

ENVISION

DEVELOPMENT PLAN & PRELIMINARY PLAT

PLATTE COUNTY

KANSAS CITY, MISSOURI

SEC. 24-52-34

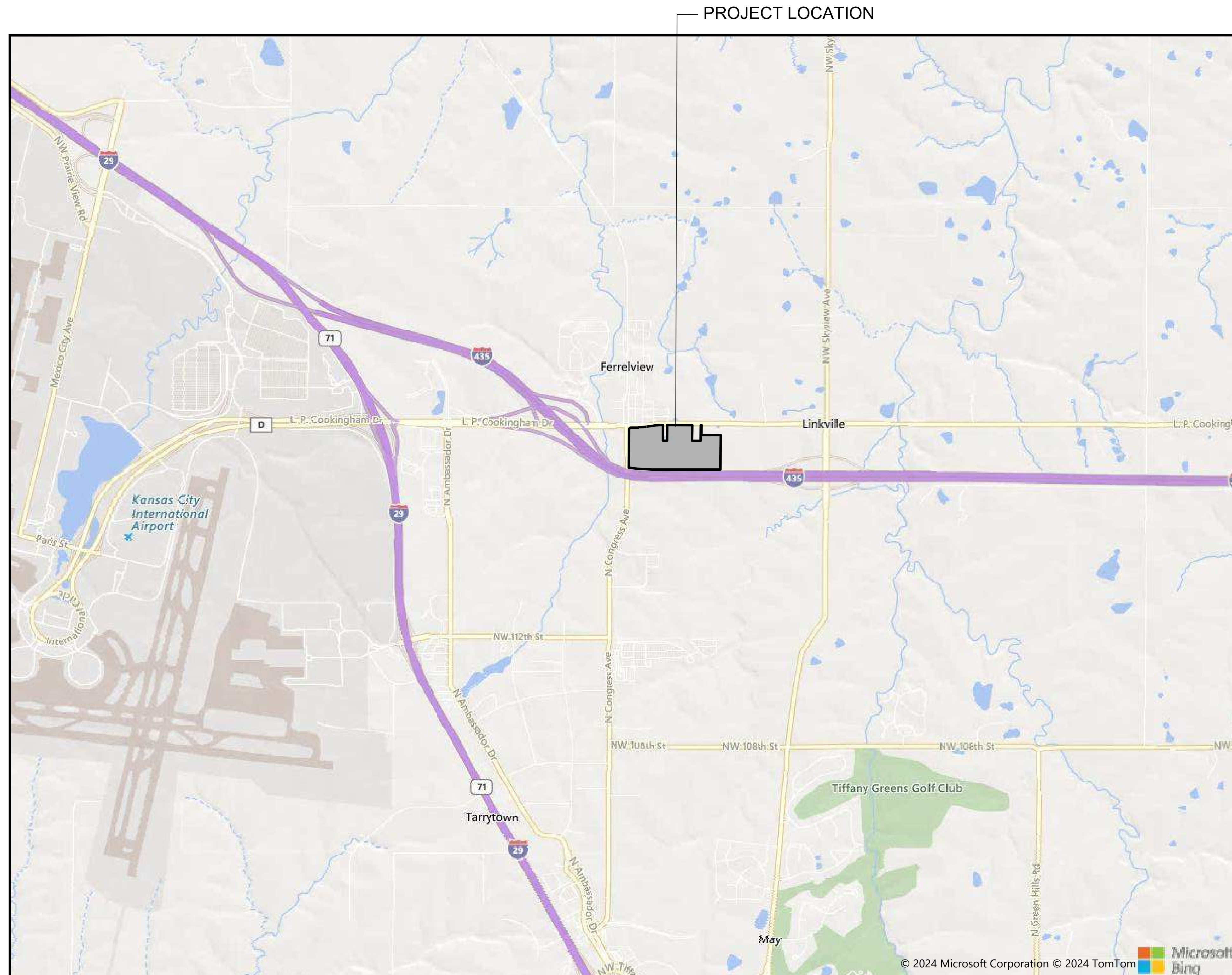
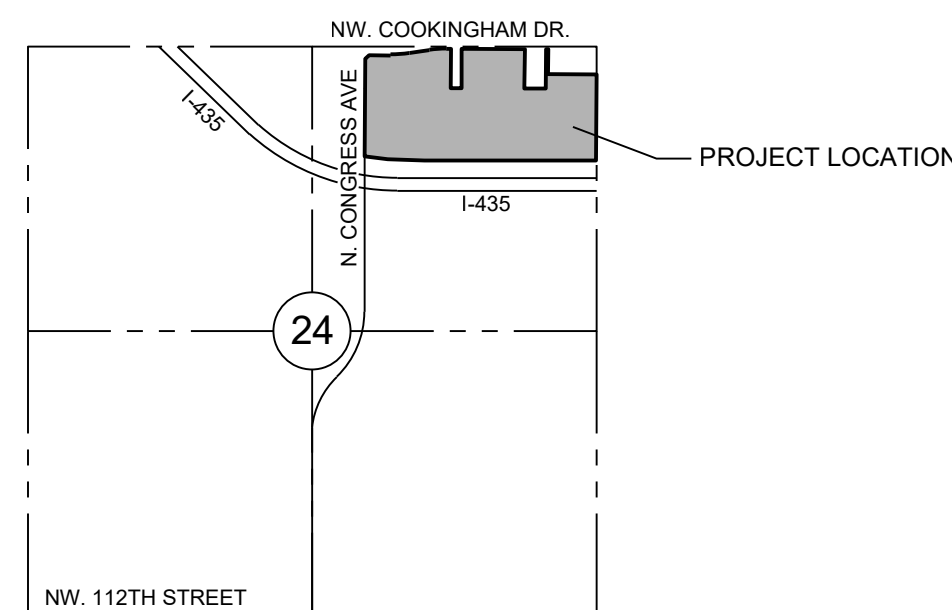
PROJECT CONTACT LIST

