



# CITY PLAN COMMISSION STAFF REPORT

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

November 15, 2022

**Project Name**  
Fishtech Phase III

**Docket #7**

**Request**

**7.1:** CD-CPC-2022-00168  
Development Plan

**7.2:** CD-CPC-2022-00171  
Rezoning

**Applicant**

Rachelle Biondo  
Rouse, Frets, White, Goss, Gentile, Rhodes

**Owner**

Gary Fish  
Fishtech LLC

**Location** 13317 Charlotte St  
**Area** About 5 acres  
**Zoning** R-80  
**Council District** 6<sup>th</sup>  
**County** Jackson  
**School District** Grandview

**Surrounding Land Uses**

**North:** Fishtech, zoned R-80  
**South:** Forest Ridge, zoned R-1.5  
**East:** Undeveloped, zoned R-8  
**West:** Fishtech, zoned B1-1

**Major Street Plan**

The City's Major Street Plan does not identify any streets at this location

**Land Use Plan**

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Neighborhood for the subject property.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on September 12, 2022. Scheduling deviations from 2022 Cycle T have occurred.

- Additional application for rezoning needed

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The Center Planning and Development Council is tied to the subject site, notification to which was sent.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on October 25, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The site is currently undeveloped. It was the former site of two single family homes, which have since been demolished. To the north and west is the existing Fishtech properties. To the south is the Forest Ridge Apartments which are under construction and to the east is undeveloped land containing the Blue River. The subject site is not within a floodplain nor does it contain a regulated stream.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Rezoning from District R-80 (Residential) to B-4 (Commercial) and approval of a Development Plan to allow for the private storage of vehicles in District B-4 on about 5 acres generally located at the northeast corner of Charlotte Street and 134<sup>th</sup> Street.

**CONTROLLING CASE**

There is no controlling case for the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #7.1 Development Plan Recommendation:  
**Approval Subject to Conditions**

Docket #7.2 Rezoning Recommendation:  
**Approval**

**PLAN REVIEW**

The applicant is proposing a request to rezone 5 acres from District R-80 (Residential) to District B-4 (Commercial). This rezoning will allow for the use of indoor vehicle storage. The use of vehicle storage is first allowed in B-4, which is why the applicant is requesting to rezone the property to this district. This proposed zoning does not match the future land use recommendation of Mixed-Use Neighborhood. The Martin City Area Plan recommends the B-2 Zoning District to the Mixed-Use Neighborhood designation. However, the applicant has placed a self-restraint on the face of the plan to only allow uses on the property that are allowed in B-1 with the addition of Indoor Vehicle Storage. The project site is 2 vacant parcels made up of 5 platted lots and 1 unplatted lot. The applicant will combine these parcels with the county prior to submitting for building permits. These two vacant parcels had existing single-family homes on them until 2021.

The applicant is proposing a Development Plan to allow for the storage of collector cars on site. The building will not be open to the public and will not be the site of any Fishtech operations. The building will only be the site of the owner's private car collection. The proposed building foot print is approximately 21,000 square feet. 22 exterior parking spaces are shown on the plans which are located on the western side of the building. Access to the site will come from the Charlotte Avenue located on the west side of the site.

Landscaping for this project includes continuous shrub lines to screen vehicular use areas to the apartments to the south, interior landscaping, and identification of mature trees to remain. Some species provided include the American Linden trees, Tulip Poplar tree, the American Elm tree, and Hicks Ango-Japanese Yew shrub.

Proposed materials to be used on the building are similar to that on the existing Fishtech buildings along Holmes Road. Materials include charcoal metal panels, charcoal metal louvers, and stone panels. The proposed garage doors are made of glass and metal. Vehicular ingress into the building will be from the south elevation. The proposed garage doors are lower in elevation than the main entrance and partially screened by a retaining wall.

Due to the existing railroad tracks which cross Holmes Road there is a large section of Martin City that is separated from the nearest Fire Station. If there is a fire within this area while a train is crossing, there is no way to reach the area. Recently there have been 374 units approved within the area. The increased density has led to increased chance of emergencies within the area. There is an existing plan to extend 134<sup>th</sup> Street to the north to Blue Ridge Boulevard. This will allow emergency vehicles to access the area due to the elevated tracks over Blue Ridge Boulevard. Forest Ridge Villas to the south has dedicated Right of Way which shows the street going through the Fishtech property (See Attachment #4). Staff is requesting that the Right of Way be dedicated prior to the certificate of occupancy and be shown on the plan.

**PLAN ANALYSIS**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-120)	Yes	Yes	Conforms to all standards
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Parking and Loading Standards (88-420)	Yes	Yes	Required Parking Provided
Landscape and Screening Standards (88-425)	Yes	Yes	Adequate screening has been provided to the apartments to the south.
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

**SPECIFIC REVIEW CRITERIA**

**Zoning and Development Code Map Amendments, REZONINGS (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;**

With the self-imposed restrictions the rezoning is in line with the adopted Martin City Area Plan.

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

This rezoning will not have a detrimental effect on the adjacent properties

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

The area to be rezoned is within the existing Fishtech Campus. Proposed rezoning is in line with the existing physical character of the area.

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

Existing infrastructure is available for the proposed project.

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

The property is within the Fishtech Campus. The property is suitable for the proposed use.

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

Single family homes were on the property until 2021. They have since been demolished and the property has been purchased by Fishtech.

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

Rezoning of the property is not expected to detrimentally affect nearby properties.

**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.**

No expected gain to public health, safety, or welfare is expected if the application was to be denied.

**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 proposed plan complies with all standards of the Zoning and Development Code. There are no proposed deviations from the code.

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

The proposed use will be in line with the district if the concurrent rezoning is also approved.

**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;**

Vehicular access to the site is proposed to provide safe entry onto the site.

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

Pedestrian access to the site is proposed to provide safe entry onto the site.

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

Adequate utilities are proposed to serve the site.

**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 applicant has provided architectural materials that are in line with the existing properties on the Fishtech Campus.

**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 is providing adequate screening to the apartments to the south. A mixture of trees and shrubs are provided to screen the garage doors that are proposed to face the apartments.

**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.**

Impervious surfaces have been kept to a minimum. Excess parking has not been provided.

**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.**

Plan shows that the existing trees along Charlotte will be preserved. Most of the existing site does not have vegetation on site.

#### **ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Right of Way Alignment to South

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes  
Planner



## Plan Conditions

Report Date: November 10, 2022

Case Number: CD-CPC-2022-00168

Project: Fishtech Phase III

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

1. 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.
2. That the use of the property be restricted all uses allowed under the B1 Zoning district with the addition of Indoor Vehicle Storage.
3. That the applicant dedicate Right of Way and revise plans for the proposed 134th Street Connection to Blue Ridge Boulevard by general warranty deed prior to obtaining a certificate of occupancy. This Right of Way must align with that already dedicated by Forest Ridge Villas to the south.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. That the parcels be consolidated into one lot through either a Minor Subdivision Lot Consolidation or consolidated by deed with the County's Recorder of Deeds prior to filing for building permits.

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

6. 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 shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
7. 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
8. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
9. 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.
10. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.
11. That the developer enter into a Secured Deferral Agreement for the half street improvement to \_\_\_\_\_ and \_\_\_\_\_ as required by Chapter 88, prior to issuance of a Temporary or Final Certificate of Occupancy. The Secured Deferral Agreement shall be for a period of 10 years, until further improvements occur on the property, or until street improvements occur on the opposite side of the street, whichever occurs first.
12. 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.

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

13. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard 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.
14. 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.
15. 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(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

16. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
19. 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)

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)

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

20. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact – Sean Allen - 816-513-0318  
North of River contact Pedro Colato – 816-513-4892
22. 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.

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

23. Combine the two lots by method acceptable to LDD and DMD.
24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
25. 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.
26. 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.

Drawing name: K:\KNC\_LDEV\168370008\_PlanSheets\001 COVER SHEET.dwg Oct 27, 2022 5:08pm by: CanaanKnigge  
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# DEVELOPMENT PLANS FOR G'S GARAGE

## SECTION 20, TOWNSHIP 47N, RANGE 33W CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

**LEGAL DESCRIPTION**

ALL OF THE NORTH 250 FEET OF THE EAST 20 ACRES OF THE SOUTH 30 ACRES OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT THAT PART THAT LIES EASTERLY OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID SOUTH 30 ACRES TO A POINT ON THE SOUTH LINE OF SAID SOUTH 30 ACRES THAT IS 450 FEET WEST OF THE SOUTHEAST CORNER THEREOF.

SHEET LIST TABLE	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	SURROUNDING OWNERS PLAN
C100	SITE PLAN
C101	OVERALL SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS
L300	LANDSCAPE SPECIFICATIONS

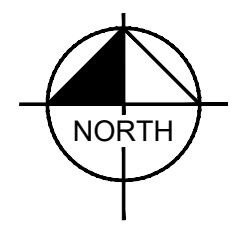
NO.	REVISIONS	DATE	BY

**UTILITY AND GOVERNING AGENCY CONTACTS**

- |                                       |              |
|---------------------------------------|--------------|
| AT&T                                  | 800-246-8464 |
| BP PIPELINES NORTH AMERICA            | 918-660-4455 |
| BLUEBIRD NETWORK                      | 417-575-7115 |
| CENTRUYLINK (FORMERLY QWEST)          | 800-283-4237 |
| CONSOLIDATED                          | 844-968-7224 |
| COMCAST                               | 800-391-3000 |
| FIDELITY COMMUNICATIONS               | 800-392-8070 |
| GOOGLE FIBER NOC                      | 866-954-1572 |
| KCMO PARKS & RECREATION               | 816-513-7500 |
| KCMO STREET & TRAFFIC DIVISION        | 816-513-0421 |
| KCMO STREET LIGHTING/BLACK & MCDONALD | 816-513-0257 |
| KCMO WATER SERVICE DEPT DISPATCHER    | 816-513-1313 |
| KCMO WATER SERVICES POLLUTION CONTROL | 816-513-1313 |
| EVERGY                                | 888-544-4852 |
| MAGELLAN MIDSTREAM PARTNERS LP        | 800-720-2417 |
| MISSOURI GAS ENERGY (LACLEDE)         | 800-582-0000 |
| MISSOURI DEPARTMENT OF TRANSPORTATION | 888-275-6636 |
| MISSOURI ONE-CALL                     | 800-344-7483 |
| SOUTHERN STAR CGP                     | 800-324-9696 |
| SINCLAIR TRANSPORTATION               | 800-321-3994 |
| SPRINT                                | 800-521-0579 |
| SUREWEST                              | 913-825-3000 |
| SPECTRUM                              | 833-493-4939 |
| TRI COUNTY WATER                      | 916-796-4100 |
| TW TELEVISION                         | 800-829-0420 |
| UNITE PRIVATE NETWORKS                | 866-963-4237 |
| VERIZON/MCI COMMUNICATIONS INC.       | 800-624-9675 |
| ZAYO                                  | 866-236-2824 |

**LOCATION MAP**

(NOT TO SCALE)



SCALE: AS NOTED  
 DESIGNED BY: LLL  
 DRAWN BY: LLL  
 CHECKED BY: C/F

**NOT FOR CONSTRUCTION**

**UTILITY NOTE:**  
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I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXCEPT AS INDICATED BELOW.

