

CITY PLAN COMMISSION STAFF REPORT

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

March 21, 2023

Project Name Subterra

Docket #6

Request

CD-CPC-2022-00217
Development Plan (Nonresidential)

Applicant

Steve Warger

Owner

Subterra LLC 6127 NW Pine Ridge Circle Parkville, MO 64152

Location 8610 Wilson Avenue Area About 35 acres

Zoning M1-5 Council District 4th

County Jackson County School District KCMO 110

Surrounding Land Uses

North: BNSF RR & KCS RR, zoned M1-5 &

M3-5

South: Residential/Vacant, zoned R-2.5 **East:** Residential, zoned M3-5, R-1.5,

M3-5, City of Independence **West:** I-435, zoned R-2.5

Major Street Plan

Wilson Avenue is not identified on the City's Major Street Plan.

Land Use Plan

The Riverfront Industrial Area Plan recommends Light Industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/02/2022. Scheduling deviations from 2023 Cycle C have occurred.

- The applicant needed additional time to submit additional documents for review.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on March 13, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property is currently vacant and relatively flat.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan for approximately 35 acres of surface development and subsurface development.

CONTROLLING + RELATED CASES

CD-CPC-2022-00043 – Rezoning without Plan, to rezone from MPD to M1-5 and Underground Space (Ordinance No. 220480).

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation

Approval with Conditions

PLAN REVIEW

The developer is proposing a non-residential conceptual development plan that consists of M1-5 zoning on the surface and Underground Space below. The proposal is using the existing private entrance to the caves as the access point for the underground space. There is a mixture of commercial, industrial, and warehouse uses proposed for the above grade surface with a total of 11 buildings.

The developer will be required to apply for and receive approval of project plans for future buildings prior to building permit. The elevations and floor plans have been provided for Building A, the proposed construction materials for Building A are pre-finished metal building panels and pre finishing metal roof panels.

The proposed square footages for future buildings range from 12,000 square feet to 30,000 square feet and the maximum height for future buildings will be 30' (feet). The subject property is surrounded by mature trees, that will be preserved as shown on the site plan. The developer has also shown additional landscaping to be placed to create a complete buffer surrounding the property. The remaining landscaping requirements will be reviewed at the time of project plan review.

The developer is proposing adequate pedestrian circulation for the property, pedestrian connectivity from buildings to proposed sidewalks will be reviewed at the time of project plans.

PLAN ANALYSIS

*indicates adjustment/deviation

Standards	Applicability	Meets	More Information
Underground Space District (88-265)	Yes	Yes, subject to conditions	See below
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	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

Underground Space District – Section 88-265.

- The entrances to all US district must be through property owned or controlled by the owners or operators of the underground space, the entrance must immediately connect to the major thoroughfare system or such entrances must be on property properly zoned to contain the uses developed within the underground space.
- The owners/operators of underground space must have on file with the City Plan Commission a certificate by a registered professional engineer regarding the structural integrity of the underground

space. Certificates will be valid for newly added or mined-out areas if so indicated on the certificate and must be dated within the past 10 years to be valid for its application to new areas.

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 plan will comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies when the conditions have been met.

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

The subject property was rezoned from MPD to district M1-5 and district Underground Storage on June 9, 2022. The proposed use is allowed in the district. Staff is including a condition that requires future surface development submit and receive approval of project plans to ensure the development meets all applicable sections of the Zoning and Development Code.

- 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 the underground space is provided by an existing access located on the subject property and immediately adjacent to a thoroughfare. The Port Authority will be constructing the future north-south roadway through the property from Wilson Avenue. The onsite circulation will provide safe, efficient, and convenient movement of traffic.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The developer is proposing short and long-term bicycle parking as required by the Zoning and Development code. Should the future buildings require additional parking spaces those will be reviewed and approved at the time of project plan approval. The pedestrian circulation onsite is safe, efficient, and convenient access and movement throughout the site.

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

The plan provides for adequate utilities based on City standards for the development.

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 will be reviewed at the time of the project plan submittal. The proposed architectural features for Building A are compatible with commercial and industrial developments.

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 proposing a conceptual development plan. The border of existing trees surrounding the property will be retained to provide a buffer from the adjacent residential neighborhoods.

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 proposed design of streets, drives, and parking areas are increasing the impervious surfaces substantially; however, this is to be expected for commercial and industrial development, which the property is zoned for.

 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 developer submitted a landscaping plan highlighting the trees to be preserved around the subject property to act as a buffer for the adjacent uses.

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,

Larisa Chambi, AICP

Louisa Hamb

Lead Planner

KANSAS CITY Planning & Dev Rep

Plan Conditions

Report Date: March 16, 2023

Case Number: CD-CPC-2022-00217

Project: Subterra

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

- 1. 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.
- 2. The developer shall provide the following corrections in the Traffic Impact Study prior to Ordinance Request:
 - a. TIS shows future buildout at 2023, 2043.
 - b. TIS does not address potential impacts to Wallace Ave, a 26-foot wide residential street, or Wilson Road, an undeveloped local collector.
- 3. 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.
- 4. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit. The project plans shall show compliance with applicable sections of 88-400, including but not limited to landscaping, parking, lighting, pedestrian connections, signage.
- 5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
- 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. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
- 8. Underground space shall have a valid building permit to develop a habitable underground building and to qualify for a certificate of occupancy.
- 9. The owners or operators of underground space must have on file with the City Plan Commission a certificate by a registered professional engineer regarding the structural integrity of the underground space, Certificates must be dated within the past 10 years to be valid for its application to new areas. This certificate must be submitted prior to building permit or certificate of occupancy.
- 10. The developer shall provide design standards for the surface development that include the construction materials and colors prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 11. 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.
- 12. 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.
- 13. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 14. 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.
- 15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
- 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
- 17. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
- 18. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
- 19. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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

- 20. 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)
- 21. Required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and 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 a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
- 22. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
- 23. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
- 24. Shall provide the correct Fire Protection System.
- 25. 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 Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

26. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

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

- 27. 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
- Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.
 - 28. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of the final Plat. Depending on adequacy of the existing water mains systems, making other improvements may be required. Please show Easements, as required.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions. Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

29. The developer shall provide a Covenant To Maintain Private Sanitary Sewer for the low pressure force main acceptable to KC Water prior to recording the plat.

FINAL DEVELOPMENT PLAN WILSON INDUSTRIAL PARK

PART OF THE EAST HALF OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 32 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI

TOTAL AREA = 36.56 ACRES

INDEX OF SHEETS

- **COVER SHEET**
- **EXISTING CONDITIONS**
- PHASE 1 PARKING FIELD PHASE 2 - OFFICE/WAREHOUSE PLAN
- DEVELOPMENT SUMMARY
- PHASE 3 FUTURE ROADWAY (PORT AUTHORITY)
- PHASE 3 FUTURE ROADWAY (AERIAL MAP) EXISTING UNDERGROUND LAYOUT
- PRELIMINARY GRADING PLAN
- 10. UTILITY PLAN
- 11. LIGHTING PLAN
- 12. LANDSCAPE PLAN 13. PERIMETER TREE MASS PICTURES
- 14. PEDESTRIAN WALKABILITY PLAN

PROPERTY DESCRIPTION

ALL OF LOTS 44, 45, 46, 84 THROUGH 92, 105 THROUGH 130 AND THAT PART OF LOTS 74 THROUGH 83 OF "BEAUMONT", A QUARTER OF SECTION 31, T 50 N, R 32 W, TOGETHER WITH OTHER LAND, ALL WITHIN THE EAST 1/2 OF SAID SECTION, TOWNSHIP, AND RANGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID LINE, A DISTANCE OF 308.96 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY ALONG THE SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES; (1) N82°49'53"E, A DISTANCE OF 286.00 FEET; (2) S89°55'25"E, A DISTANCE OF 366.00 FEET; (3) S85°41'04"E, A DISTANCE OF 324.39 FEET; (4) S84°40'28"E, A DISTANCE OF 275.22 FEET; (5) N80°40'59"E, A DISTANCE OF 320.00 FEET TO A POINT ON THE EXISTING DISTANCE OF 130.00 FEET; THENCE N86°49'58"W, A DISTANCE OF 381.30 FEET; THENCE S18°30'20"W, A DISTANCE OF 208.25 FEET; THENCE S02°16'35"W, A DISTANCE OF 75.10 FEET; THENCE N86°49'58"W, A DISTANCE OF 101.89 FEET; THENCE S02°16'35"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE N86°49'58"W ALONG SAID SOUTH LINE, A DISTANCE OF 100.17 FEET; THENCE S02°17'46"W ALONG THE WEST LINE OF "ARVA LAWN", A SUBDIVISION IN INDEPENDENCE IN SAID COUNTY, AND STATE, A DISTANCE OF 534.00 FEET (537.00 FEET – DEED) TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WILSON ROAD; THENCE S89°42'03"W ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 330.13 FEET (330.9 FEET – DEED) TO A POINT ON THE EXISTING EAST LINE OF SAID "BEAUMONT" SUBDIVISION; THENCE N02°17'46"E ALONG SAID EAST LINE, A DISTANCE OF 128.73 FEET TO THE SOUTHEAST CORNER OF LOT 44 OF SAID "BEAUMONT" SUBDIVISION; THENCE N88°21'37" ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE N02°17'46"E ALONG THE WEST LINE OF SAID LOT 44. A DISTANCE OF 147.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 44: THENCE S88°37'23"E ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 45; THENCE N88°37'23"W ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOTS 45 AND 46 OF SAID "BEAUMONT" SUBDIVISION, A DISTANCE OF 125.02 FEET TO THE SOUTHWEST CORNER OF LOT 46 OF SAID SUBDIVISION; THENCE N02°17'46"E ALONG THE WEST LINE OF SAID LOT 46, A DISTANCE OF 231.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE N86°49'58"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 862.69 FEET TO THE POINT OF BEGINNING.





