

Neighborhood Planning and Development Committee

June 22, 2022



Ordinance No. 220529

Case No. CD-CPC-2020-00065

Rezoning

Case No. CD-CPC-2020-00067

Development Plan

Ordinance No. 220530

Case No. CD-CPC-2020-00066

Council Approved Signage Plan

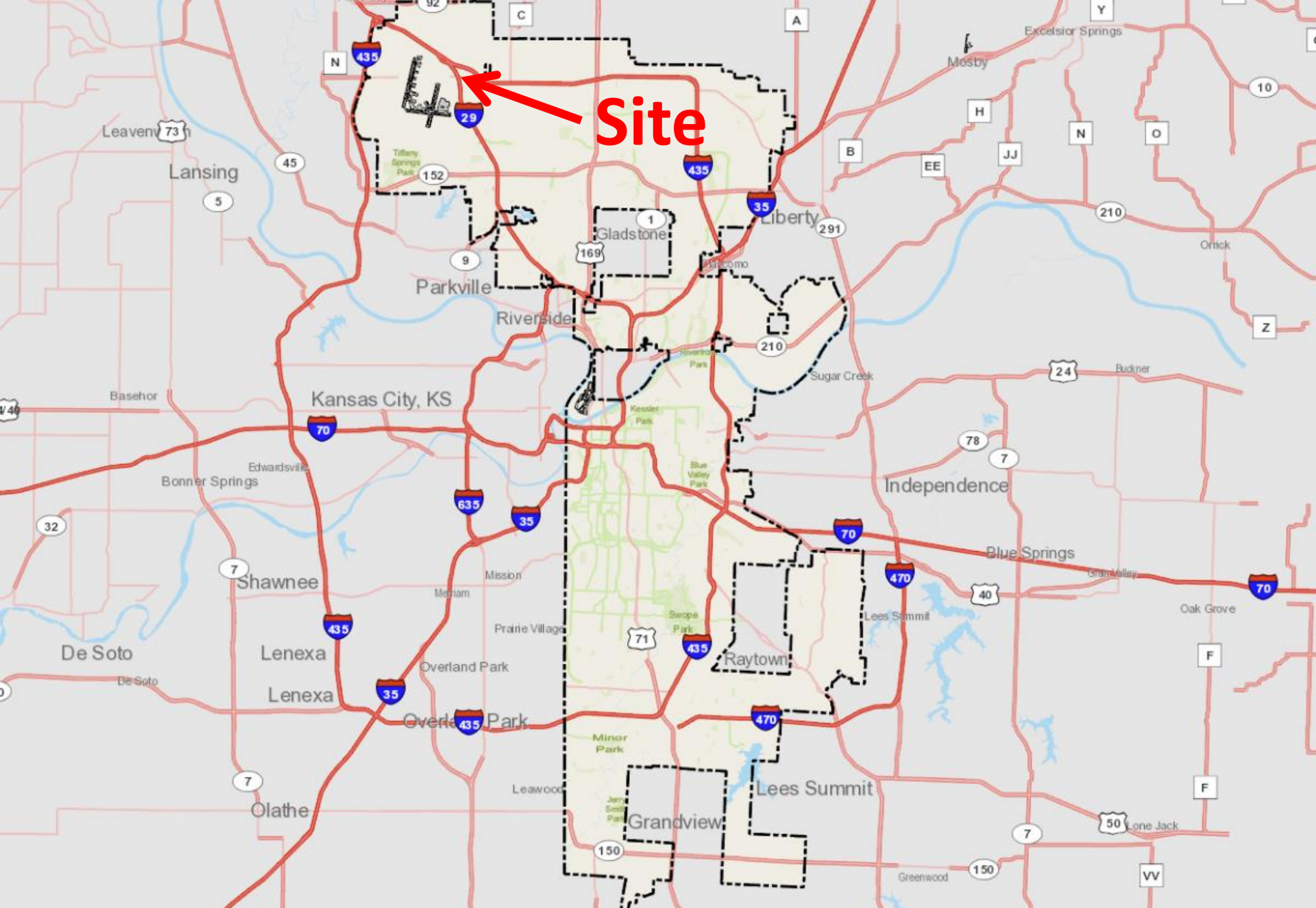
Chaves Development
(Formerly Seabiscuit)



