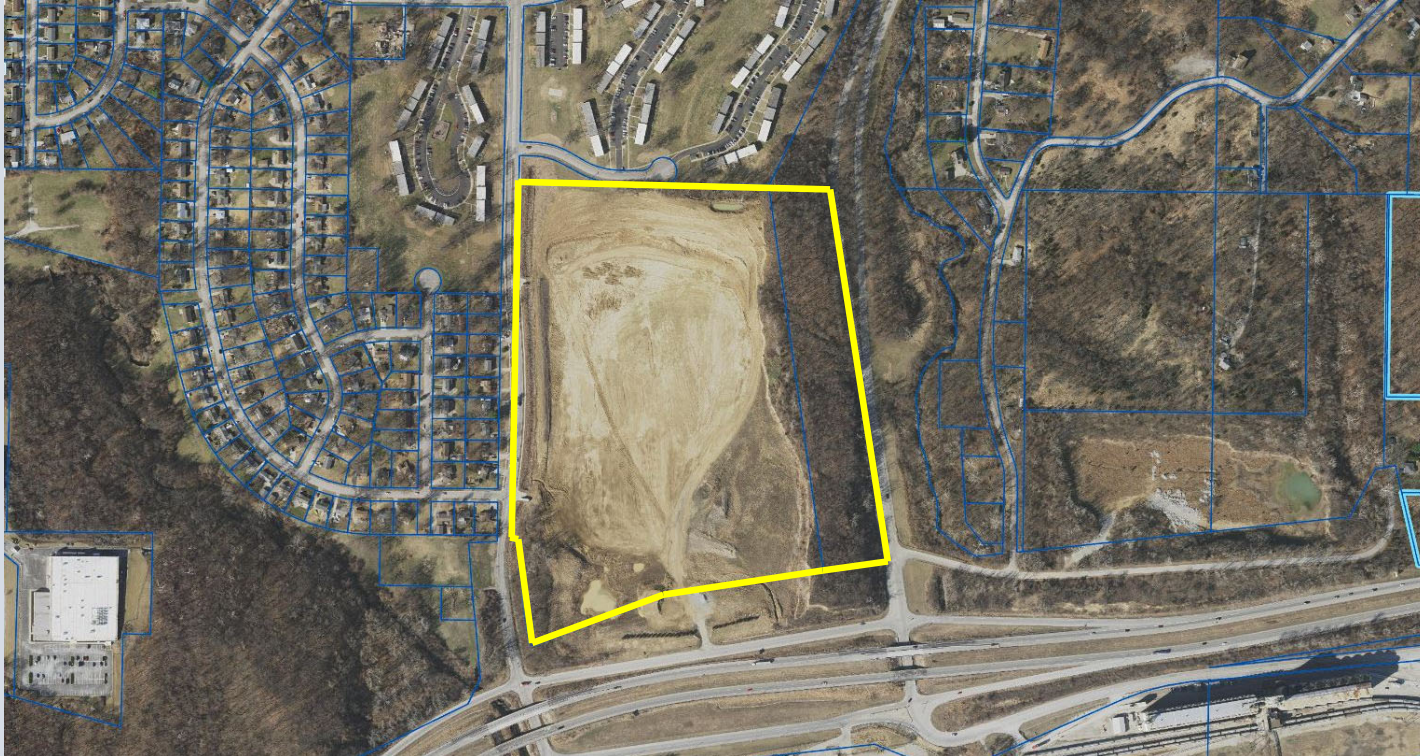


# Brighton Vehicle Logistics Center Northeast Corner of Missouri Highway 210 and N. Brighton Avenue



**Committee Substitute for Ordinance 230941  
Neighborhood, Planning & Development Committee  
November 8, 2023**

# Overview/Request

\*Precision Vehicle Logistics requests approval of a Major Amendment to an Approved MPD Development Plan for the Brighton Vehicle Logistics Center.

\*New plan will not contain any buildings.

\*New plan only has access from the Highway 210 Service Road. There is no access to the site from N. Brighton or Searcy Creek Parkway.