OVERALL DEVELOPMENT INFORMATION

A. EXISTING ZONING

M1-5 & US

N/A

PROPOSED ZONING COMMERCIAL

RESIDENTIAL

B. TOTAL LAND AREA 36.56 ACRES

C. N/A

D. GROSS LAND AREA 36.56 ACRES 1.82 ACRES PROPOSED R/W **NET LAND AREA** 34.74 ACRES

E. EXISTING BUILDING

F. HEIGHT OF BUILDING 35'±

G. GROSS FLOOR AREA

COMMERCIAL 193,900 SF

RESIDENTIAL

H. COVERAGE AREA

TOTAL LAND AREA (SF) 1,592,554 TOTAL BUILDING (SF) 193,900 457,382 TOTAL PAVEMENT (SF) PERCENT COVERAGE

I. N/A

PROVIDED REQUIRED J. PARKING COMMERCIAL INDUSTRIAL (53,900 SF) 234 WAREHOUSE (140,000 SF) 371 88* RESIDENTIAL N/A

(*) 1 PER 4 EMPLOYEES

ASSUMED 400 SQ. FT. PER 1 EMPLOYEE

REQUIRED PROVIDED K. BICYCLE PARKING COMMERCIAL SHORT LONG RESIDENTIAL

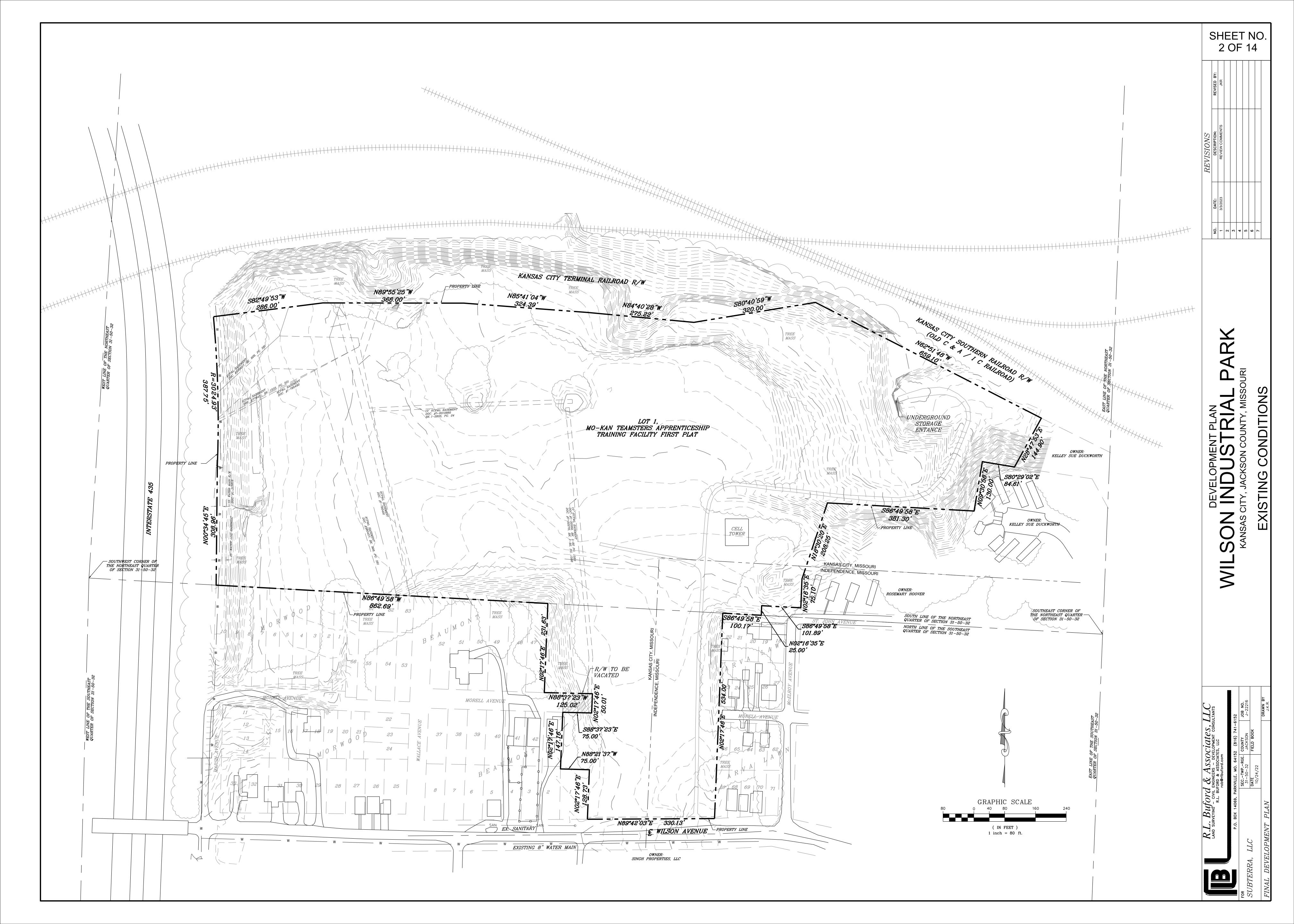
FLOODPLAIN NOTE:

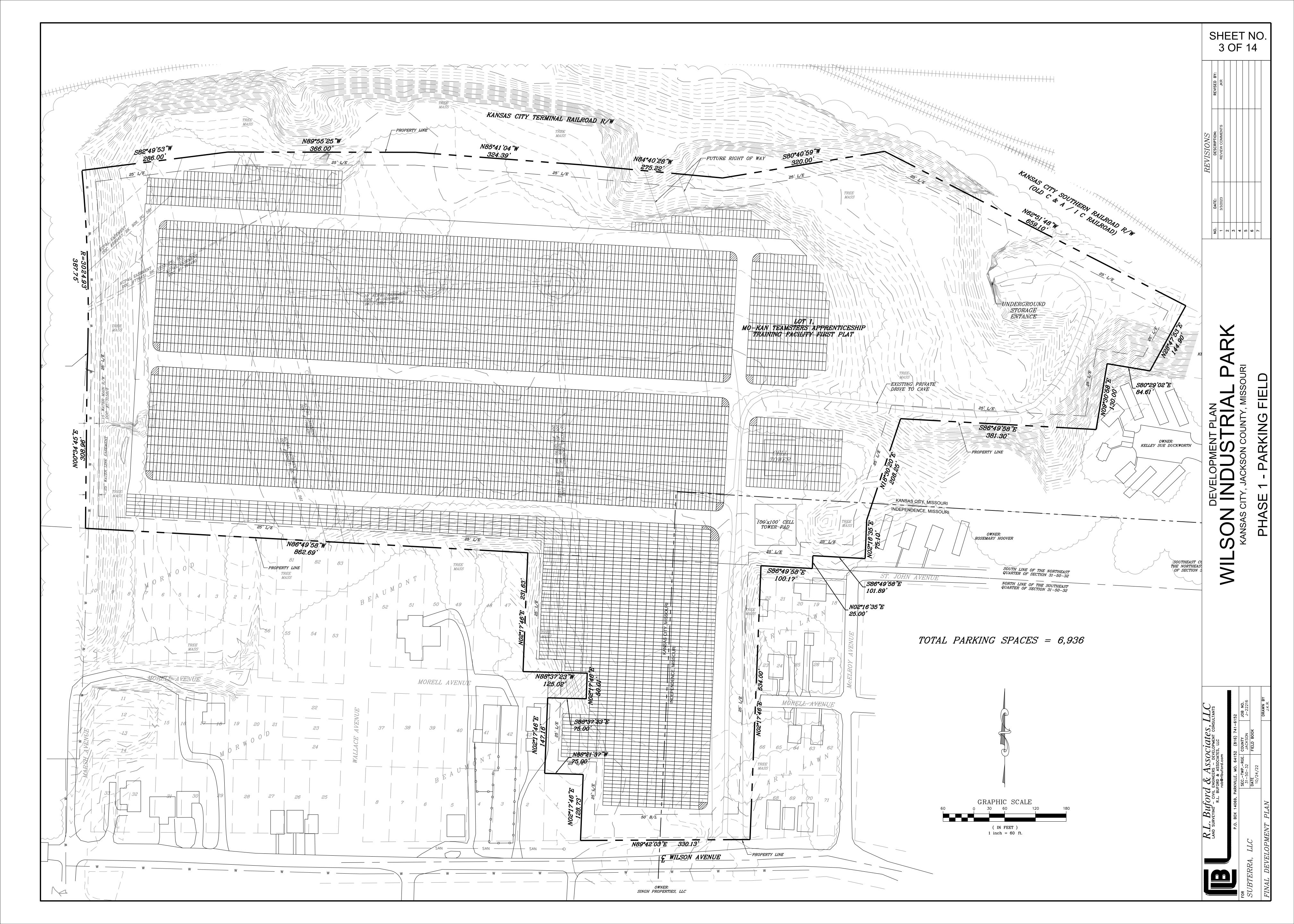
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 276 OF 625, COMMUNITY PANEL NUMBER 29095C0276G, REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

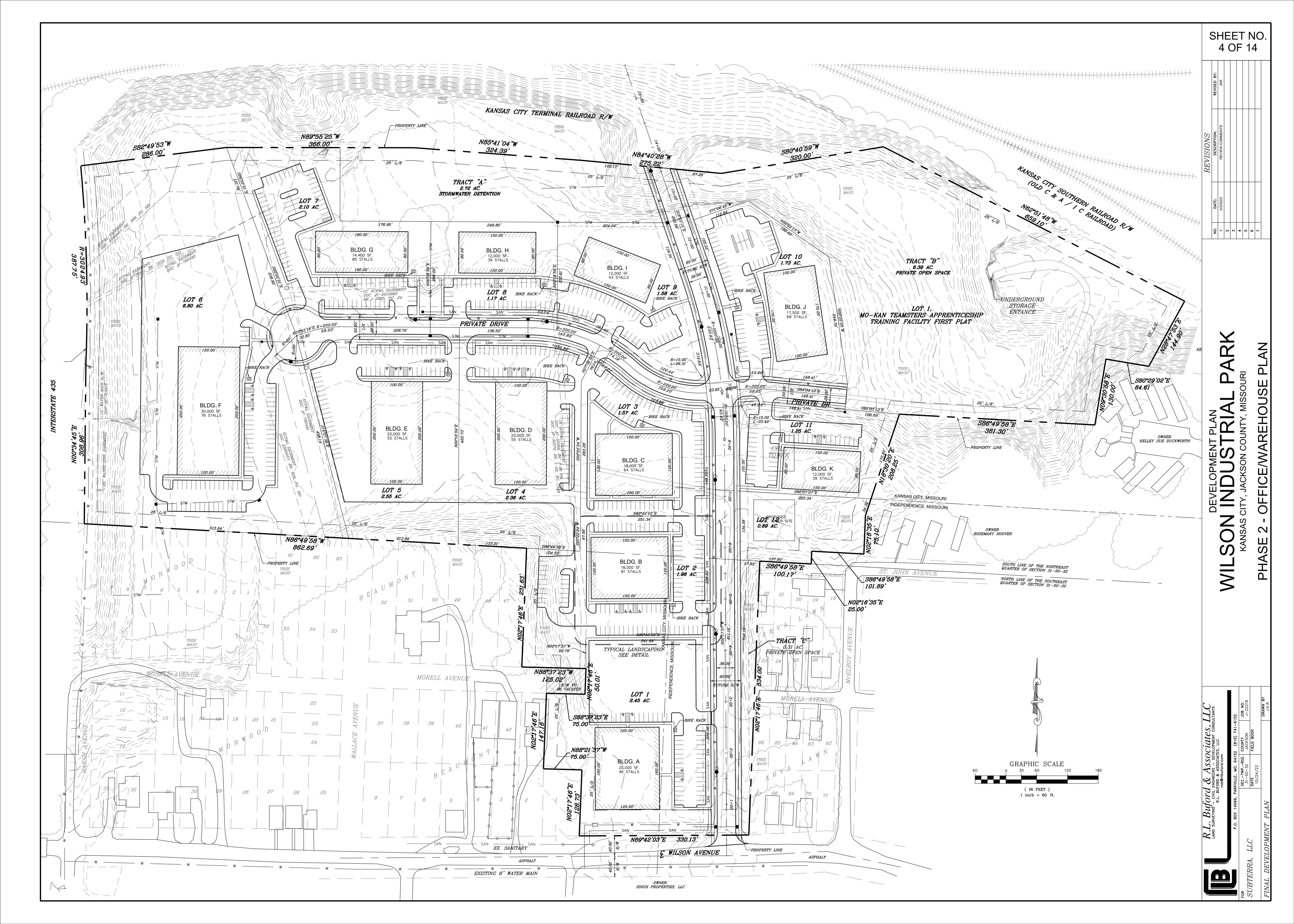
> OWNER/APPLICANT: SUBTERRA, LLC 6127 NW. PINE RIDGE CIRCLE PARKVILLE, MO 64152 STEVE WARGER 816-769-6132 stevewarger@gmail.com

1 OF 14

SHEET NO.



