



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 6, 2023

Project Name
Maple Park Plaza

Docket #5.1, 5.2

Request

5.1 CD-CPC-2023-00059
Area Plan Amendment
5.2 CD-CPC-2023-00056
Rezoning to UR/MPD

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Kansas City, MO 64111

Owner

Star Acquisitions Inc
244 W Mill St, Liberty, MO 64068

Location 7100 NE 48th Street
Area About 13.2 acres
Zoning R-6, R-1.5
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Park, religious assembly uses, zoned R-6
South: Residential, commercial uses, zoned B3-2/US, R-6
East: I-435, residential, zoned R-80, MPD
West: Residential uses, zoned R-6

Major Street Plan

NE 48th Street is identified on the City's Major Street Plan as an Established Arterial.

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Residential Medium Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 4/13/2023. No scheduling deviations from 2023 Cycle K have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located with the Maple Park Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 5/15/23. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The site is currently undeveloped. All trees on site have been recently removed.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to MPD (Master Planned Development) from districts R-6 and R-1.5 and approving a development plan, which also serves as a preliminary plat, to allow for development of commercial and industrial uses on about 13.2 acres generally located at 7100 NE 48th Street.

CONTROLLING + RELATED CASES

Case No. 11796-CUP-3 –Ordinance 020287 approved a preliminary community unit project plan in Districts R-1b (one-family dwellings) and R-4 (low apartments) to allow construction of six single-family and 90 multi-family residential units on 13.4 acres generally located at the northwest corner of NE 48th Street and NE Randolph Road. **Approved April 4, 2002**

PROFESSIONAL STAFF RECOMMENDATION

Docket #5.1 Denial
Docket #5.2 Denial

PLAN REVIEW

The proposed rezoning to MPD with preliminary development plan is for a development containing commercial and light industrial uses. The plan indicates that all uses permitted in the B3 zoning district are permitted on the entire site, with the exception of adult uses, pawn shops, and short term loan establishments. Additionally, the plan calls out that the Warehousing, Wholesaling, Storage, Freight Movement use will be permitted on the site, which is otherwise not permitted until the B4 zoning district, and only for indoor uses. The preliminary plat within this plan will create three lots and one tract. Lot 1 will contain a 100,000 square foot light industrial building, Lot 2 will contain a multi-tenant commercial building with the potential for one drive-through tenant, and Lot 3 will contain a convenience store and gas pumps. Additionally, Tract A will serve as a detention area.

All internal roads proposed will be private. New sidewalk will be constructed along portions of NE 48th Street where there is not currently sidewalk, as well as extending along N Randolph Road and along the internal roads.

Drive-through and vehicular use areas will be screened with landscaping. Staff requested a berm be added in addition to landscaping for screening of the light industrial building on Lot 1 along NE 48th Street. Proposed plant species include Eastern Redbud, Swamp White Oak, Spruce, Cedar, Sugar Maple, St. Johnswort, and Chokeberry.

Proposed architectural materials for the commercial buildings include stucco, brick, faux wood siding, and cast stone. The applicant provided additional design elements to the facades that face N Randolph Road and NE 48th Street. Proposed materials for the light industrial building include concrete panels and faux windows on the west side of the building abutting the adjacent neighborhood.

PLAN ANALYSIS

Commercial and Industrial Lot and Building (88-120, 88-140), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120, 88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-340, 88-378) – Drive-Through Facilities, Warehousing, wholesaling, Storage, Freight Movement	Yes	Yes	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions

Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

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 proposed Area Plan amendment from residential medium density to light industrial does not conform to the recommendations in the Briarcliff/Winnwood Area Plan. The future land use recommendation and the current use in the immediate area are both residential. Although there are existing commercial and light industrial uses to the south, there is a transition from commercial/industrial to residential starting at NE 46th Street that goes from a residential medium density designation and residential low density designation continuing to the north of the site. Additionally, the area immediately to the east of I-435 is primarily residential, as a buffer from the large industrially designated area further east.

B. Zoning and use of nearby property;

Properties to the north area zoned R-6 and contain park and religious assembly uses. There is an existing neighborhood to the west, zoned R-6. The area south of the site is zoned B3-2 and contains residential buildings. East of the site is I-435 and a large residential neighborhood, Gracemor-Randolph, as well as a recently approved MPD to allow for a mixed housing development.

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

The site slopes in multiple directions, and as of 2022 was completely forested. The surrounding area contains some wooded areas and streams.

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

There are existing public utilities to serve portions of the site. The plans also show proposed extension of a public water main in N Randolph Road.

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

The majority of the site is zoned R-1.5, which allows all residential building types identified in the Zoning and Development Code. There is a small section on the western edge of the site zoned R-6, which would allow detached homes. The current zoning is not a hindrance to development on the site, and it is in conformance with the Area Plan.

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

To staff's knowledge, the site has never been developed.

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

Approving the rezoning to MPD will allow new industrial development to be located directly behind an existing residential neighborhood, which is not a best planning practice, and one of the reasons zoning exists today. Additionally, the proposed increase of auto-oriented uses, especially with the removal of so many trees may have negative impacts to the nearby residents.

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.

There may be a gain to public health, safety, and welfare in the case of denying this proposal. Although the commercial uses may serve the surrounding residents, they are auto-oriented, and do not prioritize pedestrian safety, as a mixed-use development should.

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 associated with the rezoning to MPD does not comply with 88-280. More details are provided in the next section.

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

With the creation of the MPD, commercial and industrial uses will be permitted; however, the Area Plan amendment will need to be approved in order for the proposed uses in the MPD to align with the future land use recommendation.

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 ingress and egress to the site is adequate and reviewed by City staff and MODOT.

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

The plan shows pedestrian connection throughout the site between lots. Additional details, including bicycle parking will be reviewed at the time of MPD final plan. Although there are pedestrian sidewalks shown, the proposed uses and buildings are primarily auto-oriented, and are not considered mixed-use by best planning practices.

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

F. There are existing public utilities to serve portions of the site. The plans also show proposed extension of a public water main in N Randolph Road.

G. 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 building materials are acceptable for the proposed buildings and uses.

H. 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.

Landscaping and screening is in compliance with 88-425. At staff's request, the applicant added a berm to better screen the proposed industrial building from NE 48th Street. The west side of the industrial building is expected to be primarily screened by the retaining wall due to the 20 foot grade change.

I. 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 total amount of impervious surface is not provided on the plans, but it is not expected to be in excess for the uses and building types.

J. 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 majority, if not all, of the trees were removed prior to the submission of this application. Per Section 6 of the Tree Preservation and Protection Ordinance, the property owner is exempt from the requirements because they claim to have purchased the property within the last 5 years.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area;

The Area Plan amendment associated with this case will create consistency with the proposed uses in changing from residential medium density to light industrial; however, this proposed change to the future land use is not complementary to the nearby area.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and

The proposed MPD does not comply with objectives in 88-280. The project does not enhance or protect natural resource areas and is not a traditional urban development. Based on planning best-practices this development is not considered mixed use due to the fact that it is auto-oriented and does not provide a complementary mix of residential and nonresidential uses, as stated in the Code.

There are 11 specific objectives in the Code dictating how MPD zoning is to promote different planning goals. The proposed MPD plan does not meet many of the objectives including:

- consistency with the City's adopted plans and policies,*
- variety of housing types and sizes, compact mixed-use development patterns where residential, commercial, civic, and open space are in close proximity,*
- coordinated transportation with interconnectivity for different modes of transportation,*
- compatibility of buildings based on arrangement and character to establish a high-quality livable environment,*
- incorporation of open space amenities and natural resource features into the development design, and*
- Low-impact development practices*

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The plan does not specify allowed uses on specific lots; therefore, a different developer may build warehousing, wholesaling, storage, or freight movement on any or all of the three lots, rather than what is proposed. Approving this MPD may have long-term negative implications for nearby residents.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Denial** for the Area Plan amendment and rezoning the MPD and.

Respectfully Submitted,



Genevieve Kohn
Planner



Plan Conditions

Report Date: June 01, 2023

Case Number: CD-CPC-2023-00056

Project: Maple Park Plaza

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
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, 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 prior to Certificate of Occupancy.
4. 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.
5. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
6. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall comply with all requirements enforced by MODOT.
8. The developer shall clearly draw and label the sizes and locations of both the distribution and transmission mains along NW 48th Street on the MPD Final Plan.

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

9. The developer must 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.
10. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
11. 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.
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 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.

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

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.
15. The developer shall 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.
16. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the MDNR submitted Storm Water Pollution Prevention Plan (SWPP) 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 must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
18. 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.

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

19. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. • 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)
21. • 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
22. • 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)
23. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
24. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
25. • 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)

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

26. 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.
27. A full flow fire meter will 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.

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

28. 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
29. 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>
30. No tap permits will be issued until the public water main is released for taps.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

31. The developer must submit water main extension plans for the public water main extension along N Randolph Road including public fire hydrants. The plans shall be prepared by a MO PE to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)

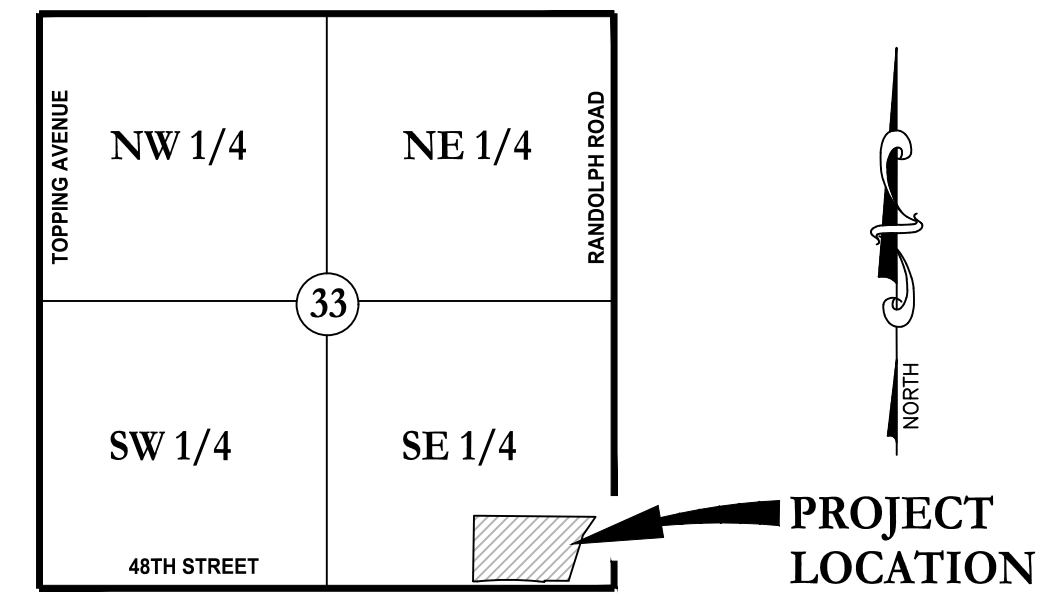
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

32. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
33. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
34. Internal private storm sewers shall be located in private easements and be covered by a Covenant to Maintain Private Storm Sewers document acceptable to KC Water.
35. The developer shall provide a Covenant to Maintain Private Storm Sewers acceptable to KC Water prior to recording the final plat or issuance of permit whichever occurs first.

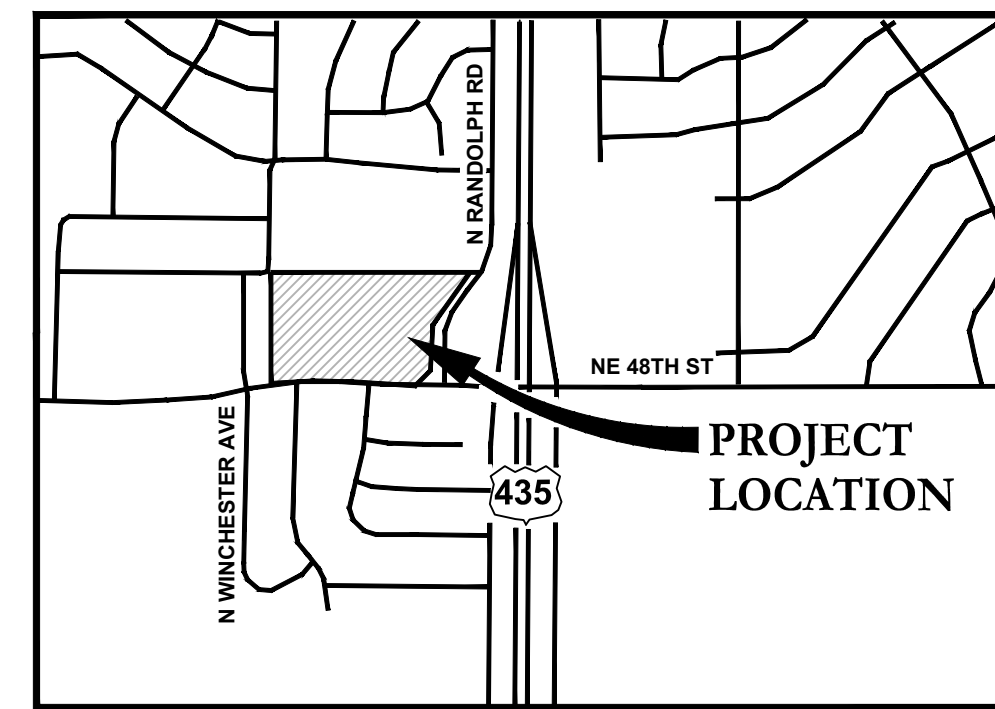
MAPLE PARK PLAZA

MPD REZONING / MPD DEVELOPMENT PLAN AND PRELIMINARY PLAT

a industrial & commercial development within the
City of Kansas City, Clay County, Missouri



VICINITY MAP
SEC. 33-51-32
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

CONTACTS

ENGINEERING

ENGINEERING PRIMARY 781-4200
Art Akin, PE

ENGINEERING ALTERNATE 781-4200
Ronald L. Cowger, PE

OWNER / DEVELOPER

STAR ACQUISITIONS, INC.
244 WEST MILL STREET, SUITE 101
LIBERTY, MO 64066
CONTACT: TIM HARRIS
PHONE: (816) 781-3322
Email: TIM@STARDEV.CORP.COM

SHEET INDEX

CIVIL

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- C101 EXISTING CONDITIONS
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- C103 UTILITY PLAN
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- C105 PRELIMINARY PLAT
- C106 PRELIMINARY PLAT

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 - A201 - ELEVATIONS
 - A202 - COLORED ELEVATIONS
- BUILDING #2 -
 - A102 - TRASH DUMPSTER DETAILS
 - A201 - ELEVATIONS
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- BUILDING #3 -
 - A102 - TRASH DUMPSTER DETAILS
 - A201 - ELEVATIONS
 - A202 - COLORED ELEVATIONS

LANDSCAPE

- L1.01 - TRACT 1 LANDSCAPE PLAN
- L1.02 - TRACT 2 LANDSCAPE PLAN
- L1.03 - TRACT 2 LANDSCAPE PLAN
- L1.04 - LANDSCAPE DETAILS

PHOTOMETRIC PLAN
M - PHOTOMETRICS

LEGAL DESCRIPTION :

All of the South One-half of the South east Quarter, Southeast Quarter of Section 33, Township 51, Range 32, EXCEPT that part in the Right-of-way of I-435 and the right-of-way of Northeast 48th Street, more particularly described as follows:
Beginning on the West line of said Quarter, Quarter Section North 0°53'14" East, a distance of 50.00 feet from the Southwest corner of said Quarter, Quarter Section, said line being also the East line of GREENWOOD, Lots 36 to 35, inclusive, a subdivision in Kansas City, Clay County, Missouri; thence North 0°51'44" East along said line a distance of 607.40 feet; thence South 89°28'40" East, a distance of 1127.08 feet to the West Right-of-Way line of I-435; thence South 33°4851" West along said Right-of-Way, a distance of 211.28 feet; thence South 17°23'14" West, continuing along said Right-of-Way, a distance of 435.67 feet to the North Right-of-Way of Northeast 48th Street; thence North 89°24'12" West along said North Right-of-Way, 65.00 feet from the center line there of, said center line being also the south line of Section33, a distance of 225.00 feet; thence South 0°35'48" West, continuing along said Right-of-Way, a distance of 14.00 feet; thence North 89°29'12" West, continuing along said Right-of-Way, 50.00 feet from the center line there of, a distance of 659.00 feet to the point of beginning.

MAPLE PARK PLAZA / MPD DEVELOPMENT AND PRELIMINARY PLAT



SUBMITTAL TO CITY PLANNING DEPARTMENT PER COMMENTS 4-15-23 5-16-23

COVER
PROJECT: _____ DATE: 5-16-23
SHEET NUMBER: C100

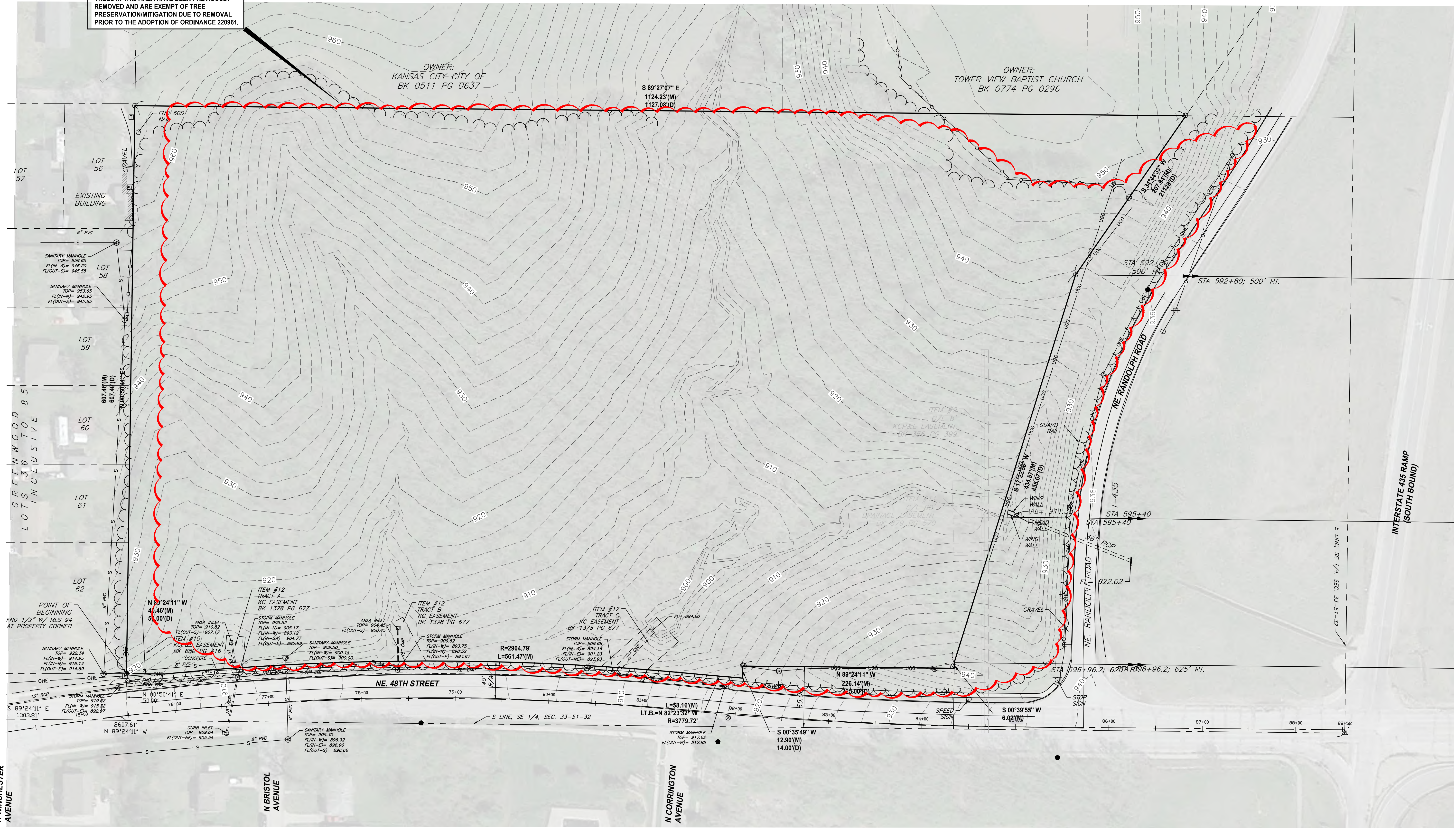
LEGEND

- | | | | |
|-----|--------------------------------------------------------|---|---------------------------|
| △ | - SECTION CORNER AS NOTED | ⊗ | - GAS PIPELINE MARKER |
| ○ | - MONUMENT FOUND AS NOTED | ⊙ | - SANITARY MANHOLE |
| ● | - SET MONUMENT AS NOTED | ⊚ | - STORM MANHOLE |
| ○ | - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED | ⊠ | - TELEPHONE PEDESTAL |
| (M) | - MEASURED DISTANCE | ⊡ | - AC PEDESTAL |
| (D) | - DEED DISTANCE | ⊢ | - SIGN AS NOTED |
| ⊠ | - POWER POLE | ⊣ | - FIBER OPTIC MARKER |
| ⊡ | - LIGHT POLE | — | - WOOD FENCE |
| ⊢ | - GUY WIRE | — | - CHAIN LINK FENCE |
| ⊣ | - GAS VALVE | — | - OHE - OVERHEAD ELECTRIC |
| | | — | - UGG - UNDERGROUND GAS |
| | | — | - TREE LINE |

(IN FEET)
1 inch = 50 ft.



EXCEPT FOR A COUPLE LARGE TREES THE TREES IN THIS AREA HAVE BEEN PREVIOUSLY REMOVED AND ARE EXEMPT OF TREE PRESERVATION/MITIGATION DUE TO REMOVAL PRIOR TO THE ADOPTION OF ORDINANCE 220961.



