



CITY PLAN COMMISSION STAFF REPORT

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

August 16, 2022

Project Name
Harlem Flex Development Plan

Docket #11

Request
CD-CPC-2022-00111
Development Plan (Non-Residential)

Applicant
Mary Wallace
Wallace Engineering
1741 McGee St
Kansas City, MO 64108

Owner
Anthony Baldwin
Solutions UL LLC
1028 18th St
San Diego, CA 92154

Location 300 N Grand Ave
Area About 0.6 acres
Zoning B3-2
Council District 4th
County Clay
School District North Kansas City

Surrounding Land Uses
North: vacant, zoned R-2.5
South: industrial, zoned M1-5
East: industrial, zoned B3-2
West: vacant, zoned R-2.5

Major Street Plan
The Major Street Plan does not identify any streets at this location.

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/12/2021. (No) Scheduling deviations from 2022 Cycle C have occurred.

- List specific reasons for deviations. Be professional.

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 applies to this request. The applicant hosted a meeting on July 26, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is located within the Harlem Area which is predominately industrial. It appears that there is little to no single family residential existing within the area. Access to Harlem is limited as there is only two entrances, one at North Broadway Freeway and the other from North Grand Avenue. This site is on the eastern side of Harlem.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Development Plan (Non-Residential) in District B3-2 (Community Business) on about 0.6 acres generally located at the northwest corner of North Grand Avenue and Northeast Harlem Road to allow for the approval of two Primary Structures on one lot.

RELATED CASES

There is no controlling case for this site.

CD-CPC-2020-00047- a request to approve a development plan of the same nature as this application. This case was continued off docket and never heard by the City Plan Commission.

PROFESSIONAL STAFF RECOMMENDATION

Docket #11- **Approval with Conditions**

PLAN REVIEW

The applicant is seeking approval of a Development Plan in District B3-2 to allow for two primary structures on one lot. The proposed building will be used as an office and flex business space. The project is located in Harlem which is just north of the river and east of the Downtown Airport. Land uses around the subject site are mostly industrial in nature.

The developer is requesting deviations to the required side yard and rear yard setback on a corner lot. Additionally, the developer is requesting a waiver to the required half street improvements that are required for streets not located on the Major Street Plan.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
Lot and Building Standards (88-1##)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

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 is in conformance with all applicable standards- except those that they are requesting deviations for.

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

The proposed office/flex business space is allowed within the B3-2 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;

Applicant is asking for a waiver to the setback of the side yard which typically requires 15 feet. Additionally, they are requesting a deviation to the required setback of a driveway to an intersection.

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 development does not have a negative effect on any pedestrian or bicycle movement.

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

The subject site has adequate utilities.

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.

Adjacent properties are undeveloped.

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.

Proposed landscaping is in compliance with the Zoning and Development Code.

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.

No internal streets are proposed.

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.

No trees are to be removed. The site does not have any existing trees.

WAIVERS AND DEVIATIONS

- Deviation for Rear Yard Setback (Required 25 ft- Provided 5 ft)
- Deviation for Side Yard Setback on Corner Lot (Required 15 ft- Provided 5 ft)
- Deviation for distance for driveway to intersection
- Waiver of Half Street Improvements

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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", written in a cursive style.

Matthew Barnes
Planner



Plan Conditions

Report Date: August 11, 2022

Case Number: CD-CPC-2022-00111

Project: Harlem Flex

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
2. 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.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

3. 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.
4. 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.

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

5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants 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)

7. • 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 be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