EXCEPTIONS:  
 \_\_\_\_\_ (NAME)  
 CALEB FLAKE, P.E.  
 \_\_\_\_\_ (DATE)

**PROJECT TEAM**

**OWNER**

GARY FISH  
 FISSTECH, LLC  
 16520 EDEN BRIDGE  
 VILLAGE OF LOCH LLOYD, MO 64012

**ENGINEER**

**Kimley»Horn**

805 PENNSYLVANIA AVE  
 SUITE 150  
 KANSAS CITY, MO 64105  
 PH: (816) 652-2335  
 PRIMARY CONTACT: CALEB FLAKE, PE  
 EMAIL: CALEB.FLAKE@KIMLEY-HORN.COM  
 SECONDARY CONTACT: CANAAN KNIGGE  
 EMAIL: CANAAN.KNIGGE@KIMLEY-HORN.COM

Owner: GARY FISH  
 Address: 16520 EDEN BRIDGE  
 VILLAGE OF LOCH LLOYD, MO 64012  
 Owner's Rep:  
 Email:  
 Phone:

**ARCHITECT**

BRR ARCHITECTURE, INC.  
 8131 METCALF AVE.  
 OVERLAND PARK, KS 66204  
 (913) 262 9095  
 CONTACT: ZACH SUMADA, AIA  
 EMAIL: ZACH.SUMADA@BRRARCH.COM

**SURVEYOR**

MINNEY SURVEYING  
 15547 W 81ST STREET  
 LENEXA, KS 66219  
 PH: (599) 322-8235

**NOTE:**  
 THE USE OF THE PROPERTY SHALL BE RESTRICTED TO ALL USES ALLOWED UNDER THE B1 ZONING DISTRICT WITH THE ADDITION OF INDOOR VEHICLE STORAGE

COVER SHEET

**G'S GARAGE**  
 13317 CHARLOTTE ST  
 KANSAS CITY, MO 64105

ORIGINAL ISSUE:  
 10/31/22  
 KHA PROJECT NO.  
 168370008  
 SHEET NUMBER

C001



Drawing name: K:\VNC\DEV\168370008\_FishTech\_2 Design\CAD\PlanSheets\C001 OVERALL SITE PLAN.dwg    Overall Site Plan    Oct 27, 2022 5:08pm    by: Connon-Knigge  
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RAMSEY INVESTMENTS LLC  
2109 W 120TH TER  
LEAWOOD, KS 66209

GTH PROPERTIES LLC  
GALE T HOLSMAN JR  
11604 GRANDVIEW RD  
KANSAS CITY, MO 64137

RED BRIDGE WINDING RIVER LLC  
1101 E BLUE RIDGE BLVD  
KANSAS CITY, MO 64146

KEISTER JAMES W  
13321 CHERRY ST  
KANSAS CITY, MO 64145

FISHTECH LLC  
13333 HOLMES RD  
KANSAS CITY, MO 64146

FISHTECH LLC  
16520 EDEN BRIDGE  
LOCH LOYD, MO 64012

FISHTECH LLC  
13333 HOLMES RD  
KANSAS CITY, MO 64146

GKJ INVESTMENTS LLC  
13340 HOLMES RD  
KANSAS CITY, MO 64145

N85°46'15"W  
110.17'

THREE AMIGOS LLC  
C/O LARRY GROMER  
10800 NW SKYVIEW  
KANSAS CITY, MO 64154

MARTIN CITY CAR WASH  
LLC  
13008 SHAWNEE MISSION  
PKWY  
SHAWNEE, KS 66216

J-DOR REAL ESTATE LLC  
9000 W 137TH ST  
OVERLAND PARK, KS  
66221

PIVOTAL PROPERTIES LLC  
PO BOX 480225  
KANSAS CITY, MO 64148

PROJECT LOCATION

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S88°00'10"W 272.23'

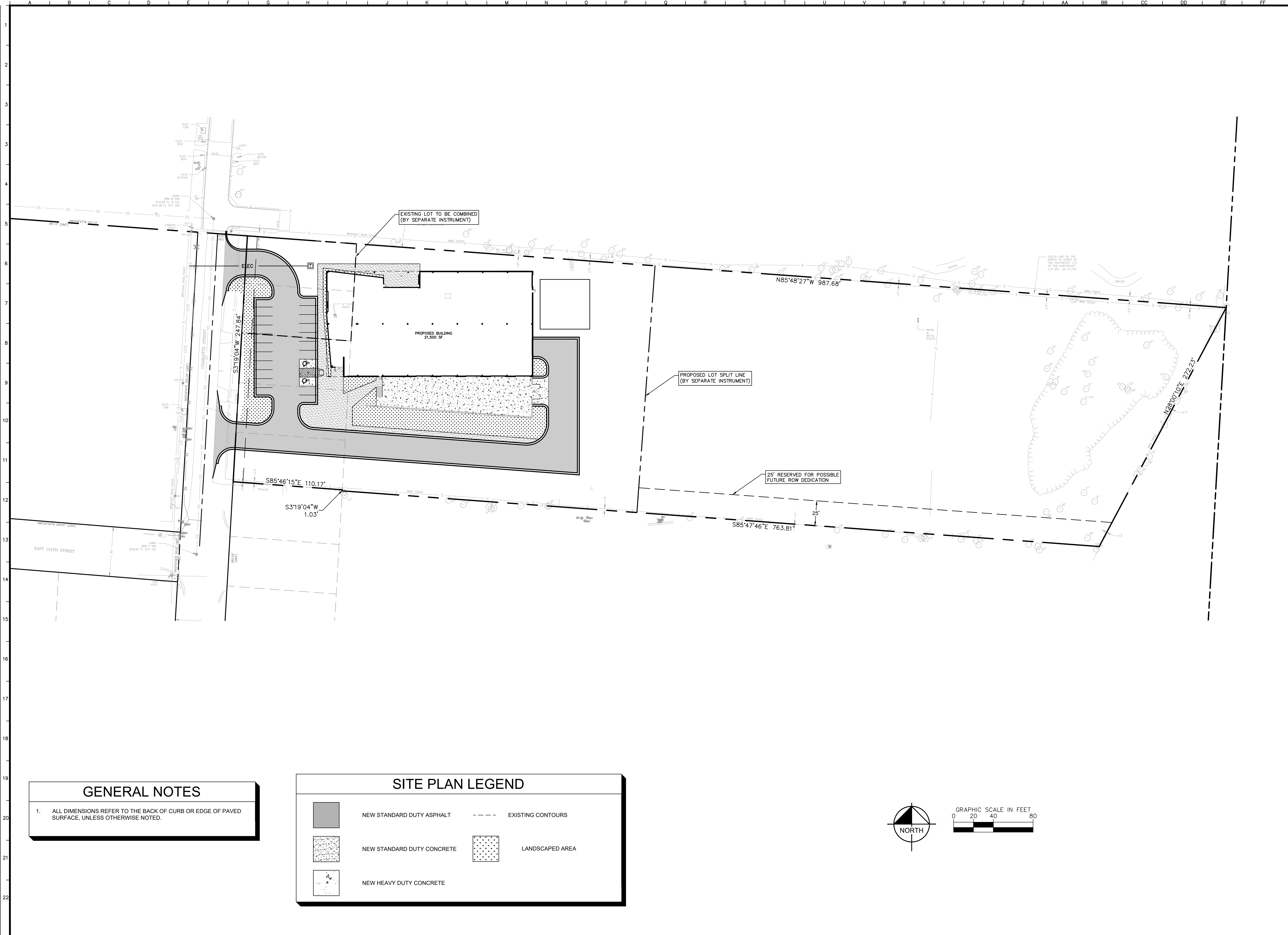
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N3°19'04"E  
1.03'

<b>Kimley»Horn</b>							
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SCALE:	AS NOTED	DESIGNED BY:	LLL	DRAWN BY:	LLL	CHECKED BY:	C/F
<b>NOT FOR CONSTRUCTION</b>							
<b>SURROUNDING OWNERS PLAN</b>				<b>G'S GARAGE</b>			
				13317 CHARLOTTE ST KANSAS CITY, MO 64105			
ORIGINAL ISSUE: 10/31/22							
KHA PROJECT NO. 168370008							
SHEET NUMBER							
<b>C002</b>							
No.	REVISIONS	DATE	BY				





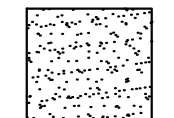
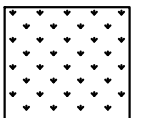
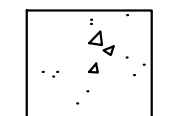
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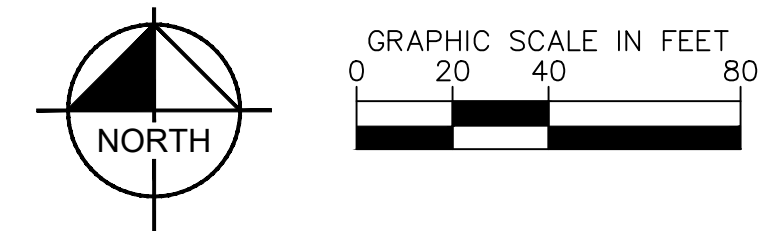