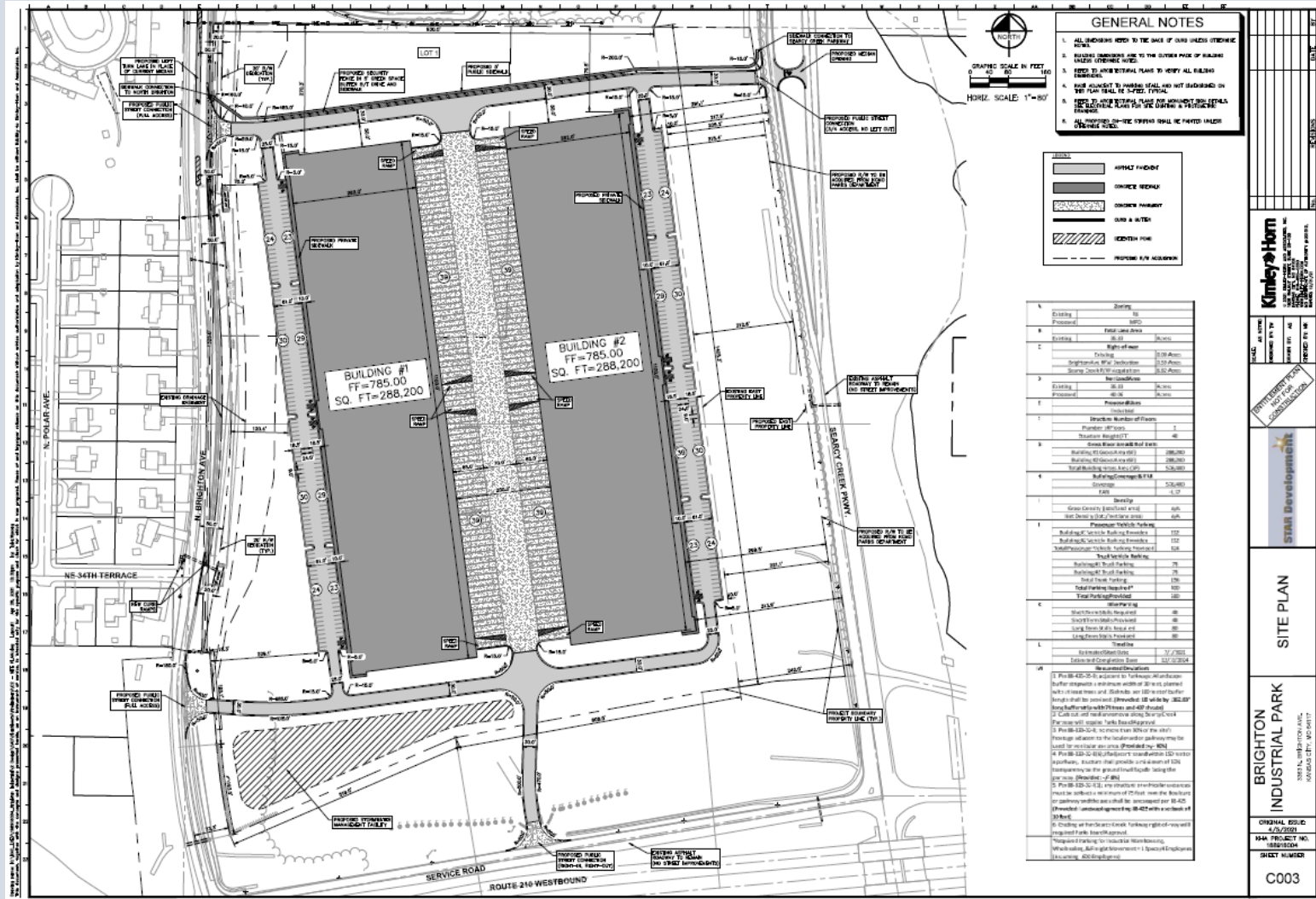
# History

\*May 20, 2021: Property was rezoned to District MPD and MPD Plan was approved for the development of two 288,200 sq. ft. buildings for light industrial uses. (C.S. for Ordinance No. 210398, As Amended)

\*May 20, 2021: Briarcliff-Winnwood Area Plan was amended to recommend light industrial uses. (C.S. for Resolution No. 210397)

\*January 24, 2022: City Plan Commission approved the Final MPD Plan for Brighton Industrial Park.

# Approved MPD Development Plan for Brighton Industrial C.S. for Ordinance 210398, As Amended (May 20, 2021)



- Two 288,200 sq. ft industrial buildings
- Four accesses: 2 on N. Brighton
- 1 on Searcy Creek Road
- 1 on 210 Outer Road
- 156 truck parking spaces
- 424 Vehicle Parking Spaces
- 271 Shade Trees, 97 Evergreen Trees and 1,308 Shrubs

