



CITY PLAN COMMISSION STAFF REPORT

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

November 7, 2023

Project Name
East Campus Office & Manufacturing
MPD Plan

Docket #8

Request
CD-CPC-2023-00150 – Rezoning with Plan

Applicant
Jacob Hodson
Olsson

Agent
Promontory 150, LLC

Location 14499 Colorado Ave.
Area About 250 acres
Zoning M2-2 & M3-5
Council District 6th
County Jackson
School District Grandview

Surrounding Land Uses
North: City of Grandview, Industrial and residential (existing).
South: zoned M1-5, Industrial uses.
East: zoned M1-5/ M2-2, Apartments and Industrial uses.
West: zoned UR, NNSA Federal Complex.

Major Street Plan
The City’s Major Street Plan classifies Botts Road as Thoroughfare with 4 Through lanes. Missouri Route 150 is classified as a freeway.

Land Use Plan
The Martin City Area Plan adopted by Resolution No. 200184 on March 5, 2020, recommends Industrial land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on September 15, 2023. Scheduling deviations from 2023 Cycle T have not occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on October 26, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The project site is generally located at the northeast corner of MO Route 150 and Botts Road. The project is mostly undeveloped except for the existing Ideka Asphalt Plant located at the southeast corner of the site. The plant has been relocated south of MO Route 150 on Andrews Road. The site is bisected by an existing regulated stream that was permitted for mitigation.

Surrounding land uses includes existing industrial and residential uses with the City of Grandview to the north. To the east is the Cloverleaf apartments and industrial uses. The NNSA Federal Complex is on the west of Botts Road. To the south is the second plat of the CenterPoint Intermodal development. The parcel further south is the I-49 Industrial Center approved in July 2021.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of rezoning from Districts M2-2 and M3-5 to District MPD which also serves as a preliminary plat to allow for about 2.5 million square foot of office, admin, commercial, manufacturing, including a substation on seven (7) lots and four (4) tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 - CD-CPC-2023-00150 - **Approval with Conditions**

achieved by connecting the existing trail system through this site with the 150 Hwy trail east of Colorado Avenue.

PLAN ANALYSIS

Master Planned Development (88-280), Uses and Development Standards are established as part of the rezoning.

**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
MPD Statement	YES	YES	C-100
Lot and Building Standards (88-280)	YES	YES	
Parking and Loading Standards	YES	YES	
*Landscape and Screening Standards (88-425)	YES	NO	See analysis below.
Outdoor Lighting Standards (88-430)	NO	NO	*Seeking exception
Sign Standards (88-445)	YES	YES	Must comply with 88-445.
*Pedestrian Standards (88-450)	YES	YES	

Requested Waivers/ Deviations and Exemptions

1. Exception from KCMO Zoning and Development Code Section 88-430.
2. Exception restrict access to Utility Sheet due to national security.
3. Request to allow administrative approval of Final MPD Plans by the Director of City Planning and Development, unless when it increases the total building square footage by more than 10% or proposes the addition or deletion of any uses or proposes building heights exceeding that stated on the MPD plan.

Landscaping and Screening:

The applicant has submitted a preliminary landscape plan to allow staff to review compliance with 88-405-05-F and 88-425-04-B of the Zoning and Development Code. Staff recommends the applicant revise the landscape plan with emphasis on the proposed vehicular use along the public roadway (150 Hwy). This can be accomplished with berms and evergreens.

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 Martin City Area Plan recommends Industrial land use for this location. The proposed use is consistent with the area plan land use recommendation. OA

B. Zoning and use of nearby property;

Nearby properties are primarily industrial uses. This proposal will be compatible. OA

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

The proposed plan will be compatible with the physical character of the area. OA

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

There is adequate public infrastructure to serve this development. OA

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

The current zoning designation is M2-2 and M3-5 and the development can be done under the existing zoning. OA

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

The subject property has never been developed. OA

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

The rezoning is not expected to detrimentally affect nearby properties. OA

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.

