

MPD DEVELOPMENT PLANS FOR MAZUMA CREDIT UNION

LOT 2, QUIKTRIP STORE 221R
LOCATED ON THE EAST SIDE OF THE SOUTHWEST CORNER OF SECTION 35,
TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI

- SITE DATA:**
- A. EXISTING ZONING - MPD
PROPOSED ZONING - MPD
 - B. TOTAL LAND AREA 1,424,236 S.F./32.696 AC
PHASE 1 - QUIKTRIP STORE 221R LOT 1 1/2 2.82 AC - COMPLETED AS PART OF 12419-MPD-3
PHASE 2 - QUIKTRIP STORE 221R LOT 2 1/2 1.25 AC - CURRENT PROPOSED
PHASE 3 - 1/2 27.62 AC UNPLATTED AREA SUBJECT TO FUTURE MPD APPROVAL
 - C. ACREAGE OF PROPOSED STREET RIGHT-OF-WAY: 0.00AC
 - D. PROPOSED USES OF LOT 2 BUILDINGS AND STRUCTURES:
FINANCIAL
 - E. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES 20' MAX. NUMBER OF FLOORS OF EACH BUILDING:
FINANCIAL - 1-STORY
 - F. FLOOR AREA RATIO:
LOT 2: 0.07
 - G. GROSS & NET DENSITY:
LOT 2: N/A
 - H. REQUIRED PARKING:
LOT 2: FINANCIAL - 2.5 SPACES PER 1,000 S.F. = 9 SPACES
PROVIDED PARKING: 30
 - I. BICYCLE PARKING DATA:
SHORT TERM BICYCLE PARKING REQUIRED: AT LEAST 10% OF THE NUMBER OF SPACES
NUMBER OF VEHICLE SPACES: 30
10% OF VEHICLE SPACES: 3
TOTAL SHORT TERM BICYCLE PARKING TO BE PROVIDED: 3 SPACES
LONG TERM BICYCLE PARKING REQUIRED:
FINANCIAL: 1 + 1 PER 10,000 S.F. = 2 SPACES
TOTAL LONG TERM BICYCLE PARKING TO BE PROVIDED : 2 SPACES
 - J. PHASE 1 - COMPLETED 2015 - 12419-MPD-3
PHASE 2 - COMMENCE 2020 - COMPLETED 2021
PHASE 3 - CONTINGENT UPON MARKET DEMAND
 - K. PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT SHALL BE SUBMITTED AS REQUIRED FOR PHASE 3
 - L. ALL PHASE 3 BUILDING ELEVATIONS SHALL BE COMPLEMENTARY TO QUICKTRIP, WILL BE OF UNIFORM DESIGN AND MATERIALS, AND WILL BE FOUR-SIDED ARCHITECTURE.
 - M. PROPOSED CONTOURS, BMPS, EASEMENTS AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVALS.
 - N. SIGNAGE ALLOWED PER KCMO ZONING ORDINANCE SECTION 88-445
 - O. MPD FINAL PLANS FOR EACH LOT SHALL BE SUBMITTED TO THE KCMO CITY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS BEING GRANTED.
 - P. MPD FINAL PLANS TO INCLUDE DETAILS ON SIGNAGE, OPEN SPACE, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, FINAL ENGINEERING DESIGN, AND LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY



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TOM MOONEY
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ST. LOUIS, MO 63103
(314) 421-5933

OWNER/DEVELOPER:
MAZUMA CREDIT UNION
DEBBIE BAUMANN
7260 WEST 135TH STREET
OVERLAND PARK, KANSAS 66223
(913) 574-5000

ARCHITECT:
GRUBBS & ASSOCIATES
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ST. LOUIS, MISSOURI 63143
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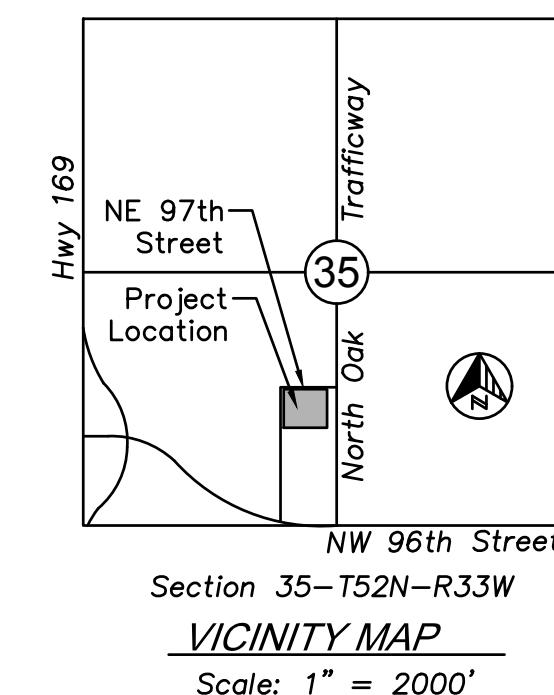
ENGINEER:
OLSSON
MASON OLSON
7301 W 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66202
(913) 381-1170