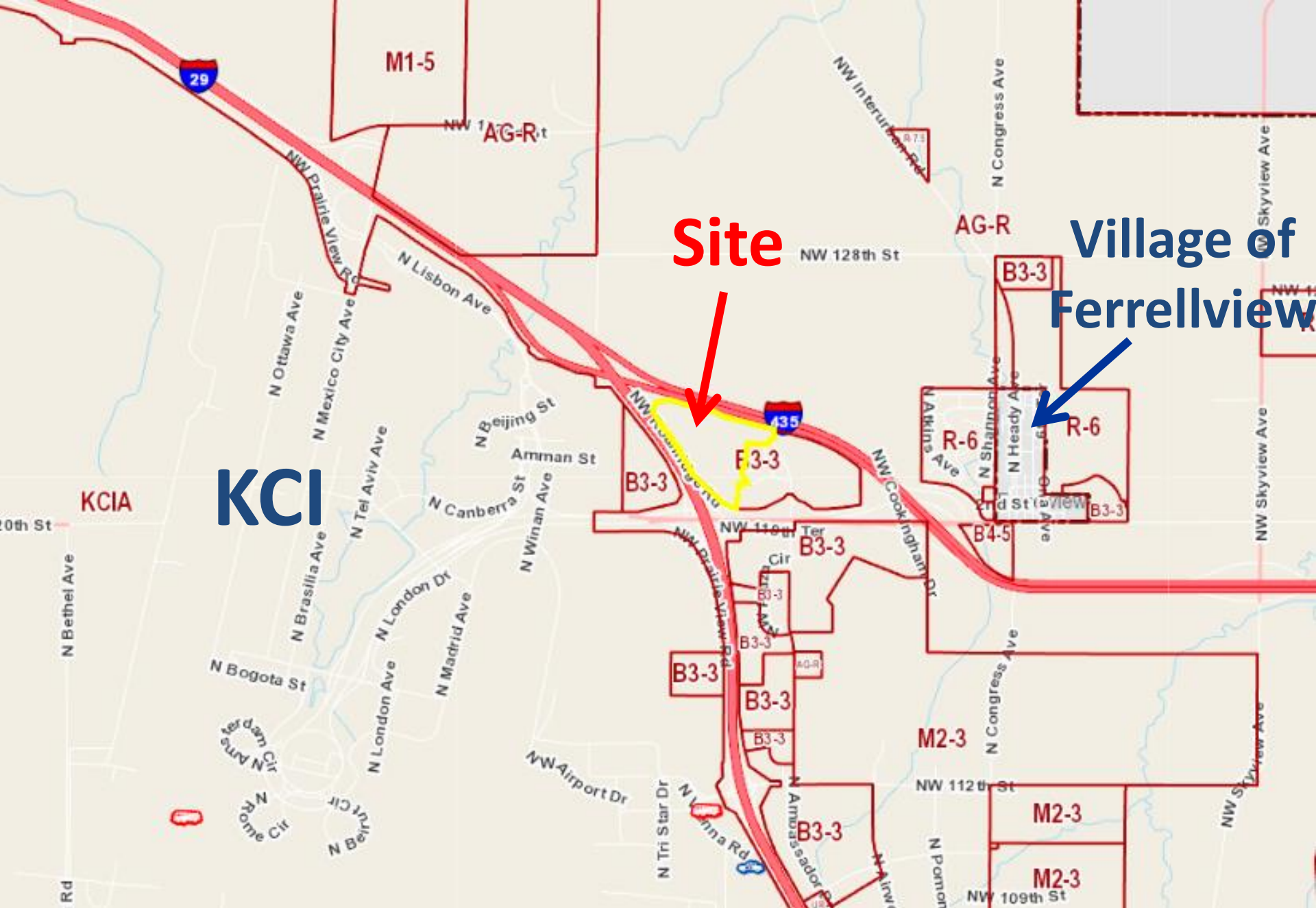
June 22, 2022

Applicant Team:

- Patricia Jensen, Rouse Frets White
Goss Gentile Rhodes, PC



 Ordinance No. 220529 & 220530



Site

Village of Ferrellview

KCI

Ordinance No. 220529 & 220530



The Parking Spot

Park N Go

B3-3

AG-R

B3-3



NW Prairie View Rd

NW Roanridge Rd

N Ambassador Dr

NW Roanridge Rd

NW Roanridge Rd

NW Cookingham Dr

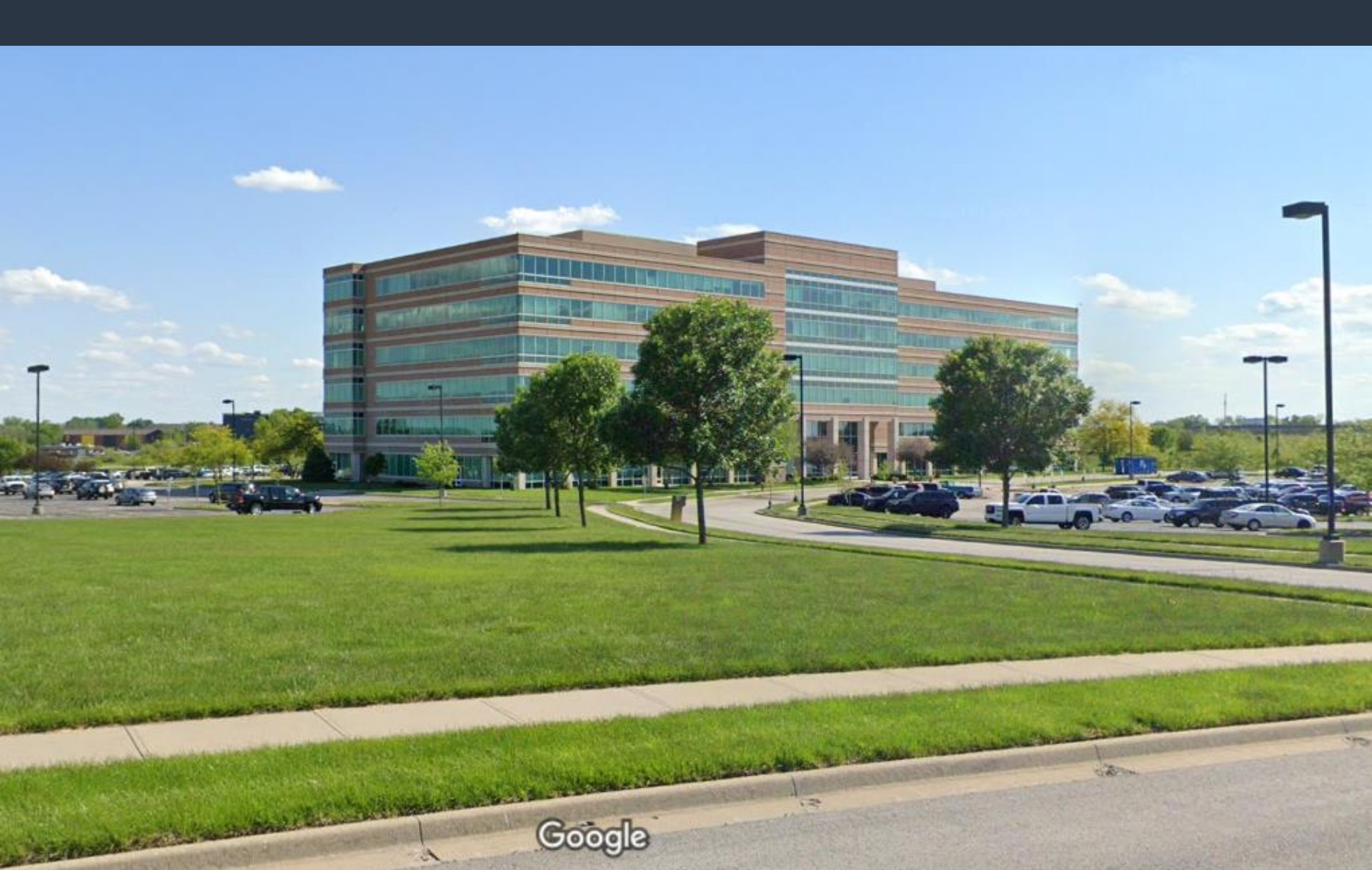
NW Cookingham Dr

NW Cookingham Dr

NW 119th Ter



Ordinance No. 220529 & 220530



Existing Ambassador office building

Ordinance No. 220529 & 220530



- Application filed April 2020.
- All three cases continued off docket in December 2020
- Extensive meeting with MODOT & FHWA - access
- 86 acres - Zoned B3-2 & AG-R.
- Chaves (Seabiscuit) Development
- Request to rezone to B3-3.
- Approval of a development plan for 762,000 sq. ft.
Preliminary plat 12 lots and 4 tract.
- Consistent with KCI Area Plan and surrounding zoning.

