



CITY PLAN COMMISSION STAFF REPORT

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

04/02/2025

Project Name

Hoelzel Rezoning

Docket #4

Request

CD-CPC-2024-00041

MPD Rezoning + Development Plan

Applicant

Phillip Klawuhn

Phillip A. Klawuhn & Associates

Owner

Frank Hoelzel

Hoelzel Mobile Crushing

Location 3808 E 78th St
Area About 9.5 Acres
Zoning R-6 and M3-5
Council District 5
County Jackson
School District Center

Surrounding Land Uses

North: Industrial Uses, zoned M3-5
Residential Uses, zoned R-2.5

South: Industrial Uses, zoned M3-5
Residential Uses, zoned R-6

East: UP RR ROW

West: Industrial Uses, zoned M1-5

KC Spirit Playbook Alignment

Low

Land Use Plan

The Swope Area Plan recommends Conservation, Open Space/Buffer, and Light Industrial for this location. The proposed plan does not align with this designation. See Criteria A for more information.

Major Street Plan

W 78th is not identified on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning, with an associated Master Planned Development (MPD) Development Plan, to abate zoning violations and permit a demolition debris landfill to operate on the subject site.

PROJECT TIMELINE

The application for the subject request was filed on 03/20/2024. Scheduling deviations from 2024 Cycle 5.1 have occurred.

- Ordinance 230418, a moratorium, was in effect till June 1, 2024
- Between July 2024 and November 2024 City staff was waiting for a response letter and revised plans to the first round of reviews.
- To be scheduled for the 12/18/2024 meeting, revised plans were submitted on 12/01/2024.
- The CPC continued the case to 2/19/2025 so the applicant could address outstanding corrections.
- The CPC continued the case, again, to 4/02/2025 so the applicant could address outstanding corrections.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

At the time this staff report was published, Parcel Viewer did not list any registered neighborhood or homes associations tied to the property.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 11/20/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

An unpermitted demolition debris landfill occupies the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation
Approval, Subject to Conditions

Vicinity Map**CONTROLLING + RELATED CASES**

14138A: DISMISSED (2010)

A request for approval of a Conditional Use Permit to allow for a rock-crushing business in a district zoned M-2b (heavy industry).

CD-BZA-2018-11457: DENIED

A property zoned M3-5 (Manufacturing) and R-6 (Residential) and approximately 9 acres in size, generally located on the west side of the Union Pacific Railroad between E. 75th Terrace to the north and Bruce R. Watkins Drive to the south, to consider an appeal to the determination that the property is being used as a demolition debris landfill and that the portion of the property zoned R-6 is being used for outdoor storage.

CD-CPC-2023-00013: CONTINUED OFF DOCKET

A request to approve a rezoning from R-6 (Residential) to M3-5 (Manufacturing) to permit an existing nonconforming business on the subject site on about 6 acres generally located at 3808 E 78th St.

FRANK W HOELZEL V BOARD OF ZONING ADJUSTMENT: UNDER REVIEW

WHEREAS, it has been represented to this Court by a Verified Petition that Relator is aggrieved by the April 12, 2022 decision to the Board of Zoning Adjustment of the City of Kansas City, Missouri ("BZA") reflected in its office April 20, 2022, denying the Application of Relator to overturn alleged violations of the Zoning and Development Code of the City of Kansas City, Missouri and that such decision is illegal, unreasonable, not supported by competent and substantial evidence and for the other reasons stated in Relator's Petition.

PLAN REVIEW

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. A rezoning to MPD, with an associated Development Plan, was suggested by City Staff so the property owner could bring the property into compliance with municipal regulations and protect City interests through conditions attached to the case, which a standard rezoning application could not provide. An unpermitted demolition debris landfill, which has expanded over the years, occupies the subject site.

Per 88-110-03, Industrial Uses are not permitted in the R-6 Zoning District. Demolition debris landfill is permitted in the M3-5 Zoning District through the Special Use Permit process.

The proposed MPD abates zoning violations by permitting a demolition debris landfill to operate on the subject site. The storage of demolition debris (mostly rock, concrete, and asphalt), the crushing of those materials, office for employees, and storage of post-production materials encompasses the use. Zoning and Development Code Compliance City Staff also observed the storage of shipping containers, wrecked vehicles, and other debris on the site.

PLAN ANALYSIS

Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	See the Site Plans.
Accessory or Use- Specific Standards 88-380	Yes	Yes	See the Conditions Report.
Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	No	-	-

Standards (cont.)	Applicability (cont.)	Meets (cont.)	More Information (cont.)
Tree Preservation and Protection (88-424)	Yes	-	See the notes below.
Parking and Loading Standards (88-420)*	Yes	No	See the notes below.
Landscape and Screening Standards (88-425)	Yes	Yes	Details will be provided in the Final MPD.
Outdoor Lighting Standards (88-430)	Yes	Yes	-
Sign Standards (88-445)	Yes	-	See Condition #9.
Pedestrian Standards (88-450)	Yes	Yes	See the Site Plans.

88-424 (Tree Preservation and Protection)

Projects in which no tree canopy cover will be impacted or removed are exempt from 88-424, certified by a statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required plans and plats.

88-420 (Parking and Loading Standards)

See Condition #11. Considering the subject industrial use, city staff is comfortable with 0 bicycle parking facilities being provided on the site. A deviation from the bicycle parking requirements may be granted through the MPD approval.

See Condition #12. City staff understands that gravel drives are appropriate for the subject industrial use. A deviation from the vehicular area standards may be granted through the MPD approval processes.

SPECIFIC REVIEW CRITERIA**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 site is designated Open Space Buffer in the Swope Area Plan. The Open Space Buffer designation entails private or public land that is reserved from development. For example, creeks and stream buffers, floodplains, woodlands, severe slopes, or other natural resources can

trigger the Open Space Buffer designation. The proposed use, which is waste-related, staying/expanding into the Open Space Buffer does not conform to the Swope Area Plan. AN

- o The proposed MPD Plan is not consistent with the Light Industrial, Open Space, Conservation, and Residential Low-Density future land uses. The intensity of the rock-crushing operations and demolition debris landfill uses at the site is more intense than what is recommended in all of the property's future land use designations. JF

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

The MPD allows for the demolition debris landfill to operate on the subject site.

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;

For an industrial use, there appears to be appropriate vehicular ingress and egress to and from the site.

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

N/A

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

- o The plan does not provide for adequate utilities based on City standards. City staff needs more information on sewer facilities. See Condition #13.
- o There are public facilities in the area that have been damaged by the rock-crushing use and demolition debris dumping on site. See Condition #35.

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 building's location on the site appears to be appropriate for industrial use. Information regarding the architectural features of the buildings proposed on the subject site has not been provided.

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 MPD package identifies existing tree cover to be preserved and a fence surrounding the entire site. However, city staff recommends a larger landscaping buffer to protect the development potential of surrounding properties.

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.

Per the MPD package, a minimum area of the site is dedicated to employee or visitor parking.

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 MPD package identifies existing tree cover to be preserved. However, city staff recommends a larger landscaping buffer to protect the development potential of surrounding properties.

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

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

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

No, the preliminary development plan is not consistent with related adopted land use plans. See the Development Plan review Criteria A above.

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

No, the preliminary development plan is not consistent with the MPD provisions of 88-280. As previously mentioned, the MPD rezoning and development plan is being used as a tool to condition a rezoning which the applicant is seeking to abate zoning violations.