SHEET INDEX

Number	Title
C1.0	COVERSHEET
C2.0	EXISTING CONDITIONS
C2.0	SITE REZONING PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

PROPERTY DESCRIPTION:

Lot 2, QUIKTRIP STORE 221R, a subdivision in Kansas City, Clay County, Missouri.



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NEW BRANCH FACILITY FOR
mazuma
NORTH OAK TRAFFICWAY AND NE 97TH STREET,
KANSAS CITY, MISSOURI 64155

STATE OF MISSOURI
BRETT LAURITSEN
PROFESSIONAL ENGINEER
2-25-21
02/05/2021

BRETT LAURITSEN - CIVIL ENGINEER
BRAD SONNER - LANDSCAPE ARCHITECT

MPD PLANS
MAZUMA CREDIT UNION
LOT 2 QUIKTRIP STORE 221R
KANSAS CITY, CLAY COUNTY, MO

COVERSHEET

LKC 19-7310 GRUBBS 2021

C1.0



LEGEND

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

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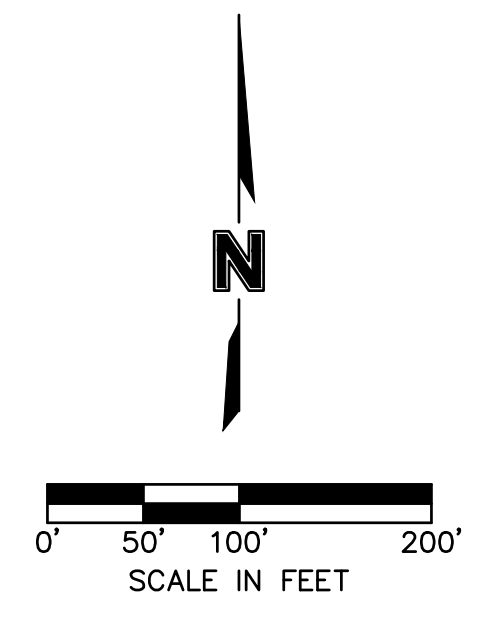
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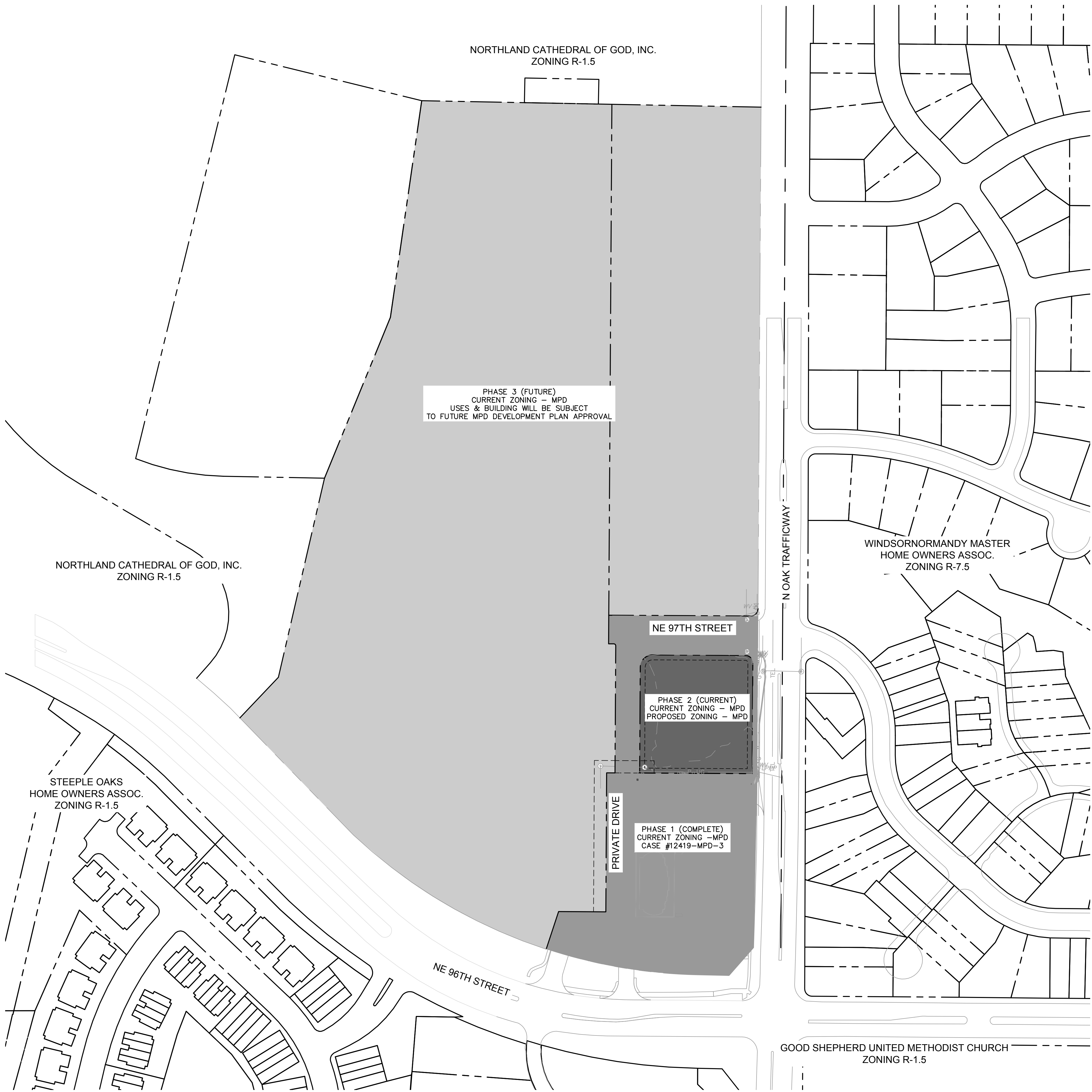
STATE OF MISSOURI
 BRETT LAURITSEN
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 LANDSCAPE ARCHITECT
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 LOT 2 QUICKTRIP STORE 221R
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EXISTING CONDITIONS
 LKC 19-7310 GRUBBS 2021