PROPERTY OWNER:
WB TEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN
billmann@manncock.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

ENGINEER:
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P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
LINDSAY VOGT
lindsay@rlbuford.com

NE. 1/4, SECTION 24-52-34,
KANSAS CITY, PLATTE COUNTY, MISSOURI



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
DP1	TITLE SHEET
DP2	EXISTING CONDITIONS
DP3	OVERALL SITE PLAN
DP4	INTERNAL BICYCLE & PEDESTRIAN PLAN
DP5	GRADING & UTILITY PLAN
DP6	PRELIMINARY PLAT - (1 OF 2)
DP7	PRELIMINARY PLAT - (2 OF 2)

DEVELOPER:
WB TEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN

PROJECT NOTES

1. THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
2. EXISTING ZONING: AG-R; PROPOSED ZONING: B3, M2
3. EXISTING USE: UNDEVELOPED
4. PROPOSED USE: MIXED USE COMMERCIAL - INDUSTRIAL
5. LEGAL DESCRIPTION IS DESCRIBED IN PLAN SET.
6. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
7. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED ON PLAN SET.
8. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPEAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
9. ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING THE PRELIMINARY ENGINEERING DESIGN.
10. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
11. ALL EXISTING CONDITIONS, UTILITIES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
12. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
13. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND SETBACKS ARE ADJACENT TO PUBLIC STREET OR LOT LINE. THE SPLIT OR SUBDIVISION APPROPRIATE FIRE-RESISTANT RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
14. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES OF PHASING ARE SUBJECT TO CHANGES PER MARKET DEMAND.
15. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. (SHEETS DP6 & DP7).




LOCATION MAP
NOT TO SCALE

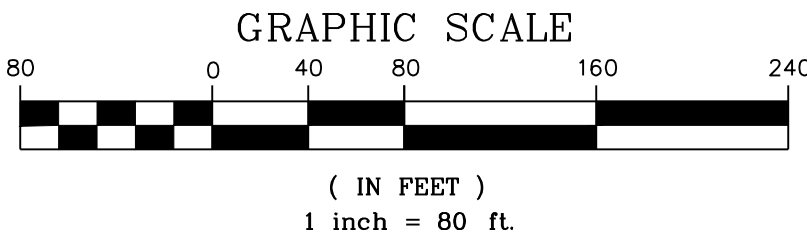
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ENVISION
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
TITLE SHEET