**GENERAL NOTES**

1. ALL DIMENSIONS REFER TO THE BACK OF CURB OR EDGE OF PAVED SURFACE, UNLESS OTHERWISE NOTED.

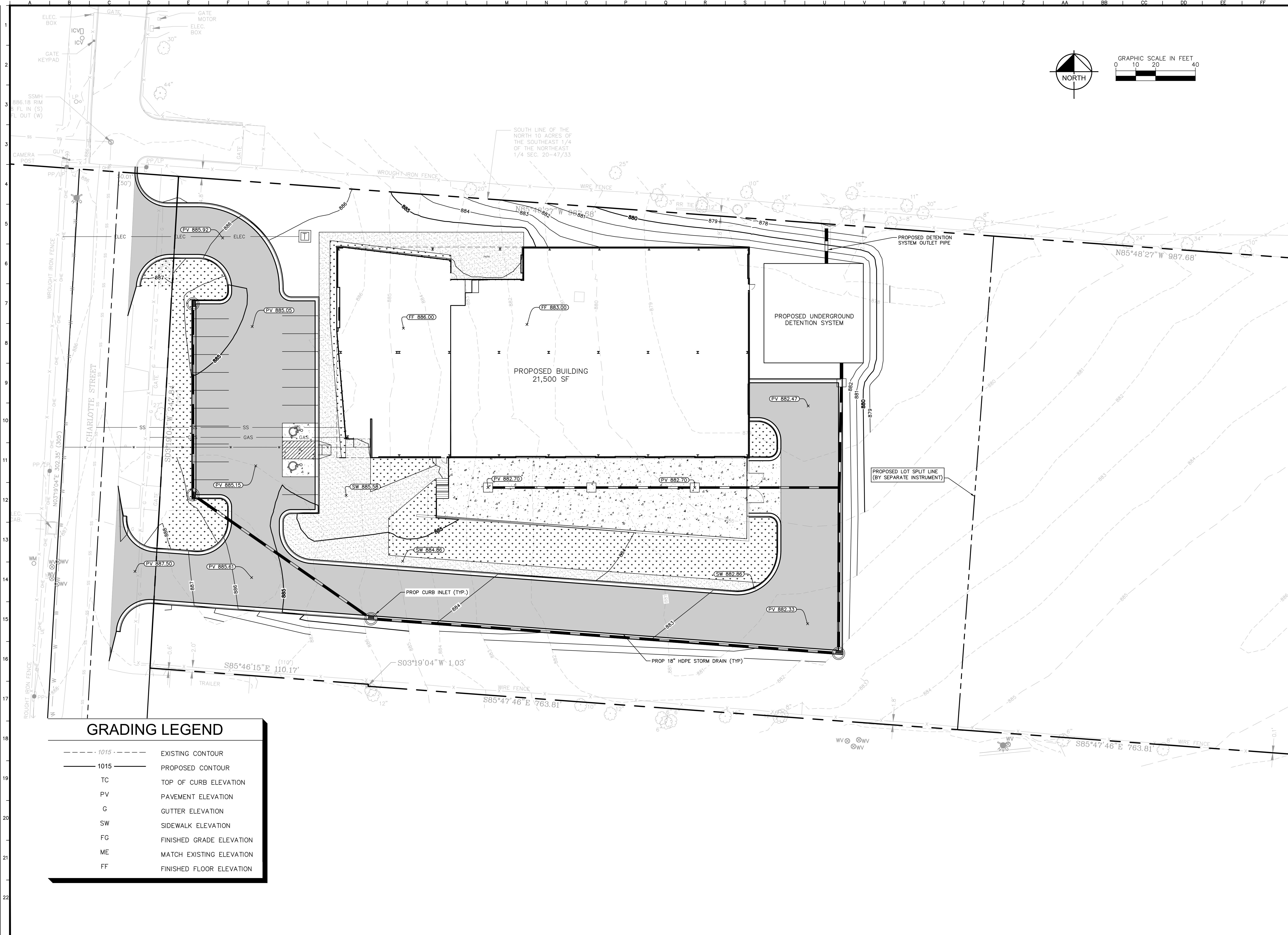
**SITE PLAN LEGEND**

	NEW STANDARD DUTY ASPHALT		EXISTING CONTOURS
	NEW STANDARD DUTY CONCRETE		LANDSCAPED AREA
	NEW HEAVY DUTY CONCRETE		



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NOT FOR CONSTRUCTION	
<p><b>OVERALL SITE PLAN</b></p>	
<p><b>G'S GARAGE</b></p> <p>13317 CHARLOTTE ST        KANSAS CITY, MO 64105</p>	
<p>ORIGINAL ISSUE: 10/31/22</p> <p>KHA PROJECT NO. 168370008</p> <p>SHEET NUMBER</p>	
C101	
<p>NO. _____</p> <p>REVISIONS</p>	<p>DATE _____</p> <p>BY _____</p>

Drawing name: K:\VNC\_DEVA\168370008\_168370008\_C200 GRADING PLAN.dwg Oct 27, 2022 5:08pm by Connon-Kingge  
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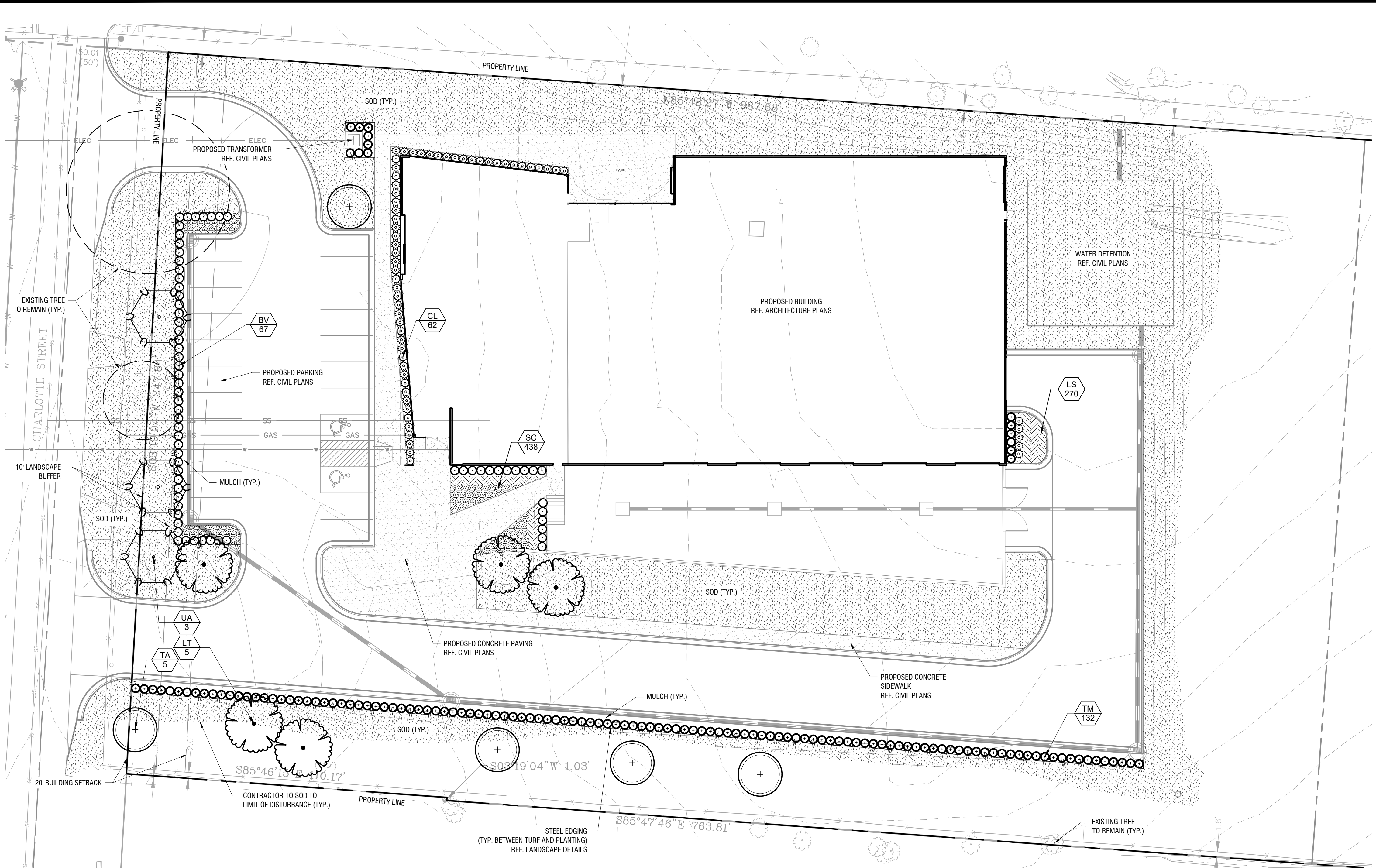


GRADING LEGEND	
- - - - - 1015 - - - - -	EXISTING CONTOUR
————— 1015 —————	PROPOSED CONTOUR
TC	TOP OF CURB ELEVATION
PV	PAVEMENT ELEVATION
G	GUTTER ELEVATION
SW	SIDEWALK ELEVATION
FG	FINISHED GRADE ELEVATION
ME	MATCH EXISTING ELEVATION
FF	FINISHED FLOOR ELEVATION

<h2 style="margin: 0;">G'S GARAGE</h2> <p style="margin: 0; font-size: small;">13317 CHARLOTTE ST KANSAS CITY, MO 64105</p>	<h2 style="margin: 0;">GRADING PLAN</h2>																
<h3 style="margin: 0;">Kimley»Horn</h3> <p style="margin: 0; font-size: x-small;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</p>																	
<p style="margin: 0; font-size: small;">SCALE: AS NOTED DESIGNED BY: LLL DRAWN BY: LLL CHECKED BY: C.F.</p>																	
NOT FOR CONSTRUCTION																	
<p style="margin: 0; font-size: small;">ORIGINAL ISSUE: 10/31/22 KHA PROJECT NO. 168370008 SHEET NUMBER <b>C200</b></p>																	
<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 80%;">REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY													<p style="margin: 0; font-size: x-small;">GRAPHIC SCALE IN FEET 0 10 20 40</p> <p style="margin: 0; text-align: center;">NORTH</p>
No.	REVISIONS	DATE	BY														



Drawing name: K:\VNC\_DRAWING\168370008\_Plan\100\_Landscape\_Plan.dwg L100 Oct 27, 2022 4:25pm by: canson.scheer  
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City of Kansas City, Missouri - Landscape Data Table		
Site Area: 5.32 acres (231,635 sqft) - Zoning B-4		
	REQUIRED	PROVIDED
<b>Section 88-425 Landscape and Screening</b>		
<b>88-425-03-C - Tree Planting Requirements</b>		
At least one street tree is required for each 30' of street frontage.	Yes	Yes
Charlotte Street: 250 lft / 30' = 9 Trees	9 Trees	3 Proposed Trees 2 Existing Trees >12" DBH
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	Yes	Yes
<b>88-425-04 - General Landscaping Requirements</b>		
At least one tree must be provided per 5,000 square feet of principle building coverage (building footprint)	5 Trees	5 Trees
<b>88-425-05 - Perimeter Landscaping of Vehicular Use Areas</b>		
<b>88-425-05-B - Adjacent To Streets</b>		
When a vehicular use area is located adjacent to a public right-of-way, perimeter landscaping must be provided to provide physical and visual separation between the vehicular use area and the right-of-way. This requirement applies only when there are no intervening buildings between the right-of-way and the vehicular use area. Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.	Yes	Yes
A 10' landscape buffer strip with one tree per 30 lft of landscape strip and enough evergreen shrubs to form a continuous visual screen at least 3' in height at the time of planting.	Charlotte Street: 9 Trees	Charlotte Street: 9 Trees
250 lft street frontage (Charlotte Street) / 30 lft = 9 Trees		
<b>88-425-05-C - Adjacent To Residential Zoning Districts</b>		
Perimeter landscaping adjacent to residential zoning districts must be provided in the form of a perimeter landscape strip or berm located between the vehicular use area and the residential zoning district. The landscape buffer strip must be at least 10' in width and be planted with enough evergreen shrubs to form a continuous visual screen at least 4' in height after the first growing season. Ground cover plants must cover the remainder of the required landscape strip.	Yes	Yes
<b>88-425-06-B - Minimum Interior Landscape Area</b>		
At least 35 SF of interior landscape area must be provided for each parking space.	770 sqft Landscape Area	>770 sqft Landscape Area
22 Parking Spaces x 35 sqft = 770 sqft Landscape Area		
<b>88-425-06-E - Minimum Interior Landscape Area</b>		
One tree is required per 5 parking spaces	5 Trees	5 Trees
22 Parking Spaces / 5 = 5 Trees		
One shrub is required per parking space	22 Shrubs	22 Shrubs
22 Parking Spaces x 1 = 22 Shrubs		
Ground cover plants must cover all interior landscape areas.	Yes	Yes
<b>88-425-08-A - Screening</b>		
Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential and nonresidential uses must be screened from public ROW on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry or other similar building material reflecting the overall design of the site.	No	No
<b>88-425-10-B - Trees</b>		
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.	Yes	Yes