SITE DATA TABLE

Lot	Existing Zoning	Proposed Zoning	Proposed Use	Anticipated Schedule	Land Area					Building Data				Parking Data										
					Gross		R/W	Net Area		Detention Easement	Detention Tract	Net less POS	Area (sf)	No. Stories	No. Bldgs	FAR (Includes POS)	required	provided	required	provided				
					sf	ac	sf	ac	sf	ac	sf	sf	sf				off-street	on-street	short term	long term				
1	R-6/R-1.5	MPD	Plex Space for Warehouse/Storage/Distribution	2023-2025	367,211	8.43	0.0	367,211	8.4	14,717			352,494	100,000	1	1	0.27	30 th	67	0	3	2	3	2
2	R-1.5	MPD	Retail or office-admin professional or general	2023-2025	94,525	2.17	0.0	94,525	2.2			94,525	11,000	1	1	0.12	28 th	67	0	3	2	3	2	
3	R-1.5	MPD	C-Store	2023-2024	93,654	2.15	0.0	93,654	2.2			93,654	5,000	1	1	0.05	25 th	64	0	3	2	3	2	
Tract A			Detention	2023-2024	28,314	0.65						28,314												
Totals					583,704	13.40	0.0	583,704	13.4	14,717			540,673	116,000	3	3	0.20							

Legend

FAR = Floor Area Ratio
 (a) = Warehouse parking 1 stall per 4 employee's (assumed 120 employee's)
 (b) = Retail or C-Store, 2.5 / 1000 sf
 (c) = uses 5 stalls/1000 sf
 (d) = short-term bicycle parking provided is based on parking required not provided (3 or 10%)
 (e) = long term bicycle parking 1+1/2/10,000sf Retail, 1/20 employees Warehouse

NOTES

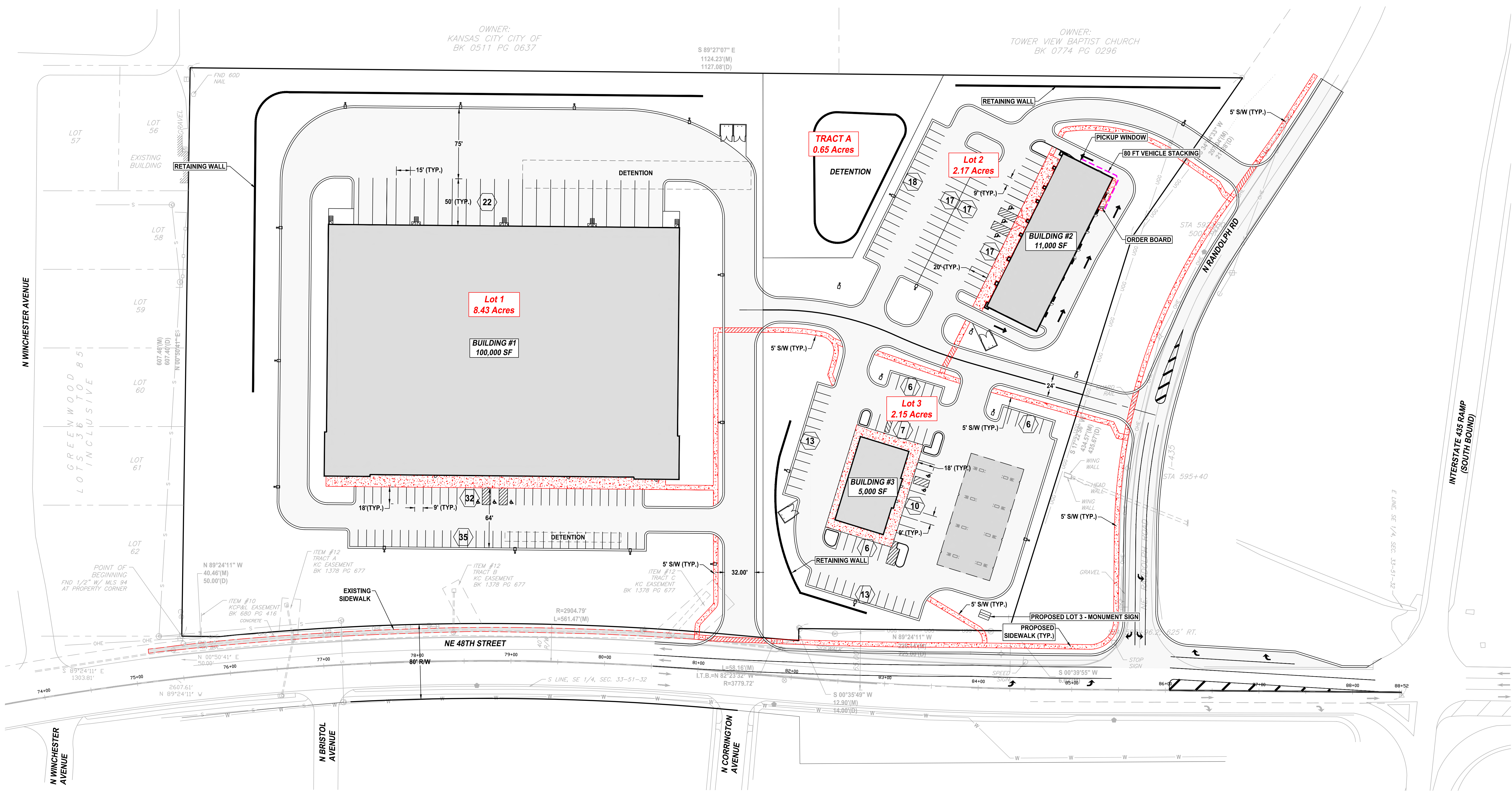
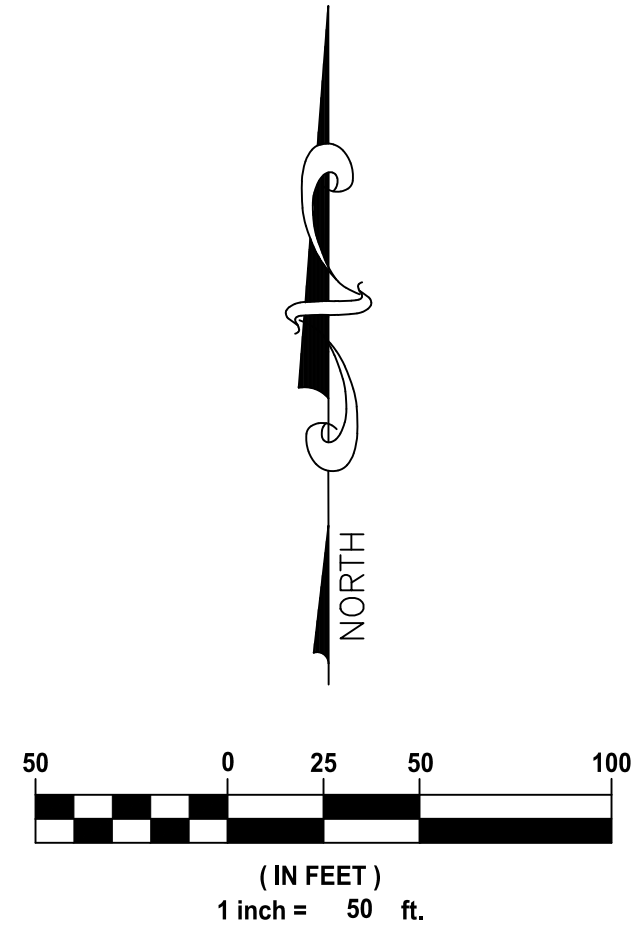
- Existing zoning is R1.5 & R-6.
- Proposed zoning is MPD.
- The total land area is 13.42 acres more or less.
- Legal Descriptions provided by J&J Survey LLC.
- Refer to the Development Data (this sheet) for the following:
 - total land area (gross)
 - area of proposed street right-of-way
 - net land area
 - proposed uses
 - height of buildings (see elevations)
 - gross floor areas
 - building coverage and floor area ratio (FAR)
 - vehicular parking spaces
 - bicycle parking spaces
 - anticipated commencement & completion dates
- The current address of the subject property is 7100 NE 48th Street.
- Photometrics
 - Private site lighting will adhere to KCMO City Code 88-430
- Plan scale equals 1"=50'
- Short-term and Long-term bicycle parking shall be provided in accordance with the Site Data Table. (See Chart)
- Building #2 will have one drive-thru tenant.
- Dumpster locations are subject to change but dumpsters shall be screened.
- Lot 3 will have one monument sign. Sign shall be in accordance with KCMO City Code 88-445.

FLOOD ZONE

The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0161G, effective January 20, 2017.

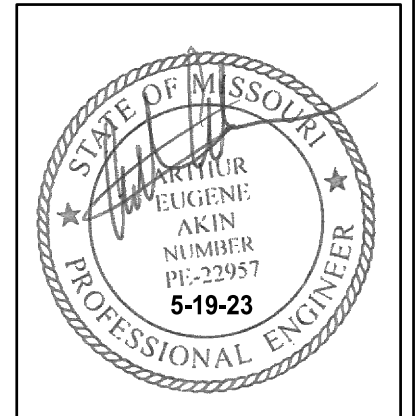


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 (816) 792-2666
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SUBMITTAL TO CITY PLANNING DEPARTMENT 4-15-23
 SUBMITTAL TO CITY PLANNING DEPARTMENT PER COMMENTS 5-16-23

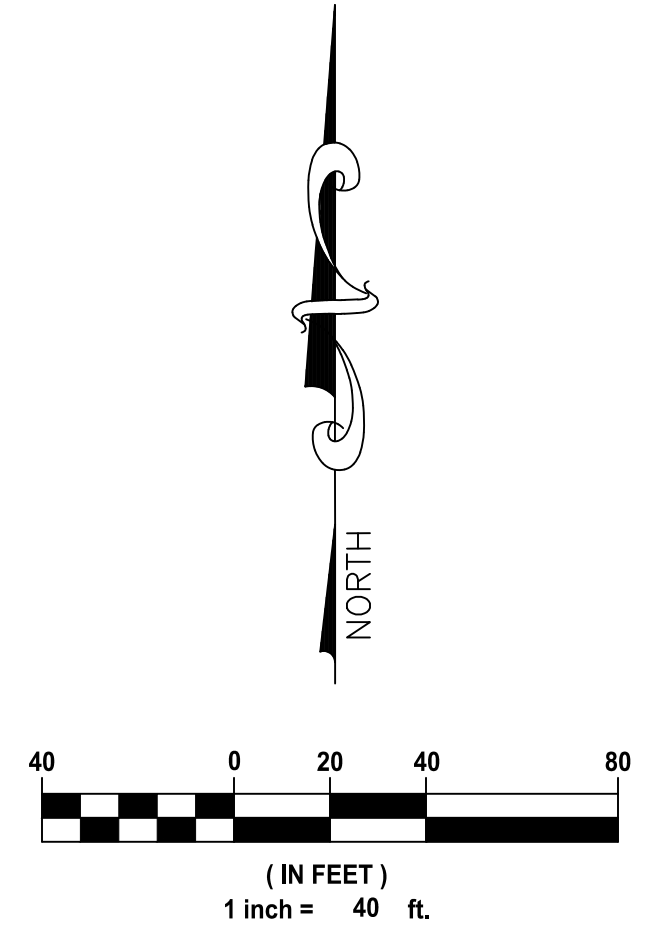
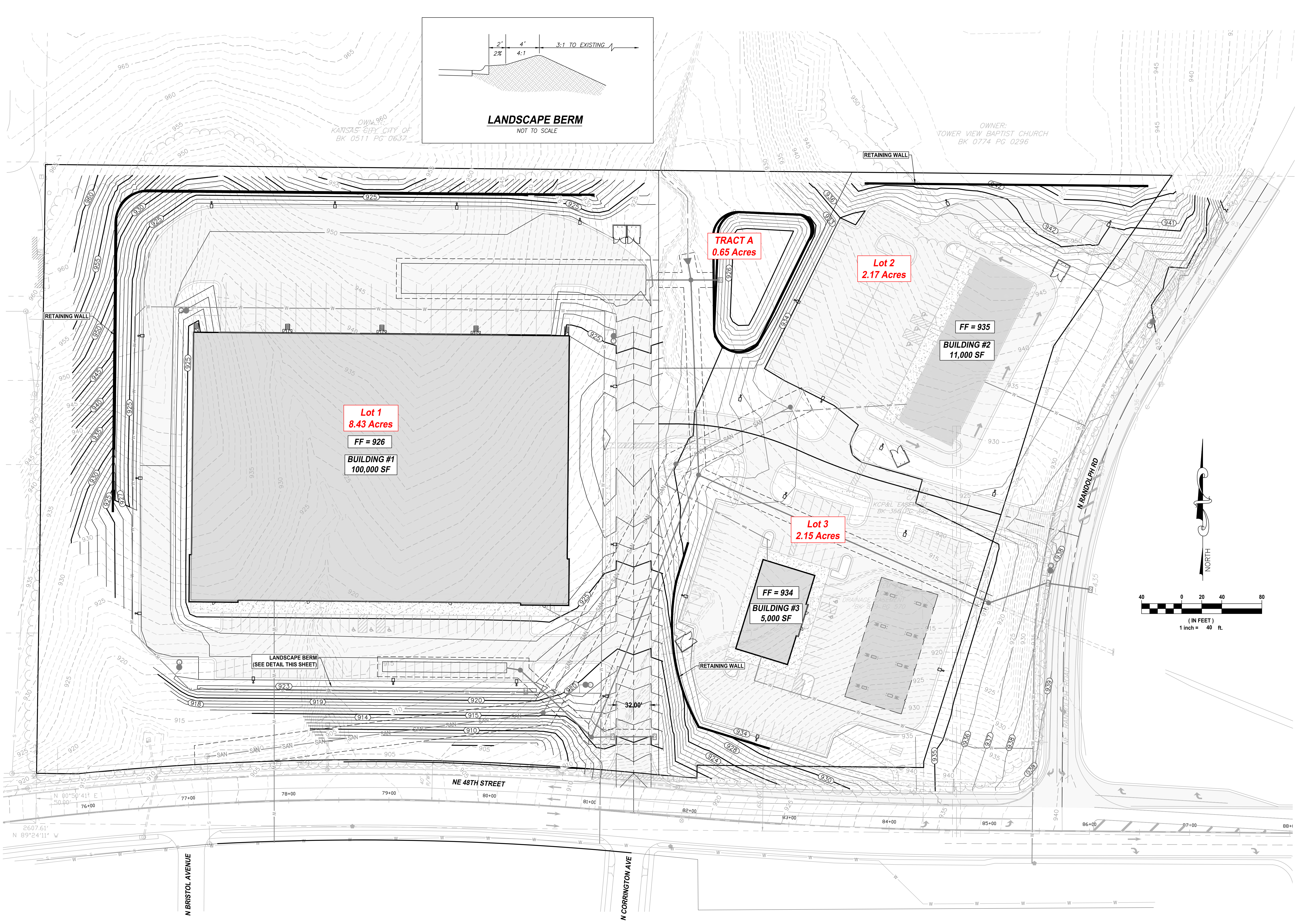
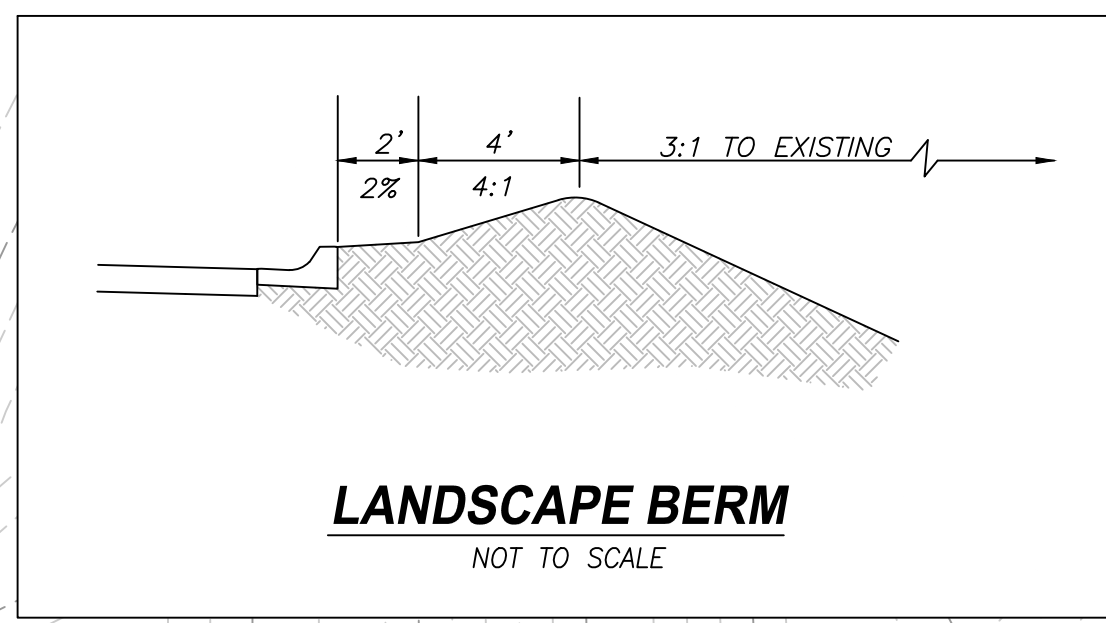
SITE PLAN
 PROJECT: _____ DATE: 5-16-23
 SHEET NUMBER: **C102**



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4-15-23
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GRADING PLAN
 PROJECT: _____ DATE: 5/16/23
 SHEET NUMBER: **C104**



OWN: 960
 KANSAS CITY CITY OF
 BK 0511 PG 0637

OWNER:
 TOWER VIEW BAPTIST CHURCH
 BK 0774 PG 0296

Lot 1
8.43 Acres
 FF = 926
BUILDING #1
100,000 SF

TRACT A
0.65 Acres

Lot 2
2.17 Acres

FF = 935
BUILDING #2
11,000 SF

Lot 3
2.15 Acres

FF = 934
BUILDING #3
5,000 SF

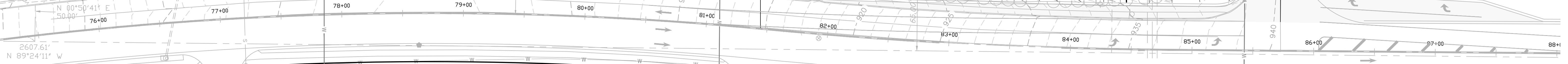
LANDSCAPE BERM
 (SEE DETAIL THIS SHEET)

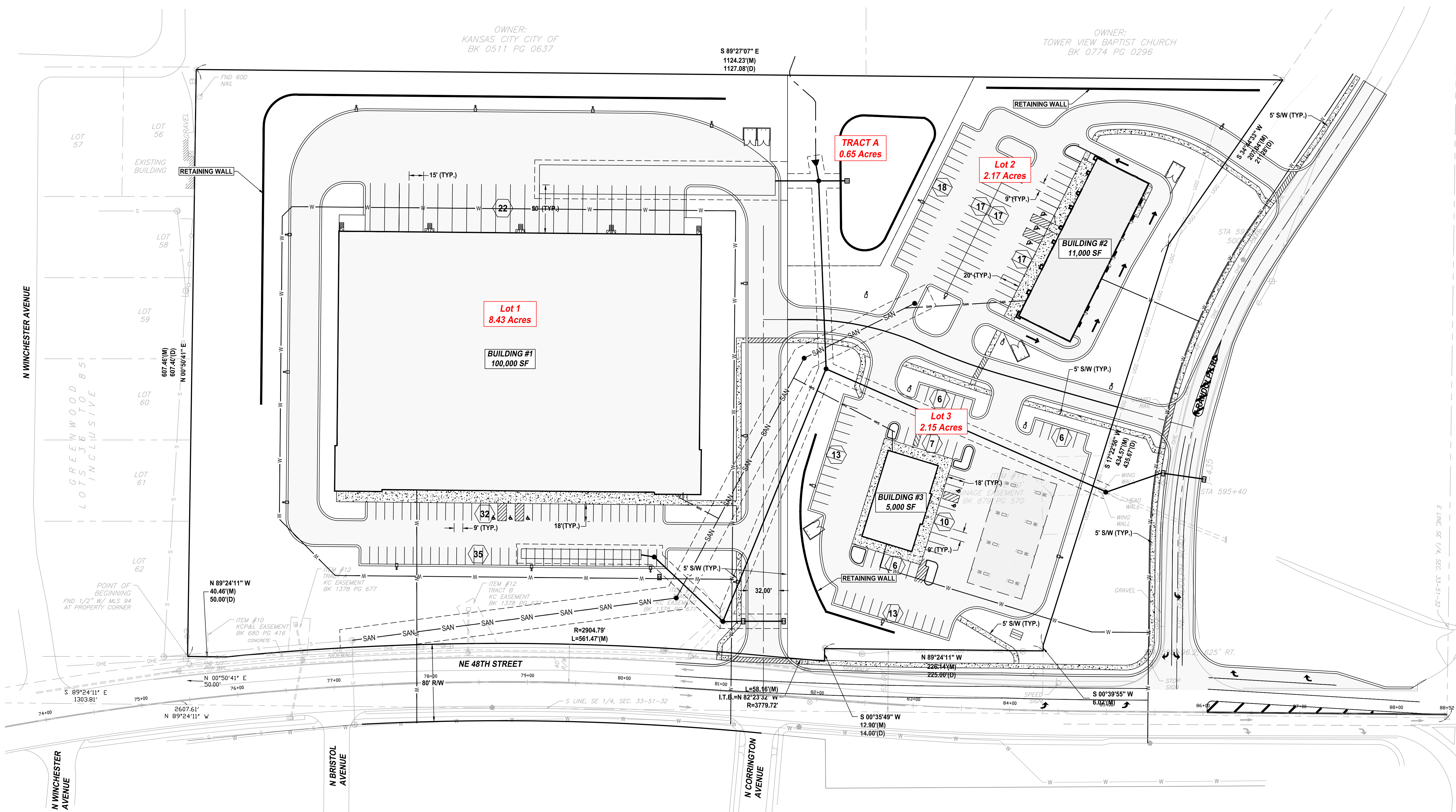
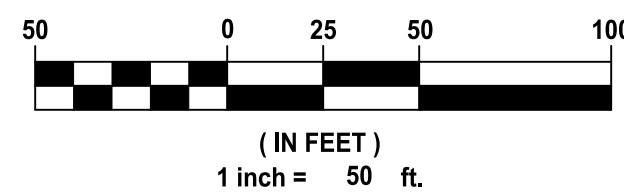
NE 48TH STREET

N BRISTOL AVENUE

N CORRINGTON AVE

N RANDOLPH RD





OWNER:
KANSAS CITY CITY OF
BK 0511 PG 0637

S 89°27'07" E
1124.23'(M)
1127.08'(D)

OWNER:
TOWER VIEW BAPTIST CHURCH
BK 0774 PG 0296

TRACT A
0.65 Acres

Lot 2
2.17 Acres

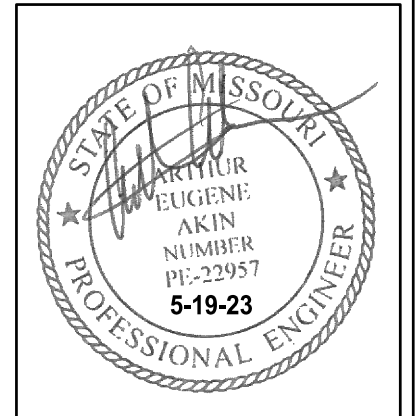
Lot 1
8.43 Acres

BUILDING #1
100,000 SF

BUILDING #2
11,000 SF

Lot 3
2.15 Acres

BUILDING #3
5,000 SF

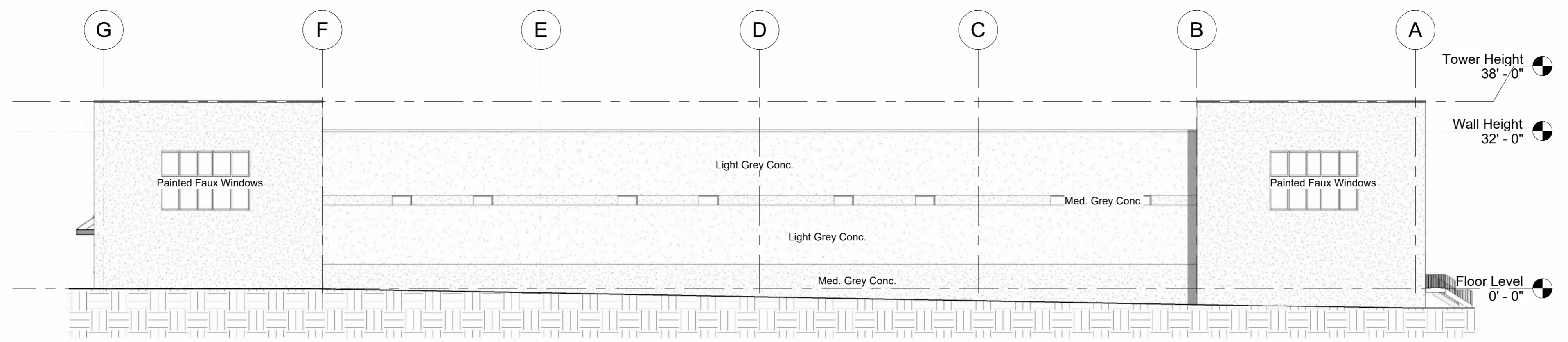


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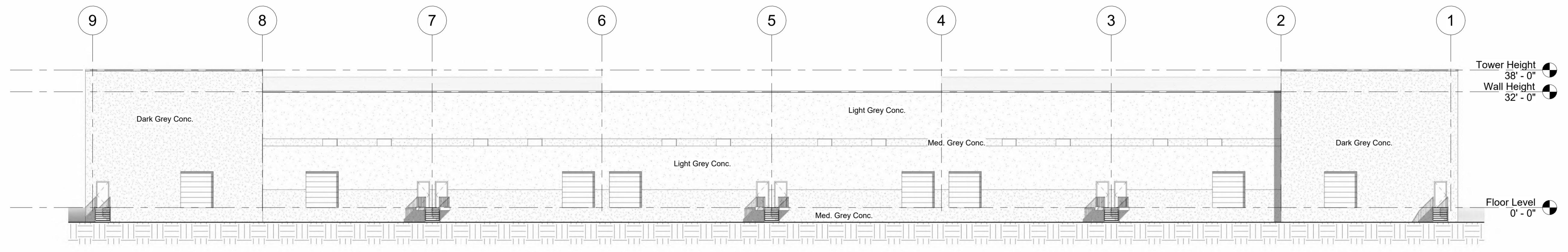
SUBMITAL TO CITY PLANNING DEPARTMENT 4-15-23
SUBMITAL TO CITY PLANNING DEPARTMENT PER COMMENTS 5-16-23

