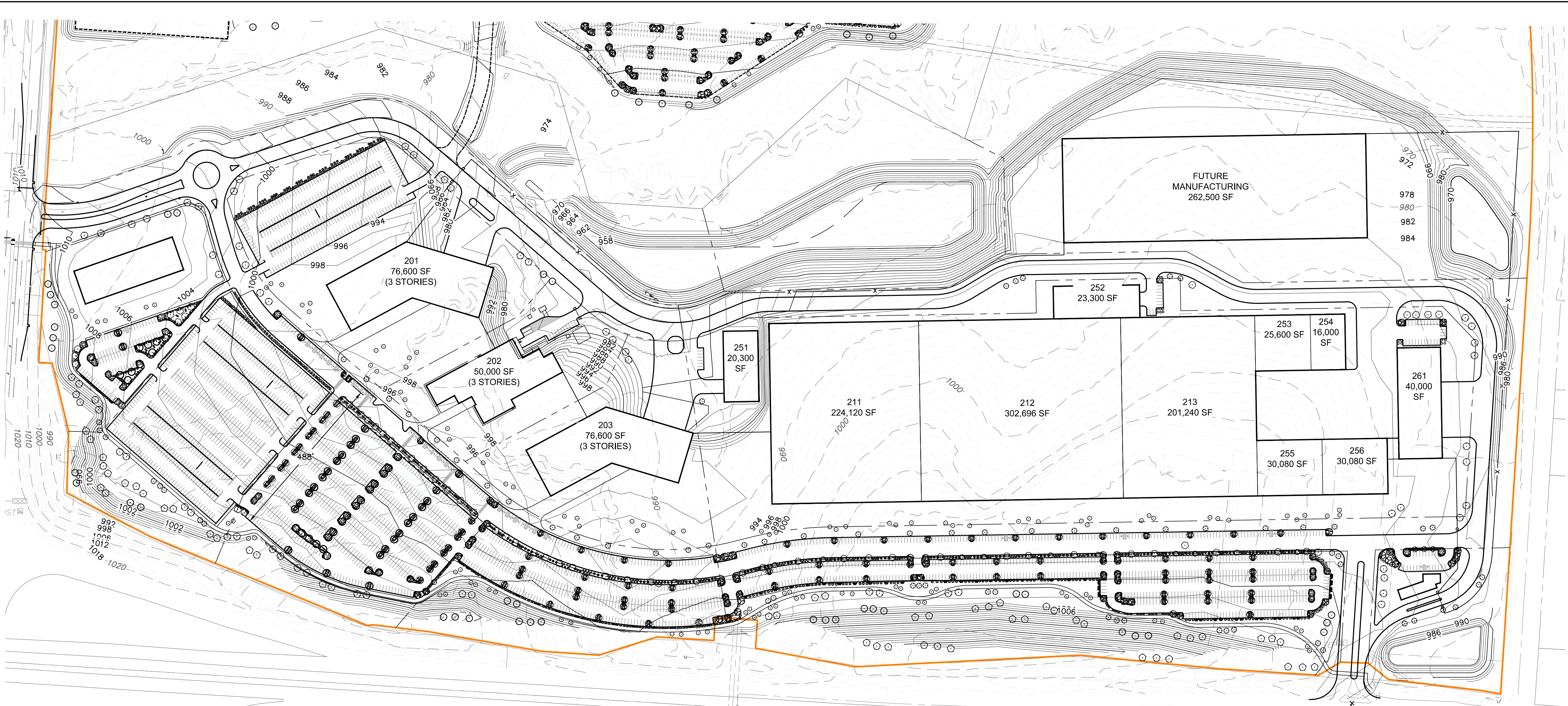
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drawn by: OM  
 checked by: JH  
 approved by: ENG  
 QA/QC by: HNTB  
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 drawing no.: C STD01 02206947  
 date: 09-15-23

