



CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2024

Project Name
Foley Equipment

Docket # 5

Request
CD-CPC-2024-00025
Rezoning to UR/MPD

Applicant
Perla Diosdada
Kimley-Horn

Owner
Craig Highfill
Foley Industries, Inc.

Location 5701 E. 87th Street
Area About 30.26 Acres
Zoning UR
Council District 5th
County Jackson
School District Hickman Mills 140

Surrounding Land Uses
North: B3-2, B4-2, and UR, commercial and residential.
South: UR, undeveloped land and industrial
East: Interstate 435
West: UR, industrial

KC Spirit Playbook Alignment
N/A

Land Use Plan
The Hickman Mills Area Plan recommends Commercial and Open Space/Buffer land use for the subject property.

Major Street Plan
E 87th Street is classified as a four-lane thoroughfare requiring between 100-120 ft of right-of-way. No additional right-of-way dedication for E 87th Street is required.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 3/8/2024. No scheduling deviations from 2024 Cycle 4.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/28/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 30.26-acre site is currently home to the Foley Equipment facility located at the southwest corner of I-435 and E. 87th Street.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to increase the impervious surface for twenty-nine (29) additional parking stalls on about 30.26 acres generally located at E. 87th Street and Interstate 435.

CONTROLLING + RELATED CASES

CD-CPC-2020-00058 – approval of a major amendment to a previously approved UR Plan per Ordinance No. 130144 to include stream re-alignment, a larger building to the west in the future, and building additions to the existing building on Lot 1 was approved by the CPC on June 1st, 2021 (Ordinance No. 210501).

CD-AA-2021-00105- approval of a UR final plan to amend the proposed orientation of the proposed building on Lot 2 and the defined layout of the employee parking.

CD-CPC-2022-00132 – Approval of a major amendment to a previously approved UR Plan to construct two buildings and a fuel island (Ordinance No. 220871).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
5 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is seeking approval from the City Council to allow for the construction of twenty-nine (29) additional parking stalls on the thirty (30) acre industrial site. The additional parking stalls will serve the existing buildings. 88-516-06-A of the Zoning and Development Code requires a major amendment to a previously approved plan if the total impervious surface coverage is increased by more than 10% (of the total project area) or 2,000 square feet, whichever is less. The applicant is removing an existing landscape area that is immediately adjacent to the office but is providing 108 Dallas Blues Switchgrass (three gallon container in size) along the southern perimeter of E. 87th Street.

Standards	Applicability	Meets	More Information
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
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, subject to conditions	

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 proposed plan complies with the Zoning and Development and the previously approved preliminary UR Plan and all other applicable City ordinances and policies.
- B. The proposed use must be allowed in the district in which it is located;**
 The proposed use is permitted within the approved UR Plan.
- 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 to and from the site is not being altered with this application.

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 twenty-nine parking stalls will not have a significant impact related to pedestrian and bicycle movement. The applicant will provide an additional interior sidewalk connection.

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

The plan does provide for 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 applicant is only proposing to expand the existing vehicular parking area.

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 will reinforce the landscape buffer along E. 87th Street.

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 applicant is increasing the total amount of impervious surfaces with the parking lot expansion. The plan has been reviewed and approved by the Land Development Division and the project is subject to meet 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 applicant is removing an established landscape and recreation area that buffers the existing parking area from the office. The applicant will provide additional landscaping along E. 87th Street in lieu of removing the original landscaped area.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: April 10, 2024