A.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@ribuford.com

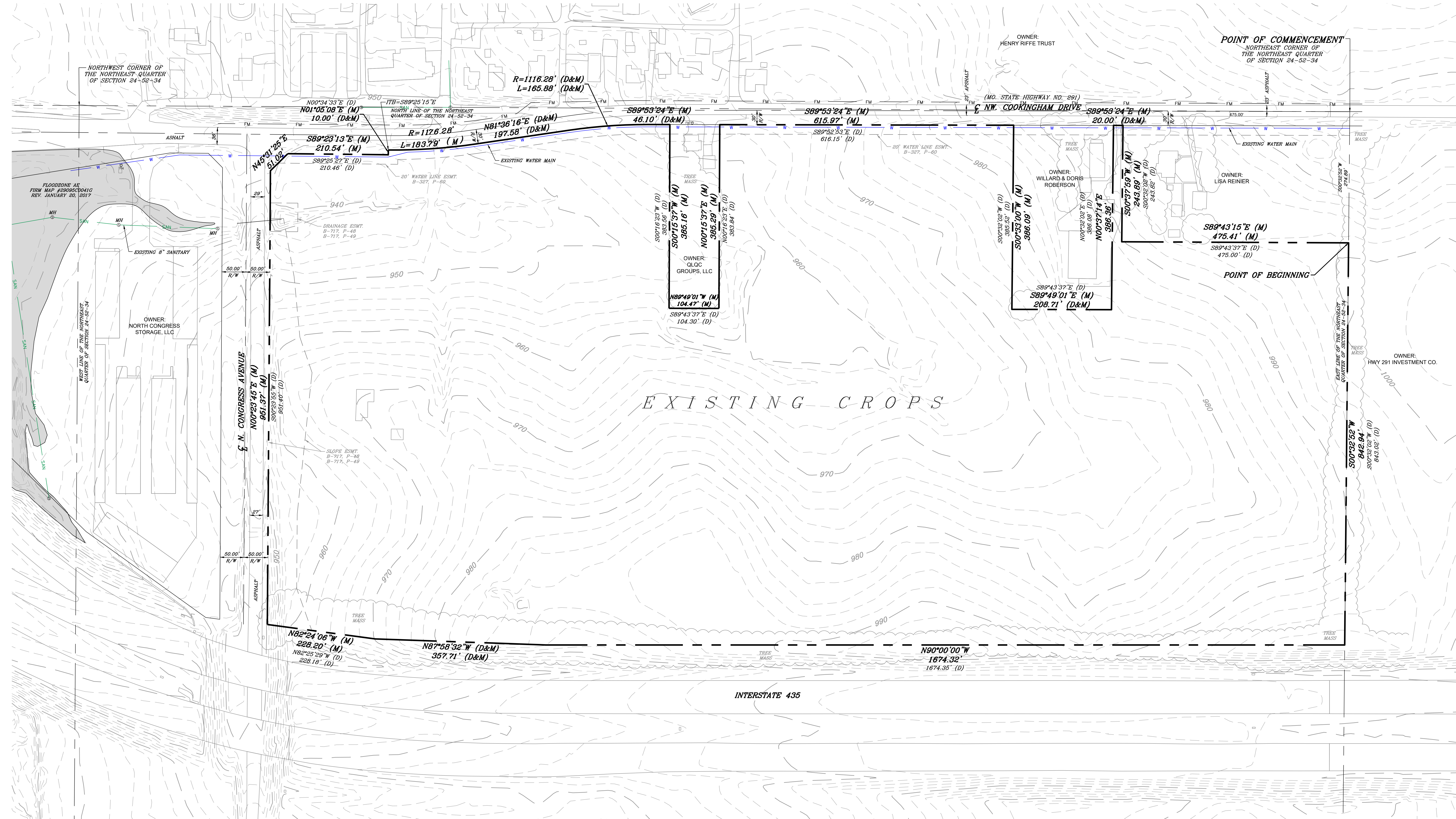
	FOR WB TEN, LLC
	SHEET NO. DP1

NOTE:
ALL TREE CANOPY ONSITE WAS REMOVED PER 88-424-03-1 -
PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT
LEAST ONE PLANTING SEASON.



PROPERTY DESCRIPTION
CONTAINING 2,186,779 SQUARE FEET OR 50.20 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 274.89 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435; THENCE N90°00'00"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1674.32 FEET; THENCE N87°58'32"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 357.71 FEET; THENCE N82°24'06"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. CONGRESS AVENUE; THENCE N00°23'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 951.37 FEET; THENCE N45°31'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°23'13"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.54 FEET; THENCE N01°05'08"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S89°26'35"E, A RADIUS OF 1176.28 FEET, AN ARC DISTANCE OF 183.79 FEET; THENCE N81°36'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 197.58 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1116.28 FEET, AN ARC DISTANCE OF 165.88 FEET; THENCE S89°53'24"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.10 FEET; THENCE S00°15'37"W, A DISTANCE OF 385.16 FEET; THENCE S89°49'01"E, A DISTANCE OF 104.47 FEET; THENCE N00°15'37"E, A DISTANCE OF 385.29 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 615.97 FEET; THENCE S00°33'00"W, A DISTANCE OF 386.09 FEET; THENCE S89°49'01"E, A DISTANCE OF 208.71 FEET; THENCE N00°37'14"E, A DISTANCE OF 386.36 FEET; THENCE S00°37'59"W, A DISTANCE OF 243.89 FEET; THENCE S89°43'15"E, A DISTANCE OF 475.41 FEET TO THE POINT OF BEGINNING.



ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI


DEVELOPMENT PLAN & PRELIMINARY PLAT
EXISTING CONDITIONS

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ASSOCIATES, LLC
P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152
SPECIAL AGENT
24-52-34
PLAN DATE
9/17/2024

FOR
WB TEN, LLC

SHEET NO.
DP2


REVISIONS		DATE	DESCRIPTION	REVIEW COMMENTS	REVIEWED BY	CHECKED BY
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City Plan Commission

Recommends Denial

of Case No. **CD-CPC-2024-00145** on **1/15/2025**

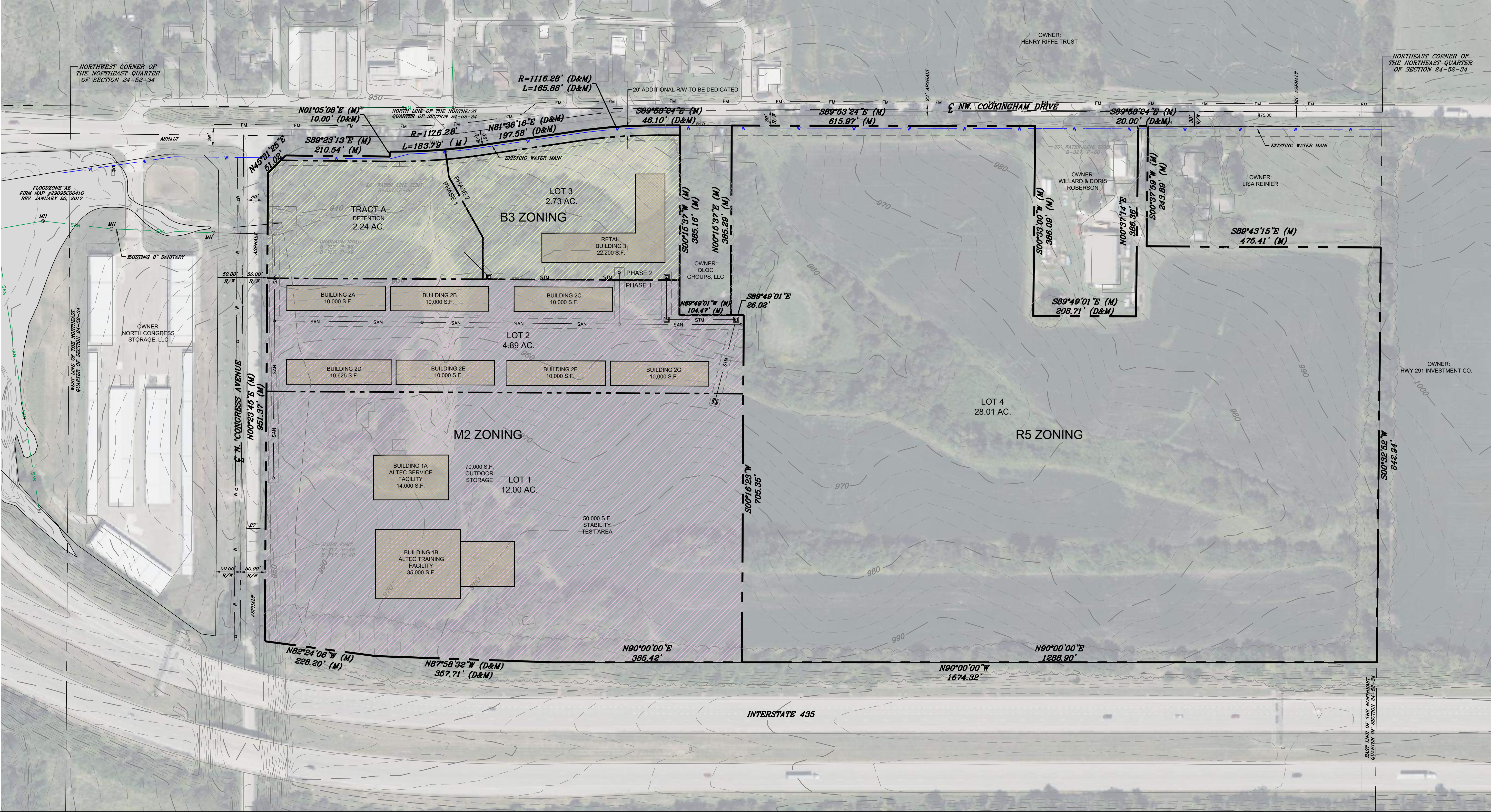
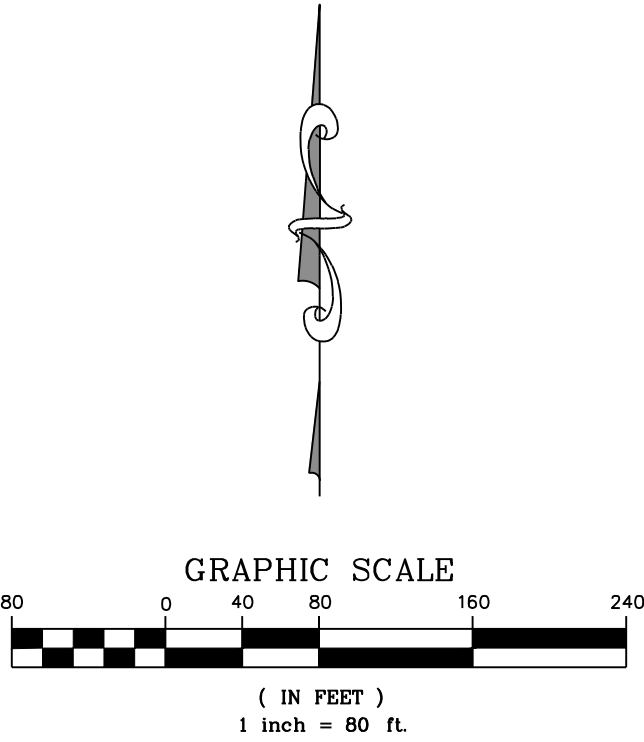