# Approved Brighton Industrial Rendering



Perspective - Northwest Building Entrance



Perspective - West Building Entrance Looking North



Perspective - Northwest Looking Southeast on N Brighton Ave

# Approved Brighton Industrial Rendering



Perspective - Southwest Looking Northeast on N Brighton Ave

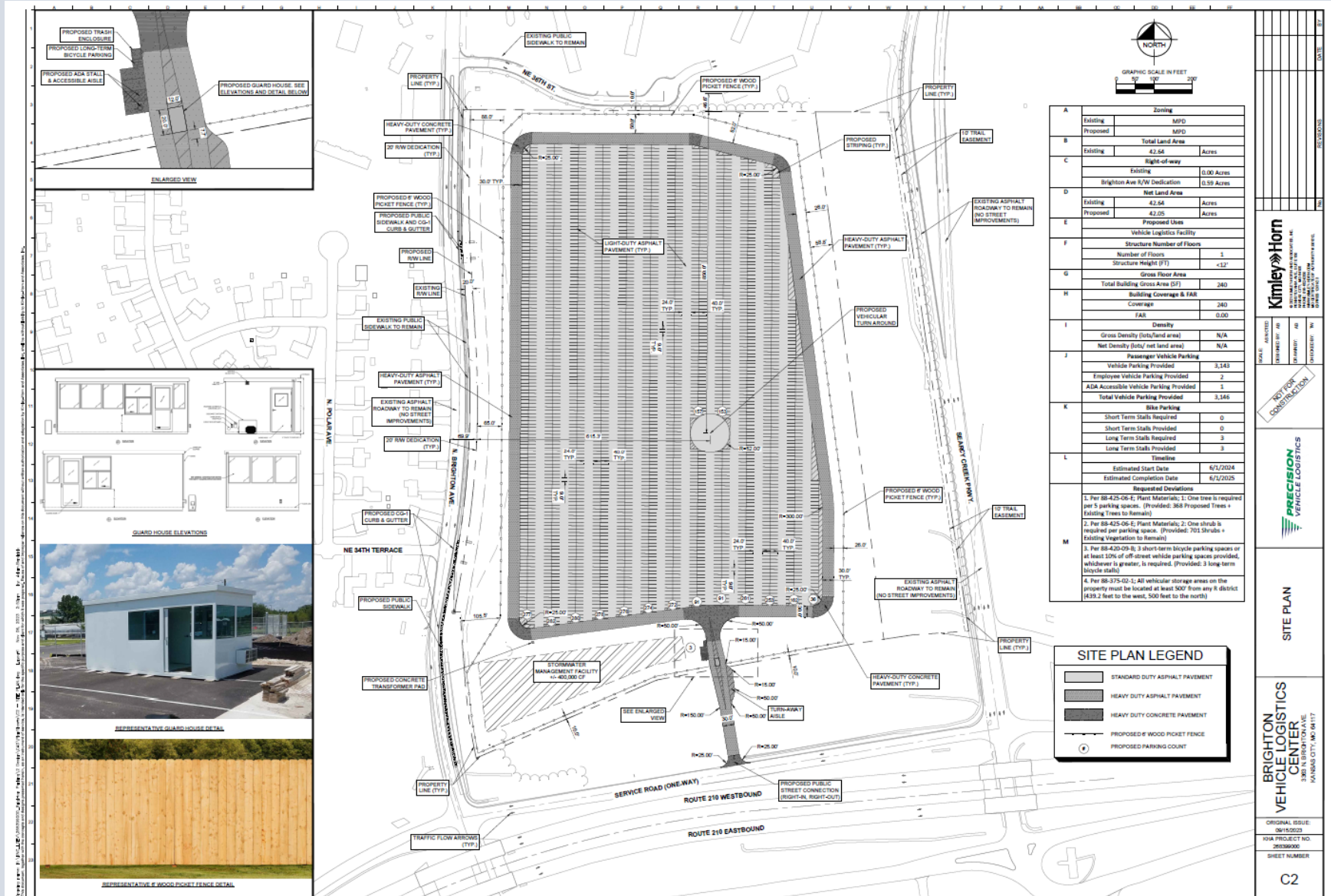


Perspective - Looking East from N Brighton Ave



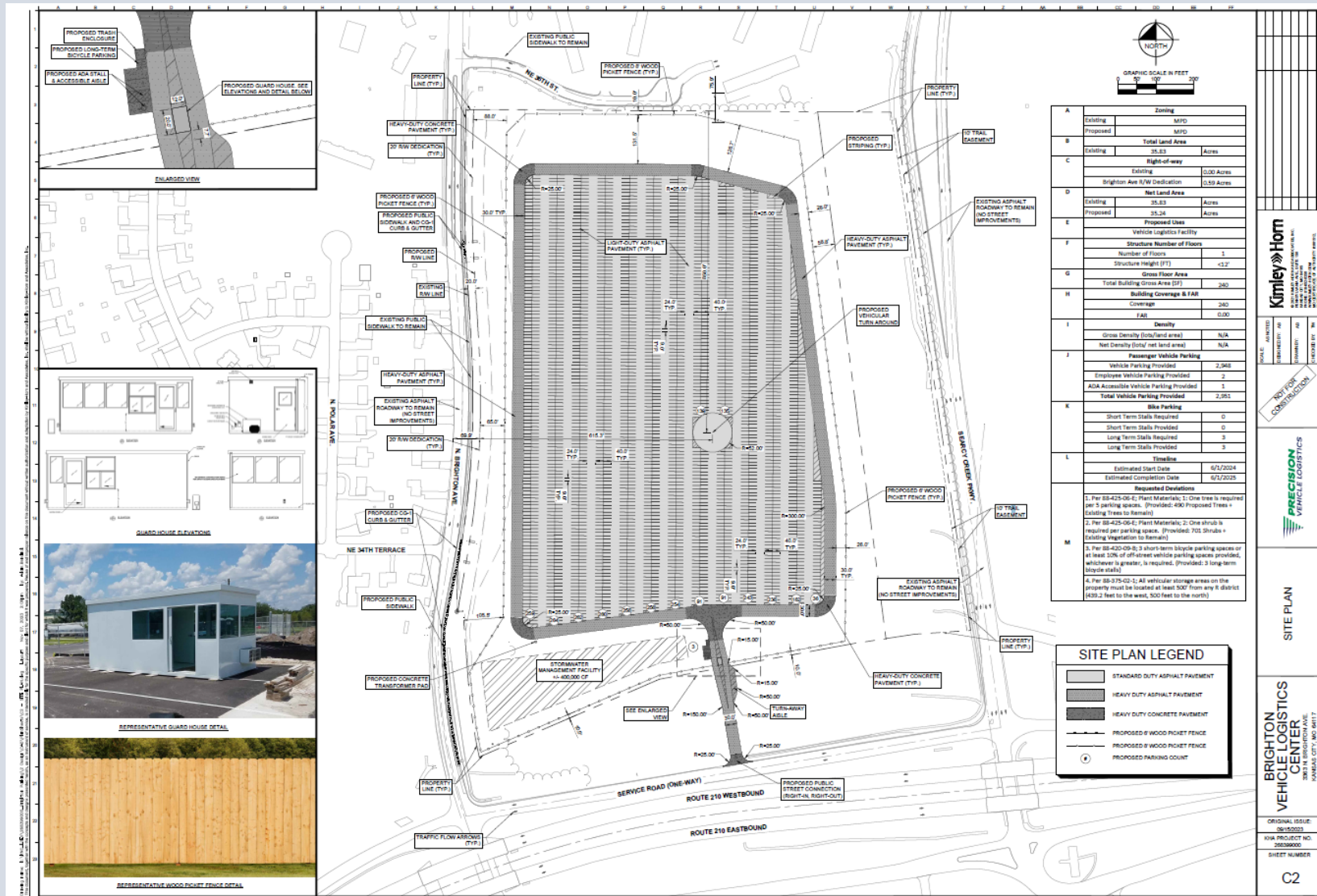
Perspective - Northeast Looking Southwest on Searcy Creek Pkwy

