



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

October 18, 2022

**Project Name**  
3910 N Oak Self Storage

**Docket #2**

**Request**

CD-CPC-2022-00125  
Development Plan – Non-Residential

**Applicant**

Chase Kohler  
Renaissance Infrastructure Consulting  
1815 McGee Street  
Unit 200  
Kansas City, MO 64108

**Owner**

Aldi Inc  
PO Box 460049  
Dept. 501  
Houston, TX 77056

Location            3910 N Oak Trafficway  
Area                 About 2.65 acres  
Zoning                B4-2  
Council District     4  
County                Clay  
School District     North Kansas City 250

**Surrounding Land Uses**

**North:** Commercial/Residential, zoned R-1.5, B4-2, B3-2

**South:** Residential, zoned R-6

**East:** Commercial, zoned B3-2

**West:** Residential, zoned R-6

**Major Street Plan**

This section of North Oak Trafficway is not identified on the City's Major Street Plan.

**Land Use Plan**

The Briarcliff/Winnwood Area Plan recommends Residential Medium-High Density for this location.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on 07/15/2022. The applicant needed additional time to submit the required documentation after Staff's initial review.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

There are no registered neighborhood or homes associations tied to the subject site.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on October 6, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The subject property is currently vacant asphalt with no structure. There are existing trees along the western, southern, and south eastern lot line.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a development plan to allow for the construction of 578 self-storage rental units at full buildout. The applicant is proposing two phases for the development.

**CONTROLLING + RELATED CASES**

Ordinance #910275

- April 17, 1991, the city of Kansas City approved an ordinance up-zoning the subject property from District R-4 and C-3a1-P to District C-3a1-p. When the code was updated in January 1, 2011, the C-3a1-p zoning transitioned into the B4-2 zoning district that currently on the property.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #2 Approval with Conditions

**PLAN REVIEW**

Approval of a development plan is required in B zoning districts for any development with a gross floor area of 40,000 square feet or more. The development is proposed to be 53,200 square feet split into two phases; the first building will be 25,000 square feet and the proposed future expansion will be 28,200 square feet. The applicant has not stated when the future expansion will be constructed. The zoning on the property does not match what the future land use designation is in the Briarcliff/Winnwood Area Plan, however the use is in a commercial corridor, there is a car dealership to the east and a restaurant to the north along with additional business up and down North Oak Trafficway.

The development proposes two stories of units ranging in size from 25 square feet to 300 square feet on both floors, all units are to be accessed from within the building or the site in compliance with Section 88-369 of the Code. There is one office on the northeast corner of the building and multiple restrooms located throughout the building. There are pedestrian connections from Oak Street to the north and to the front of the building.

The development is adjacent to a residential neighborhood to the west and south. Self-storage units are an allowed use in the B4-2 zoning district with additional requirements as reviewed further in the Plan Analysis section of this staff report. The submitted elevations are comprised of Canyon Stone, Stucco Embossed Metal, and horizontal metal panels.

**PLAN ANALYSIS**

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-369)	Yes	Yes, subject to conditions	See below
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

**88-369 – Self-Storage Warehouse**

The proposed structure has overhead doors to provide access to units on the north site of the building, the unit doors are not facing the street and will not be visible from the public right-of-way. The unit doors are also not facing the R district located to the west. The applicant has not provided fencing materials however has a fence shown on the site plan. Staff recommends the applicant be required to submit fencing materials and the proposed height prior to ordinance request to ensure compliance with this section of the code.

The applicant has provided construction materials in compliance with the code, however Staff believes the materials and design can be improved. Specifically, the windows on the second floor can be improved in design and location and the change in materials is abrupt and harsh on the viewer. A change in color choice or change in materials above the canyon stone would improve the aesthetics of the building. Staff recommends the applicant be required to submit updated construction materials and elevations prior to ordinance request.

## **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 Briarcliff/Winnwood Area Plan future land use recommendation does not match the current zoning of the subject property. The area plan recommends Residential Medium High Density, recommending neighborhood scale retail, restaurants, mixed use buildings. Auto-oriented uses are highly discouraged. The current zoning is B4-2 which allows for heavy commercial activities with a maximum height of 45 feet. Some of the allowed uses in this district include warehousing, motor vehicle repair, vehicle storage/towing, heavy equipment sales/rental, retail sales, gasoline and fuel sales, repair or laundry service and medical offices.

The area plan recommends downzoning the property, which has not occurred. While the proposed project does not conform to the recommended land use policy, it does comply with zoning.

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

The proposed use is an allowed use in the B4-2 Zoning District.

**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;**

Vehicular ingress and egress provides for safe, efficient, and convenient movement of traffic both within the site and on adjacent roadways. The applicant is using the existing drive access as the previous use.

**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 bicycle parking and connections to the bus system. While the use does not necessarily contribute to a non-vehicular audience, the applicant has ensured that all systems of travel are available.

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

The plan provides adequate utilities based on City standards.

**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 location, orientation, and architectural features are in compliance with the zoning and development code. The surrounding commercial uses have a mix of stucco, metal sheeting, and brick. The development is designed to be compatible with the adjacent properties, by providing access from

the existing drive, little to no lighting along the western side of the structure (as shown on the photometric plan), varying roof heights and architectural features, and multiple construction materials.

- 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 is providing extensive landscaping around the development, including 48 Evergreen trees and 19 Evergreen shrubs to provide a buffer from undesirable views, noises, and lighting year-round. The applicant is providing Valley Forge American elm, Black Gum and various Juniper trees as well as multiple shrubs and grasses in the spare areas

- 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 design of the streets, drives, and parking areas are the minimum required for the project, the proposed parking spots are only what are required by code.

- 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 majority of the mature trees are located on neighboring properties, the applicant submitted a landscaping plan in compliance with the Code.

#### ATTACHMENTS

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

#### PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP  
Lead Planner





## Plan Conditions

Report Date: October 13, 2022

Case Number: CD-CPC-2022-00125

Project: 3910 N Oak Self Storage

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816)513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) with questions.*

1. The windows on the second floor will need to be improved in design and location and the proposed construction materials should be improved. Updated construction materials and elevations will be submitted and approved by Staff prior to ordinance request.
2. The applicant shall submit fencing materials and elevations showing the proposed height of the fence prior to ordinance request.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. 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.
6. That 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 prior to Certificate of Occupancy.
7. The applicant shall ensure the development is in compliance with all of Section 88-369 - Self-Storage Warehouse.
8. Internal circulation and ingress/egress circulation will be added to the site plan prior to ordinance request.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

9. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
10. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. The developer must 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.
12. The owner/developer must 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.

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

13. 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, as amended, commonly known as the Development Regulations.
14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
15. 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 may be required.
16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting

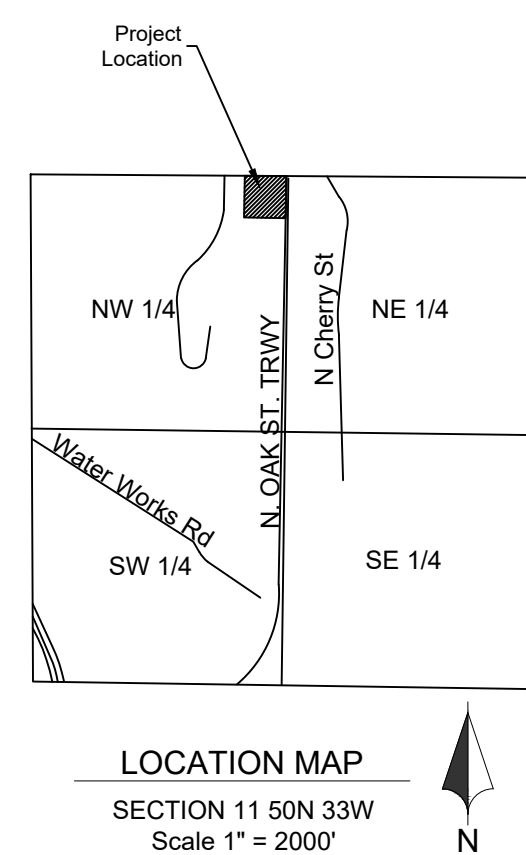
*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. 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)
19. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
20. 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) 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)
21. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
22. 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)

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

23. 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>
24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact – Sean Allen - 816-513-0318  
North of River contact Pedro Colato – 816-513-4892

# Development Plans for 3910 North Oak Trafficway - Kansas City, Mo. Kansas City, Clay County, Missouri



**LEGAL DESCRIPTION**

LOT 1, CHEZIK ADDITION REPLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN "SCHEDULE A" OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/ FILE NO: NCS-1110789-COL, BEARING AN EFFECTIVE DATE OF JANUARY 28, 2022, AT 8:00AM.