PRELIMINARY PLAT
PROJECT: _____ DATE: 5/15/23
SHEET NUMBER: **C106**

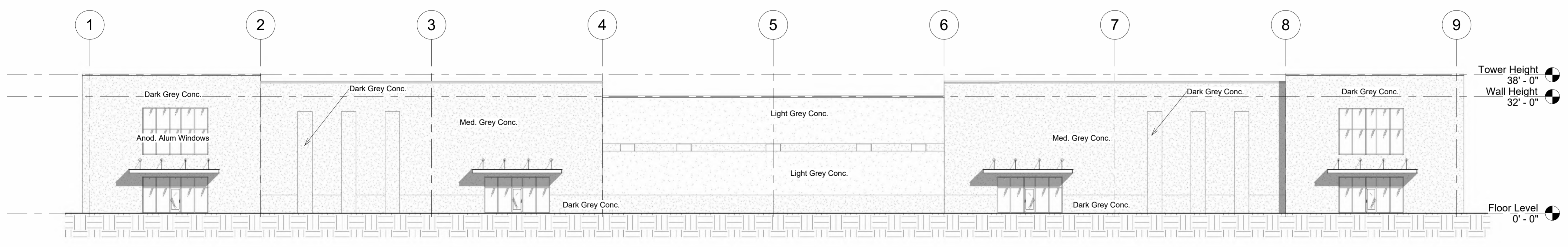
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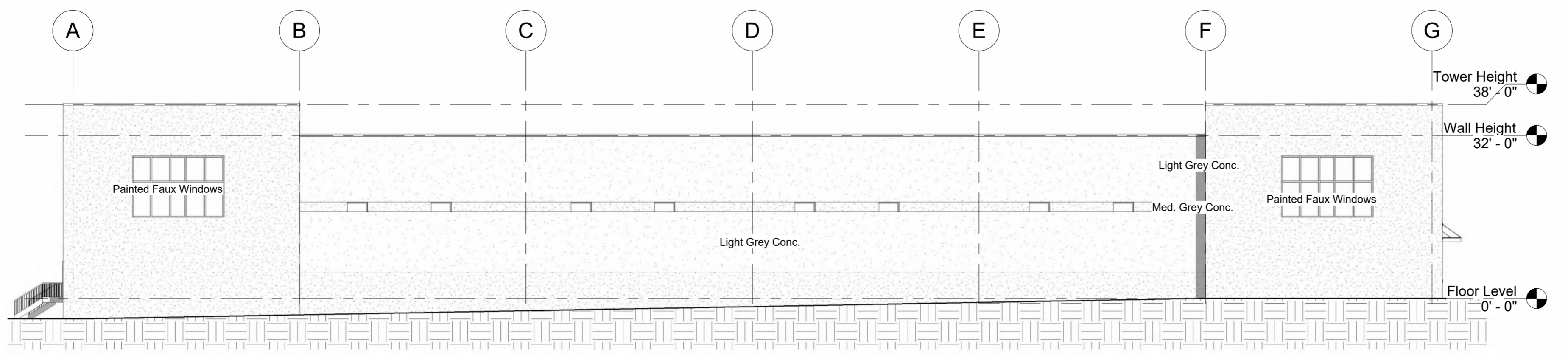
1 East
 1/16" = 1'-0"



2 North
 1/16" = 1'-0"



3 South
 1/16" = 1'-0"



4 West
 1/16" = 1'-0"

Proposed Building for

Lot #1 Maple Park

Kansas City, MO

J. Jeffrey Schroeder Mo. License A-4226
 Herman Scharhag Co., Arch. Cert. of Authority A-22

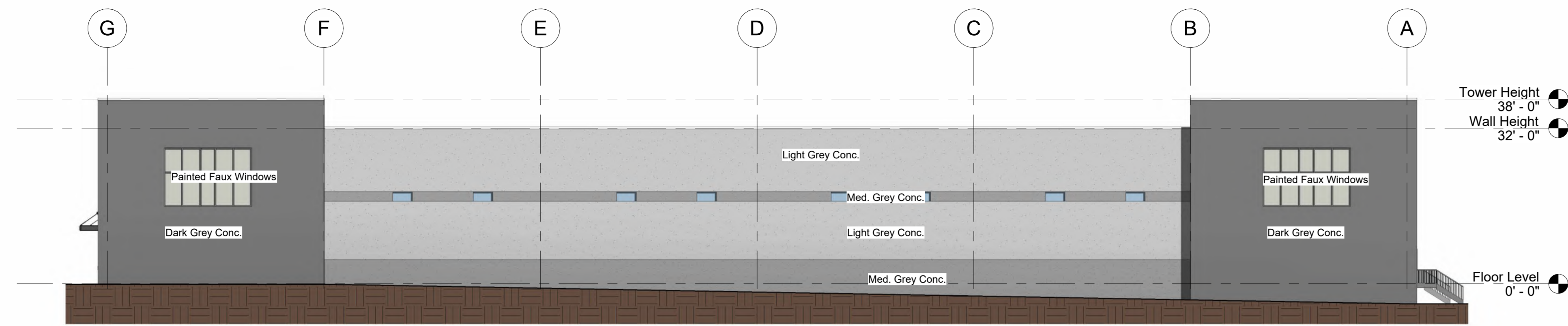
No.	Description	Date
Revision Schedule		

Elevations

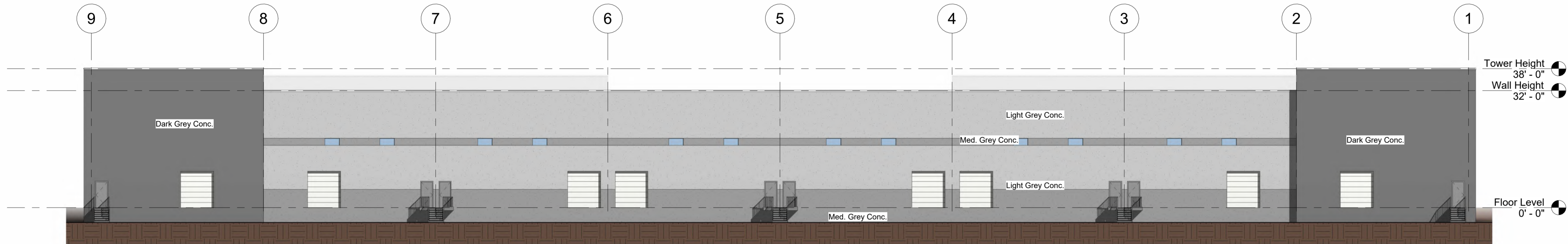
Project number 2510
 Date 5.17.2023

A201

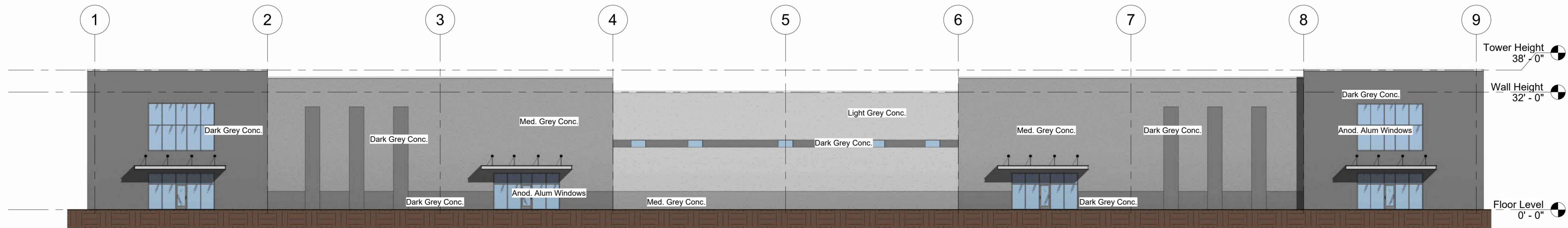
Scale 1/16" = 1'-0"



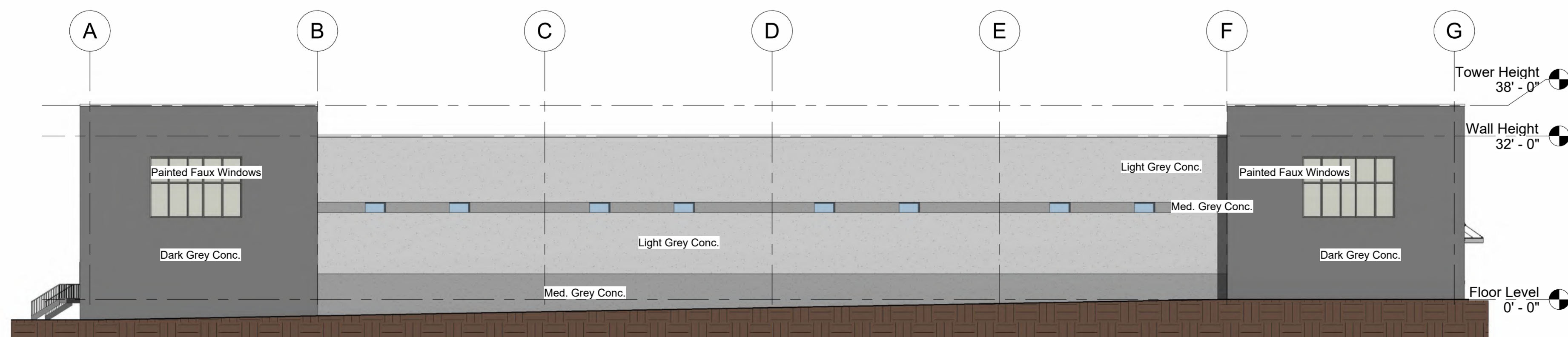
① East Color
1/16" = 1'-0"



② North Color
1/16" = 1'-0"



③ South Color
1/16" = 1'-0"



④ West Color
1/16" = 1'-0"

Proposed Building for
Lot #1 Maple Park
Kansas City, MO

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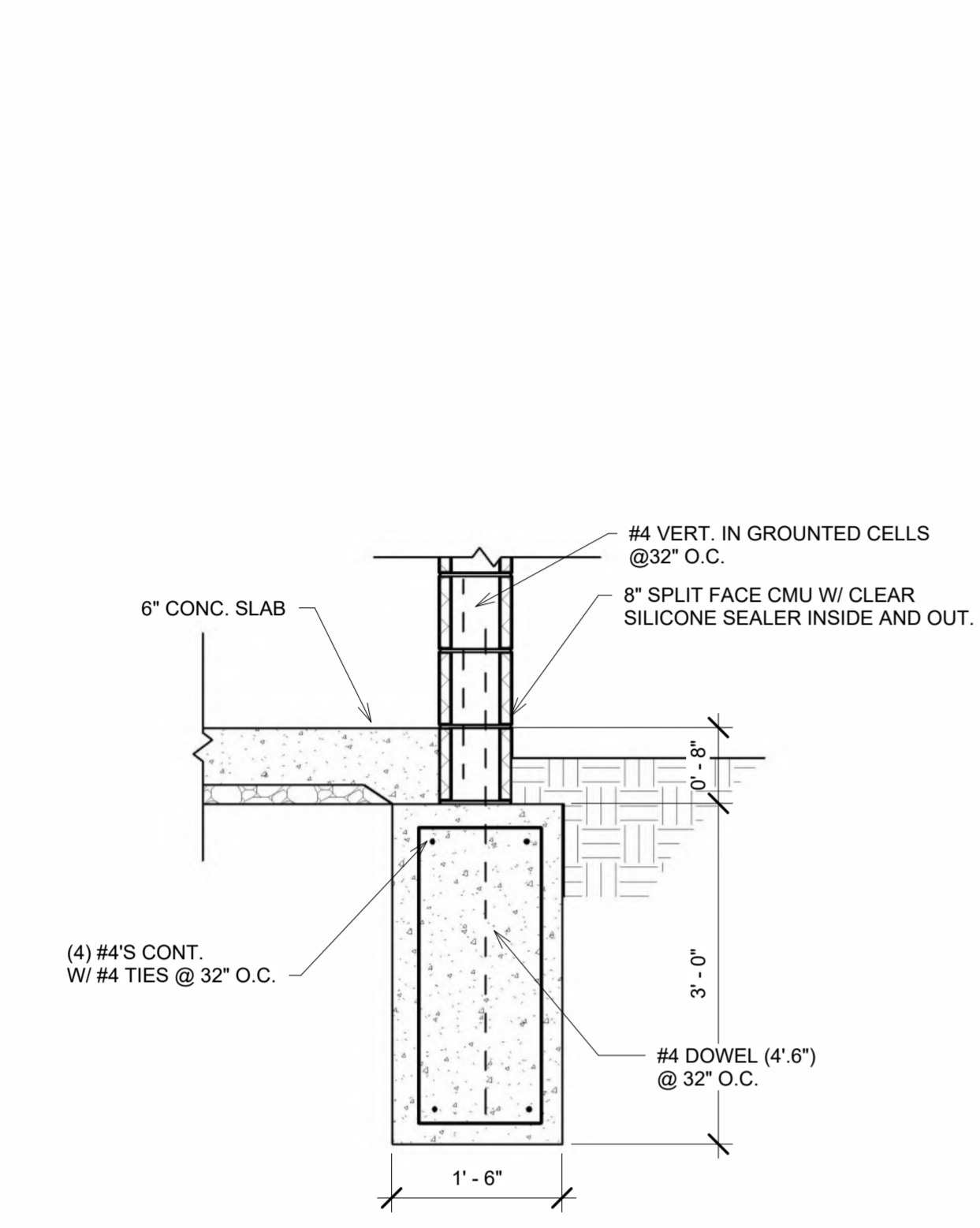
No.	Description	Date
Revision Schedule		

Colored Elevations

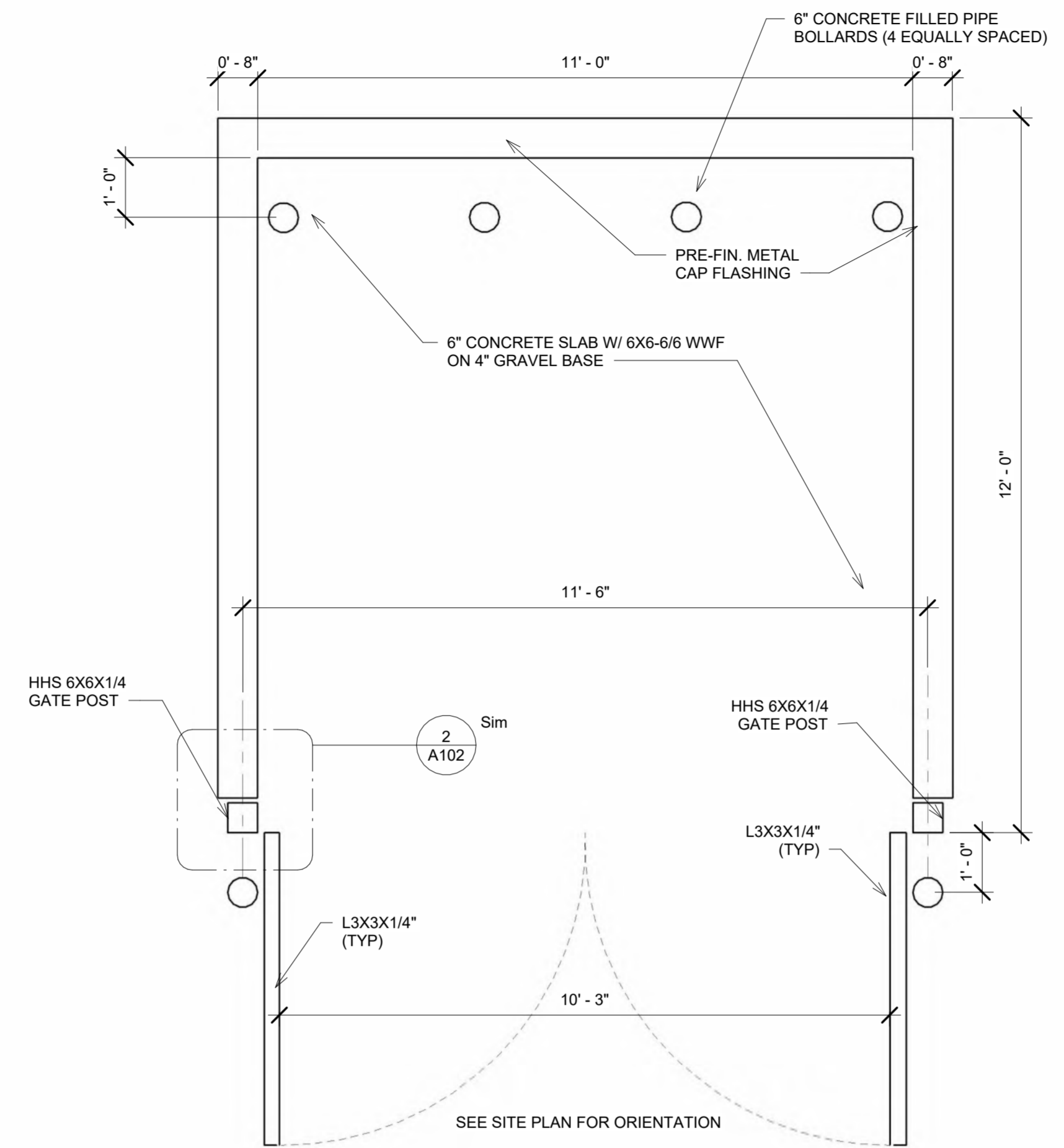
Project number 2510
Date 5.17.2023

A202

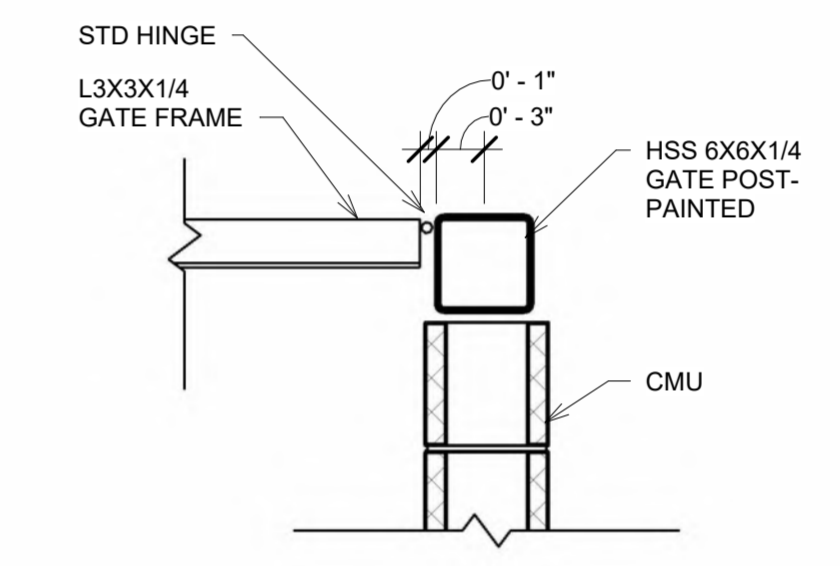
Scale 1/16" = 1'-0"



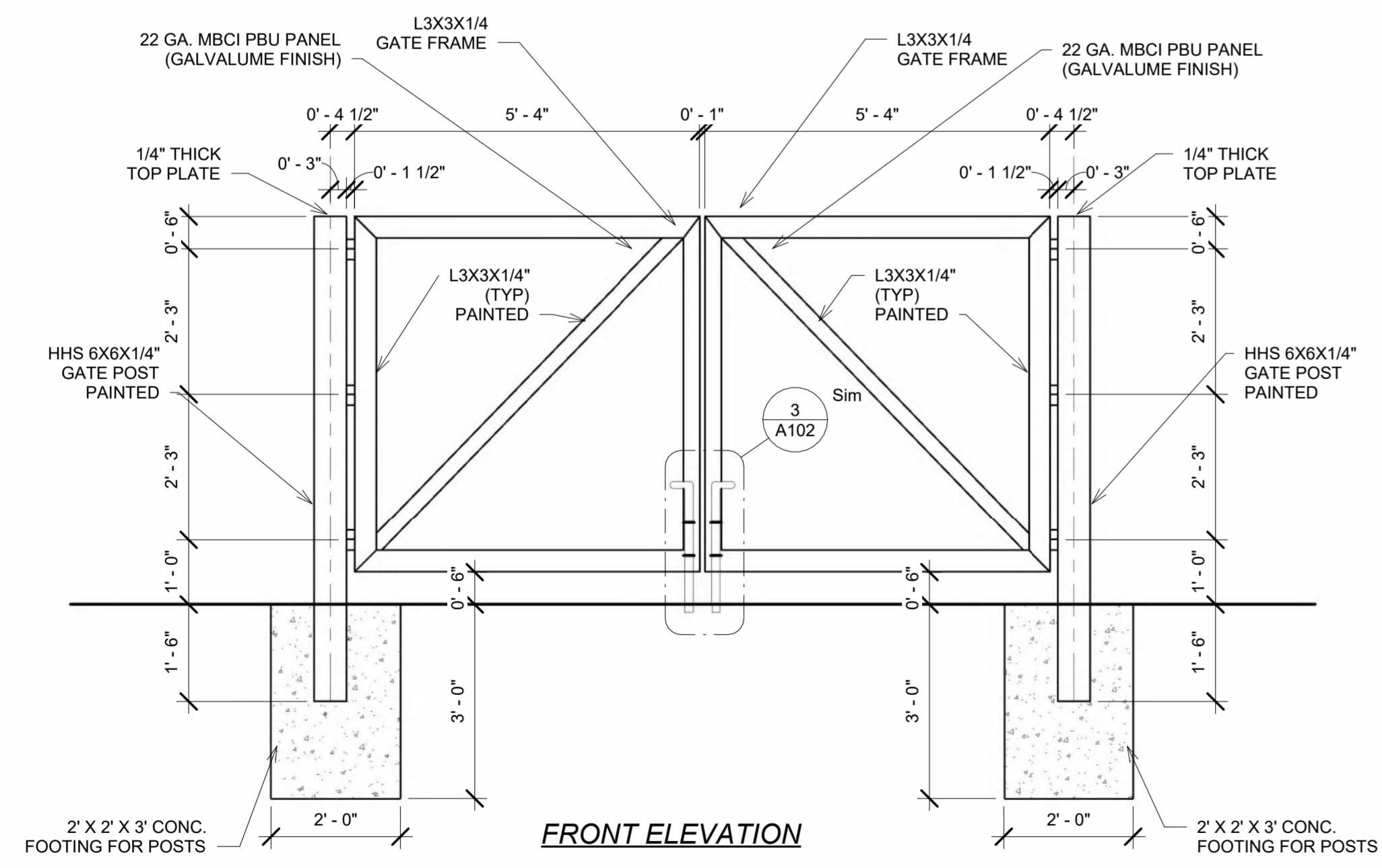
4 Trash Dumpster Detail Wall Section
3/4" = 1'-0"



PLAN VIEW



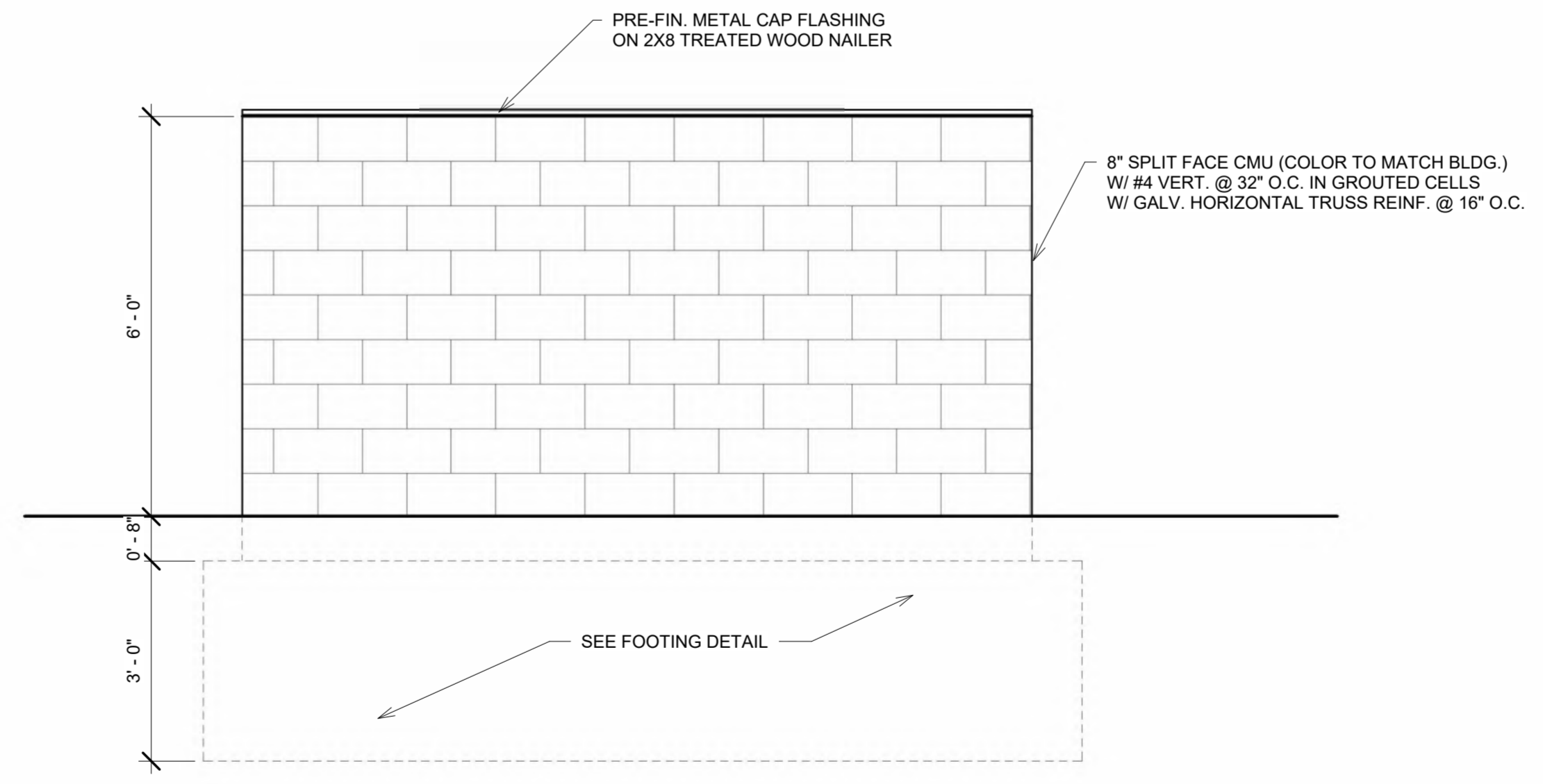
2 Hinge Detail Plan 12x11
1" = 1'-0"



