

PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT

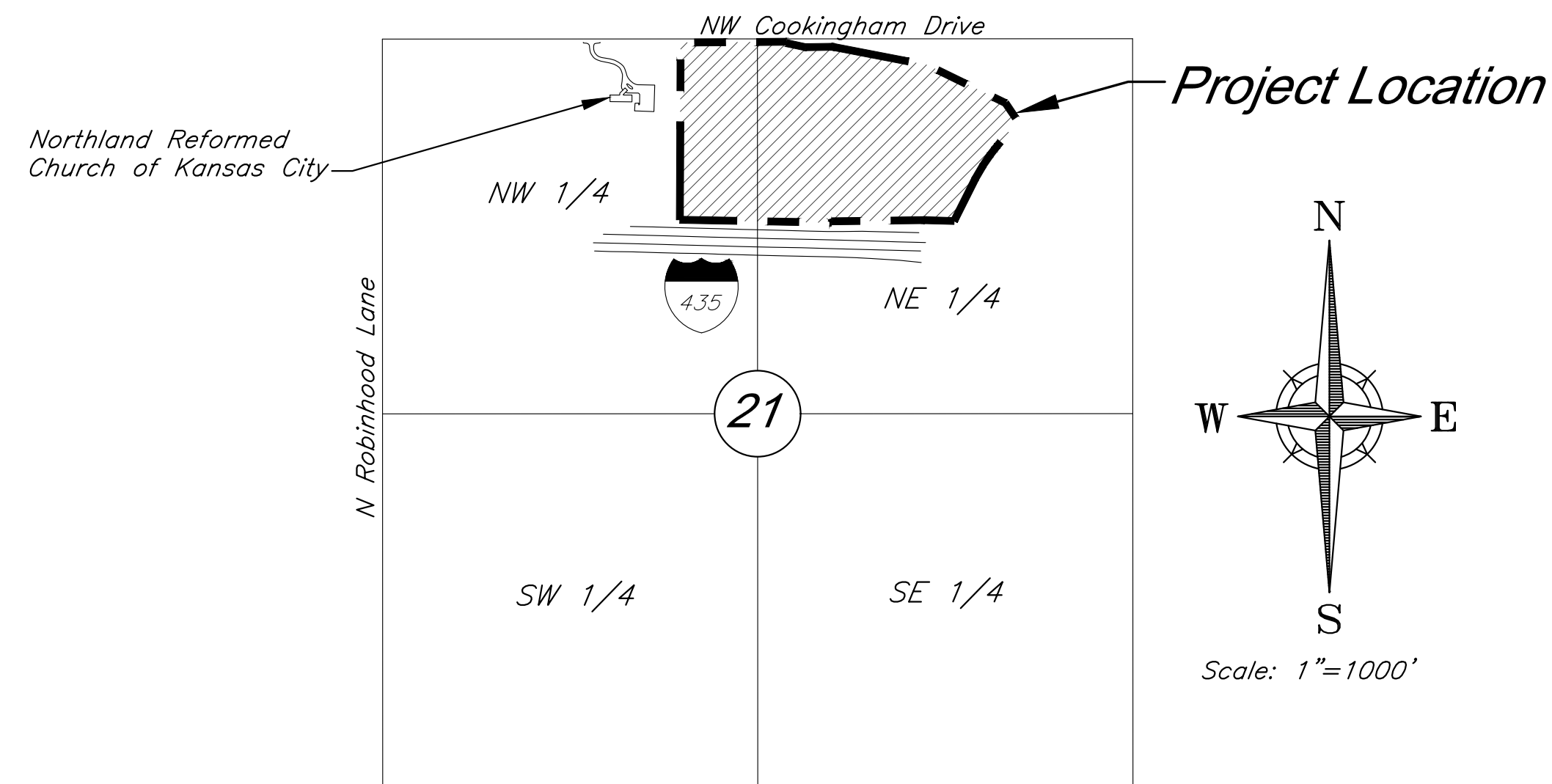
Part of the NW & NE 1/4
Section 21-Township 52S-Range 33E
in the
City of Kansas City
Platte County, Missouri



City Plan Commission
Approved Subject to Conditions

of Case No. CD-CPC-2025-00025 on 03-19-2025
CD-CPC-2025-00024
CD-CPC-2025-00026

Sara Cooperiano
Sara Cooperiano, P.A.C.P.
Secretary of the City Plan Commission



VICINITY MAP
Part of the NW & NE 1/4
Section 21-Township 52-Range 33

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A4.1 - Color	Partial Building Elevations
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A4.3 - Color	Partial Building Elevations

PREPARED FOR:
GBA REALTY LLC
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 816-876-3893
CONTACT: GRAHAM JONES LEED AP
EMAIL: gjones@gbabuilders.com

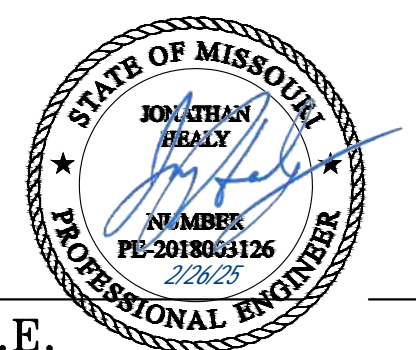
PREPARED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 913-492-0400
CONTACT: BRIAN BOYD
EMAIL: bboyd@gbateam.com

FLOODPLAIN:

According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated mainly within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A channel on the site contains Zone AE, special flood hazard areas.

DEVIATIONS REQUESTED:

1. A deviation is requested to allow facilities up to 70 feet in height on each of the proposed lots.



PROJECT ENGINEER: JAY HEALY, P.E.

DATE:

APPROVED BY:

MANAGER, ENGINEERING SERVICES DIVISION:

DATE:



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
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LEGAL DESCRIPTION

ALL THAT PART OF THE EAST 32 ACRES OF THE NORTHWEST 1/4 TOGETHER WITH THAT PART OF THE WEST 32.29 ACRES OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 2009000067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

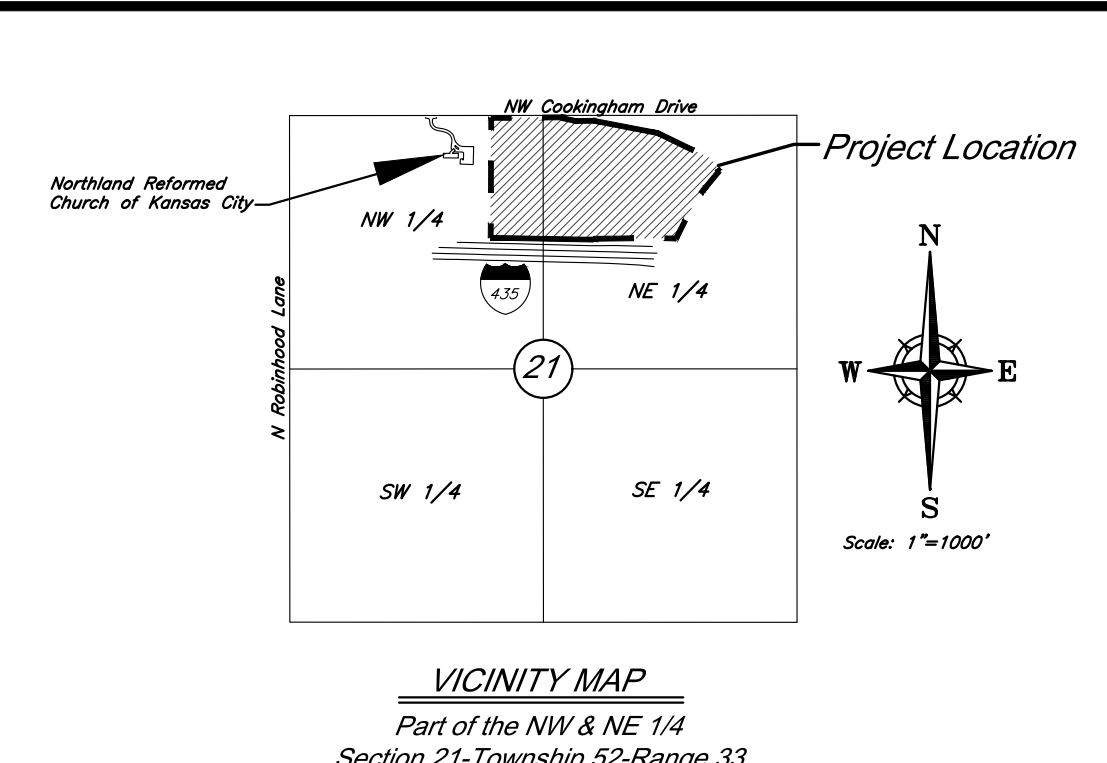
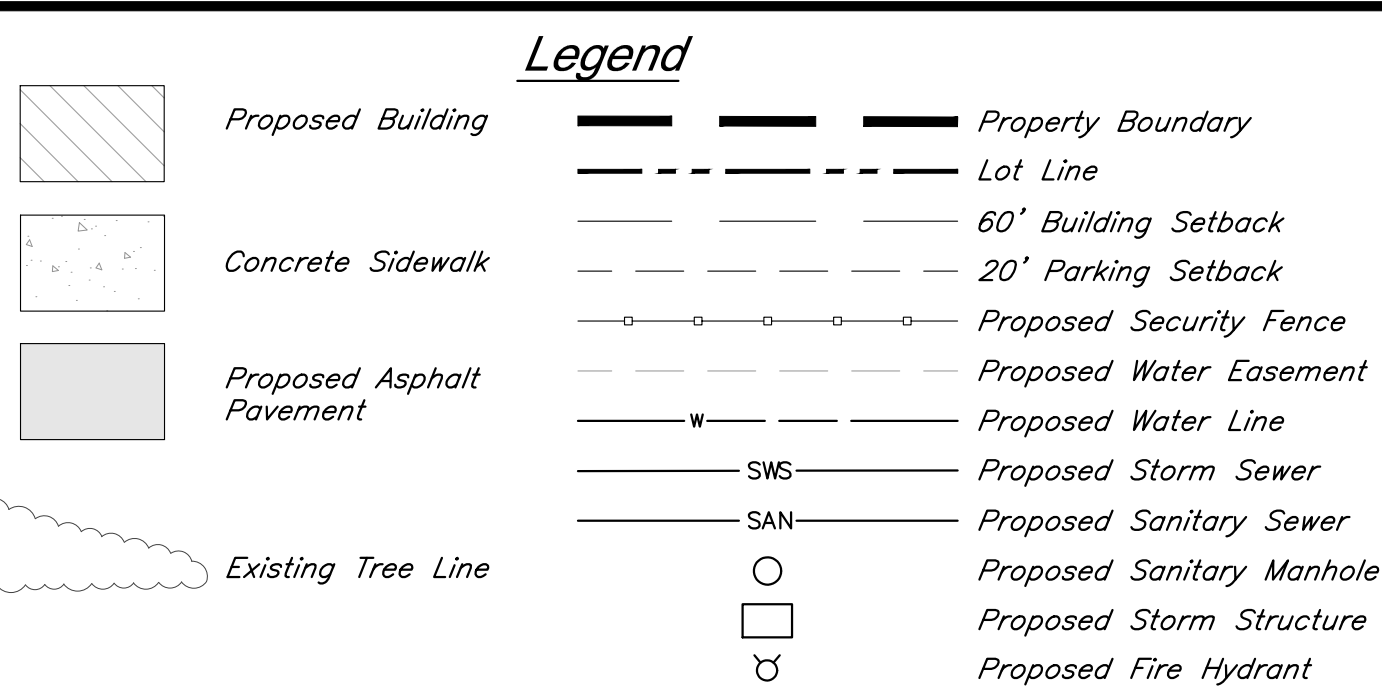
***COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON THE NORTH LINE OF SAID NORTHWEST 1/4, 2644.88 FEET TO AN AXLE AT THE APPARENT NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S0° 14' 35" W ON THE EAST LINE OF SAID NORTHWEST 1/4, 38.00 FEET TO THE **POINT OF BEGINNING; THENCE N89° 24' 05" E ON SAID SOUTH RIGHT-OF-WAY LINE, 223.71 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 291; THENCE S77° 57' 1" E ON SAID SOUTH RIGHT-OF-WAY LINE, 121.11 FEET TO A POINT 60.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 664+10 BACK = 663+68.2 AHEAD; THENCE N85° 12' 49" E ON SAID SOUTH RIGHT-OF-WAY LINE, 185.61 FEET TO THE EAST LINE OF SAID WEST 32.29 ACRES; THENCE S0° 09' 10" W ON SAID EAST LINE, 1233.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY ROUTE 435; THENCE N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.74 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.24 FEET TO THE WEST LINE OF SAID EAST 32 ACRES; THENCE N0° 08' 21" E ON SAID EAST LINE, 1230.79 FEET TO A POINT BEING 38.00 FEET SOUTH FROM AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 532.85 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 2009000067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

***COMMENCING AT THE NORTH CORNER OF SAID SECTION 21; THENCE N89° 24' 10" E ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 527.78 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367; THENCE S00° 08' 57" W ON SAID EXTENDED LINE, A DISTANCE OF 63.48 FEET TO A POINT 1/2" REAR, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY ROUTE 291. ***THE POINT OF BEGINNING; THENCE N89° 13' 23" E, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.52 FEET, TO A POINT BEING 60 FEET SOUTH OF ROUTE NO. 291 CENTERLINE STATION 661+98.40; THENCE S83° 17' 47" E ON SAID SOUTH LINE, A DISTANCE OF 95.57 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 661+00.00, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF S87° 49' 17" E, A RADIUS OF 1839.86, THROUGH A CENTRAL ANGLE OF 14° 58' 36", AND AN ARCH LENGTH OF 481.67 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 658+98.39; THENCE S77° 14' 02" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.10 FEET, TO A POINT BEING 60 FEET SOUTH OF STATION 654+68.39, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF N69° 49' 29" W, A RADIUS OF 1849.86, THROUGH A CENTRAL ANGLE OF 18° 00' 00", AND AN ARCH LENGTH OF 581.15 FEET, TO A POINT BEING 84 FEET SOUTHWEST OF STATION 648+91.42; THENCE S34° 01' 45" E, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROUTE 291, SHOWN ON THE HIGHWAY NO. 435 PLANS, A DISTANCE OF 91.18 FEET, TO A POINT, 100.0 FEET, LEFT/SOUTHWEST, OF STATION 647+50; THENCE S68° 28' 48" E ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.61 FEET, TO A POINT ON THE WEST LINE OF WARRANTY DEED #2003 BOOK 559 PG 708; THENCE S41° 01' 39" W, DEPARTING SAID RIGHT-OF-WAY LINE, ON SAID WEST LINE, A DISTANCE OF 186.49 FEET TO A POINT OF CURVATURE; THENCE ON SAID CURVE TO THE LEFT, AND ON SAID WEST LINE, HAVING A RADIUS OF 1367.39 FEET, THROUGH A CENTRAL ANGLE OF 15° 00' 00", AN ARC LENGTH OF 357.98 FEET, TO A POINT OF TANGENCY; THENCE S26° 01' 39" W ON SAID WEST LINE, A DISTANCE OF 293.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 435, 175.00 FEET NORTH OF STATION 931+88.32; THENCE N88° 58' 21" W ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 212.32 FEET, TO A POINT BEING 175.00 FEET NORTH OF STATION 729+76.00; THENCE S88° 45' 19" W ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 630.55 FEET, TO A POINT 1/2" REAR, ALSO BEING 150.00 FEET NORTH OF STATION 924+50.00; THENCE N00° 08' 57" E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ON THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367, A DISTANCE OF 1233.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27.76 ACRES - 1,209,214.97 SQ FEET AND BEING SUBJECT TO THAT PART IN ROAD RIGHT-OF-WAY IF ANY.



Jay Healy
Professional Engineer
License No. PB-2018003126

9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
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DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER:
2

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	

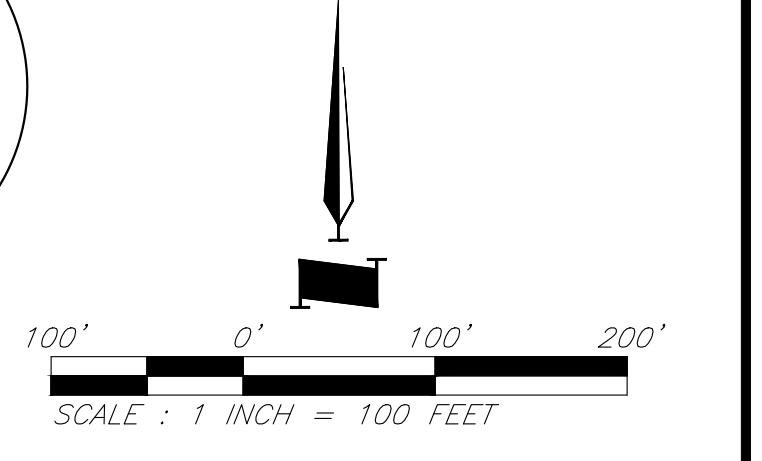
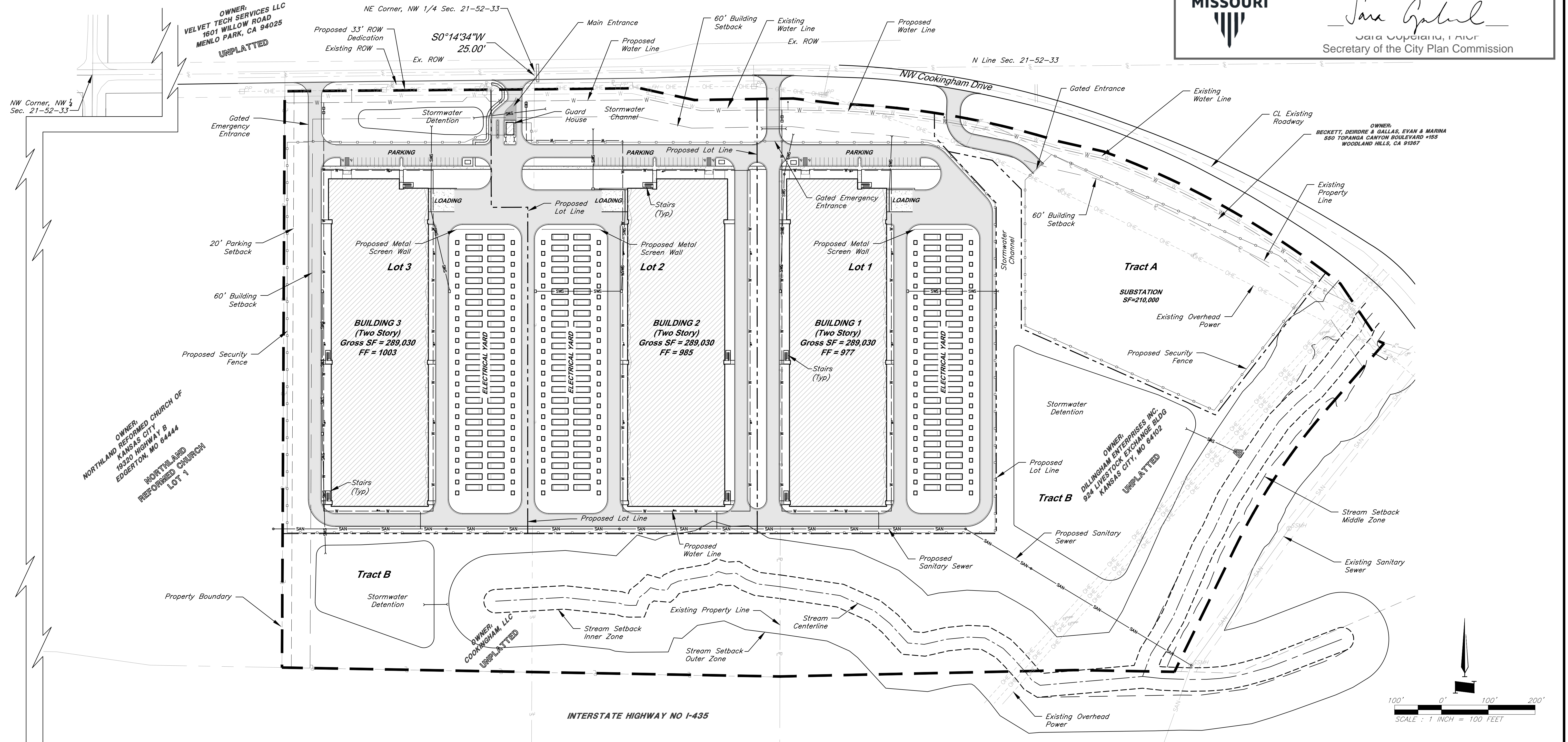
City Plan Commission

Approved Subject to Conditions

of Case No. **CD-CPC-2025-00025** on **03-19-2025**

CD-CPC-2025-00024
CD-CPC-2025-00026

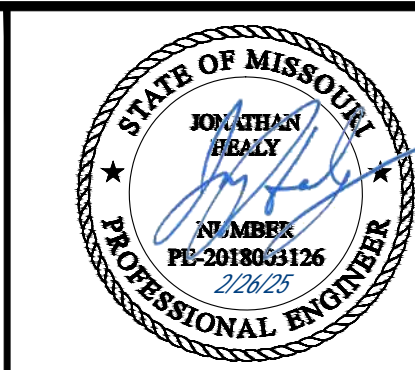
Sara Gabriel
 Secretary of the City Plan Commission



General Layout

C:\15410.11\Civil\301\Production Drawings\Rezoning & Preliminary Development Plans\15410.11\020200.dwg Layout: 2 General Layout Wednesday, February 26, 2025, 9:49am Copyright 2025, George Butler Associates/Architect 020212, Professional Engineer, 0001133, Professional Land Surveyor, 0002659

C:\15410.1\Civil 3D\Production Drawings\Rezoning & Preliminary Development Plans\15410.1\10200.dwg Layout: 3 Phasing Plan --- Wednesday, February 26, 2025, 9:50am --- Copyright 2025, George Butler Associates, Inc./Invt. 00212, Professional Engineer, 000133, Professional Land Surveyor, 000269