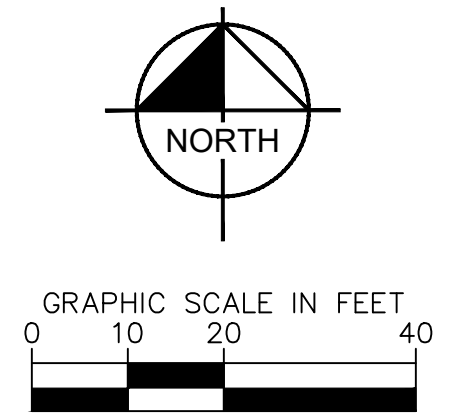
**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	WIDTH	REMARKS
	TA	5	TILIA AMERICANA 'WANDELL' / LEGEND® AMERICAN LINDEN	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	5	LIRIODENDRON TULIPIFERA 'AUREO-MARGINATUM' / MAJESTIC BEAUTY® TULIP POPLAR	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	UA	3	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	TM	132	TAXUS MEDIA 'HICKSII' / HICKS ANGLO-JAPANESE YEW	5 GAL. MIN.	48" HT. X 36" W. MIN.	36" O.C.	FULL AND MATCHING
	CL	62	COTINUS COGGYGRIA 'LILLA' / LILLA DWARF SMOKE TREE	2 GAL. MIN.	36" HT. X 36" W. MIN.	36" O.C.	FULL AND MATCHING
	BV	67	BUXUS SEMPERVIRENS 'VARIEGATA' / VARIEGATED COMMON BOXWOOD	5 GAL. MIN.	36" HT. X 36" W. MIN.	36" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SC	438	SEDUM SPATHULIFOLIUM 'CAPE BLANCO' / CAPE BLANCO STONECROP	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	LS	270	LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF	CONT.	8" HT. X 12" W.	12" O.C.	FULL AND MATCHING
SOD	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	FA	25,541 SF	TALL FESCUE / FESTUCA ARUNDINACEA	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED, SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE.