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

The conditions attached to the preliminary development plan attempt to protect city assets and protect surrounding properties, existing and future, from an intense industrial use.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment (CompassKC)

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL, SUBJECT TO CONDITIONS** as stated in the conditions report.

The following conditions must be resolved prior to ordinance request. (Condition #13)

1. (Long-Range Correction) The landscape buffer shall be modified to 65 feet on the north and south sides directly adjacent to R-2.5 and R-6 zoning districts (3600 E 78th St too), and 20 feet to the west. The buffer must be completely on the subject property. The existing tree cover on adjacent properties does not apply to the requested buffer. (modified 3/21)
2. (Water Services Correction) The utility plans call for a 10' sanitary sewer easement for the proposed relocation. The minimum width for the easement per the KC Water Sanitary Sewer Design Matrix is 20 feet for an 18" sewer that is 4 to 10 feet deep. Please revise the utility plan to callout a minimum of 20' sanitary easement centered on the line. (modified 3/19)
3. (Long Range Correction) Update the MPD narrative to reflect updated plans.

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor



Plan Conditions

Report Date: March 27, 2025

Case Number: CD-CPC-2024-00041

Project: Hoelzel Rezoning

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. Applicants, or the property owner, have sole responsibility for maintenance and care of the demolition debris landfill area.
2. All demolition debris landfills must be compacted by the use of machines for this purpose as the fill is introduced into the landfill area.
3. All demolition debris landfills must be operated so that they do not violate any city ordinances, state statutes, or federal laws relating to the health, safety, or general welfare of the inhabitants of the city, and may not have an adverse impact on water supplies or waterways, air or the visual environment.
4. At such time as the landfill reaches the finished topography as approved, the final 12 inches must be earth cover and must be properly graded and seeded by the applicant or otherwise landscaped and improved in accordance with plans approved at the time of special use approval.
5. The MPD plan is approved for 5 years. Extensions may be approved through a new MPD application and hearing.
6. Employees of the city have the right to enter upon the site to make all reasonable inspections.
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 Final MPD plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
8. 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 or 88-430 at the property lines prior to any Certificate of Occupancy.
9. No detailed sign plan was provided. All signage must comply 88-445.
10. Driveways and parking areas should be constructed and comply with Chapter 56 of the Kansas City Municipal Code to prevent the tracking of mud and debris from penetrating the public right-of-way.
11. A deviation from the required bicycle parking regulations to permit zero (0) long-term and short-term bicycle facilities on the subject site.
12. A deviation from the vehicular use area regulations to permit gravel drive ways on the subject site, per site plan.
13. The following conditions must be resolved prior to ordinance request.
 1. (Long-Range Correction) The landscape buffer shall be modified to 65 feet on the north and south sides directly adjacent to R-2.5 and R-6 zoning districts (3600 E 78th St too), and 20 feet to the west. The buffer must be completely on the subject property. The existing tree cover on adjacent properties does not apply to the requested buffer. (modified 3/21)
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 3. (Long Range Correction) Update the MPD narrative to reflect updated plans.
14. A third party inspection, conducted by an engineer licensed in the State of Missouri, shall be completed annually. Upon completion of the inspection, an affidavit completed by the engineer shall be provided to the Development Management Division. The affidavit shall certify the extent to which the landfill has been reduced in volume and in height and certify that all conditions are being met.

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

15. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
16. 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)
17. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1
19. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
20. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit or within six months of the preliminary plan approval.
21. Per 40-23 of the Kansas City Code of Ordinances, the business/operations at 3808 E 78th St (Hoelzel Enterprises, Hoelzel Mobile Crushing, LLC, or Frank Hoelzel) is subject to a business/occupation license audit. This audit needs to be completed prior to the Final MPD submission.
22. Only rock, concrete, asphalt, or other solid minerals will be stored and processed on the site. For example, other outdoor storage or disposal of junked vehicles, shipping containers (not including those identified on the subject plans as machine trailers), or other materials (including waste) are not permitted on the site.
23. Building height shall follow 88-140-04 M -1 regulations, and accessory structures 88-305-03.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

24. That prior to issuance of any permits on the site the applicant must consolidate the lots through General Warranty Deed with the County or through a Minor Subdivision Lot Consolidation through the City.

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

25. 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)
26. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
27. 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)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

28. 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.
29. 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.

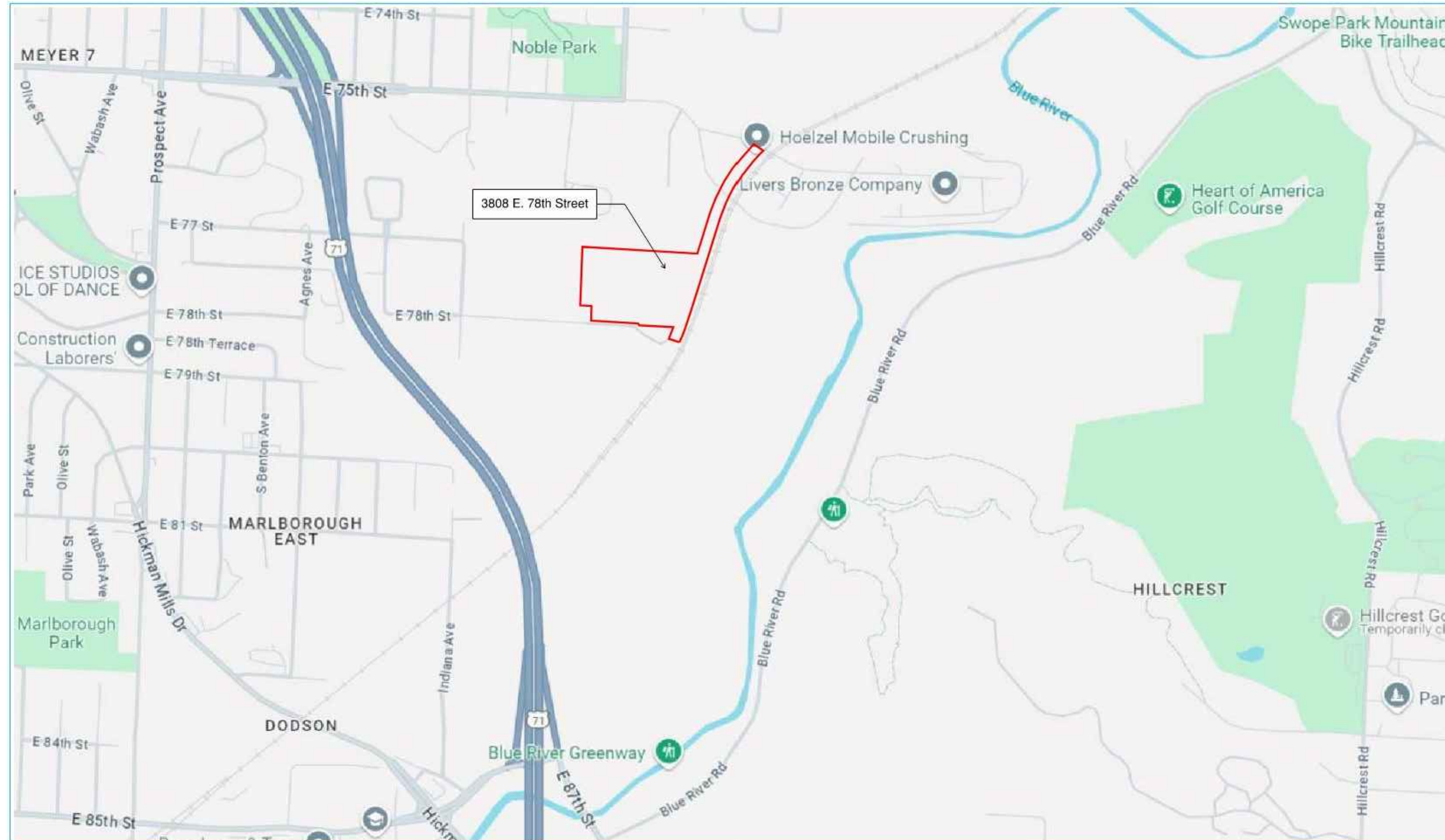
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Todd Hawes 816-513-0296