**BENCH MARK**

BM1: MAG NAIL LOCATED APPROXIMATELY 71 FEET EAST AND 66 FEET NORTH OF THE SOUTHWEST PROPERTY LINE CORNER. ELEVATION: 911.61'  
N: 39.166157  
E: -94.577705

**FLOOD PLAIN NOTE**

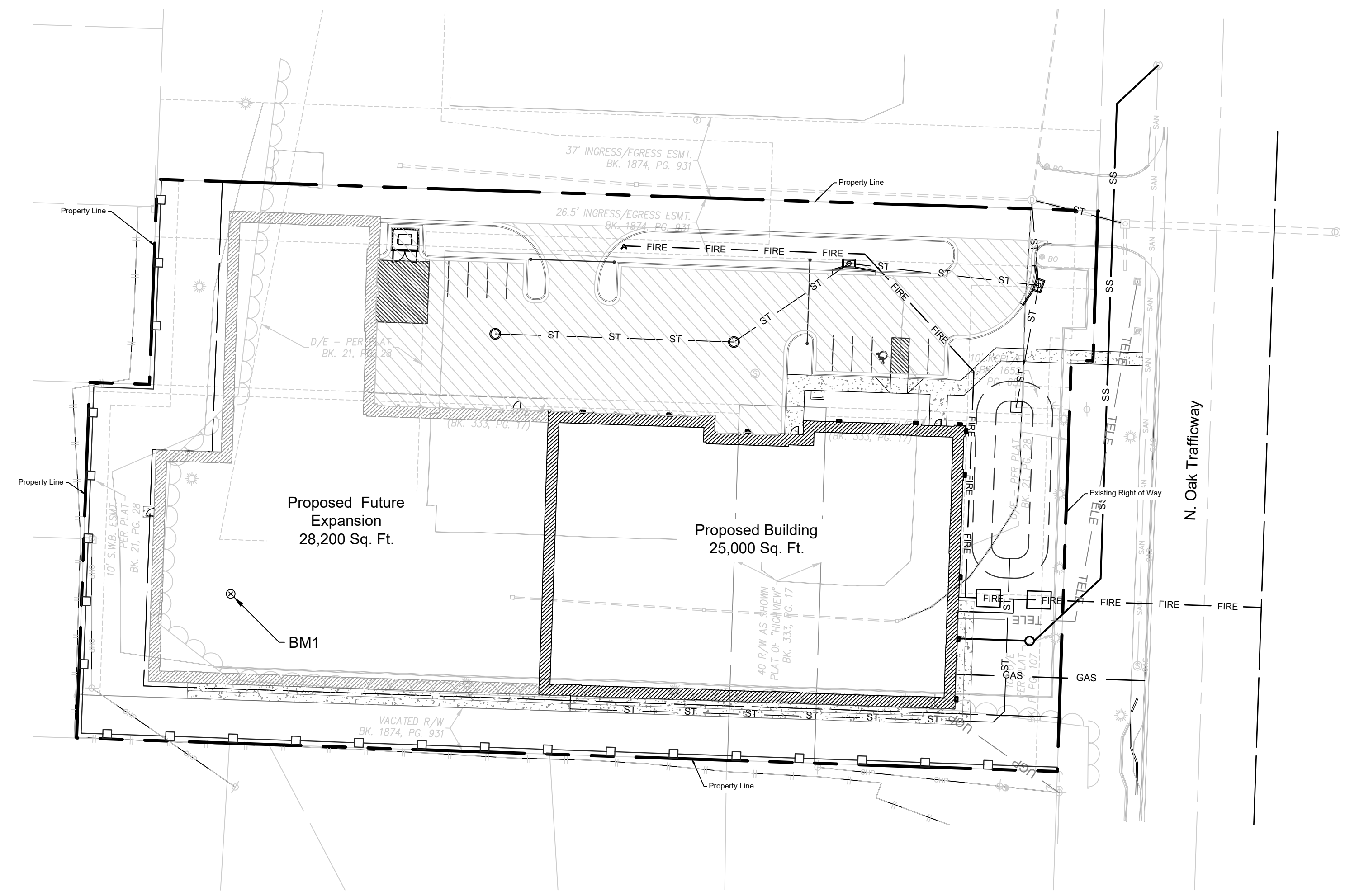
According to the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel Number 41 of 625, Community-Panel Number 29095C0041G, Revised January 20, 2017, portions of the subject property lay within Zone AE - Base Flood Elevations determined.

**UTILITY CONTACTS**

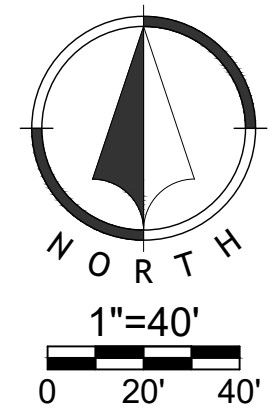
AT&T TELEPHONE COMPANY	816-275-2721
CENTURYLINK	1-800-283-4237
COMCAST	1-866-641-1625
CONSOLIDATED	1-800-283-4237
EVERGY	816-471-5275
GOOGLE FIBER	1-866-954-1572
KANSAS CITY, MO. PUBLIC WORKS DEPT.	816-513-9871
KANSAS CITY, MO. WATER SERVICES DEPT.	816-513-0209
KC FIBER/LINK CITY	816-564-9994
LEVEL 3	913-645-5032
MAGELLAN MIDSTREAM PARTNERS	1-800-720-2417
MODOT	1-888-275-6636
NORTH KANSAS CITY SCHOOL DISTRICT	816-413-5075
SOUTHERN STAR CENTRAL	913-422-6321
SPECTRUM	1-866-967-7611
SPIRE ENERGY	1-314-776-9517
SPRINT	913-488-8489
UNITE PRIVATE NETWORK	1-866-963-4237
UTILITY LOCATION MARKING	1-800-DIG-RITE
VEOLIA ENERGY (TRIGEN)	816-889-4977
VERIZON COMMUNICATIONS, INC.	1-800-624-9675
ZAYO	816-591-0282

**UTILITIES:**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION, PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, IF ANY, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES, IF SHOWN, ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THERE WERE NO PLANS AND/OR REPORTS PROVIDED BY THE CLIENT REGARDING UNDERGROUND UTILITY INFORMATION.
- UNDERGROUND ELECTRICAL LINES, STORM SEWER LINES AND UNDERGROUND GAS VALVE VERIFIED BY THE FURNISHED GPRS FINDINGS MAP, DATED 02/09/2022.
- LIST OF KANSAS CITY, MO UTILITY COMPANIES:  
[https:// www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000](https://www.kcmo.gov/home/showpublisheddocument/7513/637753362513270000)



LEGEND			
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
	Existing Contour Minor		Future Curb and Gutter



Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions - Demolition Plan
C03	General layout
C04	Dimension Plans
C05	Grading Plan
C06	Site Utility
C07	Fire Truck Turning Movement
L01	Landscape Plan
A-101	First Floor Building Plan
A-102	Second Floor Building Plan
A-201	Elevations
A-202	Elevations
A-203	Phase I North and East Elevations
PH	Electrical Photometrics

Development Plans  
22-0140  
3910 North Oak Trafficway - Kansas City, Mo.  
Kansas City, Clay County, Missouri