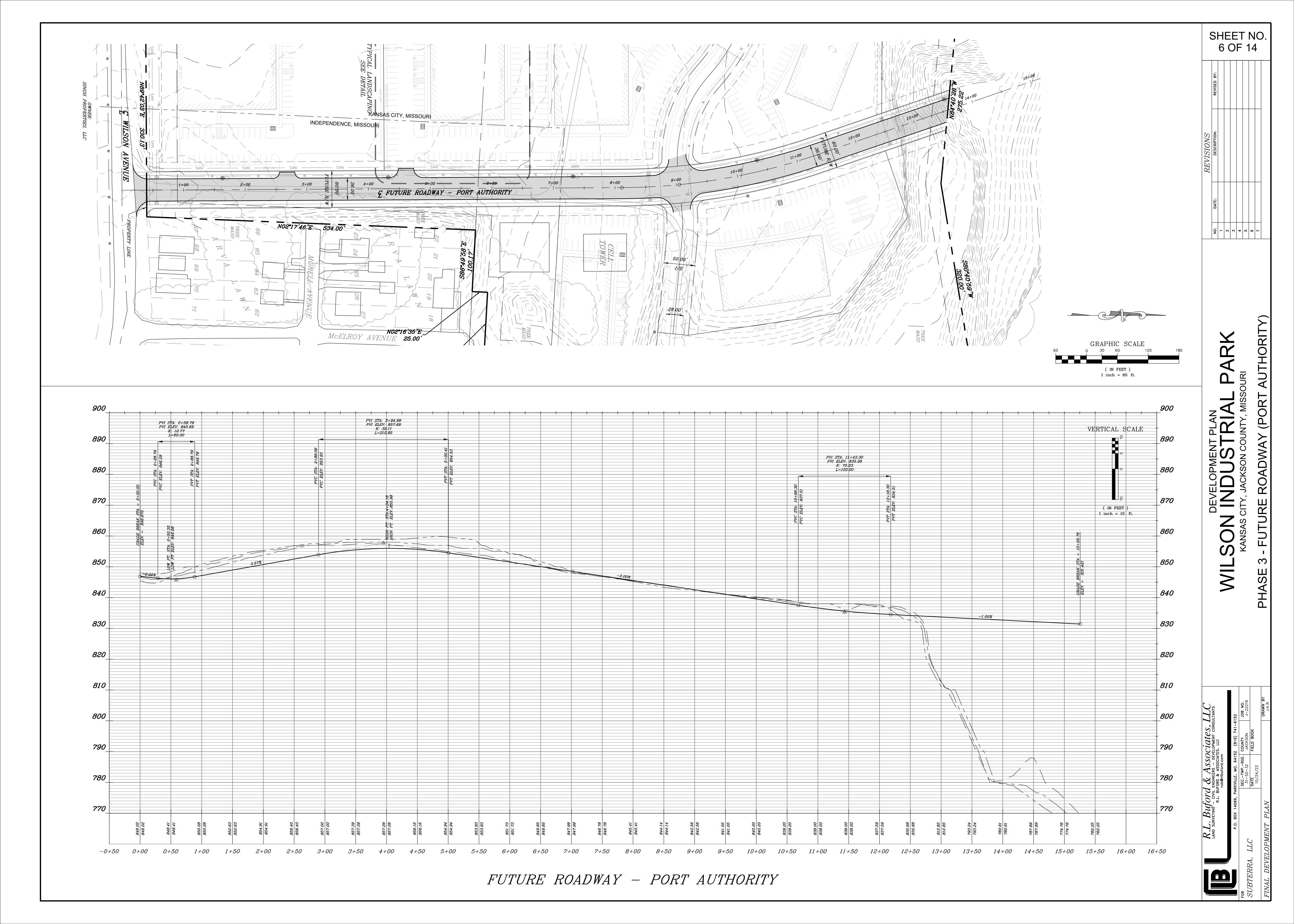




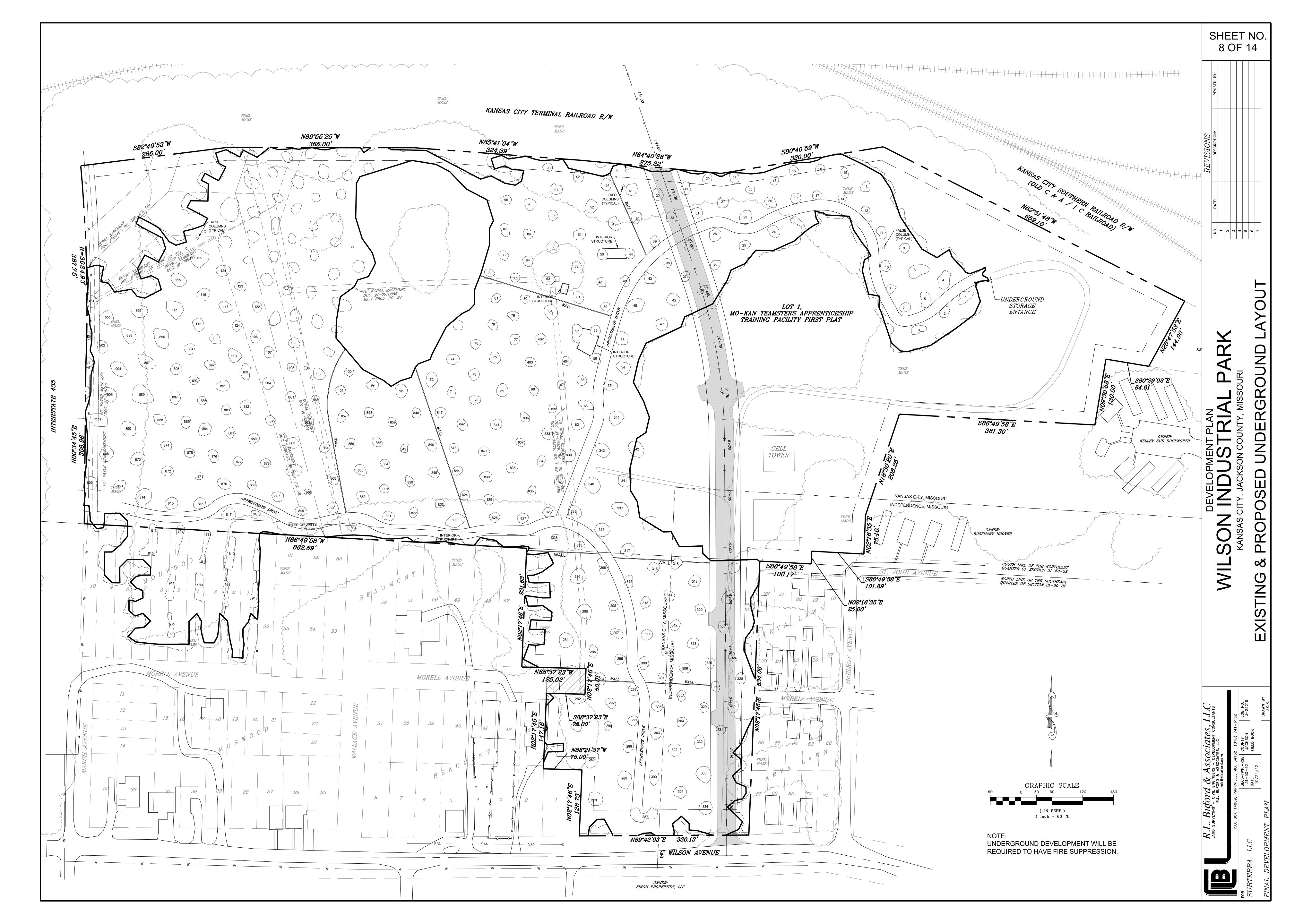
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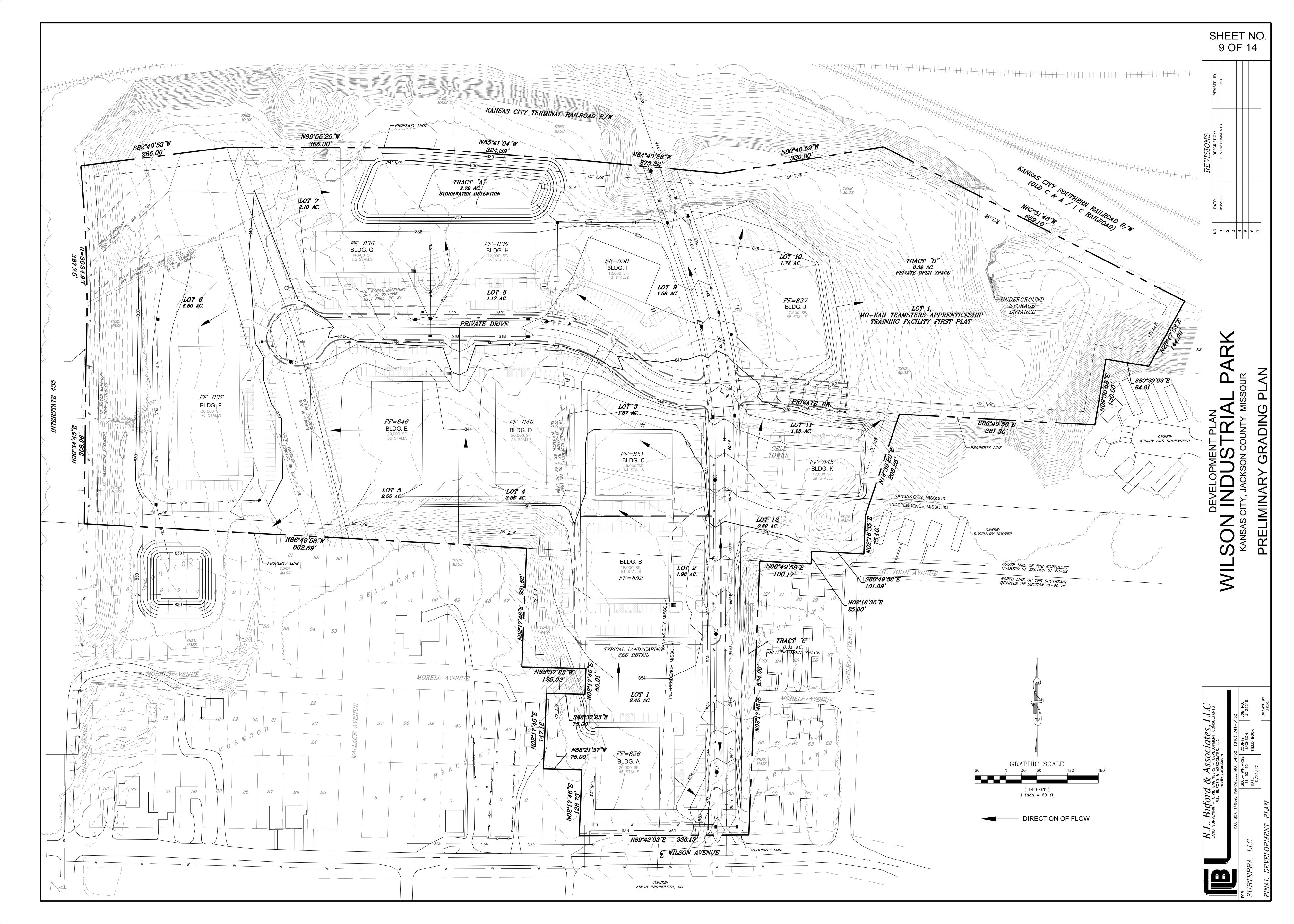
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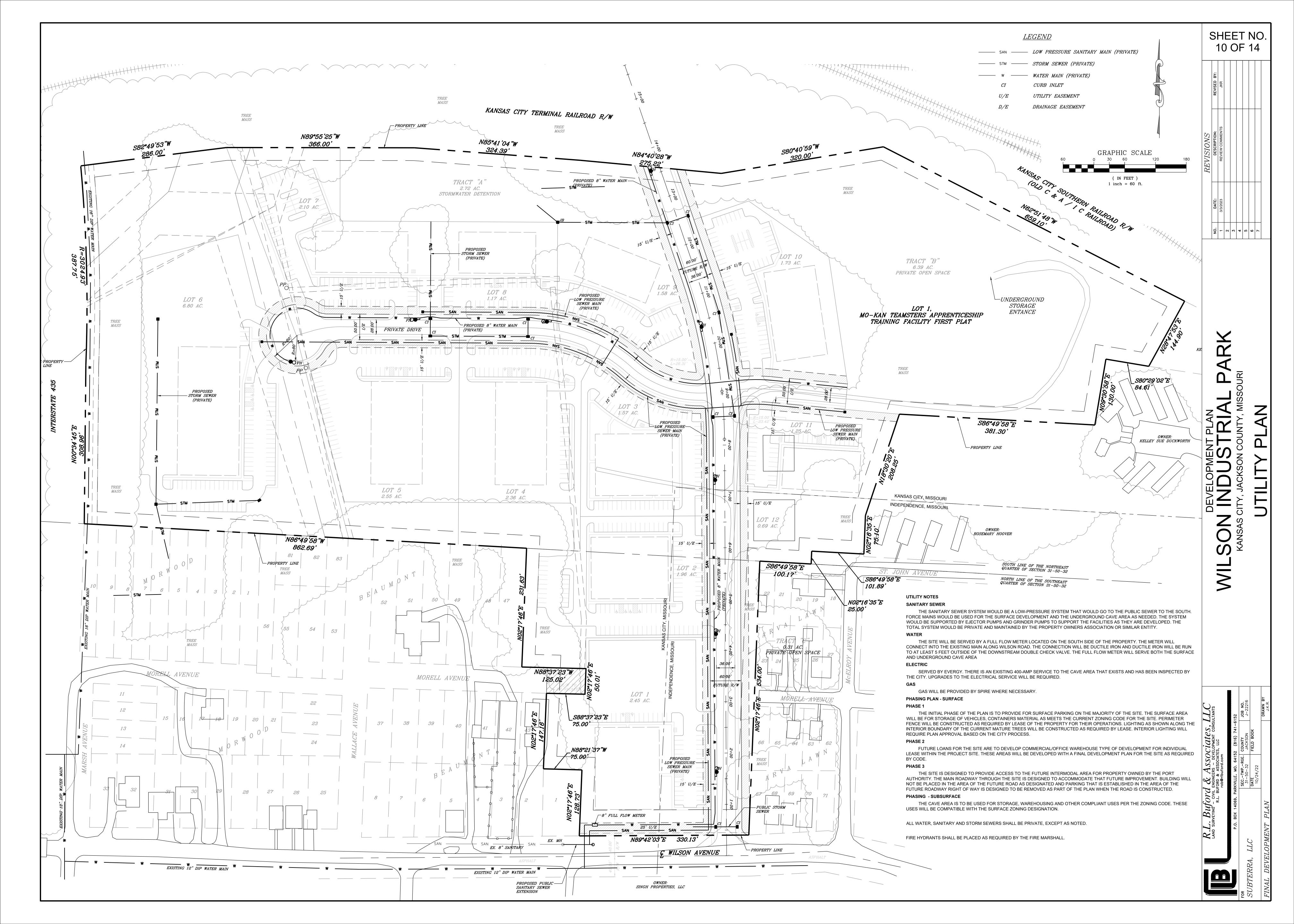
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B. PROPOSED ZONING M1-5 & US COMMERCIAL COMM	PAD B INFORMATION - LOT 2		PAD E INFORMATION - LOT 5		PAD H INFORMATION - LOT 8		PAD K INFORMATION - LOT 1	<u>1</u>	TRACT B		
COMMERCIAL C. TOTAL LAND AREA 1.96 AC REPORT SEED RW NA REPORT SEED	A. EXISTING ZONING	MPD	A. EXISTING ZONING	MPD	A. EXISTING ZONING	MPD	A. EXISTING ZONING	MPD	A. EXISTING ZONING	MPD	
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F. GROSS FLOOR AREA PAD F INFORMATION - LOT 3 A. EXISTING ZONING B. PROPOSED ZONING COMMERCIAL C. COMMERCIAL C. COMMERCIAL C. COMMERCIAL C. TOTAL LAND AREA MACK MACK MACK MACK MACK MACK MACK MACK	D. EXISTING BUILDING	N/A	D. EXISTING BUILDING	N/A	D. EXISTING BUILDING	N/A	D. EXISTING BUILDING	N/A	D. EXISTING BUILDING	N/A	
PAD C INFORMATION - LOT 3 A. EXISTING ZONING MPD A. EXISTING ZONING ZO	E. HEIGHT OF BUILDING	30'	E. HEIGHT OF BUILDING	30'	E. HEIGHT OF BUILDING	30'	E. HEIGHT OF BUILDING	30'	E. HEIGHT OF BUILDING	N/A	
