

Docket Item #15

CD-CPC-2024-00107

Development Plan – Nonresidential

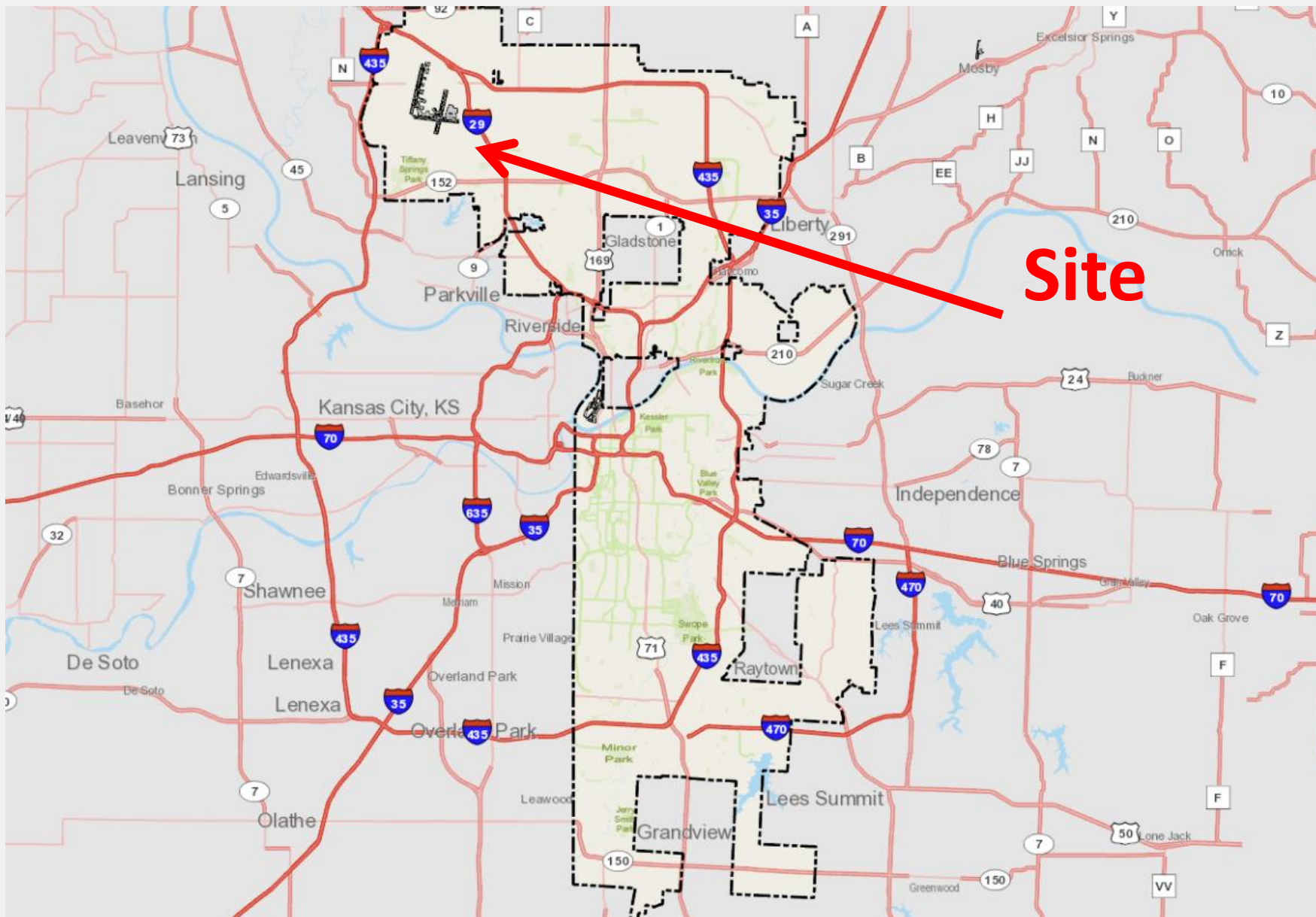
Project Maartin – 10220, 10200, 10150 N Everton Ave