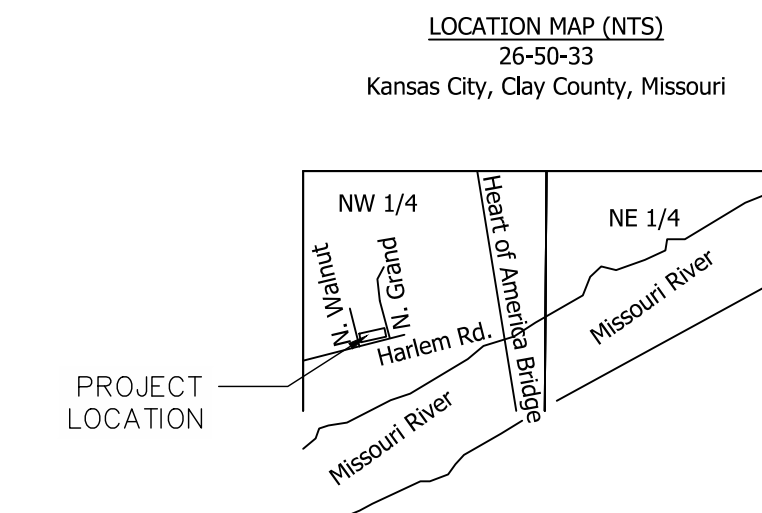
8. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
9. The developer shall have a water flow 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 - Todd Hawes – 816-513-0296

Condition(s) by Water Services Department. Contact Nicole Tauheed at (816) 513-0573 / Nicole.Tauheed@kcmo.org with questions.

10. If applicable, get any and all necessary permits and/or permissions regarding building and development from the Levee District.

DEVELOPMENT PLAN FOR HARLEM FLEX 300 N GRAND AVENUE KANSAS CITY, CLAY COUNTY, MISSOURI 64116

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0	GENERAL NOTES
C1	SITE PLAN
C2	LANDSCAPE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN



PARCEL APN NUMBERS DISTURBED
CL 1790500060090001
DISTURBED AREA 0.63 AC

BENCHMARK #1
TOP WESTERNMOST FIRE HYDRANT BOLT
N= 1074755.6620
E= 2764946.2720
ELEV= 743.70 (NAVD88)

ZONING
THE CITY OF KANSAS CITY
CITY PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-513-1407

BUILDING PERMITS AND INSPECTIONS
THE CITY OF KANSAS CITY
CITY PLANNING AND DEVELOPMENT
DEVELOPMENT SERVICES
GREG FRAZEN, PE, MCP
414 E. 12TH STREET
KANSAS CITY, MISSOURI
405-997-3835
405-997-9178 FAX

WATER
THE CITY OF KANSAS CITY
WATER SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

SANITARY SEWER
THE CITY OF KANSAS CITY
WATER SERVICES
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

STORMWATER
THE CITY OF KANSAS CITY
WATER SERVICES
JAMES F. MERIDETH, P.E.
414 E. 12TH STREET
KANSAS CITY, MISSOURI
816-531-1313

LEGEND		
BC	BACK OF CURB ELEVATION	—— SD —— EXISTING STORM (DRAIN) PIPE
EC	EDGE OF CONCRETE ELEVATION	—— SD —— PROPOSED STORM (DRAIN) PIPE
EX./EXIST.	EXISTING	—— SD —— EXISTING STORM (DRAIN) PIPE
FF/FFE	FINISHED FLOOR ELEVATION	—— SF —— PROPOSED STORM (DRAIN) PIPE
G	PROPOSED GRADE ELEVATION	—— SF —— SILT FENCE
L.F.	LINEAR FEET	—— SF —— CUT/FILL EXTENTS-TIE TO EXISTING
N.A.P.	NOT A PART	→ → → → FLOWLINE
R/W	RIGHT OF WAY	—— 740 —— EXISTING MAJOR CONTOUR (5 FT INT.)
S.F.	SQUARE FEET	—— 742 —— EXISTING MINOR CONTOUR (1 FT INT.)
S/W	SIDEWALK ELEVATION	—— 740 —— PROPOSED MAJOR CONTOUR (5 FT INT.)
TBK	TOP OF BANK ELEVATION	—— 742 —— PROPOSED MINOR CONTOUR (1 FT INT.)
TG	TOP OF GRATE ELEVATION	
TOE	TOE OF BANK ELEVATION	
TP	TOP OF PAVEMENT ELEVATION	
TR	TOP OF RIM ELEVATION	
TS	TOP OF STEP ELEVATION	
TW	TOP OF WALL ELEVATION	
U/E	UTILITY EASEMENT	
◆	BENCHMARK	
⊗	POWER POLE	
※	LIGHT POLE	
←	GUY ANCHOR	
⊠	ELECTRIC BOX	
⊠	ELECTRIC TRANSFORMER	
⊠	GAS METER	
⊠	COMMUNICATIONS PEDESTAL	
⊠	SEWER CLEAN-OUT	
⊠	SANITARY SEWER MANHOLE	
⊠	FIRE HYDRANT	
⊠	FIRE DEPARTMENT CONNECTION	
⊠	WATER METER	
⊠	WATER VALVE	
⊠	SIGN	
⊠	TREE	