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DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER
3

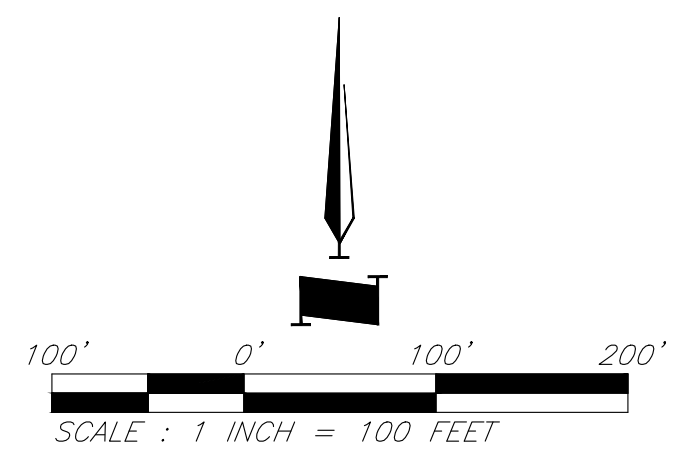
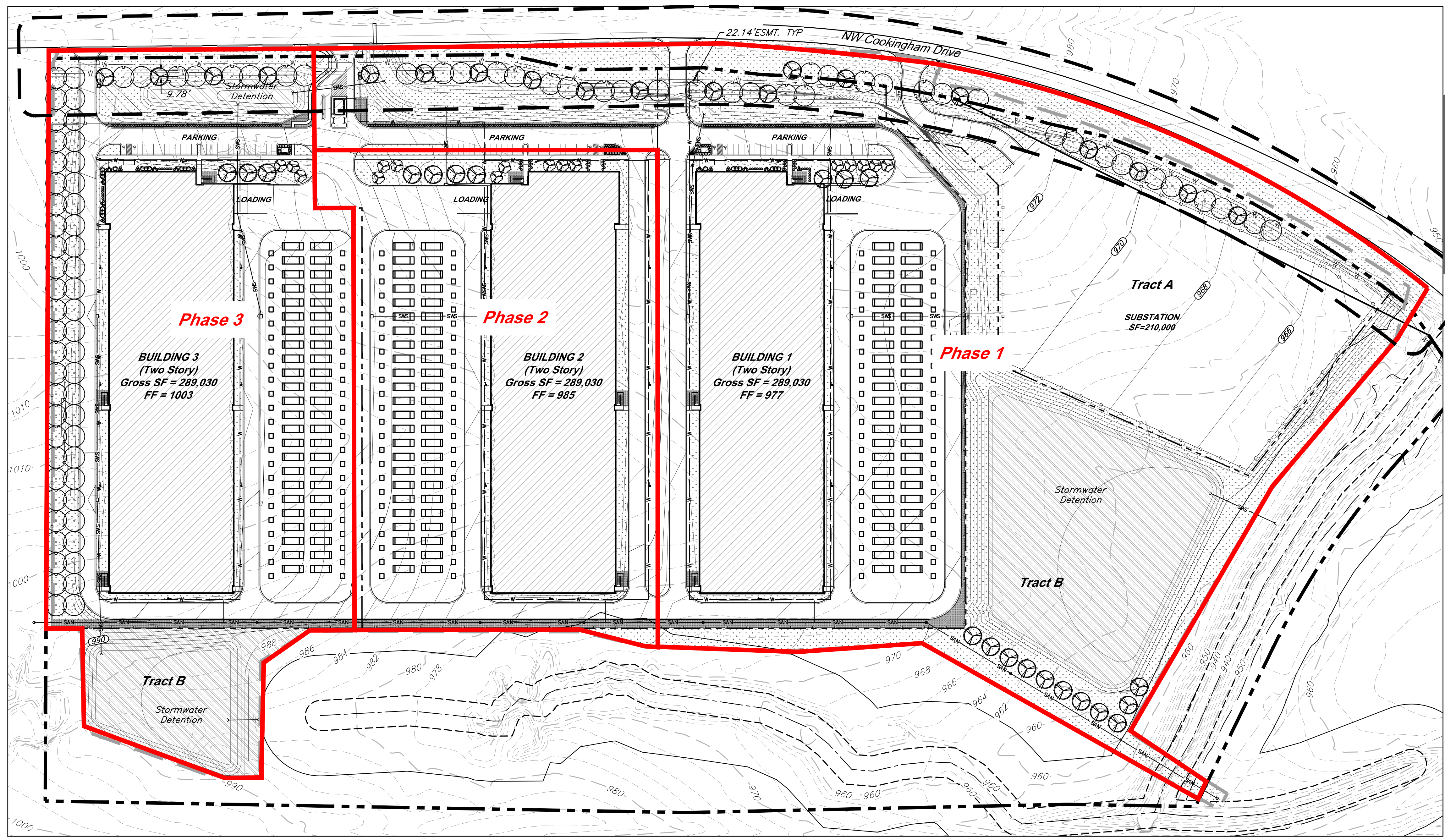
Jay Healy
Professional Engineer
License No. PB-2018003126

M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri



City Plan Commission
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of Case No. CD-CPC-2025-00025 on 03-19-2025
CD-CPC-2025-00024
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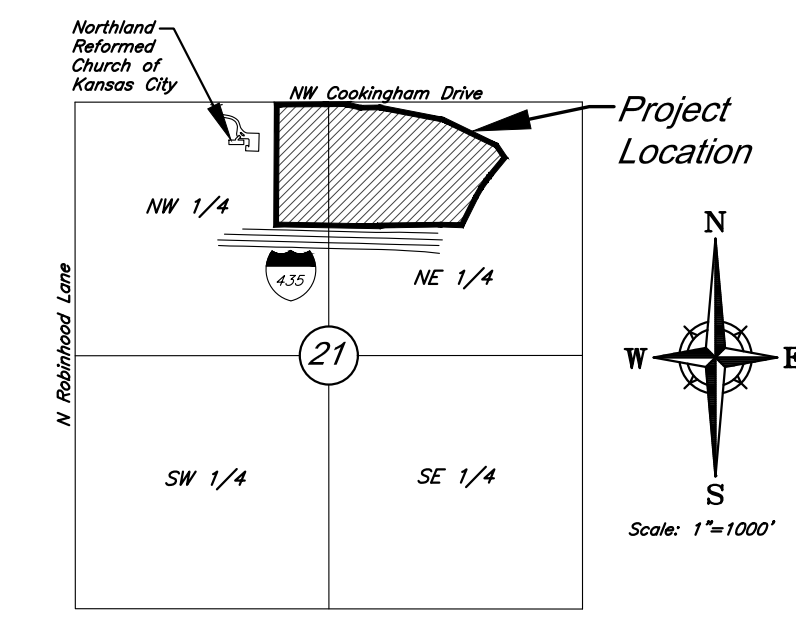
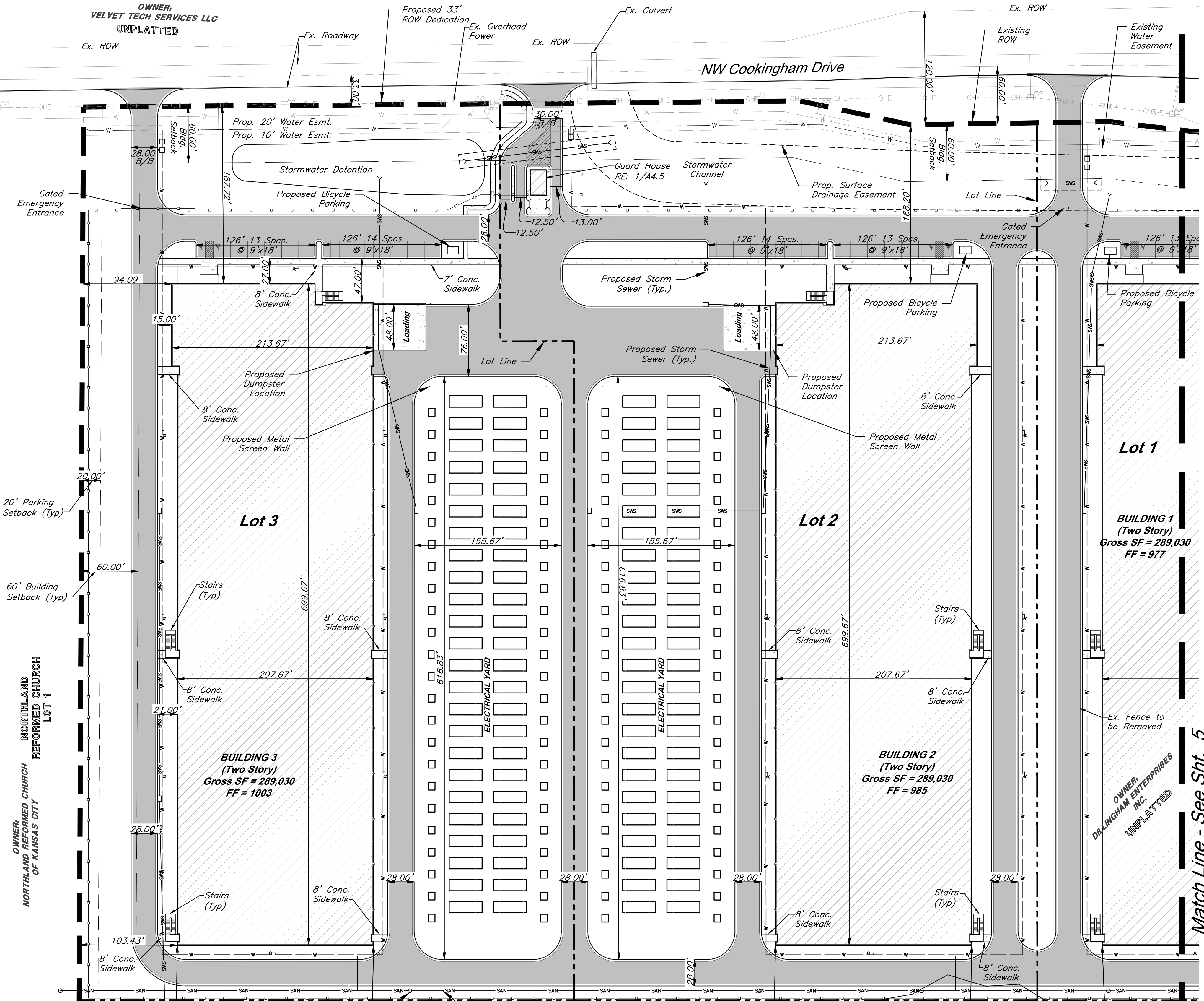
Sara Cooperiano
Sara Cooperiano, FAICP
Secretary of the City Plan Commission



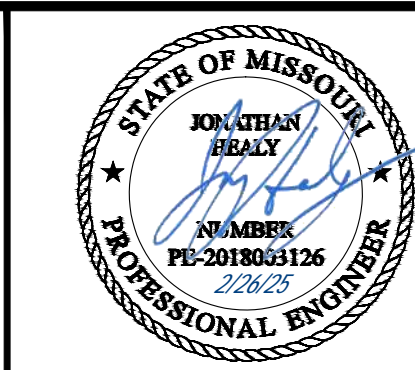
Phasing Plan

C:\15410.11\Civil\3D\Production Drawings\Rezonig & Preliminary Development Plans\15410.11\CD0000.dwg Layout: 4 Site Plan --- Wednesday February 26, 2025, 9:50am --- Copyright 2025, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000269

OWNER:
VELVET TECH SERVICES LLC
UNPLATTED



VICINITY MAP
Part of the NW & NE 1/4
Section 21-Township 52-Range 33



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Lenexa, KS 66219
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gba-team.com

DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER
4

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	

Allowable Uses:
The Uses allowed as of right under zoning district M-2 shall be permitted within this Preliminary Development Plan including, but not limited to: Utilities and Services, Building Maintenance Services, Business Equipment Sales and Service, Business Support Service, Parking (Accessory), Parking (Non-Accessory), Manufacturing, Production, and Industrial Service including: Artisan, Limited, General, Warehousing, Wholesaling, Storage, and Freight Movement Including: Indoor, Outdoor, Wireless Communication Facility (Freestanding, Co-located Antenna), Communication Service Establishments, Office, Administrative, Professional, or General, and any and all related accessory uses thereto.

General Notes:

- All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass, and metal (when used in an incidental role). Specific materials which will be excluded include exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.
- All signage will comply with Section 88-445 of the zoning and development code and will be reviewed at time of sign permit.
- All rooftop mechanical equipment will be screened as required by 88-425-08 of the zoning and development code.
- Each security gate shall be provided with a siren sensor (Yelp Gate) for Fire Department access.
- Two way emergency radio communication system provided in accordance with NFPA 1221 and IFC Section 5. A minimum inbound/outbound -95db signal strength or as required by the authority having jurisdiction will be provided.
- Proposed address for each facility is to be located in a highly visible and prominent location.
- Facility will be secured by guards in two shifts, with overnight internal monitoring and CCTV cameras. Access gates to facility will be locked at night.
- A waiver of the right-of-way dedication requirement, in the amount of 17 feet, is requested pursuant to 88.405-02-D.

SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS

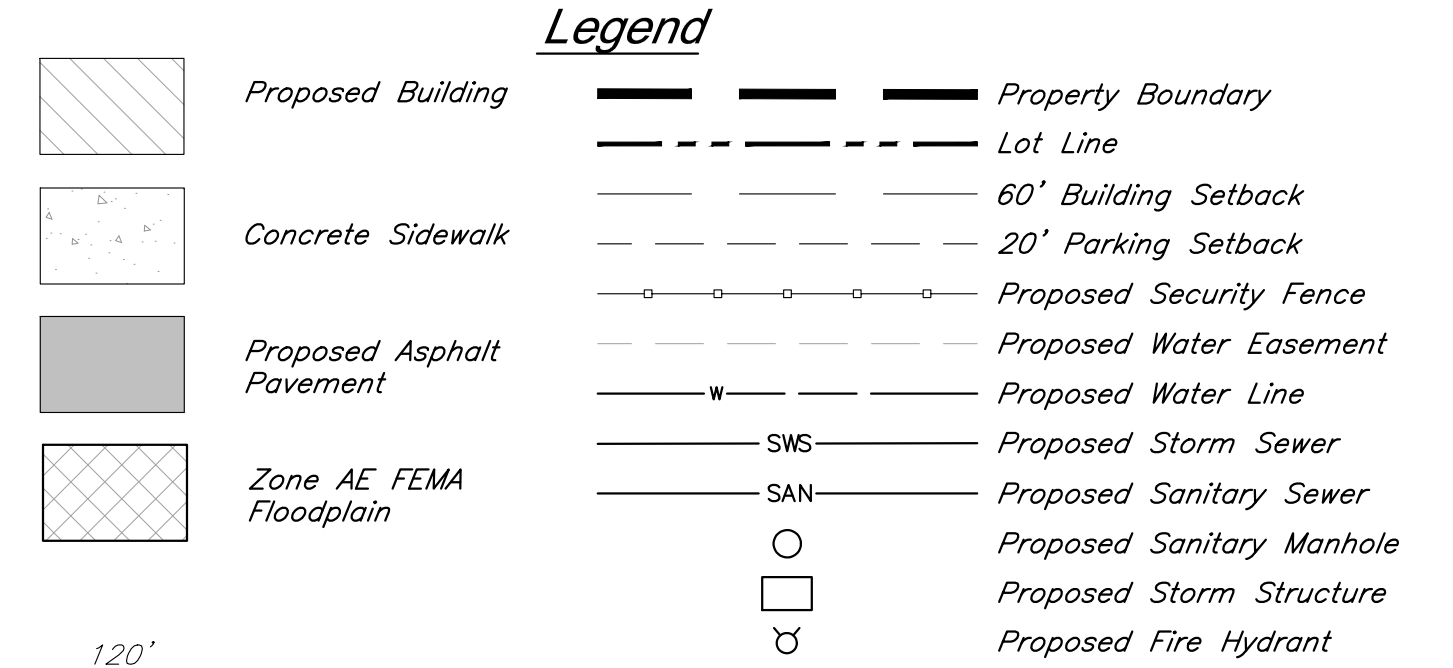
a) Existing Zoning: AG-R & M2-3
Proposed Zoning: M2-3

Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
b) Total Land Area (SFT)	449,865	449,865	484,620	484,620	479,403	479,403	256,910	256,910	863,310	863,310	2,534,108
Total Land Area (AC)	10.33	10.33	11.13	11.13	11.01	11.01	5.90	5.90	19.82	19.82	58.18
c) Land Area for Street ROW (SFT)	0	0	0	3,894	0	5,724	0	0	0	0	9,618
Land Area for Street ROW (AC)	0.00	0.00	0.00	0.09	0.00	0.13	0.00	0.00	0.00	0.00	0.22
d) Net Land Area (SFT)		449,865		480,726		473,679		256,910		863,310	2,524,490
Net Land Area (AC)		10.33		11.04		10.87		5.90		19.82	57.95
e) Building Use	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment					
f) Building Height Above Grade (FT)		44*		44*		44*					
# of Floors		2		2		2					
g) Gross Floor Area per Floor (SFT)		144,515		144,515		144,515					
Gross Floor Area per Lot (SFT)		289,030		289,030		289,030					867,090
h) Coverage (SFT)		144,515		144,515		144,515					433,545
Floor Area Ratio		0.642		0.601		0.610					0.343
i) NA		Required	Proposed	Required	Proposed	Required	Proposed				
j) Vehicle Parking Spaces	18	27	18	27	18	27					81
k) Bicycle Parking Spaces	7	7	7	7	7	7					21
l) NA											
m) NA											

* A deviation is requested to allow building heights up to 70 feet on each of the proposed lots.

DEVELOPMENT STANDARDS

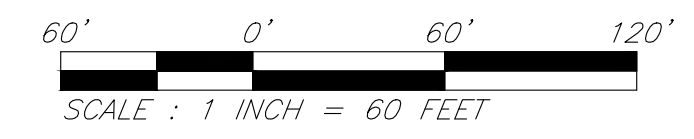
STANDARD	METHOD OF COMPLIANCE
88-425 - OTHER DEVELOPMENT STANDARDS	
88-415 Stream Buffers	
88-445 Signs	



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00025 on 03-19-2025
CD-CPC-2025-00024
CD-CPC-2025-00026

KANSAS CITY MISSOURI

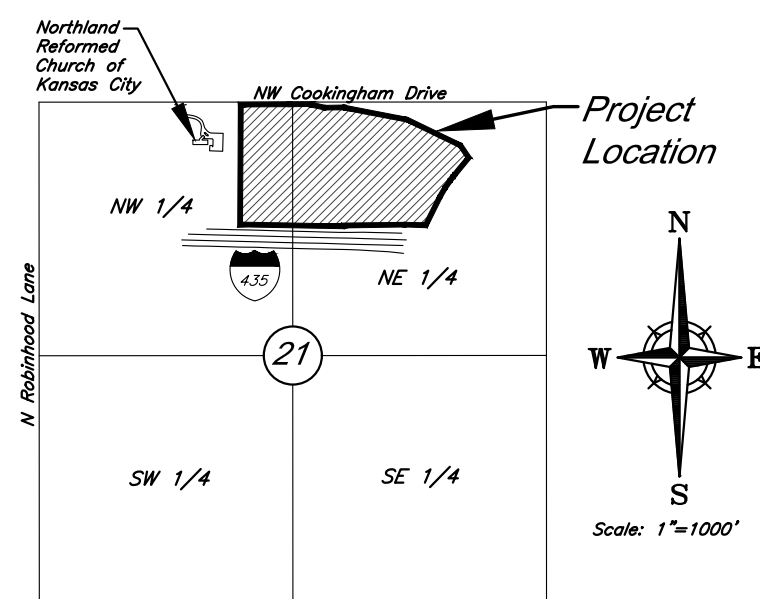
Sara Gabriel
Secretary of the City Plan Commission



Site Plan

City Plan Commission
Approved Subject to Conditions
 of Case No. **CD-CPC-2025-00025** on **03-19-2025**
 CD-CPC-2025-00024
 CD-CPC-2025-00026