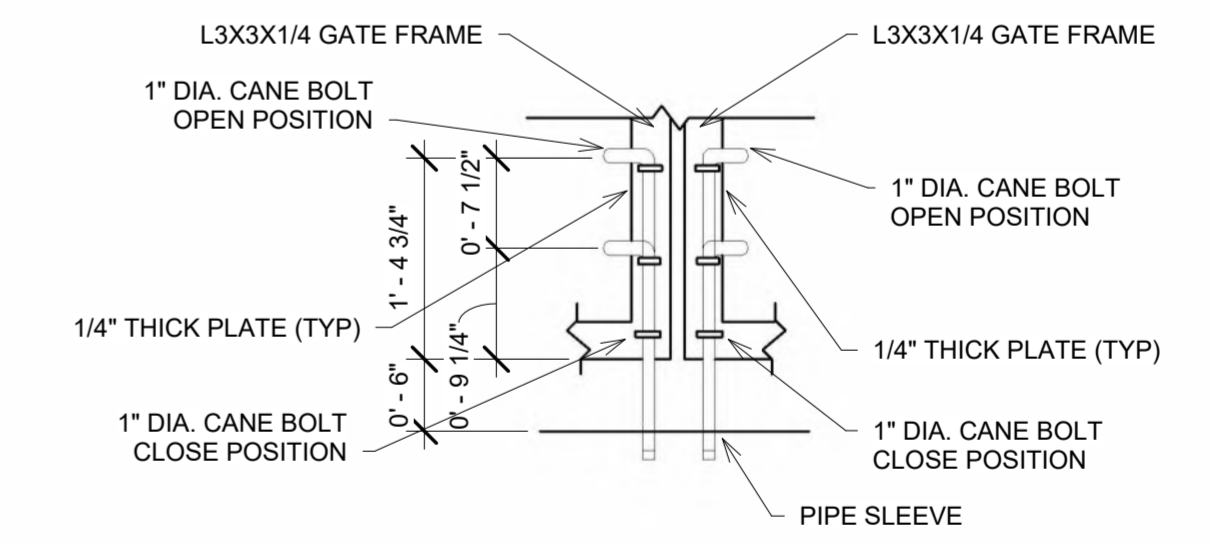
FRONT ELEVATION

1 Trash Dumpster Detail 11x12
1/2" = 1'-0"

ALL STEEL TO BE PAINTED
ALL CMU TO BE RECEIVE CLEAR SILICONE SEALANT @ EXTERIOR



SIDE ELEVATION



3 Trash Dumpster Detail - Hinge Detail
3/4" = 1'-0"

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Proposed Building for
Lot #1 Maple Park
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No.	Description	Date
Revision Schedule		

Trash Dumpster Details- 11x12

Project number 2510
Date 5.17.2023

A102
Scale As indicated

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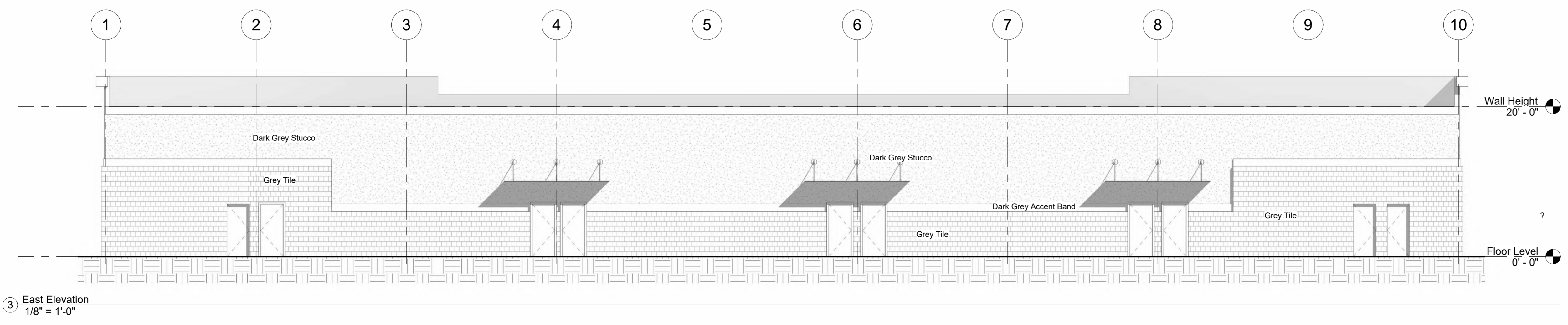
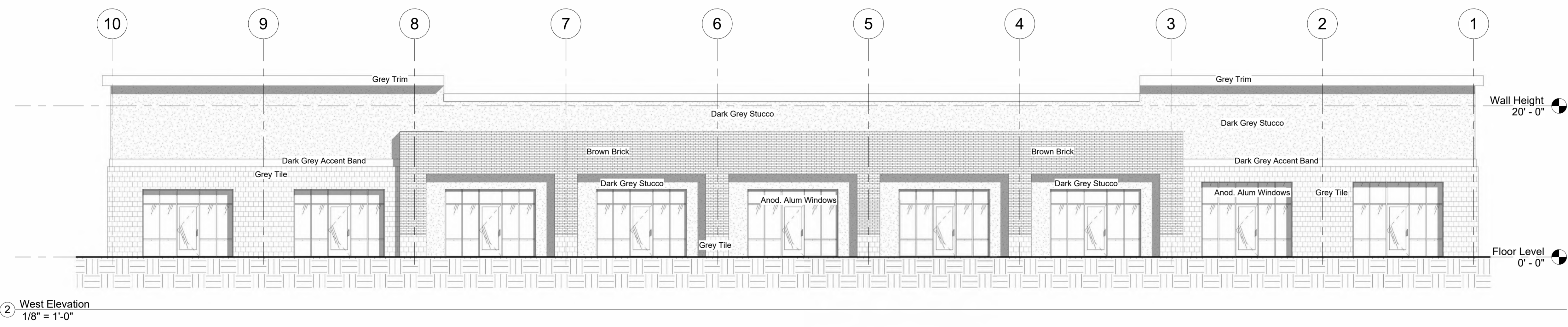
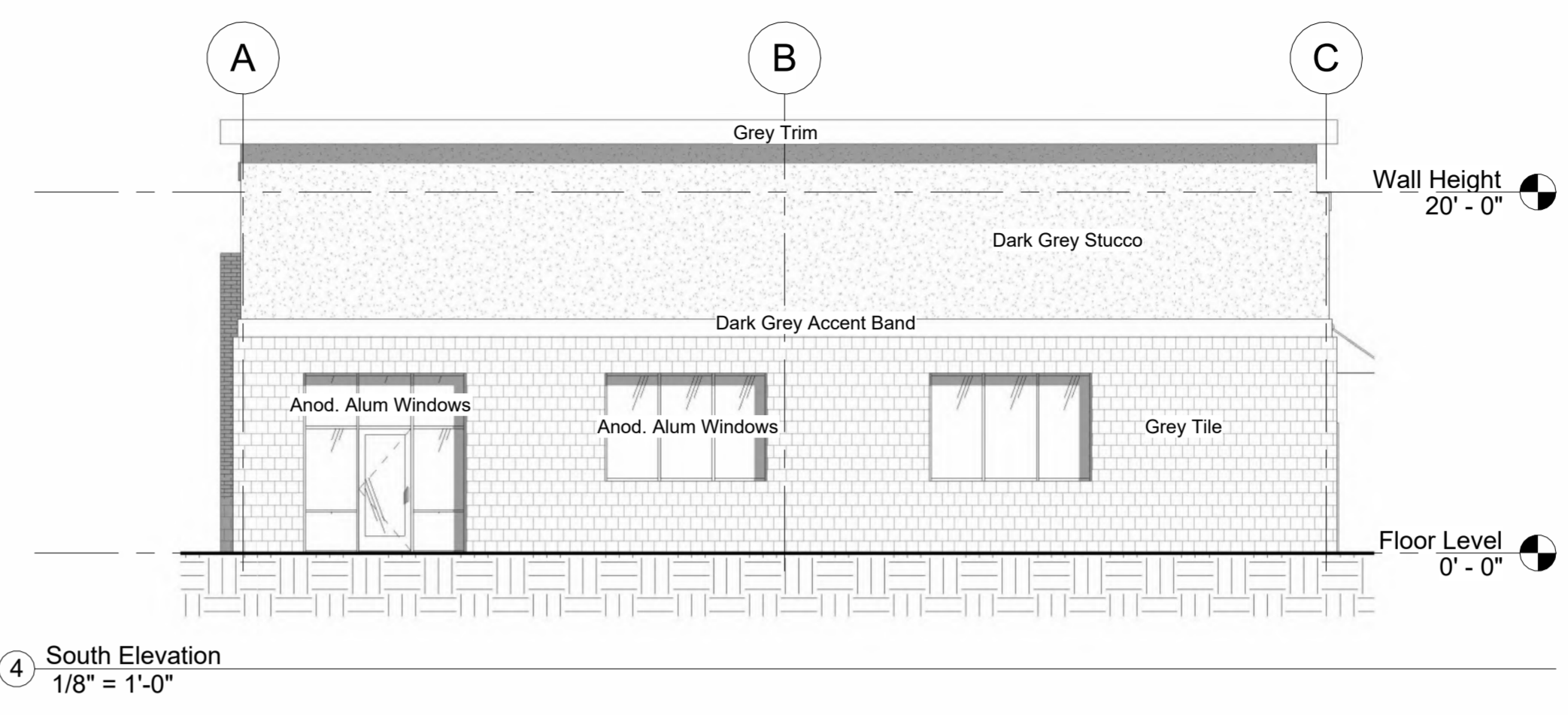
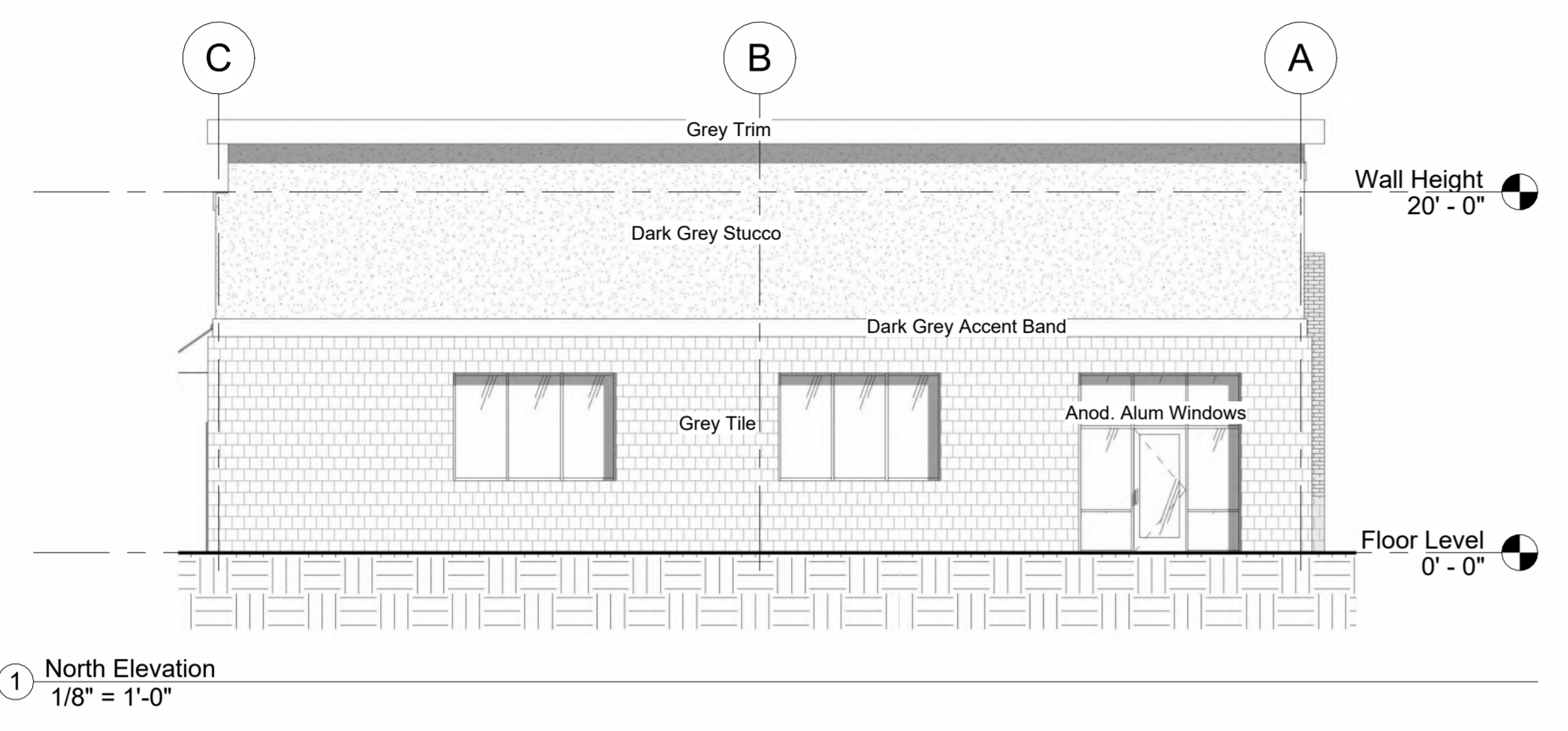
Proposed Building for
Lot #2 Maple Park
 Kansas City, MO

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 Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

Elevations	
Project number	2512
Date	05.17.2023
A201	
Scale	1/8" = 1'-0"

5/17/2023 2:34:46 PM



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Proposed Building for
Lot #2 Maple Park
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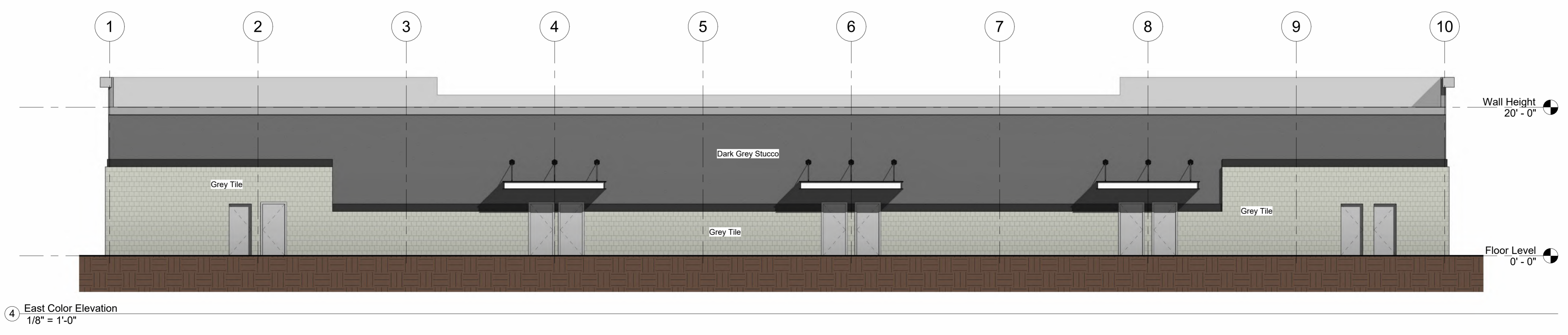
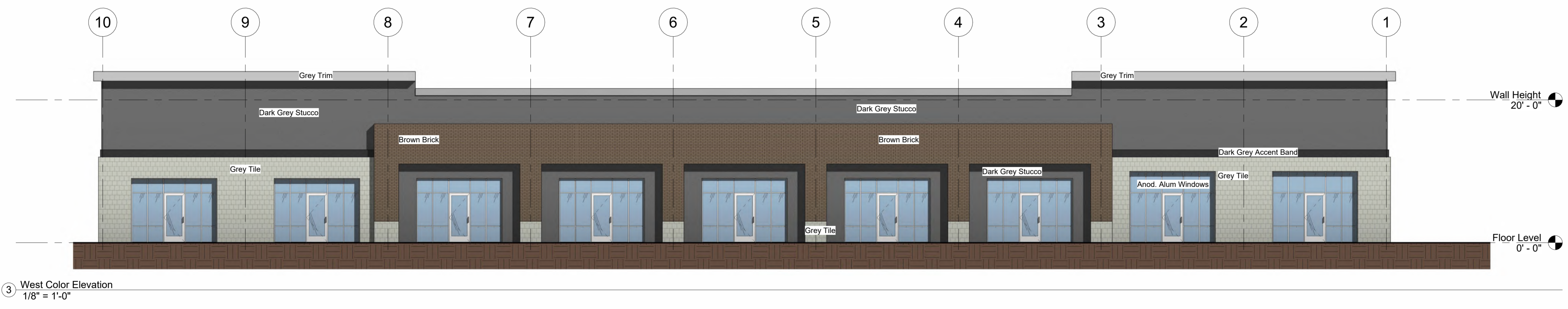
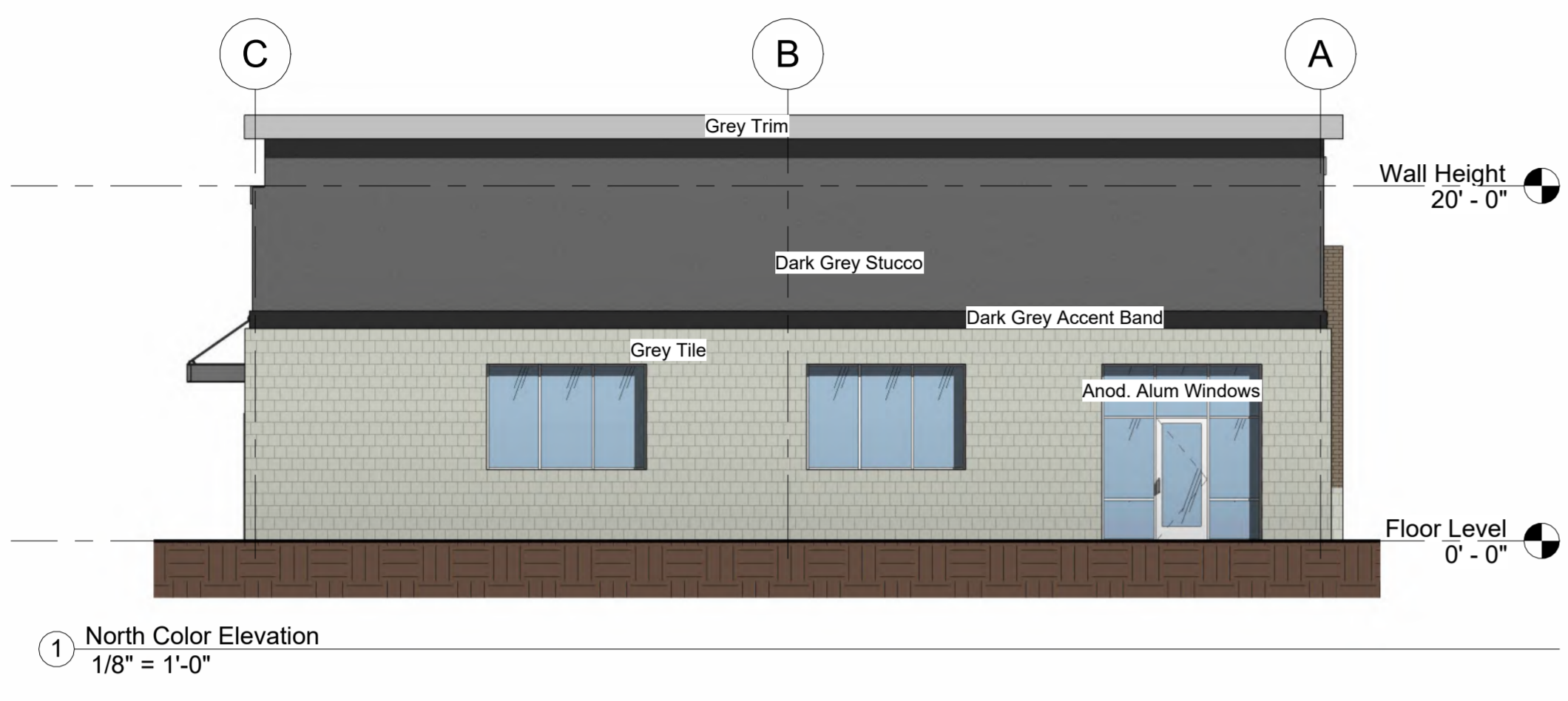
No.	Description	Date
Revision Schedule		

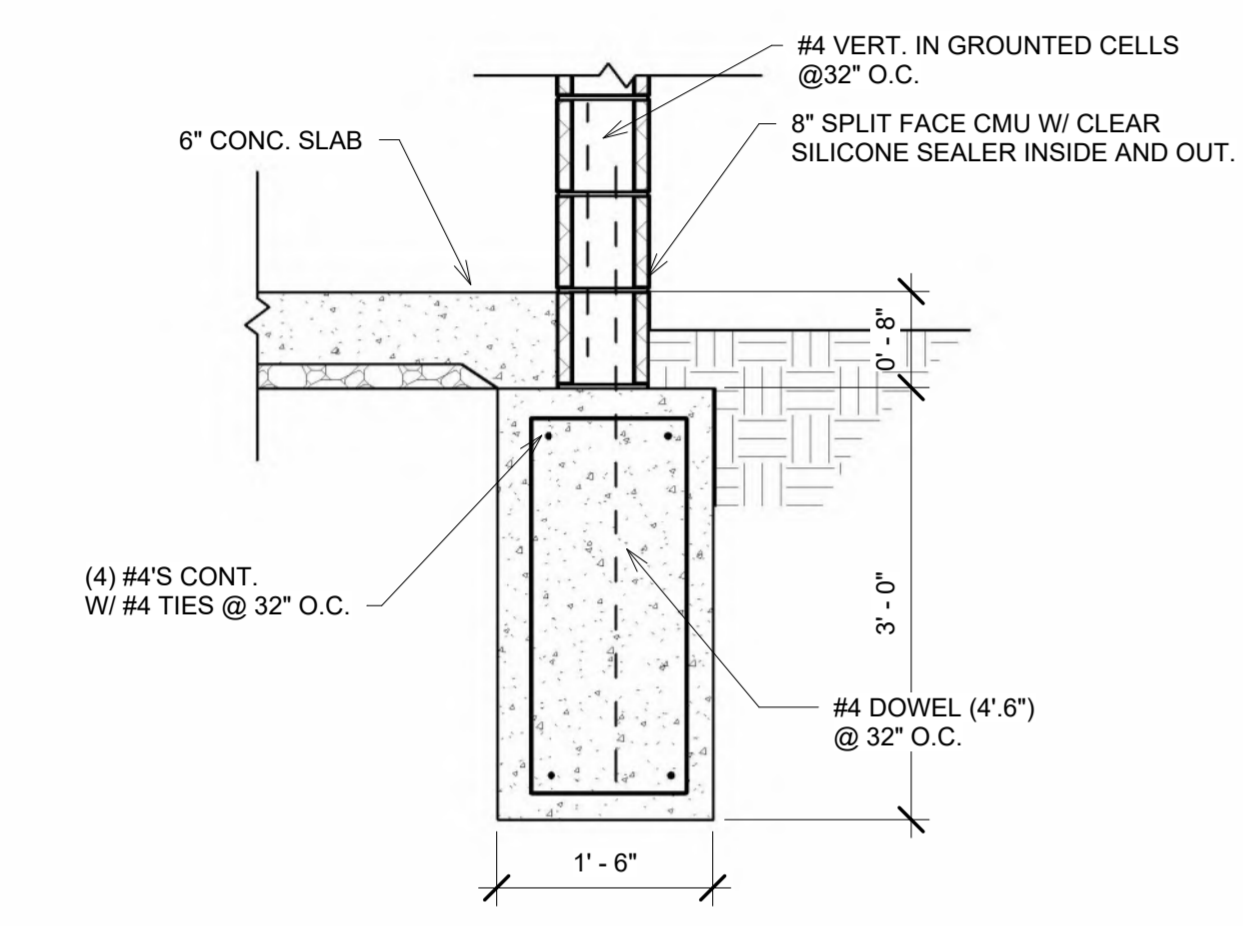
Colored Elevations

Project number 2512
 Date 05.17.2023

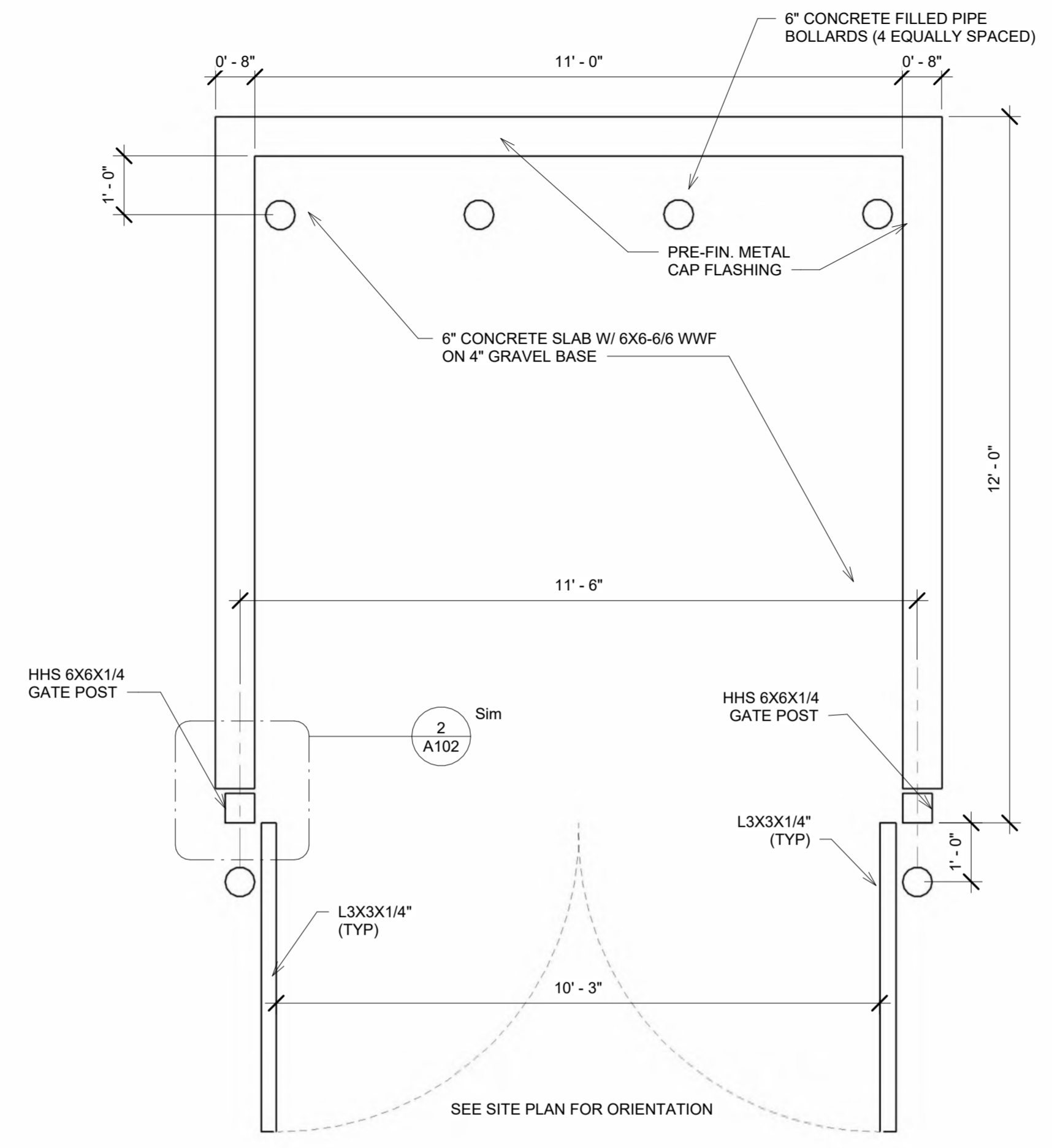
A202
 Scale 1/8" = 1'-0"