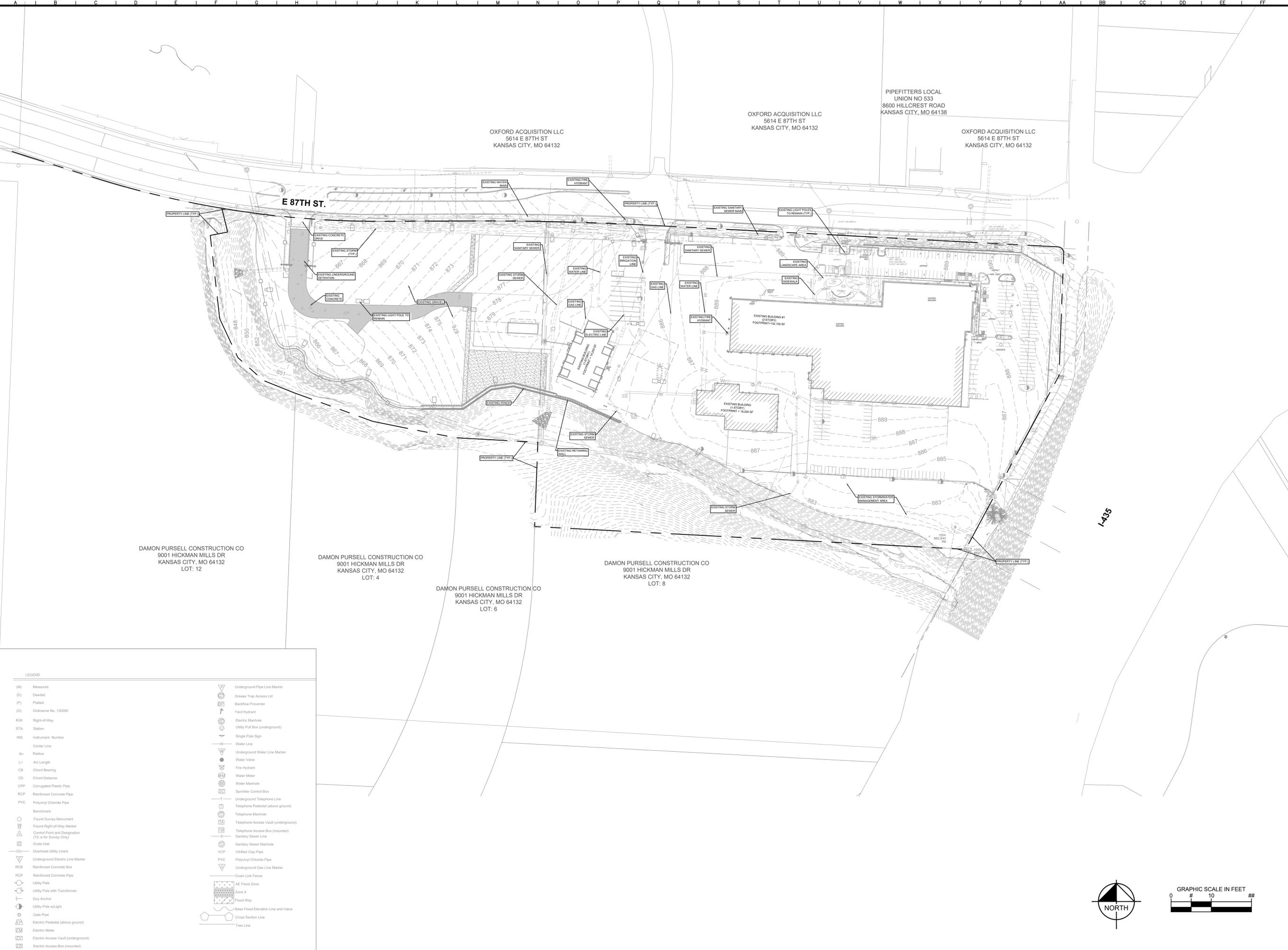
Case Number: CD-CPC-2024-00025

Project: Foley Equipment

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. 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.
7. That Ordinance No. 220871, including all conditions provided therein, shall remain in full force and effect.

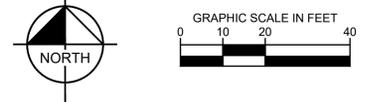
Drawing name: K:\VNC\DEV\268461001_0ley 87th hemo- north parking\2 Design\CAD\plan\sheet\C2 EXISTING CONDITIONS.dwg Mar 27, 2024 12:36pm by: skyler ford
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 Plotted By: Skyler Shuler Date: 3/27/2024



LEGEND			
(M)	Measured	▽	Underground Pipe Line Marker
(D)	Decided	⊕	Grease Trap Access Lid
(P)	Platted	⊕	Backflow Preventer
(O)	Ordinance No. 130085	⊕	Yard Hydrant
R/W	Right-of-Way	⊕	Electric Manhole
STA.	Station	⊕	Utility Pull Box (underground)
INS.	Instrument Number	⊕	Single Pole Sign
CL	Center Line	—	Water Line
R	Radius	—	Underground Water Line Marker
L	Arc Length	●	Water Valve
CB	Chord Bearing	⊕	Fire Hydrant
CD	Chord Distance	⊕	Water Meter
C/P	Corrugated Plastic Pipe	⊕	Water Manhole
RCP	Reinforced Concrete Pipe	⊕	Sprinkler Control Box
PVC	Polyvinyl Chloride Pipe	—	Underground Telephone Line
B	Benchmark	⊕	Telephone Pedestal (above ground)
FSM	Found Survey Monument	⊕	Telephone Manhole
FRWM	Found Right-of-Way Marker	⊕	Telephone Access Vault (underground)
CPD	Control Point and Designation (ETC is for Survey Only)	⊕	Telephone Access Box (mounted)
GI	Grate Inlet	—	Sanitary Sewer Line
OU	Overhead Utility Lines	⊕	Sanitary Sewer Manhole
U	Underground Electric Line Marker	⊕	Vertiflex Clay Pipe
RCB	Reinforced Concrete Box	⊕	PVC
RCP	Reinforced Concrete Pipe	⊕	Polyvinyl Chloride Pipe
UP	Utility Pole	⊕	Underground Gas Line Marker
UT	Utility Pole with Transformer	⊕	Chain Link Fence
GA	Clay Anchor	⊕	AS Flood Zone
UL	Utility Pole w/ Light	⊕	Zone X
GP	Gate Post	⊕	Flood Way
EP	Electric Pedestal (above ground)	⊕	Base Flood Elevation Line and Value
EM	Electric Meter	⊕	Cross Section Line
EA	Electric Access Vault (underground)	⊕	Tree Line
EB	Electric Access Box (mounted)	⊕	