UTILITY CONTACTS:

KCP&L	(816) 471-KCPL
KCMO WATER SERVICES DEPARTMENT	(816) 513-2204 (816) 513-2159
KCMO SANITARY SEWER DEPARTMENT	(816) 513-0306 (816) 513-8038
MISSOURI GAS ENERGY	(816) 472-3434
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE
MISSOURI GAS ENERGY	(816) 756-5252
LDD DEPARTMENT FOR INSPECTIONS	(816) 513-2551

For Construction
 Not For Construction

HARLEM FLEX
300 N GRAND AVENUE - KANSAS CITY, MO

DATE	DESCRIPTION	REV
06/13/2022		
PROJECT NO.	2050025	
SHEET NAME	COVER SHEET	
SHEET NO.	C0	

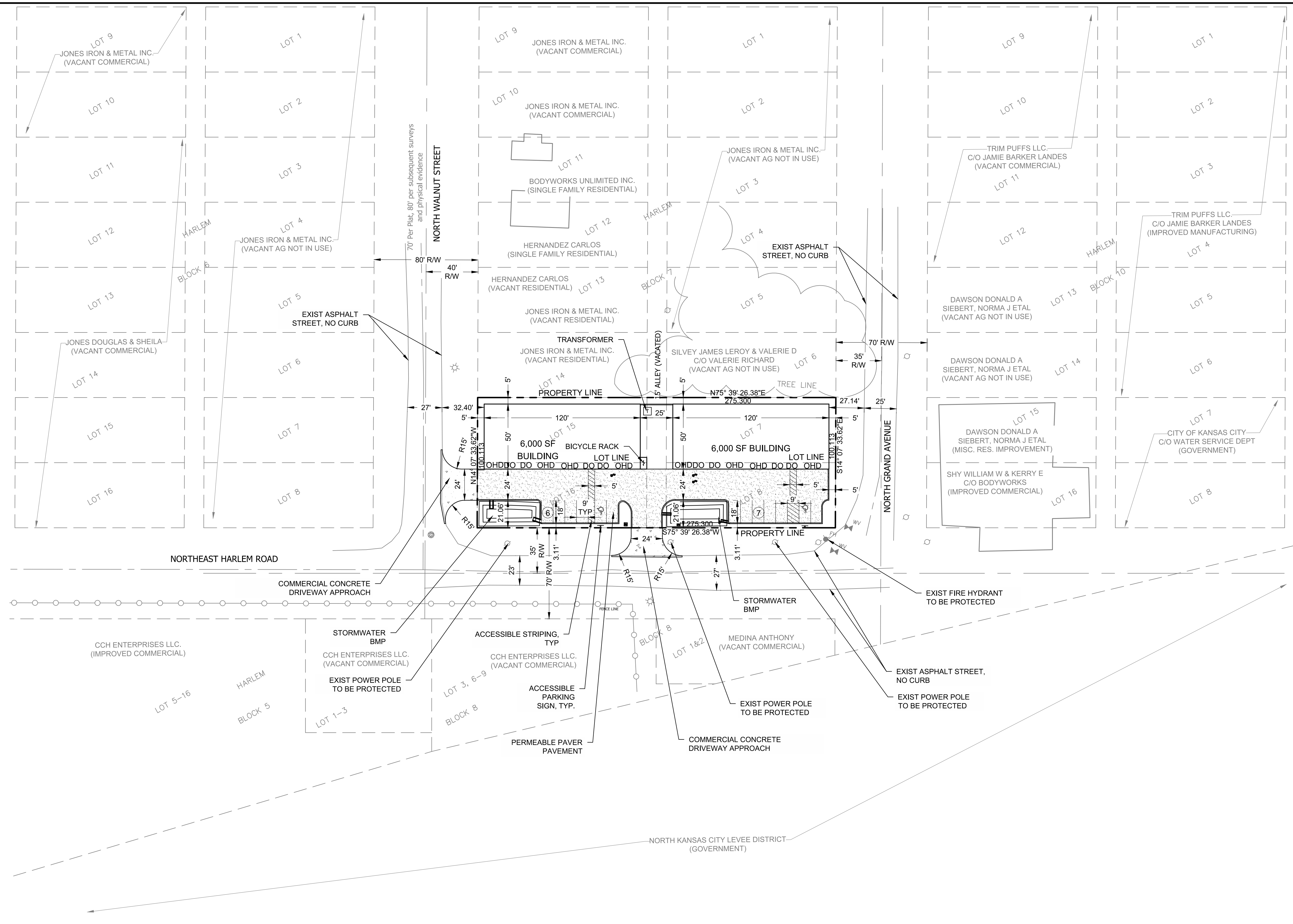
11 KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex Dwg\1 Production\Site Development Plans\SD General Notes.dwg PLOT: 6/13/2022 4:41:28 PM ORIG. SIZE: 24"x36"