A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project. OA

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 development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the Martin City Area Plan. OA

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

The proposed uses are permitted in the M2-2 and M3-5 zoning district. OA

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;

The proposed plan meets the requirements for vehicular access and circulation subject to the conditions recommended by staff. OA

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

The proposed plan provides connectivity within the development and to adjoining public streets. OA

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

The plan provides for adequate utilities to serve the development. OA

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The Development Plan is proposing office, manufacturing and warehouses which are compatible with the surrounding land uses. OA

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant submitted a preliminary landscape plan. Staff recommends submittal of a revised landscape plan per staff approval prior to ordinance request to ensure that the vehicular uses proposed along 150 Hwy are adequately screened. OA

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. OA

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The plan also includes a tree preservation and mitigation plan. The existing trees within the regulated stream area are shown on the preliminary stream buffer plan and will be preserved. OA

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

8 - CD-CPC-2023-00150- **Approval with Conditions**

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: November 03, 2023

Case Number: CD-CPC-2023-00150

Project: East Campus Office & Manufacturing Master Plan

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. The developer shall secure approval of an MPD Final Plan from the Director of City Planning and Development prior to building permit.
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, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. 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 for MPD Final Plans that abut residential areas prior to Certificate of Occupancy.
7. 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.
8. That prior to ordinance request the submitted Traffic Impact Study must be approved by Public Works Department and the Missouri Department of Transportation. All necessary improvements identified and required by the TIS shall be reflected on a revised MPD plan and approved by staff prior to ordinance request. This includes any changes to the site access and circulation.
9. MPD Final Plan shall provide details and identify connections from parking areas to buildings; pedestrian connectivity across the campus shall include a 10' wide multi-use trail. All pedestrian circulation systems on the campus shall meet Ordinance Section 88-450. The 10' trail shall be a publicly accessible trail with an agreement that the public would always be able to access it.

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

10. 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.
11. 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.
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 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.
14. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land

Development Division.

15. The developer shall 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.
16. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
17. 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.
18. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
19. The developer shall submit plans to the Land Development Division and obtain permits for any construction required in the public right-of-way.

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

20. The shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
21. 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)
22. 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
23. 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)
24. 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)
25. Shall provide fire lane signage on fire access drives.
26. 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)
27. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
28. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
29. IFC (2018) § 503.1.1 The building labeled "Future Manufacturing 262,500 SF" shall be submitted for review and approval as part of the MPD Final Plan showing the method of meeting exceptions for fire access roads.
30. IFC (2018) § D104.2 A second access road from the public streets onto the site shall be provided if the total building area exceeds 62,000 SF (exception: may be increased to 124,000 SF if buildings are fully sprinklered).
31. IFC (2018) § D104.1 The temporary access road that passes between buildings 203 and 251 shall be constructed on-site regardless of access to MO-150 Highway to provide for emergency vehicle circulation.