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

32. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.
33. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
34. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.
35. The developer shall relocate the existing public sanitary sewer. Public Infrastructure plans shall be submitted for review and approval by KC Water. A 20 foot wide sanitary sewer easement centered on the new sewer line must be provided, and the existing sewer easement shall be released. Permit for the relocation must be obtained prior to the issuance of any building permits or recording the final plat, whichever occurs first.
36. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
37. The developer shall provide a letter, signed and sealed by a Missouri PE, explaining the current site conditions and how it relates to the applicability of the city's stream buffer ordinance.
38. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

NAME: 3808 E. 78TH STREET
CD-CPC-2024-00041 HOELZEL REZONING



Vicinity Map

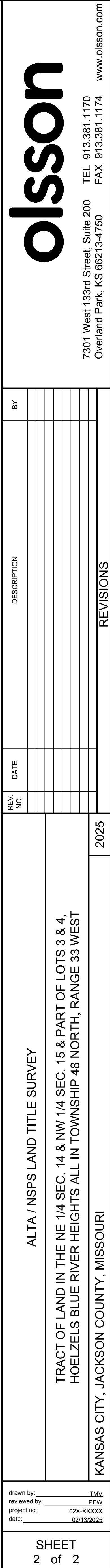
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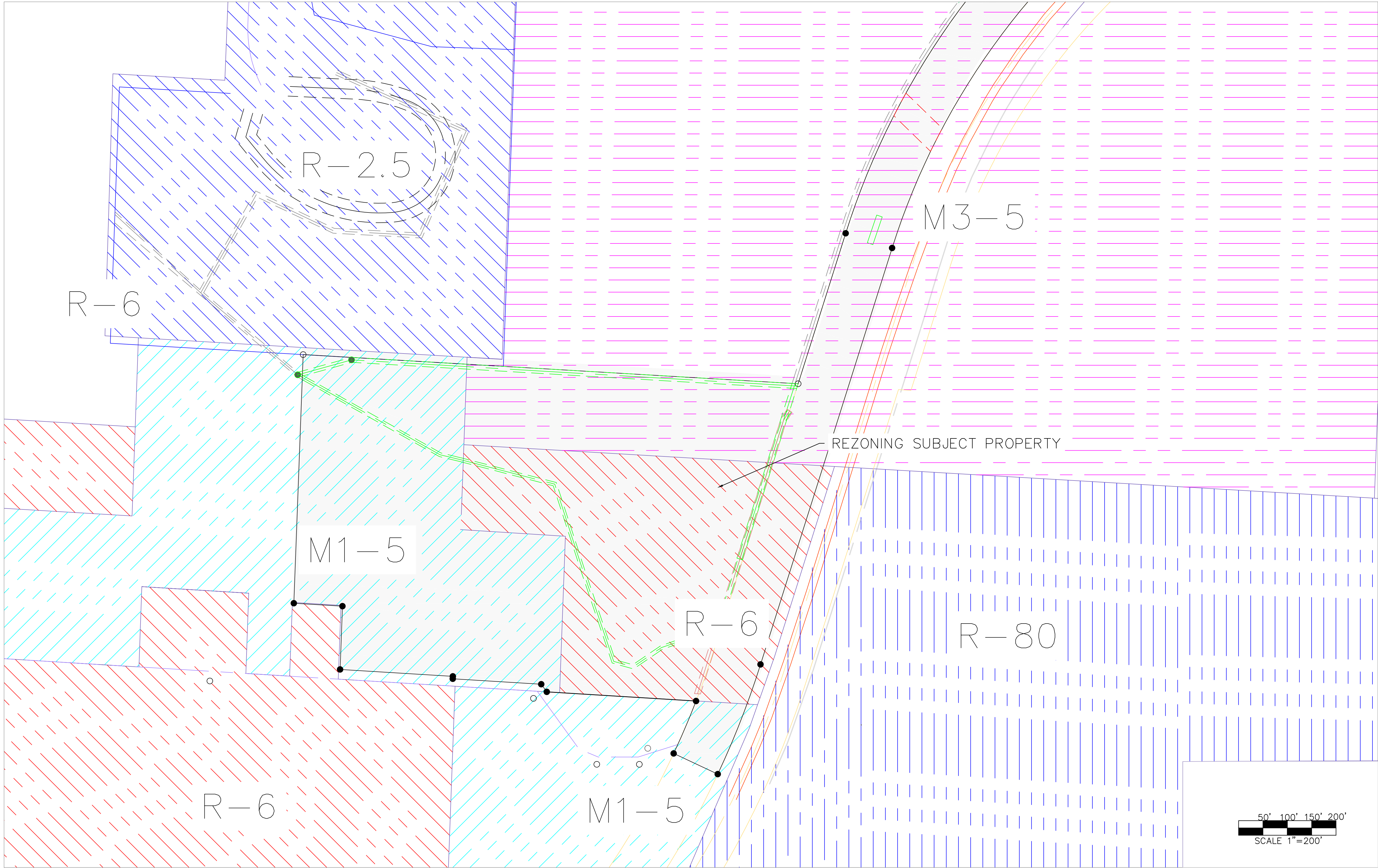
olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
FAX 913.381.1174
www.olsson.com

drawn by: _____ TAW	<div> <div>ALTA / NSPS LAND TITLE SURVEY</div> <div>TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST</div> <div>KANSAS CITY, JACKSON COUNTY, MISSOURI</div> </div>	REV. NO.	DATE	DESCRIPTION	BY	
reviewed by: _____ PEW						
project no.: 026-XXXXXX						
date: 02/13/2025						
<div>SHEET</div> <div>1 of 2</div>		<div>REVISIONS</div>				

PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,





EXISTING ZONING

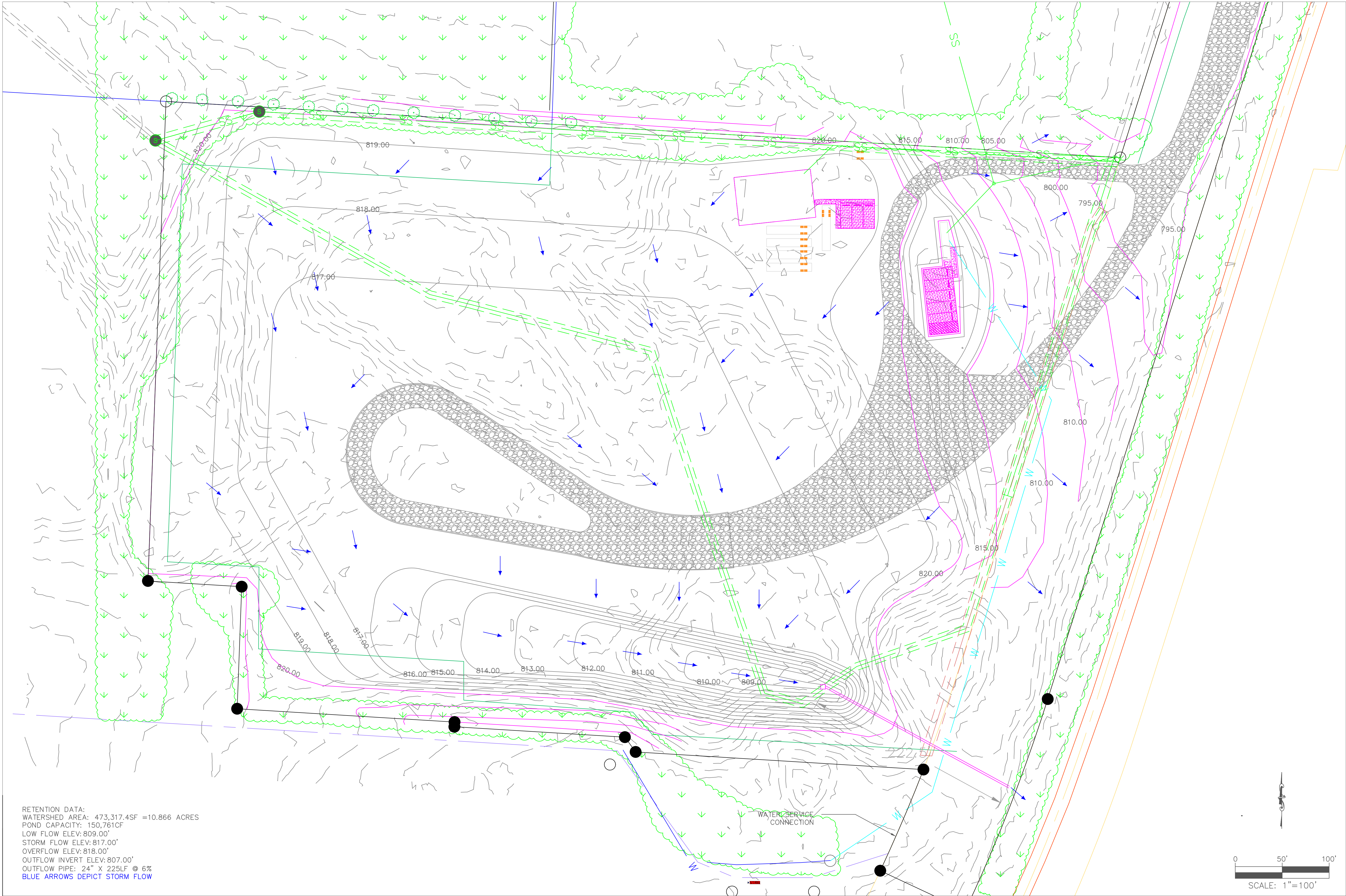


REV. NO.	DATE	REVISIONS DESCRIPTION

3808 E 78TH STREET	2024	REVISIONS
KANASA CITY, MISSOURI		

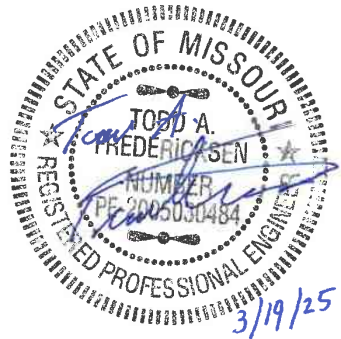
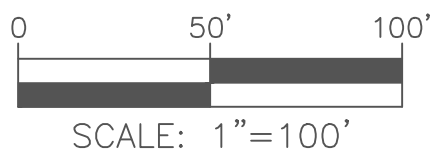
drawn by: DAH
 checked by: TAF
 approved by: FWH
 project no.: 2024001.1
 drawing no.: REV 1





RETENTION DATA:
WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV: 809.00'
STORM FLOW ELEV: 817.00'
OVERFLOW ELEV: 818.00'
OUTFLOW INVERT ELEV: 807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
BLUE ARROWS DEPICT STORM FLOW

LIMITS OF ALL FILL SHALL BE INSIDE BUFFERED AREA.