Sara Gabriel
 Sara Gabriel, Mayor
 Secretary of the City Plan Commission



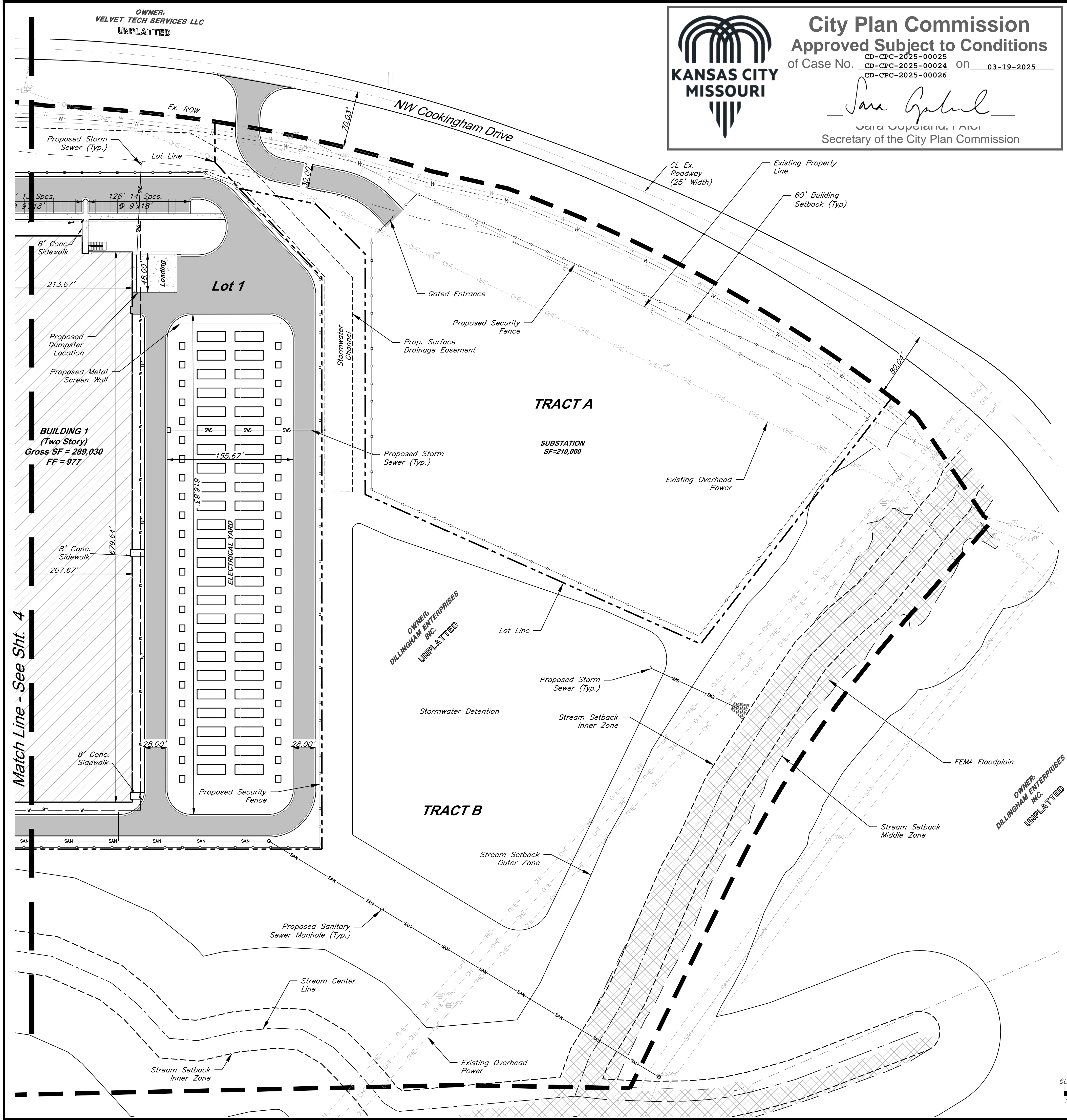
STATE OF MISSOURI
JAY HEALY
 PROFESSIONAL ENGINEER
 LICENSE NO. PB-2018003126

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 gbatteam.com

DATE: 3/15/2024
 DESIGN BY: JRH
 DRAWN BY: DRV/ELS
 PROJECT NO.: 15410.11
 SHEET NUMBER: **5**

M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
 Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	



Allowable Uses:
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- General Notes:**
- All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass, and metal (when used in an incidental role). Specific materials which will be excluded include exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Accessory buildings, Compactors, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.
 - All signage will comply with Section 88-445 of the zoning and development code and will be reviewed at time of sign permit.
 - All rooftop mechanical equipment will be screened as required by 88-425-08 of the zoning and development code.
 - Each security gate shall be provided with a siren sensor (Yelp Gate) for Fire Department access.
 - Two way emergency radio communication system provided in accordance with NFPA 1221 and IFC Section 5. A minimum inbound/outbound -95db signal strength or as required by the authority having jurisdiction will be provided.
 - Proposed address for each facility is to be located in a highly visible and prominent location.
 - Facility will be secured by guards in two shifts, with overnight internal monitoring and CCTV cameras. Access gates to facility will be locked at night.
 - A waiver of the right-of-way dedication requirement, in the amount of 17 feet, is requested pursuant to 88.405-02-D.

SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS

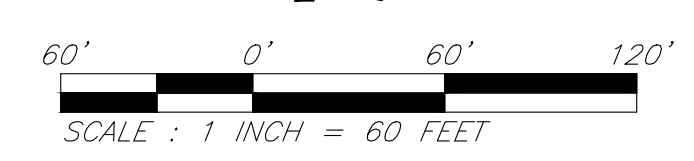
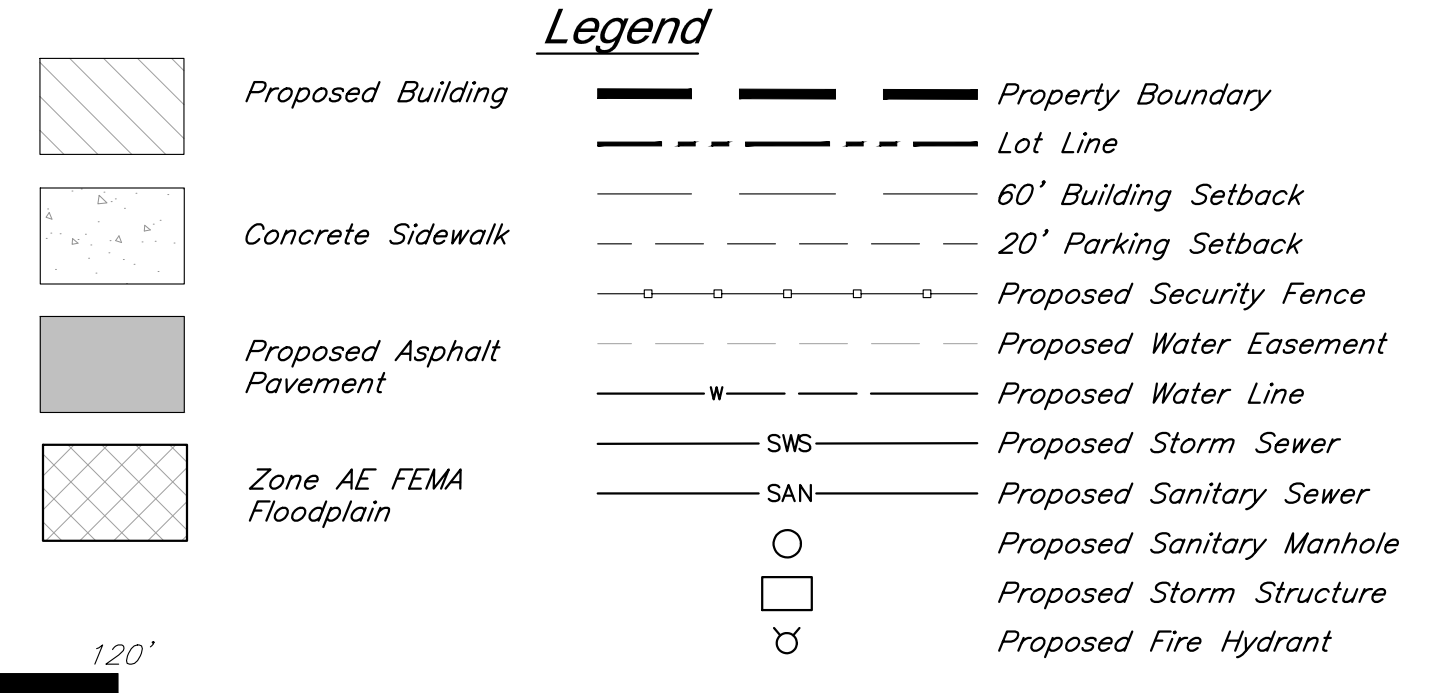
a) Existing Zoning: AG-R & M2-3
 Proposed Zoning: M2-3

Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
b) Total Land Area (SFT)	449,865	449,865	484,620	484,620	479,403	479,403	256,910	256,910	863,310	863,310	2,534,108
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Land Area for Street ROW (AC)	0.00	0.00	0.00	0.09	0.00	0.13	0.00	0.00	0.00	0.00	0.22
d) Net Land Area (SFT)		449,865		480,726		473,679		256,910		863,310	2,524,490
Net Land Area (AC)		10.33		11.04		10.87		5.90		19.82	57.95
e) Building Use	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment	AG-R	Communication Service Establishment					
f) Building Height Above Grade (FT)		44*		44*		44*					
# of Floors		2		2		2					
g) Gross Floor Area per Floor (SFT)		144,515		144,515		144,515					
Gross Floor Area per Lot (SFT)		289,030		289,030		289,030					867,090
h) Coverage (SFT)		144,515		144,515		144,515					433,545
Floor Area Ratio		0.642		0.601		0.610					0.343
i) NA											
		Required Proposed	Required Proposed	Required Proposed	Required Proposed	Required Proposed					
j) Vehicle Parking Spaces	18	27	18	27	18	27					81
k) Bicycle Parking Spaces	7	7	7	7	7	7					21
l) NA											
m) NA											

* A deviation is requested to allow building heights up to 70 feet on each of the proposed lots.

DEVELOPMENT STANDARDS

STANDARD	METHOD OF COMPLIANCE
88-425 - OTHER DEVELOPMENT STANDARDS	
88-415 Stream Buffers	
88-445 Signs	



Site Plan

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C:\15410.1\Civil 3D\Production Drawings\Resoning & Preliminary Development Plans\15410.1\10200.dwg Layout: 6 Landscape Plan --- Wednesday, February 26, 2025, 9:50am --- Copyright 2025, George Butler Associates, Inc. 00113, Professional Engineer License No. 000269

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DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER

6

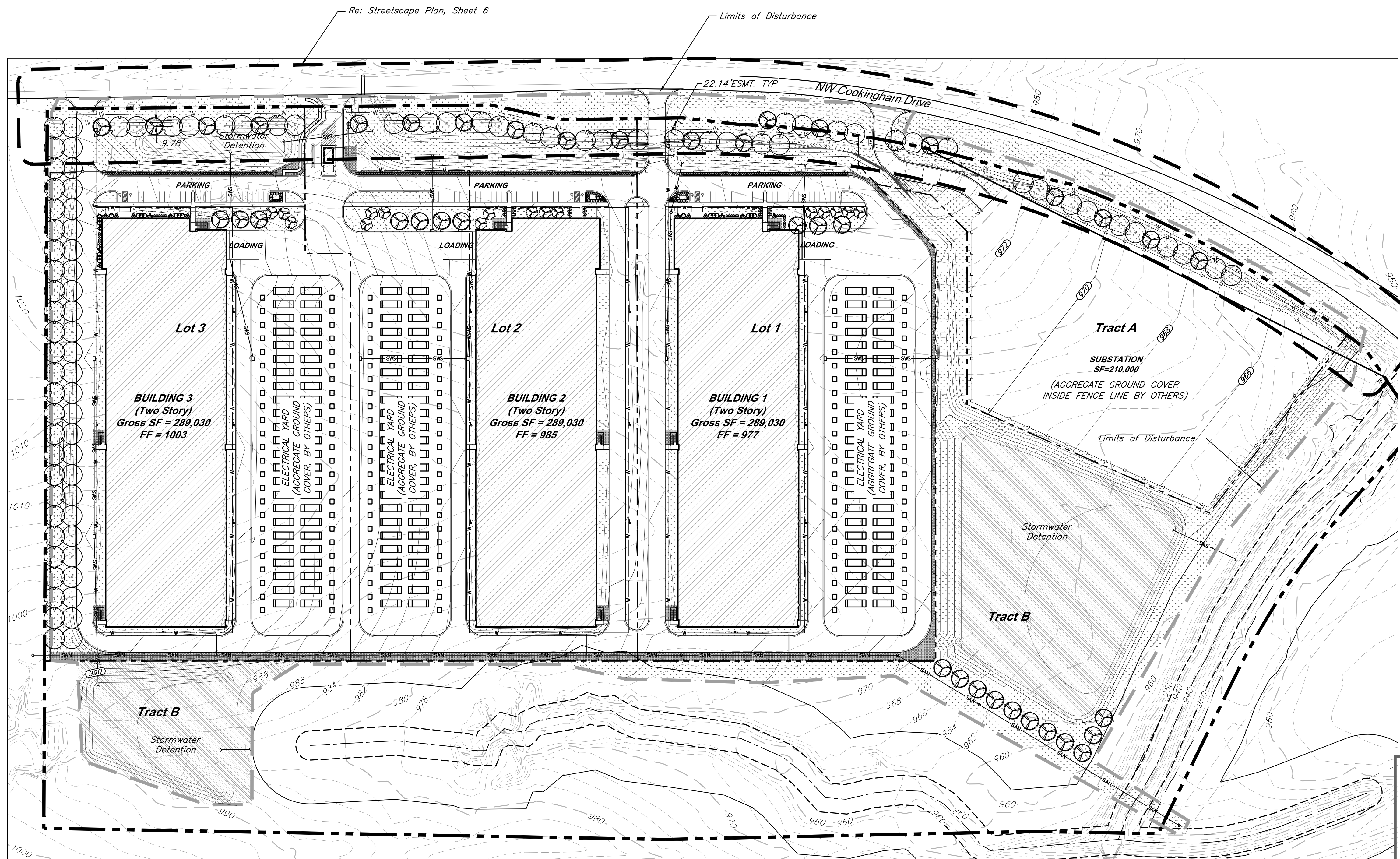
Jay Healy
Professional Engineer
License No. PB-2018003126

M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AS	43	Acer saccharum 'John Pair' / Fall Fiesta Maple
	CO	16	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud
	PM	48	Platanus x acerifolia 'Morton Circle' / Exclamation Plane Tree
	QS	48	Quercus shumardii / Shumard Oak
SHRUBS			
	HK	27	Hypericum kalmianum 'Deppe' / Sunny Boulevard® St. Johnswort
	IS	130	Ilex glabra 'Shamrock' / Shamrock Holly
	JK	16	Juniperus chinensis 'Kallays Compact' / Kallay Juniper
	JF	20	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	JA	131	Juniperus x pfitzeriana 'Armstrongii' / Armstrong Pfitzer Juniper
	PV	110	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass
	VN	32	Viburnum opulus 'Nanum' / Dwarf European Cranberrybush
GROUND COVERS			
	DR	45,320 sf	Decorative Landscape Rock
	FG	544,345 sf	Festuca var. Native Mix Oval Sedge - Carex brevior Canada Wild Rye - Elymus canadensis Bottlebrush Sedge - Elymus hystix Tussock Sedge Common Rush Fox Sedge American Sweet Flag
	NM	211,375 sf	



LANDSCAPE REQUIREMENTS (Kansas City, Missouri)

ITEM(S)	REQUIRED	PROVIDED
STREET TREES (88-425-03-C)		
1 TREE PER 30' OF FRONTAGE COOKINGHAM DRIVE (2,561 L.F.)	2,561 L.F. / 30 = 85 TREES	67 TREES
PARKING LOT SCREENING (88-425-05-B)		
3' HT. CONT. EVERGREEN HEDGE	3' HT. CONT. EVERGREEN HEDGE AT PARKING	PROVIDED PER PLANS
INTERIOR PARKING LOT LANDSCAPE (88-425-06)		
TOTAL PROPOSED PARKING = 81 SPACES		
35 S.F. LANDSCAPE AREA PER 1 PARKING SPACE	LANDSCAPE AREA REQUIRED = 2,835 S.F.	5,332 S.F.
1 TREE PER 5 PARKING SPACES	TREES REQUIRED = 16	26 TREES
1 SHRUB PER PARKING SPACE	SHRUBS REQUIRED = 81	205 SHRUBS
GENERAL LANDSCAPE (88-425-04)		
1 TREE PER 5,000 S.F. OF BLDG. COVERAGE BUILDING COVERAGE = 433,386 S.F.	433,386 S.F. / 5,000 = 86.6 TREES	87 TREES PROVIDED
SCREENING OF MECH, UTIL, TRASH (88-425-08-A)		
DUMPSTERS, CONTAINERS, UTILITIES SCREENED FROM PUBLIC VIEW		DUMPSTERS AND TRASH WILL BE CONTAINED WITHIN BUILDING

INTERIOR PARKING LOT LANDSCAPE SCHEDULE (88-425-06)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AS	10	Acer saccharum 'John Pair' / Fall Fiesta Maple	2.5" Cal.	B&B
	CO	16	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	2" Cal.	
SHRUBS					
	HK	27	Hypericum kalmianum 'Deppe' / Sunny Boulevard® St. Johnswort		
	JK	16	Juniperus chinensis 'Kallays Compact' / Kallay Juniper		
	JF	20	Juniperus chinensis 'Sea Green' / Sea Green Juniper		
	PV	110	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass		
	VN	32	Viburnum opulus 'Nanum' / Dwarf European Cranberrybush		

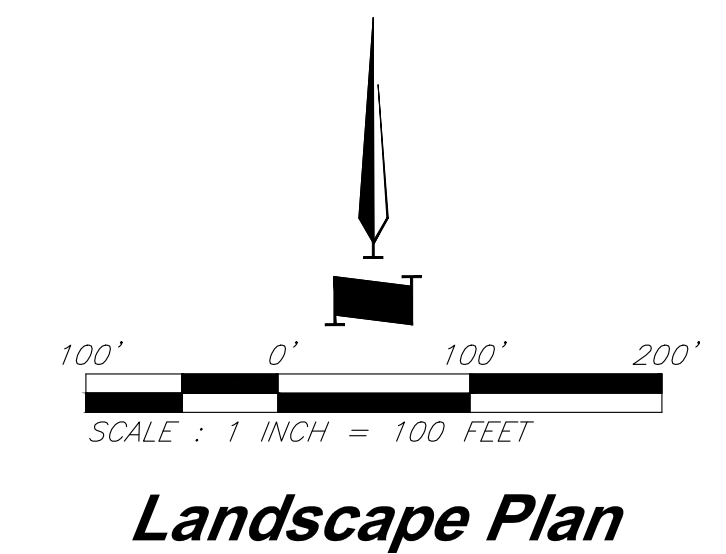
PARKING LOT SCREENING SCHEDULE (88-425-05-B)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	IS	130	Ilex glabra 'Shamrock' / Shamrock Holly
	JA	131	Juniperus x pfitzeriana 'Armstrongii' / Armstrong Pfitzer Juniper

KANSAS CITY MISSOURI

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00025 on 03-19-2025
CD-CPC-2025-00024
CD-CPC-2025-00026

Jane Gabriel
JANE GABRIEL, MAJOR
Secretary of the City Plan Commission



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DATE: 3/15/2024
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PROJECT NO.: 15410.11

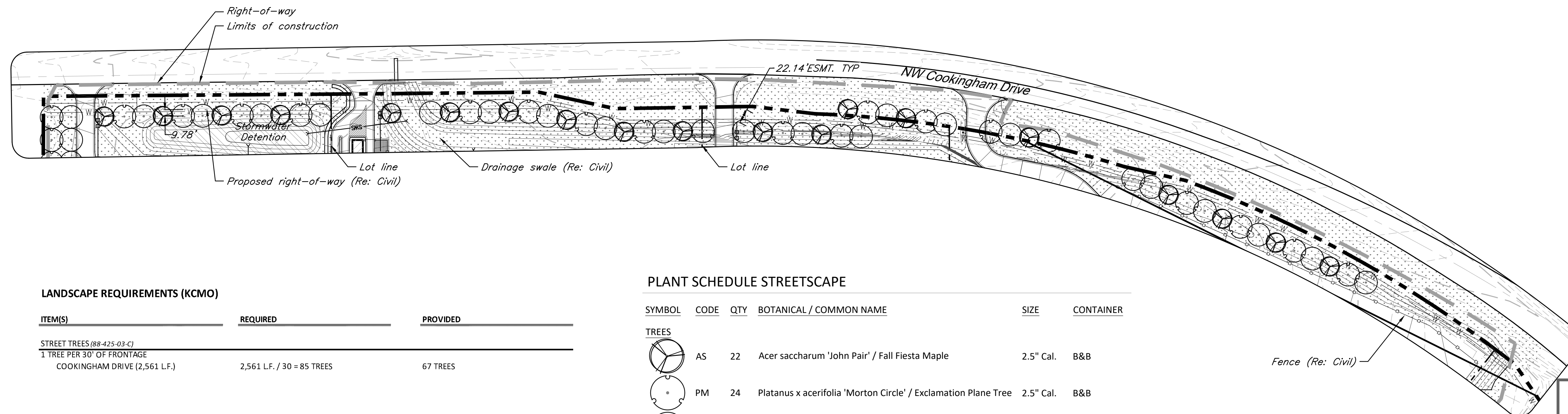
SHEET NUMBER

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Jay Healy
Professional Engineer
License No. PB-2018003126

M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
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3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	



LANDSCAPE REQUIREMENTS (KCMO)

ITEM(S)	REQUIRED	PROVIDED
STREET TREES (88-425-03-C)		
1 TREE PER 30' OF FRONTAGE		
COOKINGHAM DRIVE (2,561 LF.)	2,561 LF. / 30 = 85 TREES	67 TREES

PLANT SCHEDULE STREETScape

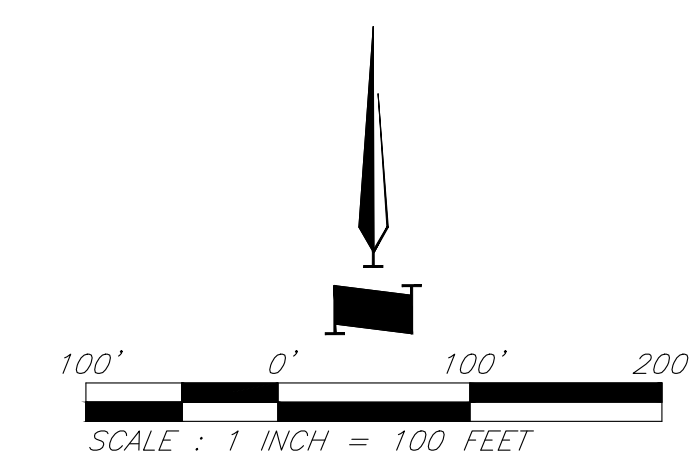
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AS	22	Acer saccharum 'John Pair' / Fall Fiesta Maple	2.5" Cal.	B&B
	PM	24	Platanus x acerifolia 'Morton Circle' / Exclamation Plane Tree	2.5" Cal.	B&B
	QS	24	Quercus shumardii / Shumard Oak	2.5" Cal.	B&B



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CD-CPC-2025-00024
CD-CPC-2025-00026

Sara Cooper
SARA COOPER, FAICP
Secretary of the City Plan Commission



Street Tree Plan


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LANDSCAPE NOTES:

- FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
- COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, SHRUB BEDS, AND SITE CLEAN-UP.
- VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY (ANLA) ANSI 260.1. THIS IS A REPRESENTATIVE GUIDELINE SPECIFICATION ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR THE PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL, TYPE, SIZE AND/OR QUANTITY. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.S.N.S. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
- DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD WITH A TURF-TYPE TALL FESCUE BLEND SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
- INSTALL PLANT MATERIAL IN ACCORDANCE WITH A.S.N.S. STANDARDS.
- INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
- TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
- PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.

- PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
- WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROPOSED PLANTING AREAS FOR SOIL NUTRIENT DEFICIENCIES AND UNDESIRABLE SOIL TEXTURE AND STRUCTURE. BASED ON THE RESULTS OF THIS TESTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INCORPORATE SOIL CONDITIONING MATERIALS (IE: FERTILIZER, SAND, COMPOST, ETC.) AS NECESSARY TO DEVELOP A PLANT GROWTH MEDIUM OF ADEQUATE FERTILITY, STRUCTURE, AND TEXTURE FOR THE ESTABLISHMENT OF LANDSCAPE MATERIALS. PEAT IS NOT ACCEPTABLE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ROCK GREATER THAN 1-INCH AND ALL DEBRIS IN THE AREAS OF PROPOSED NEW PLANTINGS.
- DAMAGED TURF AREAS ADJACENT TO PLANTING AREAS SHALL BE RESTORED AND SODDED TO MATCH EXISTING ADJACENT TOPOGRAPHY AND TURF TYPE.
- PLANTING SCHEDULE:

TREE PLANTING:	MARCH 15 - JUNE 15	OR	SEPTEMBER 15 - DECEMBER 31
SHRUB PLANTING:	APRIL 15 - JUNE 15	OR	AUGUST 15 - OCTOBER 15
SOD/SEED PLANTING:	MARCH 15 - JUNE 15	OR	SEPTEMBER 15 - DECEMBER 1
- ALL PLANTING METHODS SHALL COMPLY WITH CITY OF KANSAS CITY, MO STANDARDS.

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		DESIGN BY: JRH		
		DRAWN BY: DRV/ELS		
		PROJECT NO.: 15410.11		
		SHEET NUMBER 8		
Jay Healy Professional Engineer License No. PB-2018003126		M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri		
NO.	DATE	REVISIONS	BY	APPROVED
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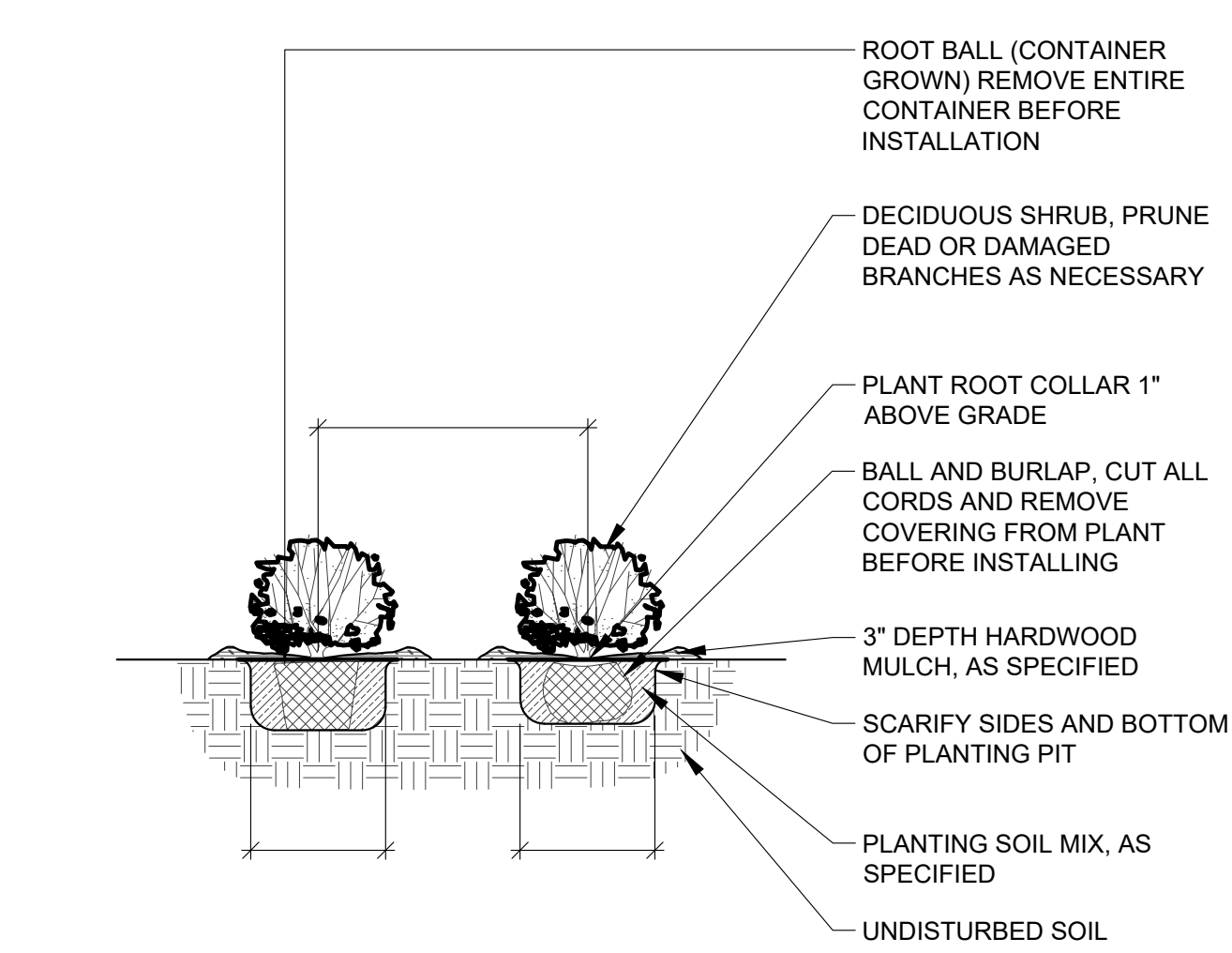
Sara Gabriel
 Sara Gabriel, FAICP
 Secretary of the City Plan Commission

PLANTING BED INSTALLATION NOTES:

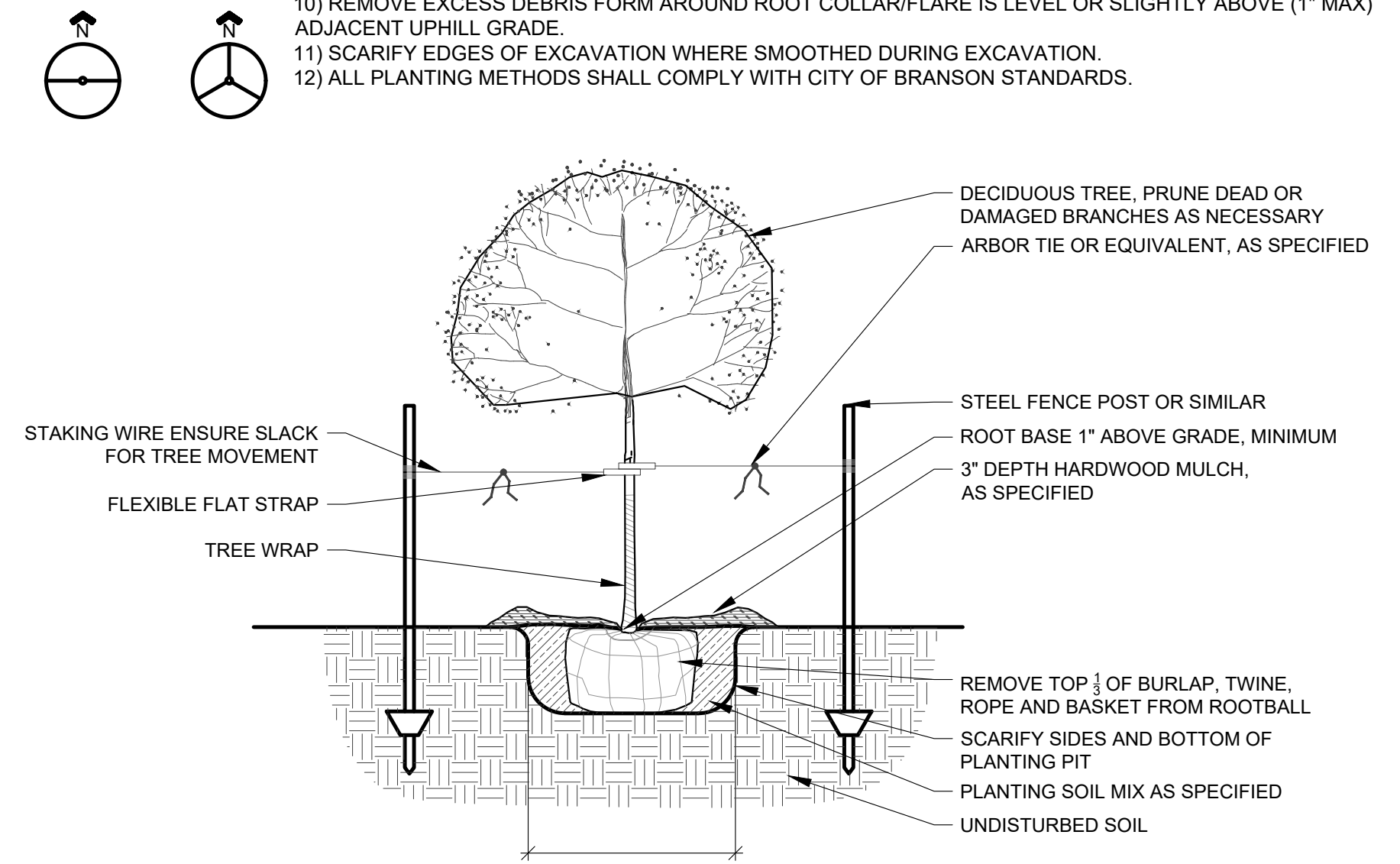
- ALL PLANTATION BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOLL COMPOST PER 1000 SQUARE FEET. FILL COTTON BOLL INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2000 SQ. FT.
- AFTER PLANTING HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH OR ROCK APPLICATION.
- PLANT PIT BACKFILL FOR SHRUBS SHALL BE 25% COTTON BOLL COMPOST AND 25% TOP SOIL AND 50% EXISTING SOIL. TOP SOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREAS. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTING TABLETS: INSTALL MANUFACTURER GRO-POWER, INC. PRODUCT: GROWPOWER TABLETS, SIZE: 7-GRAM TABLETS, RATE: 1 TABLETS PER 1-GALLON CONTAINER AND 4 TABLETS PER 3-GALLON CONTAINER AND 7 TABLETS PER 5-GALLON CONTAINER.
- PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FOLLOWING CURVES. SUDDEN CURVES OR SHARP ANGLE SHOULD BE AVOIDED.

TREE NOTES:

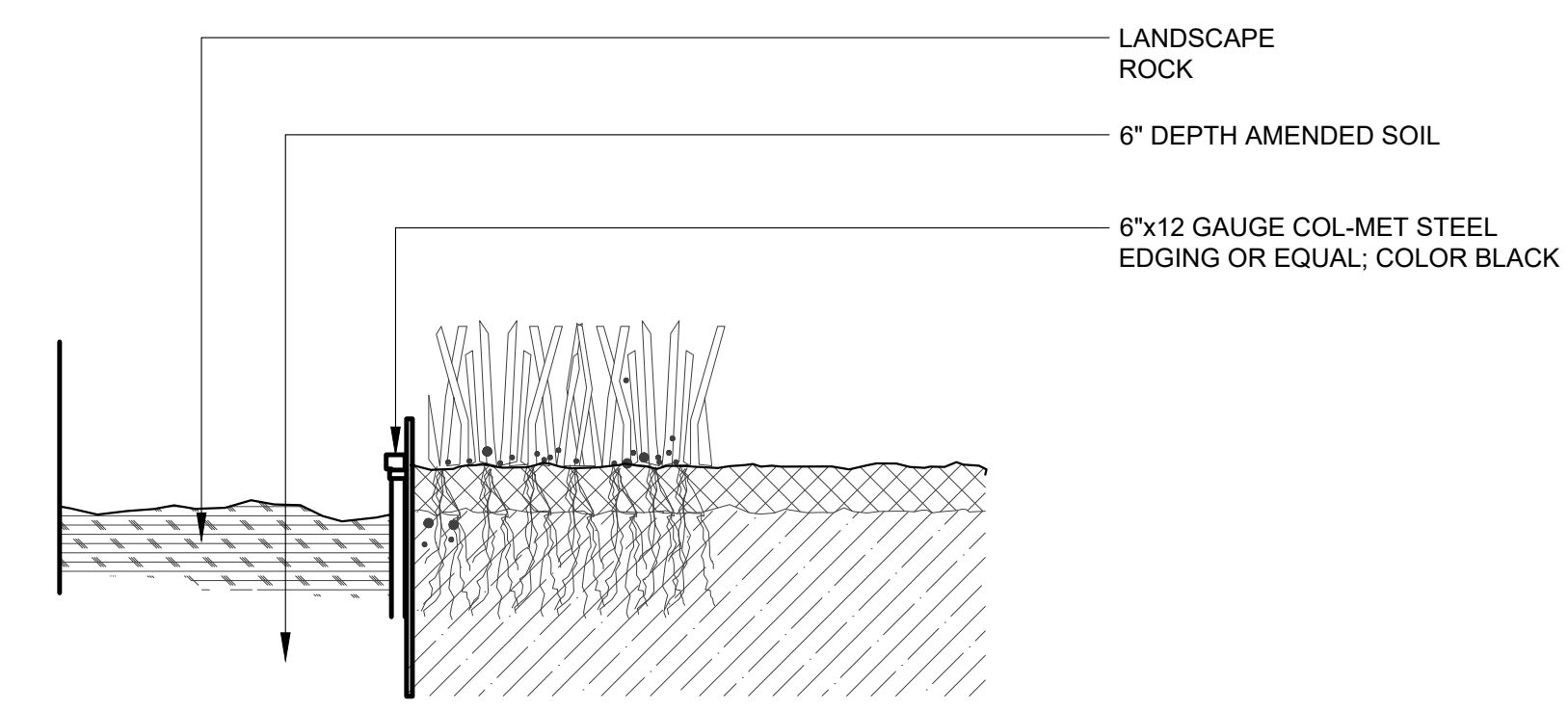
- EXCAVATE A PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOTBALL AND THE SAME DEPTH-NO DEEPER. HANDLE THE TREE BY THE ROOT BALL, NOT THE TRUNK. BE SURE THE ROOT BALL RESTS ON SOLID GROUND.
- BACKFILL WITH PLANTING SOIL.
- SATURATE THE ENTIRE BACKFILL SOIL WITH WATER. ADD MORE SOIL IF NEEDED TO COMPENSATE FOR SETTLING.
- MULCH: COVER SMOOTHED SOIL WITH 2 INCHES OF MULCH. LEAVE GAP NEAR THE TRUNK. KEEP MULCH WEEDS. REPLACE AS NEEDED.
- PRUNE ONLY BROKEN OR BADLY DEFORMED BRANCHES TO RETAIN SHAPE OF THE SPECIES. PRUNE OUT SECONDARY AND COMPETING GROWTH. DO NOT SHEAR. DO NOT CUT LEADER. BEGIN A REGULAR PRUNING PROGRAM THE SECOND YEAR AFTER PLANTING.
- CHAFING GUARDS: REMOVE GUARDS AS SOON AS THE TREE CAN STAND ALONE ABOUT 3 MONTHS OR LONGER IF NEEDED.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING. CRACKED OR OTHERWISE DAMAGED ROOT BALLS SHALL BE REJECTED.
- WATER THOROUGHLY FOLLOWING PLANTING.
- REMOVE EXCESS DEBRIS FORM AROUND ROOT COLLAR/FLARE IS LEVEL OR SLIGHTLY ABOVE (1" MAX) ADJACENT UPHILL GRADE.
- SCARIFY EDGES OF EXCAVATION WHERE SMOOTHED DURING EXCAVATION.
- ALL PLANTING METHODS SHALL COMPLY WITH CITY OF BRANSON STANDARDS.



1 SHRUB AND PERENNIAL PLANTING
 1/2" = 1'-0"
 329333.01-04



2 DECIDUOUS TREE PLANTING
 1/2" = 1'-0"
 329343.01-03



3 METAL EDGING
 3" = 1'-0"

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OWNER:
VELVET TECH SERVICES LLC
UNPLATTED

NORTHLAND REFORMED CHURCH
LOT 1

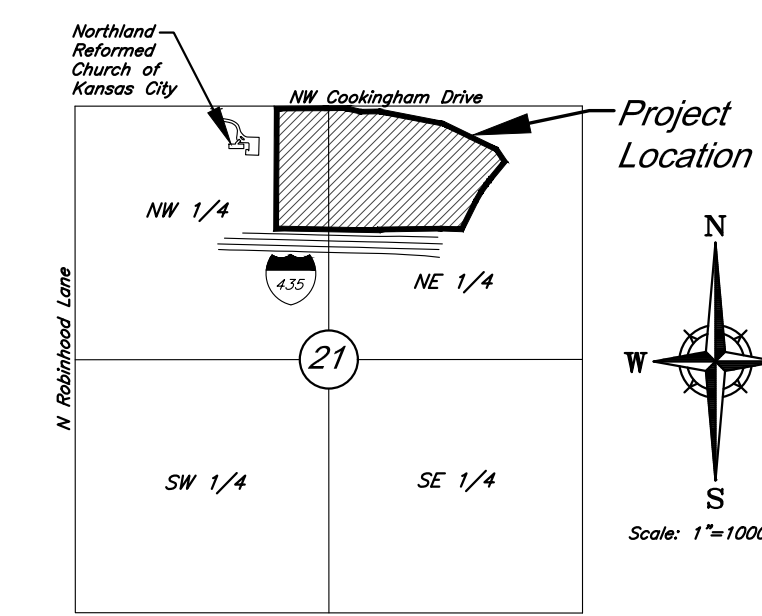
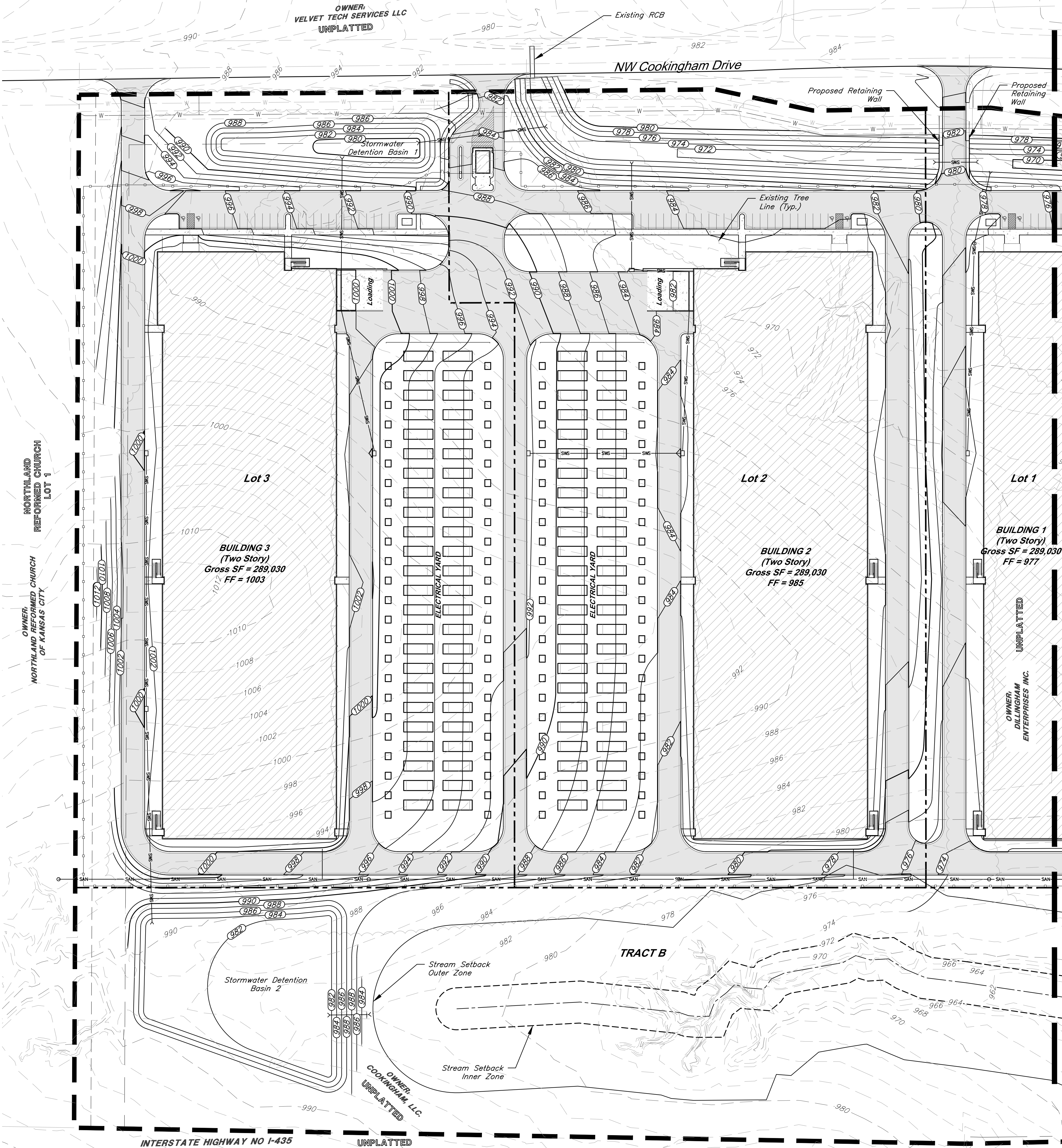
OWNER:
NORTHLAND REFORMED CHURCH
OF KANSAS CITY