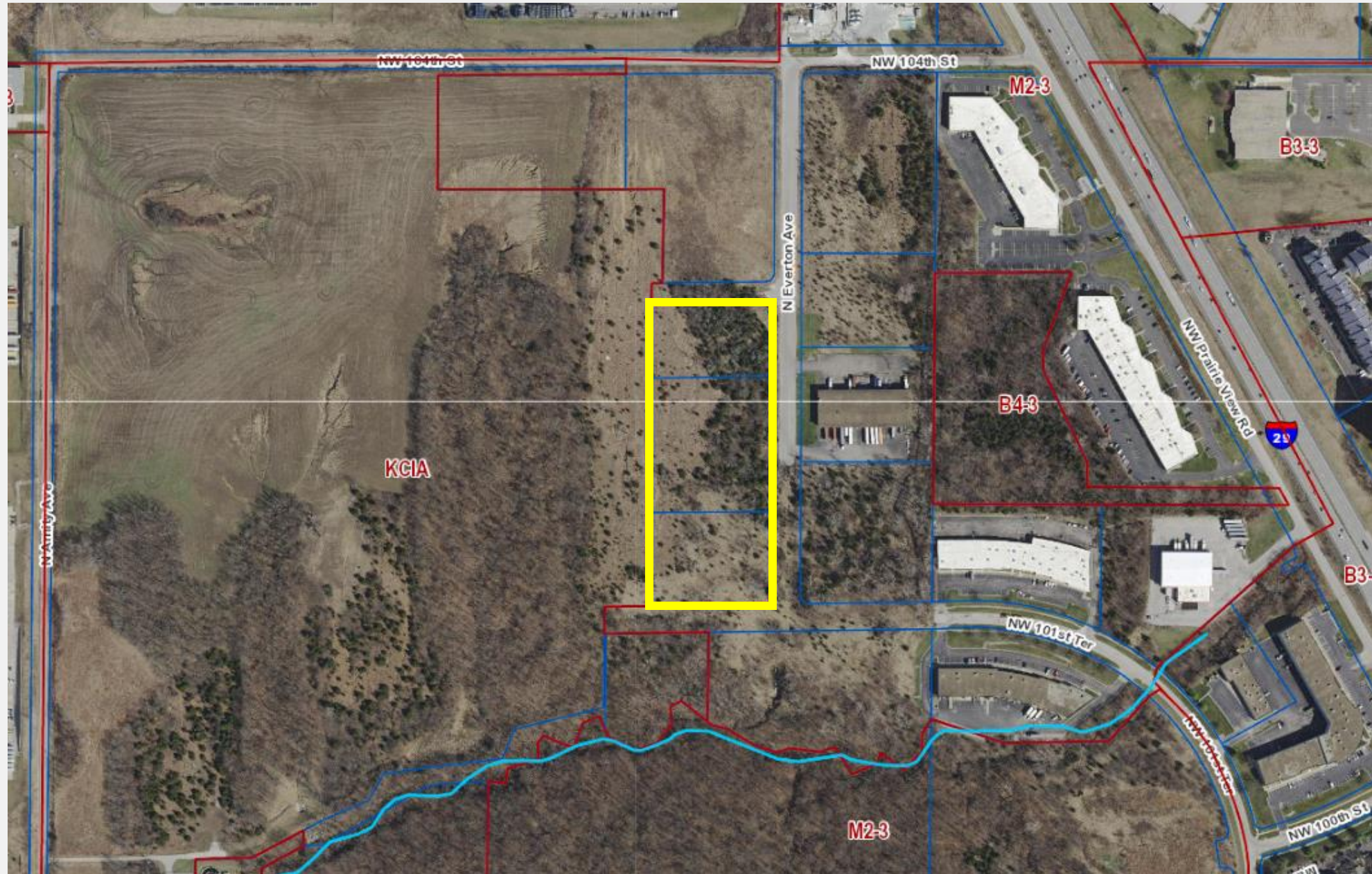
November 20, 2024

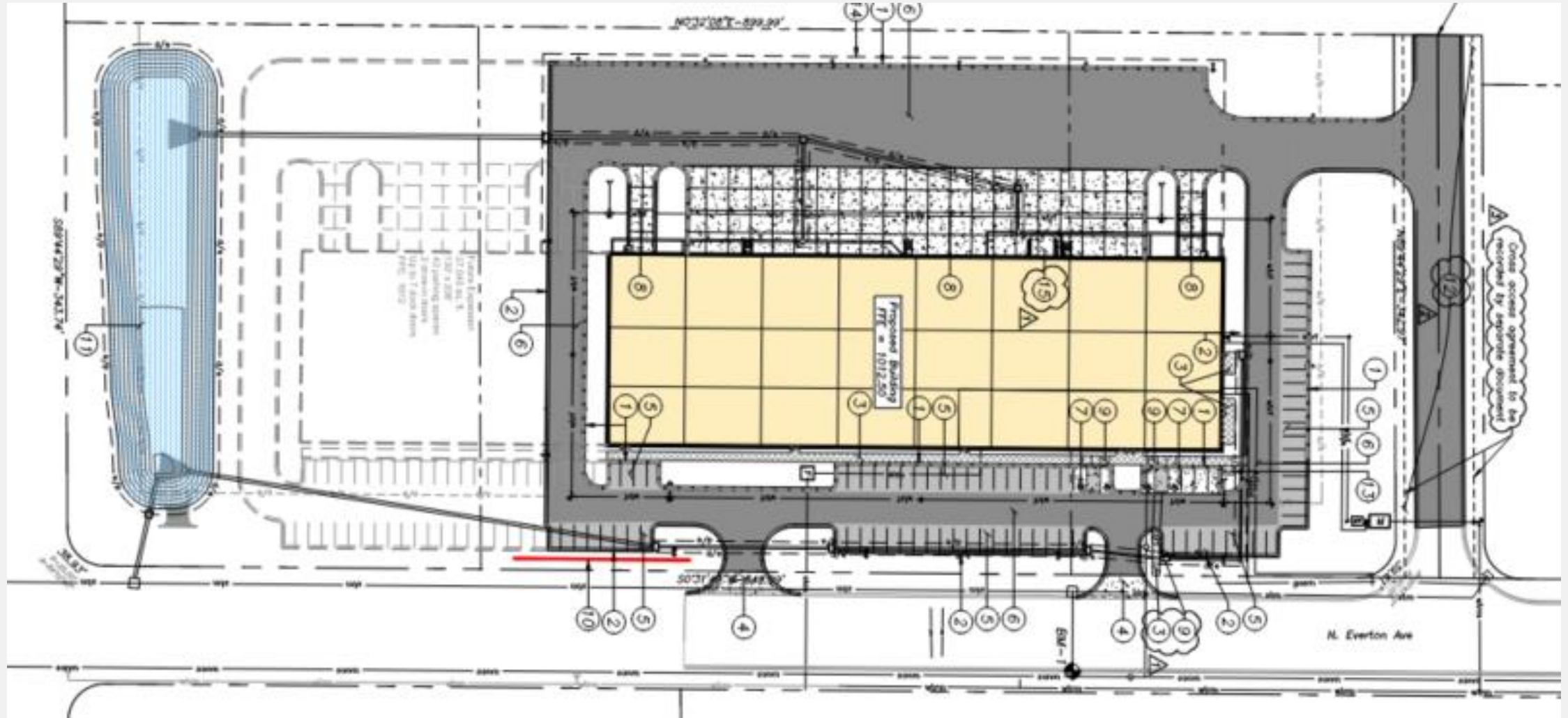
Prepared for

City Plan commission









Site Plan



legal description:	All of Lots 1, 2 & 3, KCI INDUSTRIAL PARK, a subdivision of land in the City of Kansas City, Platte County, Missouri.	
zoning:	KCIA	
site area:	331,219 s.f. (7.604 acres +/-)	
impervious area:	151,802 s.f. (46%)	
green space:	179,417 s.f. (54%)	
building area:	54,080 s.f.	
floor area ratio:	0.163	
proposed use:	office/warehouse	
construction type:	IIB	
fire suppression:	yes (NFPA 13)	
stories:	one	
height:	44'-0" +/- top of parapet	
# of employees:	140	
parking spaces:	86 spaces provided	
future parking:	43 spaces	
dock positions:	up to 23	
drive-in doors:	2	
short term bike:	10% of parking spaces @ 83 = 8 required & provided	
long term bike:	1 per 20 employees @ 140 = 7 required (interior closet proposed)	
setbacks:	north	30' min. required, 118'-9" provided
	east	30' min. required, 85' provided
	south	30' min. required, 365'-3" provided
	west	30' min. required, 153'-4" provided

vacation: NW 103rd Street will be vacated under a separate application.