# 11/7/23 Plan at CPC - Brighton Vehicle Logistics Center – MPD Development Plan



- 3,146 vehicle parking spaces
- 1 access from 210 Outer Road
- No access from N. Brighton or Searcy Creek Parkway

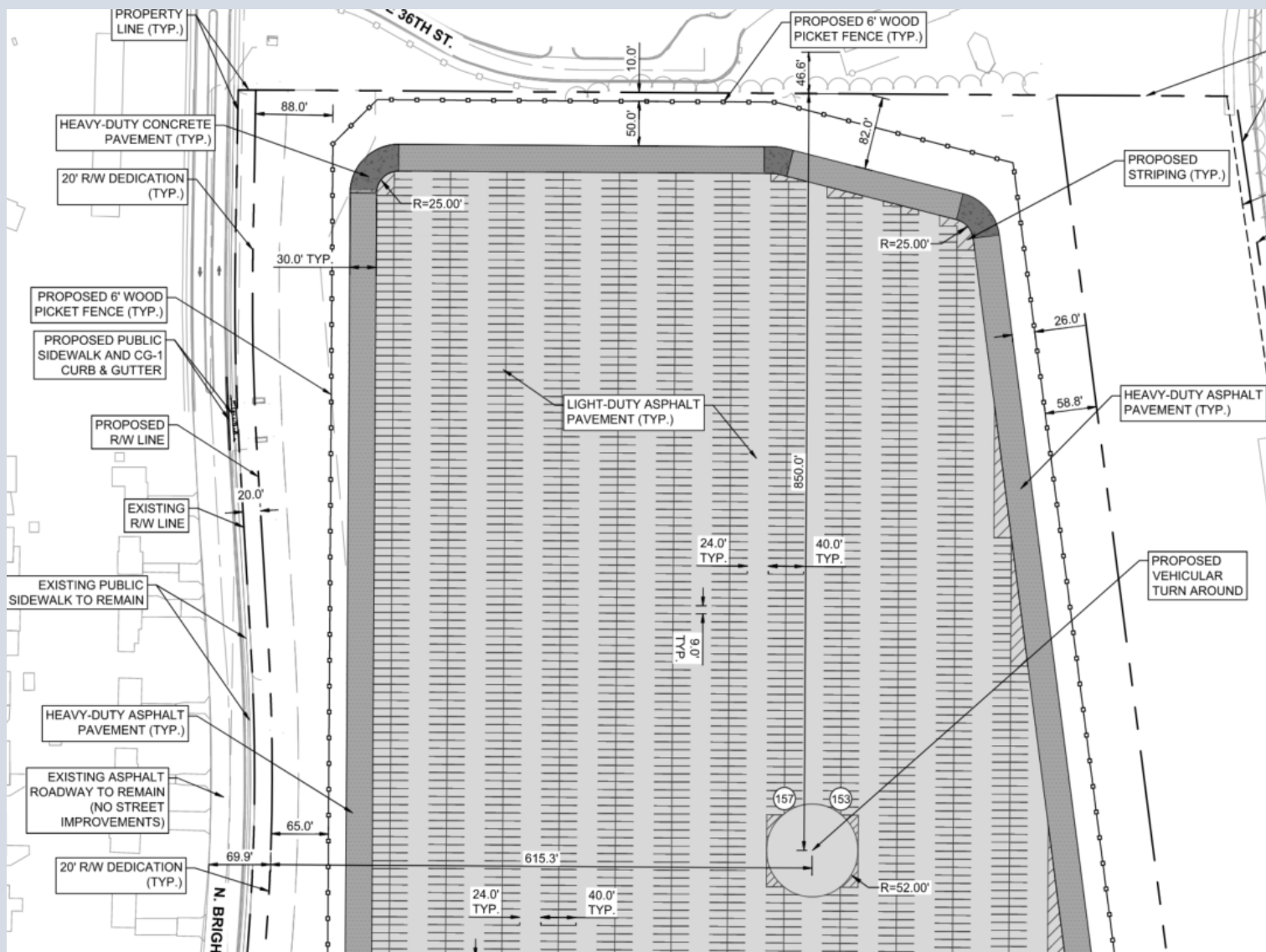
# Revised Plan Following CPC - Brighton Vehicle Logistics Center – MPD Development Plan