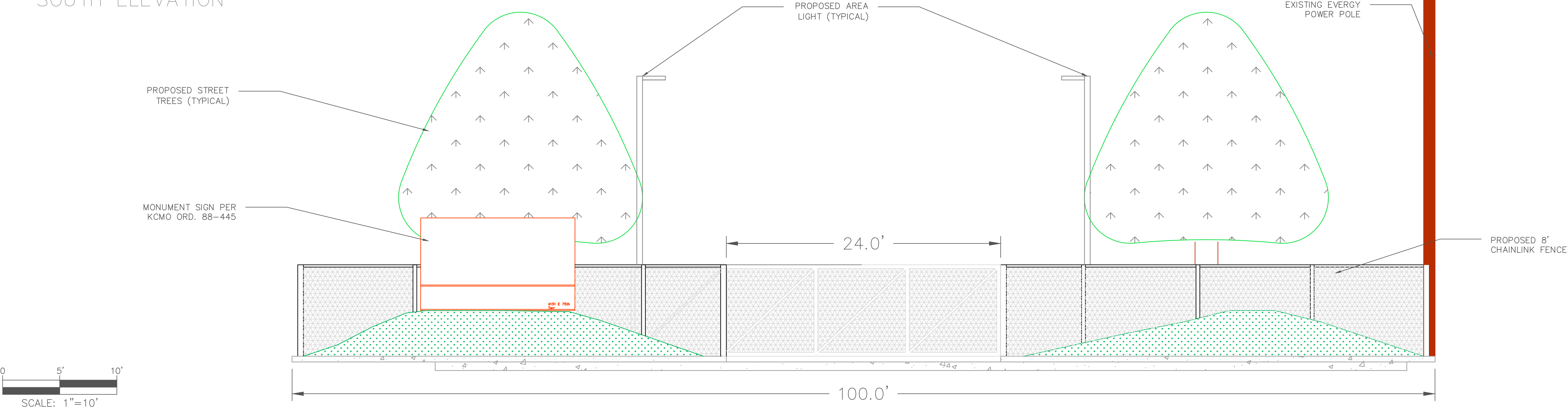


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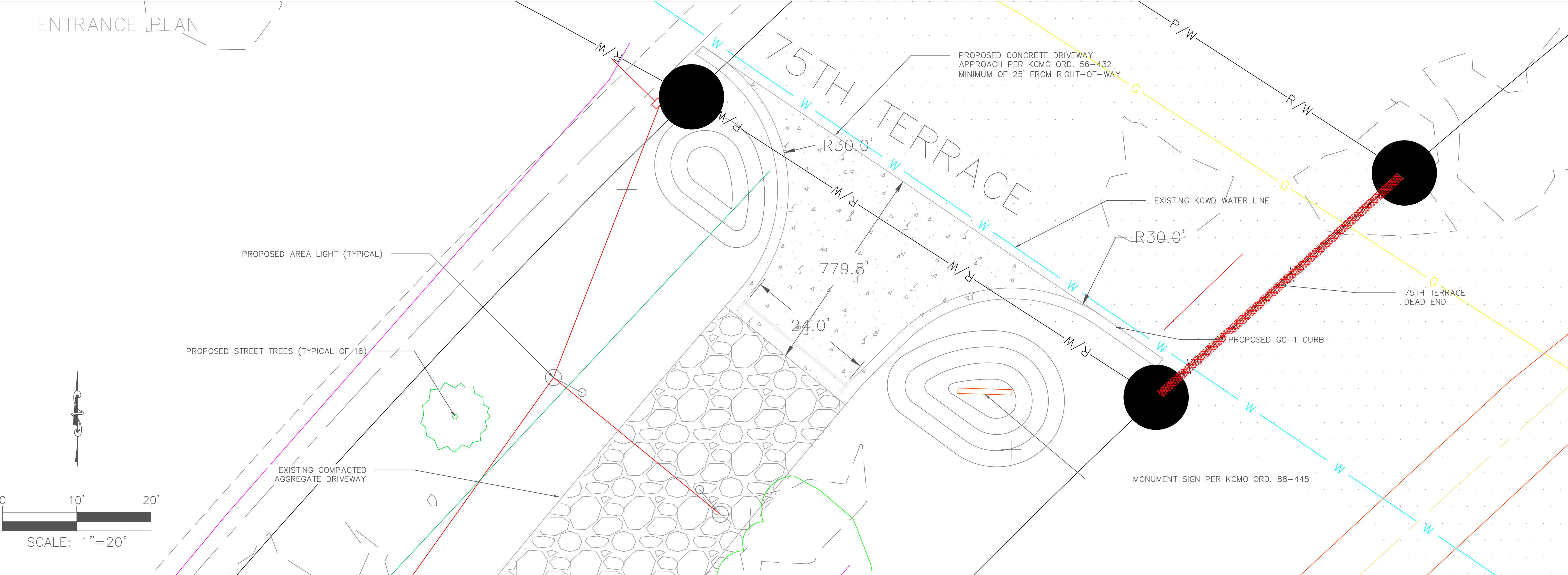
3808 E 78TH STREET	2024
KANSAS CITY, MISSOURI	

drawn by:	DAH
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SOUTH ELEVATION



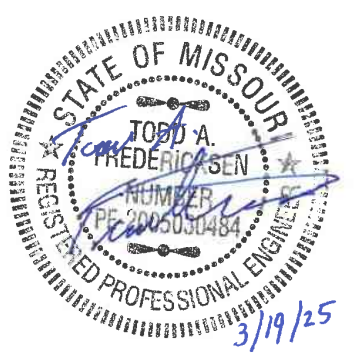
ENTRANCE PLAN



NOTE: ALL CONCRETE FOR DRIVEWAY PAVEMENT AND CURB SHALL BE KCMMB 4K
PROPOSED DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER KCMO ORD. 56-432