**SHEET**  
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**PHASE 1 (SOUTH) PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	62	ACER GRISEUM	PAPERBARK MAPLE	2' CAL	B&B	
	AA	67	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2' CAL	B&B	
	CC	85	CERCIS CANADENSIS	EASTERN REDBUD	2' CAL		
	OB	52	QUERCUS BICOLOR	SWAMP WHITE OAK	2' CAL		
	SI	58	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2' CAL		
	ZS	81	ZELKOVA SERRATA	JAPANESE ZELKOVA™	2' CAL	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	168	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' TO 6' HT.		
	PC	61	PICEA PLUNGENS	COLORADO SPRUCE	2' CAL		
	PS	36	PINUS STROBUS	WHITE PINE	2' CAL		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	345	BUXUS X GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5 GAL		
	BG2	324	BUXUS X GREEN VELVET	GREEN VELVET BOXWOOD	3 GAL		
	CA	134	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL		
	CR	111	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL		
	JF	202	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
	RG	294	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		
	SB	197	SIBIRAEA LAEVIGATA	SIBERIAN SPIREA	3 GAL		
	TD	452	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLLO-JAPANESE YEW	5 GAL		

PHASE 1 (SOUTH) LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	1,393,502	1,959	4,730	REQUIRED: 158 PROVIDED: 158	10' W/D/F BUFFER 10' * WIDE BUFFER	CONTINUOUS SCREEN CONTINUOUS SCREEN	68,565 73,178	392	1,959	279

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES

LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, PER LANDSCAPING CODE SECTION 88-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

**LANDSCAPE REQUIREMENTS DESCRIPTIONS**

(1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.

(2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.

(3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE

(3B) 1 TREE PER 5 PARKING SPACES

(3C) 1 SHRUB PER PARKING SPACE

(4) 1 TREE PER 5,000 SF OF BUILDING

(5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

**NOTES:**

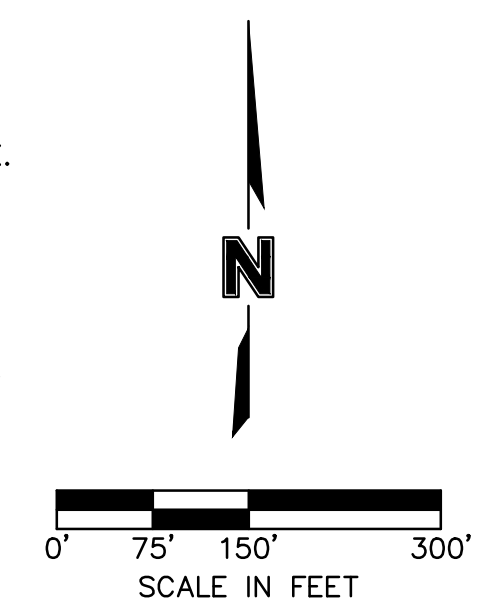
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
- PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
- COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURE PER MANUFACTURER'S SPECIFICATIONS.
- QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

**LEGEND**

- PROPERTY BOUNDARIES
- EASEMENT & SETBACK BOUNDARIES
- PHASE BOUNDARIES

**LEGEND**

- SS - PROPOSED SANITARY SEWER
- SD - PROPOSED STORM SEWER
- W - PROPOSED WATER LINE (12")
- COMM - PROPOSED COMMUNICATION LINE
- P-UG - PROPOSED UNDERGROUND POWER
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING POWER LINE