- 131.5' and 129.7' separation from north property line
- 2,948 vehicle parking spaces (reduced parking by 221 spaces)
- 1 access from 210 Outer Road
- No access from N. Brighton or Searcy Creek Parkway
- 349 shade trees, 147 evergreen trees and 702 shrubs
- 8' wood fence on north property line rather than 6'

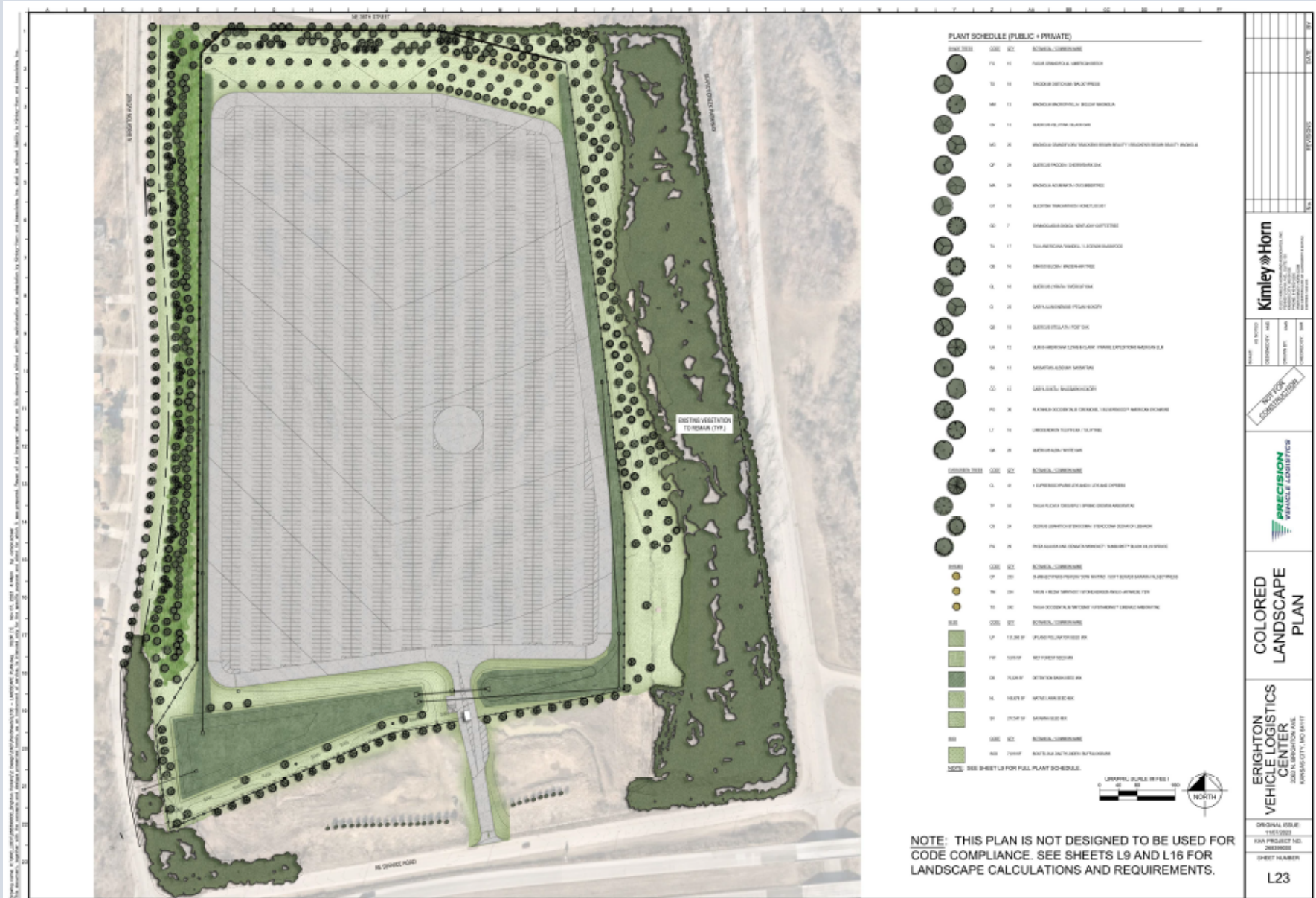


# Noise



Depending on a few factors, heavy truck activity typically generates an average noise level of approximately 75 dB(A) at a distance of 50 feet. As the distance from the source increases, the sound level decreases. The general rule of thumb is that sound levels will decrease by approximately 5-6 dB(A) when the distance is doubled from the source (i.e., a heavy truck) to the receptor (i.e., surrounding residences). Based on this information, it is anticipated that sound levels from truck activity will decrease to approximately 55 dB(A) at a distance of 500 feet, which is anticipated to be similar to background noise levels for a suburban environment.