Title Sheet

NO.	DATE	REVISION
07/15/2022		Original Submittal
JAA		CMK

**Renaissance Infrastructure Consulting**  
400 E 17th Street  
Kansas City, Missouri 64108  
816-800-0950  
www.RIC-CONSULT.COM  
MO Certificate of Authority: E-2010033630

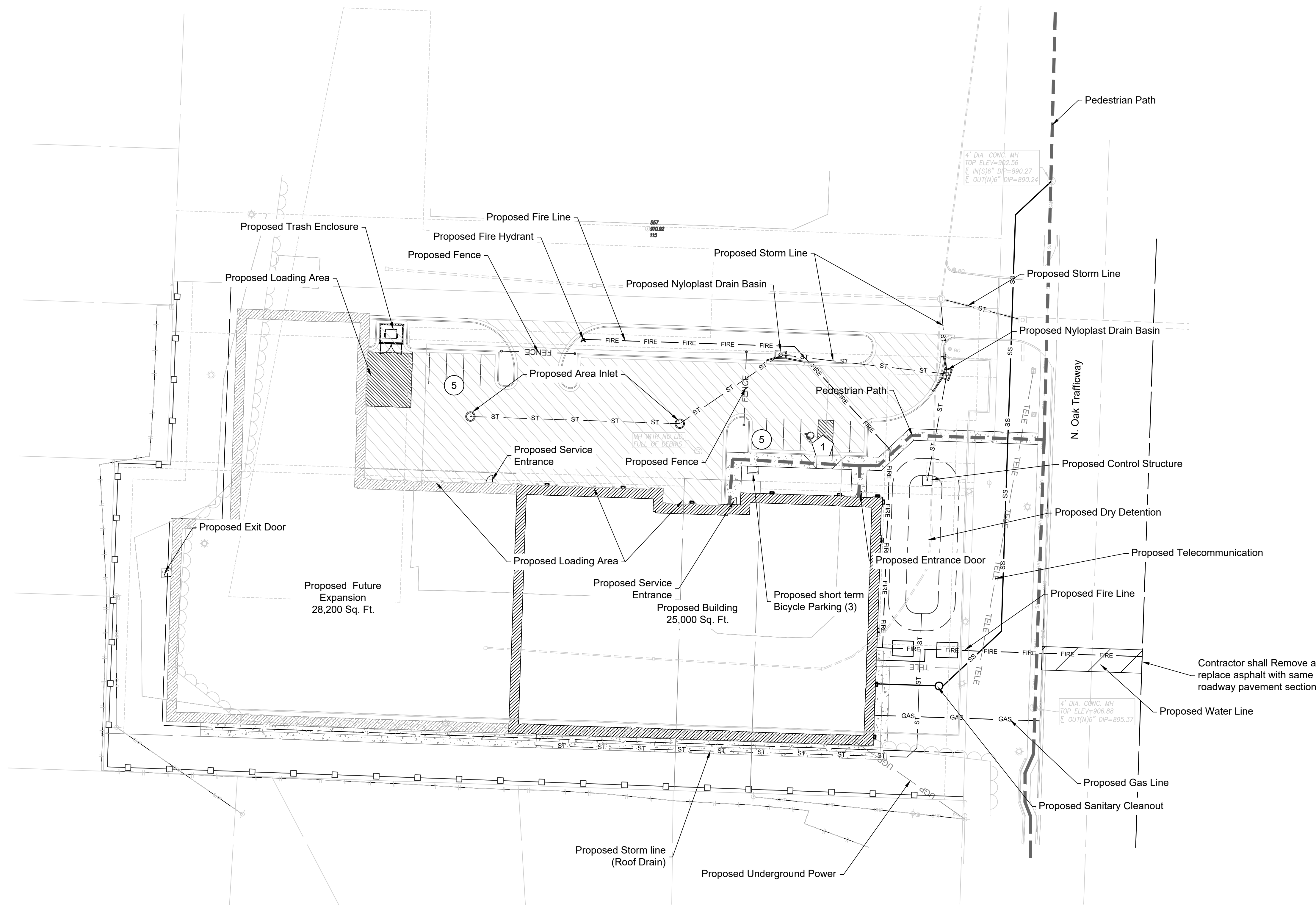
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**SITE DATA TABLE (Proposed) :**

- LOT 1:
- A. Zoning: B4-2
  - B. Total Lot Area: 114,891 Sq. Ft. = 2.64 Acres ±
  - C. Land Area or acres for existing and proposed street right of way: N/A
  - D. Net Land Area: 2.64 Acres ±
  - E. Proposed Use: Storage Warehouse
  - F. Height above Grade at Building: 32.16 ft
  - G. Gross Floor Area : 25,000 SF Total Floor Area: 25,000 SF
  - H. Building Coverage and Floor area Ratio: 0.347
  - I. Residential Gross and Net Density: N/A
  - J. Commercial Parking  
Required - 3, Plus 1 per 75 storage spaces (250 Storage Units): 7 spaces  
Provided - 11 Spaces
  - K. Short Term Bike Parking: 3  
Long Term Bike Parking: 1 per 20 employee: 1  
(Long Term Bike Parking to be provided inside of building)
  - L. Applications for Amendments to Development: N/A
  - M. Applications for Amendments to Development: N/A

**SITE DATA TABLE (Future Expansion) :**

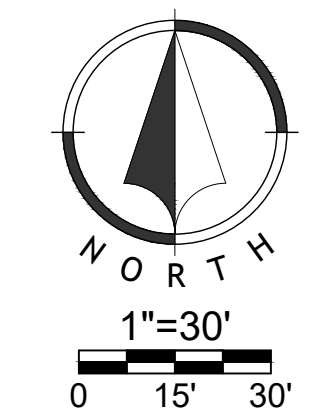
- LOT 1:
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  - C. Land Area or acres for existing and proposed street right of way: N/A
  - D. Net Land Area: 2.64 Acres ±
  - E. Proposed Use: Storage Warehouse
  - F. Height above Grade at Building: 33.16 ft
  - G. Gross Floor Area : 53,200 SF Total Floor Area: 53,200 SF
  - H. Building Coverage and Floor area Ratio: 0.739
  - I. Residential Gross and Net Density: N/A
  - J. Commercial Parking  
Required - 3, Plus 1 per 75 storage Spaces (250 + 282 with Expansion) : 11  
Provided - 11 Spaces
  - K. Short Term Bike Parking: 3  
Long Term Bike Parking: 1 per 20 employee: 1  
(Long Term Bike Parking to be provided inside of building)
  - L. Applications for Amendments to Development: N/A
  - M. Applications for Amendments to Development: N/A