**PLANTING NOTES:**

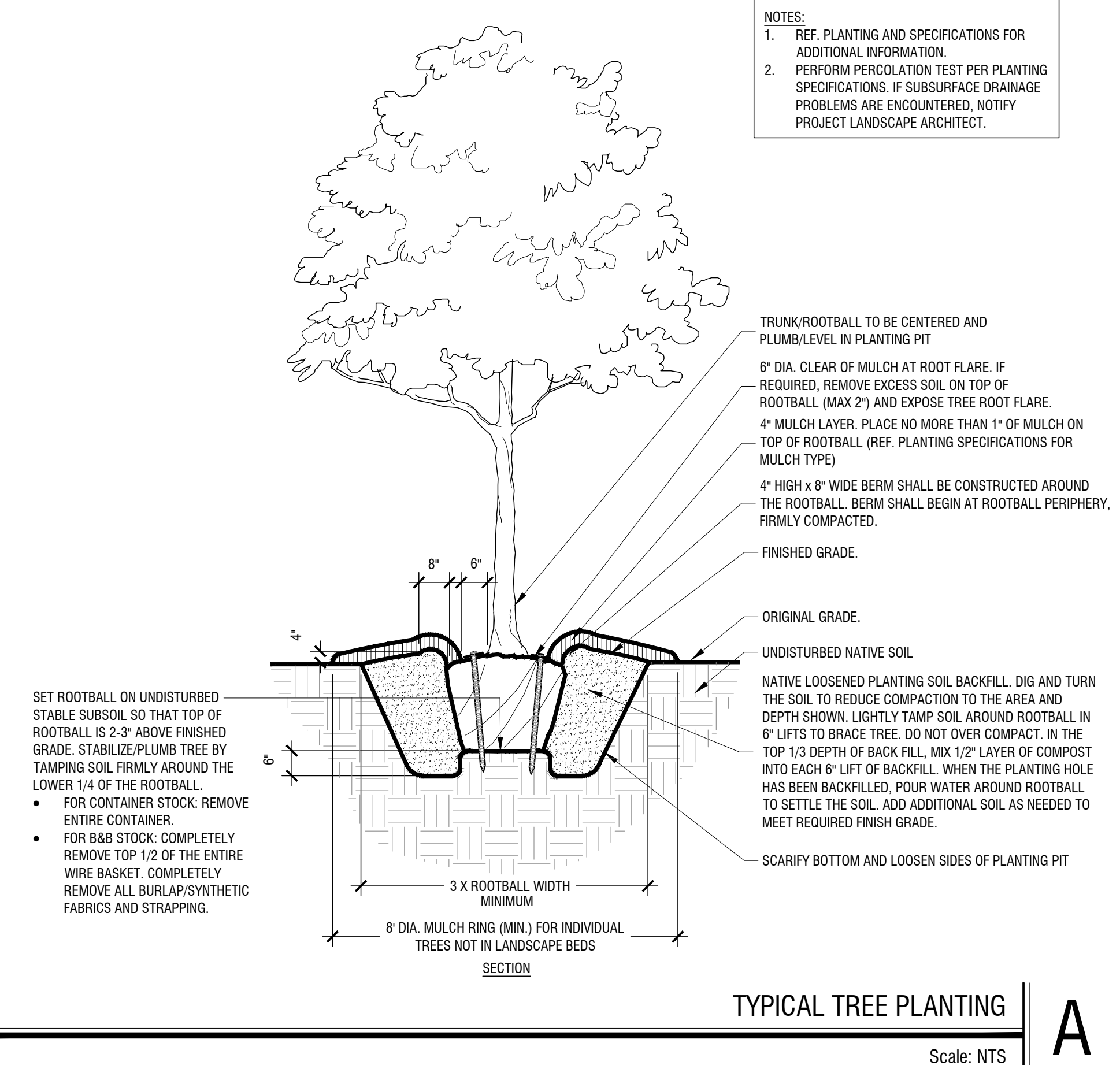
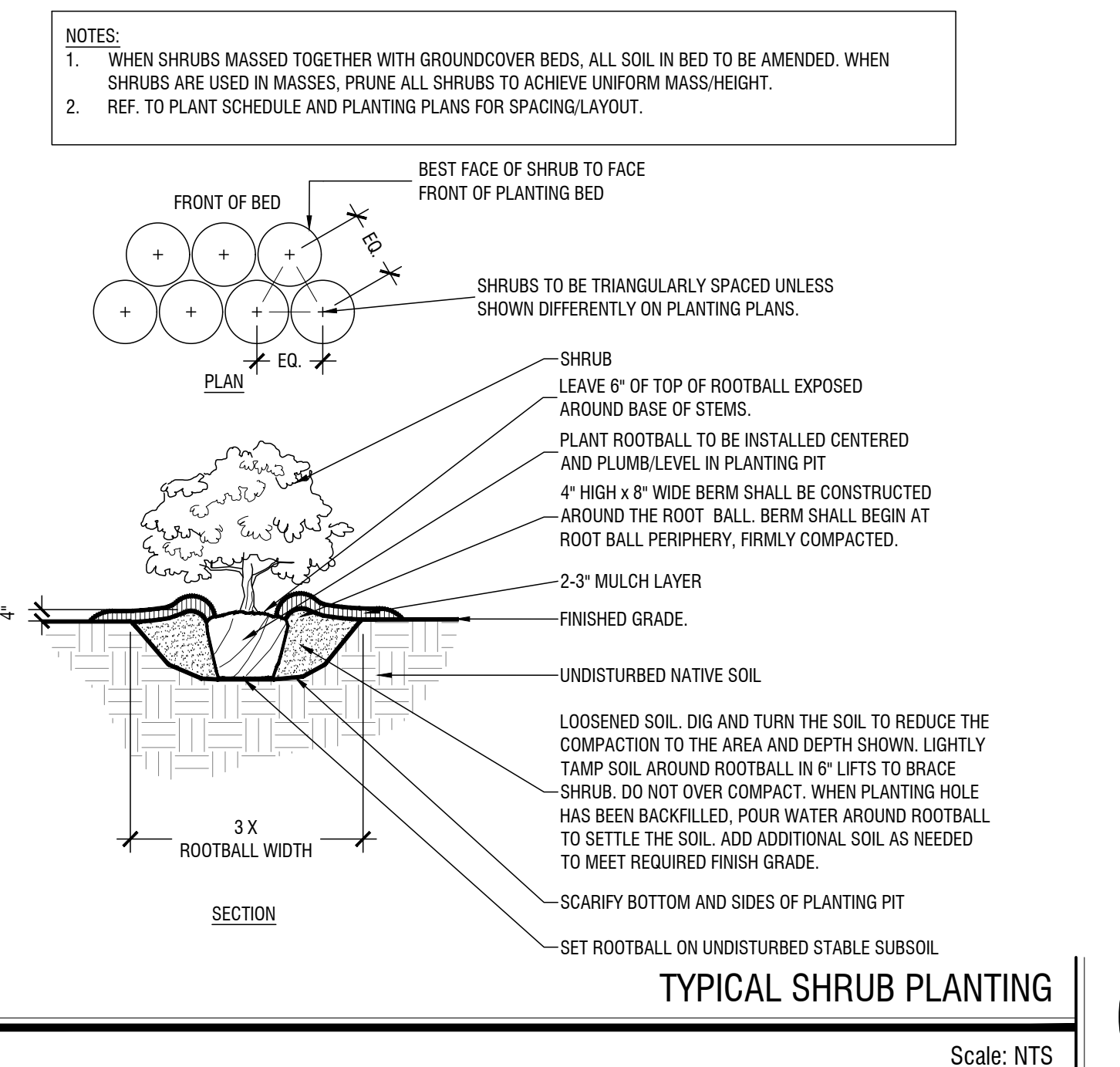
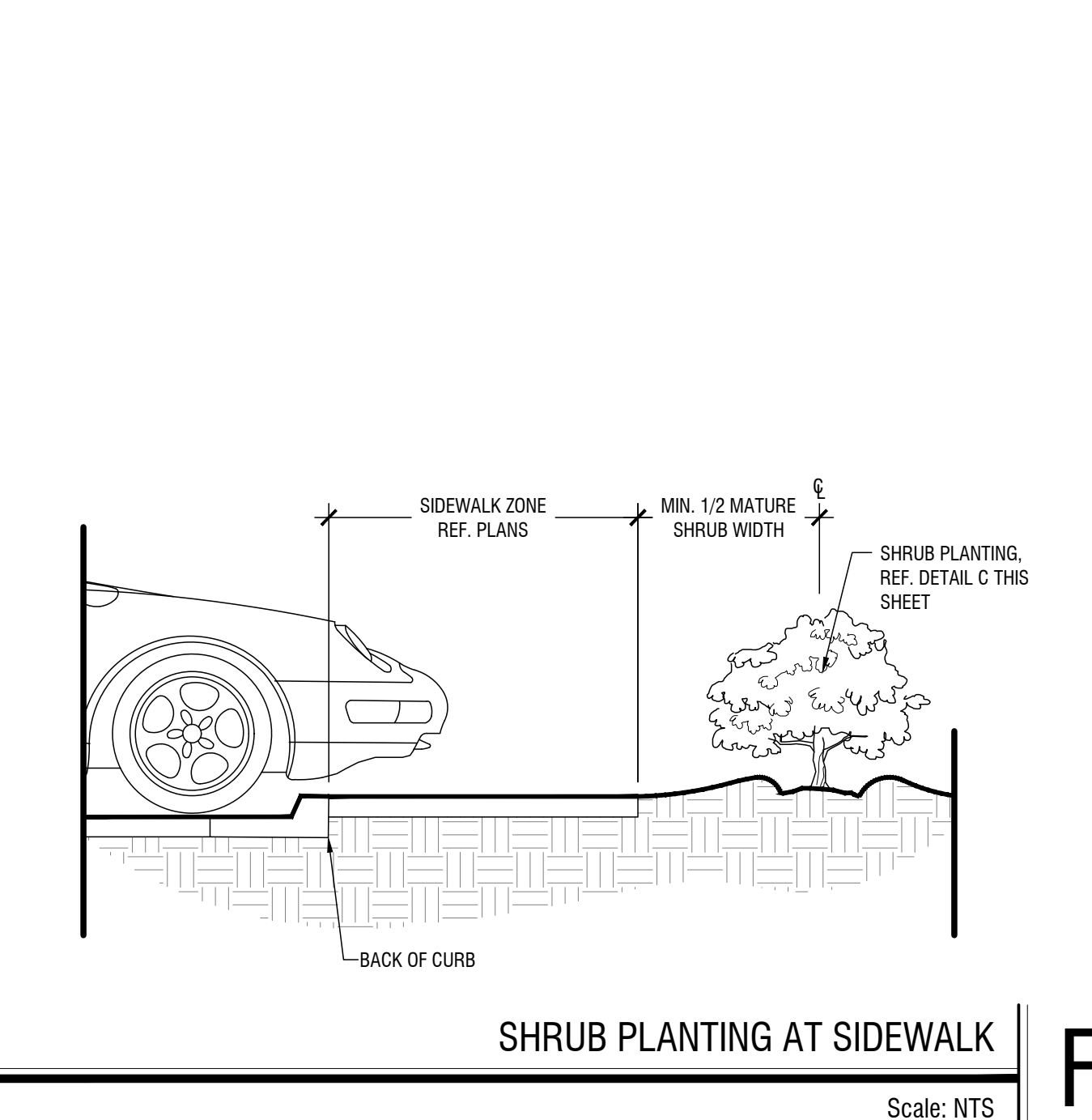
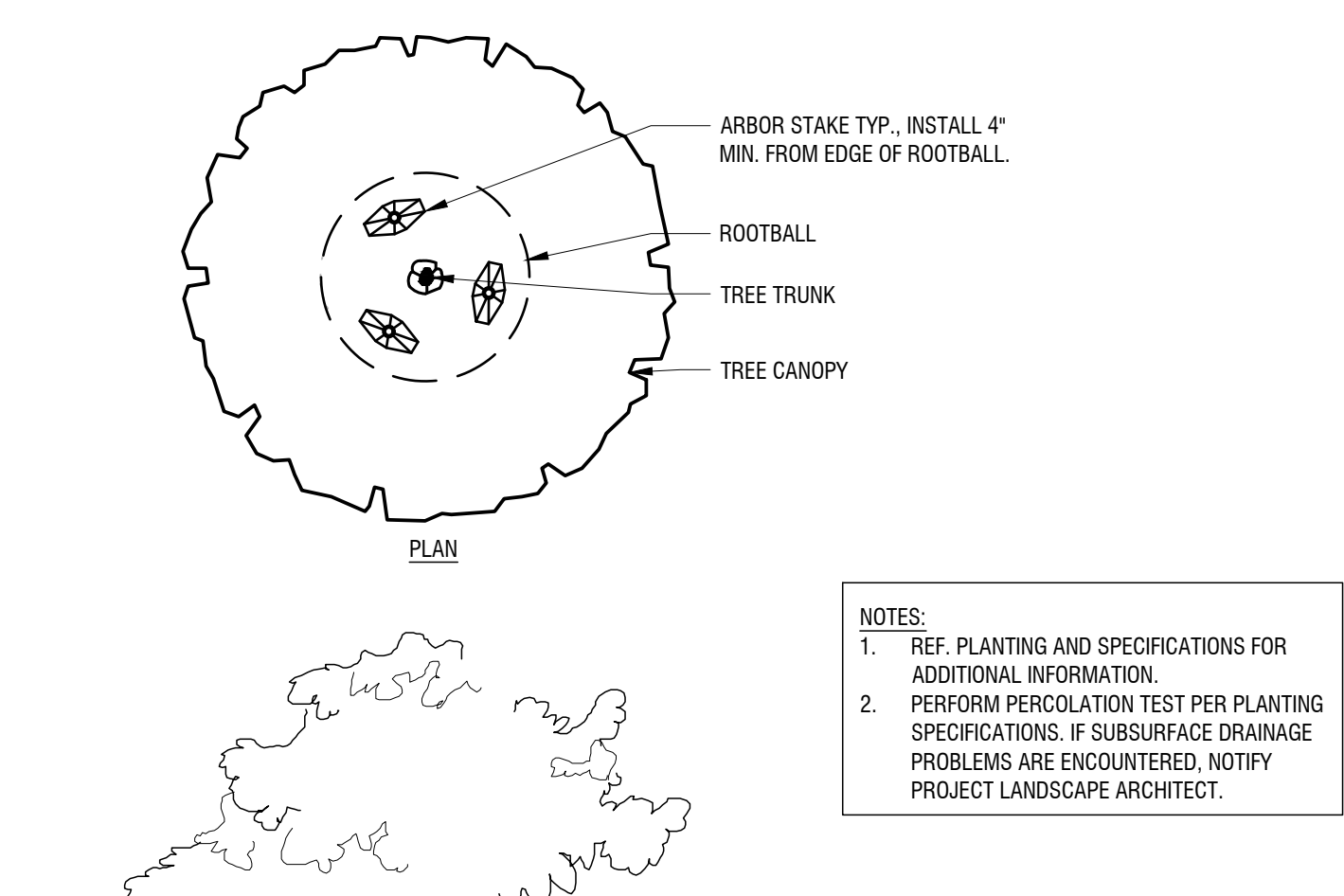
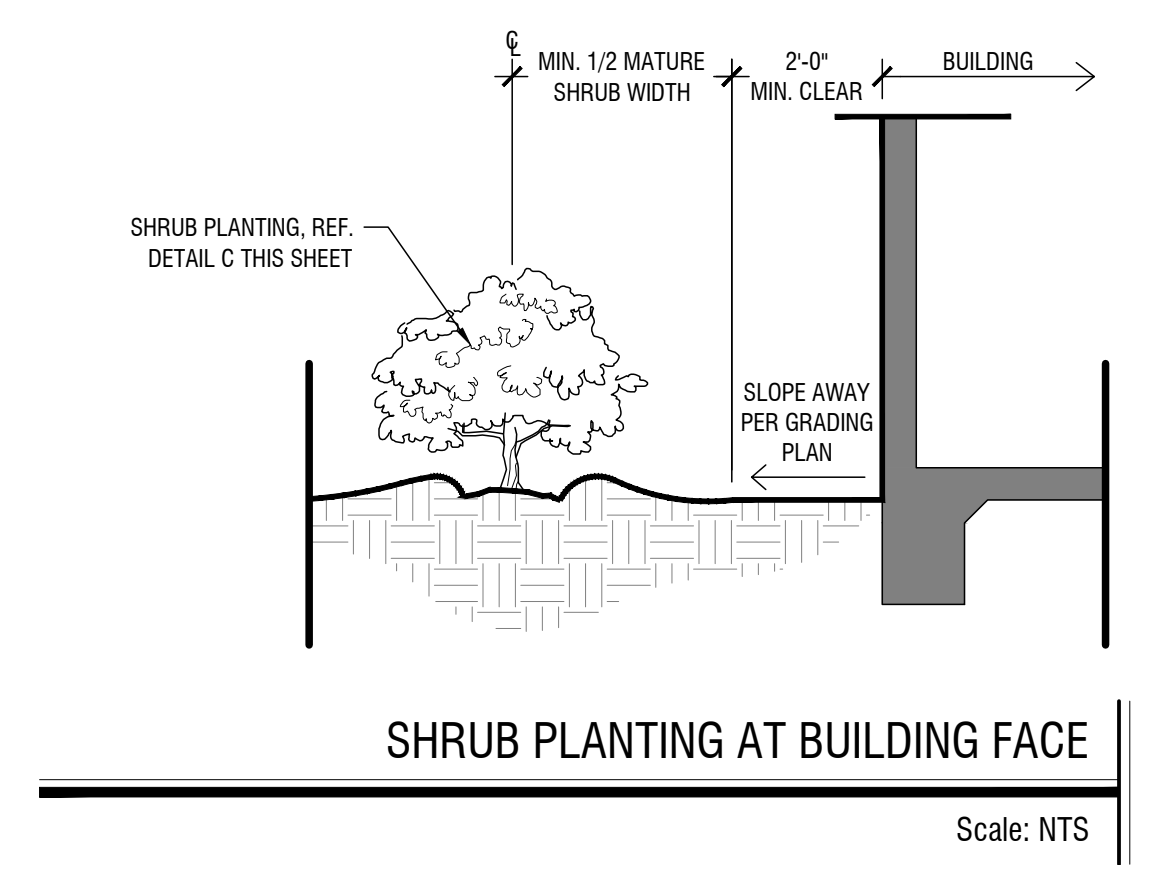
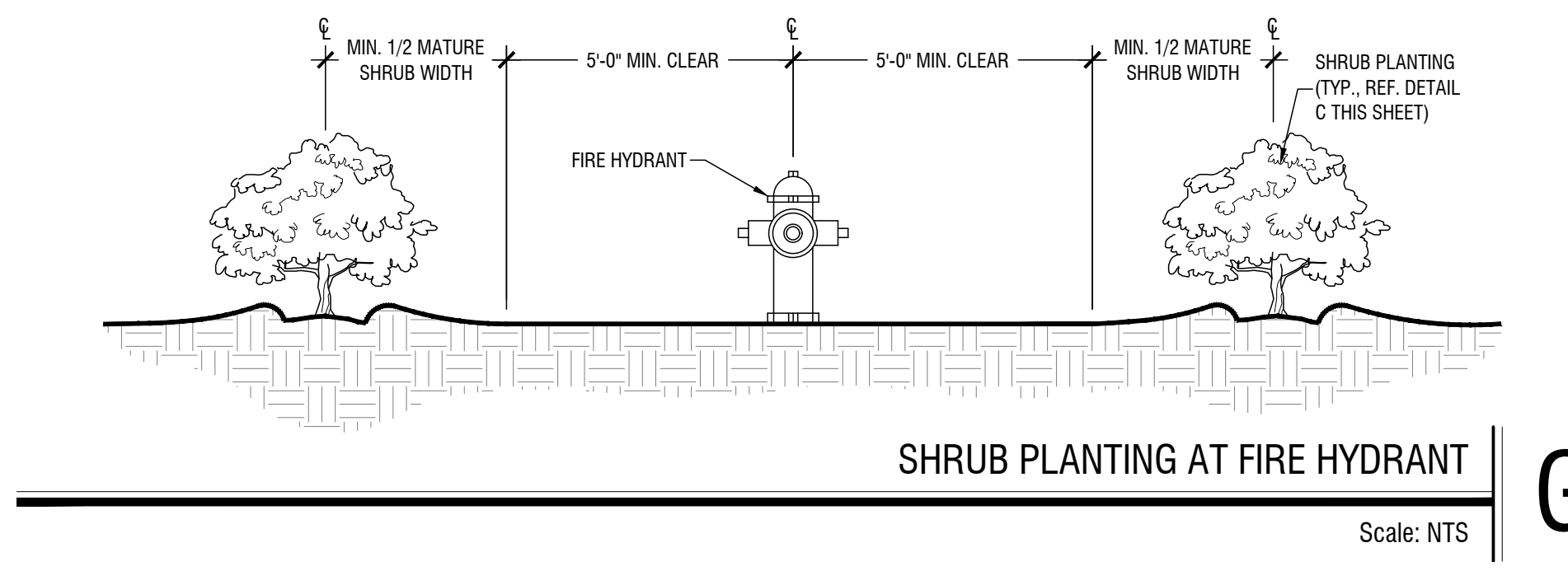