C2.0





LEGEND
 - - - - - PROPERTY LINE
 - - - - - RIGHT-OF-WAY

PHASE 3 (FUTURE)
 CURRENT ZONING - MPD
 USES & BUILDING WILL BE SUBJECT
 TO FUTURE MPD DEVELOPMENT PLAN APPROVAL

PHASE 2 (CURRENT)
 CURRENT ZONING - MPD
 PROPOSED ZONING - MPD

PHASE 1 (COMPLETE)
 CURRENT ZONING -MPD
 CASE #12419-MPD-3

PRIVATE DRIVE

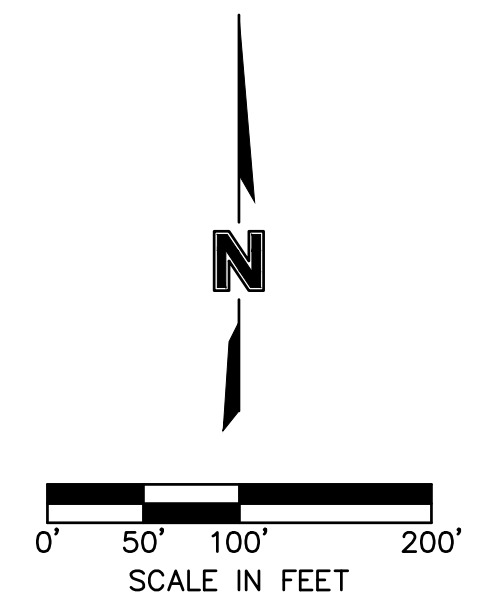
GOOD SHEPHERD UNITED METHODIST CHURCH
 ZONING R-1.5

WINDSORNORMANDY MASTER
 HOME OWNERS ASSOC.
 ZONING R-7.5

NORTHLAND CATHEDRAL OF GOD, INC.
 ZONING R-1.5

NORTHLAND CATHEDRAL OF GOD, INC.
 ZONING R-1.5

STEEPLE OAKS
 HOME OWNERS ASSOC.
 ZONING R-1.5



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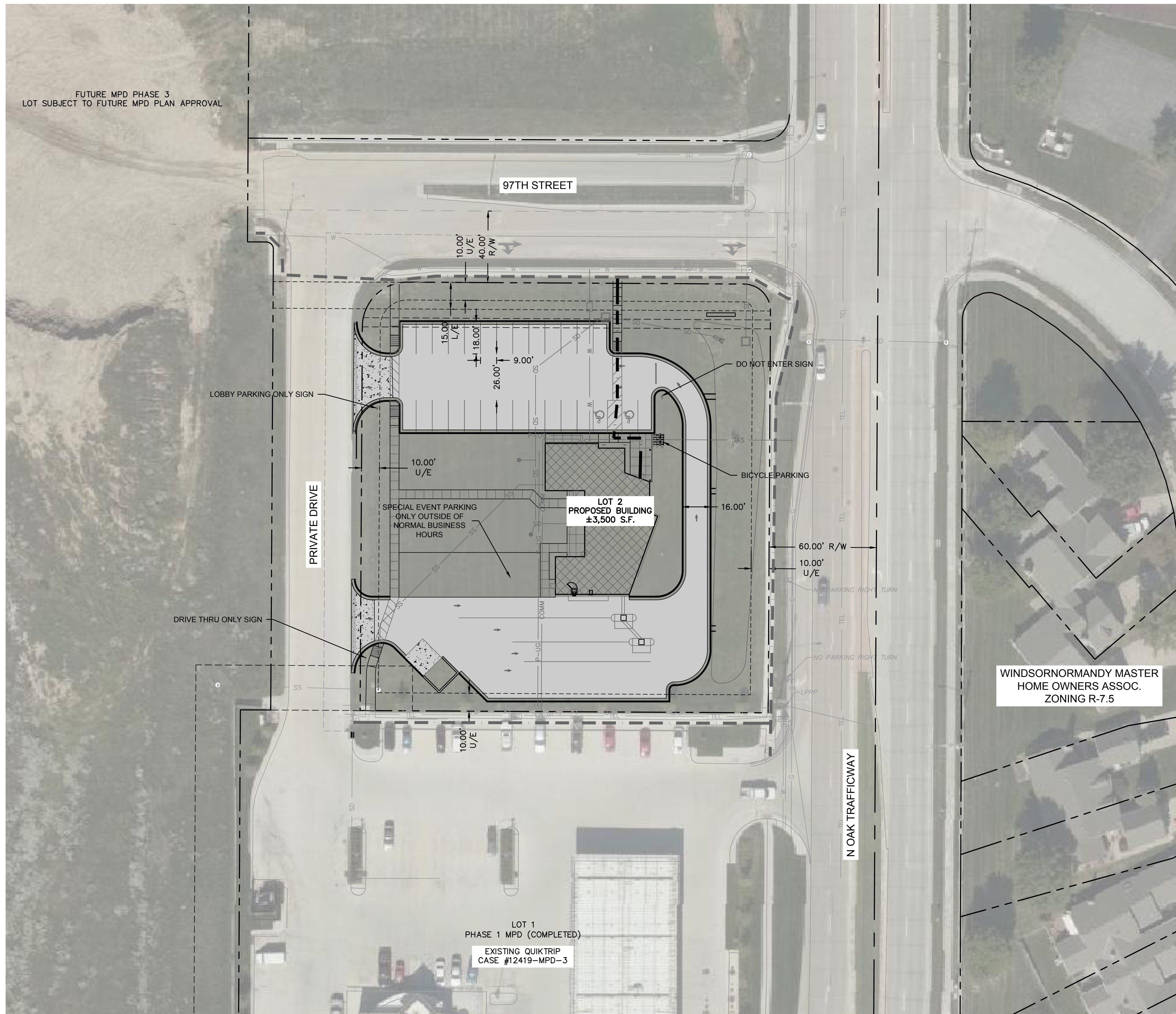
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SITE REZONING PLAN
 LKC 19-7310 GRUBBS 2021

C2.0



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - UTILITY EASEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ADA/PEDESTRIAN PATH
 - EXISTING PEDESTRIAN PATH