**Parking Count Legend**

- ADA Stall Count
- Standard Stall Count

**Pavement Legend**

- Asphalt Pavement
- Concrete Sidewalk



NO.	DATE	REVISION
07/15/2022		Original Submittal

DRAWN BY	CHECKED BY
JAA	CMK

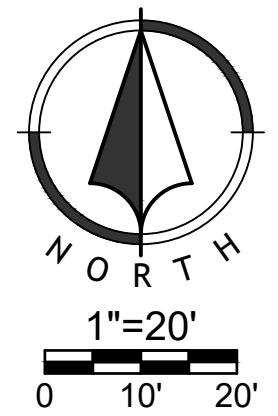
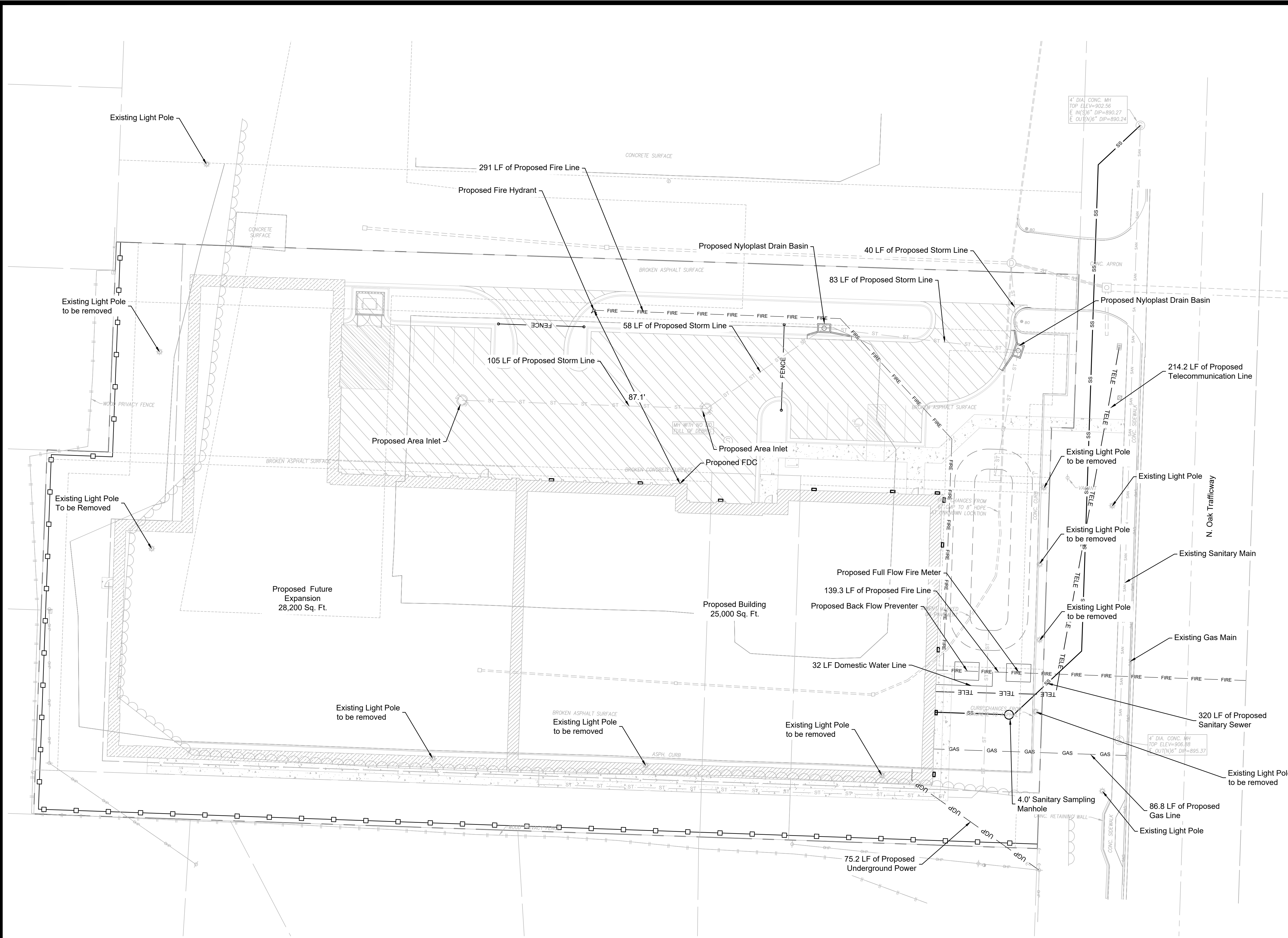
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 Kansas City, Missouri 64108  
 816-800-0950  
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 MO Certificate of Authority: E-2010033630







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NO.	DATE	REVISION
07/15/2022		Original Submittal

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CHECKED BY: CMK

**Renaissance Infrastructure Consulting**  
400 E 17th Street  
Kansas City, Missouri 64108  
816.800.0950  
www.ri-consult.com  
MO Certificate of Authority: E-2010033830



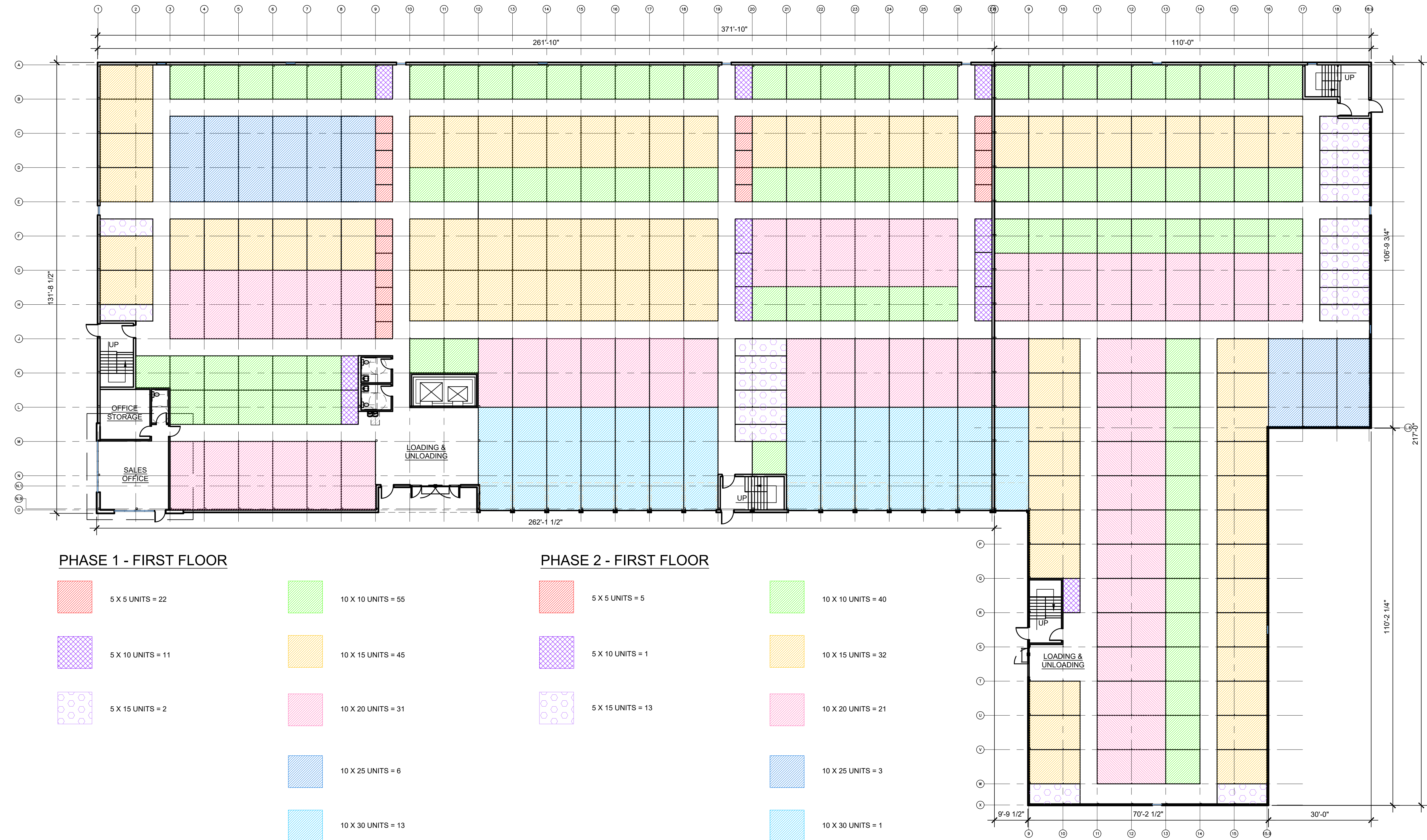








UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649



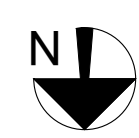
**PHASE 1 - FIRST FLOOR**

- 5 X 5 UNITS = 22
- 10 X 10 UNITS = 55
- 5 X 10 UNITS = 11
- 10 X 15 UNITS = 45
- 5 X 15 UNITS = 2
- 10 X 20 UNITS = 31
- 10 X 25 UNITS = 6
- 10 X 30 UNITS = 13

**PHASE 2 - FIRST FLOOR**

- 5 X 5 UNITS = 5
- 10 X 10 UNITS = 40
- 5 X 10 UNITS = 1
- 10 X 15 UNITS = 32
- 10 X 20 UNITS = 21
- 10 X 25 UNITS = 3
- 10 X 30 UNITS = 1