Sara Gabriel

City Engineer, F.A.S.T.

Secretary of the City Plan Commission

ENVISION DEVELOPMENT DATA												
LOT	PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	NET AREA	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	BUILDING COVERAGE (SQ. FT.)	FAR
1	1	AG	M2	ALL USES PERMITTED IN M2	12.00	N/A	N/A	12.00	1	49,000	49,000	0.09
2	1	AG	M2	ALL USES PERMITTED IN M2	4.89	N/A	N/A	4.89	1	70,625	70,625	0.33
3	2	AG	B3	ALL USES PERMITTED IN B3	2.95	0.22	N/A	2.95	2	22,200	22,220	0.17
										22,200		
DETENTION	1	AG	B3		2.35	0.11	2.24					
4		AG	R5	ALL USES PERMITTED IN R5	28.01	N/A	N/A	28.01				
TOTALS					50.20	0.33	2.24	47.63		164,025	141,845	0.16



NO.

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12/2/2024

DESCRIPTION

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REVIEWED BY

AKS

CHECKED BY

LV

FOR

WB TEN, LLC

SHEET NO.

DP3

REVISIONS

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AKS

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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

OVERALL SITE PLAN

FOR

WB TEN, LLC

SHEET NO.

DP3

REVISIONS

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FOR

WB TEN, LLC

SHEET NO.

DP3

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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

OVERALL SITE PLAN

FOR

WB TEN, LLC

SHEET NO.

DP3

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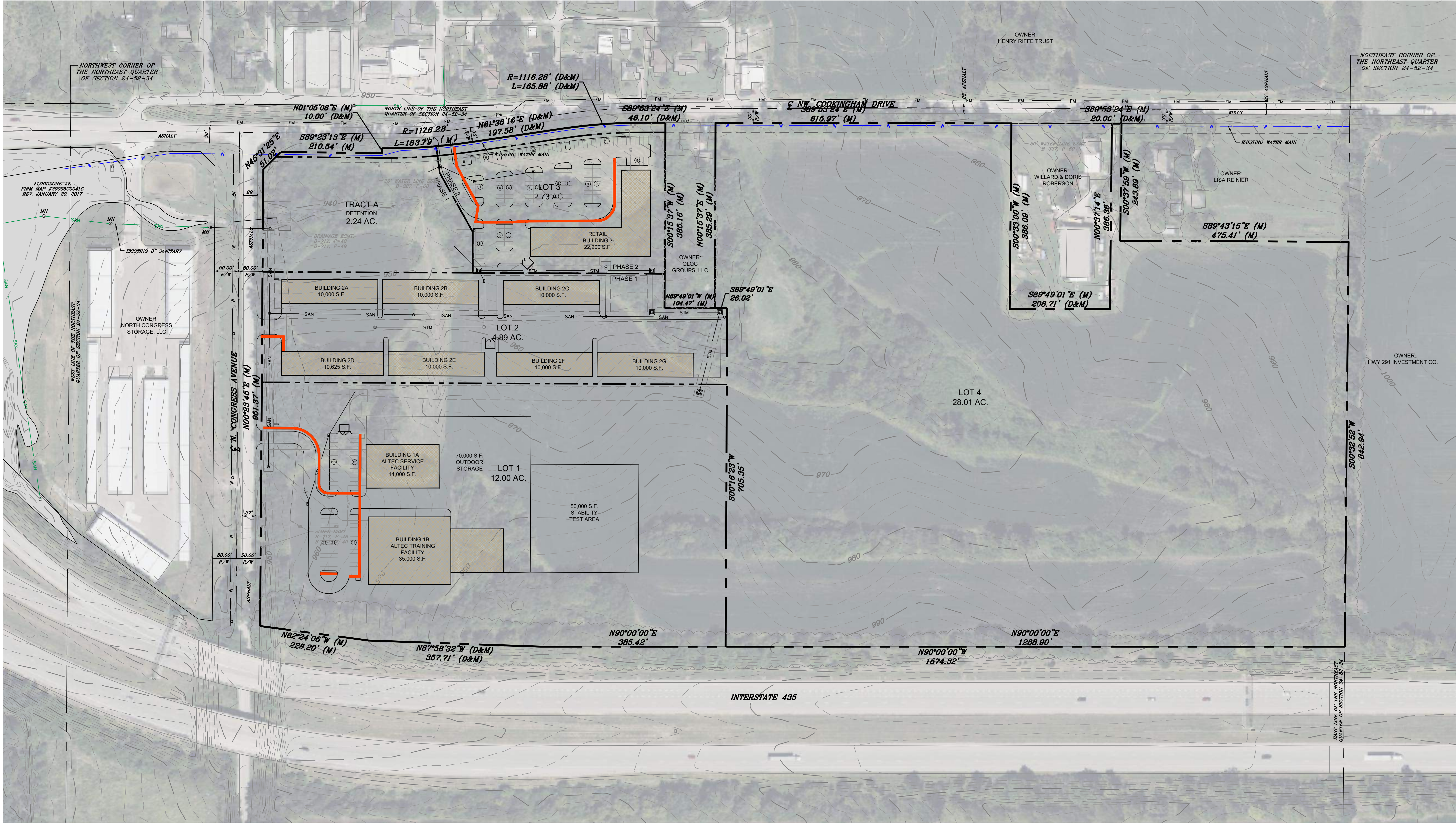
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R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - ENVIRONMENTAL CONSULTANTS