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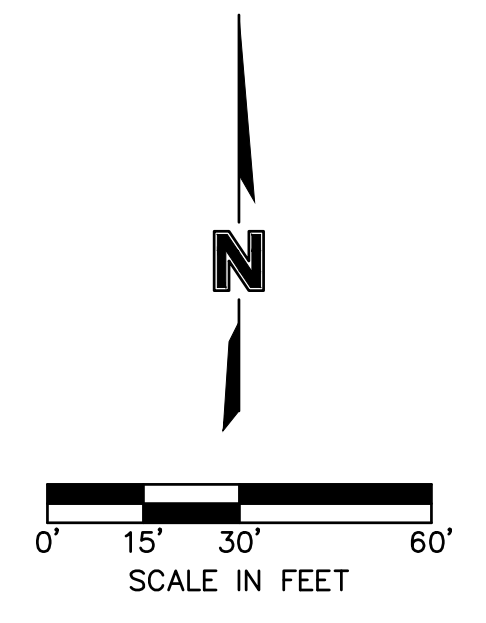
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 02/05/2021
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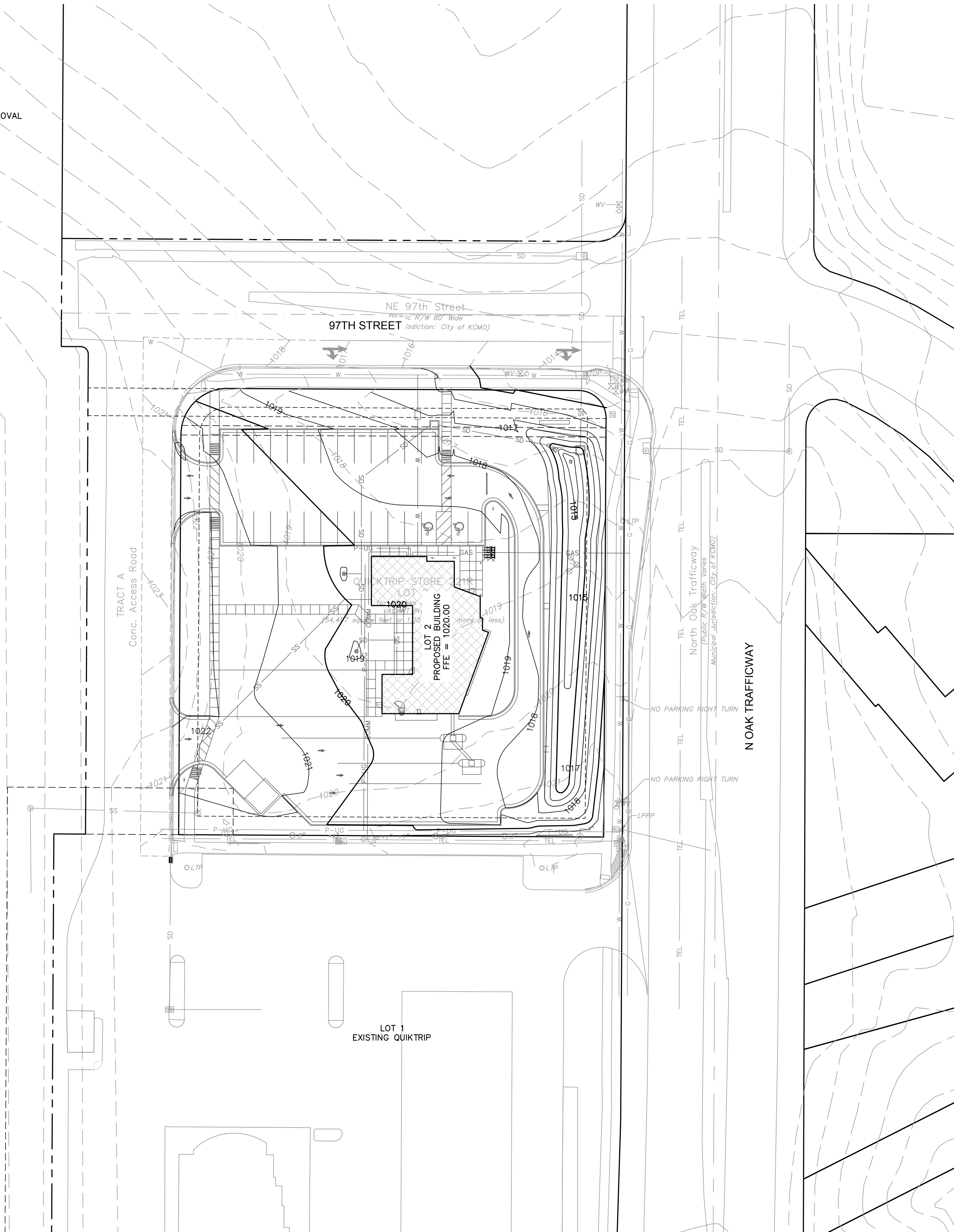
SITE PLAN
 LKC 19-7310 GRUBBS 2021