**PHASE 1 AND 2  
FIRST FLOOR**  
SCALE: 1/16"=1'-0"



Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\022020 A-101 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:03pm Plotted on: Sep 30, 2022 - 2:20pm by mwinslow

**NOLTE & ASSOCIATES, P.A.**  
ARCHITECTS / PLANNERS  
9400 REEDS ROAD, SUITE 200  
OVERLAND PARK, KANSAS 66207  
(913) 322-2444  
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**NEW CONSTRUCTION**

**NORTH OAK TRAFFICWAY**

**CLIMATE CONTROLLED STORAGE**

3910 NORTH OAK TRAFFICWAY  
KANSAS CITY, MISSOURI  
CLAY COUNTY

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DATE PRINTED:  
Sep 30, 2022

DATE ISSUED:

REVISIONS:

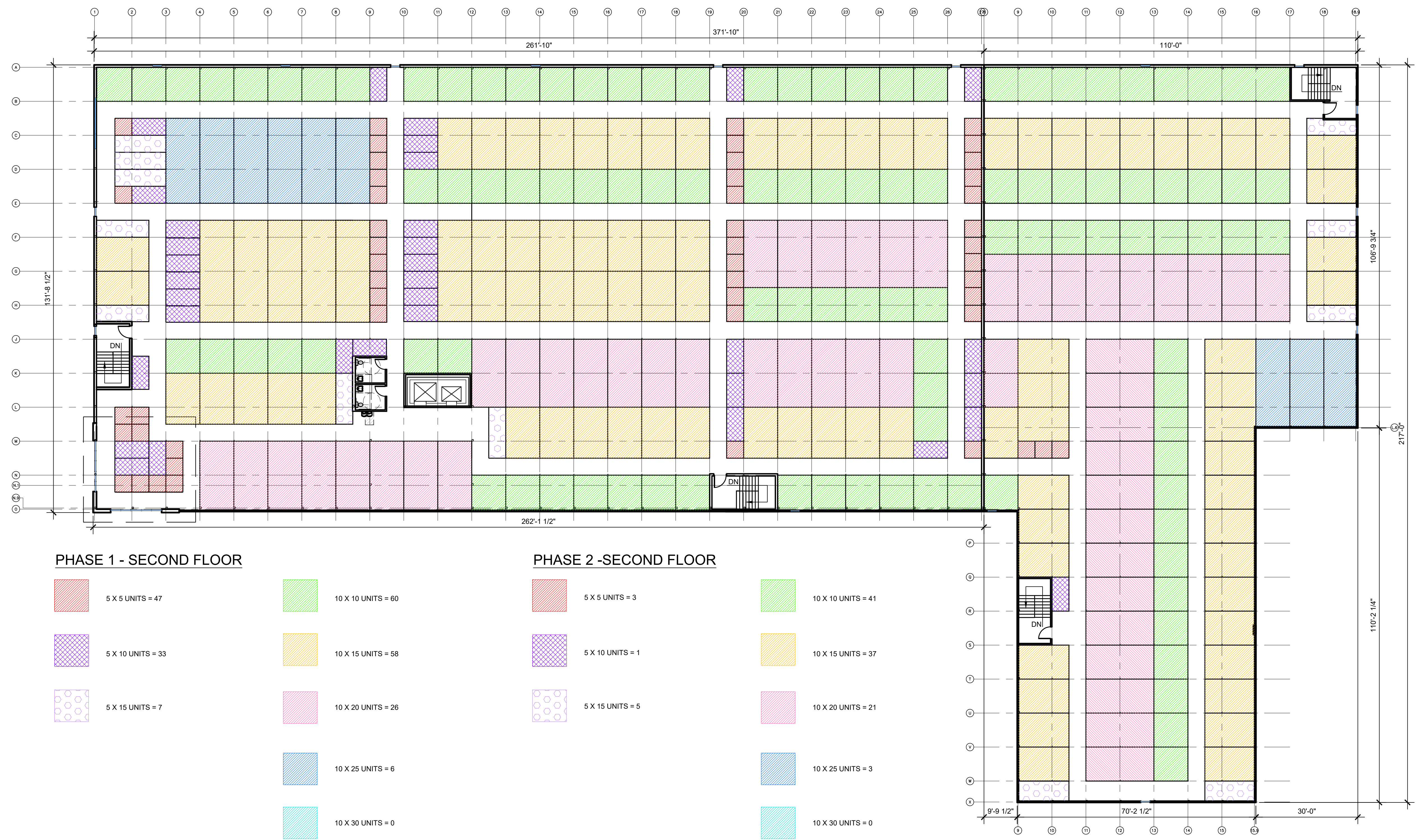
ARCHITECTURAL PROJECT NUMBER  
2022020

FIRST FLOOR BUILDING PLAN

SHEET NUMBER  
**A-101**



UNIT COUNTS							
	PHASE 1 - FIRST FLOOR	PHASE 1 - SECOND FLOOR	TOTAL PER PHASE 1	PHASE 2 - FIRST FLOOR	PHASE 2 - SECOND FLOOR	TOTAL PER PHASE 2	TOTALS FOR ALL PHASES
5 X 5 RED	22	47	69	5	3	8	77
5 X 10 PURPLE DIAMOND	11	33	44	1	1	2	46
5 X 15 LAVENDER HEX	2	7	9	13	5	18	27
10 X 10 GREEN	55	60	115	40	41	81	196
10 X 15 ORANGE	45	58	103	32	37	69	172
10 X 20 PINK	31	26	57	21	21	42	99
10 X 25 BLUE	6	6	12	3	3	6	18
10 X 30 CYAN	13	0	13	1	0	1	14
TOTALS	185	237	422	116	111	227	649



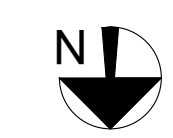
**PHASE 1 - SECOND FLOOR**

- 5 X 5 UNITS = 47
- 5 X 10 UNITS = 33
- 5 X 15 UNITS = 7
- 10 X 10 UNITS = 60
- 10 X 15 UNITS = 58
- 10 X 20 UNITS = 26
- 10 X 25 UNITS = 6
- 10 X 30 UNITS = 0

**PHASE 2 - SECOND FLOOR**

- 5 X 5 UNITS = 3
- 5 X 10 UNITS = 1
- 5 X 15 UNITS = 5
- 10 X 10 UNITS = 41
- 10 X 15 UNITS = 37
- 10 X 20 UNITS = 21
- 10 X 25 UNITS = 3
- 10 X 30 UNITS = 0

**1** PHASE 1 AND 2  
SECOND FLOOR  
SCALE: 1/16"=1'-0"



Drawing Name: F:\2022\2022020 - Storage - N Oak Trafficway\Production\02 - Schematic\2022020 A-102 BUILDING PLANS.dwg Last Modified: Sep 30, 2022 - 2:16pm by mwinslow

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**CLIMATE CONTROLLED STORAGE**  
3910 NORTH OAK TRAFFICWAY  
KANSAS CITY, MISSOURI  
CLAY COUNTY