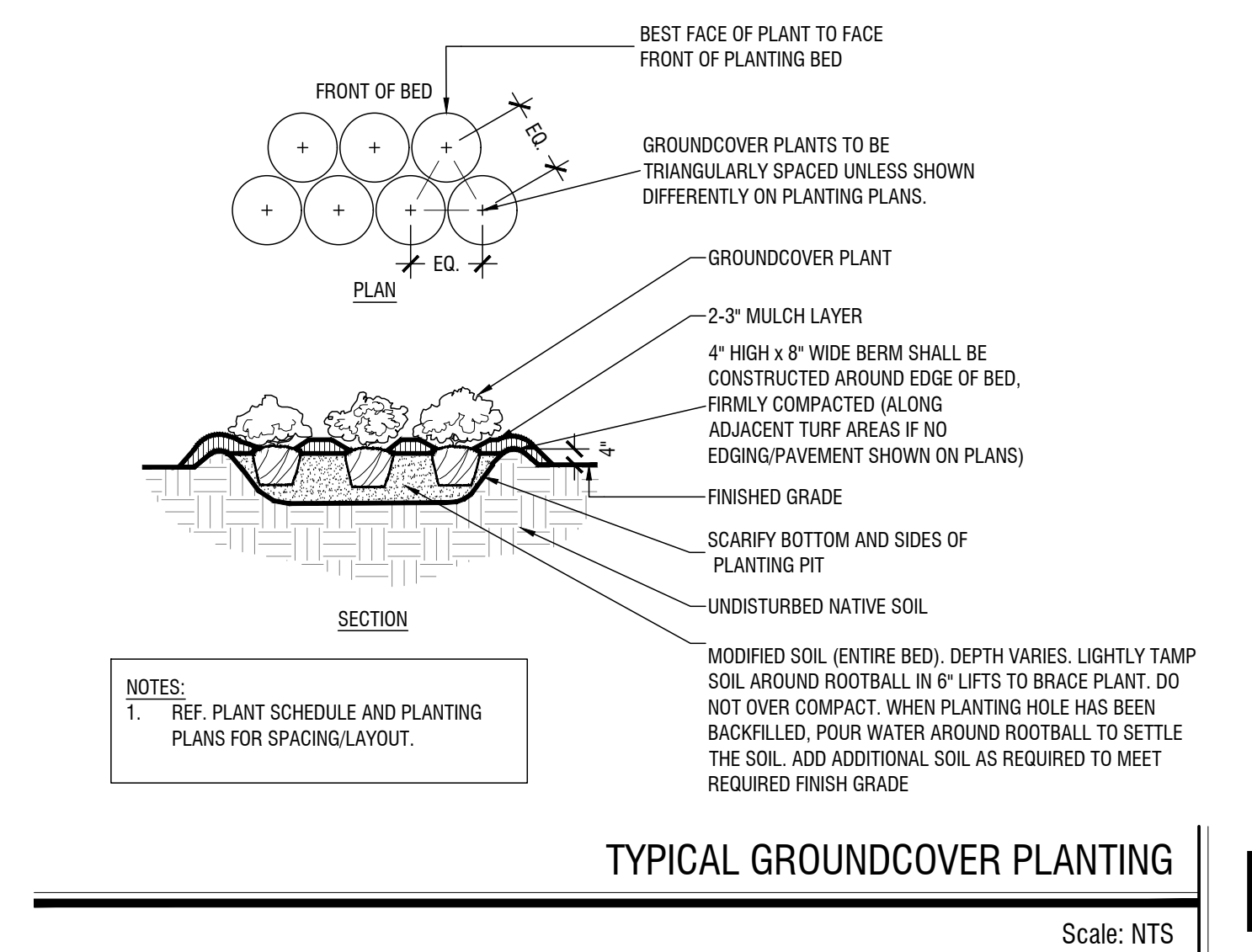
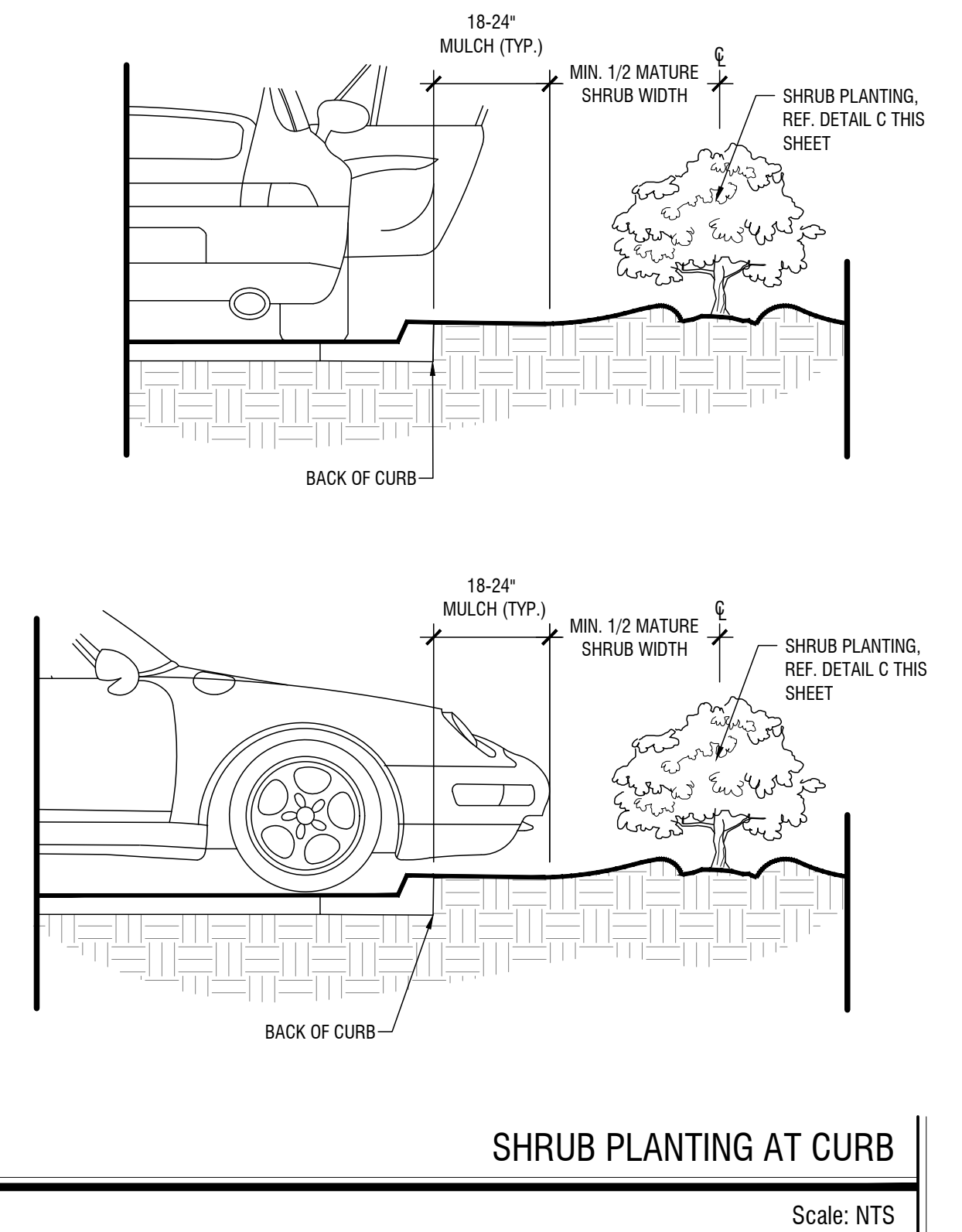
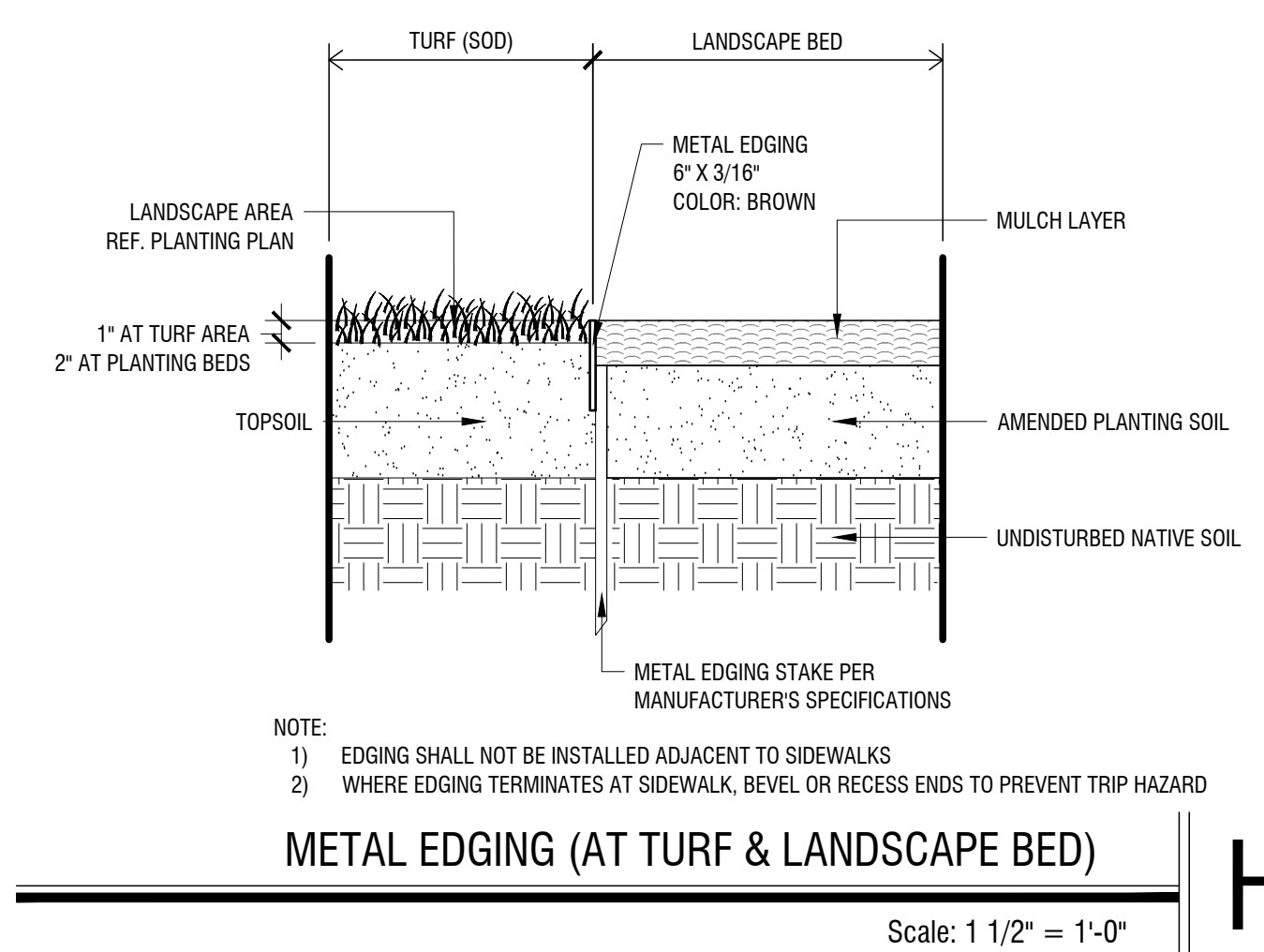
- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, REFERENCE LANDSCAPE PLAN.
- LAY TALL FESCUE FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.