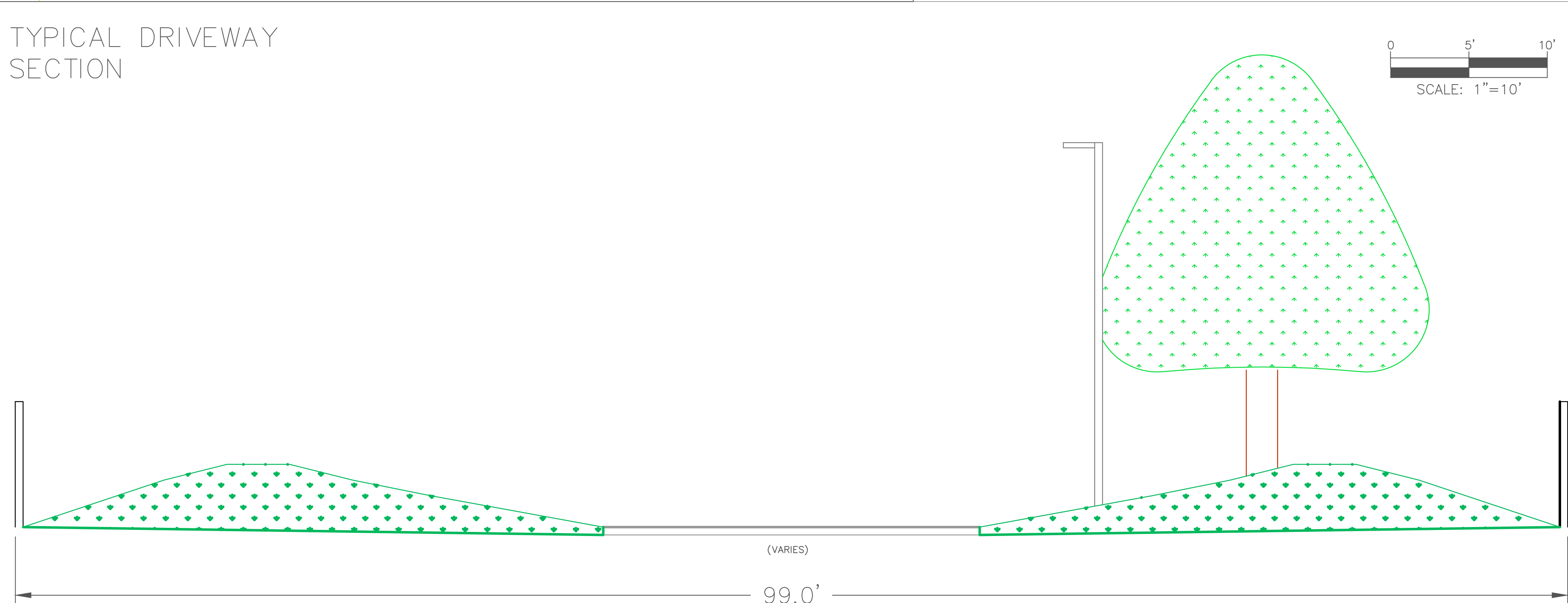
ENTRANCE
PLAN



REV. NO.	DATE	REVISIONS DESCRIPTION

3808 E 78TH STREET	2024	REVISIONS
KANSAS CITY, MISSOURI		

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1



PROPOSED DRIVEWAY LIGHTING WILL BE INSTALLED IN THE DRIVEWAY SEGMENT NORTH OF THE 75TH TERRACE BRIDGE

DRIVEWAY PLAN



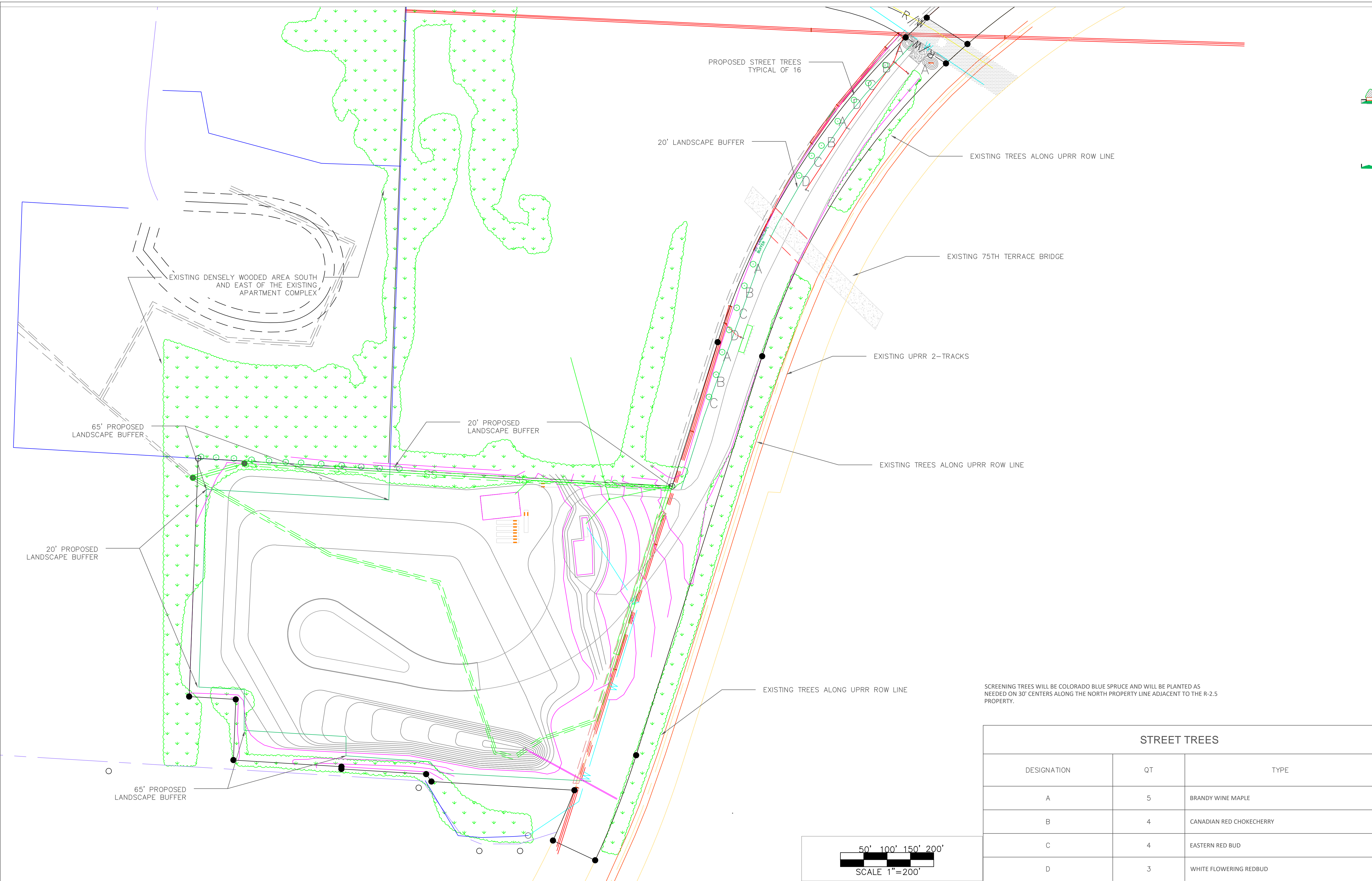
3808 E 78TH STREET	REV. NO.	DATE	REVISIONS DESCRIPTION
KANSAS CITY, MISSOURI	2024	REVISIONS	

Drawn by: DAH
 Checked by: TAF
 Approved by: FWH
 Project no.: 2024001.1
 Drawing no.: REV 1

SHEET
7 OF 14



Know what's **below**.
Call before you dig.



NOTE: SITE WILL HAVE A MINIMUM 20 FOOT WIDE LANDSCAPE BUFFER WITH NATIVE SOIL AND MOWABLE FESCUE GRASSES. THIS BUFFER WILL BE 65' WHERE ADJACENT TO RESIDENTIALLY ZONED PROPERTIES. SUPPLEMENTAL SCREENING WILL BE INSTALLED IN THESE AREAS TO THE NORTH OF THE PRODUCTION AREA AND SOUTH ALONG E 78TH STREET.

THE LANDSCAPE BUFFER WILL CONTAIN THE STREET TREES LOCATED ALONG THE WEST SIDE OF THE EXISTING DRIVEWAY BEGINNING AT THE 75TH TERRACE ENTRANCE THEN SOUTH . AREAS ALONG THE PROPERTY LINE THAT DO NOT HAVE EXISTING FENCING WILL HAVE PROPOSED 6' CHAIN LINK FENCE INSTALLED.

PER KCMO 88-424 NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT

LIMITS OF ALL FILL SHALL BE INSIDE BUFFERED AREA.

SCREENING TREES WILL BE COLORADO BLUE SPRUCE AND WILL BE PLANTED AS NEEDED ON 30' CENTERS ALONG THE NORTH PROPERTY LINE ADJACENT TO THE R-2.5 PROPERTY.

STREET TREES		
DESIGNATION	QT	TYPE
A	5	BRANDY WINE MAPLE
B	4	CANADIAN RED CHOKECHERRY
C	4	EASTERN RED BUD
D	3	WHITE FLOWERING REDBUD



LANDSCAPE PLAN

STATE OF MISSOURI

TORR A. FREDERICKSON

REGISTERED PROFESSIONAL ENGINEER

3/19/25

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

3808 E 78TH STREET

KANSAS CITY, MISSOURI

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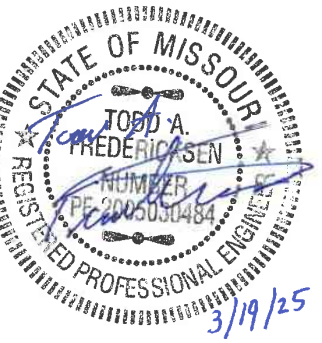
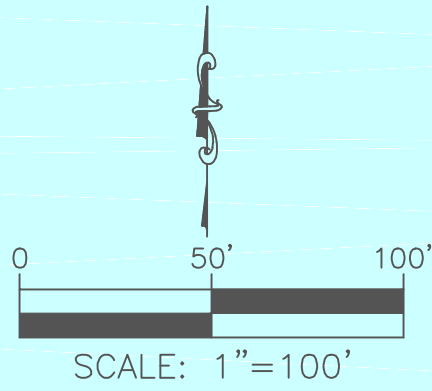
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drawing no.: REV 1