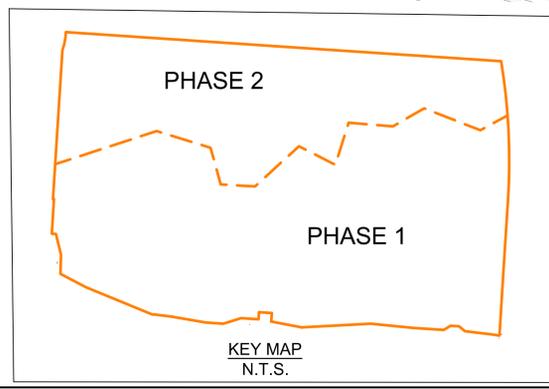
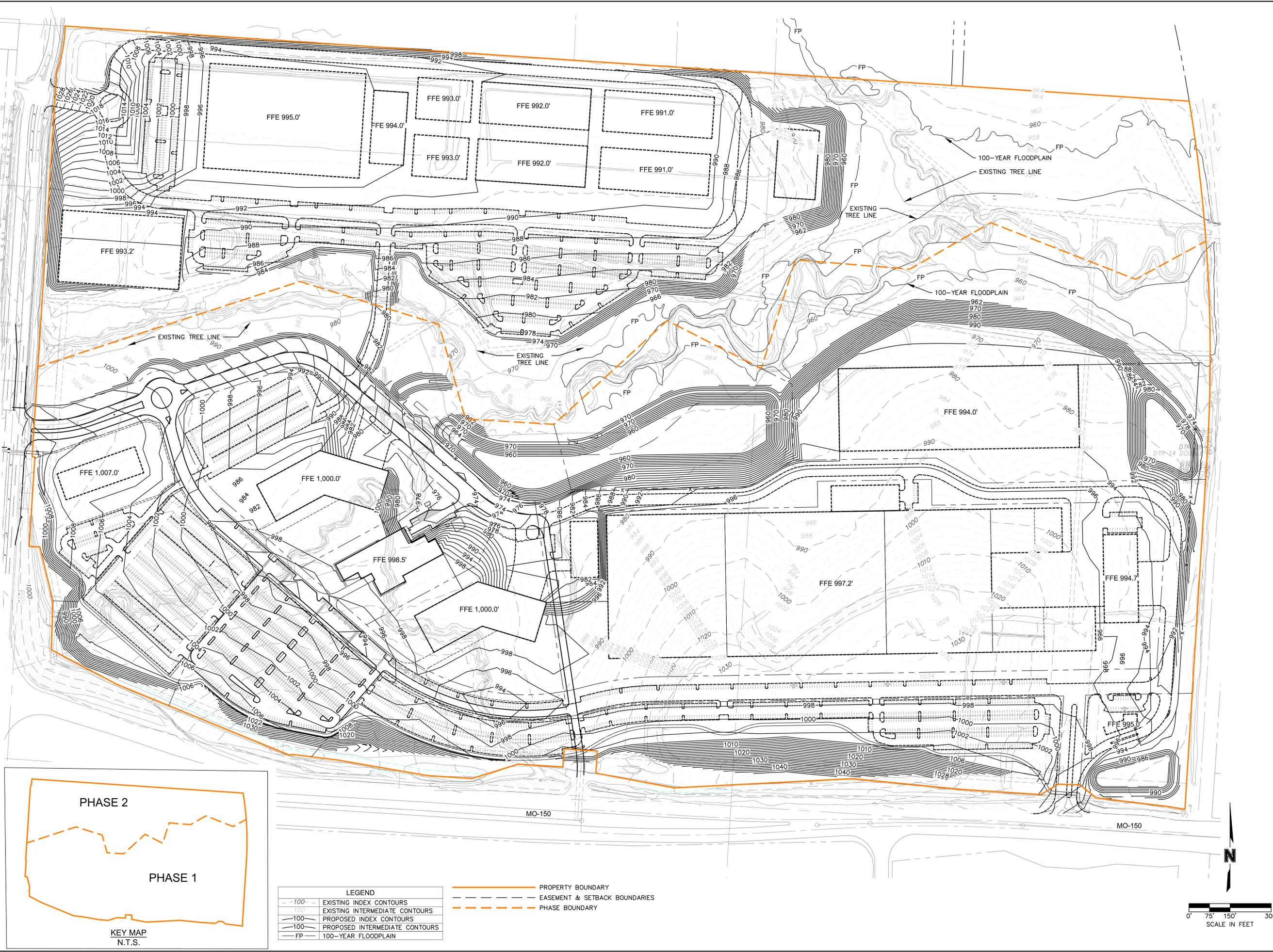
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

32. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
33. A full flow fire meter shall 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.
34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
35. 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.
36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.
37. The developer must submit water main abandonment plans for abandonment of the 8" public water main in Colorado Ave (approx 660') and any other needed public water main and fire hydrant improvements. The plans shall be prepared by a registered professional Engineer in Missouri and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

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

38. The developer shall provide private storm water and private sanitary sewer easements for any private sewer mains prior to the issuance of any building permits.
39. The developer shall provide Covenants to Maintain Private Storm and Sanitary Sewer Mains acceptable to KC Water for any private sewer mains prior to the issuance of any building permits.
40. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
41. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
42. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
43. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
44. The developer shall provide private water main easements for any private water mains prior to the issuance of any building permits.
45. The developer shall provide a Covenant to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

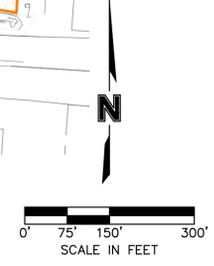
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LEGEND

-100-	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
FP	100-YEAR FLOODPLAIN

	PROPERTY BOUNDARY
	EASEMENT & SETBACK BOUNDARIES
	PHASE BOUNDARY



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Chandler, AZ 85226
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY GRADING PLAN
REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

EAST CAMPUS

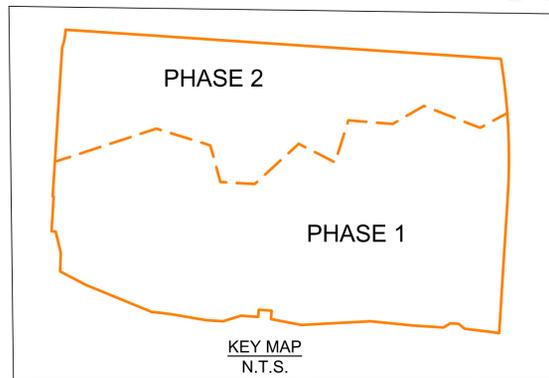
2023

drawn by: OM
checked by: JH
approved by: ENG
QA/QC by: HNTB
project no.: 022-06947
drawing no.: CONC001_02206947
date: 09-15-23