SCALE:	DESIGNED BY: AMS	DRAWN BY: CMS	CHECKED BY: JCK	DATE
NOT FOR CONSTRUCTION!				
LANDSCAPE PLAN				
G'S GARAGE				
13317 CHARLOTTE ST KANSAS CITY, MO 64105				
ORIGINAL ISSUE: 10/27/22				
KHA PROJECT NO. 168370008				
SHEET NUMBER				
L100				

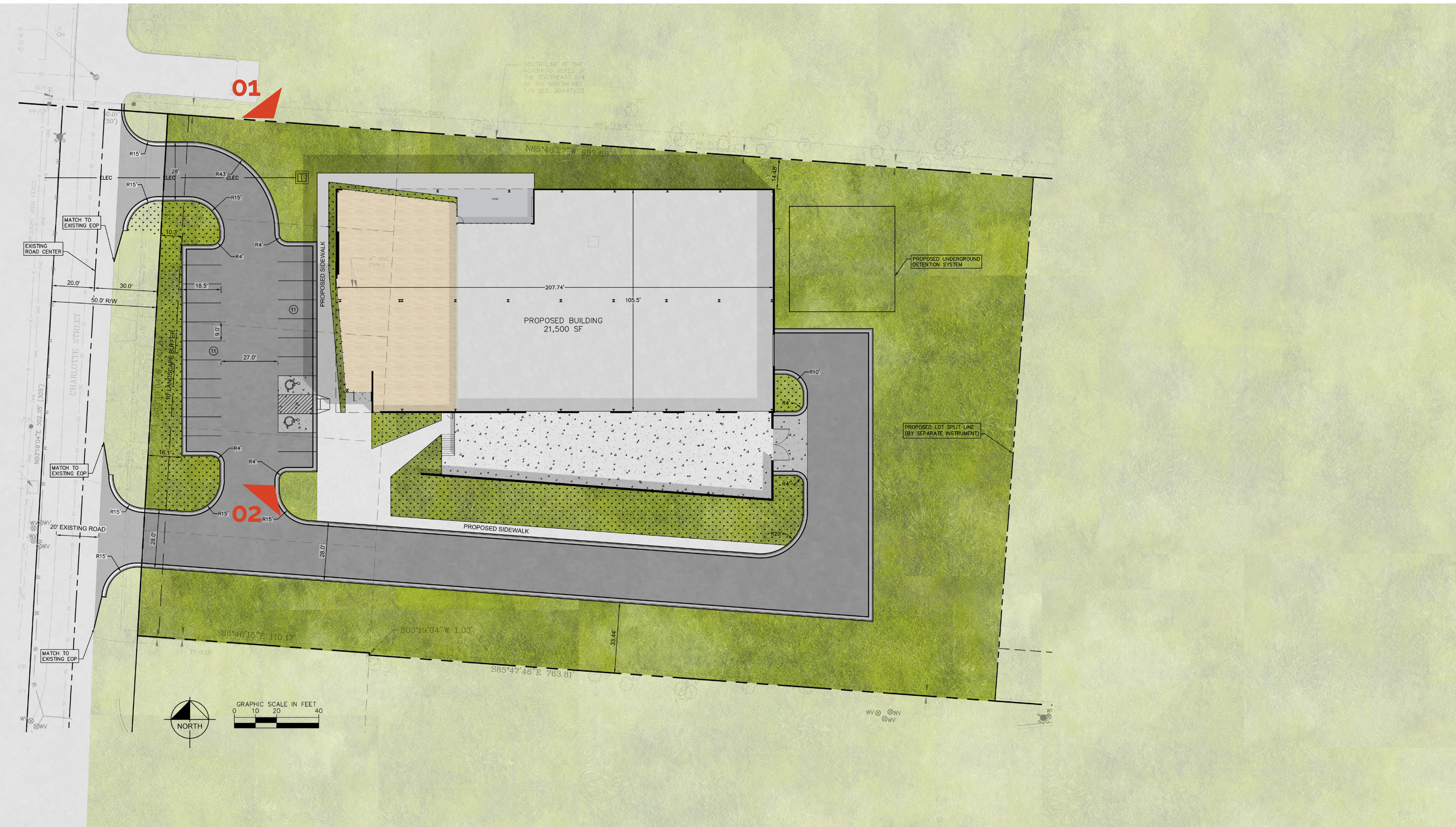
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SCALE: AS NOTED DESIGNED BY: AMS DRAWN BY: CMS CHECKED BY: JDK	REVISIONS No. DATE BY
<b>NOT FOR CONSTRUCTION</b>	
<b>LANDSCAPE DETAILS</b>	
<b>G'S GARAGE</b> 13317 CHARLOTTE ST KANSAS CITY, MO 64105	
ORIGINAL ISSUE: 10/27/22 KHA PROJECT NO. 168370008 SHEET NUMBER L200	

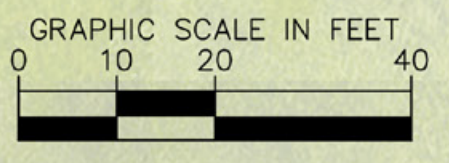






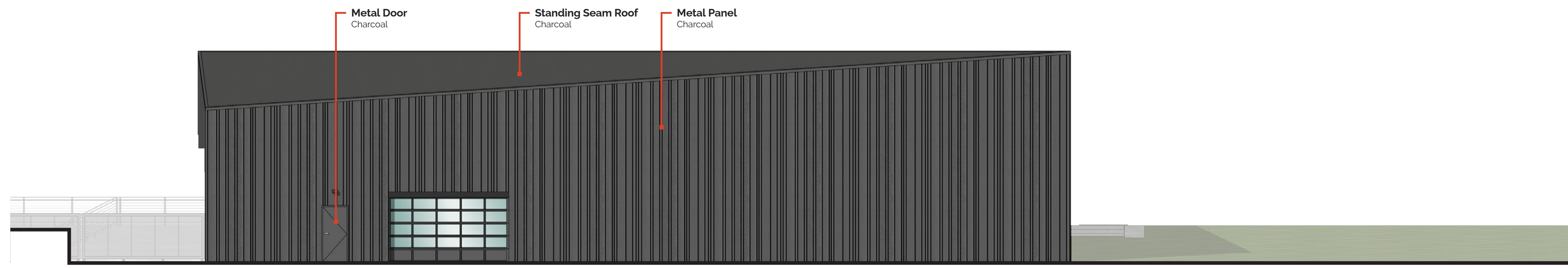
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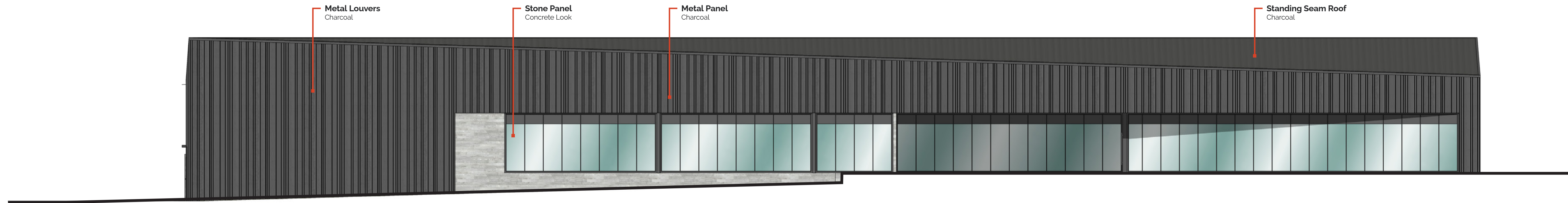