C3.1

96TH & OAK DEVELOPMENT																	
PHASE NUMBER	LAND USE	LOT NUMBER	LOT AREA	PROPOSED STREET R/W (AC.)	BUILDING SF	FAR	PARKING STALLS REQUIRED			ACCESSIBLE PARKING REQUIRED		BICYCLE PARKING STALLS REQUIRED (LONG TERM)			BICYCLE PARKING STALLS REQUIRED (SHORT TERM)		
							RATIO	TOTAL REQUIRED	TOTAL PROVIDED	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED
2	MAZUMA CREDIT UNION (FINANCIAL)	LOT 2	1.25	0.00	3588	0.07	2.5/1,000 S.F.	9	28	2	2	1 + 1 PER 10,000 S.F.	2	2	10% OF PARKING SPACES	3	3
3	SUBJECT TO FUTURE MPD APPROVAL		27.62				USES & BUILDINGS WILL BE SUBJECT TO FUTURE MPD DEVELOPMENT APPROVAL										



PHASE 3
USES & BUILDING WILL BE SUBJECT
TO FUTURE MPD DEVELOPMENT PLAN APPROVAL



LEGEND

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

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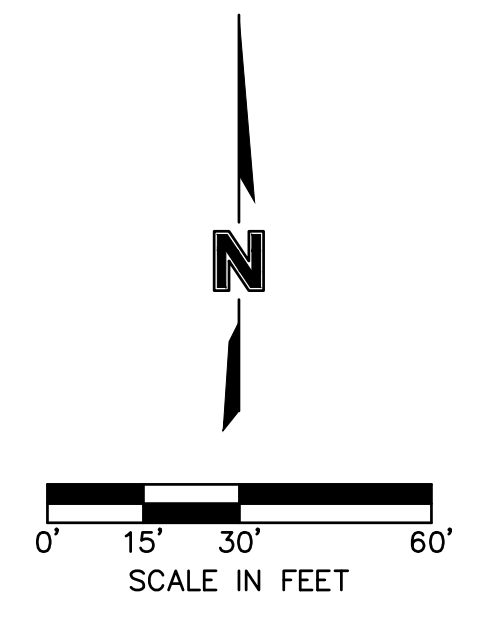
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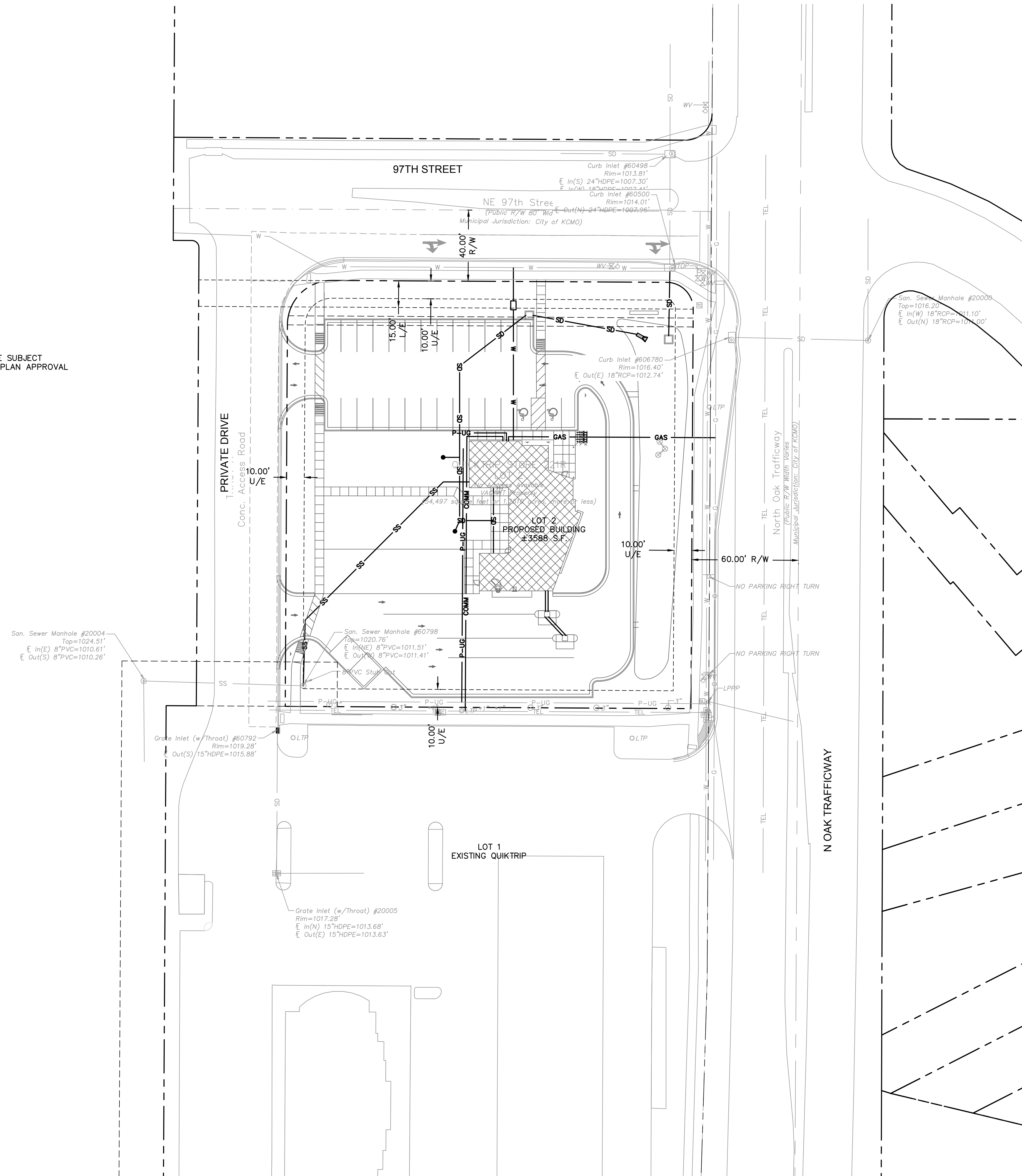
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GRADING PLAN
LKC 19-7310 GRUBBS 2021