5/17/2023 2:34:49 PM

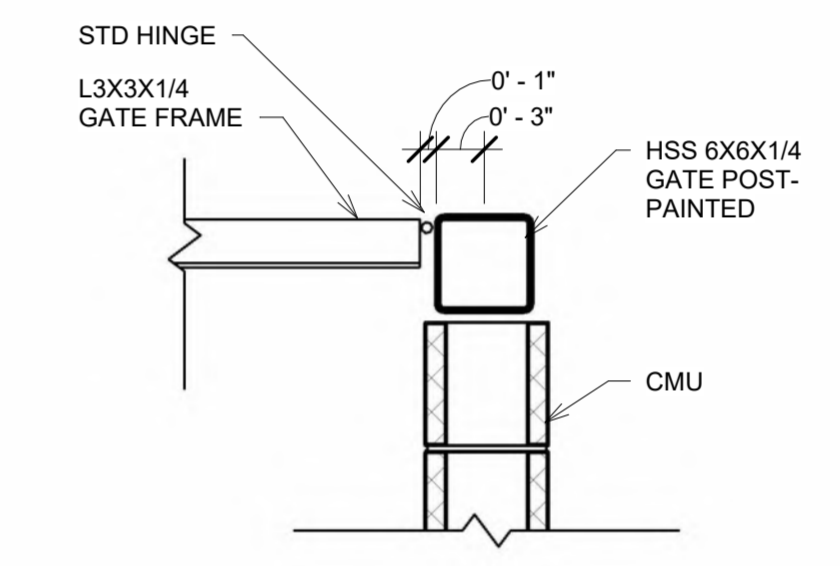




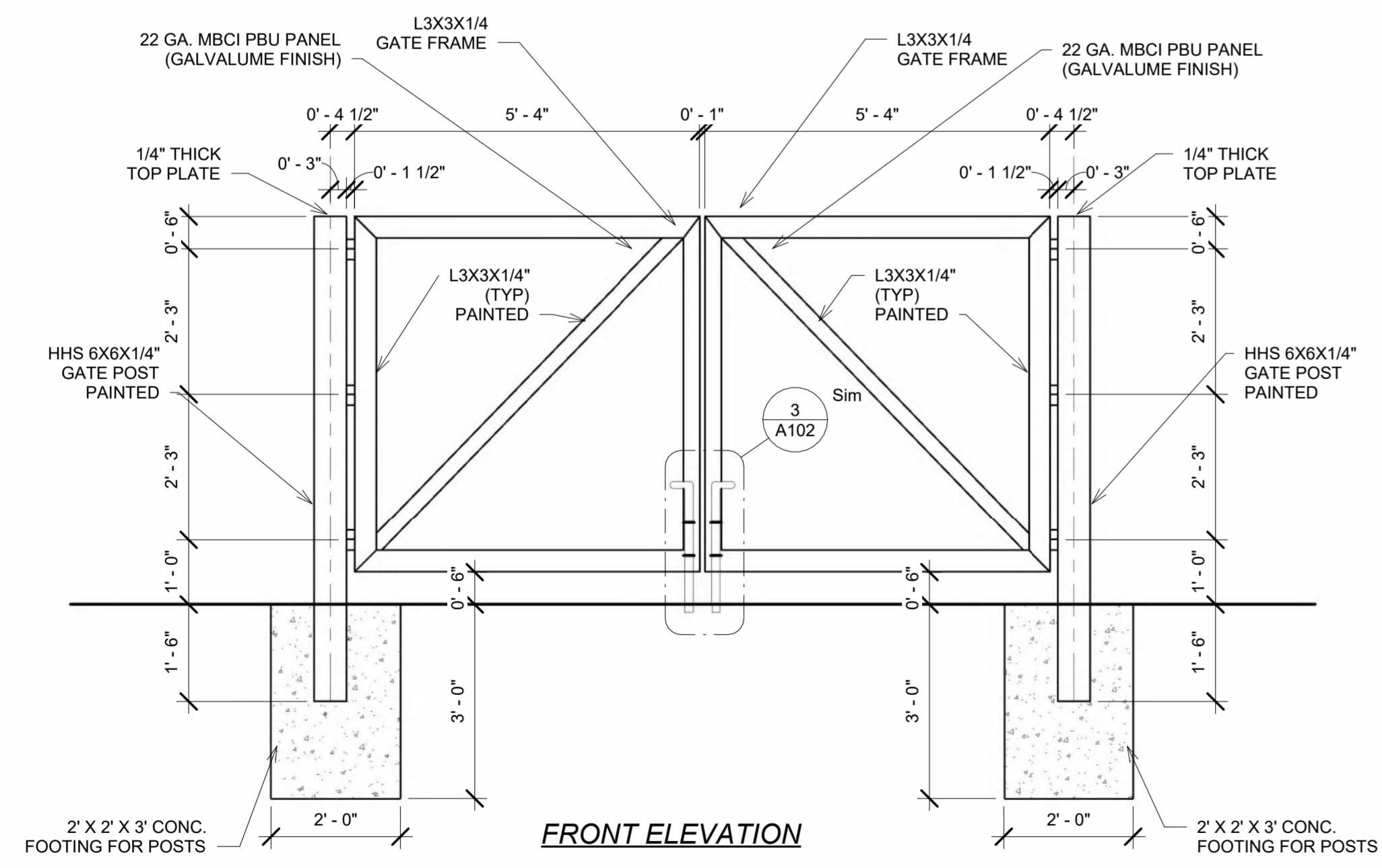
4 Trash Dumpster Detail Wall Section
3/4" = 1'-0"



PLAN VIEW



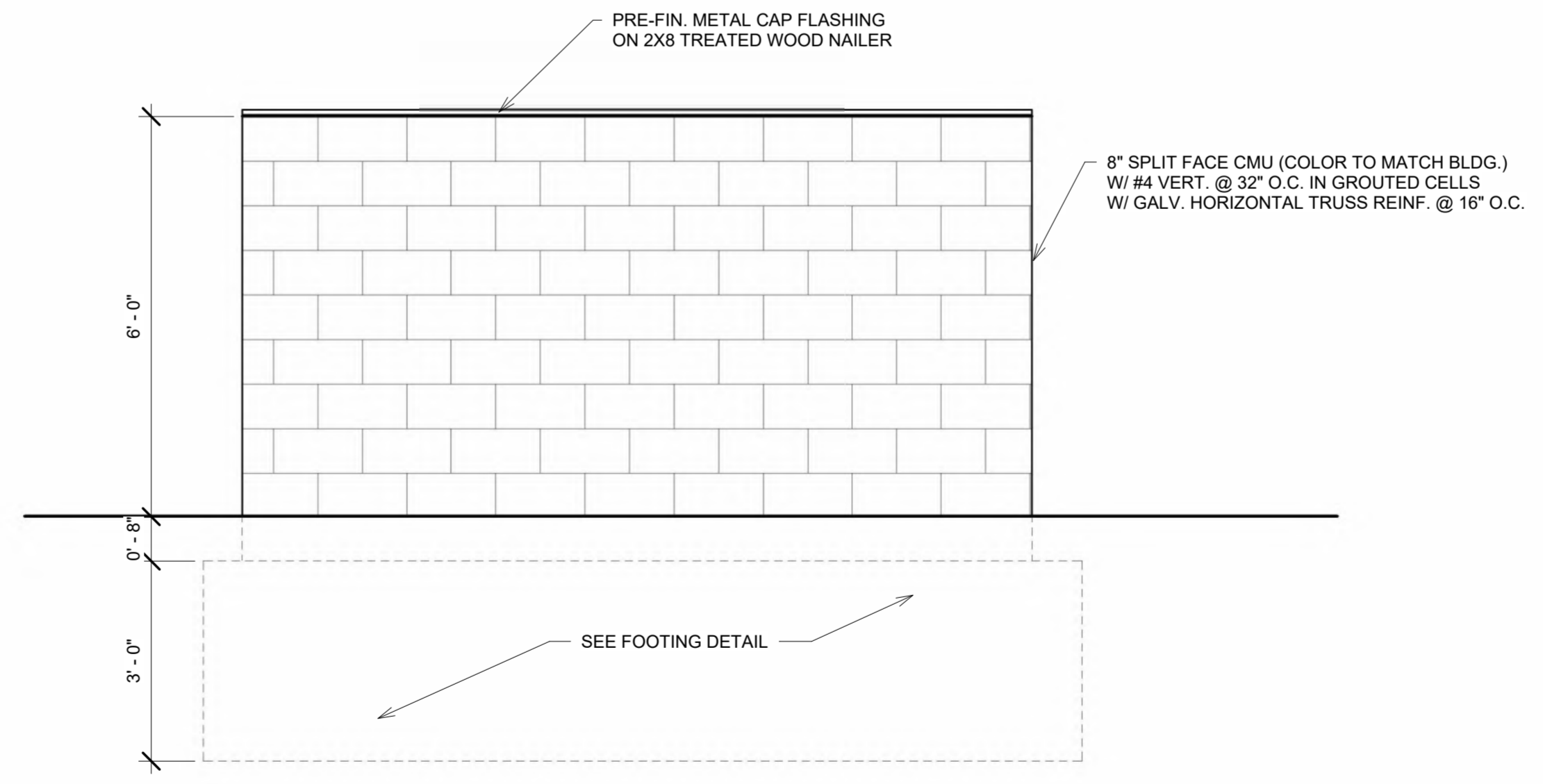
2 Hinge Detail Plan 12x11
1" = 1'-0"



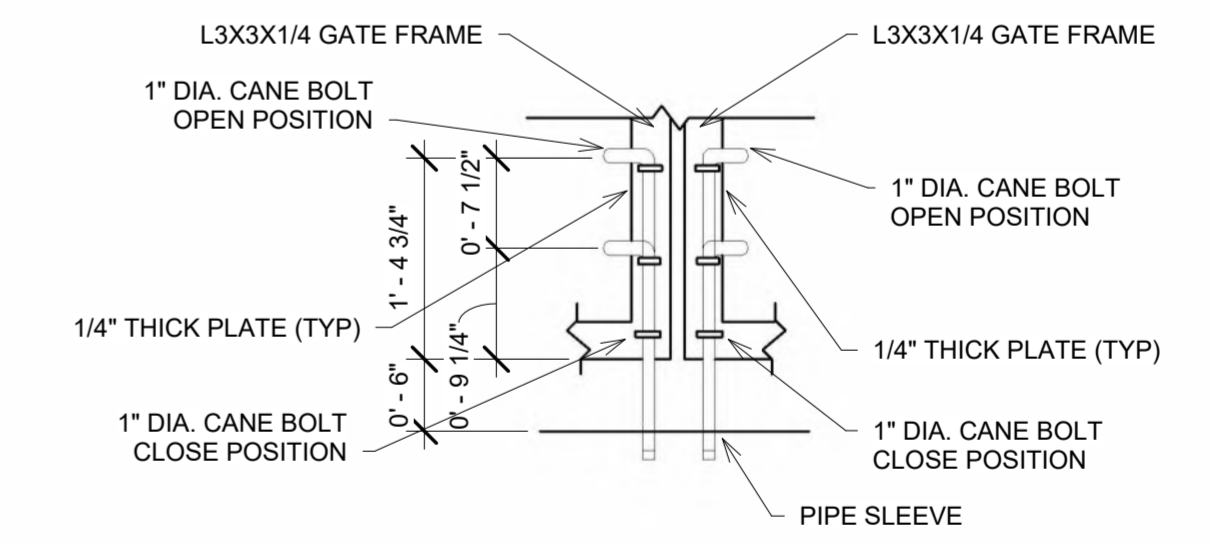
FRONT ELEVATION

1 Trash Dumpster Detail 11x12
1/2" = 1'-0"

ALL STEEL TO BE PAINTED
ALL CMU TO BE RECEIVE CLEAR SILICONE SEALANT @ EXTERIOR



SIDE ELEVATION



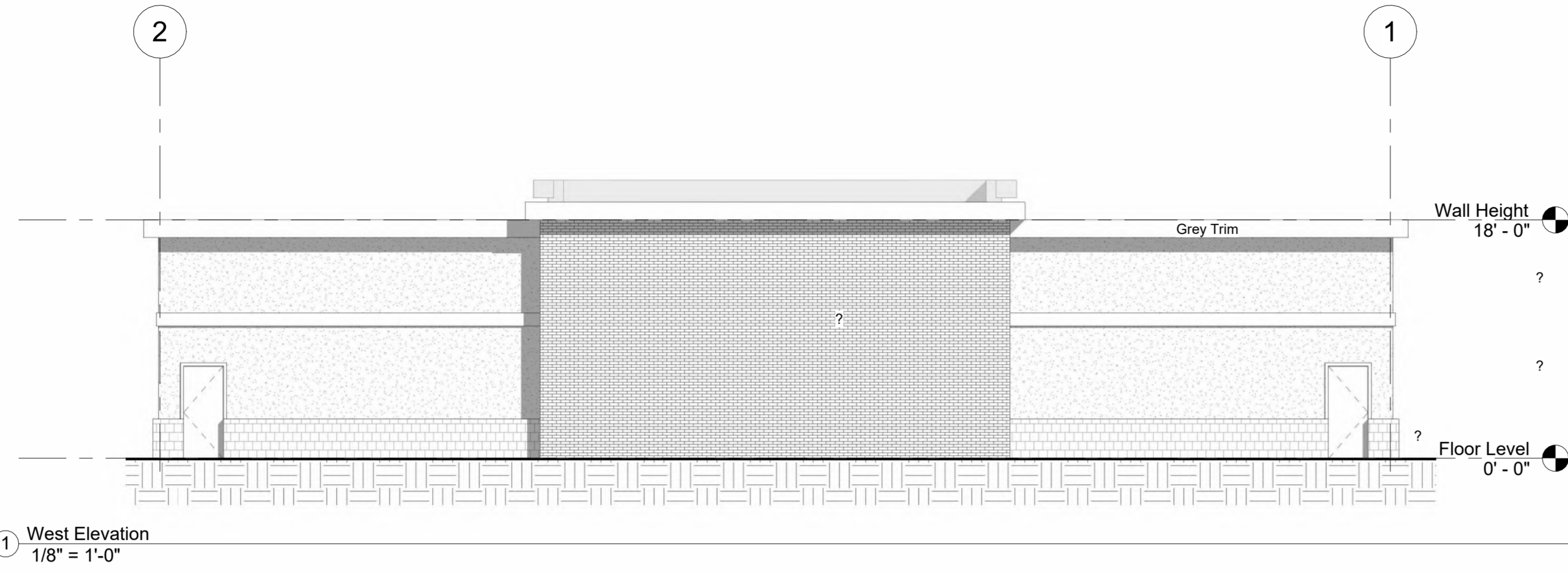
3 Trash Dumpster Detail - Hinge Detail
3/4" = 1'-0"

No.	Description	Date
Revision Schedule		

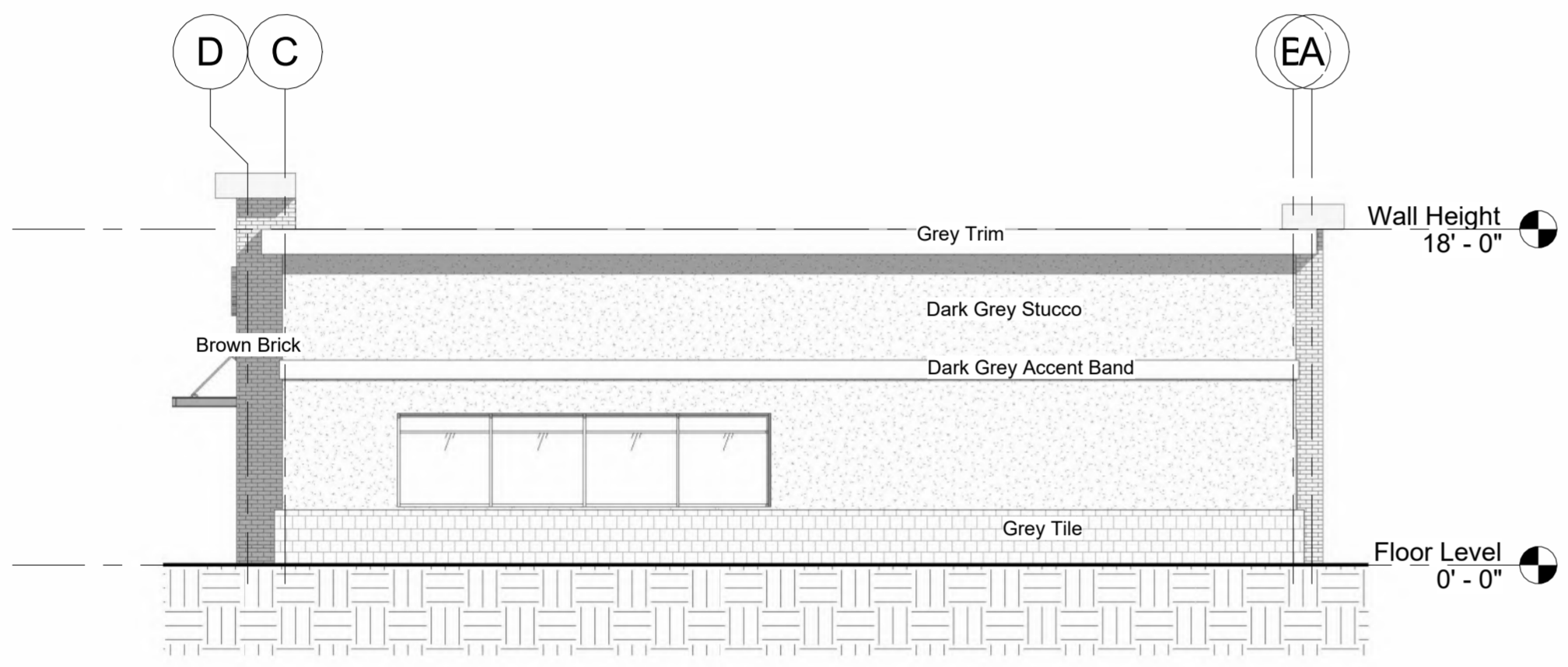
Trash Dumpster Details- 11x12

Project number	2512
Date	05.17.2023

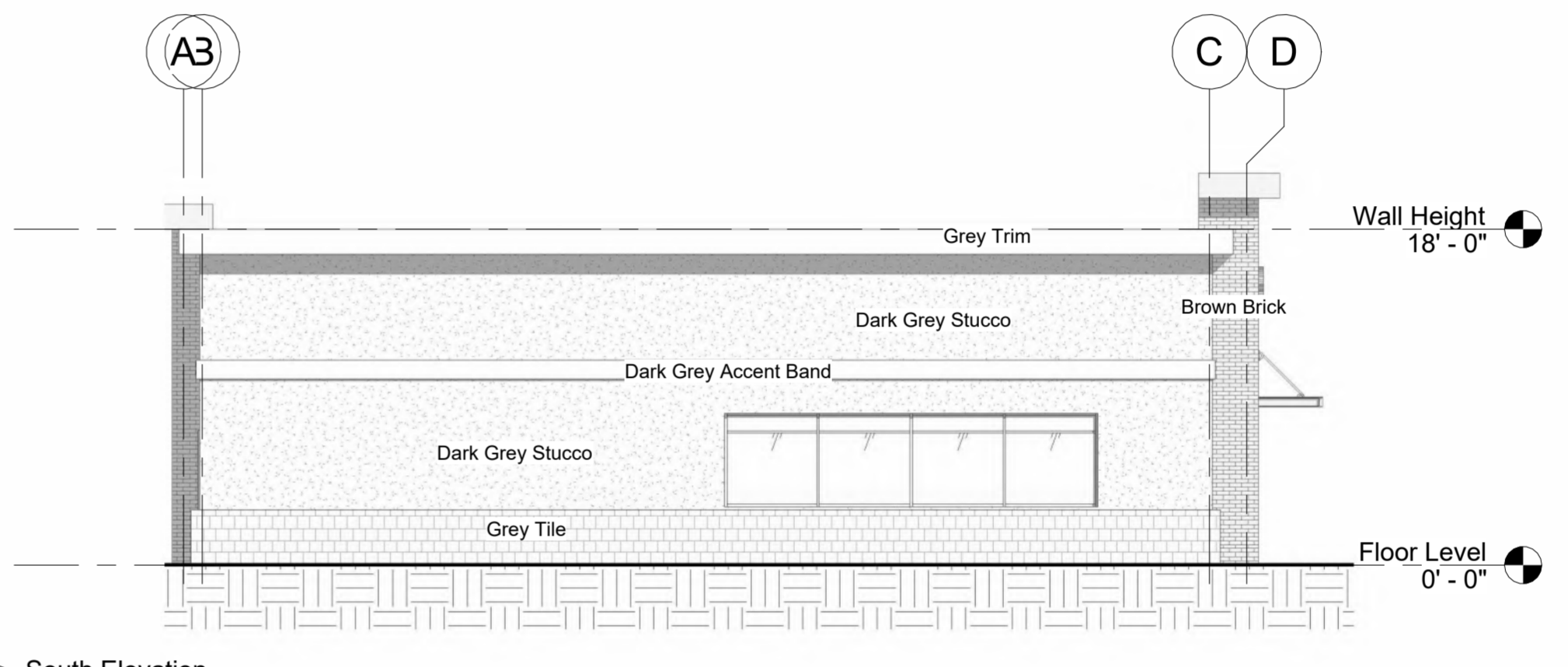
A102
Scale As indicated



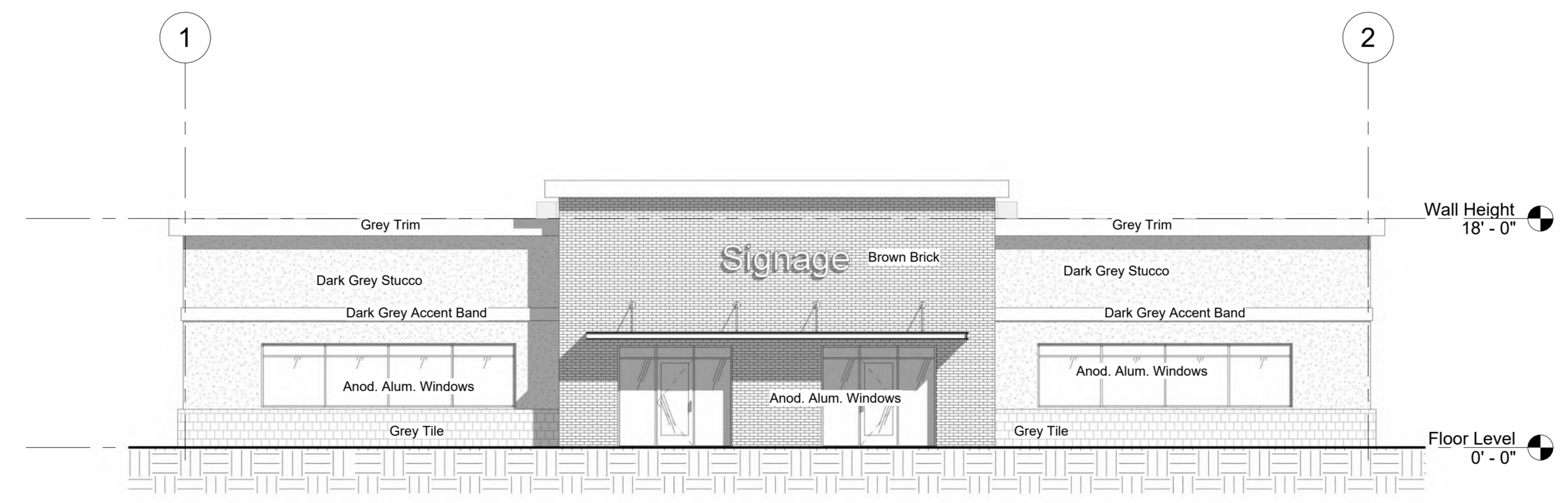
1 West Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