FOR

WB TEN, LLC

SEC. 24-52-34

PLATE

9/17/2024

JOB NO.

P-2329

CHECKED BY

BRM/MS

COUNTY

PLATE

CHECKED BY

BRM/MS

SEC. 24-52-34

PLATE

9/17/2024

JOB NO.

P-2329

CHECKED BY

BRM/MS

COUNTY

PLATE

CHECKED BY

BRM/MS

FOR

WB TEN, LLC

SHEET NO.

DP4

ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

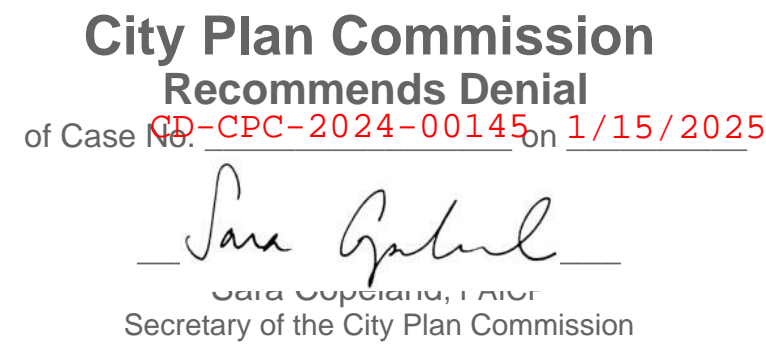
DEVELOPMENT PLAN & PRELIMINARY PLAT

INTERNAL BICYCLE & PEDESTRIAN PLAN



















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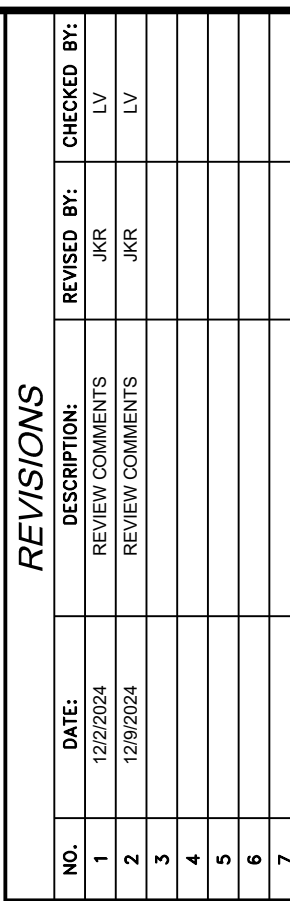
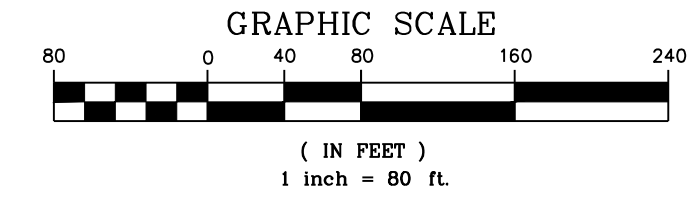
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UTILITIES LEGEND