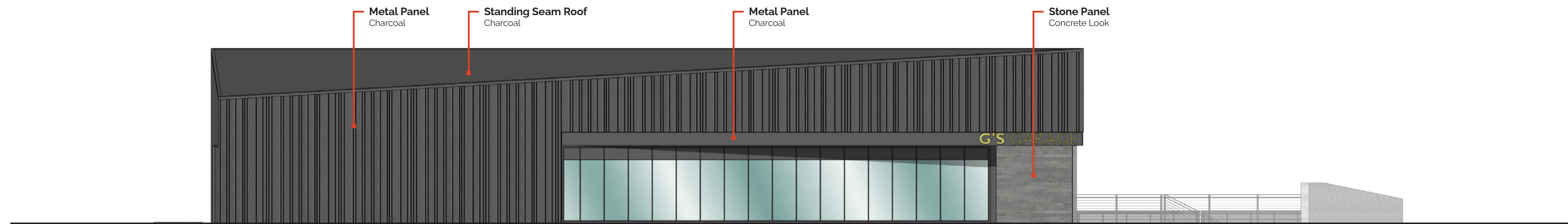
East Elevation

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



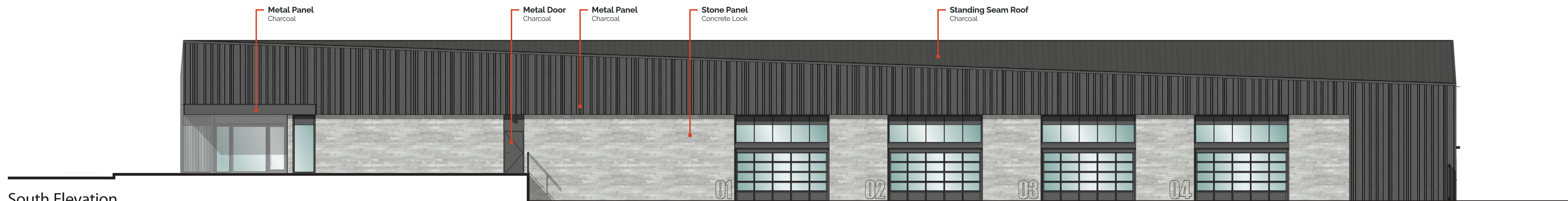
North Elevation

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



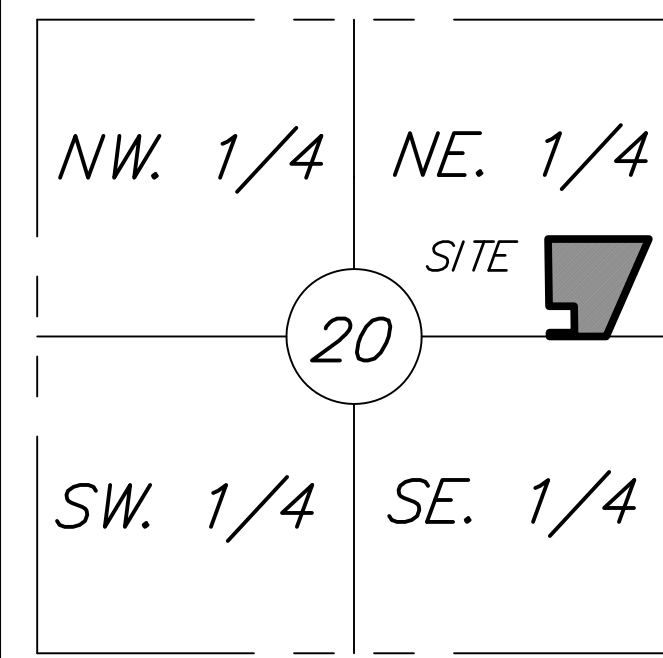
West Elevation

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

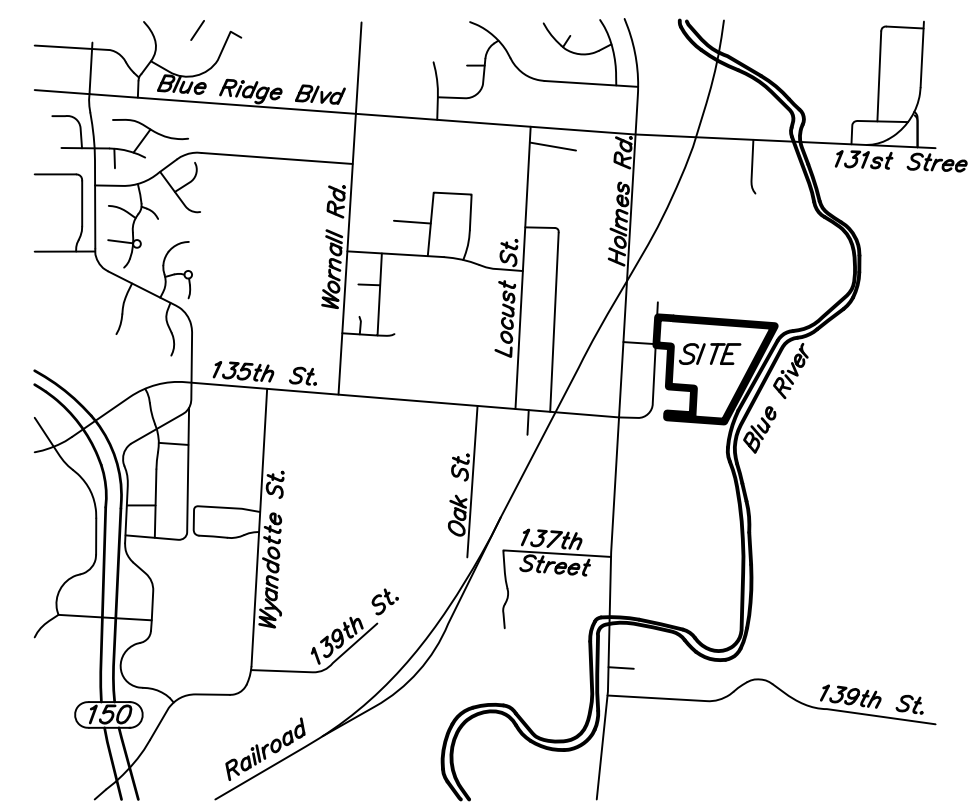


South Elevation

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



SECTION LOCATION  
Sec. 20, Twp. 47, Rng. 33  
(Not to Scale)

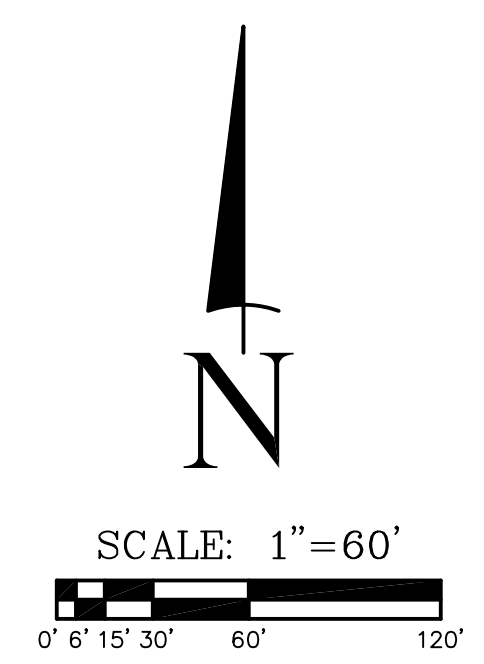
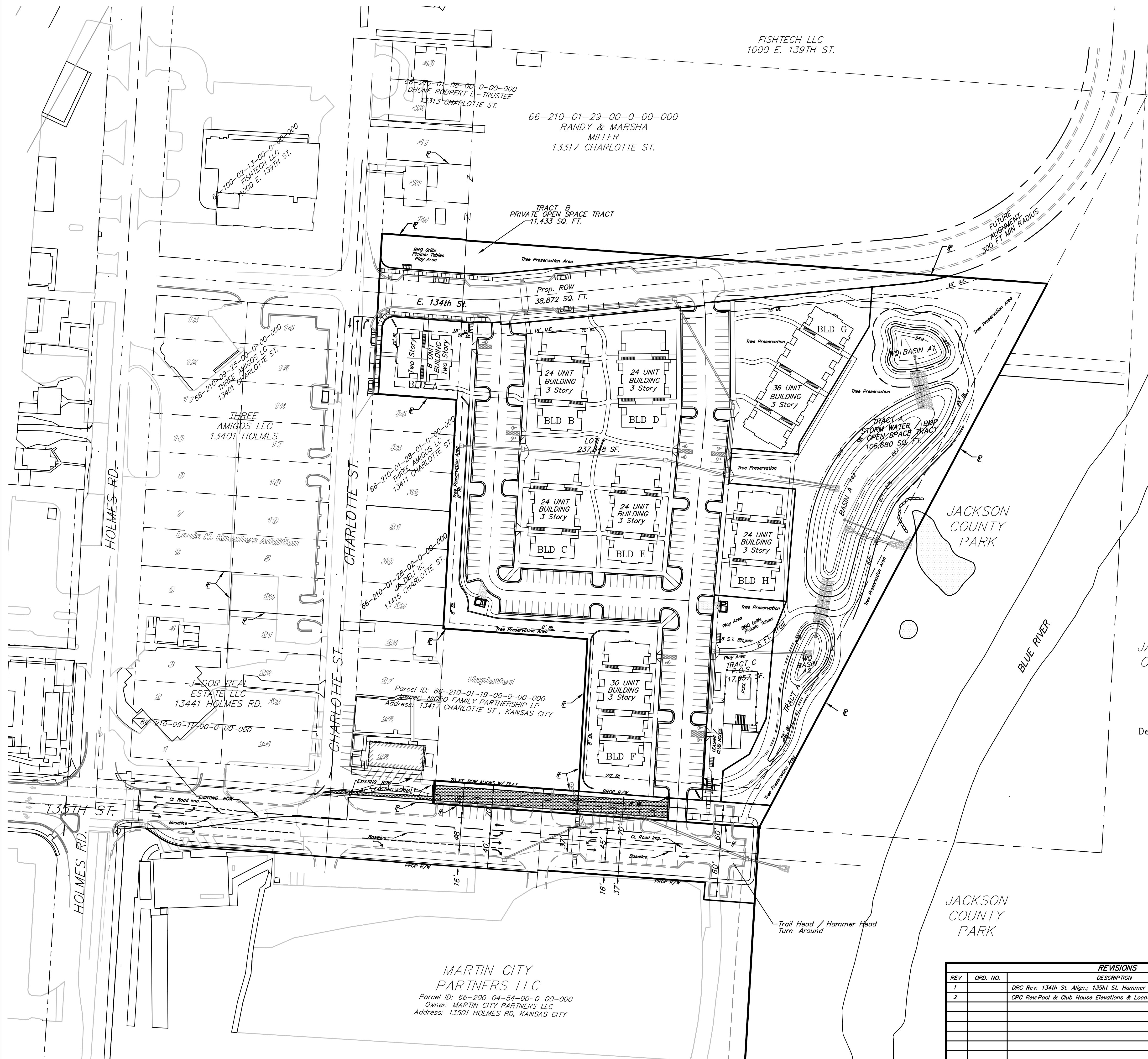


VICINITY MAP  
Not to Scale

# FOREST RIDGE VILLAS APARTMENTS DEVELOPMENT PLAN & REZONING DISTRICT R-80 & R-2.5 TO R-1.5

NE 1/4 Sec. 20, Twp 47, Rge 33  
Kansas City, Jackson County, Missouri

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Tree Preservation Plan-South	L-202 of 14
Planting Details	L-500 of 14



- Development Variance and Deferral Agreement request:
1. A Deferral Agreement is requested for the improvements to 135th St. adjacent to this project. We are requesting a waiver from obtaining right of way dedication outside the current property boundary and ownership of the developer.
  2. A waiver for roadway construction standards is requested for the typical section of a temporary road, 20 feet in width, to act as interim necessary access for Fire Department and public use driveway, at the 135th street entrance to the project. Maintenance for the temporary access driveway shall be provided by the developer until such time as permanent improvements to 135th St. are completed.
  3. Roadway Typical Section for both 134th St and 135th St. are Activities Street. The proposed sections have been shown with on street parking, with integral sidewalk, for a non-typical section for roadway construction.

MARTIN CITY PARTNERS LLC  
Parcel ID: 66-200-04-54-00-0-00-000  
Owner: MARTIN CITY PARTNERS LLC  
Address: 13501 HOLMES RD, KANSAS CITY

REVISIONS			
REV	ORD. NO.	DESCRIPTION	DATE
1		DRC Rev. 134th St. Align.; 135th St. Hammer Head; Tracts & Utilities	5-13-19
2		CPC Rev. Pool & Club House Elevations & Location; Development Notes	5-29-19

**WEISKIRCH & PARKS ENGINEERS, INC.**  
MO. CERTIFICATE OF AUTHORITY  
No. 001060  
111 NORTH MAIN, SUITE #10  
INDEPENDENCE, MISSOURI 64050  
(816)254-5000 FAX: (816)252-9712  
WPKC@WPEKC.COM

JOB NO. 4221  
SCALE: 1"=60'  
DATE: 3-21-19  
DRAFTER: T.K.O.  
CHKD: D.E.H.  
SHEET NO. 1 of 14