OWNER:
DILLINGHAM ENTERPRISES INC.
UNPLATTED

OWNER:
COOKINGHAM LLC
UNPLATTED

INTERSTATE HIGHWAY NO I-435

UNPLATTED



VICINITY MAP
Part of the NW & NE 1/4
Section 21-Township 52-Range 33

Match Line - See Sht. 10

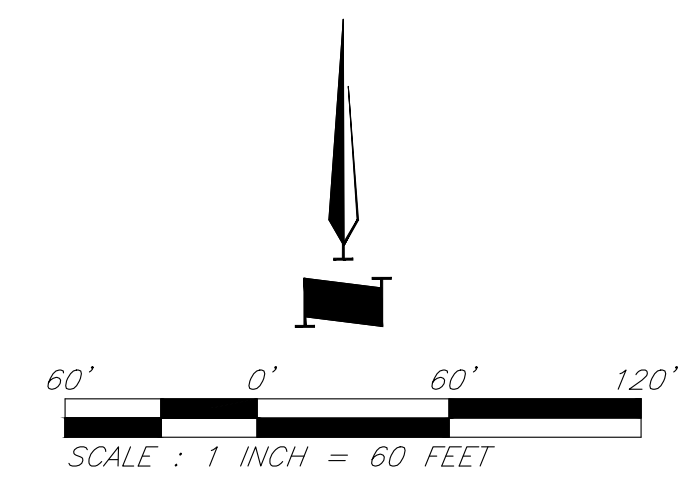
	GBA 9801 Renner Blvd., Ste. 300 Lenexa, KS 66219 913.492.0400 gbateam.com	DATE: 3/15/2024 DESIGN BY: JRH DRAWN BY: DRV/ELS PROJECT NO.: 15410.11 SHEET NUMBER: 9																									
	Jay Healy Professional Engineer License No. PB-2018003126	M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4/19/24</td> <td>City Comments 4/5/2024</td> <td>ELS</td> <td></td> </tr> <tr> <td>2</td> <td>12/30/24</td> <td>Right-of-way/Easement Updates</td> <td>ELS</td> <td></td> </tr> <tr> <td>3</td> <td>2/7/25</td> <td>Boundary Update</td> <td>ELS</td> <td></td> </tr> <tr> <td>4</td> <td>2/26/25</td> <td>City Comments 2/24/2025</td> <td>ELS</td> <td></td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	APPROVED	1	4/19/24	City Comments 4/5/2024	ELS		2	12/30/24	Right-of-way/Easement Updates	ELS		3	2/7/25	Boundary Update	ELS		4	2/26/25	City Comments 2/24/2025	ELS
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- Legend**
- Proposed Building
 - Concrete Sidewalk
 - Proposed Asphalt Pavement
 - Property Boundary
 - Lot Line
 - 60' Building Setback
 - 20' Parking Setback
 - Proposed Security Fence
 - Proposed Water Easement
 - Proposed Water Line
 - Proposed Storm Sewer
 - Proposed Sanitary Sewer
 - Proposed Sanitary Manhole
 - Proposed Storm Structure
 - Proposed Fire Hydrant
 - Proposed Contours
 - Existing Contour Major
 - Existing Contour Minor
 - Existing Tree Line
 - TW Top of Wall
 - BW Base of Wall

- Grading Notes:**
- Proposed grading shall comply with ADA requirements.
 - Grading within water easement shall maintain 60" minimum cover over existing 24" transmission main. Proposed grading within easement shall be approved by KC Water prior to commencement.

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2025-00025 on 03-19-2025
 CD-CPC-2025-00024
 CD-CPC-2025-00026

Sara Gabriel
 Sara Cuperiano, MAIA
 Secretary of the City Plan Commission



Grading Plan

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VICINITY MAP
Part of the NW & NE 1/4
Section 21-Township 52-Range 33

Jonathan Bealy
Professional Engineer
No. 2018003126

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Lenexa, KS 66219
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Jay Healy Professional Engineer License No. PB-2018003126		M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri	
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Legend

- Proposed Building
- Concrete Sidewalk
- Proposed Asphalt Pavement
- Zone AE FEMA Floodplain
- Property Boundary
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Security Fence
- Proposed Water Easement
- Proposed Water Line
- Proposed Storm Sewer
- Proposed Sanitary Sewer
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- Proposed grading shall comply with ADA requirements.
- Grading within water easement shall maintain 60" minimum cover over existing 24" transmission main. Proposed grading within easement shall be approved by KC Water prior to commencement.

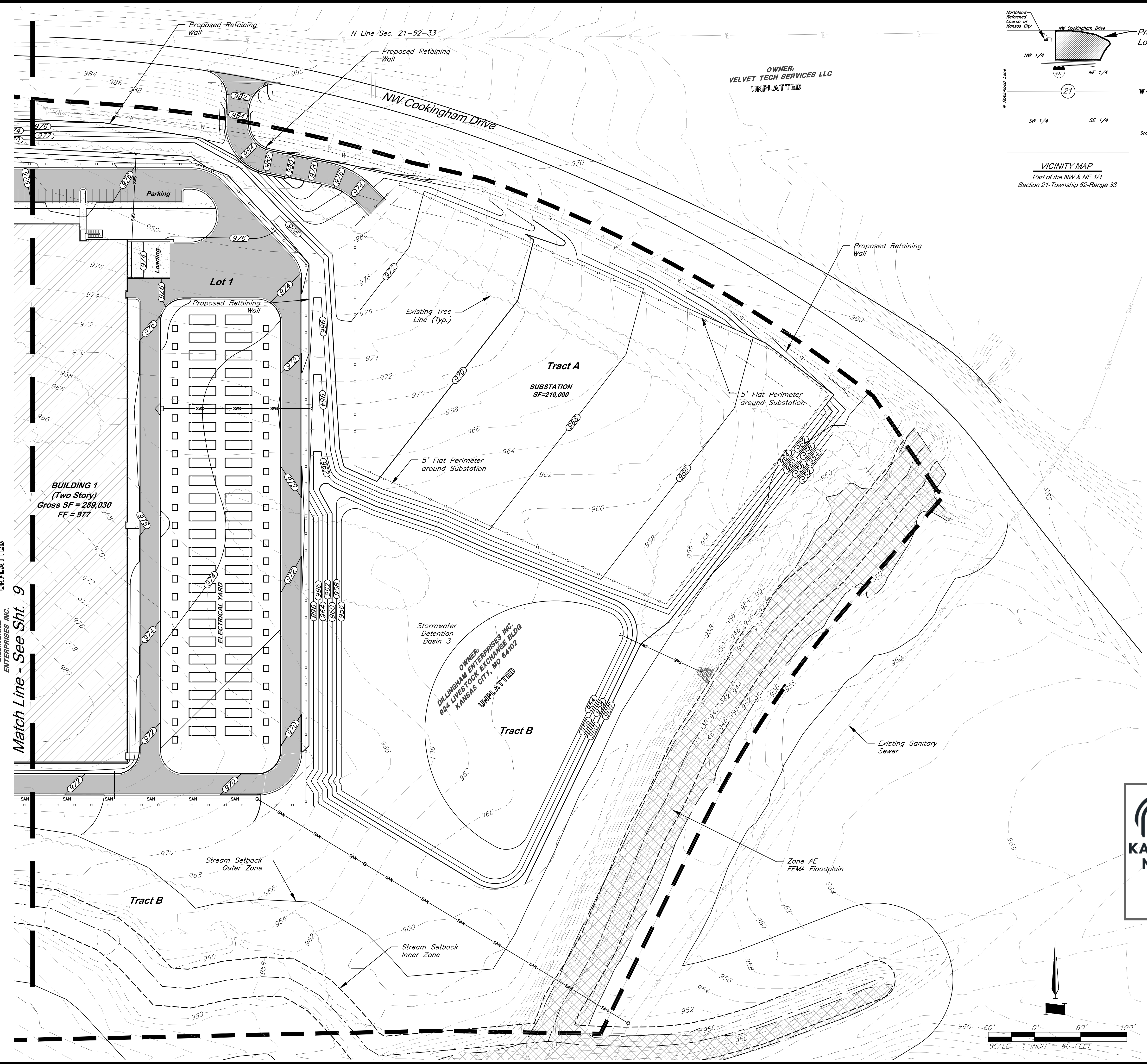
Floodplain Notes:

According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated mainly within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A channel on the site contains Zone AE, special flood hazard areas.

City Plan Commission
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of Case No. CD-CPC-2025-00025 ON 03-19-2025
CD-CPC-2025-00024
CD-CPC-2025-00026

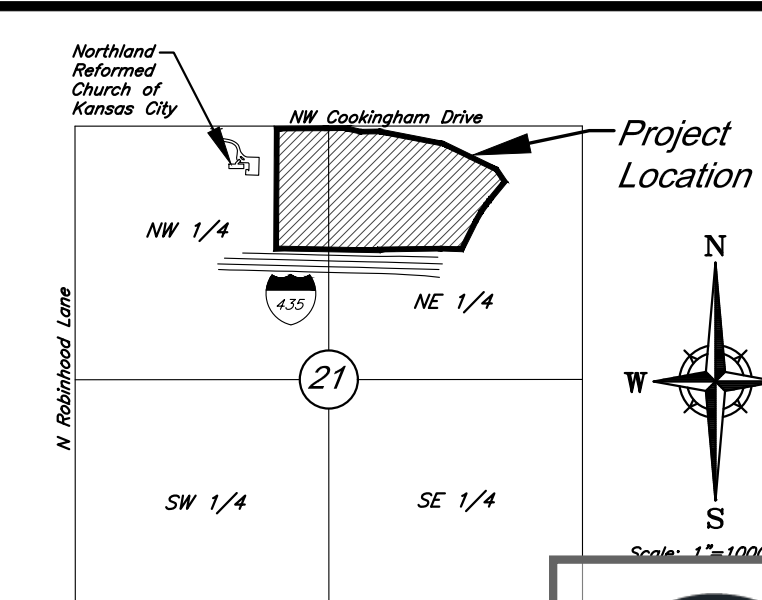
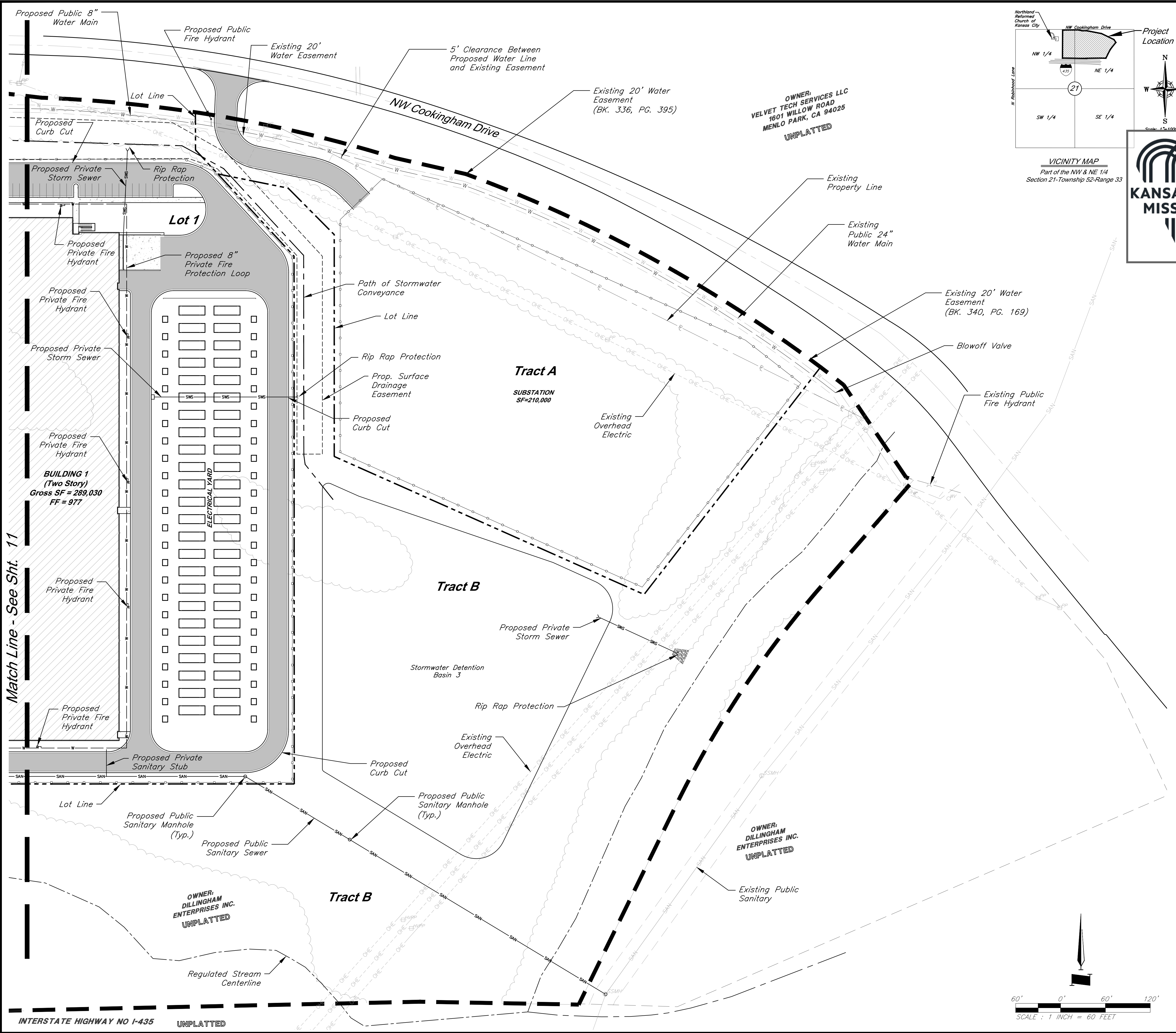
Sara Cepiani
Sara Cepiani, FAICP
Secretary of the City Plan Commission

SCALE: 1 INCH = 60 FEET



Grading Plan

C:\15410.11\Civil\Production Drawings\Rezoning & Preliminary Development Plans\15410.11\CD0900.dwg Layout: 12 Utility Plan - Wednesday, February 26, 2025, 9:50am Copyright 2025, George Butler Associates, Inc./March 2022, Professional Engineer 000133, Professional Land Surveyor 000269



DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER: 12

OWNER: VELVET TECH SERVICES LLC
 1601 WILLOW ROAD
 MENLO PARK, CA 94025
 UNPLATTED

OWNER: DILLINGHAM ENTERPRISES INC.
 UNPLATTED

Professional Engineer: Jay Healy
 License No. PB-2018003126

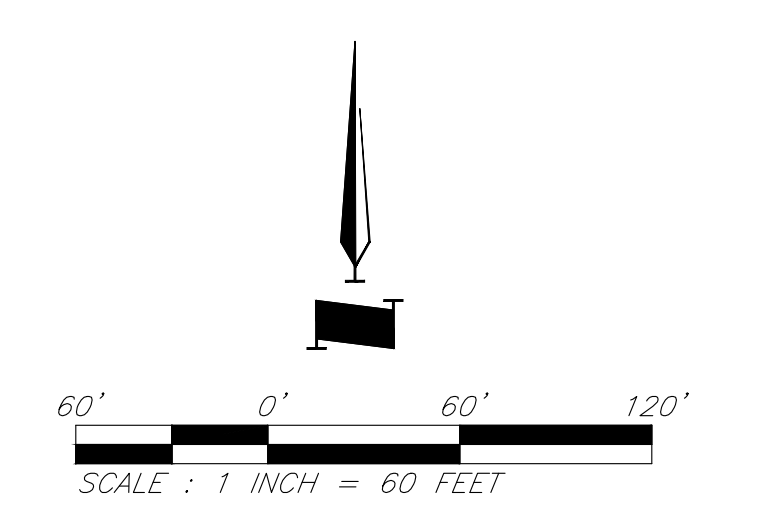
M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
 Kansas City, Missouri

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2025-00025 on 03-19-2025

Sara Cooper
 Secretary of the City Plan Commission

- Proposed Water Line
- SWS Proposed Storm Sewer
- SAN Proposed Sanitary Sewer
- - - Proposed Drainage Easement
- - - Path of Stormwater Conveyance
- ▨ Proposed Building
- ▤ Concrete Sidewalk
- Proposed Asphalt Pavement
- Proposed Sanitary Manhole
- Proposed Storm Structure
- ⊗ Proposed Fire Hydrant

- General Notes:**
1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
 2. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
 3. Required fire department access roads shall be all weather surfaces.
 4. Security gates which span across a fire access road shall provide a means for emergency operation.
 5. Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds.
 6. All access roads must be completed within the first phase of construction.
 7. Public sanitary sewer easements will be located in future work.
 8. Public fire hydrants shall meet maximum 300' spacing along Cookingham Drive.



Utility Plan

PRELIMINARY PLAT FOR COOKINGHAM DEVELOPMENT

DATE: 3/15/2024
 DESIGN BY: JRH
 DRAWN BY: DRV/ELS
 PROJECT NO.: 15410.11
 SHEET NUMBER: 14

GBA
 9801 Renner Blvd., Ste. 300
 Lenexa, KS 66219
 913.492.0400
 gbateam.com

Legend

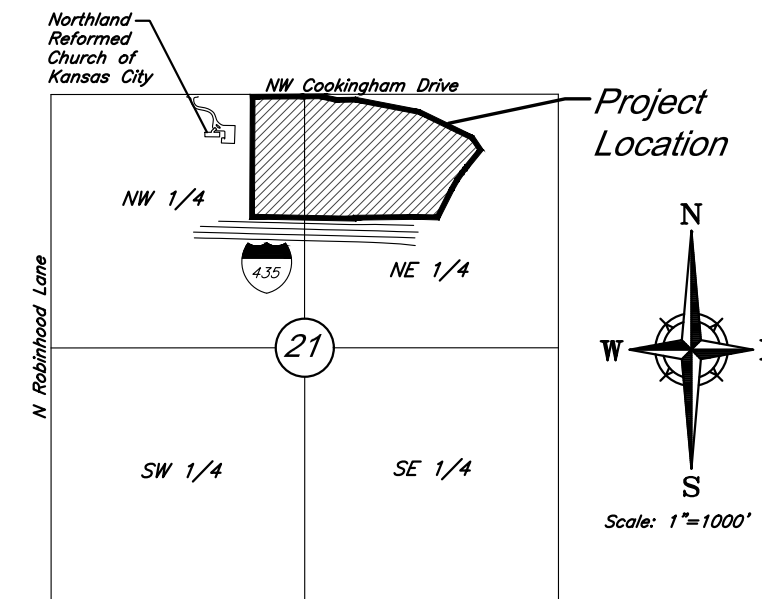
- Property Boundary
- Lot Line
- 60' Building Setback
- 20' Parking Setback
- Proposed Drainage Easement
- Proposed Water Easement
- Proposed Water Line
- Proposed Storm Sewer
- SWS
- SAN
- Proposed Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Storm Structure
- Proposed Fire Hydrant
- Existing Tree Line
- Area to be Rezoned to M2-3

SITE DATA per APPLICATION SUBMITTAL REQUIREMENTS

a) Existing Zoning: AG-R & M2-3
 Proposed Zoning: M2-3

Item	Lot 1		Lot 2		Lot 3		Tract A		Tract B		Total
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
b) Total Land Area (SFT)	449,865	449,865	484,620	484,620	479,403	479,403	256,910	256,910	863,310	863,310	2,534,108
Total Land Area (AC)	10.33	10.33	11.13	11.13	11.01	11.01	5.90	5.90	19.82	19.82	58.18
c) Land Area for Street ROW (SFT)	0	0	0	3,894	0	5,724	0	0	0	0	9,618
Land Area for Street ROW (AC)	0.00	0.00	0.00	0.09	0.00	0.13	0.00	0.00	0.00	0.00	0.22
d) Net Land Area (AC)		449,865		480,726		473,679		256,910		863,310	2,524,490
		10.33		11.04		10.87		5.90		19.82	57.95

Note:
 A waiver of the right-of-way dedication requirement, in the amount of 17 feet, is requested pursuant to 88.405-02-D.