A. EXISTING ZONING MPD A. EXISTING ZONING ZONING MPD A. EXISTING ZONING ZONING ZONING ZONIN	F. GROSS FLOOR AREA	18,000 SF	F. GROSS FLOOR AREA	20,000 SF	F. GROSS FLOOR AREA	12,000 SF	F. GROSS FLOOR AREA	12,000 SF	F. GROSS FLOOR AREA	N/A	
A. EXISTING ZONING MPD A. EXISTING ZONING ZONING MPD A. EXISTING ZONING ZONING ZONING ZONIN	PAD C INFORMATION - LOT 3		PAD F INFORMATION - LOT 6		PAD I INFORMATION - LOT 9		PAD L INFORMATION - LOT 12	2	TRACT C		
B. PROPOSED ZONING M1-5 & US B. PROPOSED ZONI		MPD		MPD		MPD	A. EXISTING ZONING	_ MPD		MPD	
COMMERCIAL C. TOTAL LAND AREA 1.57 AC. C. TOTAL LAND AREA PROPOSED RW N/A PROPOSED RW N/A NET LAND AREA 0.680 AC. NET LAND AREA 1.58 AC. C. TOTAL LAND AREA 0.69 AC. NET LAND AREA N/A PROPOSED RW N/A PROPOSED RW N/A PROPOSED RW N/A NET LAND AREA 0.69 AC. NET LAND AREA 0.31 AC. D. EXISTING BUILDING N/A E. HEIGHT OF BUILDING N/A D. EXISTING BUILDING N/A E. HEIGHT OF BUILDING N/A D. EXISTING BU		M1-5 & US				M1-5 & US	B. PROPOSED ZONING	M1-5 & US	B. PROPOSED ZONING	M1-5 & US	
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E. HEIGHT OF BUILDING 30' E. HEIGHT OF BUILDING 30' E. HEIGHT OF BUILDING N/A E. HEIGHT OF BUILDING N/A	NET LAND AREA	1.43 AC.	NET LAND AREA	6.80 AC.	NET LAND AREA	1.58 AC.	NET LAND AREA	0.69 AC.	NET LAND AREA	0.31 AC.	
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	F. GROSS FLOOR AREA	18,000 SF	F. GROSS FLOOR AREA	30,000 SF	F. GROSS FLOOR AREA	12,000 SF	F. GROSS FLOOR AREA	N/A	F. GROSS FLOOR AREA	N/A	