CAUTION
NOTICE TO CONTRACTOR

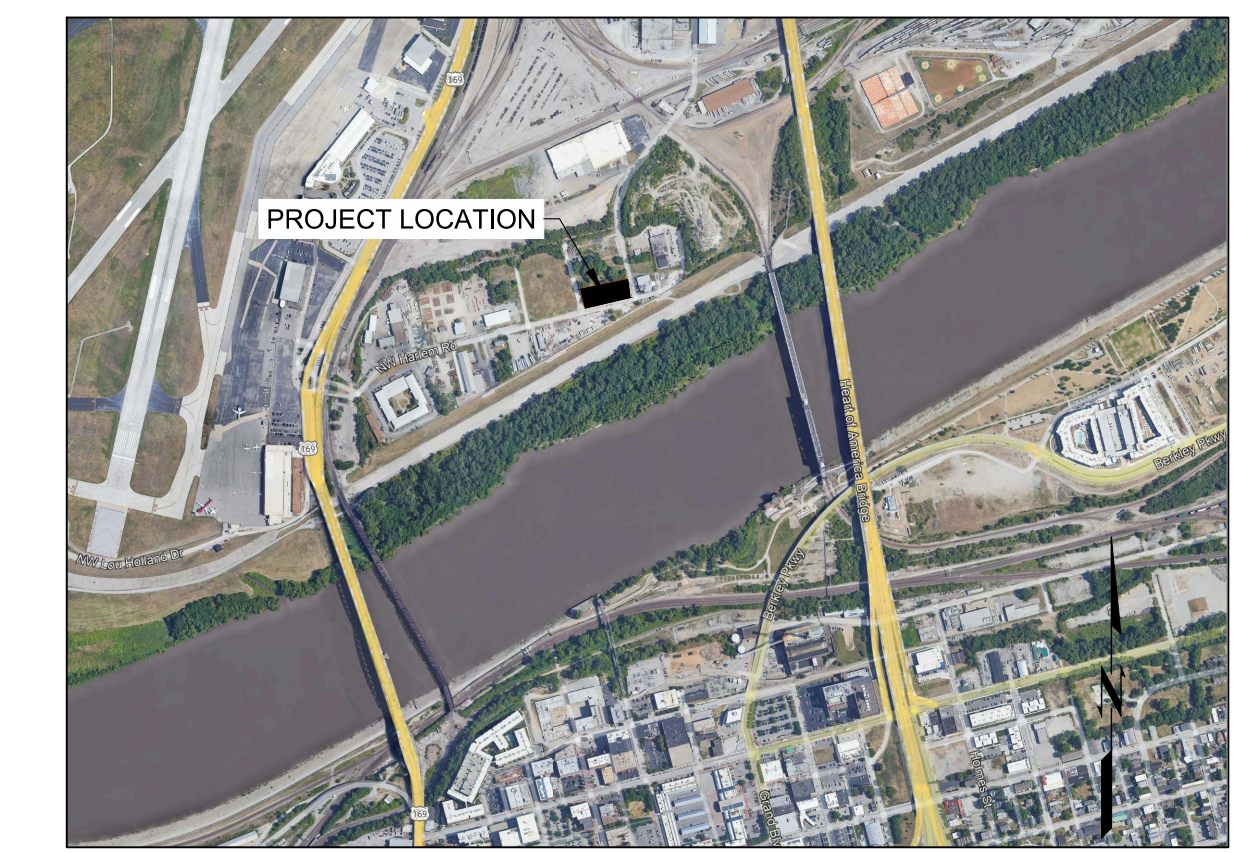
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