Revision to Ambassador Development Plan

1. Name changed to Chaves Development
2. Layout revised traffic circulation for the site by added a public road connection to Ambassador Drive and changed the road connection along Cookingham from a mid-block 4-way intersections to a 5-leg roundabout at the southwest corner of the site at the intersection with the northbound off and on ramps.
3. Internal pedestrian sidewalk connects added along all public roads and to each building.
4. Trail added along east side of the site matching location per KC Trails Plan.
5. Number of lots revised from 9 to 12 lots.

2020 – 787,180 sq. ft.

2022 – 761,680 sq. ft.

Connection to I-29 Trail

= COVERED PARKING AREA

OWNER
AMBIADOR DR. BEHRE, LLC
3330 NW AMBASSADOR DR.
KANSAS CITY, MO 64111

PLANNED/DESIGN/OWNER/LANDSCAPE ARCHITECT
STEVENS ASSOCIATES, INC.
800 Peach St.
St. Joseph, MO 64501
816.562.5372
www.stevens.com

ATTORNEY
Reid Park Miller Cox Smith Robb, P.C.
410 BELLEVUE AVENUE, SUITE 300
KANSAS CITY, MO 64111
816.774.1200
www.rpsm.com

- GENERAL NOTES:**
- EXISTING ZONING IS DD 3-A-G-9
 - PROPOSED ZONING IS G-3
 - TOTAL LOTS: 208, 86 AREAS
 - EXISTING STREET FRONT OF LOT 3 AT ACRES
 - PROPOSED STREET FRONT OF NEW ACRES
 - PORTLAND AREA 80.33 ACRES
 - EXISTING USE: UNDEVELOPED OFFICE BLDG

7. PROVIDED LOTS

Lot #	Area	sq. ft.	Number of Lots	Total	F.A.S.
Lot 1	Office	13,500	4	261,180	4.67
Lot 2	Office	13,500	4	261,180	4.67
Lot 3	Office	13,500	4	261,180	4.67
Lot 4	Office	13,500	4	261,180	4.67
Lot 5	Office	13,500	4	261,180	4.67
Lot 6	Office	13,500	4	261,180	4.67
Lot 7	Office	13,500	4	261,180	4.67
Lot 8	Office	13,500	4	261,180	4.67
Lot 9	Office	13,500	4	261,180	4.67
Lot 10	Office	13,500	4	261,180	4.67
Lot 11	Office	13,500	4	261,180	4.67
Lot 12	Office	13,500	4	261,180	4.67
Lot 13	Office	13,500	4	261,180	4.67
Lot 14	Office	13,500	4	261,180	4.67
Lot 15	Office	13,500	4	261,180	4.67
Lot 16	Office	13,500	4	261,180	4.67
Lot 17	Office	13,500	4	261,180	4.67
Lot 18	Office	13,500	4	261,180	4.67
Lot 19	Office	13,500	4	261,180	4.67
Lot 20	Office	13,500	4	261,180	4.67
Lot 21	Office	13,500	4	261,180	4.67
Lot 22	Office	13,500	4	261,180	4.67
Lot 23	Office	13,500	4	261,180	4.67
Lot 24	Office	13,500	4	261,180	4.67
Lot 25	Office	13,500	4	261,180	4.67
Lot 26	Office	13,500	4	261,180	4.67
Lot 27	Office	13,500	4	261,180	4.67
Lot 28	Office	13,500	4	261,180	4.67
Lot 29	Office	13,500	4	261,180	4.67
Lot 30	Office	13,500	4	261,180	4.67
Lot 31	Office	13,500	4	261,180	4.67
Lot 32	Office	13,500	4	261,180	4.67
Lot 33	Office	13,500	4	261,180	4.67
Lot 34	Office	13,500	4	261,180	4.67
Lot 35	Office	13,500	4	261,180	4.67
Lot 36	Office	13,500	4	261,180	4.67
Lot 37	Office	13,500	4	261,180	4.67
Lot 38	Office	13,500	4	261,180	4.67
Lot 39	Office	13,500	4	261,180	4.67
Lot 40	Office	13,500	4	261,180	4.67
Lot 41	Office	13,500	4	261,180	4.67
Lot 42	Office	13,500	4	261,180	4.67
Lot 43	Office	13,500	4	261,180	4.67
Lot 44	Office	13,500	4	261,180	4.67
Lot 45	Office	13,500	4	261,180	4.67
Lot 46	Office	13,500	4	261,180	4.67
Lot 47	Office	13,500	4	261,180	4.67
Lot 48	Office	13,500	4	261,180	4.67
Lot 49	Office	13,500	4	261,180	4.67
Lot 50	Office	13,500	4	261,180	4.67