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<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p>EXISTING CONDITIONS</p>	
<p>FOLEY EQUIPMENT NORTH PARKING 5701 E. 87TH STREET</p>	
<p>ORIGINAL ISSUE: 3/27/2024</p>	
<p>KHA PROJECT NO. 268461001</p>	
<p>SHEET NUMBER C2</p>	
<p>CITY COMMENTS</p>	<p>NO. REVISIONS</p>
<p>03/28/24</p>	<p>DATE BY</p>

Drawing name: K:\VNC_DEVA\268461001_87th home- north parking\2 Design\CAD\plan\sheet\1\PHOTOMETRIC PLAN.dwg PHOTOMETRIC PLAN.dwg Mar 27, 2024 12:36pm By: skwford
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LIGHTING NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN AND IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- THE PHOTOMETRIC ANALYSIS ONLY INCLUDES EXISTING LIGHTING THAT IS CONSIDERED TO CONTRIBUTE TO THE ILLUMINANCE LEVELS WITHIN THE SCOPE (IDENTIFIED AS THE SHADED AREA). THE PHOTOMETRIC ANALYSIS EXCLUDES THE EXISTING POLE AND BUILDING MOUNTED LUMINAIRES THAT ARE OUTSIDE THE PROJECT LIMITS, AS WELL AS ALL OTHER EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- THE EXISTING POLE MOUNTED AND WALL MOUNTED FIXTURES ARE A DISCONTINUED BRAND AND NO IES FILES ARE AVAILABLE FOR MODELING. A FIXTURE CONSIDERED TO BE EQUAL IN INTENSITY, DISTRIBUTION AND COLOR IS MODELED AS AN EQUAL FOR BOTH POLE MOUNTED AND WALL MOUNTED FIXTURES AS A CLOSE REPRESENTATION OF THE EXISTING CONDITIONS.
- ALL EXISTING FIXTURES SHALL REMAIN. PHOTOMETRICS ARE SHOWN FOR REFERENCE ONLY AND NO ADDITIONAL POLES OR WALL MOUNTED FIXTURES ARE PROPOSED AS PART OF THE PROJECT.

LIGHTING LEGEND

EX1 EXISTING POLE MOUNTED LUMINAIRE, MOUNTED AT 33' AFG

EX2 EXISTING WALL MOUNTED LUMINAIRE, MOUNTED AT 24' AFG

TARGET VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	-	-	0.2	-	20:1
PERIMETER	FC	-	1.0	-	-	-

PARKING LOT TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 TABLE 17-2 (RECOMMENDED MAINTAINED ILLUMINANCE VALUES FOR PARKING LOTS). PERIMETER TARGET ILLUMINANCE LEVELS BASED ON THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING.

EXISTING VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	1.48	3.0	0.8	1.85	3.75
PERIMETER	FC	0.42	0.9	0.0	-	-

LUMINAIRE SCHEDULE

FIXTURE TAG	DESCRIPTION	MODEL NUMBER	LLF	LUMENS PER FIXTURE	WATTS PER FIXTURE	COLOR	MOUNTING HEIGHT	NOTES
EX1	EXISTING POLE MOUNTED LUMINAIRE	MRS-LED-30L-SIL-4-50-70CRI	0.6	31218	209	5000K	33FT	MODELED AS EQUAL TO THE LED2-ARD-240W-T4 WHICH HAS INITIAL OUTPUT OF 32,452 LUMENS AT 5000K WITH TYPE 4 DISTRIBUTION.
EX2	EXISTING WALL MOUNTED LUMINAIRE	WP2FA60	0.6	8084	60	5000K	24FT	MODELED AS EQUAL TO THE LED2-WPA-60W-50 WHICH IS A 60W WALL PACK FIXTURE AT 5000K.

SUF		03/28/24			
CITY COMMENTS					
AS NOTED	DESIGNED BY: N/A	DRAWN BY: CMD	CHECKED BY: RAW	 <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM</small>	
PRELIMINARY NOT FOR CONSTRUCTION	 FOLEY EQUIPMENT				
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ORIGINAL ISSUE: 3/27/2024					
KHA PROJECT NO. 268461001					
SHEET NUMBER P1					



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):