SHEET

8 OF 14

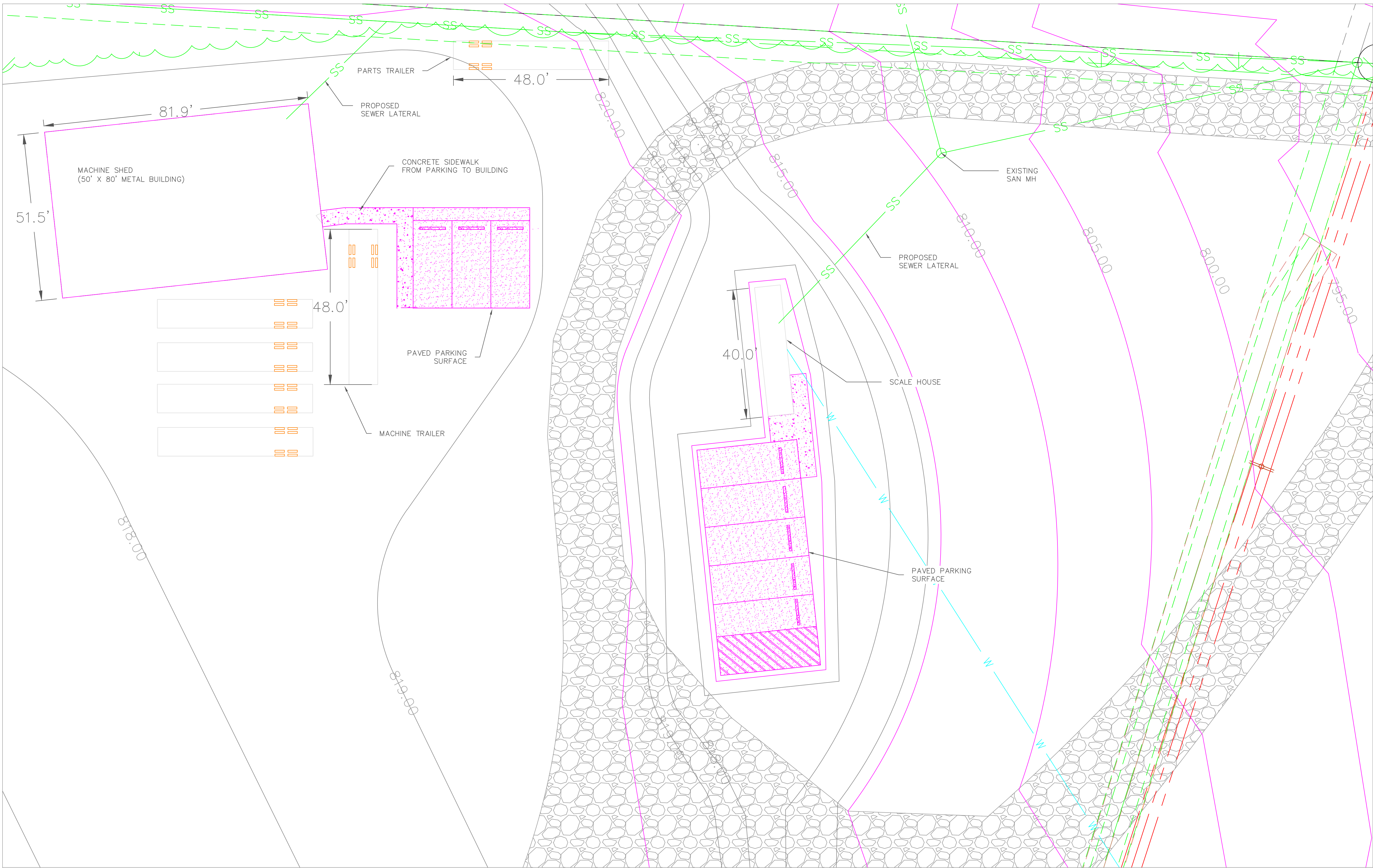


3808 E 78TH STREET	REV. NO.	DATE	REVISIONS DESCRIPTION
KANSAS CITY, MISSOURI	2024		REVISIONS

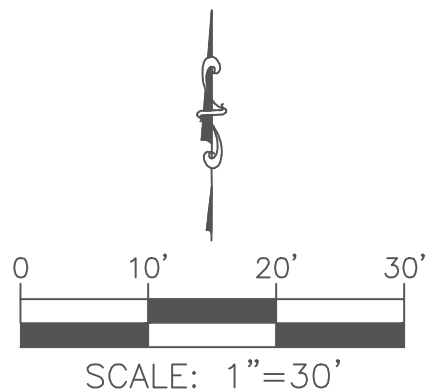
SHEET
9 OF 14



Know what's **below**.
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NOTE: EXISTING, PROPOSED AND FUTURE BUILDINGS WILL MEET THE REQUIREMENTS SET FORTH IN THE MPD: 30' MINIMUM BUILDING SETBACKS, MAXIMUM BUILDING HEIGHT OF 60'.



drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
12 of 14

STRUCTURES

STATE OF MISSOURI
JORD A. FREDERICKSEN
REGISTERED PROFESSIONAL ENGINEER
3/19/25

REV. NO.	DATE	REVISIONS DESCRIPTION

3808 E 78TH STREET
KANSAS CITY, MISSOURI

2024

SITE DATA:

GENERAL SITE DATA:

EXISTING PROPERTY: 12.044 ACRES

EXISTING FACILITIES:

MACHINE SHED 50' X 80' METAL BUILDING. NO PLUMBING, NO GAS, NO ELECTRIC
1- MACHINE TRAILER 48' X 8'
5- STORAGE TRAILER 48' X 8'

EXISTING MATERIAL STOCKPILE=9.8 ACRES
EXISTING VEHICLES AND EQUIPMENT(SCRAP TO BE RECYCLED)

TWO STAGE MOBILE ROCK CRUSHER AND MOBILE AGGREGATE SCREENING PLANT

VARIOUS CRUSHING AND MATERIAL HANDLING EQUIPMENT

PROPOSED USAGE:

TOTAL LAND 19.351 ACRES
TOTAL PAVED SURFACES 3,472 SF
TOTAL EXISTING BUILDING 4,000 SF
TOTAL FUTURE BUILDINGS 6,000-10,000 SF
TOTAL PERVIOUS SURFACE AREA 11.64 ACRES

RETENTION DATA:

WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV:809.00'
STORM FLOW ELEV:817.00'
OVERFLOW ELEV:818.00'
OUTFLOW INVERT ELEV:807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
OUTFLOW OUTLET ELEV: 793.00'

PROPOSED SITE IMPROVEMENTS:

CONCRETE DRIVEWAY APPROACH FROM THE R/W LINE AT THE 75TH TERRACE ENTRANCE. THIS APPROACH WILL EXTEND FROM THE R/W LINE 40 FEET SOUTH MEETING THE CODE REQUIREMENTS. THIS APPROACH WILL BE CONSTRUCTED OF KCMB 4K, PORTLAND CEMENT CONCRETE PAVEMENT.

A SIGNIFICANT PORTION OF THE SUBJECT PROPERTY IS FENCED IN AT THIS TIME BUT ANY AREAS THAT ARE NOT WILL BE FENCED WITH CHAIN LINK FENCING.

PER THIS PLAN A 20' WIDE LANDSCAPED BUFFER WILL BE CONSTRUCTED. THIS BUFFER WILL ALLOW FOR DEFINITION OF THE PROPERTY ALONG WITH ALLOWING FOR STREET TREES AND SCREENING TO BE INSTALLED WHERE APPROPRIATE AND BASED ON THIS PLAN. BUFFER AREAS WILL BE 65' ALONG BOUNDARY OF R-2.5, R-6

SITE LIGHTING WHILE NOT NEEDED FOR THE PROPOSED OPERATIONS WILL BE INSTALLED PER THE PLAN FOR ACCESS CONTROL LIGHTING. THE STRUCTURES AND FIXTURES PLANNED FOR THIS PROJECT WILL NOT ALLOW FOR ANY LIGHT SPILLOVER EXCEEDING THE REQUIREMENTS OF THE CODE OF ORDINANCES 88-430.

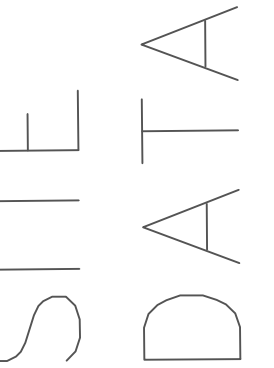
THE EXISTING MACHINE SHE IS A METAL BUILDING THAT MEETS THE REQUIREMENTS OF THE CODE OF ORDINANCES 88-140-04-B FOR HEIGHT AND SETBACK. ANY FUTURE BUILDINGS WOULD BE PROPOSED TO BE CONSTRUCTED OF THE SAME STYLE AND MEETING THE SAME REQUIREMENTS.

THIS SITE CURRENTLY HAS A SIGNIFICANT AMOUNT OF OLD EQUIPMENT AND VEHICLES THAT WILL BE SALVAGED TO ALLOW FOR CLEAN UP OF THE PROPERTY. THIS ONE ACTION ITEM WILL IMPROVE THE OVERALL APPEARANCE AND ACCESSIBILITY OF THE PROPERTY AND ALLOW FOR MORE EFFICIENT PROPOSED OPERATIONS.

THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING. AS PART OF THIS PRODUCTION A BY-PRODUCT WILL BE SOILS THAT ARE SEPARATED FROM THE AGGREGATE PRODUCTS. THESE SOILS WILL BE USED FOR COVER TO MITIGATE AREAS OF THE SITE FOR THE GROWTH OF GRASS.