LEGAL DESCRIPTION

ALL THAT PART OF THE EAST 32 ACRES OF THE NORTHWEST 1/4 TOGETHER WITH THAT PART OF THE WEST 32.29 ACRES OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 2009000067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

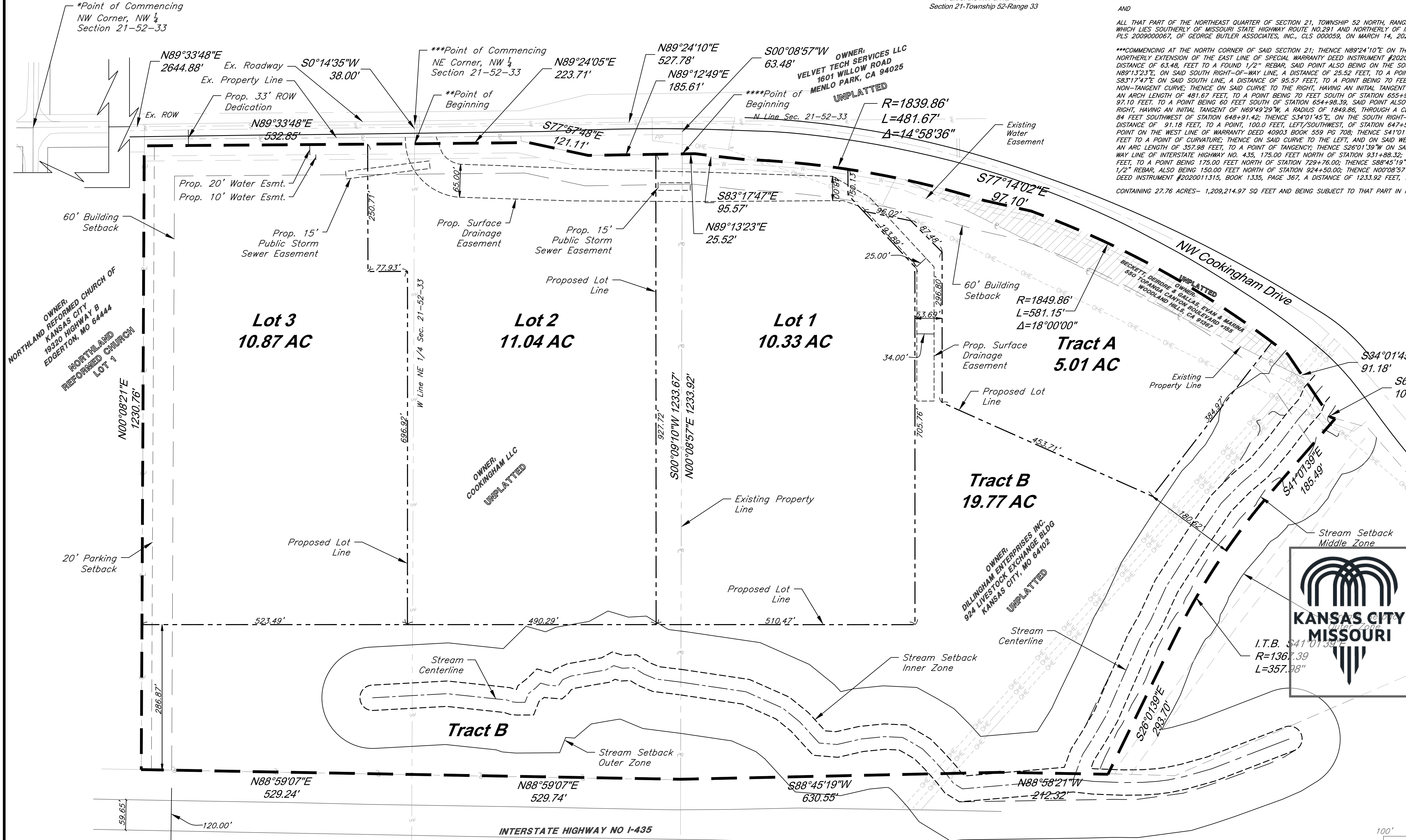
***COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON THE NORTH LINE OF SAID NORTHWEST 1/4, 2644.88 FEET TO AN AXLE AT THE APPARENT NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S0° 14' 35" W ON THE EAST LINE OF SAID NORTHWEST 1/4, 38.00 FEET TO THE **POINT OF BEGINNING; THENCE N89° 24' 05" E ON SAID SOUTH RIGHT-OF-WAY LINE, 223.71 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 291; THENCE S77° 57' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 121.11 FEET TO A POINT 60.00 FEET LEFT OF CENTERLINE HIGHWAY STATION 654+10 BACK = 653+68.2 AHEAD; THENCE N89° 12' 49" E ON SAID SOUTH RIGHT-OF-WAY LINE, 185.61 FEET TO THE EAST LINE OF SAID WEST 32.29 ACRES; THENCE S0° 09' 10" W ON SAID EAST LINE, 1233.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY ROUTE 435; THENCE N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.24 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING N88° 59' 07" W ON SAID NORTH RIGHT-OF-WAY LINE, 529.24 FEET TO THE WEST LINE OF SAID EAST 32 ACRES; THENCE N08° 08' 21" E ON SAID EAST LINE, 1230.79 FEET TO A POINT BEING 38.00 FEET SOUTH FROM, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE N89° 33' 48" E ON SAID SOUTH RIGHT-OF-WAY LINE, 532.85 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, WHICH LIES SOUTHERLY OF MISSOURI STATE HIGHWAY ROUTE NO. 291 AND NORTHERLY OF INTERSTATE HIGHWAY NO. 435, MORE PARTICULARLY DESCRIBED BY TIMOTHY BLAIR WISWELL, PLS 2009000067, OF GEORGE BUTLER ASSOCIATES, INC., CLS 000059, ON MARCH 14, 2024, AS FOLLOWS:

***COMMENCING AT THE NORTH CORNER OF SAID SECTION 21; THENCE N89° 24' 10" E ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 527.78 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367; THENCE S00° 08' 57" W ON SAID EXTENDED LINE, A DISTANCE OF 63.48 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF HIGHWAY ROUTE 291, ***THE POINT OF BEGINNING; THENCE N89° 13' 23" E, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.52 FEET, TO A POINT BEING 60 FEET SOUTH OF ROUTE NO. 291 CENTERLINE STATION 661+98.40; THENCE S83° 17' 47" E ON SAID SOUTH LINE, A DISTANCE OF 95.57 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 661+00.00; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF S87° 49' 17" E, A RADIUS OF 1839.86, THROUGH A CENTRAL ANGLE OF 14° 58' 36", AND AN ARCH LENGTH OF 481.67 FEET, TO A POINT BEING 70 FEET SOUTH OF STATION 655+98.39; THENCE S77° 14' 02" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.10 FEET, TO A POINT BEING 60 FEET SOUTH OF STATION 654+98.39; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE ON SAID CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT OF N89° 49' 29" W, A RADIUS OF 1849.86, THROUGH A CENTRAL ANGLE OF 18° 00' 00", AND AN ARCH LENGTH OF 581.15 FEET, TO A POINT BEING 84 FEET SOUTHWEST OF STATION 648+91.42; THENCE S34° 01' 45" E, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ROUTE 291, SHOWN ON THE HIGHWAY NO. 435 PLANS, A DISTANCE OF 91.18 FEET, TO A POINT, 100.0 FEET, LEFT/SOUTHWEST, OF STATION 647+50; THENCE S68° 28' 48" E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 10.61 FEET, TO A POINT ON THE WEST LINE OF WARRANTY DEED 40903 BOOK 559 PG 708; THENCE S41° 01' 39" W, DEPARTING SAID RIGHT-OF-WAY LINE, ON SAID WEST LINE, A DISTANCE OF 185.49 FEET TO A POINT OF CURVATURE; THENCE ON SAID CURVE TO THE LEFT, AND ON SAID WEST LINE, HAVING A RADIUS OF 1367.39 FEET, THROUGH A CENTRAL ANGLE OF 15° 00' 00" AN ARCH LENGTH OF 357.98 FEET, TO A POINT OF TANGENCY; THENCE S26° 01' 38" E ON SAID WEST LINE, A DISTANCE OF 293.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 435, 175.00 FEET NORTH OF STATION 931+88.32; THENCE N88° 59' 21" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 212.32 FEET, TO A POINT BEING 175.00 FEET NORTH OF STATION 924+50.00; THENCE N00° 08' 57" E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ON THE EAST LINE OF SPECIAL WARRANTY DEED INSTRUMENT #2020011315, BOOK 1335, PAGE 367, A DISTANCE OF 1233.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27.76 ACRES - 1,209,214.97 SQ FEET AND BEING SUBJECT TO THAT PART IN ROAD RIGHT-OF-WAY IF ANY.

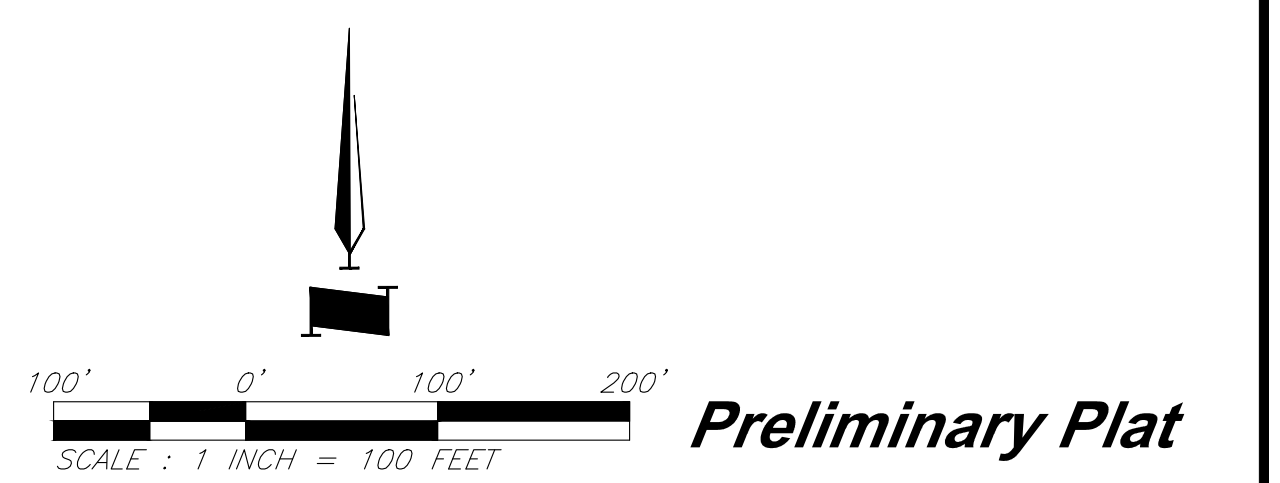


PREPARED BY:
 GEORGE BUTLER ASSOCIATES, INC.
 9801 RENNER BOULEVARD
 LENEXA, KANSAS 66219
 PHONE: 913-492-0400
 CONTACT: BRIAN BOYD
 EMAIL: bboyd@gbateam.com

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2025-00025 on 03-19-2025
 CD-CPC-2025-00024
 CD-CPC-2025-00026

KANSAS CITY MISSOURI

Sara Gabriel
 Sara Gabriel, FAICP
 Secretary of the City Plan Commission



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C:\15410.11\Civil\3D\Production Drawings\Exhibits\2024\08_30_KC_Water_Coordination Exhibit.dwg - Layout: 15 Section Exhibit - Wednesday, February 26, 2025, 9:50am - Copyright 2025, George Butler Associates, Inc. Architect 20212, Professional Engineer 000133, Professional Land Surveyor 000269

City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00025 on 03-19-2025
CD-CPC-2025-00024
CD-CPC-2025-00026

Sara Gabriel

Sara Gabriel, MAJ
Secretary of the City Plan Commission

JAY HEALY
PROFESSIONAL ENGINEER
NO. 2018003126
2/24/25

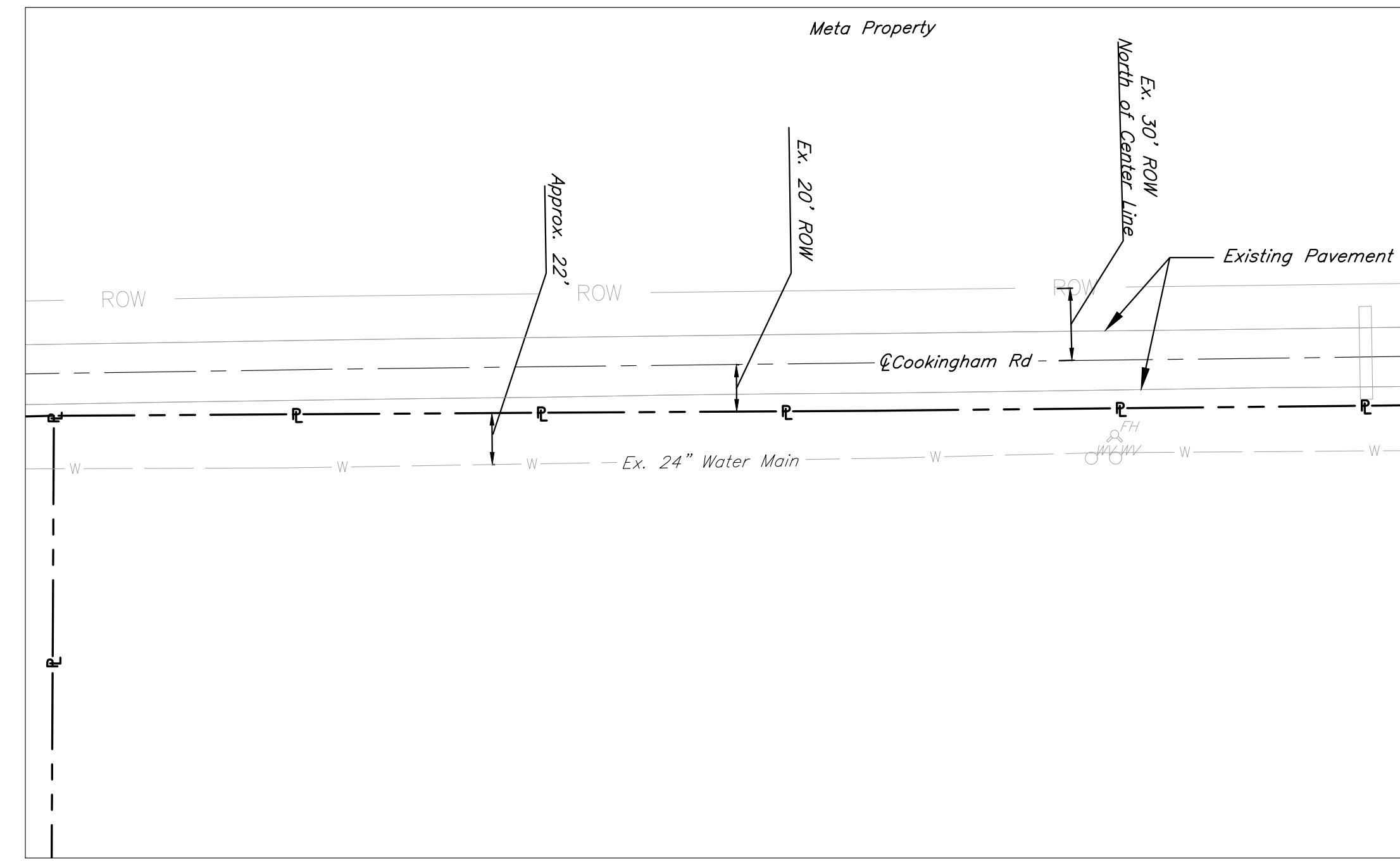
GBA
9801 Renner Blvd., Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

DATE: 3/15/2024
DESIGN BY: JRH
DRAWN BY: DRV/ELS
PROJECT NO.: 15410.11
SHEET NUMBER
15

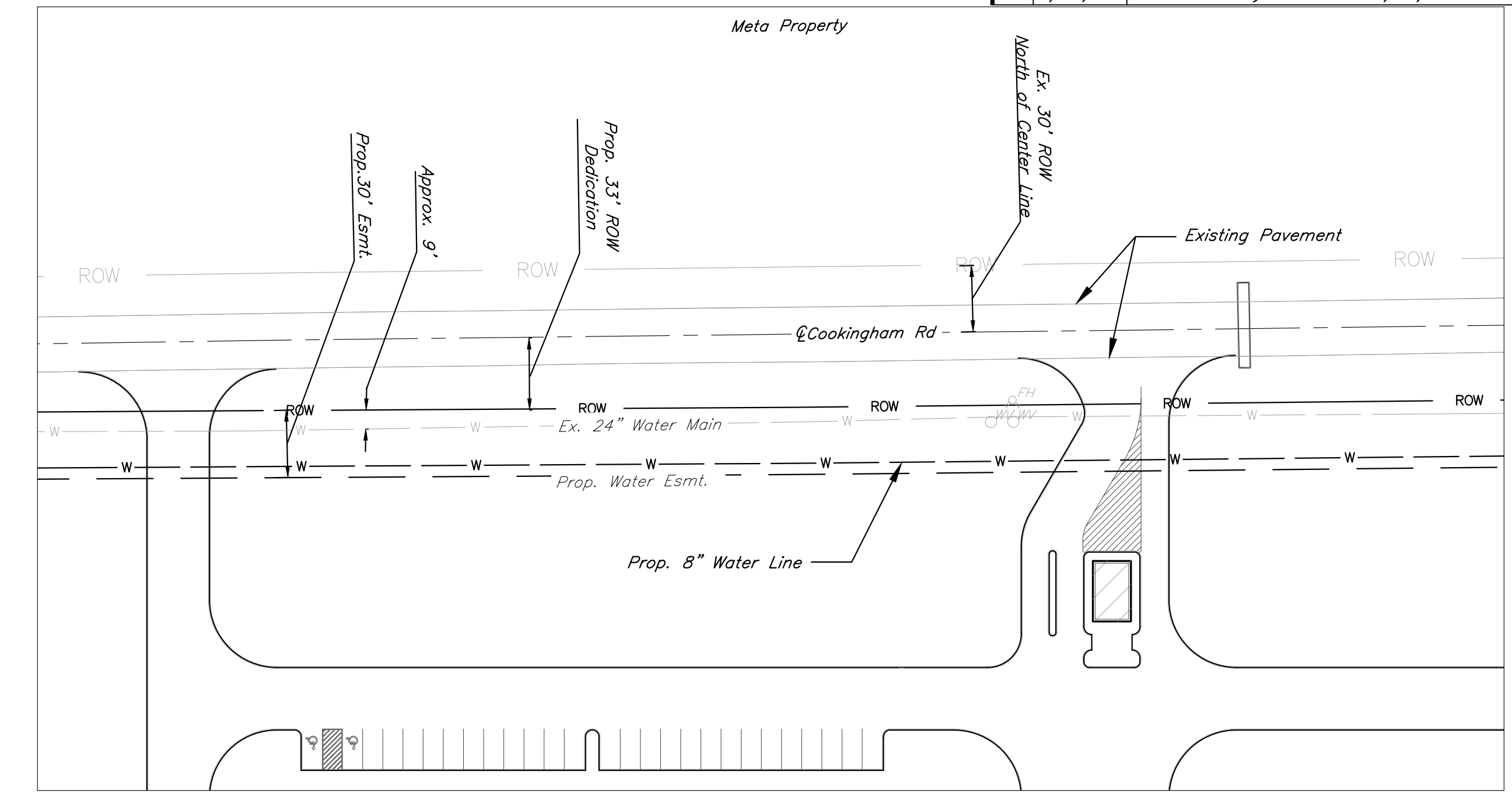
Jay Healy
Professional Engineer
License No. PB-2018003126

M2-3 Rezoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

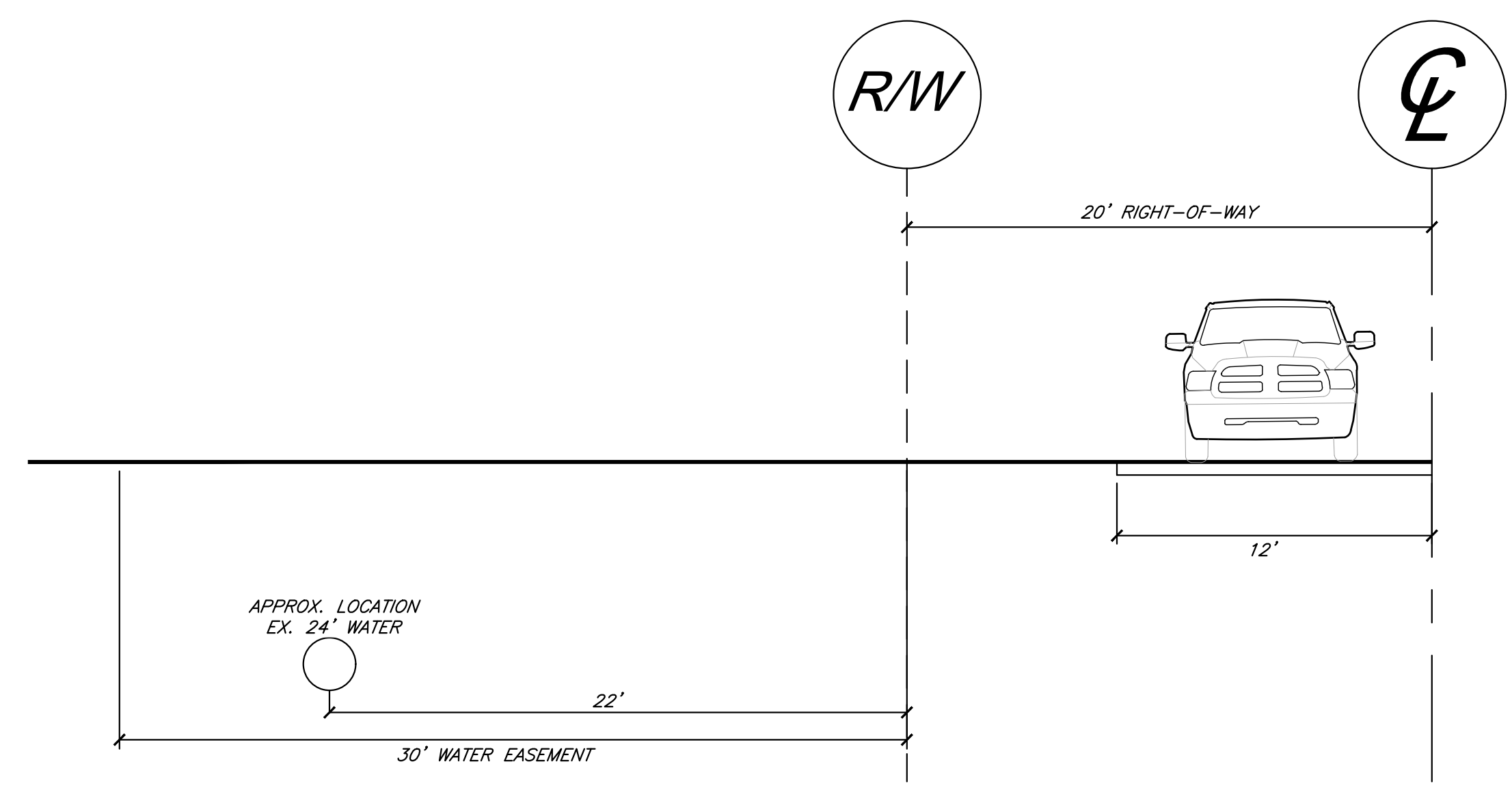
NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	