\\KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex [Dwg] Production\Site Development Plans\Site Development Plans\Site Development Plan.dwg PLOT: 6/13/2022 4:41:39 PM ORIG SIZE: 24"x36"



PREPARED BY:
 WALLACE DESIGN COLLECTIVE
 1703 WYANDOTTE STREET, SUITE 200
 KANSAS CITY, MISSOURI 64108
 816-421-8282
 MARYCLARE.AMER@WALLACE.DESIGN

LEGAL DESCRIPTION:
 ALL OF LOTS 7, 8, 15 & 16, BLOCK 7 & VACATED ALLEY
 BETWEEN, HARLEM, A SUBDIVISION OF LAND IN KANSAS
 CITY, CLAY COUNTY, MISSOURI.



LOCATION MAP
N.T.S.

LEGEND

	PERMEABLE PAVER PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT DRIVEWAY APPROACH
DO	DOOR
OHD	OVERHEAD DOOR

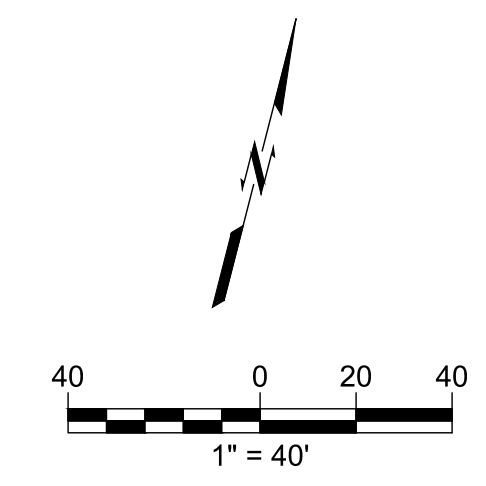
DEVELOPMENT SUMMARY

ZONING	B3-2
TOTAL LAND AREA	0.63 ACRES
NET LAND AREA	0.63 ACRES
LAND USE	COMMUNITY BUSINESS
BUILDING HEIGHT	16 FT - 1 STORY MAX HEIGHT 22'-6"
GROSS FLOOR AREA	6,000 SF PER BUILDING = 12,000 SF TOTAL
BLDG. COVERAGE AND F.A.R.	44% BUILDING COVERAGE; 0.44 F.A.R.
IMPACT FEE ZONE	EXEMPT
PARKING CATEGORY	OFFICE, ADMIN. PROFESSIONAL OR GENERAL
PARKING REQUIRED	12 SPACES 1 SPACE / 1,000 SF
PARKING PROVIDED	13 SPACES
BICYCLE PARKING REQUIRED	3 SHORT-TERM SPACES 2 LONG-TERM SPACES
BICYCLE PARKING PROVIDED	3 SHORT-TERM SPACES 2 LONG-TERM SPACES
PROPOSED BUILDING USAGE	COMMUNITY BUSINESS WORKSHOPS; FLEXIBLE WORKSPACE

BUILDING SETBACK REQUIREMENTS

SETBACK	SETBACK REQUIRED	SETBACK PROVIDED	
FRONT	NONE	45 FT	
SIDE	15 FT	5 FT	VARIANCE REQUESTED
REAR	25 FT	5 FT	VARIANCE REQUESTED

CAUTION
 NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



wallace design collective
 wallace design collective, pc
 structural • civil • landscape • survey
 1703 wyandotte street, suite 200
 kansas city, missouri 64108
 816.421.8282 • 800.364.5858
 MISSOURI CA #001268 EXP 12/31/23
 MARYCLARE.AMER@WALLACE.DESIGN