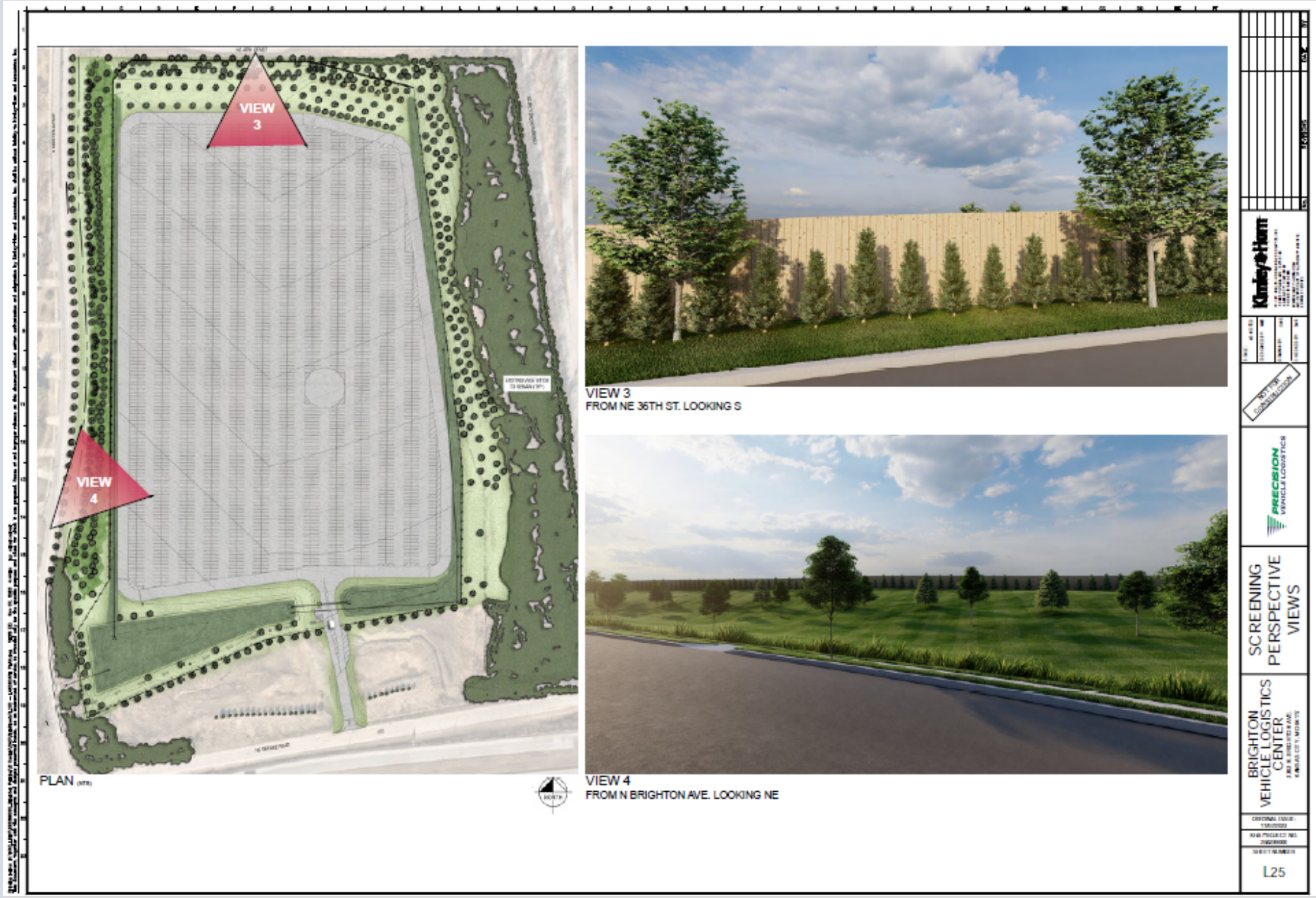
# Revised Landscape Plan



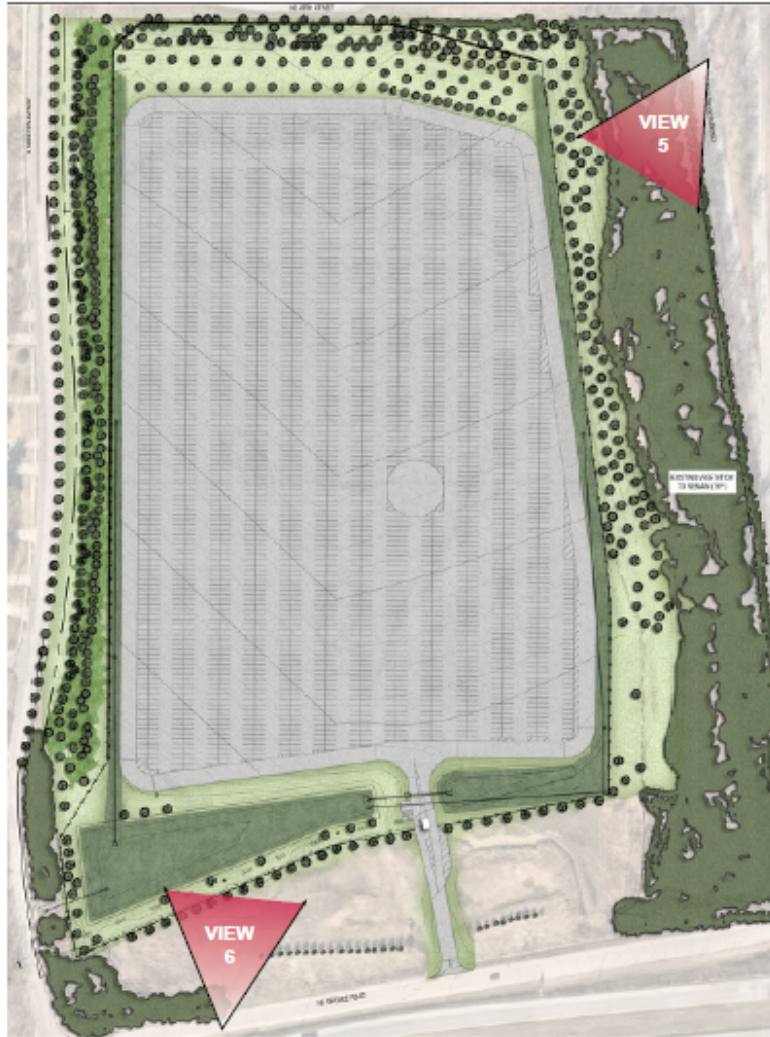
# Landscaping and Views / Cross Sections