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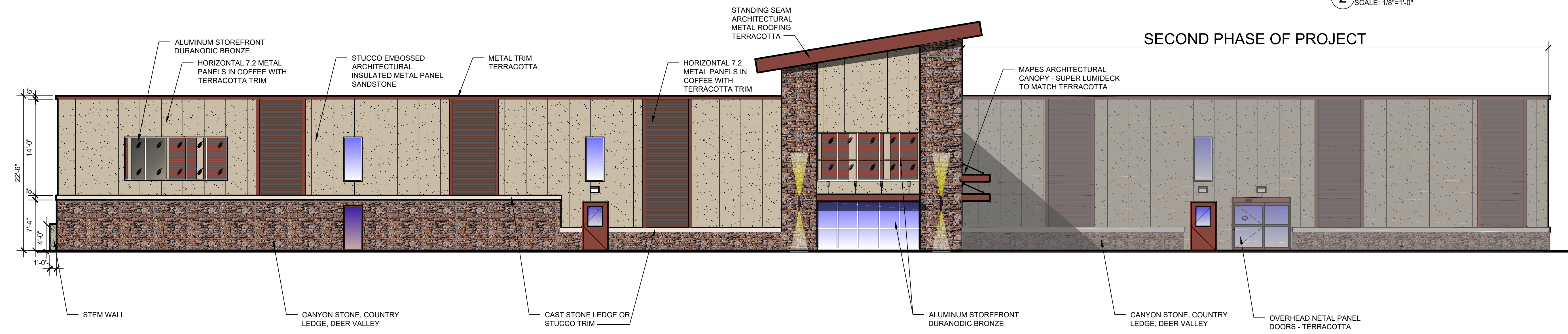
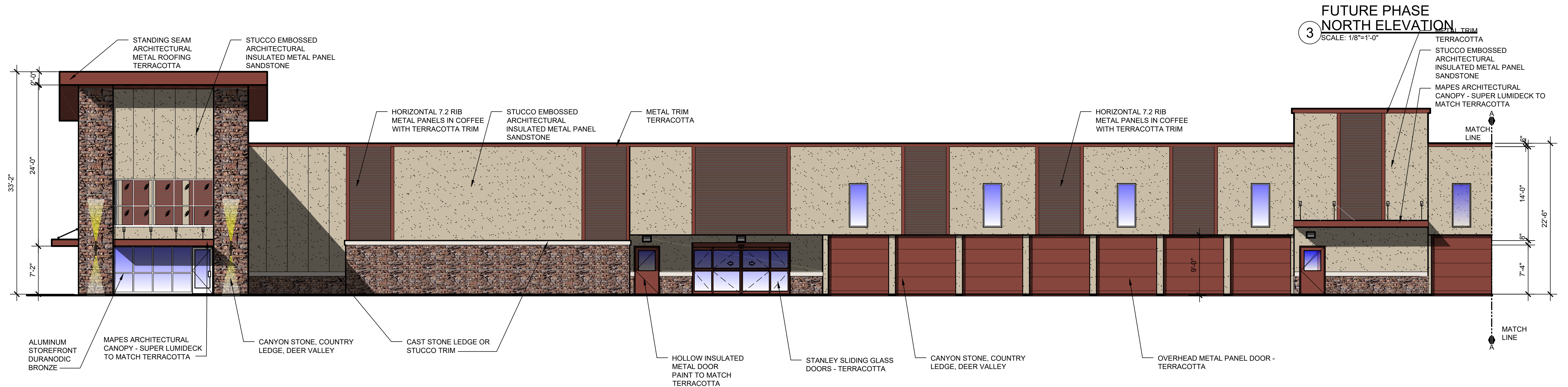
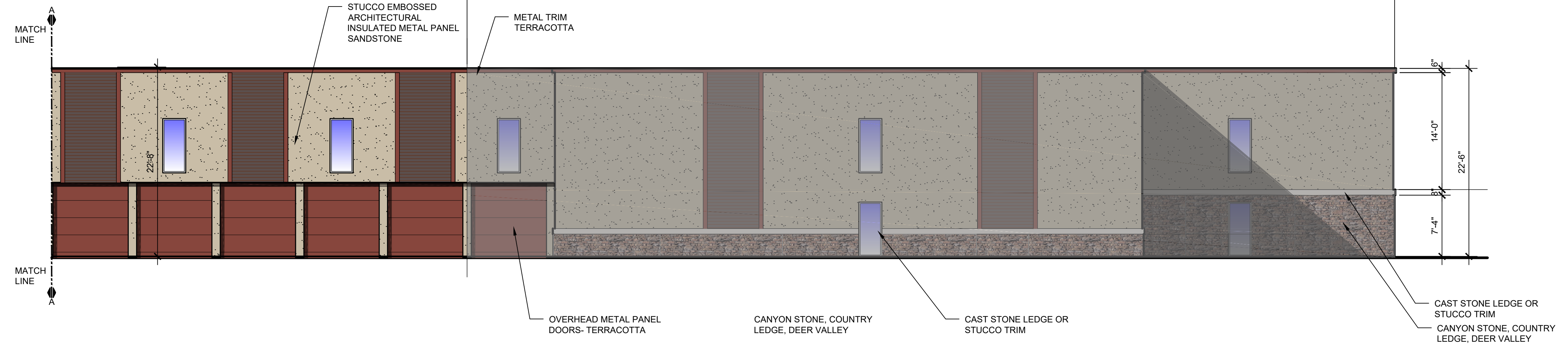
**SECOND FLOOR BUILDING PLAN**

SHEET NUMBER  
**A-102**



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SECOND PHASE OF PROJECT



3 FUTURE PHASE NORTH ELEVATION  
SCALE: 1/8"=1'-0"

2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

SECOND PHASE OF PROJECT

1 EAST ELEVATION  
SCALE: 1/8"=1'-0"

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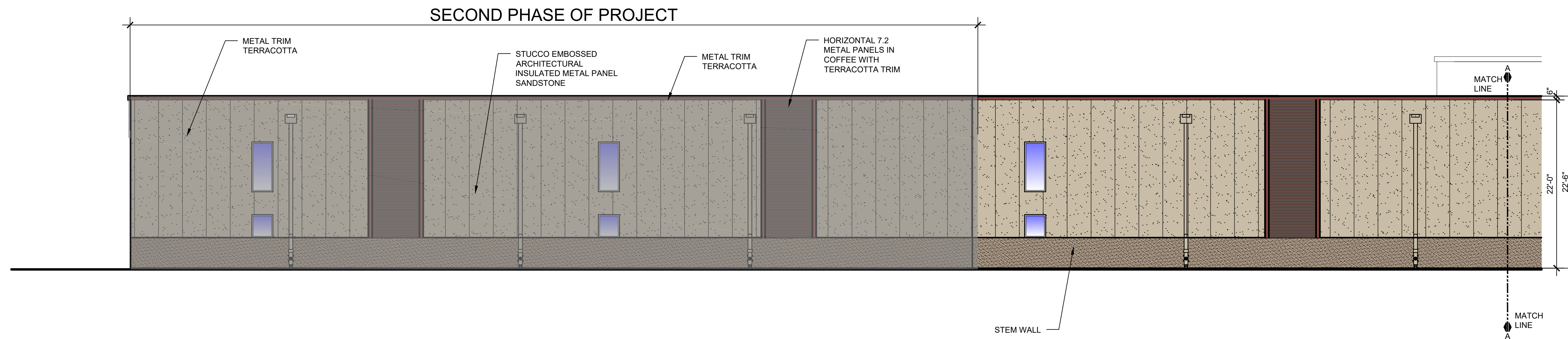
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**NORTH OAK TRAFFICWAY  
CLIMATE CONTROLLED STORAGE**  
3910 NORTH OAK TRAFFICWAY  
KANSAS CITY, MISSOURI  
CLAY COUNTY

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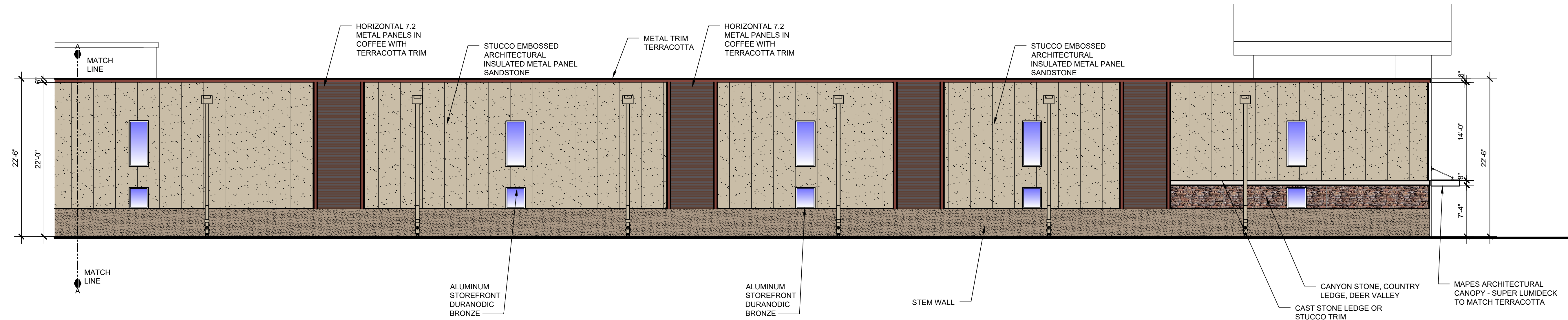
DATE PRINTED: Sep 30, 2022
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REVISIONS:
ARCHITECTURAL PROJECT NUMBER 2022020
ELEVATIONS
SHEET NUMBER <b>A-201</b>