C4.0



PHASE 3
 USES & BUILDING WILL BE SUBJECT
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LEGEND

	PROPERTY LINE
	CONSTRUCT STORM SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED UNDERGROUND POWER SERVICE
	PROPOSED COMMUNICATIONS SERVICE
	EXISTING GAS SERVICE
	EXISTING TELEPHONE SERVICE
	EXISTING WATER SERVICE
	EXISTING STORM SEWER SERVICE
	EXISTING SANITARY SEWER MAIN
	EXISTING UNDERGROUND POWER LINE

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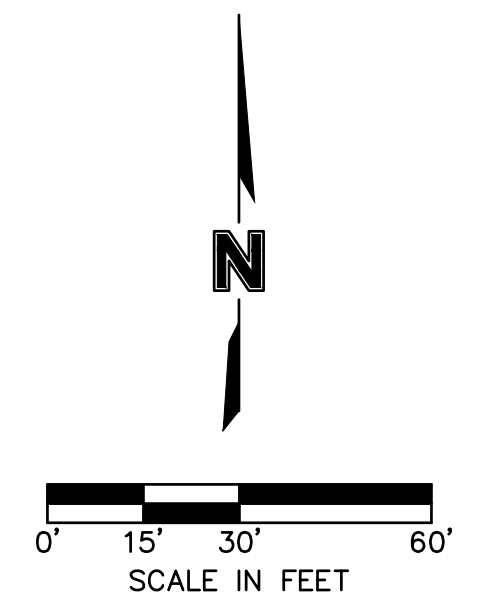
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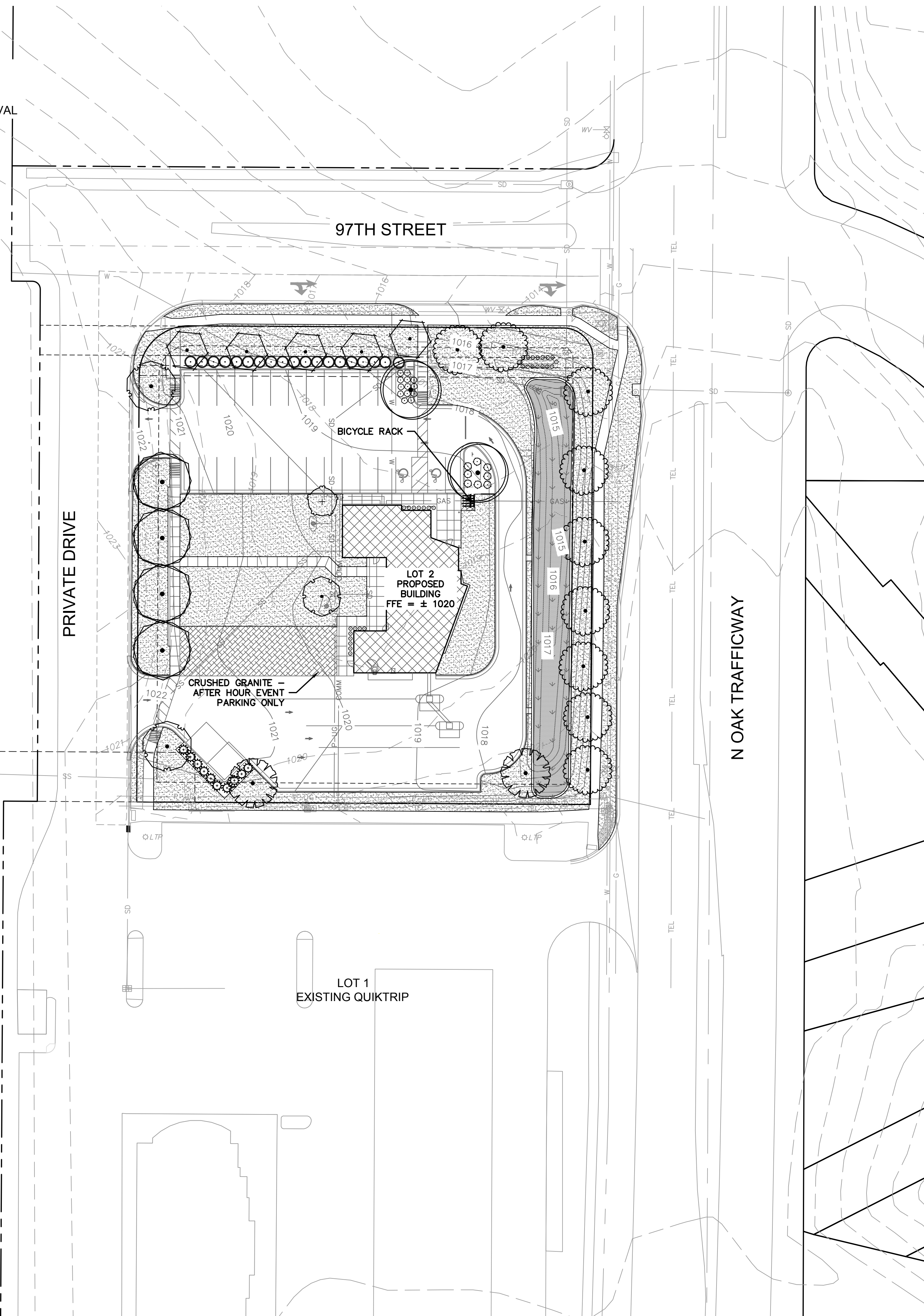
UTILITY PLAN