# Landscaping and Views / Cross Sections



# Landscaping and Views / Cross Sections



VIEW 5  
FROM SEARCY CREEK PKWY. LOOKING SW



VIEW 6  
FROM NE SERVICE RD. LOOKING N



ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

PROJECT NO. DATE DRAWN BY CHECKED BY SCALE	SHEET NO. TOTAL SHEETS
BRIGHTON VEHICLE LOGISTICS CENTER 4 MARIETTA AVENUE	
SCREENING PERSPECTIVE VIEWS	
ORIGINAL DATE: 12/15/2023 NEW PROJECT NO: 23080000 SHEET NUMBER: L26	

# Landscape Sections from North Property Line



**A** SECTION A  
SCALE: 1" = 30'-0"



**B** SECTION B  
SCALE: 1" = 30'-0"

This drawing is to be used in conjunction with the site plan and landscape plan. It is not to be used as a construction document. The user of this drawing is responsible for obtaining all necessary permits and approvals. The user of this drawing is also responsible for obtaining all necessary permits and approvals. The user of this drawing is also responsible for obtaining all necessary permits and approvals.

<p><b>Kimley-Horn</b> CONSULTANTS, INC. 1000 W. 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 PH: 303.733.8900 WWW.KIMLEY-HORN.COM</p>		NO. 1 DATE:
PREPARED BY: JAC CHECKED BY: CMB DRAWN BY: CMB DATE:	REVISIONS:	NO. 2 DATE:
<p><b>PRECISION</b> VEHICLE LOGISTICS</p>		
<p><b>LANDSCAPE SECTIONS</b></p>		
<p><b>BRIGHTON VEHICLE LOGISTICS CENTER</b> 3303 N. BRIGHTON AVE. KANSAS CITY, MO 64117</p>		
ORIGINAL ISSUE: 11/07/2023 K-HA PROJECT NO.: 26090003		
SHEET NUMBER: <b>L27</b>		

# Request

Pass and Advance Committee Substitute for Ordinance No. 230941, the Major Amendment to Approved MPD Plan for Brighton Vehicle Logistics Center subject to the conditions contained in the ordinance.