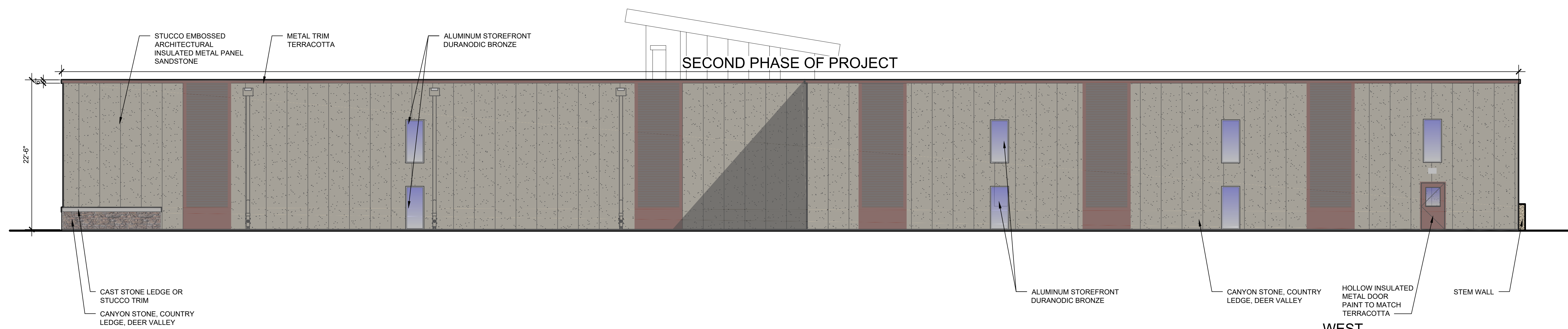
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**3** FUTURE PHASE SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



**2** SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



**1** WEST ELEVATION  
SCALE: 1/8"=1'-0"

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2022020

ELEVATIONS

SHEET NUMBER  
**A-202**









**ENGINEERS**  
INCORPORATED  
5720 Reeder  
Shawnee, KS 66203  
(913)262-1772

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PE COA #2009003629

8/15/2022



BC PROJECT #22669

A PROJECT FOR:  
3910 NORTH OAK TRAFFICWAY  
KANSAS CITY, MO

ISSUE DATE:  
8-15-2022

REVISION:

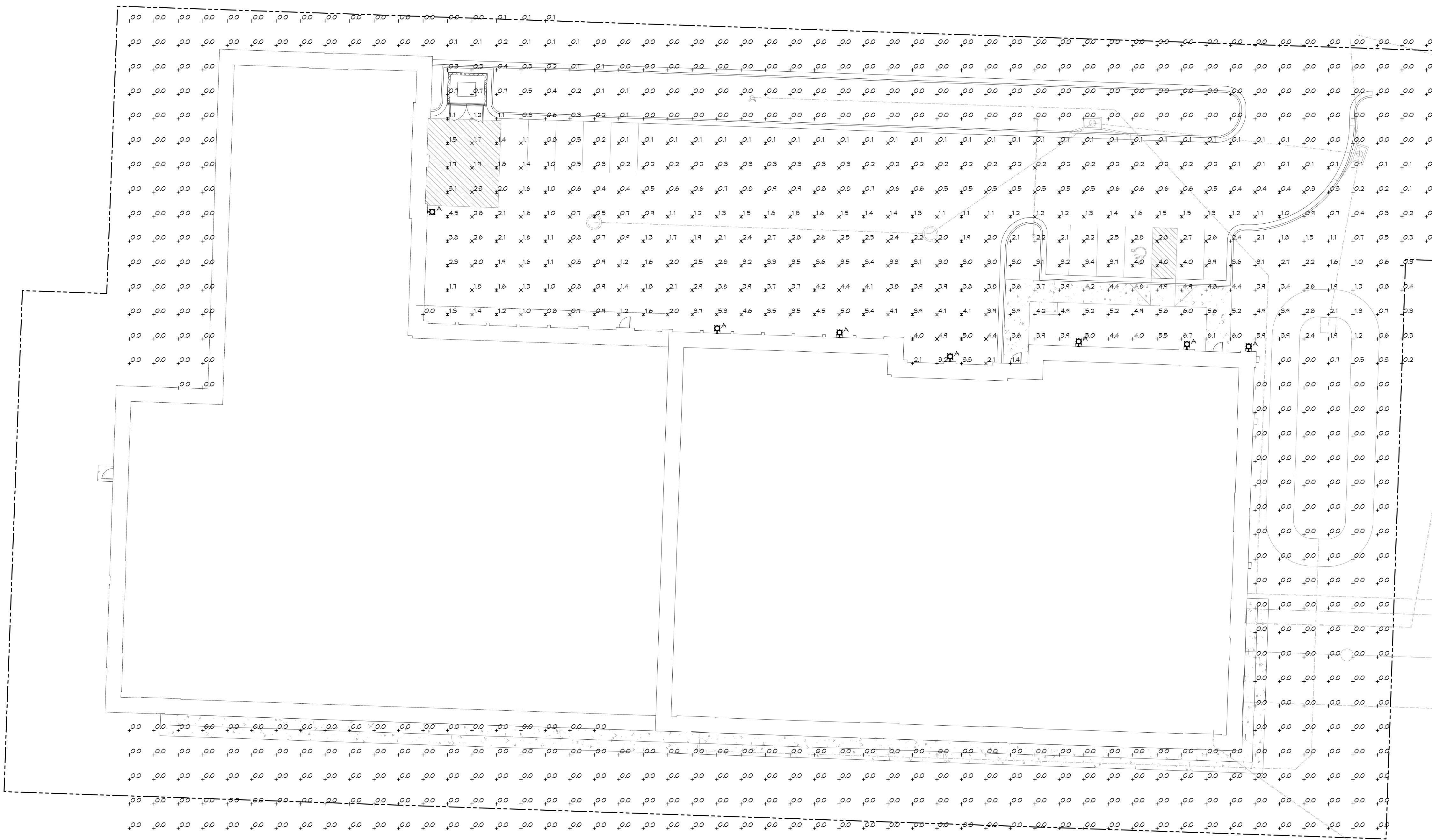
SHEET TITLE  
ELECTRICAL  
PHOTOMETRICS

**PH**

LIGHT FIXTURE SCHEDULE					
MARK NO.	MANUFACTURER & CATALOG NUMBER	VOLTS WATTS	LIGHT SOURCE	DESCRIPTION	EQUIVALENT MANUFACTURERS
A	LITHONIA LIGHTING CSXV-LED-30C-100-40K-T4M	120 V 69 W	LED 7924 LUM 4000K	LED WALL MOUNTED PACK MOUNTED @ 1T AFF	SURE-LITES DUAL-LITE OR EQUAL

NOTES:  
1.