THIS PROPERTY AND BUSINESS HAS HISTORICALLY RECEIVED, STORED AND PROCESSED CONCRETE CONSTRUCTION DEBRIS FOR USE AS VARIOUS SIZES AND TYPES OF CRUSHED AGGREGATE. UPON APPROVAL OF THE PROPOSED MPD THE OPERATION WILL FOCUS ON THE PROCESSING OF THESE CURRENTLY STORED MATERIALS INTO THE FINISHED PRODUCT NEEDED BY THE CONSTRUCTION INDUSTRY IN THE KC METRO AREA.

PER KCMO 88-424-03-C NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT.

[illegible]

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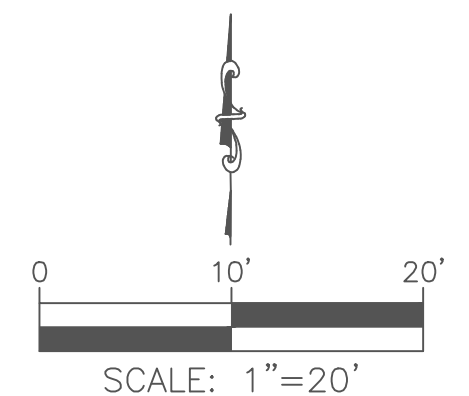
808 E 78TH STREET
KANSAS CITY, MISSOURI 64112-1000

Drawn by: _____ DA
 Checked by: _____ TA
 Approved by: _____ FW
 Project no.: _____ 2024001
 Drawing no.: _____ REV

SHEET
4 OF 14



Know what's **below**.
Call before you dig.



CASE #: CD-CPC-2024-00041

CERTIFICATION REGARDING COMMUNITY MEETING

The undersigned David Hoelzel, authorized representative of the applicant Frank Hoelzel in the above matter, hereby certifies that he appeared for a community meeting with the nearby property owners pursuant to the notice of such meeting attached as Exhibit A on November 20, 2024, at 7:00 p.m. at the designated location: 5363 E. Bannister Rd., Kansas City, Missouri 64137.

The undersigned arrived at said location at approximately 6:45 p.m. and remained there until approximately 7:30 p.m. No one appeared other than the undersigned.

It is so certified this 30TH day of November, 2024.

David A Hoelzel

Digitally signed by David A Hoelzel
DN: C=US, E=Dhoelzel@olsson.com, O=Olsson Inc.,
OU=KIMA Telecom, CN=David A Hoelzel
Reason: I attest to the accuracy and integrity of this
document
Date: 2024.11.30 09:00:47-06'00'

David Hoelzel

Case #- CPC-2024-00041

CERTIFICATION OF MAILING

The undersigned hereby certifies that the attached Notice of Community Engagement meeting per the attached Exhibit B was mailed via U.S. Mail, postage prepaid on the 29th day of October 2024 to the addressees shown on the CPC Mailing Label List for Case No. CPC-2024-00041, Exhibit B-1 attached.



Philip A. Klawuhn,
Attorney for Applicant

EXHIBIT A

PHILIP A. KLAUHN & ASSOCIATES, P.C.

TIFFANY CENTER
10150 N. AMBASSADOR DRIVE, SUITE 100
KANSAS CITY, MISSOURI 64153

PHILIP A. KLAUHN
ATTORNEY AT LAW

(816) 891-6688

FAX (816) 891-7474
phil@philklaw.com

October 29, 2024

Re: Request to Re-Zone
Lot 3 Hoelzels Blue River
Heights From R-6 and M 3.5
To MPD (Master Planned Development)

Address: 3808 E. 78th Street
Kansas City, Missouri

KCMO Plan Commission No.: CD-CPC-2024-00041

Dear Sir or Madam:

You are invited to attend a public meeting with the applicant or his representative, Mr. David Hoelzel of Hoelzel Recycling, to be held on November 11, 2024 beginning at 7:00 p.m. at the Wendy's Restaurant, 5363 E. Bannister Road, Kansas City, Missouri 64137. Mr. Hoelzel or his representative will answer questions/provide information concerning the re-zoning at that time.

A copy of the project plans is enclosed. (Existing conditions; Proposed Layout; Proposed Production Area; Current Zoning; Description of Proposed Plan). A public hearing is scheduled before the City Plan Commission on November 20, 2024, beginning at 9:00 a.m. to consider this request. A copy of the Notice of such hearing is also enclosed.

If you have any questions, you may also contact the undersigned as attorney for the applicant, Mr. Frank Hoelzel. Thank you.

Sincerely,

PHILIP A. KLAUHN & ASSOCIATES, P.C.

By: 

Philip A. Klawuhn

PAK:pes

cc: KCMO Plan Commission
Mr. Frank Willis Hoelzel

EXHIBIT B

*CITY OF KANSAS CITY MISSOURI
CITY PLAN COMMISSION
NOTICE OF HEARING*

*Re: CD-CPC-2024-00041: A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St.
Applicant: Hoelzel Mobile Crushing, Frank Willis Hoelzel*

This notice is to inform you that a public hearing to consider the above noted request has been scheduled before the City Plan Commission on the following date and time.

November 20, 2024 9:00 am

The hearing will be hybrid; both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/cpc>

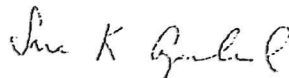
You may want to contact the staff planner the Friday or Monday prior to the public hearing to determine if there are any known requests that the case be continued to another date. The staff planner assigned to this case is Ahnna Nanoski who may be reached at Ahnna.Nanoski@kcmo.org or (816) 513-8816.

Plans, drawings and reports submitted by the applicant (if any) are available for inspection online at <https://compasskc.kcmo.org>. The staff report will be posted to the same address online the Friday prior to the hearing date.

Following action by the Commission, this case will be placed on a future City Council Docket for final decision. This information can be found at www.kcmo.org / clerk or at the link provided above.

The Commission desires that all persons interested in the matter be informed of the public hearing. It would be appreciated if you would contact your neighbors in the event they did not receive a notice. Even if you do not wish to testify on this matter, you and your neighbors are invited to attend.

*Sincerely,
CITY PLAN COMMISSION*



*Sara Copeland
Assistant Secretary*



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

Text2	Text10	Text11	Text3	Text4	Text5
55445	11/29/2024		Case: CD-CPC-2024-00041 All Storage Truck And Trailer LLC	3547 N 85th St	Kansas City, KS 66109
55432	11/29/2024		Case: CD-CPC-2024-00041 Echols Derek L	3600 E 78th St	Kansas City, MO 64132
4593	11/29/2024		Case: CD-CPC-2024-00041 Unicoo LLC	3801 E 75th Ter	Kansas City, MO 64132
55443	11/29/2024		Case: CD-CPC-2024-00041 Frank & Carol Hoelzel Trust 1-20-23	5431 S Bryant Dr	Independence, MO 64055
4595	11/29/2024		Case: CD-CPC-2024-00041 Frank And Carol Hoelzel Living Trust 01/20/2023	5431 S Bryant St	Independence, MO 64055
261092	11/29/2024		Case: CD-CPC-2024-00041 Southeast Landfill LLC	5605 Moreau River Access Rd	Jefferson City, MO 65101
4612	11/29/2024		Case: CD-CPC-2024-00041 East Hills Investors LP	7920 Ward Pkwy Ste 100	Kansas City, MO 64114
55446	11/29/2024		Case: CD-CPC-2024-00041 Hoelzel William H & Georgia A	8415 E 116th St	Kansas City, MO 64134