11. PARKING REQUIREMENTS

Lot #	Use	Area	Short Term Bicycle Parking Required	Long Term Bicycle Parking Required	Long Term Bicycle Parking Provided
Lot 1	Office	13,500	2	2	2
Lot 2	Office	13,500	2	2	2
Lot 3	Office	13,500	2	2	2
Lot 4	Office	13,500	2	2	2
Lot 5	Office	13,500	2	2	2
Lot 6	Office	13,500	2	2	2
Lot 7	Office	13,500	2	2	2
Lot 8	Office	13,500	2	2	2
Lot 9	Office	13,500	2	2	2
Lot 10	Office	13,500	2	2	2
Lot 11	Office	13,500	2	2	2
Lot 12	Office	13,500	2	2	2
Lot 13	Office	13,500	2	2	2
Lot 14	Office	13,500	2	2	2
Lot 15	Office	13,500	2	2	2
Lot 16	Office	13,500	2	2	2
Lot 17	Office	13,500	2	2	2
Lot 18	Office	13,500	2	2	2
Lot 19	Office	13,500	2	2	2
Lot 20	Office	13,500	2	2	2
Lot 21	Office	13,500	2	2	2
Lot 22	Office	13,500	2	2	2
Lot 23	Office	13,500	2	2	2
Lot 24	Office	13,500	2	2	2
Lot 25	Office	13,500	2	2	2
Lot 26	Office	13,500	2	2	2
Lot 27	Office	13,500	2	2	2
Lot 28	Office	13,500	2	2	2
Lot 29	Office	13,500	2	2	2
Lot 30	Office	13,500	2	2	2
Lot 31	Office	13,500	2	2	2
Lot 32	Office	13,500	2	2	2
Lot 33	Office	13,500	2	2	2
Lot 34	Office	13,500	2	2	2
Lot 35	Office	13,500	2	2	2
Lot 36	Office	13,500	2	2	2
Lot 37	Office	13,500	2	2	2
Lot 38	Office	13,500	2	2	2
Lot 39	Office	13,500	2	2	2
Lot 40	Office	13,500	2	2	2
Lot 41	Office	13,500	2	2	2
Lot 42	Office	13,500	2	2	2
Lot 43	Office	13,500	2	2	2
Lot 44	Office	13,500	2	2	2
Lot 45	Office	13,500	2	2	2
Lot 46	Office	13,500	2	2	2
Lot 47	Office	13,500	2	2	2
Lot 48	Office	13,500	2	2	2
Lot 49	Office	13,500	2	2	2
Lot 50	Office	13,500	2	2	2

- 12. ANTICIPATED PHASES OF CONSTRUCTION:**
- PROVIDING ACCESS TO REMAIN AS CONSTRUCTION PHASE 1 DEVELOPMENT OF PARKING FACILITY IN LOT 3 PHASE 2 DEVELOPMENT OF REMAINING PARKING FACILITY IN LOT 3 AND REMAINING AND REMAINING PARKING FACILITY FOR REMAINING BLDG IN LOT 1, PHASE 3 REMAINING LOTS
 - ANTICIPATED COMMENCEMENT AND COMPLETION OF CONSTRUCTION:
 - PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING
 - BUILDING PERMIT PLANS TO INCLUDE FINAL DETAILS ON SOILS, BUILDING MATERIALS, BUILDING ELEVATIONS, TRASH AND SCRAP ELEVATIONS TO MATCH BUILDING MATERIALS, LANDSCAPING, SITEWORK, PARKING AND ALL REMAINING PARKING FACILITY AND LANDSCAPING TO BE PROVIDED TO ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING
 - SOILS: PER ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING
 - STORM WATER DETENTION AND EMPS: PER ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING
 - ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING PHASE 1: DESIGN OF ALL REMAINING REMAINING

PHASE 2

PHASE 3

PHASE 1

INTERSTATE 435

INTERSTATE 28

COOKINGHAM DRIVE (ROUTE NO 291)

N AMBASSADOR DRIVE

Ordinance No. **220529** & **220530**

7. PROPOSED USES:

8. NUMBER OF FLOORS PER BUILDING:

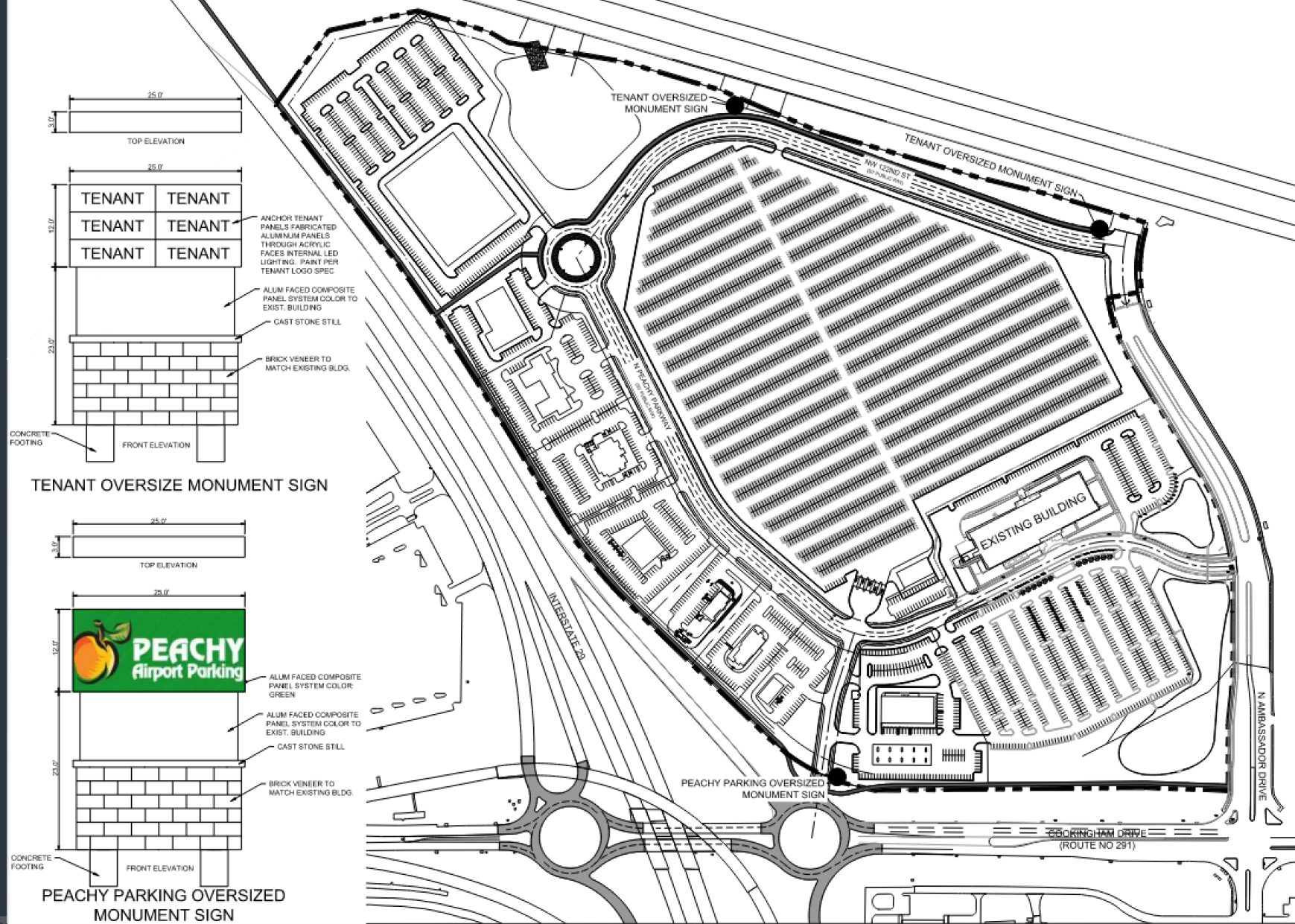
9. GROSS FLOOR AREAS:

10. FLOOR AREA RATIO:

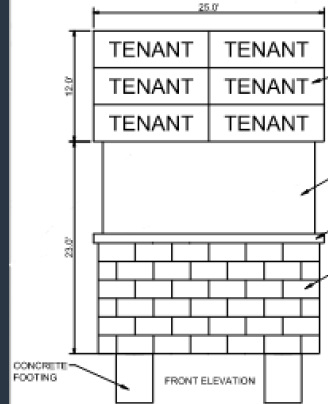
Lot	Proposed Use	Per Floor	Number of Floors	Total	F.A.R.			
Lot 1:	Office	43,530	6	261,180	0.07			
Lot 2:	Parking	10,000	1	10,000	0.01			
Lot 3:	C-Store with Drive Thru Restaurant	12,000	1	12,000	0.08			
Lot 4:	Restaurant with Drive Through/Retail	4,000	1	4,000	0.06			
Lot 5:	Restaurant with Drive Through/Retail	6,000	1	6,000	0.11			
Lot 6:	Restaurant with Drive Through/Retail	5,000	1	5,000	0.09			
Lot 7:	Office/Restaurant	20,000/10,000	4/1	80,000/10,000	0.21	0.10		
Lot 8:	Hotel/Resturant/Retail/Office	15,000/10,000/10,000/15,000	5/1/1/5	75,000/10,000/10,000/75,000	0.17	0.11	0.11	0.17
Lot 9:	Hotel/Resturant/Retail/Office	20,000/10,000/10,000/20,000	5/1/1/5	80,000/10,000/10,000/80,000	0.19	0.09	0.19	0.09
Lot 10:	Hotel/Resturant/Retail/Office	15,000/15,000/15,000/15,000	5/1/1/5	75,000/15,000/15,000/75,000	0.21	0.21	0.21	0.21
Lot 11:	Hotel/Resturant/Retail/Office	75,000/50,000/75,000/75,000	2/1	150,000/50,000/75,000/150,000	0.19	0.13	0.19	0.19
Lot 12:	Resturant/Bar	3,500	1	3,500	0.13			

COUNCIL APPROVED SIGNAGE PLAN

PROPOSED DEVELOPMENT WILL HAVE 3 OVERSIZED MONUMENT SIGNS
MONUMENT SIGNS FOR INDIVIDUAL PAD SITE AND WALL SIGNS ARE PERMITTED
PURSUANT TO SECTION 88-445.



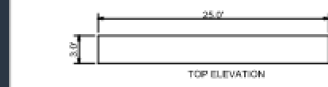
TOP ELEVATION



FRONT ELEVATION

- ANCHOR TENANT PANELS FABRICATED ALUMINUM PANELS THROUGH ACRYLIC FACES INTERNAL LED LIGHTING. PAINT PER TENANT LOGO SPEC
- ALUM FACED COMPOSITE PANEL SYSTEM COLOR TO EXIST. BUILDING
- CAST STONE STILL
- BRICK VENEER TO MATCH EXISTING BLDG.

TENANT OVERSIZED MONUMENT SIGN



TOP ELEVATION



FRONT ELEVATION

- ALUM FACED COMPOSITE PANEL SYSTEM COLOR: GREEN
- ALUM FACED COMPOSITE PANEL SYSTEM COLOR TO EXIST. BUILDING
- CAST STONE STILL
- BRICK VENEER TO MATCH EXISTING BLDG.

PEACHY PARKING OVERSIZED MONUMENT SIGN

CPC Recommendation

Ordinance No. 220529

Case No. CD-CPC-2020-00065

Rezoning- Approval Without Conditions

Case No. CD-CPC-2020-00067

Development Plan- Approval with Conditions and Modifications
(Removed 5 conditions and revised 2 conditions).

Ordinance No. 220530

Case No. CD-CPC-2020-00066

Council Approved Signage Plan



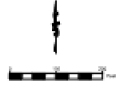
Cases No. CP-CPC-2020-00065, 00066 & 00067

- **Revised condition and correction report to delete 5 conditions and clarify some.**
- **No. 25 - The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, and construct associated ADA ramps at the proposed entrance drives as necessary.**
- **No. 35 – Clarification to show their proposed connection and construct that connection as part of that phase.**