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Proposed Building for
Lot #3 Maple Park
Kansas City, MO

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Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

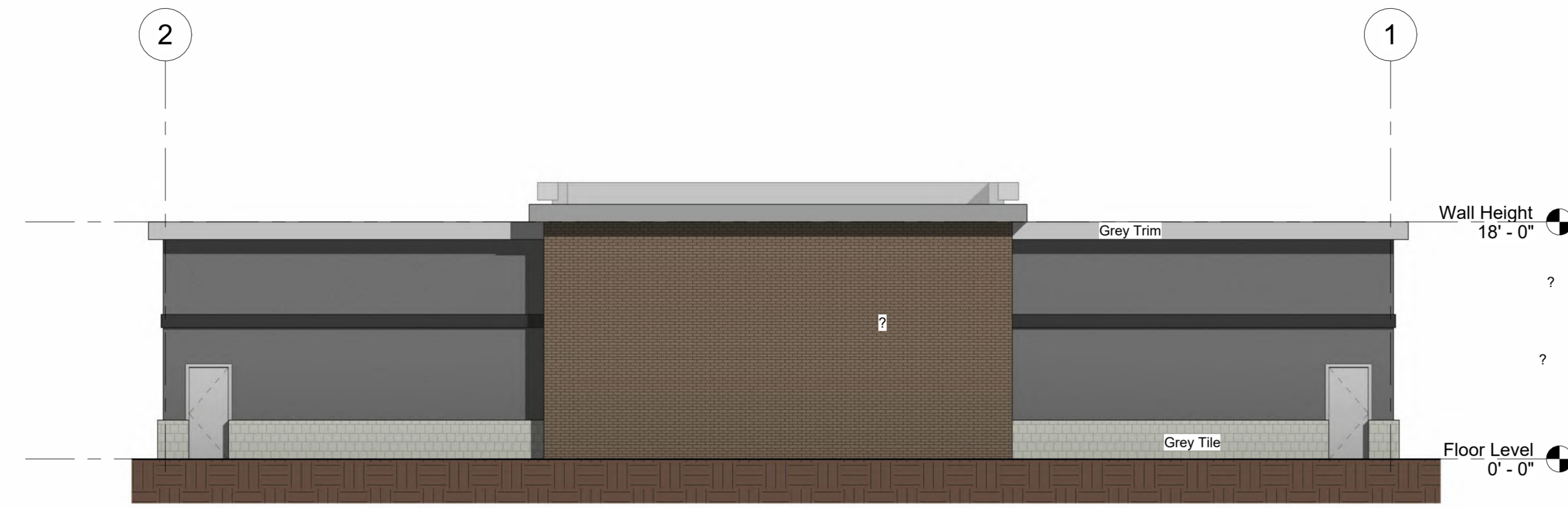
Elevations

Project number 2511
Date 05.17.2023

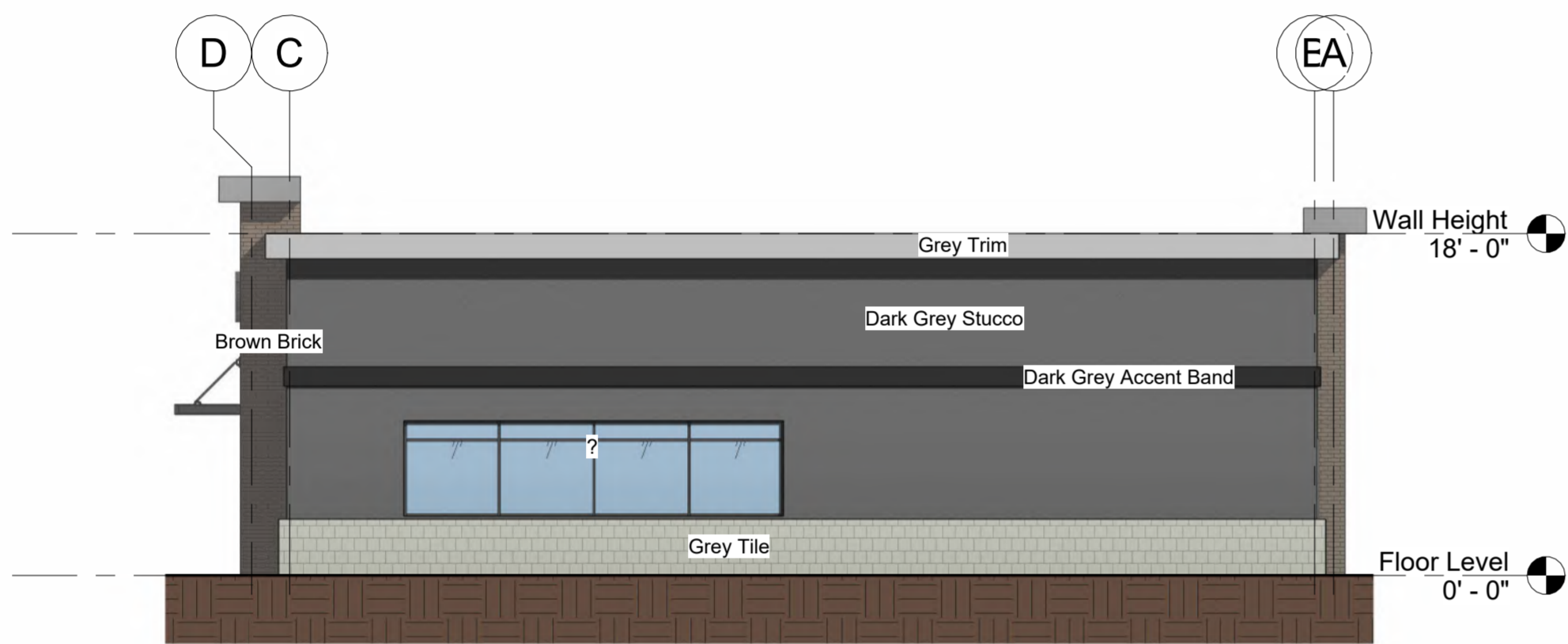
A201

Scale 1/8" = 1'-0"

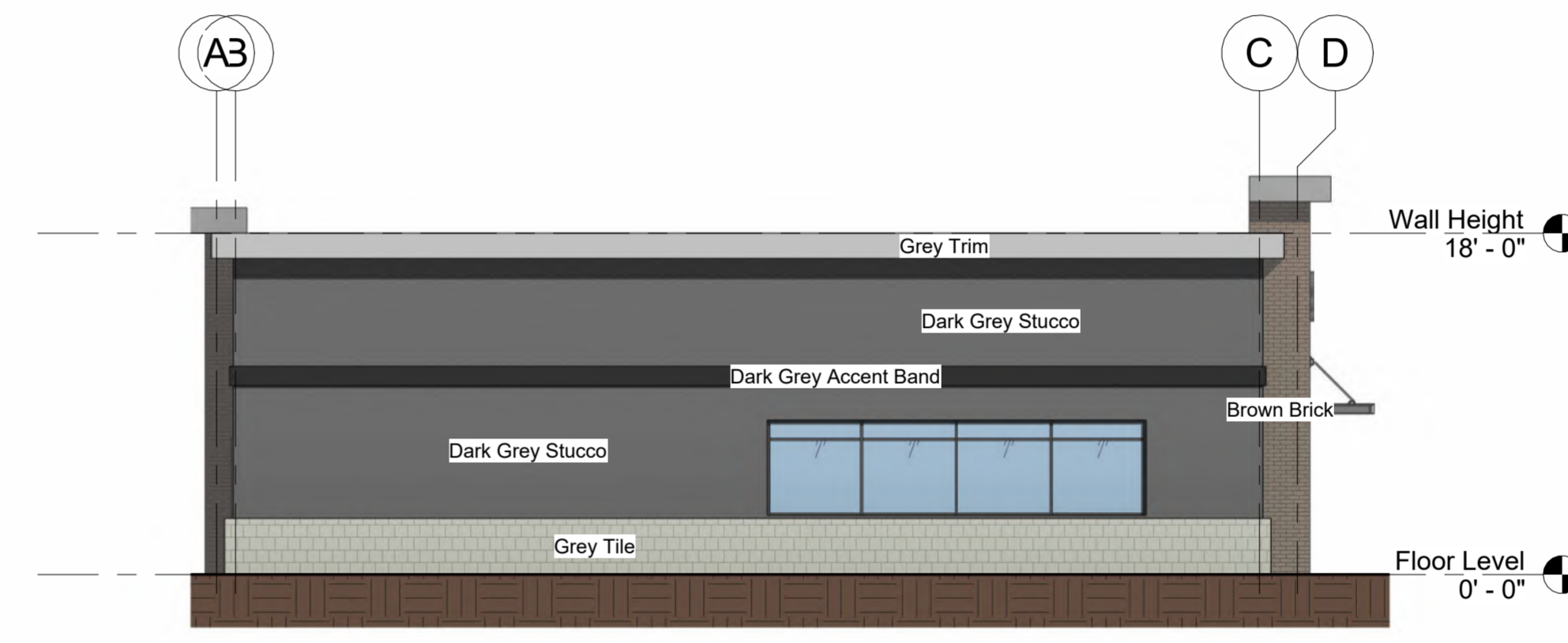
5/17/2023 2:55:48 PM



1 West Elevation Color
1/8" = 1'-0"



2 North Elevation Color
1/8" = 1'-0"



4 South Elevation Color
1/8" = 1'-0"



3 East Elevation Color
1/8" = 1'-0"

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Proposed Building for
Lot #3 Maple Park
Kansas City, MO

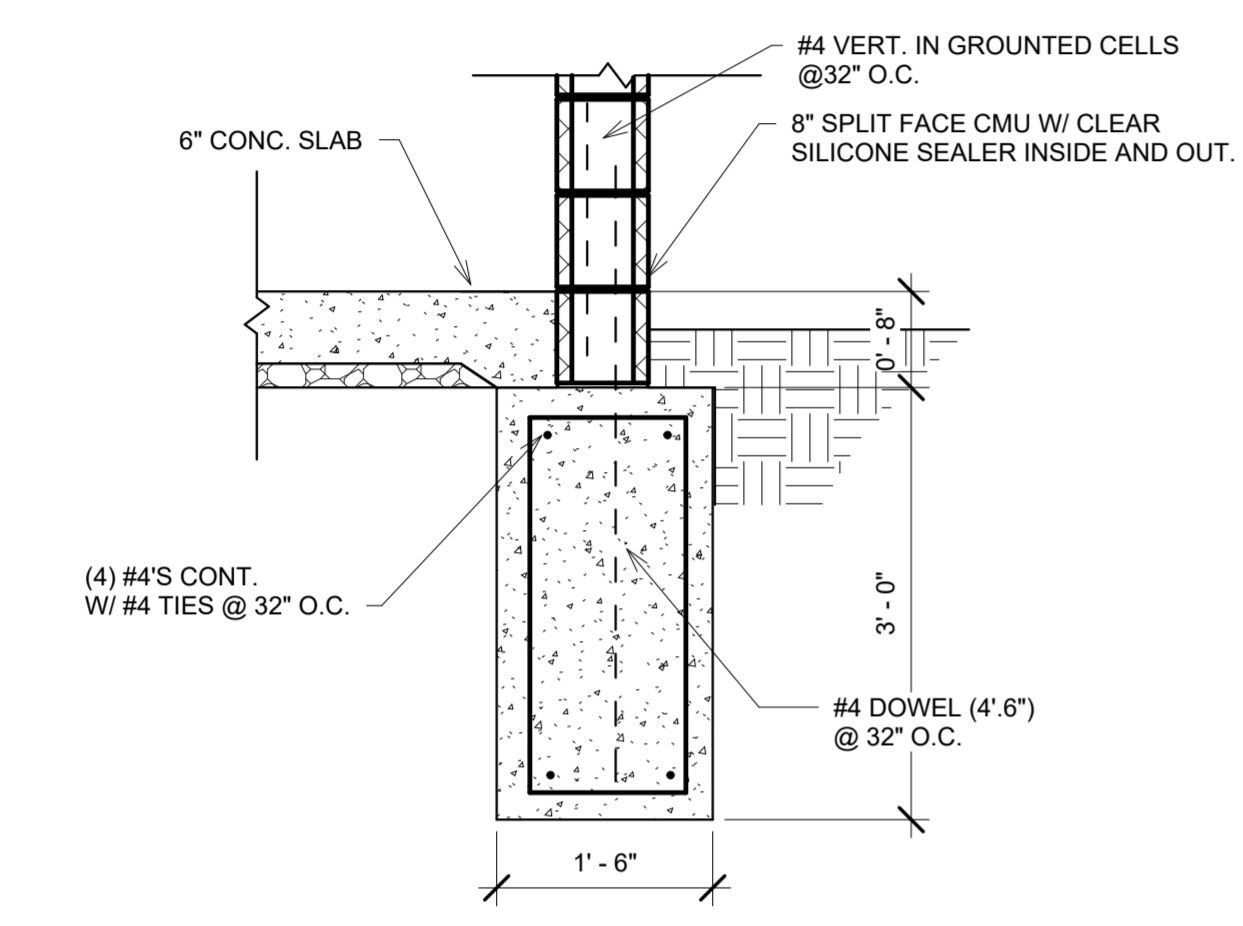
J. Jeffrey Schroeder Mo. License A-4226
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No.	Description	Date
Revision Schedule		

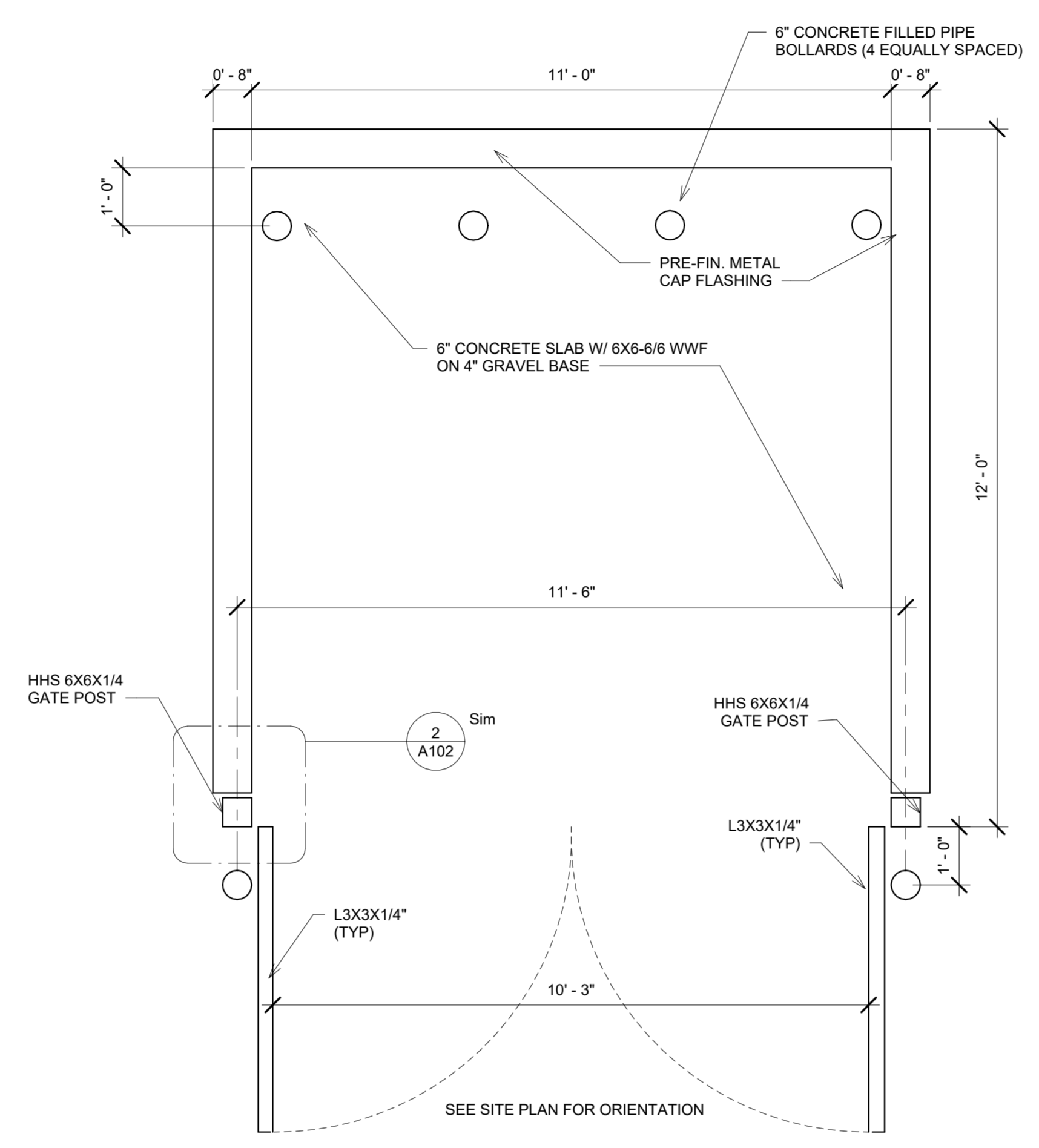
Colored Elevations

Project number 2511
Date 05.17.2023

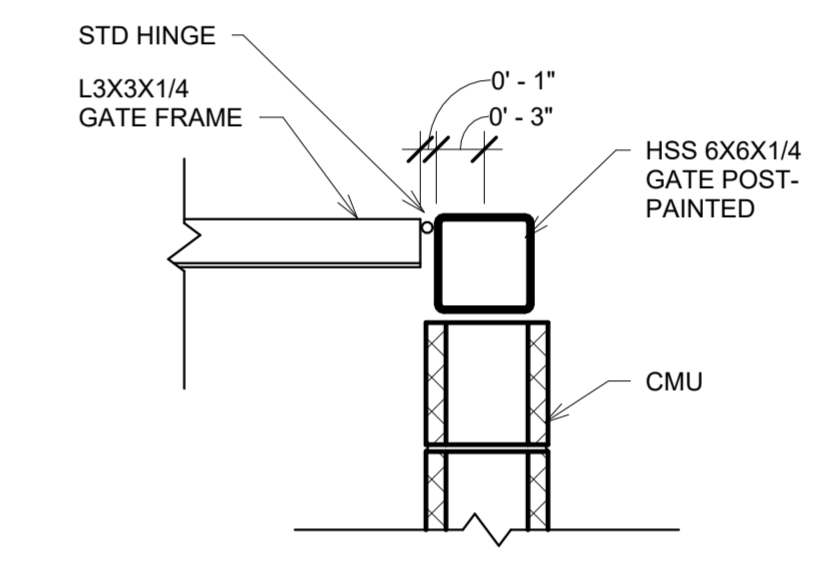
A202
Scale 1/8" = 1'-0"



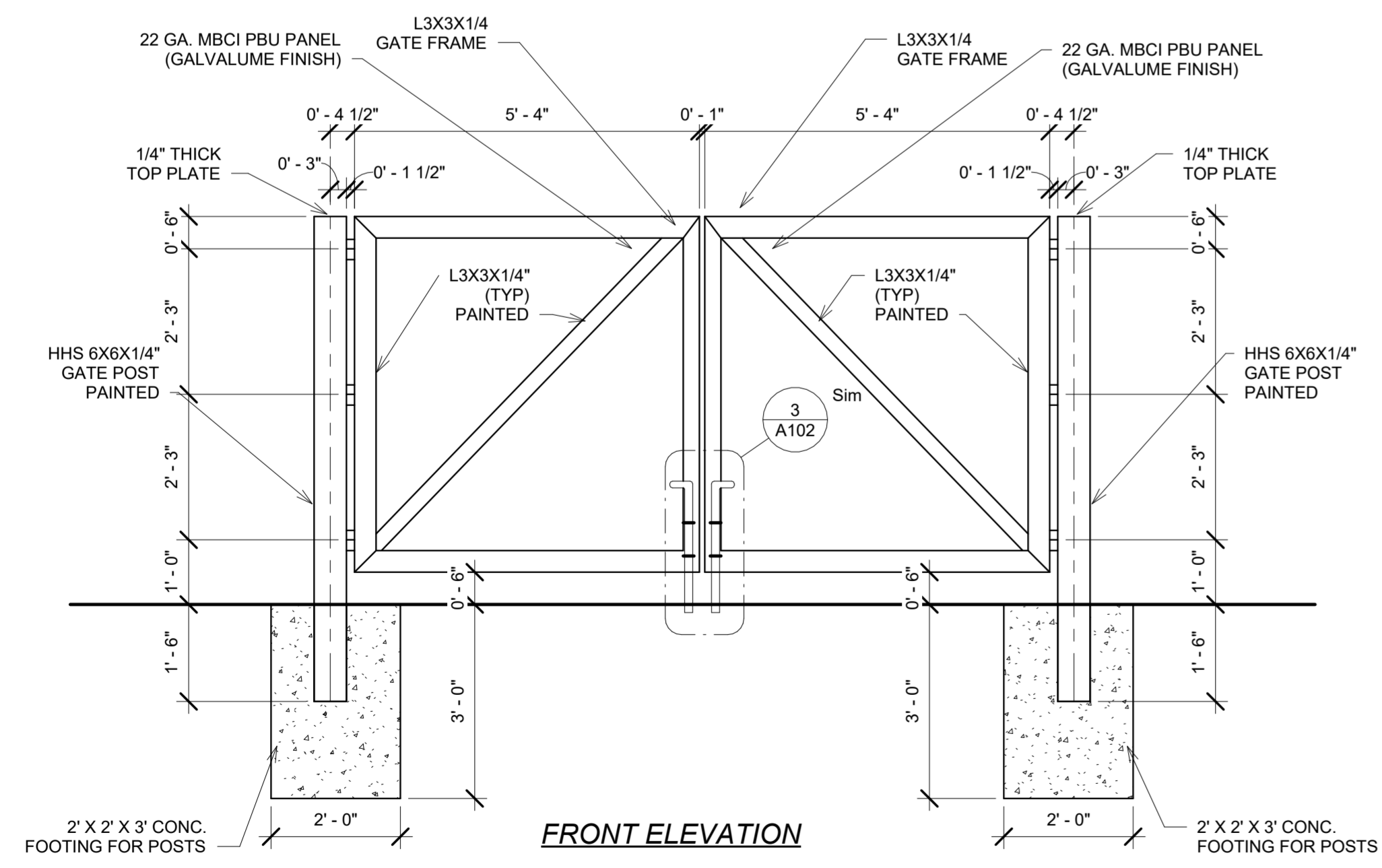
4 Trash Dumpster Detail Wall Section
3/4" = 1'-0"