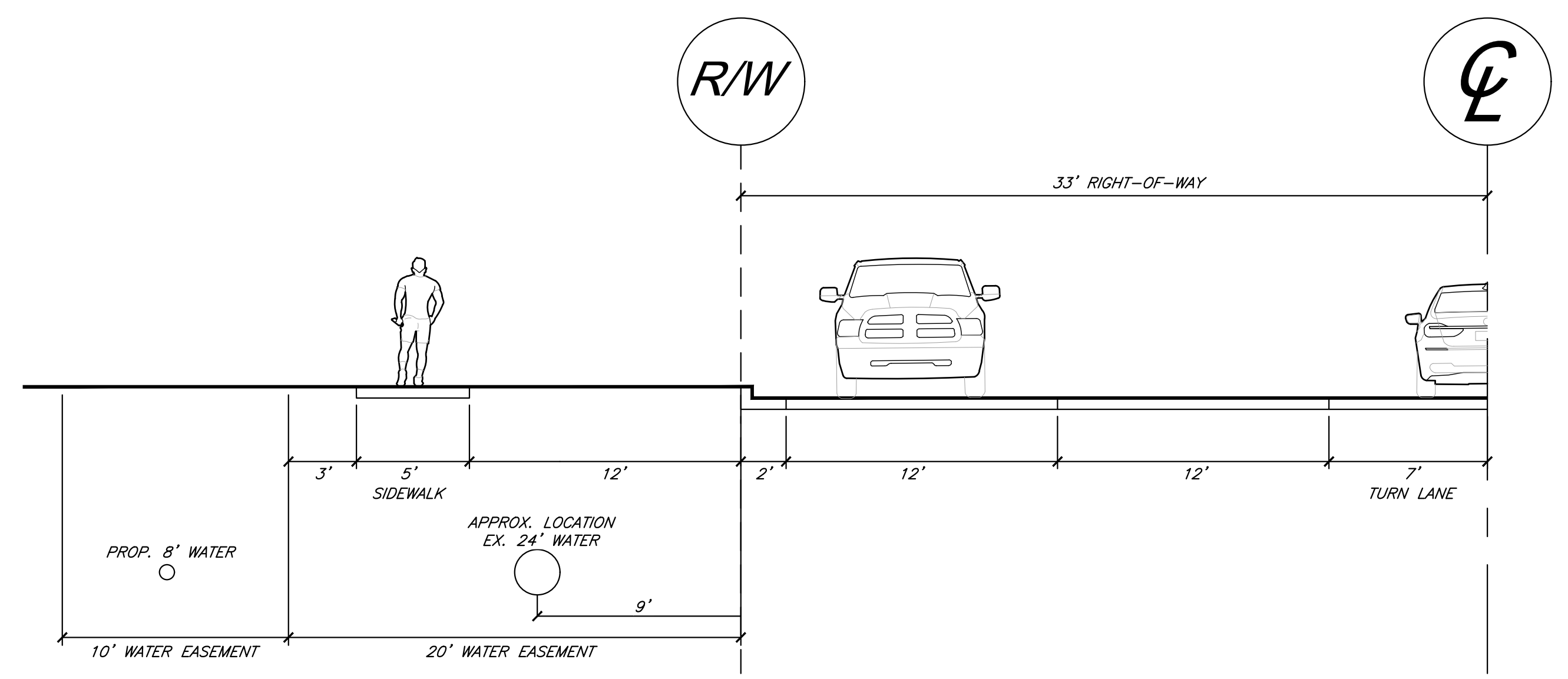
EXISTING CONDITIONS PLAN VIEW
SCALE: 1" = 50'-0"



PROPOSED CONDITIONS PLAN VIEW
SCALE: 1" = 50'-0"



EXISTING TYPICAL RIGHT-OF-WAY SOUTH SECTION - NW COOKINGHAM DRIVE
SCALE: 1" = 5'-0"



FUTURE THOROUGHFARE WITH 33' RIGHT-OF-WAY SOUTH SECTION - NW COOKINGHAM DRIVE
SCALE: 1" = 5'-0"



City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2025-00025 on 03-19-2025
 CD-CPC-2025-00024
 CD-CPC-2025-00026

STREAM BUFFER PLAN

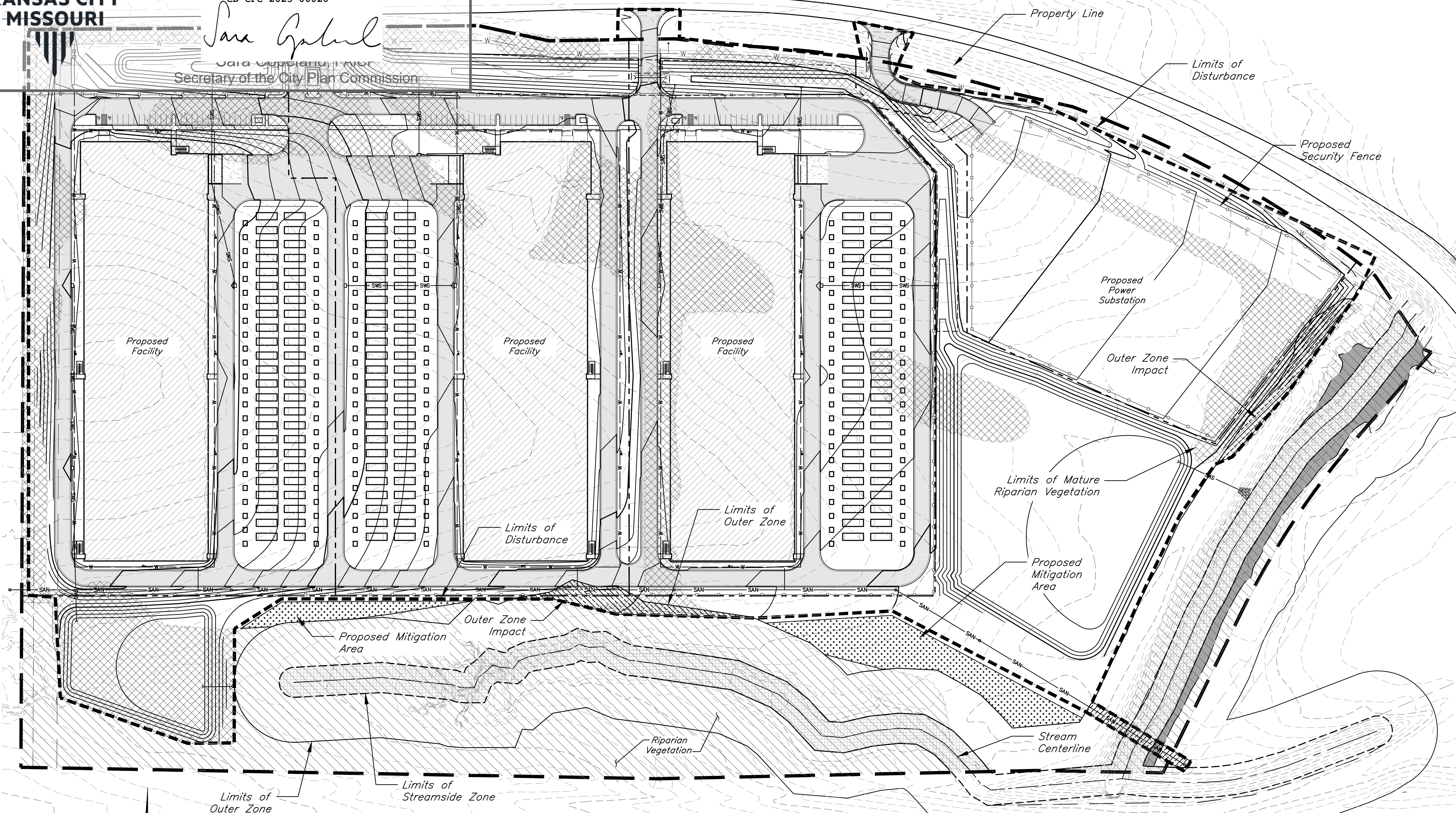
Sara Gabriel
 Sara Gabriel
 Secretary of the City Plan Commission



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 Lenexa, KS 66219
 913.492.0400
 gbateam.com

DATE: 3/15/2024
 DESIGN BY: JRH
 DRAWN BY: DRV/ELS
 PROJECT NO.: 15410.11
 SHEET NUMBER
16

Jay Healy Professional Engineer License No. PB-2018003126		M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri		
NO.	DATE	REVISIONS	BY	APPROVED
1	4/19/24	City Comments 4/5/2024	ELS	
2	12/30/24	Right-of-way/Easement Updates	ELS	
3	2/7/25	Boundary Update	ELS	
4	2/26/25	City Comments 2/24/2025	ELS	



VICINITY MAP
 Not to Scale
 KCMO Regulated Stream within Property Boundary:
 Length = 2426 FT

Stream Buffer Area

Total Stream Buffer Area within project area	9.81 AC
Total Streamside Zone	2.50 AC
Total Middle Zone	0.57 AC
Total Outer Zone	6.74 AC
Mature Vegetation/Steep Slopes in Outer Zone	4.85 AC
Proposed Stream-Side Impact	0.02 AC (0.80%)
Proposed Middle Zone Impact	0.007 AC (1.23%)
Proposed Outer Zone Impact	0.41 AC (6.08%)
Required Stream-Side Zone Mitigation (4:1)	0.08 AC
Required Middle Zone Mitigation (4:1)	0.03 AC
Required Outer Zone Mitigation (1.5:1)	0.62 AC
Total Required Mitigation	0.73 AC
Provided Mitigation	0.84 AC

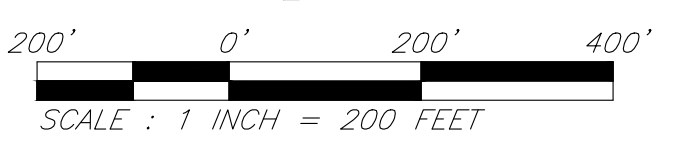
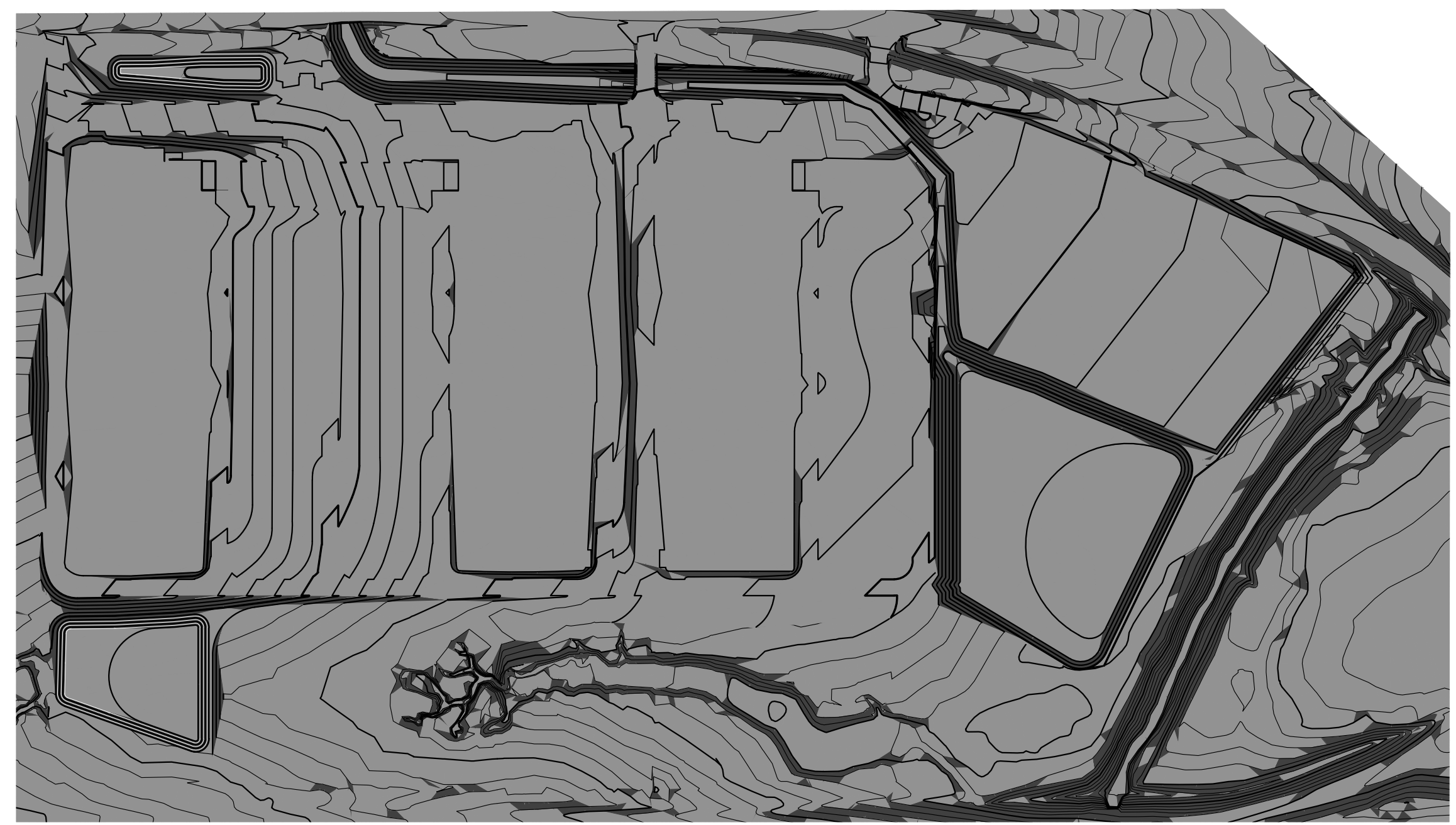
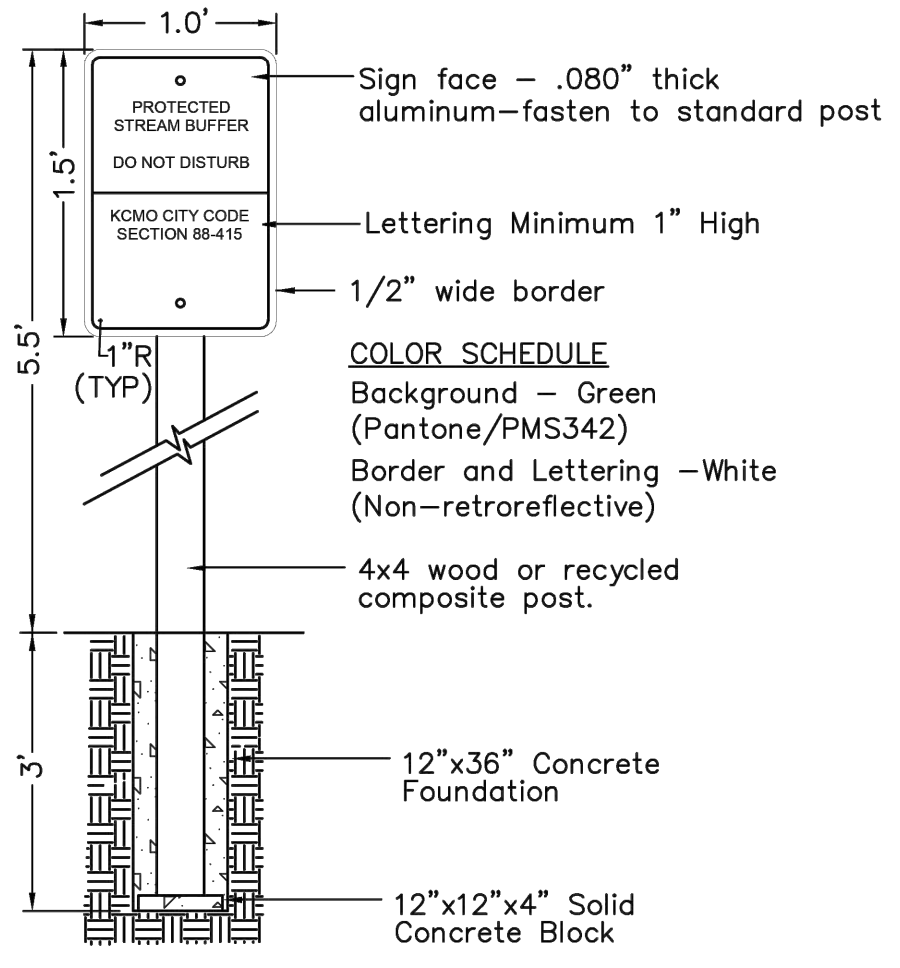
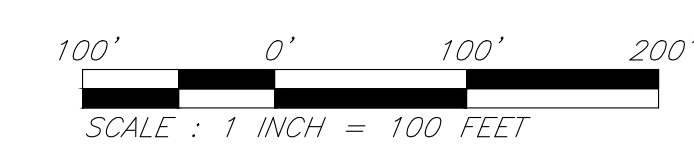
Legend

- Existing Contour
- Proposed Contour
- Property Line
- Limits of Disturbance
- Regulated Stream Channel
- Stream Buffer Limits of Streamside Zone
- Stream Buffer Limits of Middle Zone
- Stream Buffer Limits of Outer Zone
- Proposed Asphalt Pavement
- Trees Removed
- Trees Preservation
- Stream Buffer Impact
- Existing Tree Line
- Streamside Zone
- Middle Zone
- Proposed Mitigation

Slope Map Legend

- 0% - 15%
- 15% or Greater

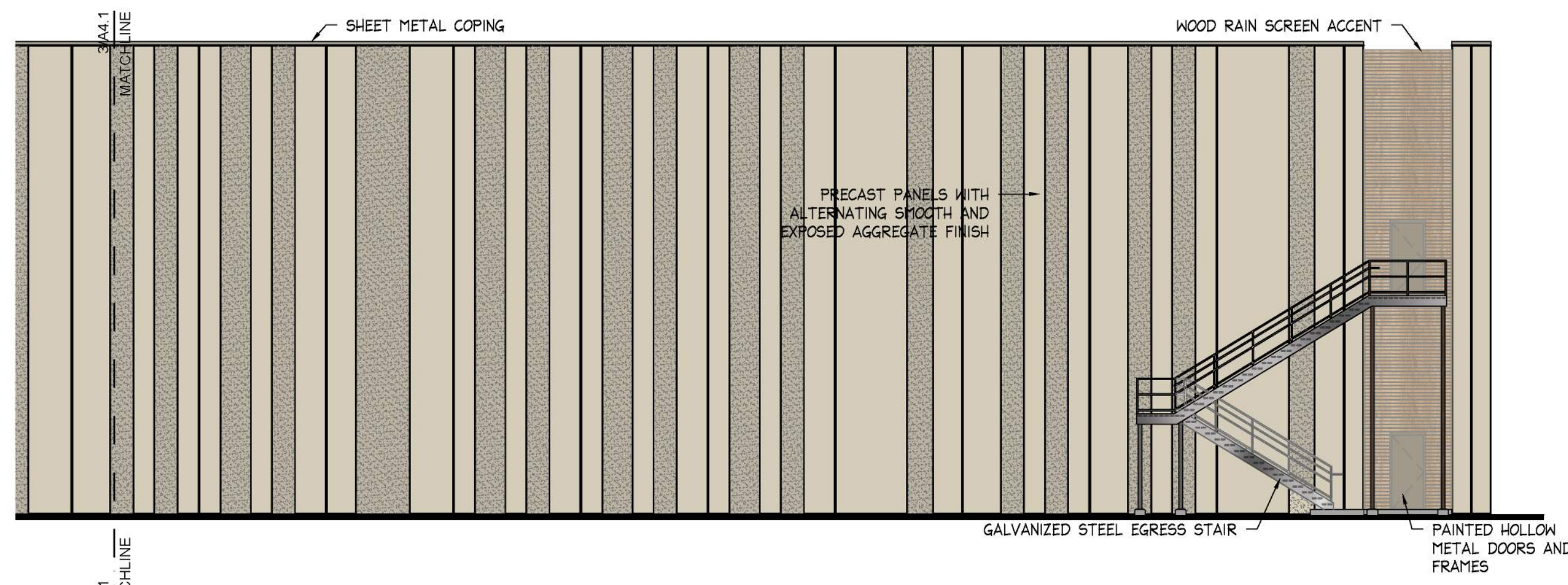
- General Notes:**
- Stream Buffer Signs shall be installed along project boundary at change in bearing and spaced no more than every 100 feet.
 - According to the Flood Insurance Rate Maps (FIRMs) for the city of Kansas City, Missouri (29095C0061G, dated January 20th, 2017), the site is situated mainly within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A channel on the site contains Zone AE, special flood hazard areas.
 - The project is located in the First Creek Watershed.