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

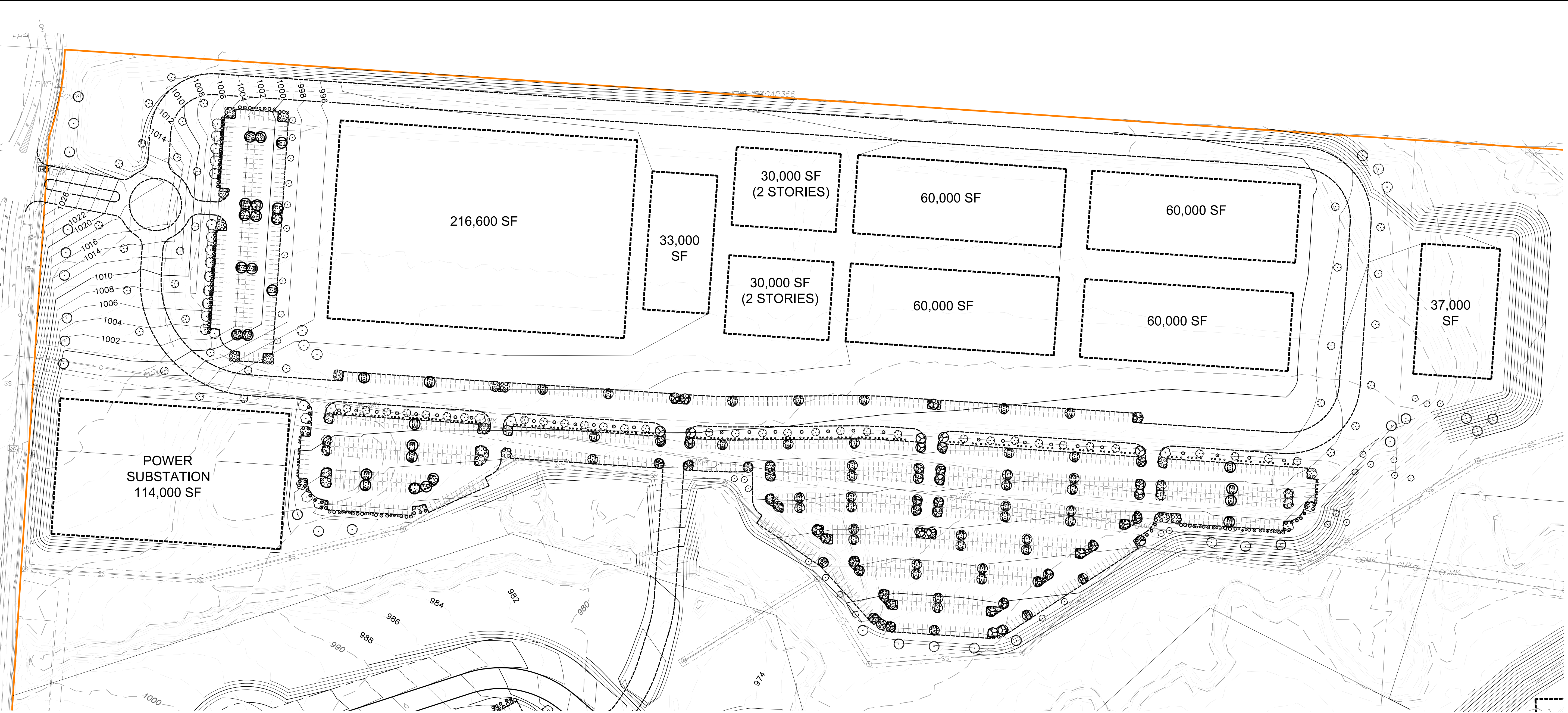
LANDSCAPE PLAN (PHASE 1)  
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT  
 EAST CAMPUS  
 KANSAS CITY, MISSOURI  
 2023

drawn by: OM  
 checked by: JH  
 approved by: ENG  
 QA/QC by: HNTB  
 project no.: 022-06947  
 drawing no.: C\_LSC01\_02206947  
 date: 09-15-23

**SHEET**  
**L100**



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**PHASE 2 (NORTH) PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	AG	51	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	B&B	
	AA	46	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2" CAL	B&B	
	CC	65	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL		
	QB	20	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL		
	SI	28	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL		
	ZS	40	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
	JS	64	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' TO 6' HT.		
	PS	26	PINUS STROBUS	WHITE PINE	2" CAL		4'-5'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PLNT. HT.
	BG	242	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL		
	BG2	30	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL		
	CA	120	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL		
	CR	33	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	10 GAL		
	JF	62	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		
	RG	138	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		
	SB	14	SIBIRAEAE LAEVIGATA	SIBERIAN SPIREA	3 GAL		
	TD	307	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL		

PHASE 2 (NORTH) LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	586,600	4,282	459	REQUIRED: 15 PROVIDED: 15+158	REQUIRED: 10' WIDE BUFFER PROVIDED: 15' + WIDE BUFFER	CONTINUOUS SCREEN CONTINUOUS SCREEN	45710+68,565 46813+473,178	261+392 261+392	1306+1,959 1306+1,959	117+279 117+279