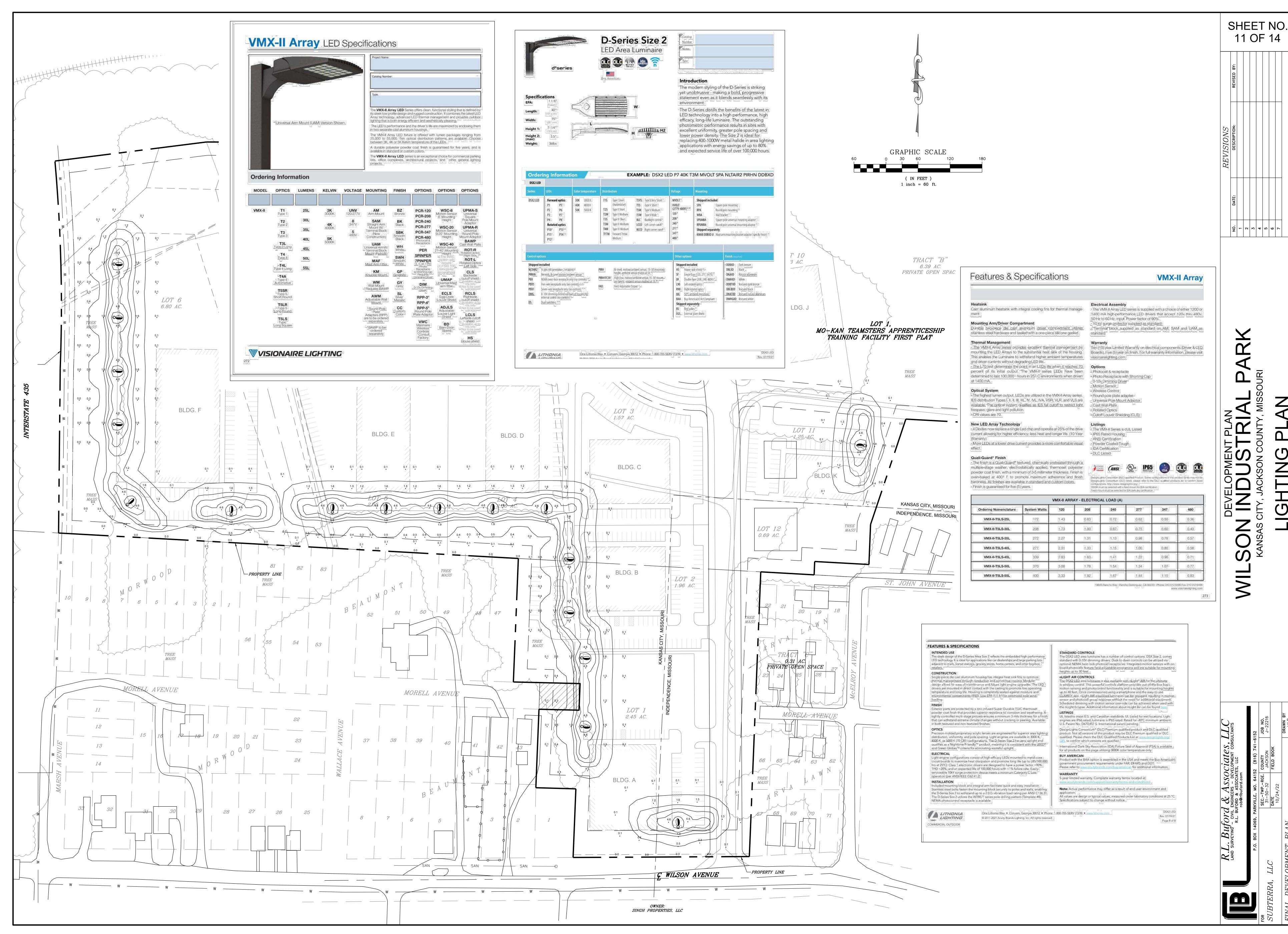




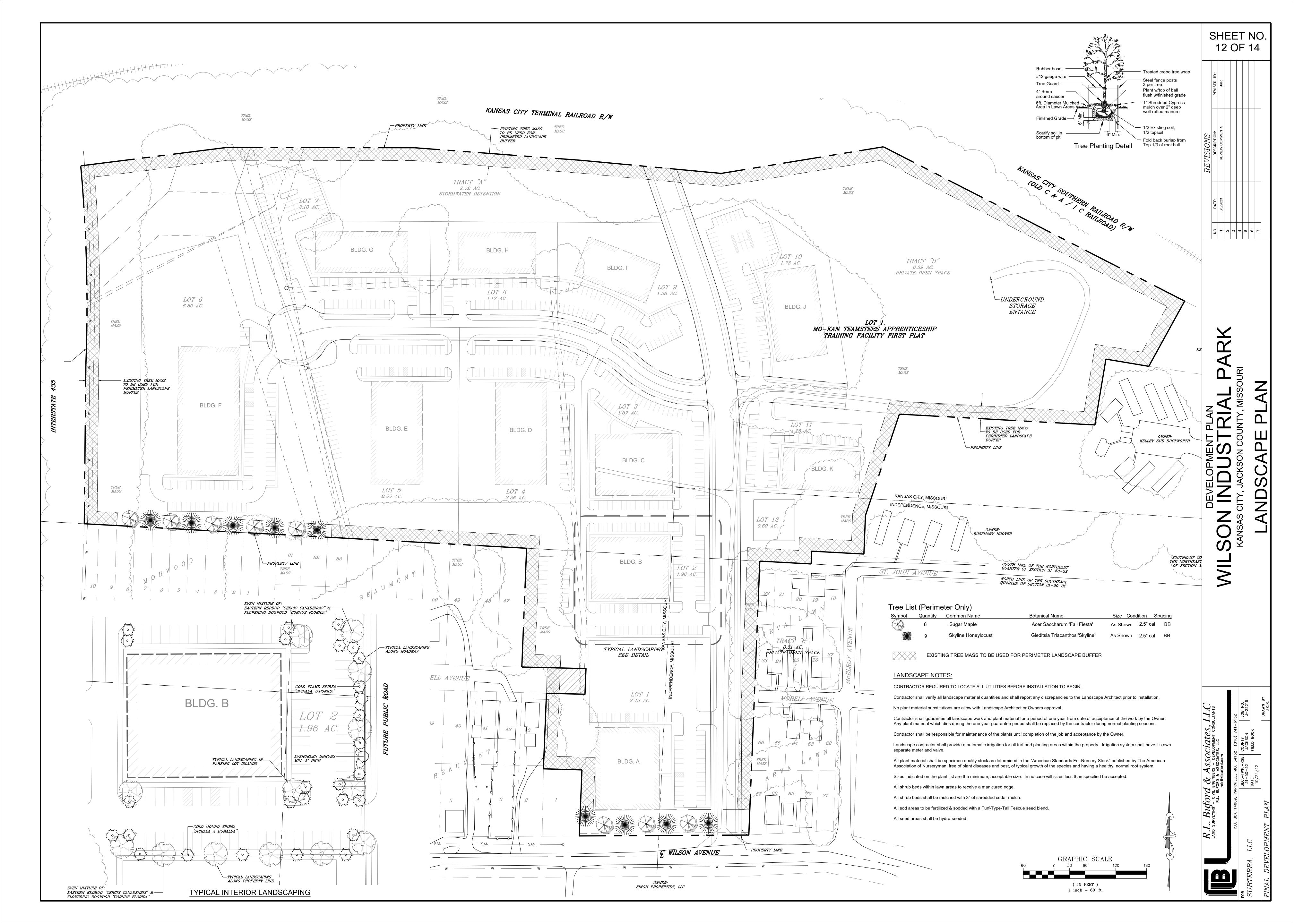








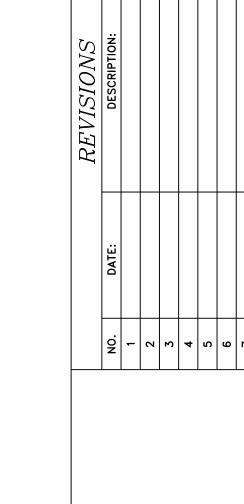
11 OF 14



	REVISED BY:				
REVISIONS	DESCRIPTION:				
	DATE:				

REVISIONS	DESCRIPTION:								
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	NO.	1	2	3	4	2	9	7	
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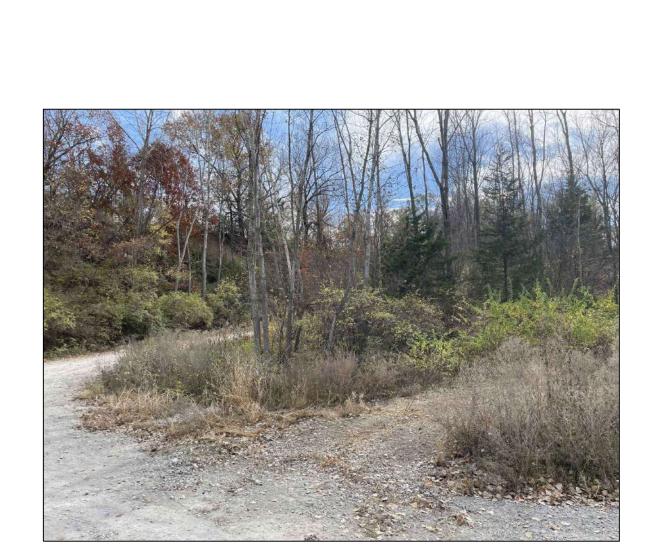
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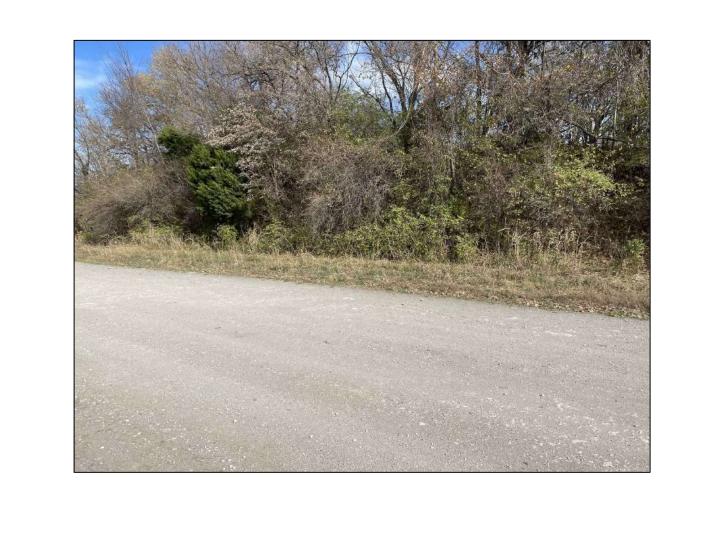