11. PARKING REQUIREMENTS:

12. BICYCLE PARKING REQUIREMENTS:

	Parking Required	Parking Provided	Short Term Bicycle Parking Required	Short Term Bicycle Parking Provided	Long Term Bicycle Parking Required	Long Term Bicycle Parking Provided
Lot 1:	1 stall/1,000sf = 261,180/1,000 = 261.2 Stalls	958	10% Parking Stalls Provided (Min 3)	96	1+1 per 10,000 sf=1+261,180/10,000*1 = 27.1	28
Lot 2:	Vehicle Storage 1 per Employee = 10 Stalls	3,600	10% Parking Stalls Provided (Min 3)	360	1 per 20 Employee = .5	1
Lot 3:	1 per Pump = 10 Pumps = 10 Stalls Retail Sales 2.5 stalls/ 1000sf = 8,500sf/1,000sf*2.5 = 22 Stalls Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	80	10% Parking Stalls Provided (Min 3)	8	1+1 per 10,000 sf= 1+ 6,000/10,000*1 = 1.6 1+1 per 5,000 sf = 1 + 2,500/5,000 = 1.5	4
Lot 4:	Restaurant 10 stalls/ 1000sf = 4,000/1,000*10 = 40 Stalls	61	10% Parking Stalls Provided (Min 3)	6	1+1 per 5,000 sf = 1 + 4,000/5,000 = 1.8	3
Lot 5:	Restaurant 10 stalls/ 1000sf = 6,000/1,000*10 = 60 Stalls	74	10% Parking Stalls Provided (Min 3)	7	1+1 per 5,000 sf = 1 + 6,000/5,000 = 2.2	3
Lot 6:	Restaurant 10 stalls/ 1000sf = 5,000/1,000*10 = 50 Stalls	50	10% Parking Stalls Provided (Min 3)	5	1+1 per 5,000 sf = 1 + 5,000/5,000 = 2.0	3
Lot 7:	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls	90	10% Parking Stalls Provided (Min 3)	9	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	150	10% Parking Stalls Provided (Min 3)	15	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
Lot 8:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
	Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 10,000/10,000*1 = 2	3
	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 9:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 10,000/5,000 = 3	3
	Retail Sales 2.5 stalls/ 1000sf = 10,000sf/1,000sf*2.5 = 25 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 10,000/10,000*1 = 2	3
	Office: 1 stall/1,000sf = 80,000/1,000 = 80 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 80,000/10,000*1 = 9	9
Lot 10:	Hotel: 1 per 6 Rooms = 100/6=16.7 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 30 Rooms = 1+100/30=4.3 Stalls	5
	Restaurant 10 stalls/ 1000sf = 10,000/1,000*10 = 100 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 5,000 sf = 1 + 15,000/5,000 = 4	4
	Retail Sales 2.5 stalls/ 1000sf = 15,000sf/1,000sf*2.5 = 38 Stalls	120	10% Parking Stalls Provided (Min 3)	12	1+1 per 10,000 sf= 1+ 15,000/10,000*1 = 2.5	3
	Office: 1 stall/1,000sf = 75,000/1,000 = 75 Stalls	100	10% Parking Stalls Provided (Min 3)	10	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
Lot 11:	Hotel: 1 per 6 Rooms = 250/6=41.66 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 30 Rooms = 1+250/30=9.3 Stalls	10
	Restaurant 10 stalls/ 1000sf = 50,000/1,000*10 = 500 Stalls	500	10% Parking Stalls Provided (Min 3)	50	1+1 per 5,000 sf = 1 + 50,000/5,000 = 11	11
	Retail Sales 2.5 stalls/ 1000sf = 75,000sf/1,000sf*2.5 = 188 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 75,000/10,000*1 = 8.5	9
	Office: 1 stall/1,000sf = 150,000/1,000 = 150 Stalls	465	10% Parking Stalls Provided (Min 3)	47	1+1 per 10,000 sf= 1+ 150,000/10,000*1 = 16	16
Lot 12:	Restaurant 10 stalls/ 1000sf = 3,500/1,000*10 = 35 Stalls	35	10% Parking Stalls Provided (Min 3)	4	1+1 per 5,000 sf = 1 + 3,500/5,000 = 1.7	3



OWNER:
 WISCONSIN BUILDING LLC
 100 W WISCONSIN ST
 MADISON, WI 53703

PLANNER / CIVIL ENGINEER / LANDSCAPE ARCHITECT:
 Taylor & Associates, Inc.
 442 Franklin St.
 St. James, WI 53591
 TEL: 608.251.1222
 CONTACT:
 Steven S. Lee, P.E.

ATTORNEY:
 Powell Flegal White Clay, Smith & White, P.C.
 800 E. MICHIGAN AVENUE, SUITE 200
 MADISON, WI 53703
 CONTACT:
 Paul W. Hovine

- GENERAL NOTES:
1. LOT 1000, 20000 (S 01-2) & A-D
 2. PARKING 20000, 5000
 3. TOTAL LOT AREA 30000
 4. STREET FRONTAGE 1000 FT (400' EAST ACRES)
 5. PROPOSED STREET FRONTAGE 1000 FT (400' WEST ACRES)
 6. NET LAND AREA 3000 ACRES
 7. LOT 1000, 20000 (S 01-2) & A-D
 8. LOT 1000, 20000 (S 01-2) & A-D
 9. LOT 1000, 20000 (S 01-2) & A-D
 10. LOT 1000, 20000 (S 01-2) & A-D
 11. LOT 1000, 20000 (S 01-2) & A-D
 12. LOT 1000, 20000 (S 01-2) & A-D
 13. LOT 1000, 20000 (S 01-2) & A-D
 14. LOT 1000, 20000 (S 01-2) & A-D
 15. LOT 1000, 20000 (S 01-2) & A-D
 16. LOT 1000, 20000 (S 01-2) & A-D
 17. LOT 1000, 20000 (S 01-2) & A-D
 18. LOT 1000, 20000 (S 01-2) & A-D
 19. LOT 1000, 20000 (S 01-2) & A-D
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 57. LOT 1000, 20000 (S 01-2) & A-D
 58. LOT 1000, 20000 (S 01-2) & A-D
 59. LOT 1000, 20000 (S 01-2) & A-D
 60. LOT 1000, 20000 (S 01-2) & A-D
 61. LOT 1000, 20000 (S 01-2) & A-D
 62. LOT 1000, 20000 (S 01-2) & A-D
 63. LOT 1000, 20000 (S 01-2) & A-D
 64. LOT 1000, 20000 (S 01-2) & A-D
 65. LOT 1000, 20000 (S 01-2) & A-D
 66. LOT 1000, 20000 (S 01-2) & A-D
 67. LOT 1000, 20000 (S 01-2) & A-D
 68. LOT 1000, 20000 (S 01-2) & A-D
 69. LOT 1000, 20000 (S 01-2) & A-D
 70. LOT 1000, 20000 (S 01-2) & A-D
 71. LOT 1000, 20000 (S 01-2) & A-D
 72. LOT 1000, 20000 (S 01-2) & A-D
 73. LOT 1000, 20000 (S 01-2) & A-D
 74. LOT 1000, 20000 (S 01-2) & A-D
 75. LOT 1000, 20000 (S 01-2) & A-D
 76. LOT 1000, 20000 (S 01-2) & A-D
 77. LOT 1000, 20000 (S 01-2) & A-D
 78. LOT 1000, 20000 (S 01-2) & A-D
 79. LOT 1000, 20000 (S 01-2) & A-D
 80. LOT 1000, 20000 (S 01-2) & A-D
 81. LOT 1000, 20000 (S 01-2) & A-D
 82. LOT 1000, 20000 (S 01-2) & A-D
 83. LOT 1000, 20000 (S 01-2) & A-D
 84. LOT 1000, 20000 (S 01-2) & A-D
 85. LOT 1000, 20000 (S 01-2) & A-D
 86. LOT 1000, 20000 (S 01-2) & A-D
 87. LOT 1000, 20000 (S 01-2) & A-D
 88. LOT 1000, 20000 (S 01-2) & A-D
 89. LOT 1000, 20000 (S 01-2) & A-D
 90. LOT 1000, 20000 (S 01-2) & A-D
 91. LOT 1000, 20000 (S 01-2) & A-D
 92. LOT 1000, 20000 (S 01-2) & A-D
 93. LOT 1000, 20000 (S 01-2) & A-D
 94. LOT 1000, 20000 (S 01-2) & A-D
 95. LOT 1000, 20000 (S 01-2) & A-D
 96. LOT 1000, 20000 (S 01-2) & A-D
 97. LOT 1000, 20000 (S 01-2) & A-D
 98. LOT 1000, 20000 (S 01-2) & A-D
 99. LOT 1000, 20000 (S 01-2) & A-D
 100. LOT 1000, 20000 (S 01-2) & A-D