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

**LANDSCAPE REQUIREMENTS DESCRIPTIONS**  
 (1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.  
 (2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.  
 (3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE  
 (3B) 1 TREE PER 5 PARKING SPACES  
 (3C) 1 SHRUB PER PARKING SPACE  
 (4) 1 TREE PER 5,000 SF OF BUILDING  
 (5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

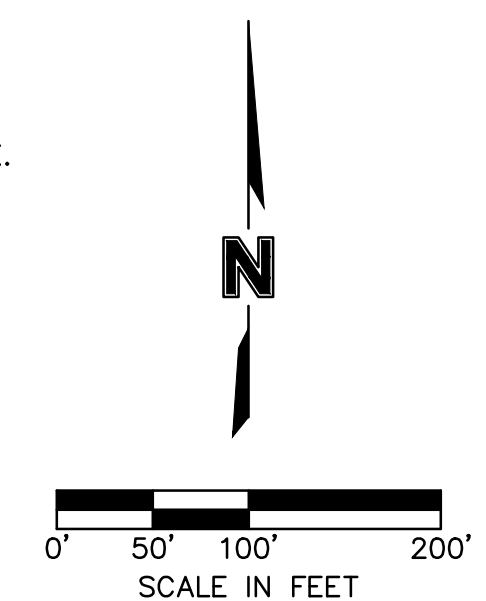
- NOTES:**
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
  - PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
  - COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
  - AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURE PER MANUFACTURER'S SPECIFICATIONS.
  - QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
  - CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
  - LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
  - INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
  - IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
  - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
  - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
  - LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

**LEGEND**

- PROPERTY BOUNDARIES
- EASEMENT & SETBACK BOUNDARIES
- PHASE BOUNDARIES

**LEGEND**

- SS - PROPOSED SANITARY SEWER
- SD - PROPOSED STORM SEWER
- W - PROPOSED WATER LINE (12")
- COMM - PROPOSED COMMUNICATION LINE
- P-UG - PROPOSED UNDERGROUND POWER
- UG - PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING POWER LINE



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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

2023

LANDSCAPE PLAN (PHASE 2)  
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT  
 EAST CAMPUS  
 KANSAS CITY, MISSOURI

drawn by: OM  
 checked by: JH  
 approved by: ENG  
 QA/QC by: HNTB  
 project no.: 022-06947  
 drawing no.: C\_LSC01\_02206947  
 date: 09-15-23

SHEET L101



## East Campus – Neighborhood Meeting

October 26<sup>th</sup>, 2023

### Attendees:

Scott Cargill – Promotory 150 LLC (Owner)

Kevin Breslin – Promotory 150 LLC (Owner)

Cyrus Dawson – (See photocopy of sign-in Sheet)

- Only 1 attendee, Mr Dawson and his wife arrived around 5:45 and stayed approximately 30 minutes.
- Kevin provided a brief overview of the property and the proposed Site Improvement explaining the proposed change in land use from the previously approved warehouse distribution plan which is currently and on file with the municipality, to the new office and manufacturing complex as planned.
- Exhibits showing project location and the MPD plan were on hand and use for reference.
- Mr Dawson assumed that this was an expansion to the existing NNSA campus to which we both acknowledge and confirmed.
- Mr Dawson commented that he owned property that was adjacent to the proposed site, and that both he and his wife were happy to see the removal of the existing asphalt batch plant
- Mr Dawson asked how much truck traffic would be anticipated at the site, we explained that deliveries “post construction” during normal business operations would be less than 10 per day, generally closer to 4-6.
- There was general dialog regarding the existing KC Southern rail line along the East PL, current usage, any plans for discontinuance, lack of use across and south of M-150. Mr Dawson asked if there were any future plans by the current end user to extend East of the tracks commenting on the number of police incidents in the exiting Cloverleaf apartment complex.
- There were no other questions pertaining to the proposed development plan, pleasantries were exchanged and the Dawsons excused themselves at approximately 6:15



10-26

NEIGHBORHOOD MEET

NAME

EMAIL

Cyrus Dawson

Cyrus@stonehengeortho.com