PLAN VIEW

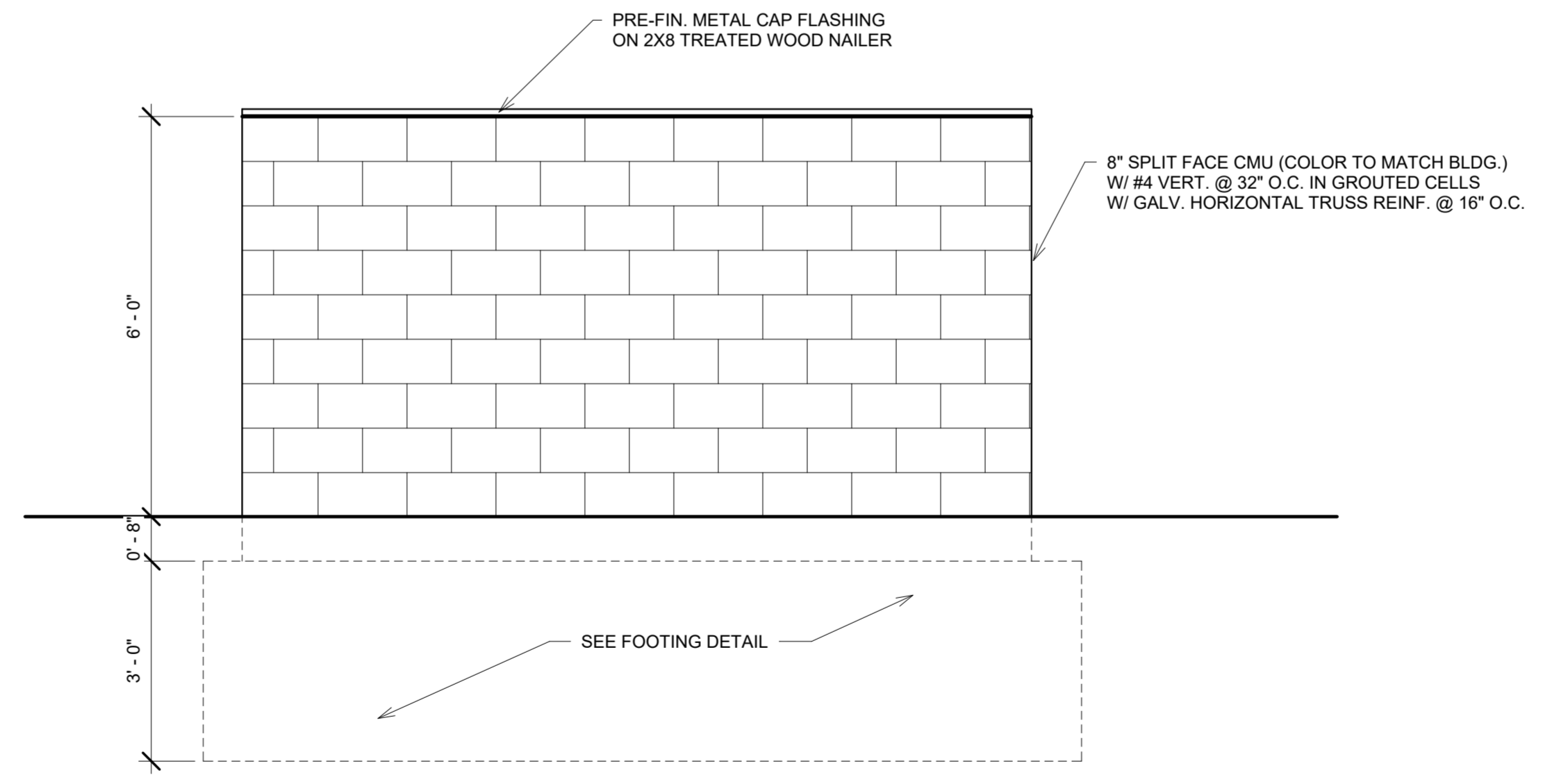


2 Hinge Detail Plan 12x11
1" = 1'-0"

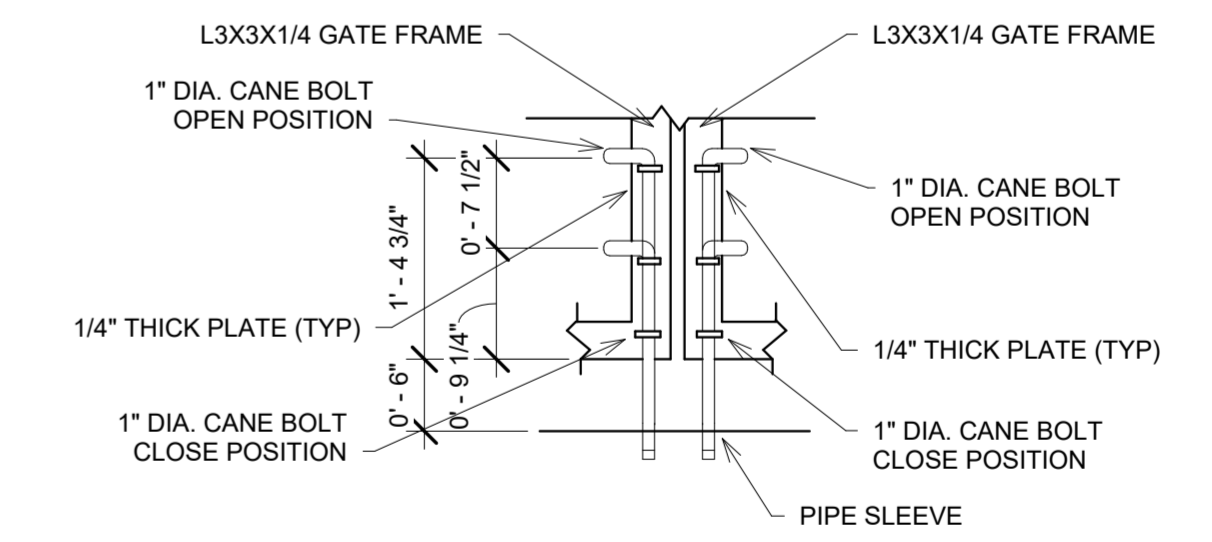


1 Trash Dumpster Detail 11x12
1/2" = 1'-0"

ALL STEEL TO BE PAINTED
ALL CMU TO BE RECEIVE CLEAR SILICONE SEALANT @ EXTERIOR



SIDE ELEVATION



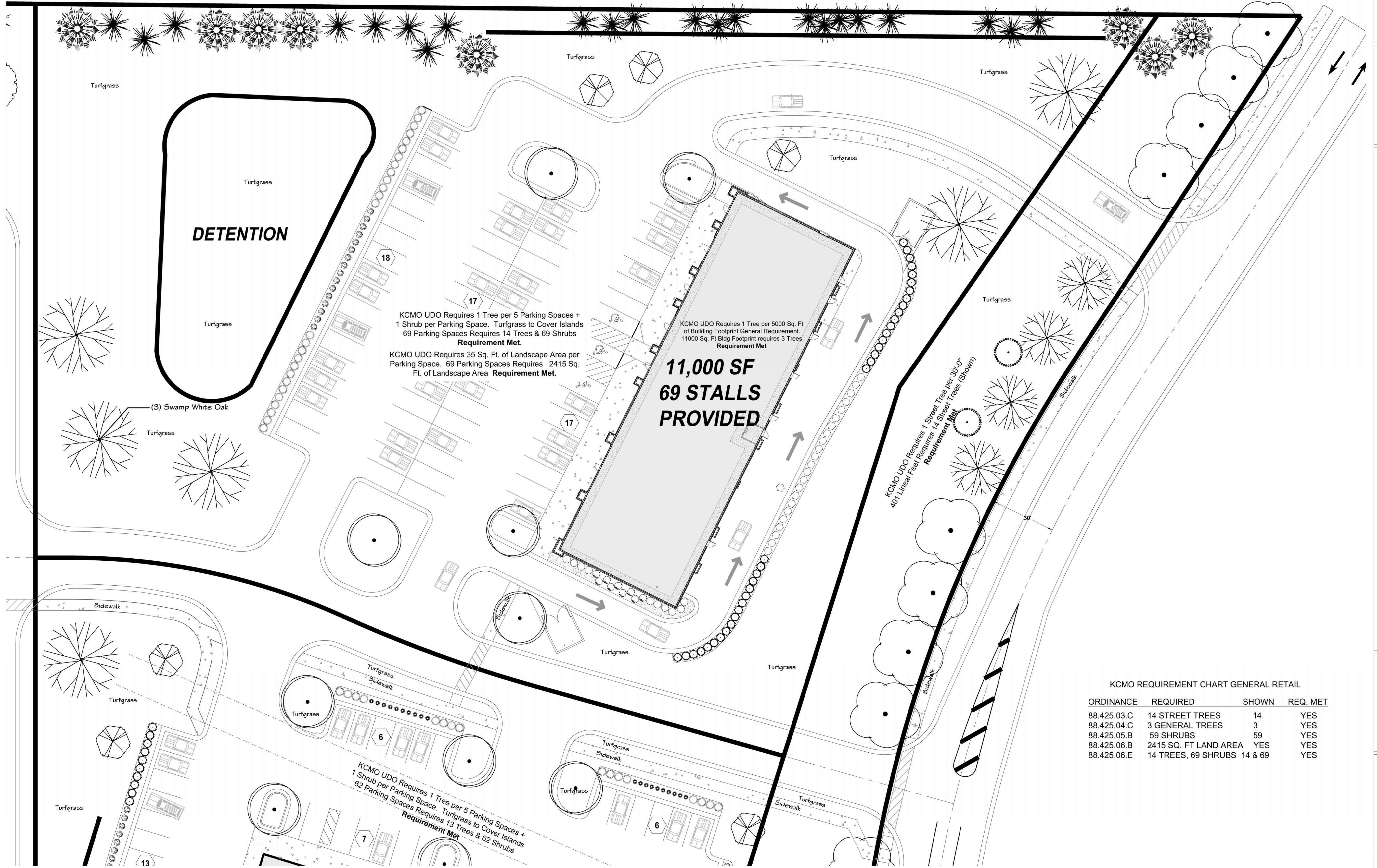
3 Trash Dumpster Detail - Hinge Detail
3/4" = 1'-0"

No.	Description	Date
Revision Schedule		

Trash Dumpster Details- 11x12

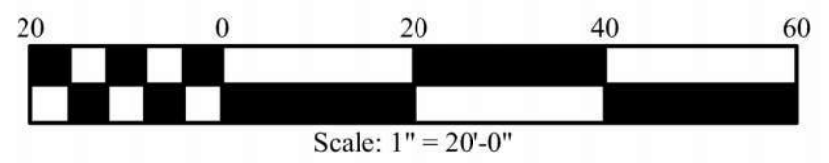
Project number 2511
Date 05.17.2023

A102
Scale As indicated

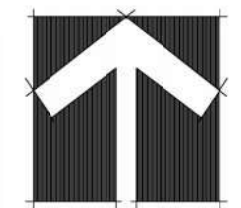


KCMO REQUIREMENT CHART GENERAL RETAIL

ORDINANCE	REQUIRED	SHOWN	REQ. MET
88.425.03.C	14 STREET TREES	14	YES
88.425.04.C	3 GENERAL TREES	3	YES
88.425.05.B	59 SHRUBS	59	YES
88.425.06.B	2415 SQ. FT LAND AREA	YES	YES
88.425.06.E	14 TREES, 69 SHRUBS	14 & 69	YES

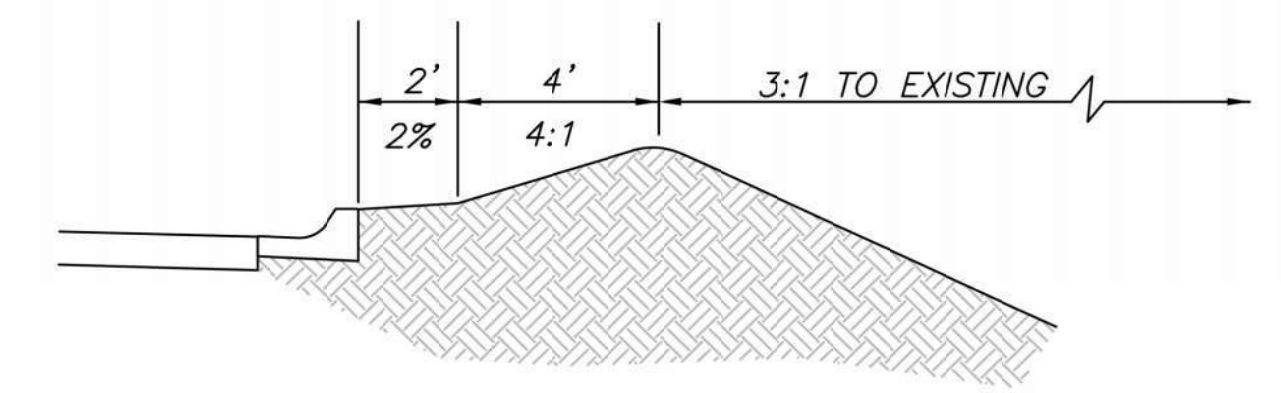


LANDSCAPE ARCHITECTURAL GENERAL RETAIL
 PRELIMINARY/NOT FOR CONSTRUCTION/DO NOT SCALE DRAWING



KCMO REQUIREMENT CHART WAREHOUSE

ORDINANCE	REQUIRED	SHOWN	REQ. MET
88.425.03.C	21 STREET TREES	21	YES
88.425.04.D	20 GENERAL TREES	20	YES
88.425.05.B	80 SHRUBS	80	YES
88.425.06.B	2415 SQ.FT. LAND AREA	YES	YES
88.425.06.E	14 TREES, 69 SHRUBS	14 & 69	YES



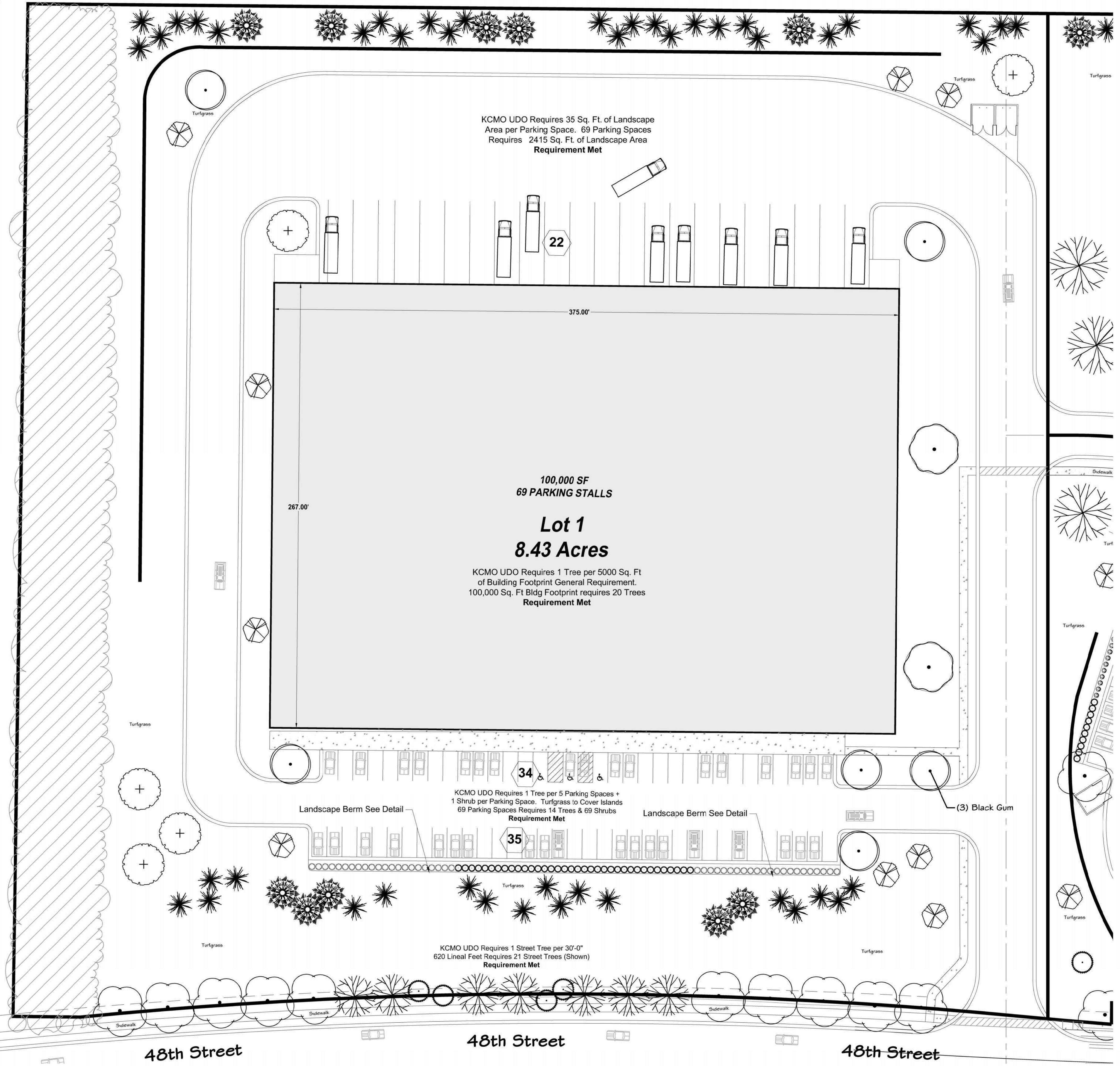
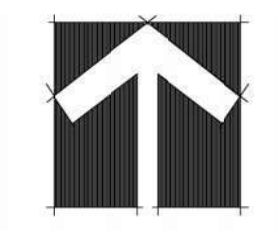
LANDSCAPE BERM
NOT TO SCALE

BERM SECTION PER ENGINEER
SCALE: Not to Scale

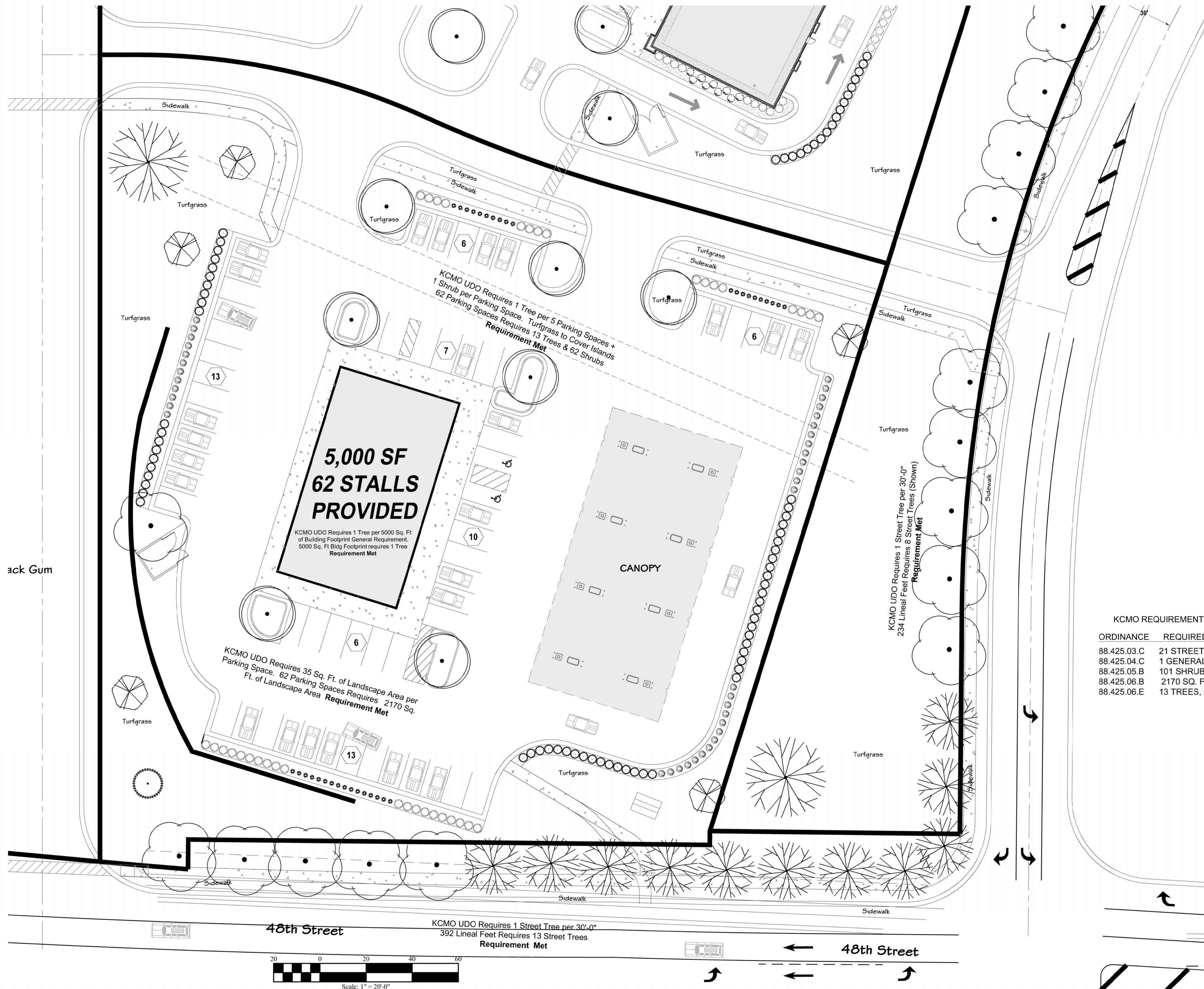
AGC Engineers, Inc.
405 S. Leonard St., Suite D
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816.793.4200
Fax 792.3666
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SUBMITTAL TO CITY PLANNING DEPARTMENT
CITY COMMENTS 05.16.2023

TRACT 3 LANDSCAPE
PROJECT: DATE: 05.16.2023
MAPLE PARK PLAZA
SHEET NUMBER: **L1.03**



RICHARD CLAYTON BARRETT
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7128 Nall Avenue
Overland Park, KS., 66208
Phone 913.362.1200
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ack Gum

**5,000 SF
62 STALLS
PROVIDED**

KCMO UDO Requires 1 Tree per 5000 Sq. Ft. of Building Footprint General Requirement. 5000 Sq. Ft. Bldg Footprint requires 1 Tree Requirement Met

KCMO UDO Requires 1 Tree per 5 Parking Spaces + 1 Shrub per Parking Space. Turfgrass to Cover Islands 62 Parking Spaces Requires 13 Trees & 62 Shrubs Requirement Met

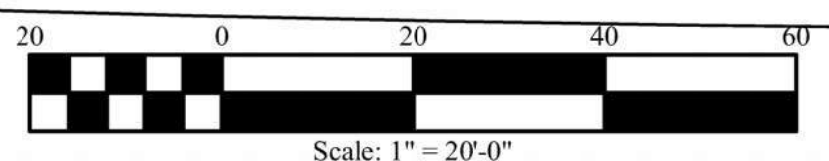
KCMO UDO Requires 35 Sq. Ft. of Landscape Area per Parking Space. 62 Parking Spaces Requires 2170 Sq. Ft. of Landscape Area Requirement Met

KCMO UDO Requires 1 Street Tree per 30'-0" 234 Lineal Feet Requires 8 Street Trees (Shown) Requirement Met

KCMO UDO Requires 1 Street Tree per 30'-0" 392 Lineal Feet Requires 13 Street Trees Requirement Met

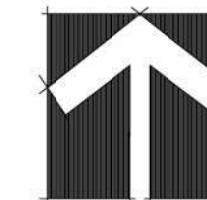
48th Street

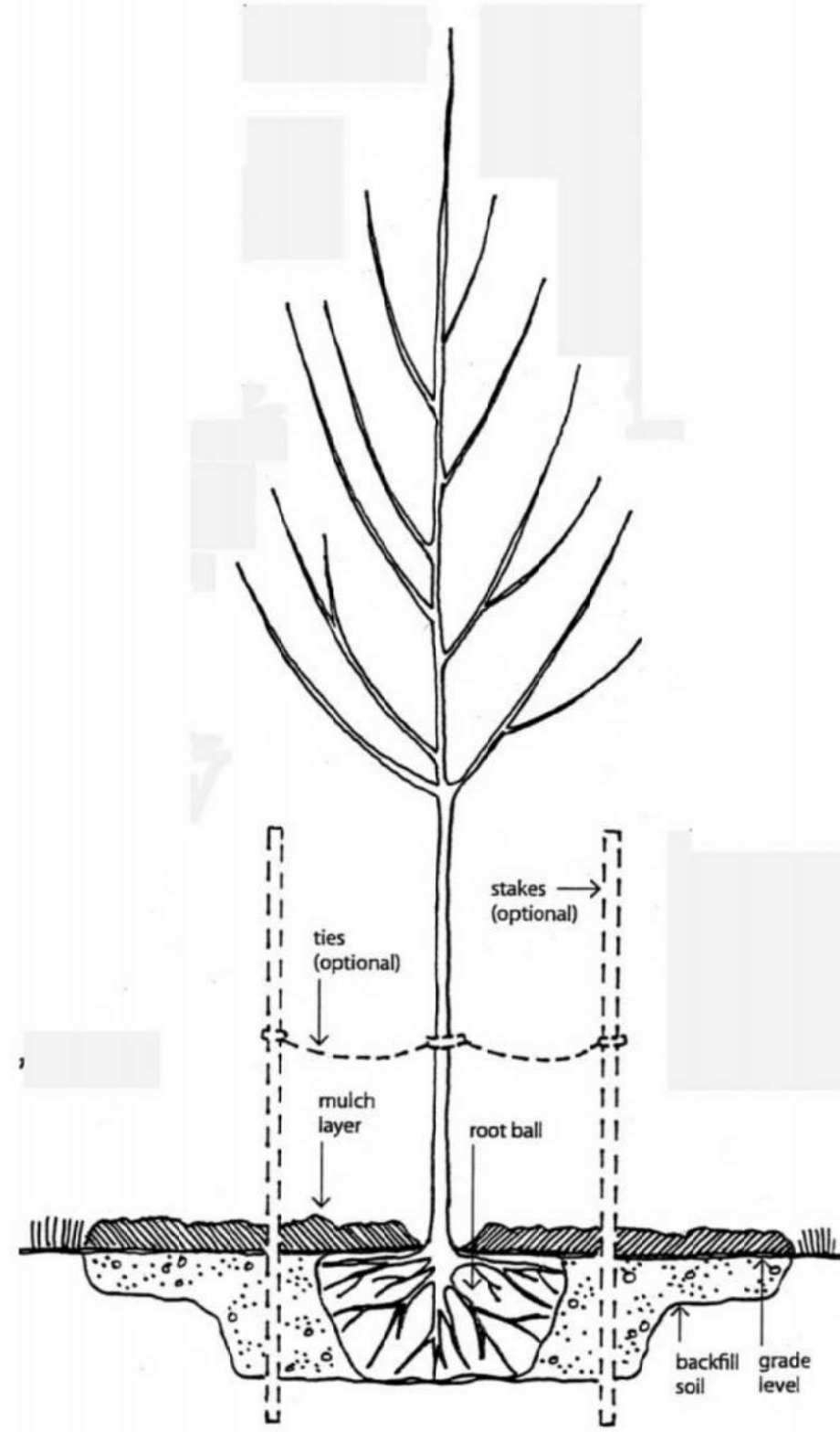
48th Street



KCMO REQUIREMENT CHART CONVENIENCE STORE

ORDINANCE	REQUIRED	SHOWN	REQ. MET
88.425.03.C	21 STREET TREES	21	YES
88.425.04.C	1 GENERAL TREE	1	YES
88.425.05.B	101 SHRUBS	101	YES
88.425.06.B	2170 SQ. FT. LAND AREA	YES	YES
88.425.06.E	13 TREES, 62 SHRUBS	13 & 62	YES





TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
10	10	Abies concolor	White Fir	5-6'	B&B
7	7	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B
2	2	Acer saccharum 'Ballala' TM	Fall Fiesta Sugar Maple	2" Cal.	B&B
9	9	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
10	10	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B
5	5	Gymnocladia dioica 'Espresso'	Kentucky Coffee-tree	2" Cal.	B&B
45	45	Juniperus virginiana	Eastern Red Cedar	6-7'	B&B
6	6	Nyssa sylvatica 'Widder'	Black Gum	2" Cal.	B&B
4	4	Quercus robur x alba 'Crimsonide' TM	Crimson Spire Oak	2" Cal.	B&B

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
8	8	Abies concolor	White Fir	5-6'	B&B
4	4	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B
3	3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
8	8	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B
22	22	Juniperus virginiana	Eastern Red Cedar	6-7'	B&B
5	5	Nyssa sylvatica 'Widder'	Black Gum	2" Cal.	B&B
5	5	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
2	2	Quercus robur x alba 'Crimsonide' TM	Crimson Spire Oak	2" Cal.	B&B

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
11	11	Acer saccharum 'Autumn Splendor'	Autumn Splendor Sugar Maple	2" Cal.	B&B
5	5	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
11	11	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Ginkgo	2" Cal.	B&B
7	7	Nyssa sylvatica 'Widder'	Black Gum	2" Cal.	B&B
2	2	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
1	1	Quercus robur x alba 'Crimsonide' TM	Crimson Spire Oak	2" Cal.	B&B

Specifications & Details Courtesy of KCMO Parks & Rec Department - Forestry Department

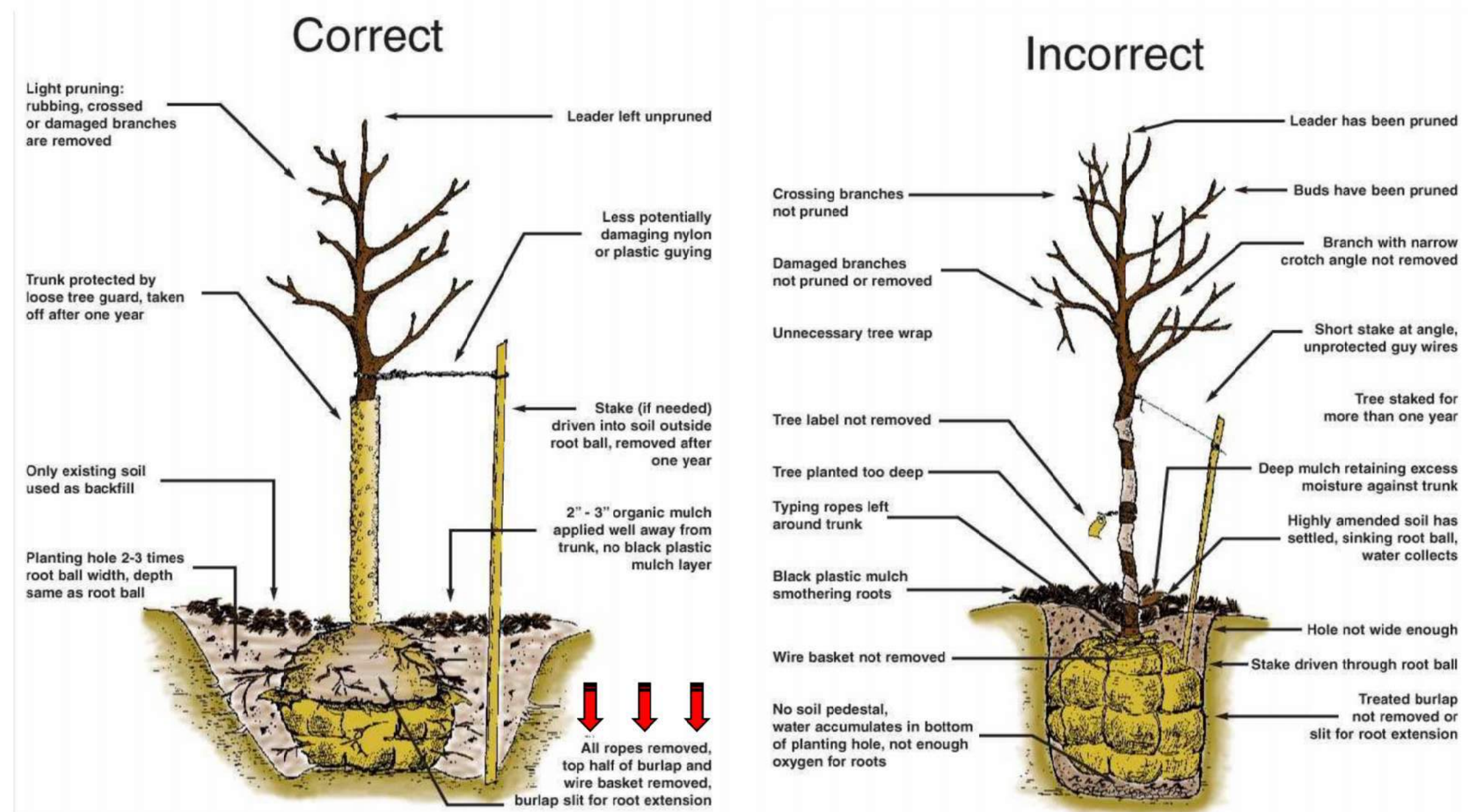


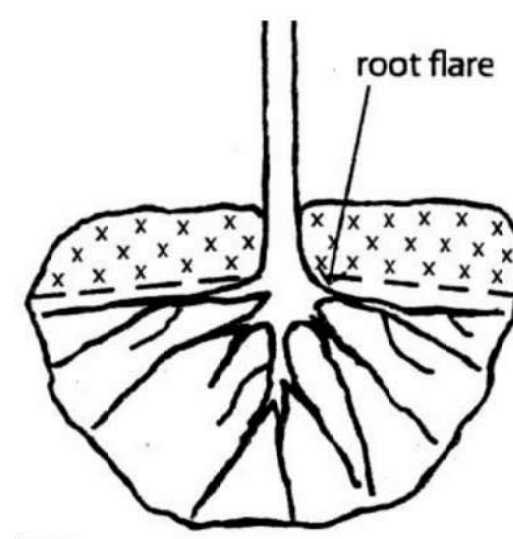
FIGURE 3—TREE PLANTING IN COMPACTED SOIL DETAIL

FIGURE 2— TREE PLANTING STANDARD DETAIL

Finding the Root Flare:

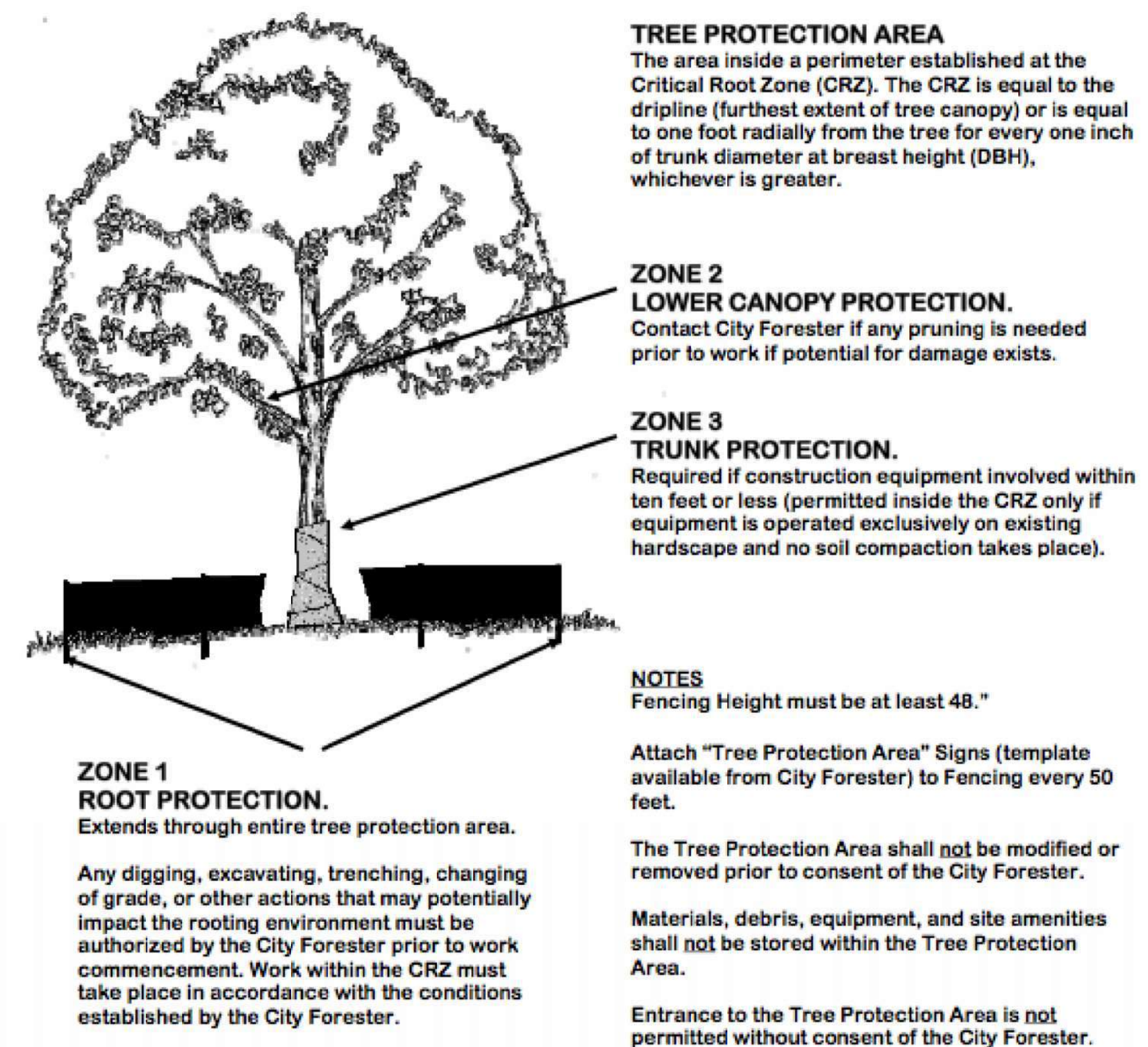
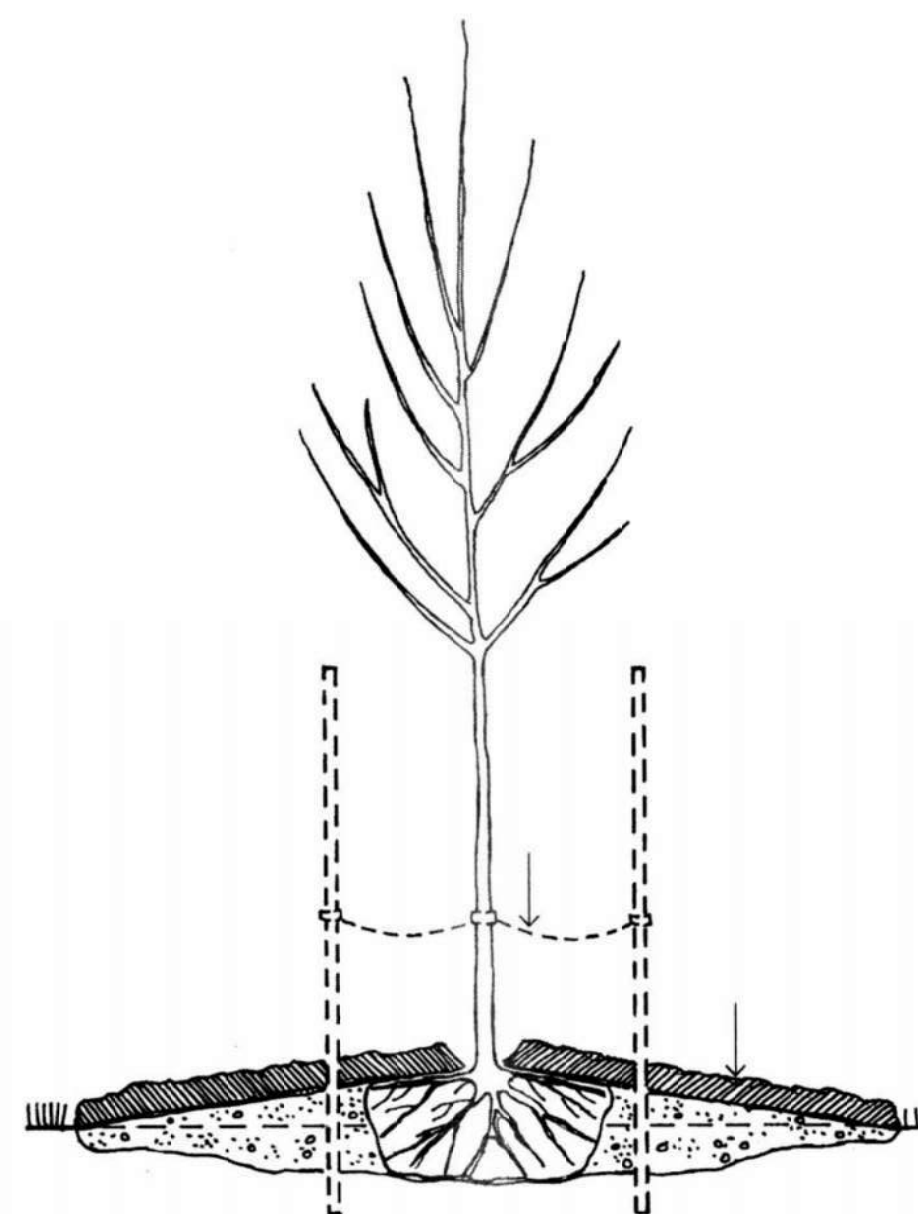
For balled-and-burlapped trees, probe the top of the soil ball close to the trunk to find the first roots. You can do this with a stout wire. Check in two or more locations to make sure you've located the top major roots. Leave the burlap in place to make moving the tree easier. Measure the distance from the top of the soil ball to the root flare. Next, subtract that distance from the total depth of the burlapped soil ball.

The distance from the top-most buried root to the bottom of the ball is the correct depth to dig the pit.



To test for compacted soil, do a simple percolation test. Dig a hole 12 inches to 18 inches deep and fill it with water. If the water is still in the whole 12 to 18 hours later, then you have compacted or heavy clay soils.

Roots need oxygen, so dig a wide shallow hole three to four times the width of the root ball or container and only half as deep. Mound backfill soil slightly to the top of the root flare, covering the entire excavation. This creates a raised planting bed, which will improve the tree's performance. Soils that hold excessive moisture may need a subsurface drain tube installed below the root ball.



ZONE 1 ROOT PROTECTION.
Extends through entire tree protection area.

Any digging, excavating, trenching, changing of grade, or other actions that may potentially impact the rooting environment must be authorized by the City Forester prior to work commencement. Work within the CRZ must take place in accordance with the conditions established by the City Forester.

Tree Protection Detail – Individual Tree
NOT TO SCALE

TREE PROTECTION AREA
The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline (furthest extent of tree canopy) or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH), whichever is greater.

ZONE 2 LOWER CANOPY PROTECTION.
Contact City Forester if any pruning is needed prior to work if potential for damage exists.

ZONE 3 TRUNK PROTECTION.
Required if construction equipment involved within ten feet or less (permitted inside the CRZ only if equipment is operated exclusively on existing hardscape and no soil compaction takes place).

NOTES
Fencing Height must be at least 48."

Attach "Tree Protection Area" Signs (template available from City Forester) to Fencing every 50 feet.

The Tree Protection Area shall not be modified or removed prior to consent of the City Forester.

Materials, debris, equipment, and site amenities shall not be stored within the Tree Protection Area.

Entrance to the Tree Protection Area is not permitted without consent of the City Forester.

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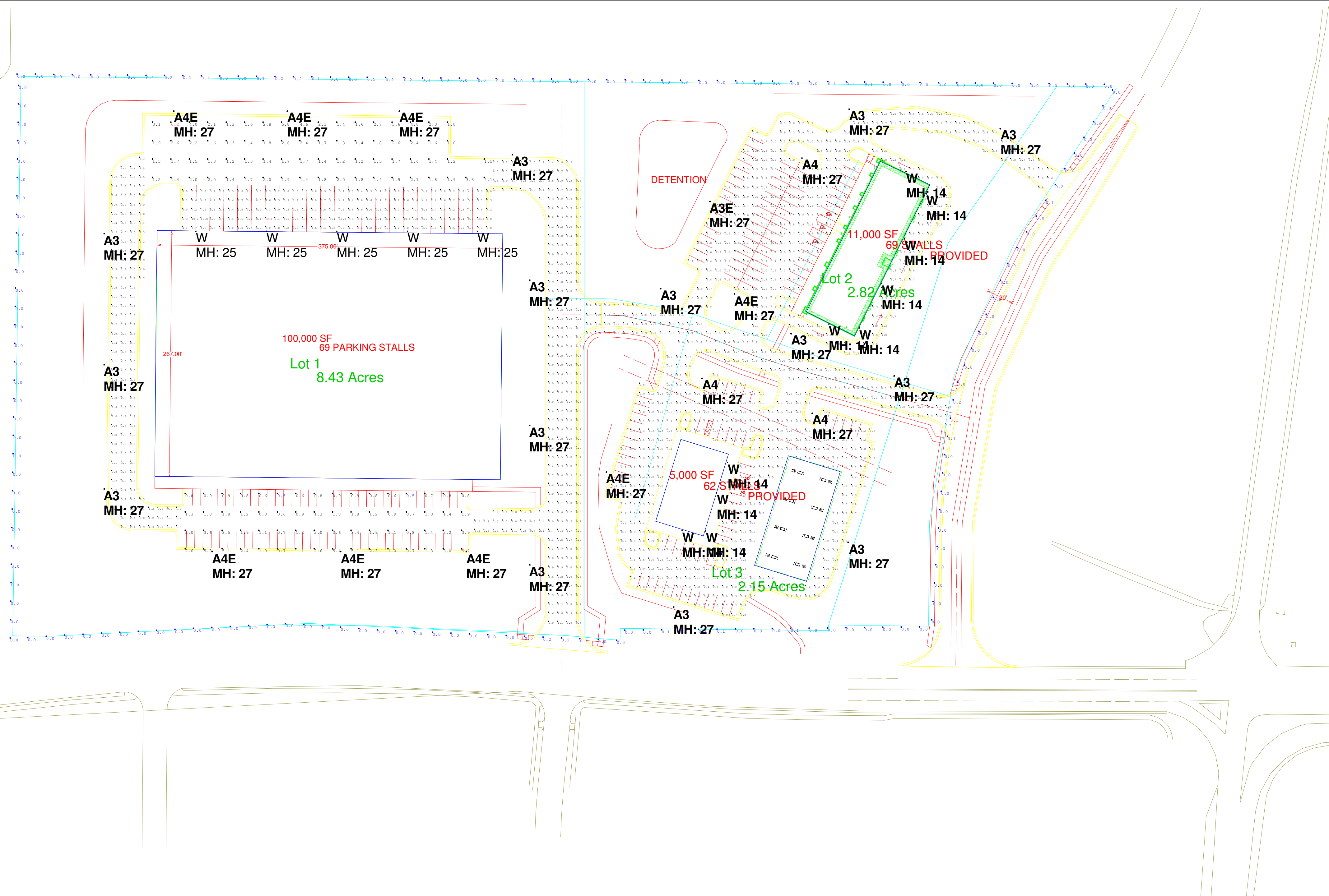
Date Page
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LANDSCAPE ARCHITECTURAL SITE PLAN—DETAILS
PRELIMINARY/NOT FOR CONSTRUCTION/DO NOT SCALE DRAWING



SUBMITTAL TO CITY PLANNING DEPARTMENT X-23

LANDSCAPE DETAILS
PROJECT: MAPLE PARK PLAZA
DATE: 04.07.23
SHEET NUMBER: L1.04



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST DRIVE	Illuminance	Fc	1.80	4.5	0.5	3.60	9.00
LOT 2 PARKING	Illuminance	Fc	2.27	7.7	0.5	4.54	15.40
LOT 3 PARKING	Illuminance	Fc	1.86	6.5	0.2	9.30	32.50
NORTH TRUCK DOCKS	Illuminance	Fc	4.08	10.4	1.0	4.08	10.40
NORTH TRUCK MANUVERING AREA	Illuminance	Fc	2.08	6.2	1.0	2.08	6.20
PROPERTY LINE	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.
ROADWAY BETWEEN LOT 2 AND 3	Illuminance	Fc	2.11	4.5	0.4	5.28	11.25
SOUTH PARKING LOT	Illuminance	Fc	1.75	5.7	0.5	3.50	11.40
WEST DRIVE	Illuminance	Fc	2.27	4.3	0.6	3.78	7.17

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	5	RSXF2 LED P4 40K AWFD FV	SINGLE	N.A.	0.950	RSXF2 LED P4 40K AWFD FV
☐	14	RSX2 LED P4 40K R3 HS	SINGLE	N.A.	0.950	RSX2 LED P4 40K R3 HS
☐	1	RSX2 LED P4 40K R3 EGS	SINGLE	N.A.	0.950	RSX2 LED P4 40K R3 EGS
☐	8	RSX2 LED P4 40K R4 EGS	SINGLE	N.A.	0.950	RSX2 LED P4 40K R4 EGS
☐	10	WPX2 LED 40K Mvolt	SINGLE	N.A.	0.950	WPX2 LED 40K Mvolt
☐	3	RSX2 LED P4 40K R4	SINGLE	N.A.	0.950	RSX2 LED P4 40K R4

#	Date	Comments

Drawn By: GREGG GARNER
 Checked By:
 Date: 4/4/2023
 Scale:

MAPLE PARK PLAZA 4 2023
 PREMIER LIGHTING



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Star / Maple Park
NEIGHBORHOOD MEETING
May 15, 2023

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Joe Ramirez	816 830 2207
Bob Ragsdale	6829 NE 49 th Ter
Greg Boggs	816 2788506
Fran Benoit	508425 0347
Alice McGuire	816-582-0264
Jennie Walters	816-536-6025
Eileen Kubayko	816 452-0915
Rick Jones	816-269-3163

Star / Maple Park
NEIGHBORHOOD MEETING
May 15, 2023

SIGN-IN SHEET

NAME	CONTACT INFORMATION
Andrew A. Rossi	7205 NE West
JEFF JONES + ANN JONES	7301 NE 56 th ST.
Nelson Nissley (Tower View Baptist)	7301 NE 50 th ST.
Christy Harris	816-510-3438
LINDA CALLIGAN	250 EAST PARK
Ron BALDRIDGE	816 452 3260
HARVEY RESSLER	707 NE 51 ST ST 816-289-7708
ROBERT ROBB	816-804-3662
Richard Land	816-665-9806



MAPLE PARK NEIGHBORHOOD COUNCIL

KANSAS CITY MO 64119

MEMORANDUM

TO: Patricia Jensen

FROM: Jennie Walters, Pres. MPNC

RE: Star Development

DATE: May 24, 2023

On May 15, 2023 Star Development attended our monthly meeting to explain their concept for a commercial development on the property at 48th and Randolph Road. After the presentation and answering neighbors' questions regarding the project, we voted to support Star Development in their pursuit to rezone the property from Residential to Master Plan Development.

Our neighborhood did request that certain businesses not be allowed in the development such as a liquor store, vape shop, tattoo shop or payday loan businesses. We are confident that our request will be honored by Star Development and their planners.