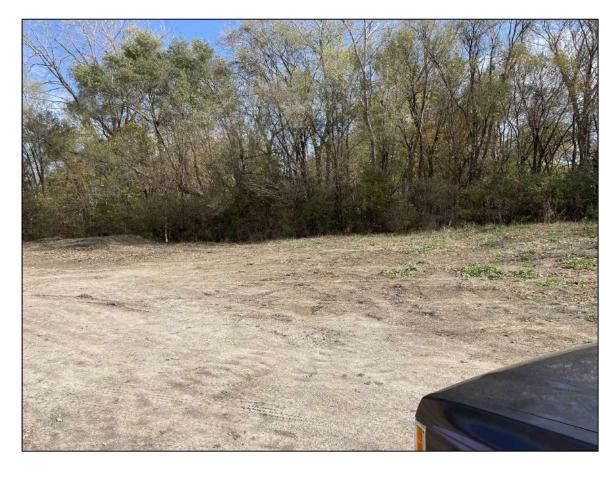




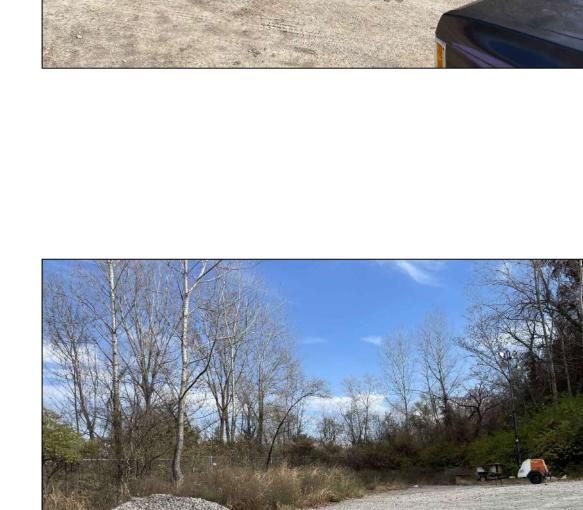


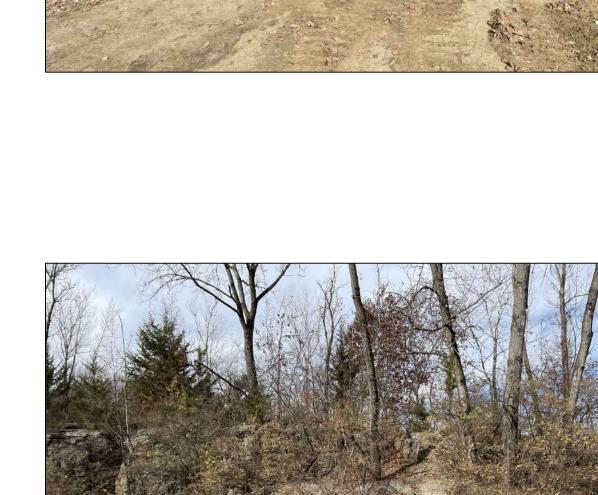






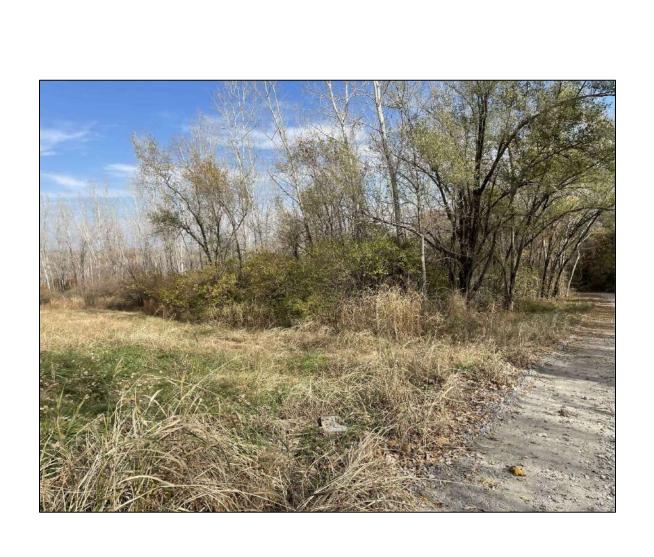


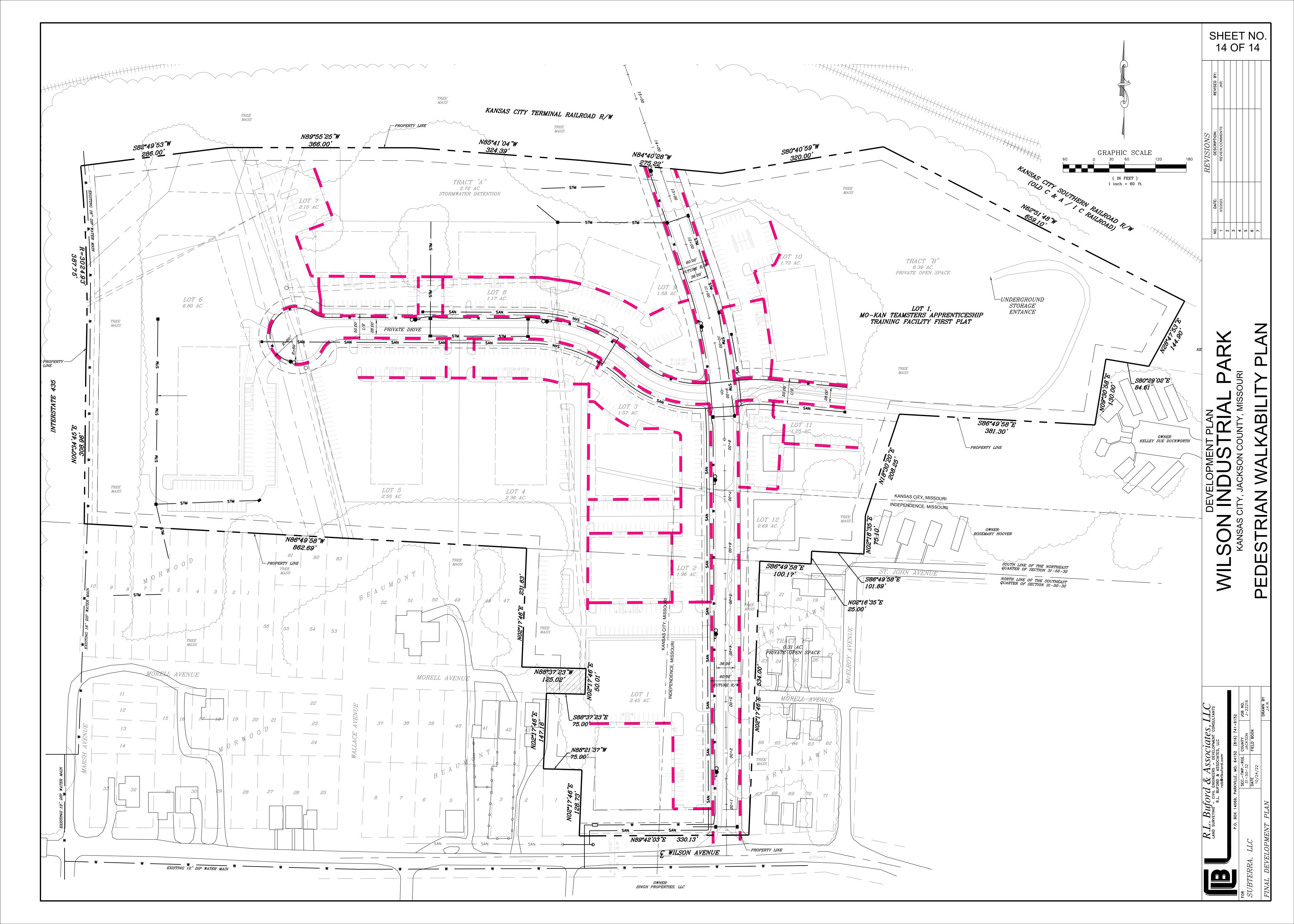


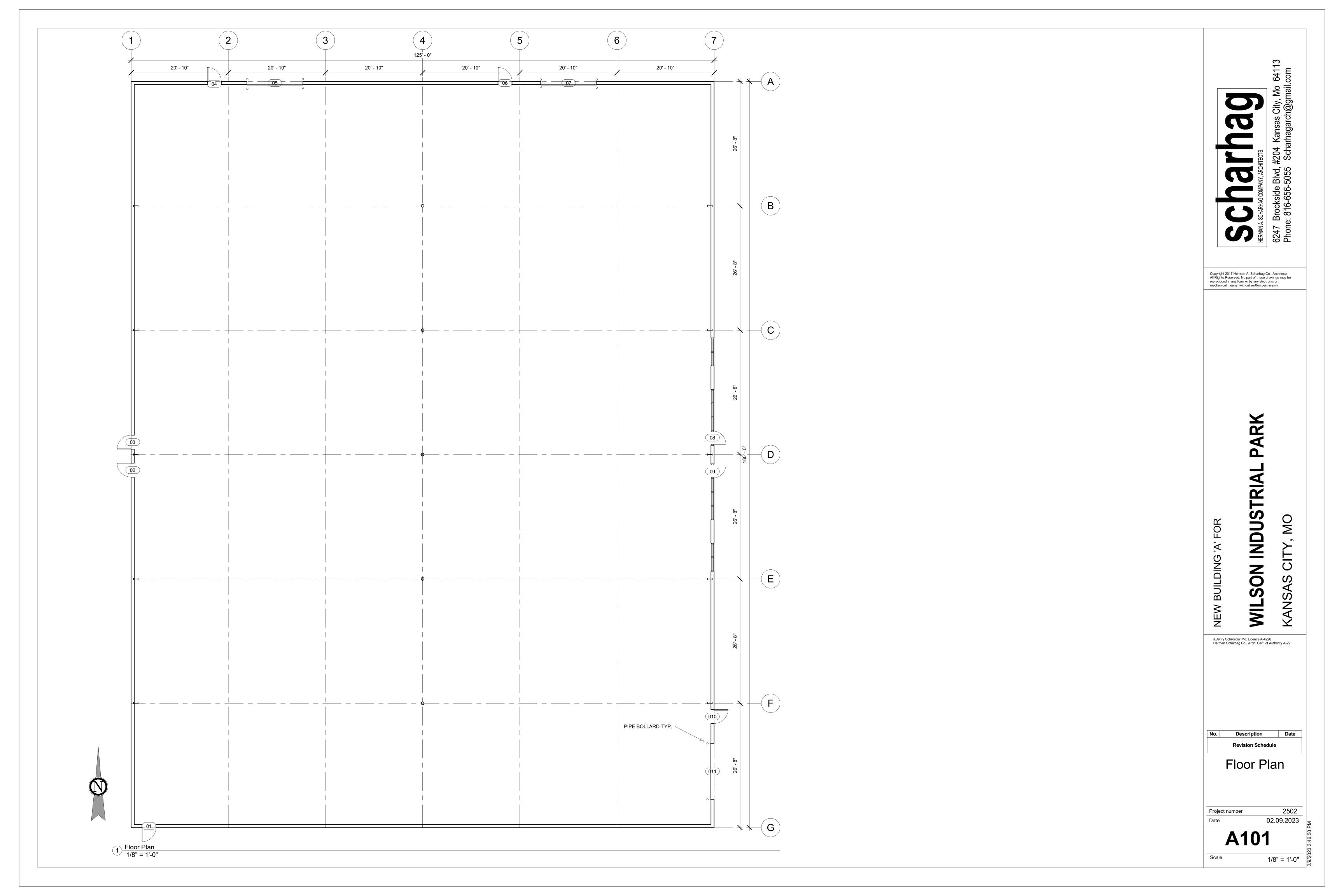












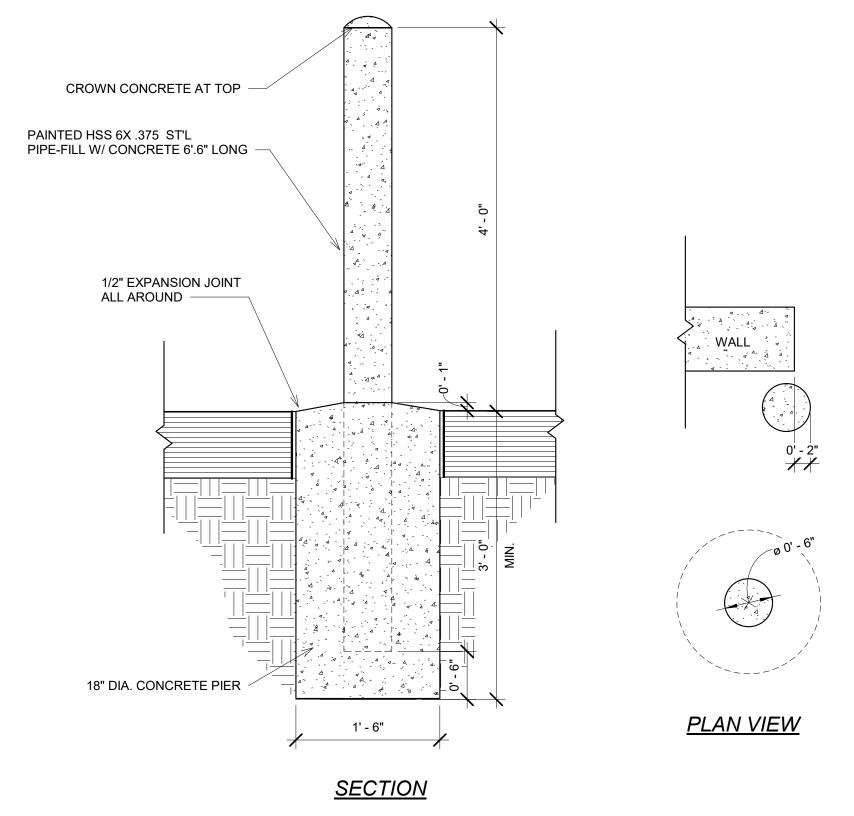
			Door Schedule		
Number	Family	Туре	hardware type	Door type	Frame Type
01	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
02	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
03	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
04	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
05	Door-Overhead-Secti onal	12' x 14'			
06	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
07	Door-Overhead-Secti onal	12' x 14'			
08	Storefront Entry Single	3'.0" x 7'.0"		AL	AL
09	Storefront Entry Single	3'.0" x 7'.0"		AL	AL
010	Single-Flush	3 x7 Exterior	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges, closer, drip cap, gasketing, bottom sweep	НМ	НМ
011	Door-Overhead-Secti onal	12' x 14'			