		EXISTING SANITARY SEWER
		EXISTING WATER LINE
		EXISTING STORM SEWER
		PROPOSED SANITARY SEWER
		PROPOSED SANITARY SERVICE LINE
		PROPOSED WATER LINE
		PROPOSED WATER SERVICE LINE
		PROPOSED STORM SEWER (PUBLIC)
		PROPOSED STORM (PRIVATE)

 EXISTING 10 FT CONTOUR
 EXISTING 2FT CONTOUR
 PROPOSED 10FT CONTOUR
 PROPOSED 2FT CONTOUR
 EXISTING VEGETATION TO REMAIN
 BMP AREA (BIORETENTION)



ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

GRADING & UTILITY PLAN

WB TEN, LLC

SHEET NO. DP5

FOR

WB TEN, LLC

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING, CIVIL ENGINEERING, DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

www.rlbuford.com

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

SEC. - TWP. - RGE.

R. 24 - T. 52 - S. 3

PLATTE

COUNTY

CHECKED BY

DATE

JOB NO.

P. - 23329

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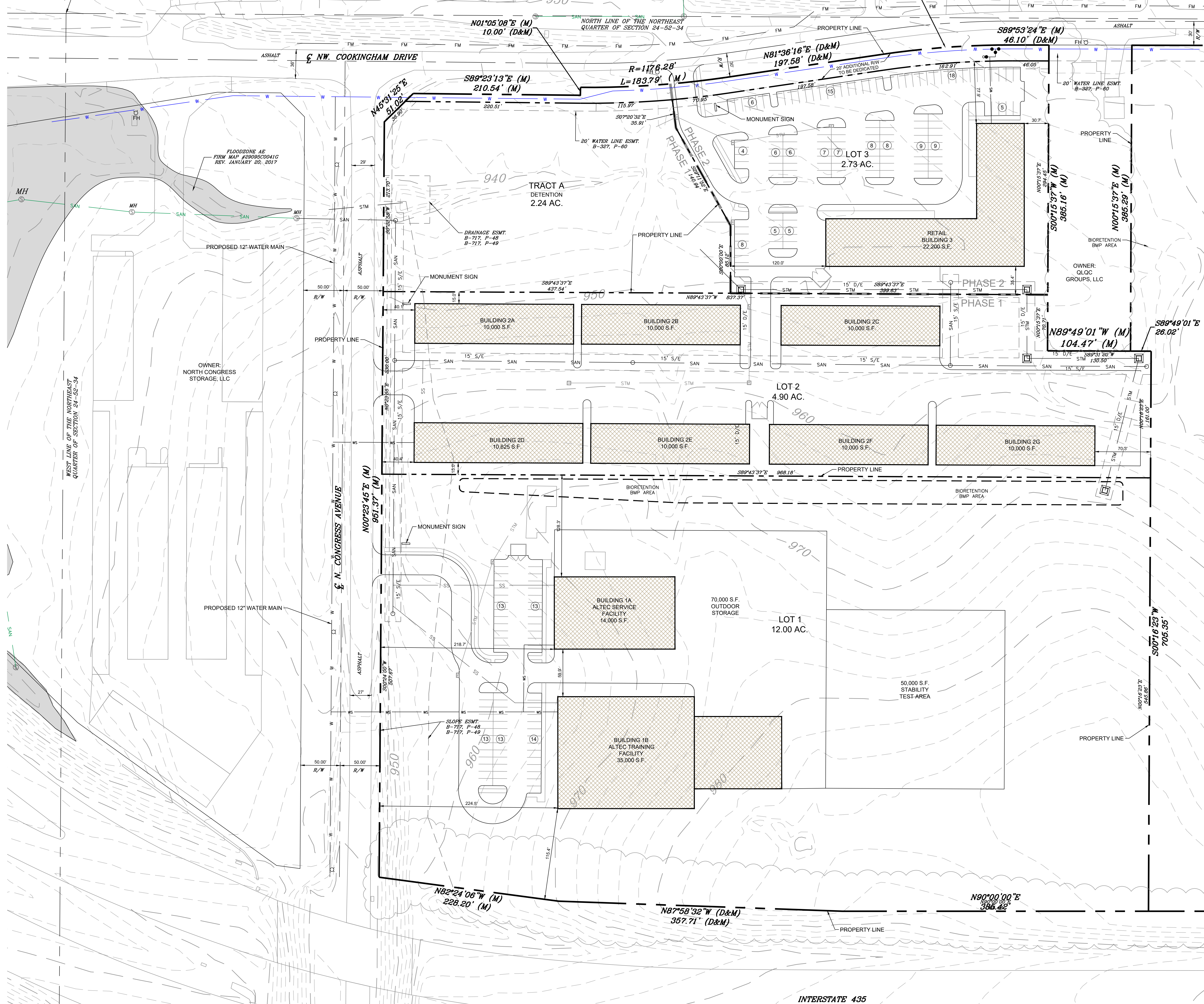
8/12/2024