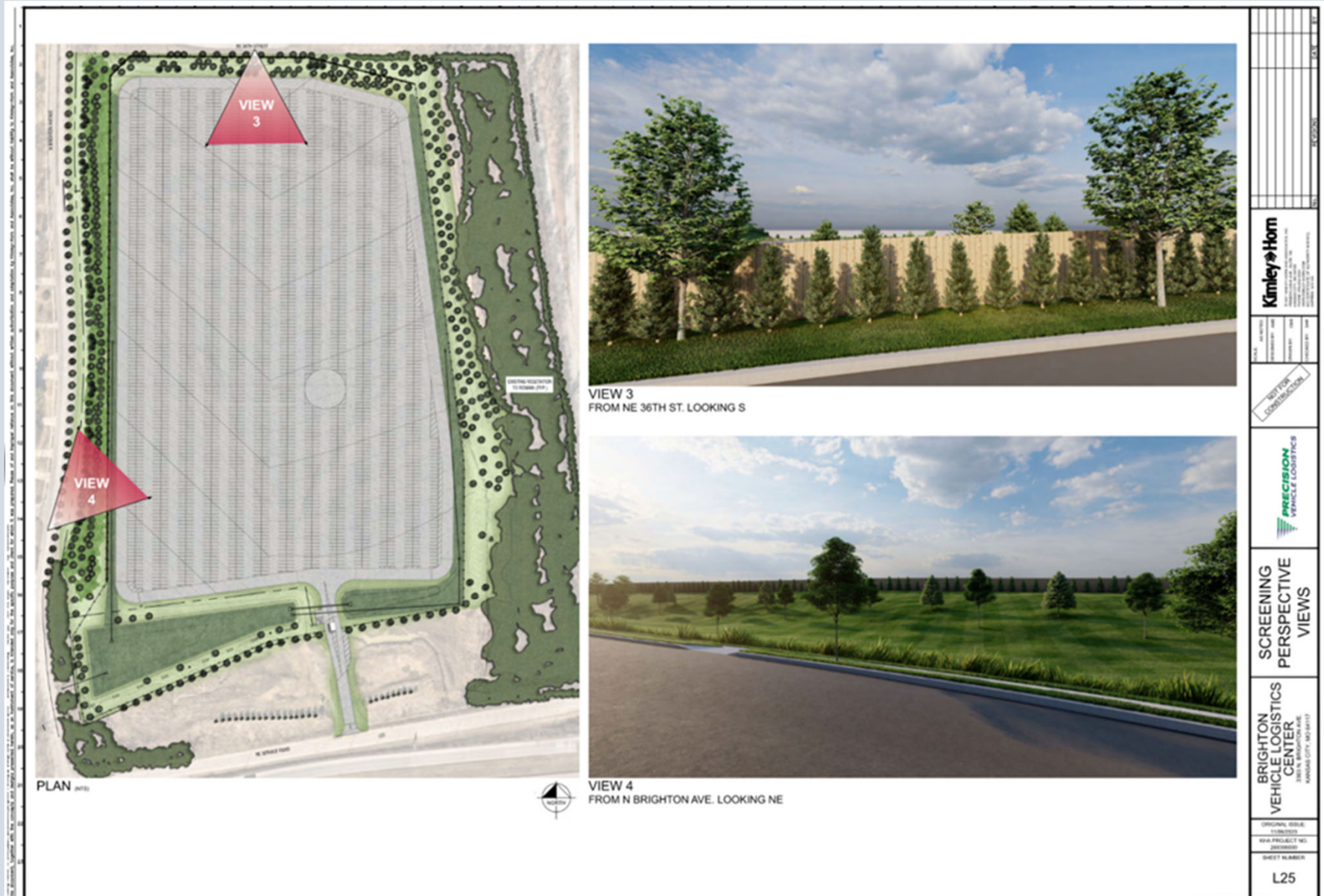




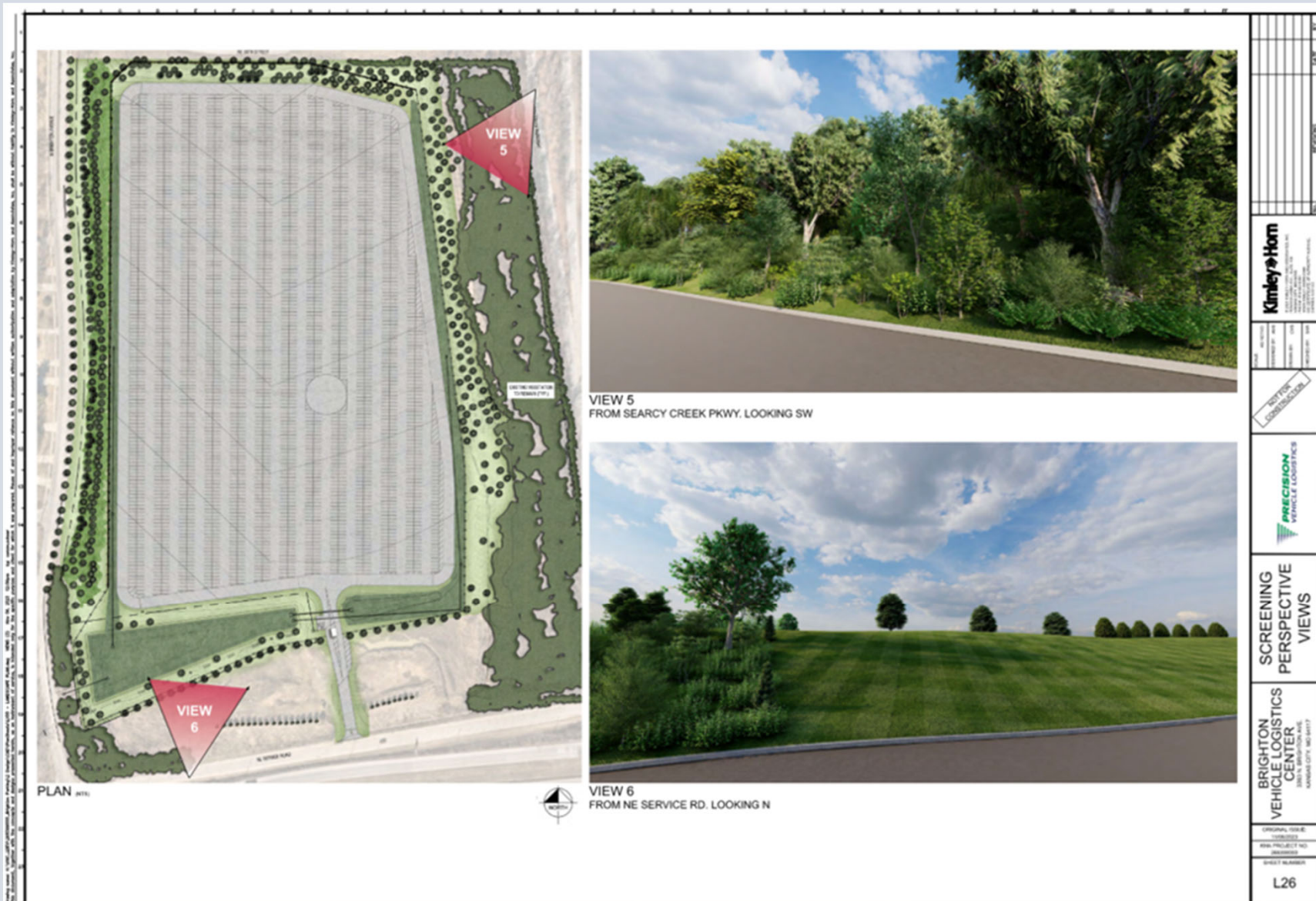
# Plan Commission Landscaping and Views / Cross Sections



# Plan Commission Landscaping and Views / Cross Sections



# Plan Commission Landscaping and Views / Cross Sections



# Plan Commission

## Landscape Cross Sections on Northern Property Line