STATISTICAL AREA SUMMARY					
AREA	AVG FC	MAX FC	MIN FC	MAX/MIN	AVG/MIN
PARKING	1.6	5.4	0.1	54.0:1	16.0:1

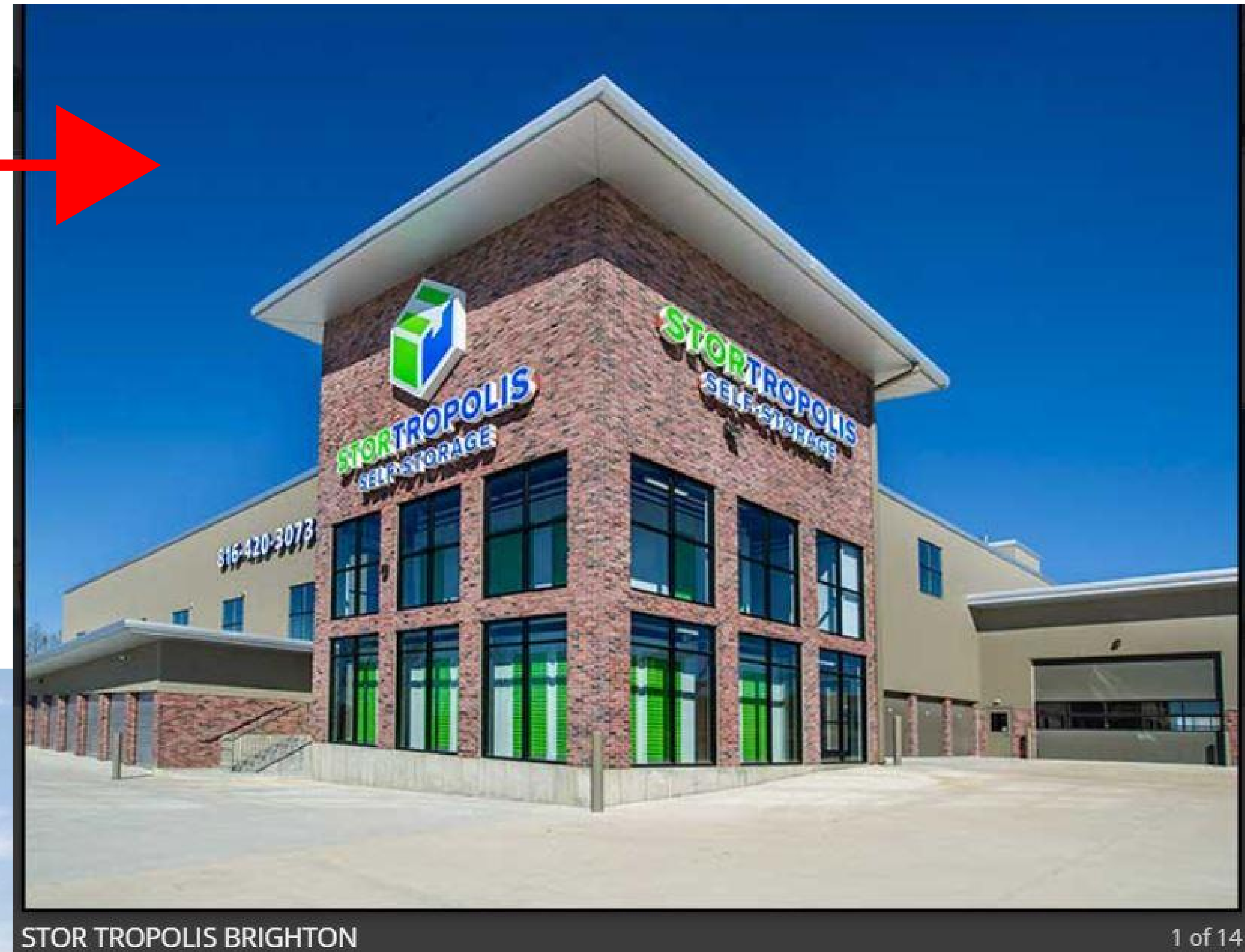


**ELECTRICAL PHOTOMETRICS PLAN**  
SCALE: 1" = 20'-0"  
NORTH



## StorTropolis - Brighton

8340 N Brighton Ave, Kansas City,  
MO 64119



Extra Space Storage - Kansas City, KS

500 Southwest Blvd, Kansas City, KS 66103





StorTropolis - Shawnee, KS  
20500 W 66th Terrace, Shawnee, KS 66218



StorTropolis - Kansas City, MO  
6001 NW 88th St, Kansas City, MO 64154



StorTropolis - Lenexa, Kansas  
19585 W 102nd St, Lenexa, KS 66220



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



CITY OF  
KANSAS CITY,  
MISSOURI

# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2022-00125

Meeting Date: 10/06/2022

Meeting Location: North Kansas City Public Library

Meeting Time (include start and end time): 5:30pm to 6:30pm

Additional Comments (optional):

Q1: Are they indoor and climate controlled?

A: Yes they are indoor and climate controlled.

Q2: Is this the whole vacant property?

A: No it is just the south parcel. aprox. 2.5 acres of the 5.

Q3: Will there be security cameras on the outside

A: Yes

Q4: Is this going to be a single building?

A:Yes, there this will be one single building.

Q5: Will there be a monument sign?

A: No the sign will be building mounted, but this will be submitted under other permit.

Q6: Will there be screening fence?

A: There will be a fence built on two sides to meet City Code along with landscape screening.

Q7: Who will be maintaining the steep hills south of the building?

A: We will be maintaining up to the property line.

Q8: Concerns with slopes washing out

A: Our roof drains will be piped to the basin reducing the water going to the west.

Q9: Big concerns with maintenance of the landscape around the buildings. Will the slopes be maintained. Will there be OM for the basin and slopes.

A: Basin, landscaping and slopes will be maintained by owner.

Q10: Is there a manager on site 24/7?

A: That is a management decision.

Q11: Being quiet and lighting is a concern.

A: Lighting will be per code and will be building mounted if possible.

Neighbor noted they would like the underbrush cleared out.

Close nit group that is vocal in the community. They want to make sure that they are heard, and that if there are issues they can reach out.

## Meeting Sign-In Sheet

### Project Name and Address

3910 N Oak Trfy Kansas City, MO 64116

---

3910 N Oak Trfy Kansas City, MO 64116

---

Name	Address	Phone	Email
LANA Jo SEISE	3947 N. GRAND	816-453-1649	-
Daryl Morrow	4005 N. Grand	816-200-2570	-
Peggy # Noamw Punsley	320 NE PARK CR.	455 1958	ppunsley@gmail.com
TYE ZEHNER	7614 WASHINGTON ST KCMO 64114	913-209-4483	Tye@Strickland.com
Ruth Seck	319 NE PARK CR K-C MO 64116	816-510-6252	-
Chase Kohler	400 E 17th Seck, KCMO	816-777-7646	-

## Chambi, Larisa

---

**From:** Robert Bromberg <rjbromberg@yahoo.com>  
**Sent:** Tuesday, August 30, 2022 2:22 PM  
**To:** Chambi, Larisa  
**Subject:** Proposed 3910 N Oak Self Storage

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

Hello Larisa,

The aforementioned proposed project is, in my opinion, not the best use for this high profile property. Not only is self storage incompatible with adjacent neighborhoods, it also doesn't comply with the 2006 N Oak Corridor Plan and the 2009 Briarcliff Winnwood Area Plan. Both recommend the property be developed as medium density residential. These plans also recommend pedestrian/transit oriented development for the N Oak corridor. No one walks or rides transit to storage facilities.

At a time when hopes for commercial, retail and residential development for this corridor are soaring with Northpoint's current and planned investments, approval of this plan would be short sighted. The current focus for N. Oak must be long term as was the extensive citizen input for the previously mentioned Plans. And the dreams and visions voiced by me and hundreds of other citizens didn't contain light industrial projects like self storage.

The transformation which has reshaped and popularized North Kansas City will continue within the N Oak corridor if provided the opportunity. I ask that you encourage the northward movement of that transformative energy and not recommend approval of this self storage plan.

Thank you for your consideration.

Robert Bromberg

Chairman N Oak Facade Committee  
President, South Oakwood Neighborhood Association

## Chambi, Larisa

---

**From:** Anita Gorman <anitabgorman@gmail.com>  
**Sent:** Tuesday, September 6, 2022 11:34 AM  
**To:** tnlte@noltearch.com; dkburton@ric-consult.com; Chambi, Larisa; DeBauche, John  
**Subject:** Proposed Storage Shelter at 3910 North Oak

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I am opposed. Anita B. Gorman