City Plan Commission
Recommends Denial
Case No. **CD-CPC-2024-00145** on **1/15/2025**

Sara Gabriel

Secretary of the City Plan Commission




GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISIONS				
NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/22/2024	REVIEW COMMENTS	JKR	LV
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ENVISION
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
PRELIMINARY PLAT - (1 OF 1)

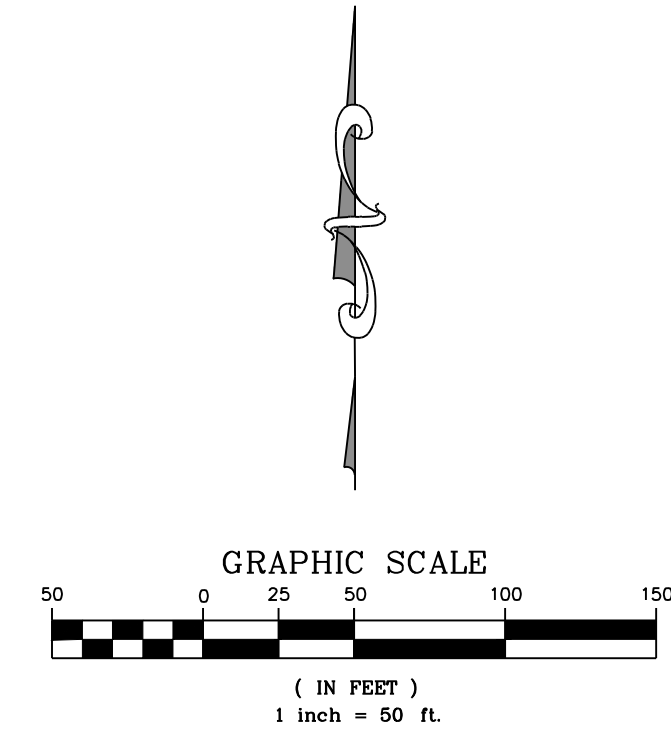


R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING • CIVIL ENGINEERS • DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 4040 W. 10TH STREET
 P.O. BOX 14069, PARKVILLE, MO. 64132 (816) 741-6152

FOR **WB TEN, LLC**

SHEET NO. **DP6**

JOB NO. P-23376	COUNTY PLATTE	SEC.-TWP.-RGE. 14S-16E-19E	DATE 9/17/2024
DRAWN BY JMS	CHECKED BY LV		



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DEVELOPMENT GUIDELINES

Envision may be developed in stages as potential buyers come forward. Lot 1 will be developed and built first as a proposed truck service and training center. Lot 2 could be developed next as a self-storage complex. All other lots will be developed as the market demands. All the lots will follow these guidelines in addition to any further recommendations by the City of Kansas City.

1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

2. DESIGN INTENT

The overall design theme for this development is to prioritize pedestrians with safe access to facilitate vehicular traffic. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

a. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the development area, guidelines and plans as submitted. All plans are subject to final review and approval by the Developer and the city of Kansas City.

b. M-2 ZONING GUIDELINES

General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve a cohesive look for the development of the eight industrially oriented lots.
- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 35 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels. Metal buildings are not desirable but will be allowed.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette or neutral greys are encouraged. Trim is encouraged to be of a contrasting color.

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

Site Design

- The site shall provide a pedestrian friendly environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern paving and landscaping. Internal circulation should prevent as many vehicle and pedestrian conflicts as possible.
- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425

- Design new development to relate with adjoining properties to minimize incompatible conditions, to maximize useful interconnections, and to enhance the appearance of the properties from the street.
- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Example Building:



c. B3 ZONING GUIDELINES

General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 25 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

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Site Design

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- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Building Example:



D. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings, and canopies.
- Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to

accommodate adequate room for vehicle bumper overhang over the curb. Parking areas should be designed to focus on safe and efficient pedestrian circulation.

- Street crossing distances should be minimized by including refuge medians
- Pedestrian crossings should be marked with colored pavement or paves to create a mixture of pattern and texture
- Streetlights shall be designed to complement the character of the community and conform to all applicable standards.
- Streets and sites shall be provided with adequate lighting.