TABLE 1: OFFICE FLOOR AREA

Lot #	Office	Area	Use	Lot #	Office	Area	Use	Lot #	Office	Area	Use
Lot 1	Office	45,000	250,000	Lot 2	Office	20,000	100,000	Lot 3	Office	10,000	50,000
Lot 4	Office	10,000	50,000	Lot 5	Office	5,000	25,000	Lot 6	Office	2,500	12,500
Lot 7	Office	1,250	6,250	Lot 8	Office	625	3,125	Lot 9	Office	312.5	1,562.5
Lot 10	Office	156.25	781.25	Lot 11	Office	78.125	390.625	Lot 12	Office	39.0625	195.3125

TABLE 2: FLOOR AREA RATIO

Lot #	Office	Area	Use	Lot #	Office	Area	Use
Lot 1	Office	45,000	250,000	Lot 2	Office	20,000	100,000
Lot 3	Office	10,000	50,000	Lot 4	Office	5,000	25,000
Lot 5	Office	2,500	12,500	Lot 6	Office	1,250	6,250
Lot 7	Office	625	3,125	Lot 8	Office	312.5	1,562.5
Lot 9	Office	156.25	781.25	Lot 10	Office	78.125	390.625
Lot 11	Office	39.0625	195.3125	Lot 12	Office	19.53125	97.65625

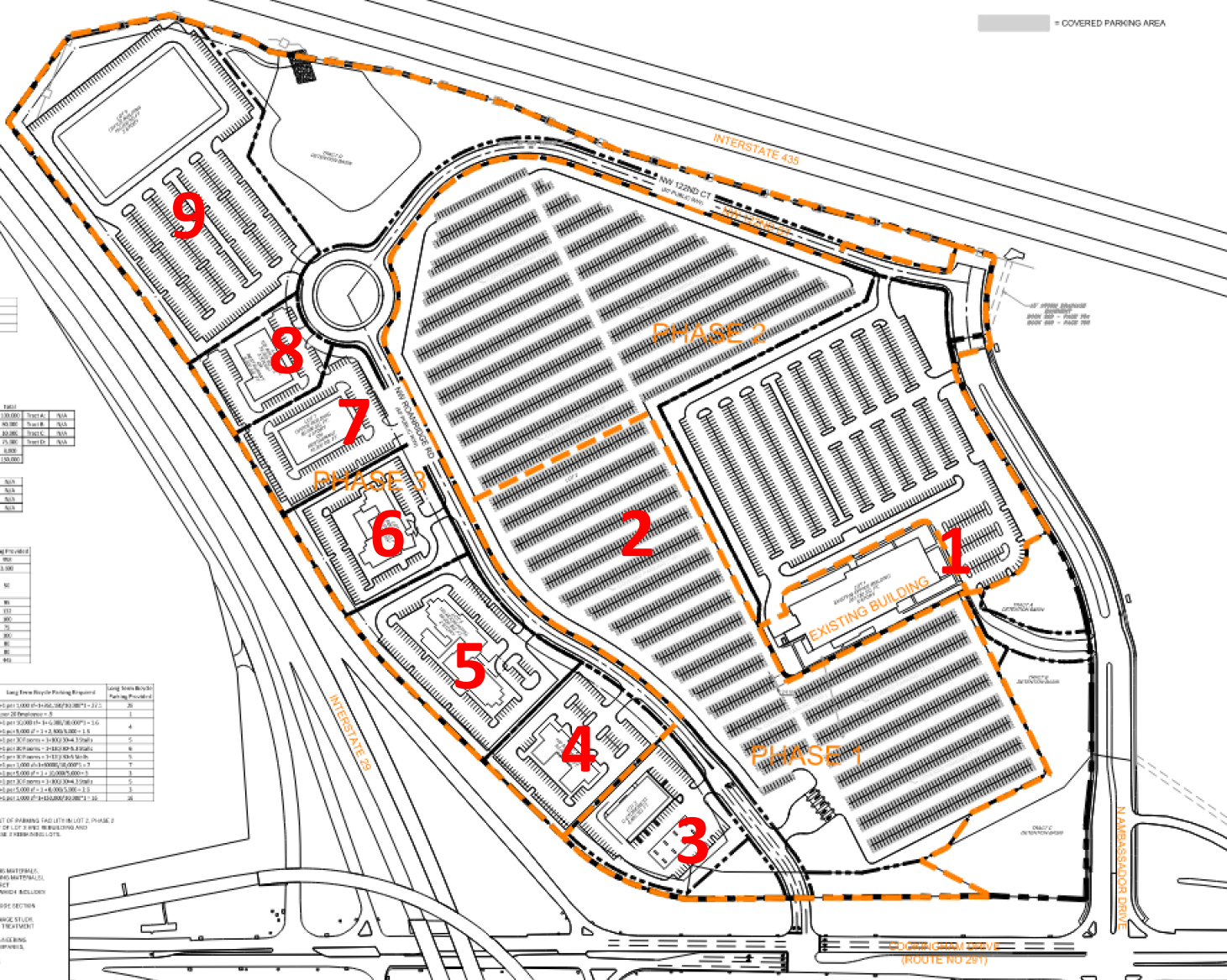
TABLE 3: PARKING REQUIREMENTS

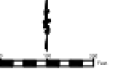
Lot #	Office	Area	Use	Lot #	Office	Area	Use
Lot 1	Office	45,000	250,000	Lot 2	Office	20,000	100,000
Lot 3	Office	10,000	50,000	Lot 4	Office	5,000	25,000
Lot 5	Office	2,500	12,500	Lot 6	Office	1,250	6,250
Lot 7	Office	625	3,125	Lot 8	Office	312.5	1,562.5
Lot 9	Office	156.25	781.25	Lot 10	Office	78.125	390.625
Lot 11	Office	39.0625	195.3125	Lot 12	Office	19.53125	97.65625