KANSAS CITY, MISSOURI

SHEET
C104

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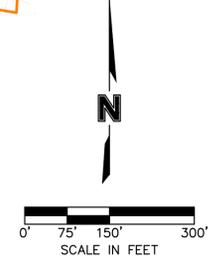


- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

ORDINANCE NO. 220961 (AUTHENTICATED AS PASSED MARCH 16TH/ 2023)
 SECTION 6. THAT AND PROPERTY OWNER THAT PURCHASED PROPERTY IN THE PAST FIVE (5) YEARS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SHALL HAVE TWELVE (12) MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDINANCE TO SUBMIT A DEVELOPMENT PLAN, PROJECT PLAN OR OTHER LIKE PLAN FOR DEVELOPMENT OF THE PROPERTY AND SHALL NOT BE SUBJECT TO THE MITIGATION REQUIREMENTS OF THIS ORDINANCE IF FILED WITHIN THE TWELVE (12) MONTH PERIOD OF TIME.

PROPERTY ACQUISITIONS BEGAN ON MARCH 9, 2020 AND THE MOST RECENT WAS SPRING OF 2023.

CD-CPC-2023-00150 IS NOT SUBJECT TO 88-424 - TREE PRESERVATION AND PROTECTION



35.86AC TOTAL EXISTING CONTIGUOUS TREE CANOPY

TREE PRESERVATION PLAN
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

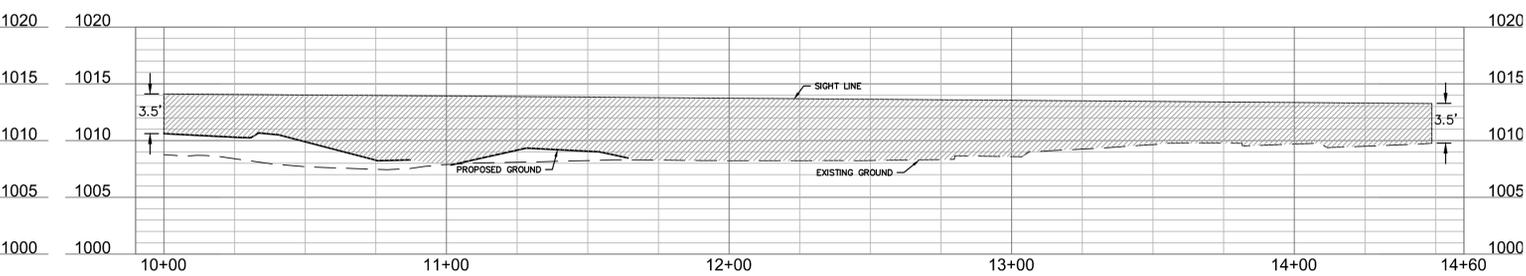
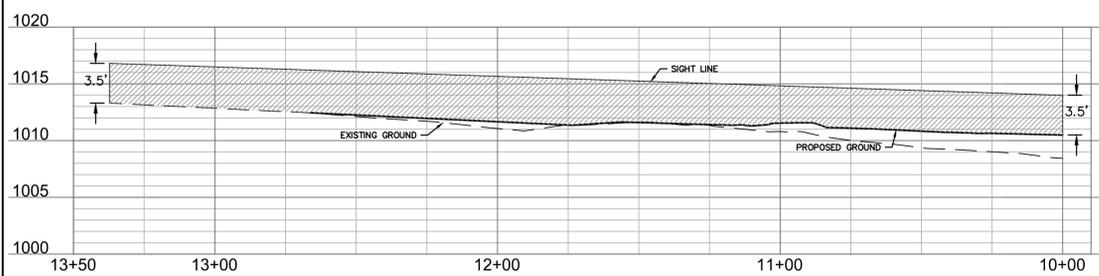
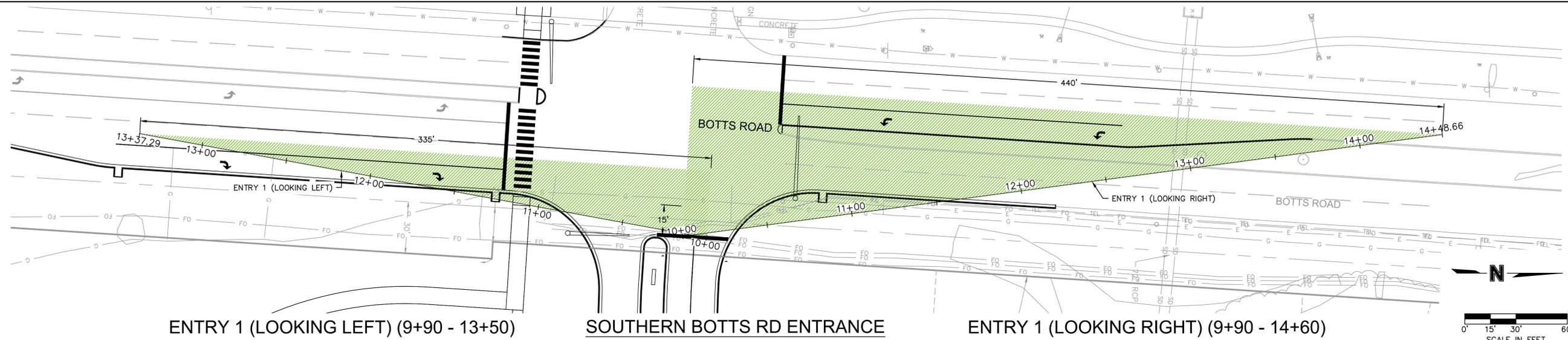
EAST CAMPUS