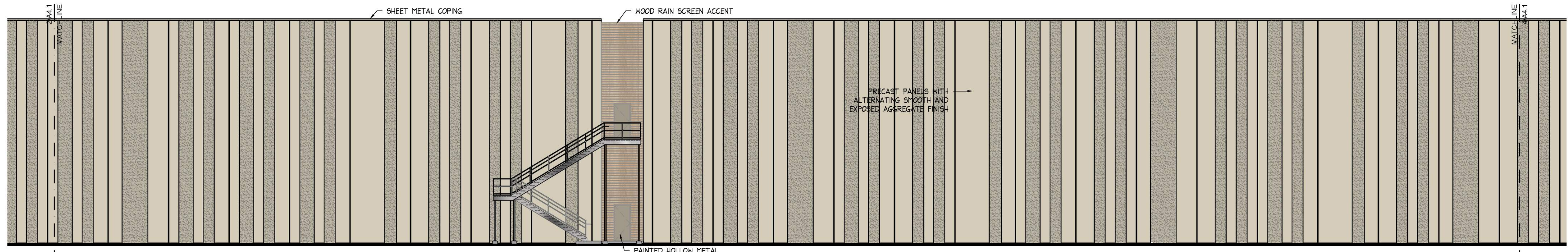
PREPARED FOR:
GBA REALTY LLC
 9801 RENNER BOULEVARD
 LENEXA, KANSAS 66219
 PHONE: 816-876-3893
 CONTACT: GRAHAM JONES
 EMAIL: gjones@gbabuilders.com

PREPARED BY:
GEORGE BUTLER ASSOCIATES, INC.
 9801 RENNER BOULEVARD
 LENEXA, KANSAS 66219
 PHONE: 913-492-0400
 CONTACT: BRIAN BOYD
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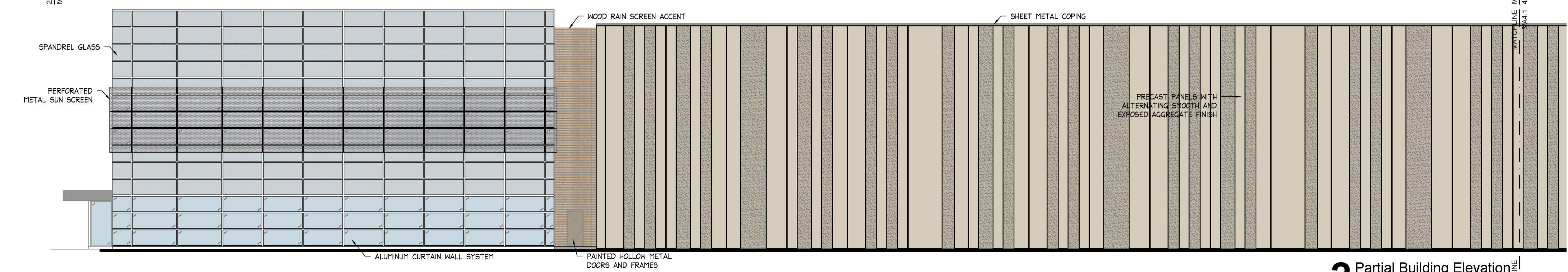
C:\15410.11\Civil\301\Production Drawings\Rezoning & Preliminary Development Plans\Preliminary Stream Buffer Plan\15410.11C2700.dwg Layout: 16 Stream Buffer Plan - Wednesday, February 26, 2025, 9:50am - Copied to: C:\Users\jhealy\Documents\Projects\15410.11C2700.dwg



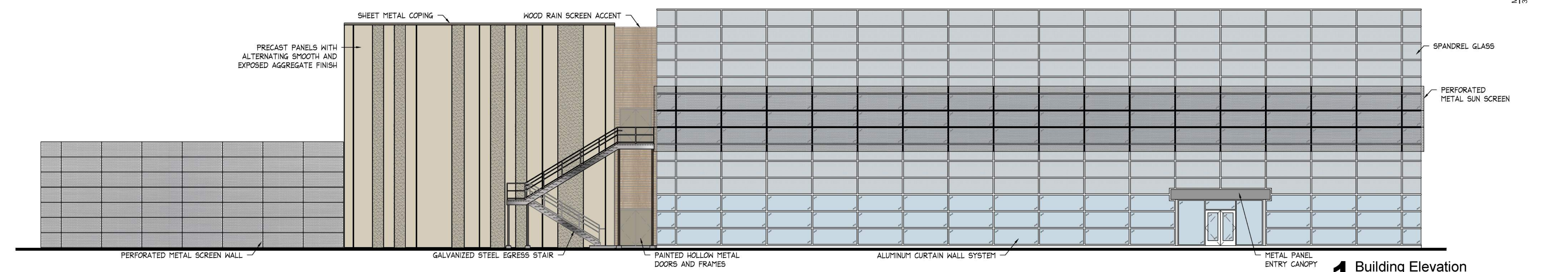
- TOP OF PRECAST
144' - 0"
- TOP OF JOISTS
140' - 0"
- ACOUSTICAL CEILING
132' - 0"
- FINISHED FLOOR (2ND)
120' - 0"
- ACOUSTICAL CEILING
112' - 0"
- FINISHED FLOOR (1ST)
100' - 0"



3 Partial Building Elevation
West Facing
3/32" = 1'-0"



2 Partial Building Elevation
West Facing
3/32" = 1'-0"



1 Building Elevation
North Facing
3/32" = 1'-0"

	DATE: 3/15/2024
	DESIGN BY: SSC
	DRAWN BY: SSC
	PROJECT NO.: 23-034
	SHEET NUMBER A4.1
M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri	

City Plan Commission

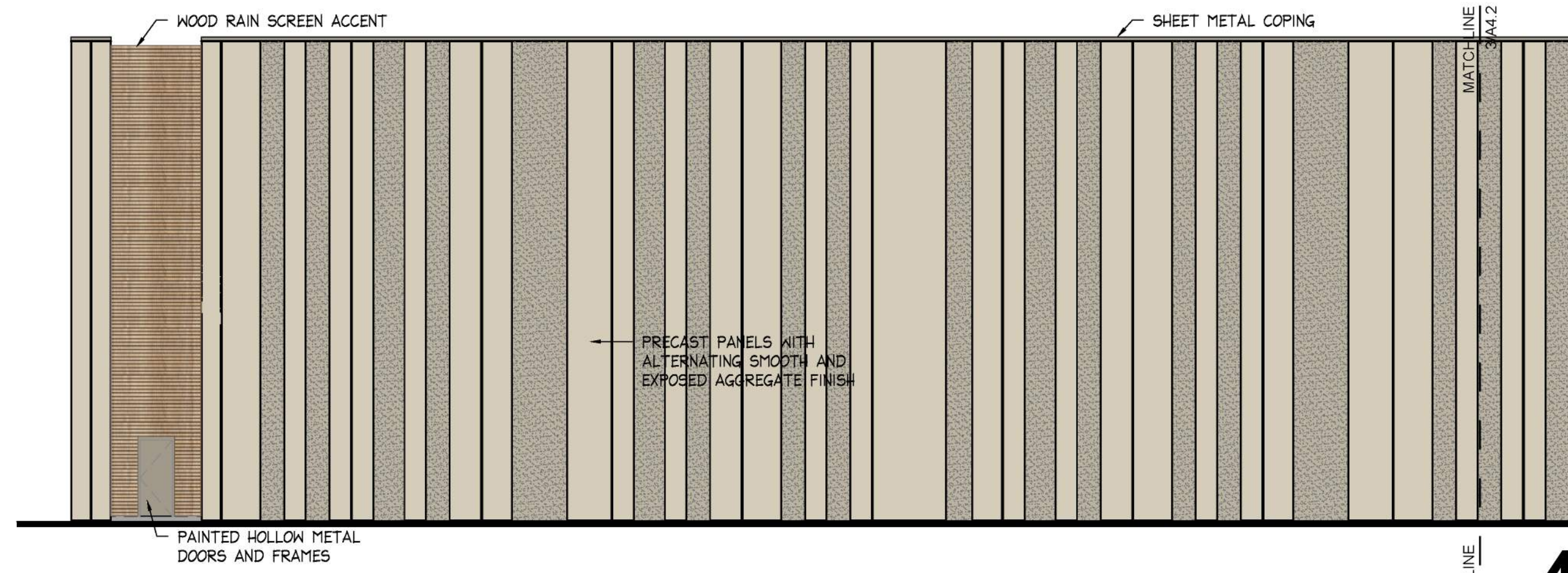
Approved Subject to Conditions
 Case No. 03-19-2025

KANSAS CITY MISSOURI

Sara Cooperano
 Sara Cooperano, FAICP
 Secretary of the City Plan Commission

4 Partial Building Elevation
 West Facing
 3/32" = 1'-0"

- TOP OF PRECAST
144' - 0"
- TOP OF JOISTS
140' - 0"
- ACOUSTICAL CEILING
132' - 0"
- FINISHED FLOOR (2ND)
120' - 0"
- ACOUSTICAL CEILING
112' - 0"
- FINISHED FLOOR (1ST)
100' - 0"



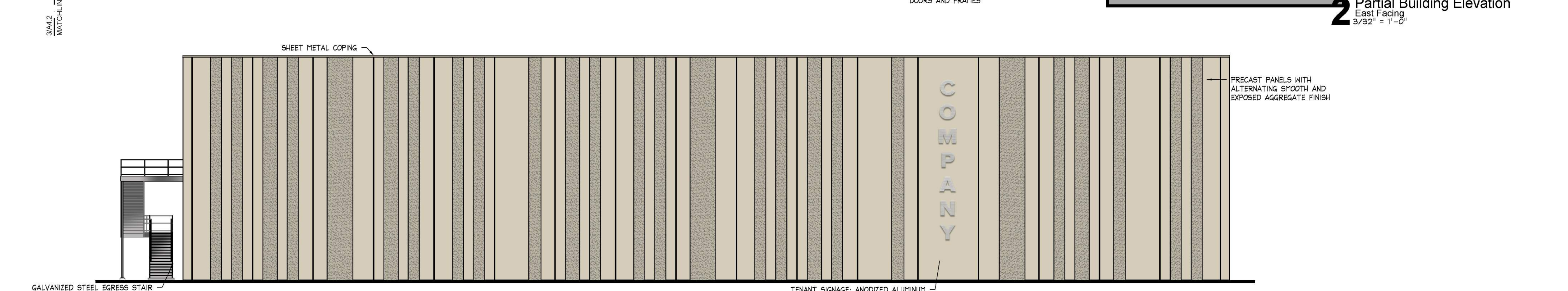
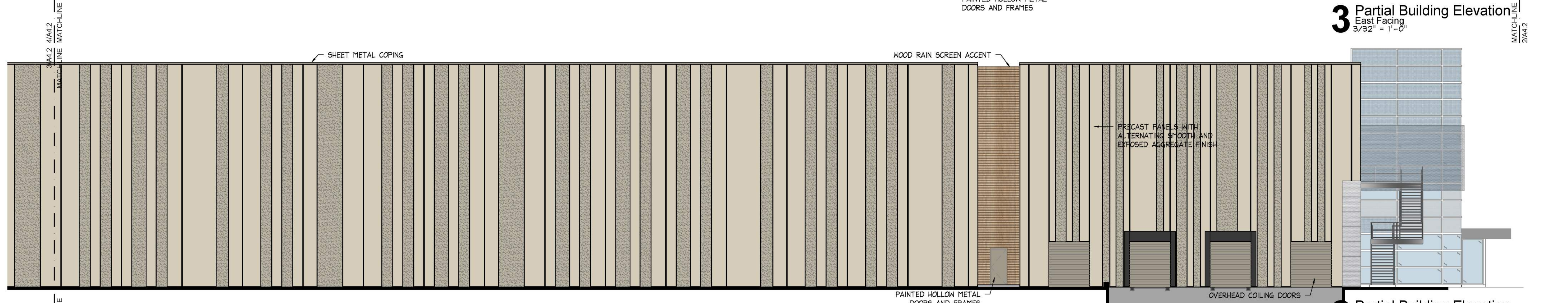
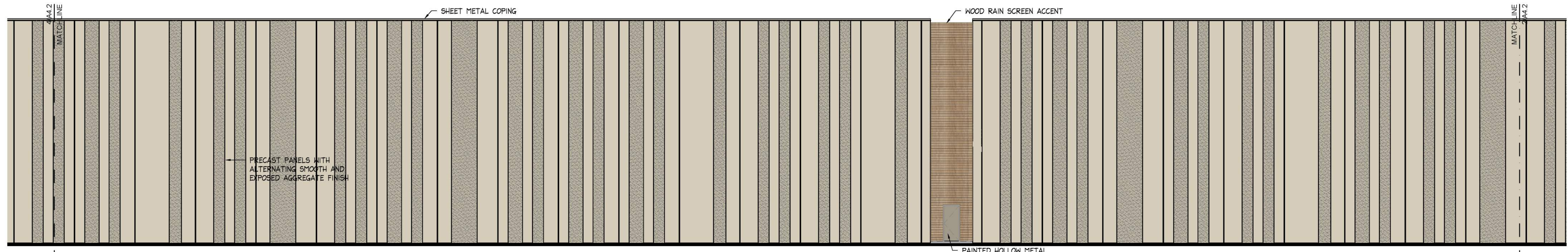
	DATE: 3/15/2024
	DESIGN BY: SSC
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	PROJECT NO.: 23-034
SHEET NUMBER	
A4.2	
Kerry L. Knott Registered Architect License No. A-4990	M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri

City Plan Commission

Approved Subject to Conditions

KANSAS CITY MISSOURI

Sara Cooperano, FAICP
Secretary of the City Plan Commission



3 Partial Building Elevation
East Facing
3/32" = 1'-0"

2 Partial Building Elevation
East Facing
3/32" = 1'-0"

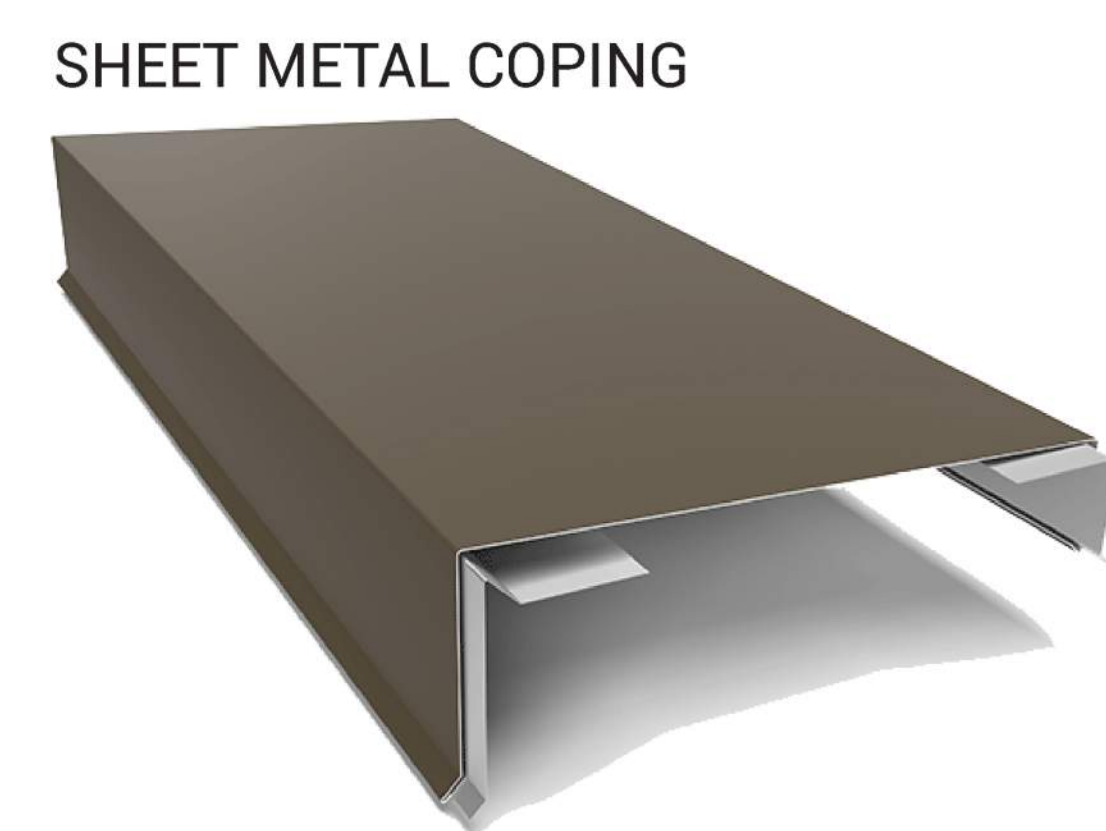
1 Building Elevation
South Facing
3/32" = 1'-0"

	Bell / Knott & Associates CORPORATE ARCHITECTS, P.C. 12730 State Line Road Suite 100 Leawood, KS 66209 Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com	DATE: 3/15/2024
		DESIGN BY: SSC
		DRAWN BY: SSC
PROJECT NO.: 23-034		SHEET NUMBER: A4.3
Kerry L. Knott Registered Architect License No. A-4990		M2-3 Rezoning - Pre. Development Plan & Pre. Plat COOKINGHAM DEVELOPMENT Kansas City, Missouri

KANSAS CITY MISSOURI

City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2025-00025 on 03-19-2025
 CD-CPC-2025-00024
 CD-CPC-2025-00026

Sara Cooperiano
 Sara Cooperiano, FAICP
 Secretary of the City Plan Commission



SHEET METAL COPING



PRECAST CONCRETE PANELS WITH SMOOTH & EXPOSED AGGREGATE FINISH



WOOD RAIN SCREEN



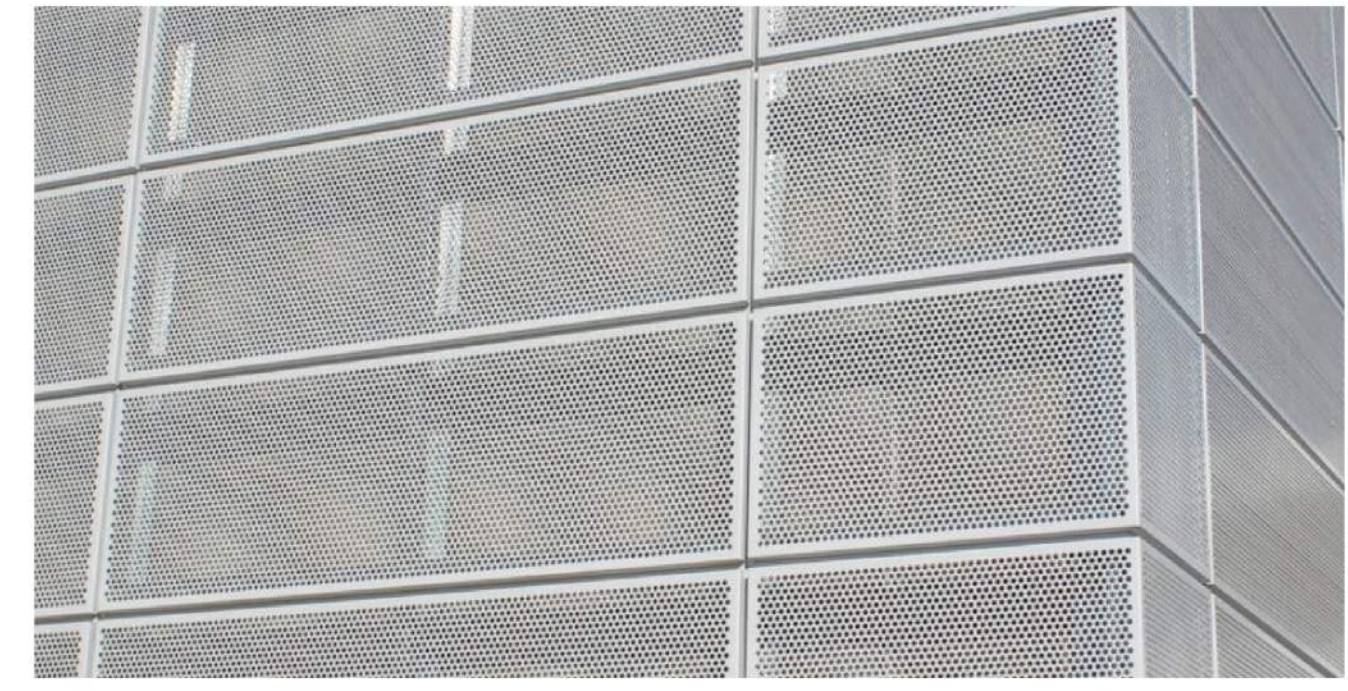
ALUMINUM CURTAIN WALL SYSTEM



PAINTED HOLLOW METAL DOORS & FRAMES



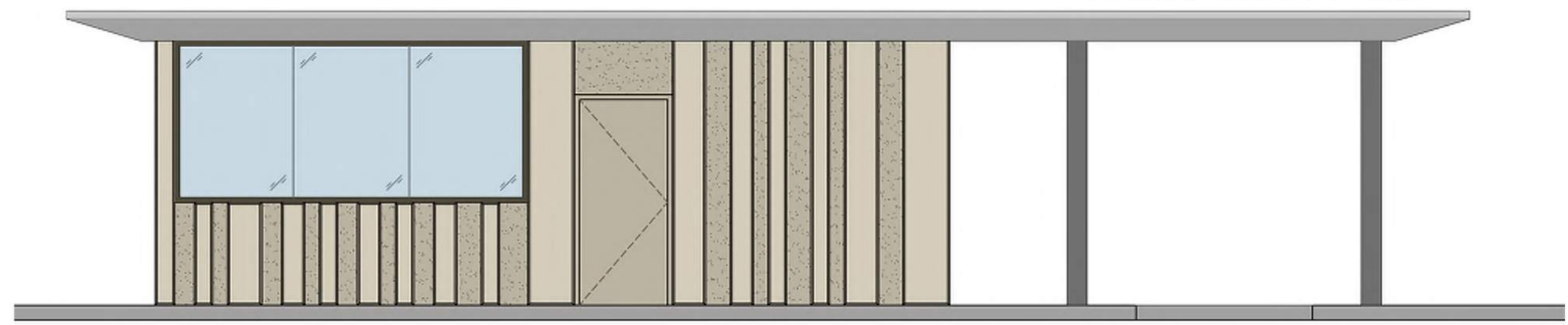
GALVANIZED STEEL STAIRS



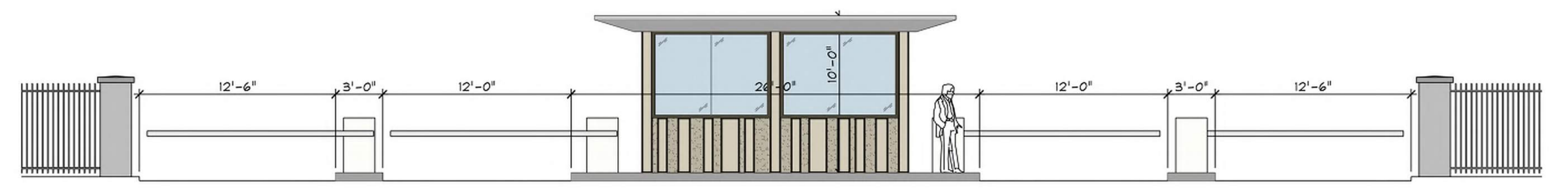
PERFORATED METAL SCREEN WALL / SUN SCREEN



DECORATIVE SECURITY FENCING



2 Guard House Side Elevation
 1/4" = 1'-0"



1 Guard House Front Elevation
 3/16" = 1'-0"