TABLE 4: DEVELOPING PHASES OF CONSTRUCTION

Lot #	Office	Area	Use	Lot #	Office	Area	Use
Lot 1	Office	45,000	250,000	Lot 2	Office	20,000	100,000
Lot 3	Office	10,000	50,000	Lot 4	Office	5,000	25,000
Lot 5	Office	2,500	12,500	Lot 6	Office	1,250	6,250
Lot 7	Office	625	3,125	Lot 8	Office	312.5	1,562.5
Lot 9	Office	156.25	781.25	Lot 10	Office	78.125	390.625
Lot 11	Office	39.0625	195.3125	Lot 12	Office	19.53125	97.65625

13. ANTICIPATED PHASES OF CONSTRUCTION:
 CONSTRUCTION TO BE PHASED AS FOLLOWS: PHASE 1: DEVELOPMENT OF PARKING FACILITIES IN LOT 1. PHASE 2: DEVELOPMENT OF REMAINING PARKING FACILITIES IN LOT 2. DEVELOPMENT OF LOT 3 AND BUILDINGS AND STRUCTURES IN REMAINING PHASES TO BE COMPLETED BY PHASE 3. PHASE 4: REMAINING LOTS.
14. ANTICIPATED COMPLETION AND COMPLETION OF CONSTRUCTION:
 PHASE 1: 2025. PHASE 2: 2026. PHASE 3: 2027. PHASE 4: 2028.
15. BUILDING PERMIT PLANS TO INCLUDE: PLAN, DETAILS ON SIGNAGE, BUILDING MATERIALS, MAINTENANCE, TRASH ENCLOSURE, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER NECESSARY DETAILS. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS. SIGNAGE, TRASH ENCLOSURE, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER NECESSARY DETAILS. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS. SIGNAGE, TRASH ENCLOSURE, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER NECESSARY DETAILS. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS.
16. SIGNAGE: PER ALLOWED PER SIGNAGE CITY ORDINANCES AND DEVELOPMENT CODE SECTION 16.01 AND 16.02. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS. SIGNAGE, TRASH ENCLOSURE, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER NECESSARY DETAILS. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS. SIGNAGE, TRASH ENCLOSURE, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER NECESSARY DETAILS. LANDSCAPE, SIGNAGE, AND OTHER NECESSARY DETAILS.
17. STORM WATER COLLECTION AND DISPOSAL: PER APPROVED STORM DRAINAGE, STORM WATER COLLECTION AND DISPOSAL PER APPROVED STORM DRAINAGE, STORM WATER COLLECTION AND DISPOSAL PER APPROVED STORM DRAINAGE, STORM WATER COLLECTION AND DISPOSAL PER APPROVED STORM DRAINAGE, STORM WATER COLLECTION AND DISPOSAL PER APPROVED STORM DRAINAGE.
18. PROPOSED CONTROLS, GRASSES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND RELATED PERMITS AND REGULATIONS.
19. ALL UTILITIES, IN ITS TRASH ENCLOSURES, ETC SHALL BE SCREENED IN ACCORDANCE WITH SECTION 16.01 AND 16.02.





DRAWN:
 LANDSCAPE ARCHITECTURE, LLC
 1200 W. ANNE ARKHAM AVENUE
 KANSAS CITY, MO 64114

DESIGNED BY:
 GARDNER GREENBERG LANDSCAPE ARCHITECTS
 2015 W. 12TH ST.
 SUITE 300
 KANSAS CITY, MO 64111
 CONTACT: [REDACTED]

DATE:
 09/24/2019

PLANT SCHEDULE E

NO.	PLANT NAME	SIZE	QUANTITY
1	Acacia saligna	10' x 12'	100
2	Acacia saligna	10' x 12'	100
3	Acacia saligna	10' x 12'	100
4	Acacia saligna	10' x 12'	100
5	Acacia saligna	10' x 12'	100
6	Acacia saligna	10' x 12'	100
7	Acacia saligna	10' x 12'	100
8	Acacia saligna	10' x 12'	100
9	Acacia saligna	10' x 12'	100
10	Acacia saligna	10' x 12'	100
11	Acacia saligna	10' x 12'	100
12	Acacia saligna	10' x 12'	100
13	Acacia saligna	10' x 12'	100
14	Acacia saligna	10' x 12'	100
15	Acacia saligna	10' x 12'	100
16	Acacia saligna	10' x 12'	100
17	Acacia saligna	10' x 12'	100
18	Acacia saligna	10' x 12'	100
19	Acacia saligna	10' x 12'	100
20	Acacia saligna	10' x 12'	100

NOTES:
 1. AT THE POINT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON THIS PLAN, THE QUANTITY SHOWN ON THIS PLAN SHALL CONTROL.

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
1. SEE #10 OF ORDINANCE 220529 & 220530 FOR LANDSCAPE REQUIREMENTS	AS REQUIRED	AS PROVIDED

LINE	DESCRIPTION	PROVIDED	REQUIREMENTS	AS REQUIRED - Trees		TOTAL	AS PROVIDED - Landscaping	AS REQUIRED - Landscaping		TOTAL
				Planting	Planting			Planting	Planting	
1.01	Office	100	10' x 12'	100	100	200	100	100	200	
1.02	Office	100	10' x 12'	100	100	200	100	100	200	
1.03	Office	100	10' x 12'	100	100	200	100	100	200	
1.04	Office	100	10' x 12'	100	100	200	100	100	200	
1.05	Office	100	10' x 12'	100	100	200	100	100	200	
1.06	Office	100	10' x 12'	100	100	200	100	100	200	
1.07	Office	100	10' x 12'	100	100	200	100	100	200	
1.08	Office	100	10' x 12'	100	100	200	100	100	200	
1.09	Office	100	10' x 12'	100	100	200	100	100	200	
1.10	Office	100	10' x 12'	100	100	200	100	100	200	