KANSAS CITY, MISSOURI

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

2023

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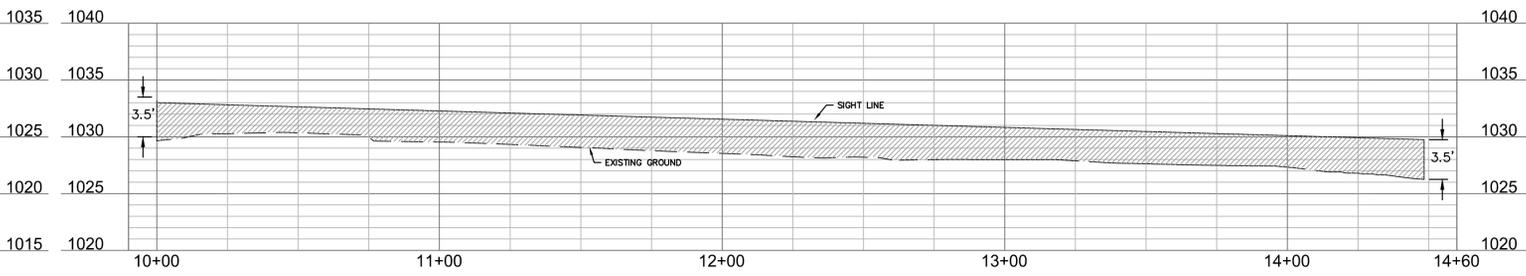
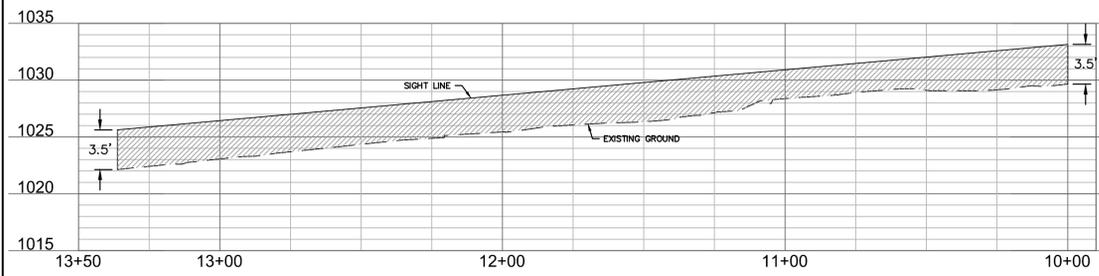
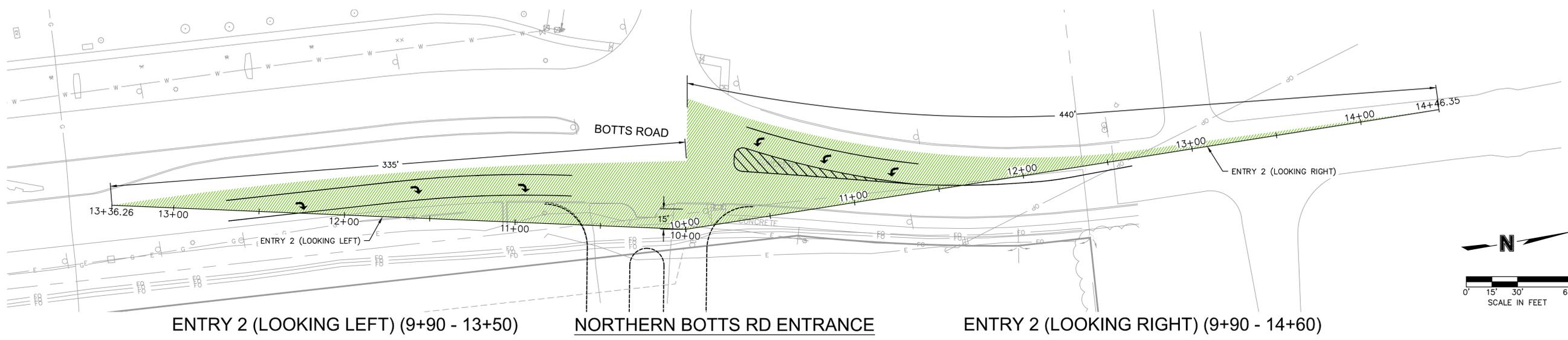


Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 1 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.
Intersection sight distance meets AASHTO minimum requirements.

Intersection	INTERSECTION SIGHT DISTANCE					
	Required Intersection Site Distance (Ft.)		Provided Intersection Site Distance (Ft.)		Minimum Distance Met	
	Case B1	Case B2	Case B1	Case B2	Case B1	Case B2
Entry 2 & Botts Rd.	440	335	440+	335+	Yes	Yes

Note: Per AASHTO requirements, Required Intersection Sight Distance = 440' (35 MPH Posted Speed Limit - Case B1 - Left Turn from Stop w/ 2 additional lanes) & 335' (35 MPH Posted Speed Limit - Case B2 - Right Turn from Stop). Stopped car sitting 15' off edge of Botts Rd. traveled lane. Driver's eye at 3.5' above road surface. Obstacle sitting at 3.5' above road surface.
Intersection sight distance meets AASHTO minimum requirements.



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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SIGHT DISTANCE EXHIBIT
 REZONING DEVELOPMENT PLAN & PRELIMINARY PLAN
 EAST CAMPUS

KANSAS CITY, MISSOURI 2023

drawn by: OM
 checked by: JH
 approved by: ENG
 QA/QC by: HNTB
 project no.: 022-06947
 drawing no.: C_STD01_02206947
 date: 09-15-23

SHEET C110

East Campus – Neighborhood Meeting

October 26th, 2023

Attendees:

Scott Cargill – Promotory 150 LLC (Owner)

Kevin Breslin – Promotory 150 LLC (Owner)

Cyrus Dawson – (See photocopy of sign-in Sheet)

- Only 1 attendee, Mr Dawson and his wife arrived around 5:45 and stayed approximately 30 minutes.
- Kevin provided a brief overview of the property and the proposed Site Improvement explaining the proposed change in land use from the previously approved warehouse distribution plan which is currently and on file with the municipality, to the new office and manufacturing complex as planned.
- Exhibits showing project location and the MPD plan were on hand and use for reference.
- Mr Dawson assumed that this was an expansion to the existing NNSA campus to which we both acknowledge and confirmed.
- Mr Dawson commented that he owned property that was adjacent to the proposed site, and that both he and his wife were happy to see the removal of the existing asphalt batch plant
- Mr Dawson asked how much truck traffic would be anticipated at the site, we explained that deliveries “post construction” during normal business operations would be less than 10 per day, generally closer to 4-6.
- There was general dialog regarding the existing KC Southern rail line along the East PL, current usage, any plans for discontinuance, lack of use across and south of M-150. Mr Dawson asked if there were any future plans by the current end user to extend East of the tracks commenting on the number of police incidents in the exiting Cloverleaf apartment complex.
- There were no other questions pertaining to the proposed development plan, pleasantries were exchanged and the Dawsons excused themselves at approximately 6:15

10-26

NEIGHBORHOOD MEET

NAME

EMAIL

Cyrus Dawson

Cyrus@stonehengeortho.com