HM = 16 GA. HOLLOW METAL, PAINTED WD = SOLID CORE RED OAK, STAINED AL = ANODIZED ALUMINUM IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF ½" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1

OVERHEAD DOORS SHALL MEET DASMA WIND LOAD REQUIREMENTS



Pipe Bollard Detail
1" = 1'-0"

SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd, #204 Kansas City, Mo 6411

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USTRIAL PARK

ILSON INDUS

J.Jeffry Schroeder Mo. Licence A-4226 Herman Scharhag Co., Arch. Cert. of Authority A-22

. Description

Revision Schedule

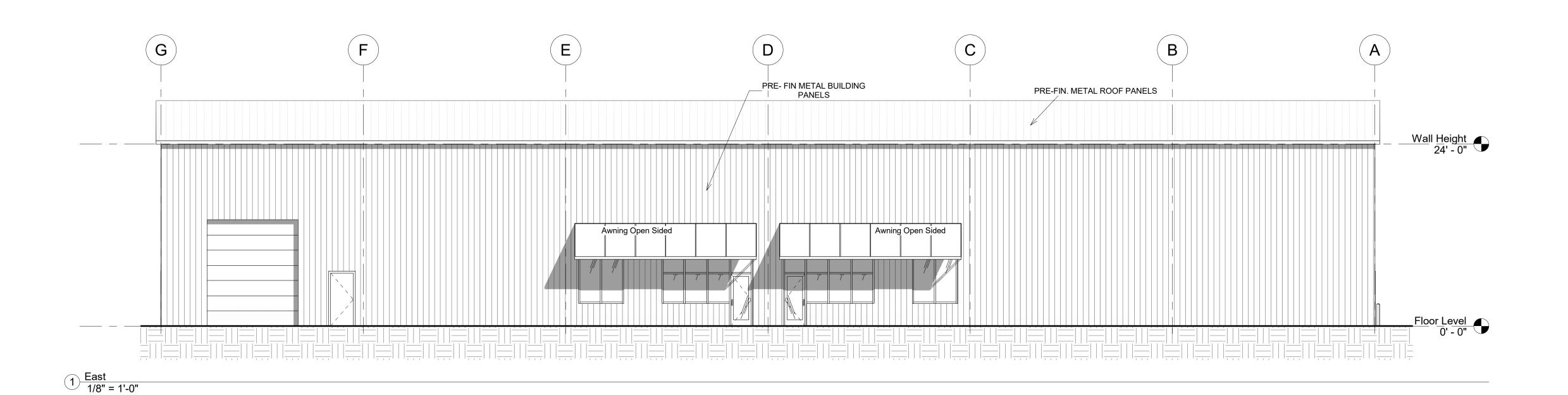
Architectural Details

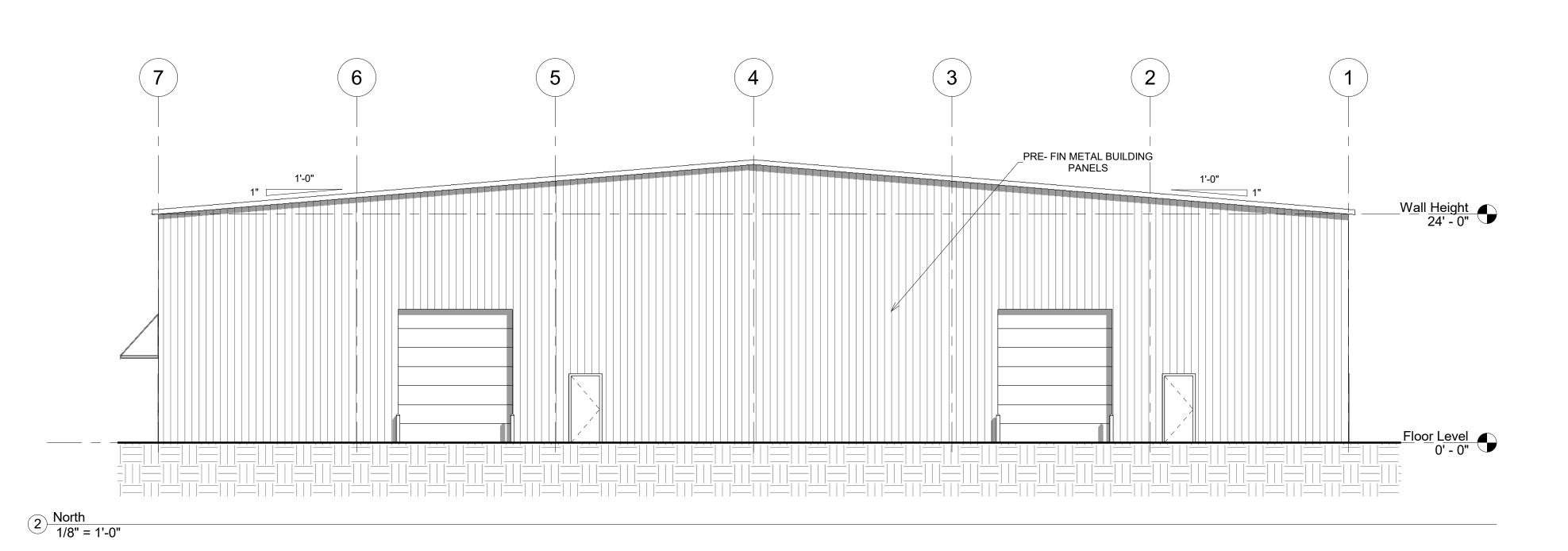
Project number
Date

2502 02.09.2023

A10

As indicated





SCHARHAG COMPANY, ARCHITECTS

6247 Brookside Blvd, #204 Kansas City, Mo 64113

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INDUSTRIAL PARK

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Description

Revision Schedule

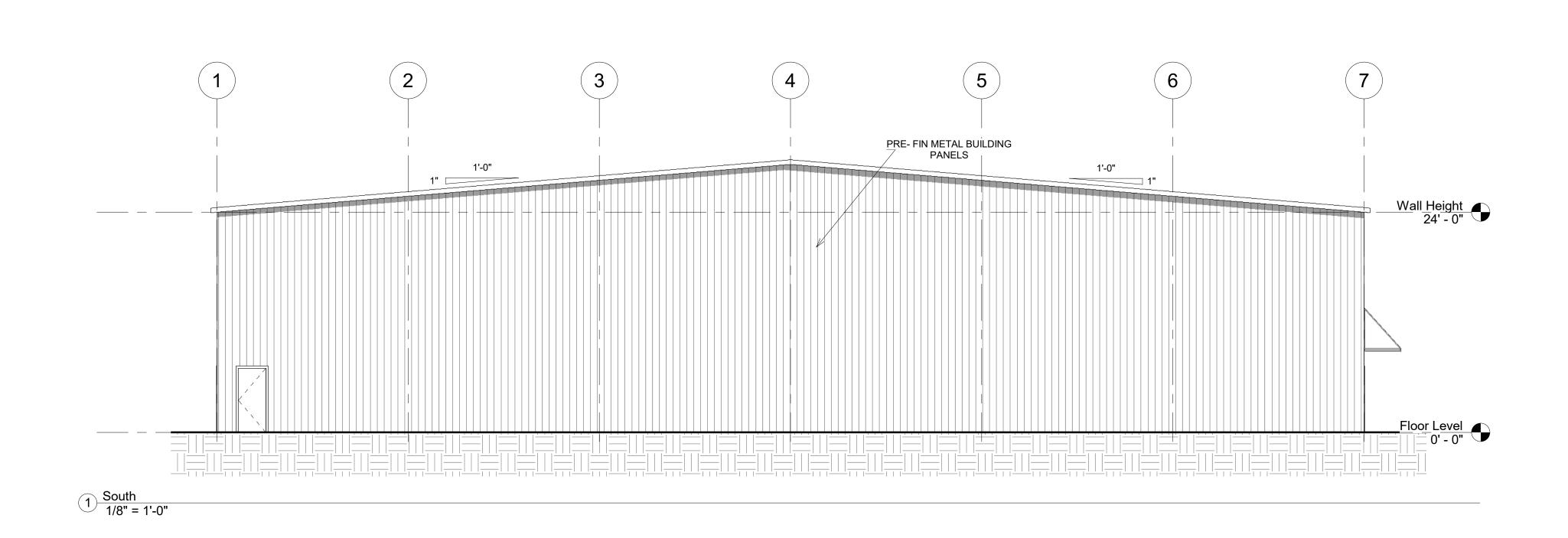
East and North Elevations

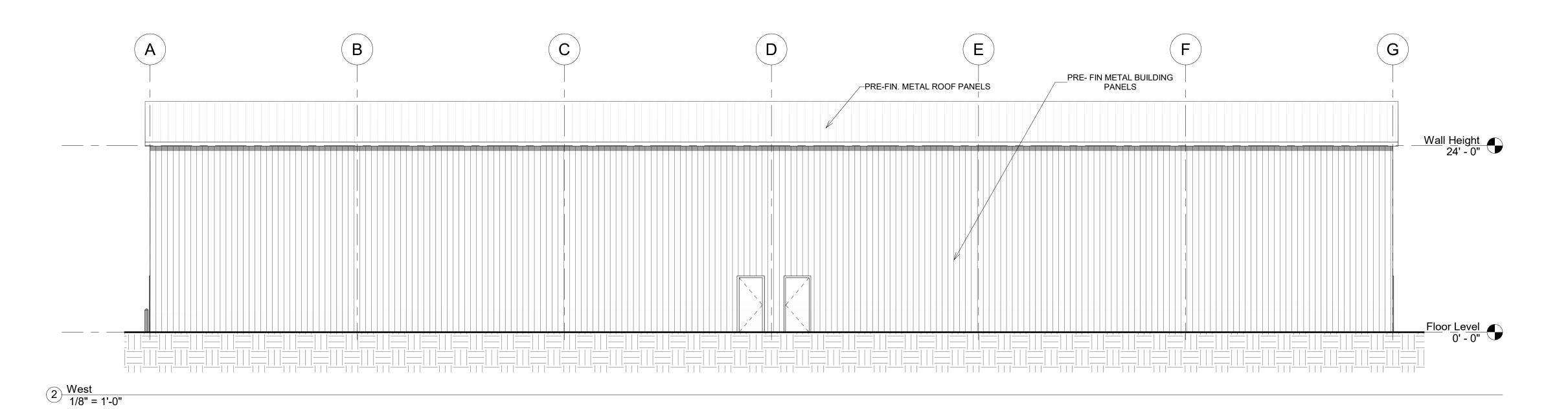
 Project number
 2502

 Date
 02.09.2023

A201

1/8" = 1'-0"