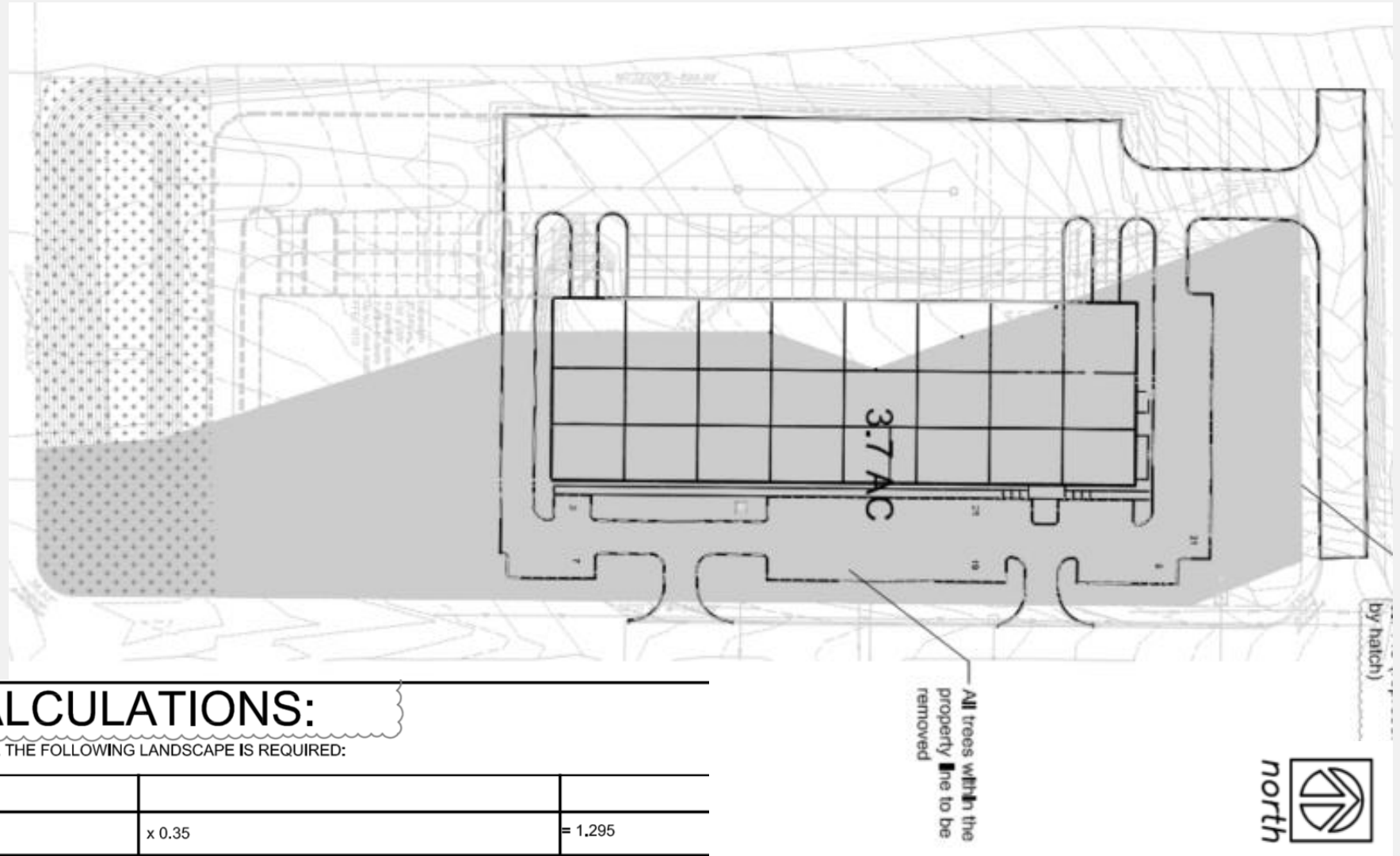


Water main extension
not required if paper
street vacated

Water main
extension required
to south limits of
subject property

OR

Secured deferral
agreement



Mitigation
Required: \$15,170

TREE MITIGATION CALCULATIONS:

PER SECTION 88-424- TREE PRESERVATION AND PROTECTION. THE FOLLOWING LANDSCAPE IS REQUIRED:

LANDSCAPE ITEM			
88-424-07 Mitigation Rate	3.7 AC Tree Canopy	x 0.35	= 1.295
	1.295	x 150	= 194.25
	194.25	- proposed trees (56 x 2" = 112)	= 82.25

TOTAL: 56 Trees (112 caliper inches) proposed plantings to satisfy mitigation requirements per sheet L1.1
41 trees (82 caliper inches) x \$185 = \$15,170 payment in lieu of planting



View towards subject site from N Everton Ave – north side of site (Dec 2023)



View towards subject site from N Everton Ave – south side of site (Dec 2023)

Staff Recommendation

Case No. CD-CPC-2024-00107

Approval with Conditions