LKC 19-7310 GRUBBS 2021

C5.0



PHASE 3
USES & BUILDING WILL BE
SUBJECT TO FUTURE MPD
DEVELOPMENT PLAN APPROVAL



LANDSCAPE CALCULATIONS

OPEN SPACE LANDSCAPING 88-425-04
1 TREE PER 5,000 SF OF BUILDING FOOTPRINT
BUILDING FOOTPRINT = 3,550 SF
1 TREES REQUIRED
1 TREES PROVIDED

PARKING LOT LANDSCAPING 88-425-06
35 SF INTERIOR LANDSCAPE PER PARKING SPACE
1,050 SF REQUIRED
1,619 SF PROVIDED
1 TREE PER 5 PARKING SPACES
6 TREES REQUIRED
6 TREES PROVIDED
1 SHRUB PER PARKING SPACE
30 SHRUBS REQUIRED
30 SHRUBS PROVIDED

STREET TREE REQUIREMENT - 88-425-03
1 TREE / 30' OF STREET FRONTAGE
NORTH OAK TRAFFICWAY
224.64 LF
7 TREES REQUIRED
7 TREES PROVIDED

PRIVATE DRIVE- NS
214.64 LF
7 TREES REQUIRED
7 TREES PROVIDED

PRIVATE DRIVE- EW
188.18 LF
6 TREES REQUIRED
6 TREES PROVIDED

PERIMETER LANDSCAPING - 88-425-05
3' TALL EVERGREEN HEDGE AROUND PARKING ADJACENT TO RESIDENTIAL AND STREETS

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	4	ACER MIYABEI 'STATE STREET' MIYABEI MAPLE	B & B	2" CAL
	1	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	2" CAL
	2	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL LOCUST	B & B	2" CAL
	2	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	2" CAL
	1	QUERCUS ROBUR 'REGAL PRINCE' REGAL PRINCE ENGLISH OAK	2" CAL	
	9	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	B & B	2" CAL
	2	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	2" CAL
	5	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	2" CAL
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	10	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	B&B 5-6" HT.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	8	JUNIPERUS CHINENSIS 'OLD GOLD' OLD GOLD JUNIPER	5 GAL	
	19	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	32	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' LITTLE BLUESTEM GRASS	1 GAL	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	13	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	22,432 SF	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD	
NATIVE VEGETATION	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	491	PANICUM VIRGATUM SWITCH GRASS	PLUG	36" o.c.
	3,791 SF	PANICUM VIRGATUM SWITCH GRASS	SEED	