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PARK

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Revision Schedule

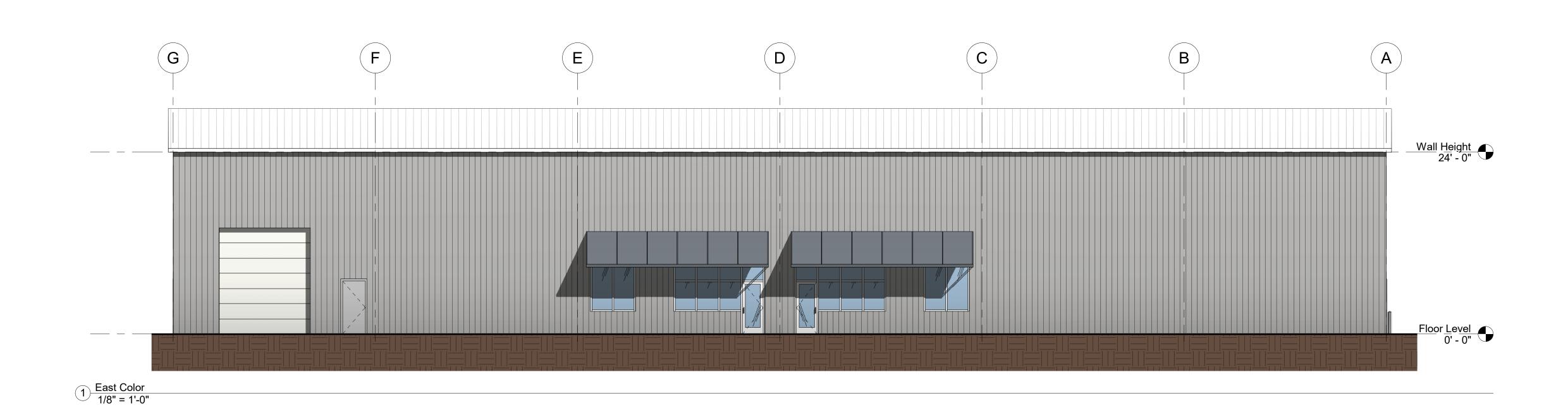
South and West Elevations

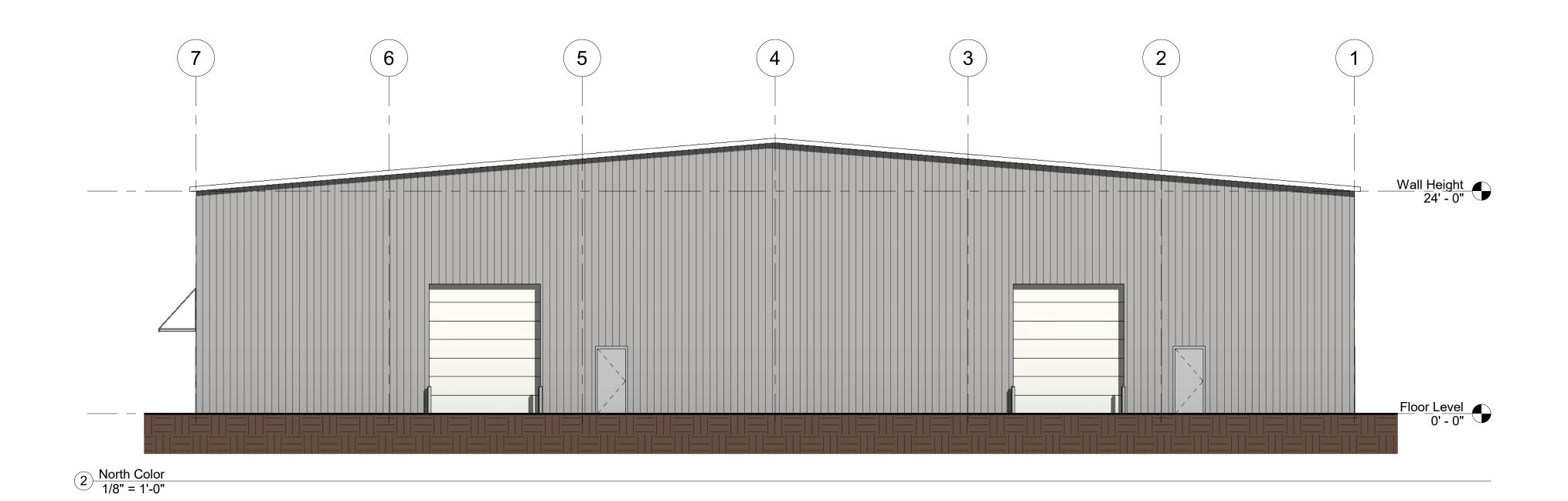
Project number

2502 02.09.2023

A202

1/8" = 1'-0"





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PARK INDUSTRIAL

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Revision Schedule

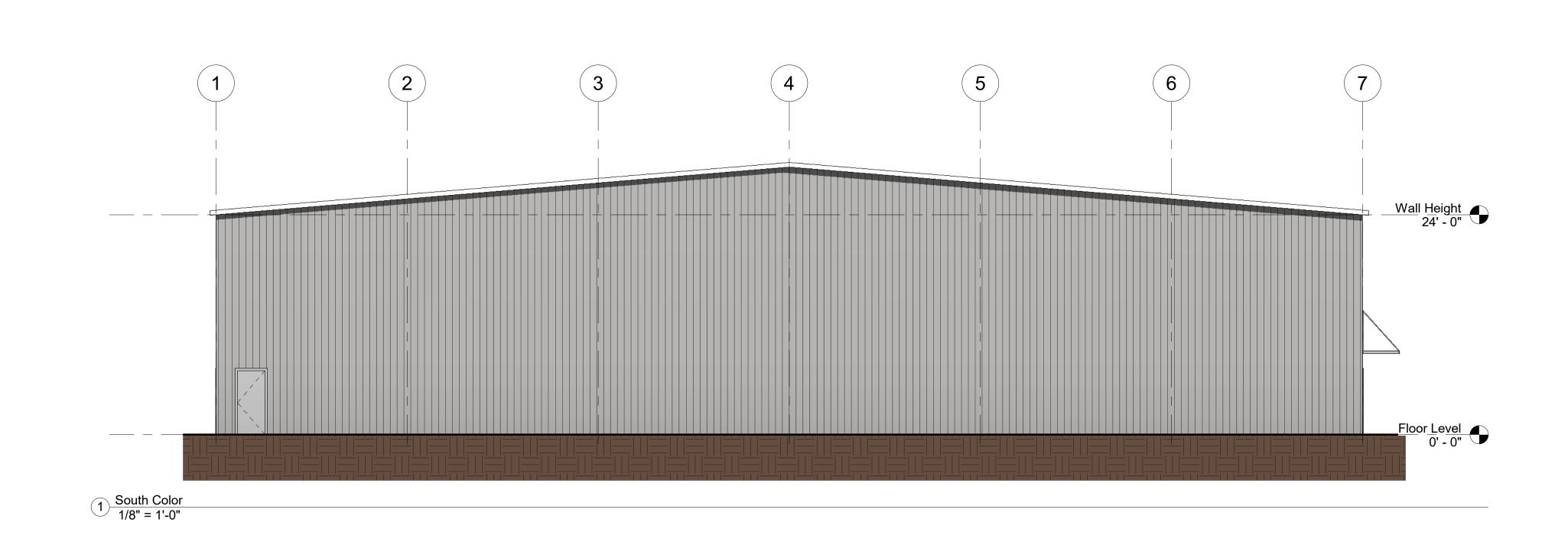
East & North Colored Elevations

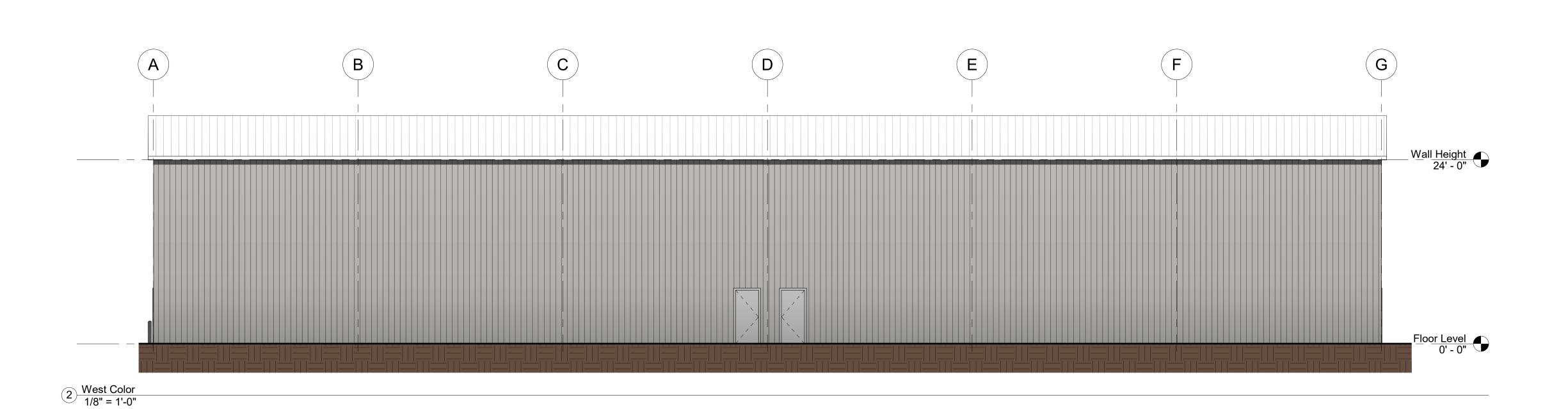
Project number

2502 02.09.2023

A203

1/8" = 1'-0"





#204 Kansas City, Mo 64113 Scharhagarch@gmail.com 6247 Brookside Blvd, # Phone: 816-656-5055

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PARK

INDUSTRIAL

KANSAS

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Description **Revision Schedule**

South & West Colored Elevations

Project number 02.09.2023

A204

1/8" = 1'-0"

2502

Wilson Industrial 8610 Wilson

Kansas City, MO

Re: Development Plan

Wilson Industrial

Dear Neighbor;

Subterra LLC has submitted to the city for the development of the property at 8610 Wilson Kansas City Missouri. Enclosed is the submittal documents

A virtual meeting is scheduled as follows: (send me your email address so I can make sure and contact you if something happens with the technology)

Monday March 13, 2023

Time: 5:00 to 5:45 pm

Topic: Wilson Industrial

Time: Mar 13, 2023 05:00 PM Central Time (US and Canada)

Join Zoom Meeting

https://us04web.zoom.us/j/72881638475?pwd=I8c6YHv8s0Bea5BdaPQJakyxHnXmVT.1

Meeting ID: 728 8163 8475

Passcode: qPwF0v

Any questions please contact:

Steve Warger

816-769-6132

stevewarger@gmail.com

Minutes of Meeting

Date: March 13, 2023
Time : 500 to 545 pm
Type: Zoom
A meeting was held based on invitations sent to property owners within 200 feet of the property.
No one joined the meeting.
The owner did have communication with the property owner to the south a few days before the meeting. They had no objection
Respectfully submitted
Steven M Warger
Steven in mange