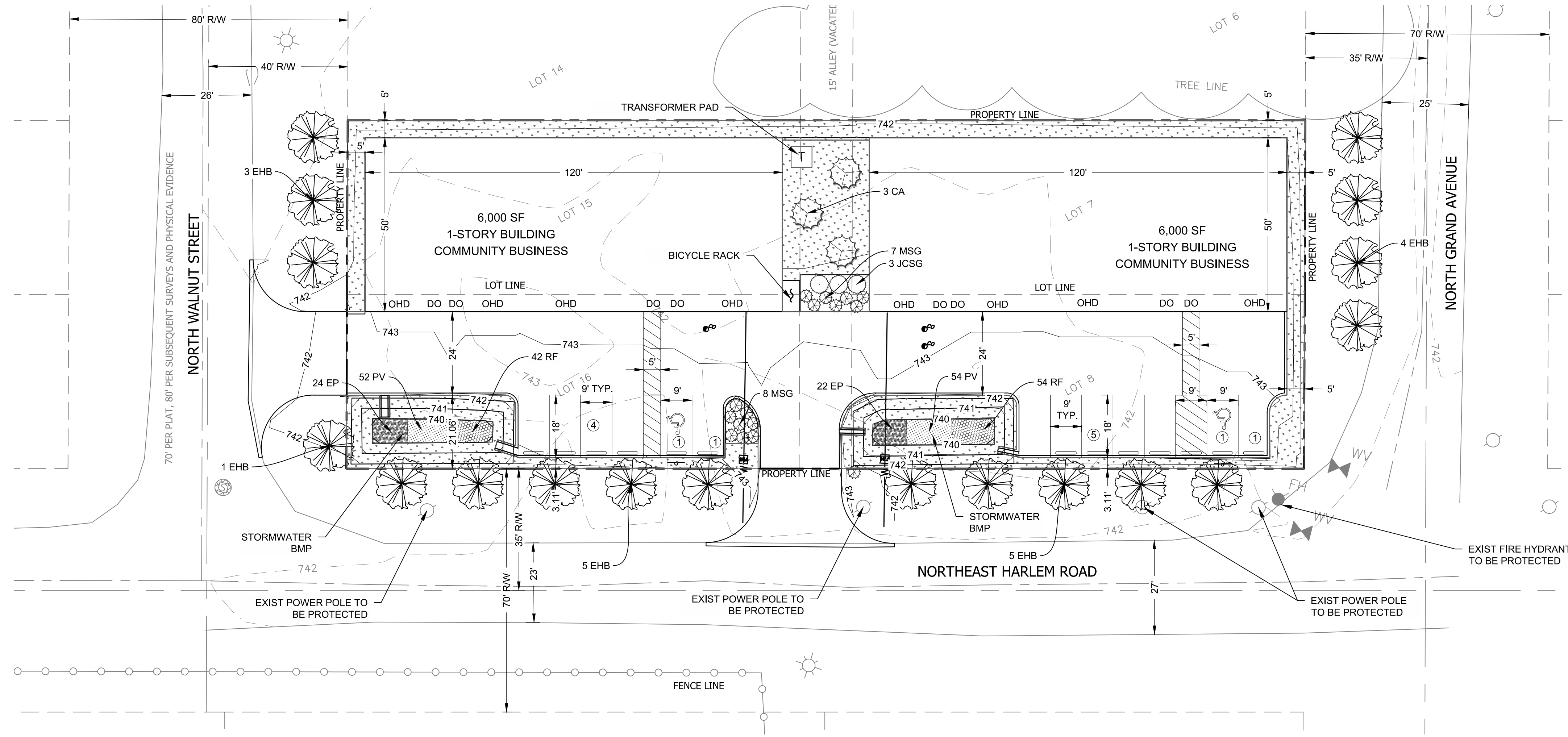
HARLEM FLEX
 300 N GRAND AVENUE - KANSAS CITY, MO

REV	DATE	DESCRIPTION

DATE: 06/13/2022
 PROJECT NO.: 2050025
 SHEET NAME:

SITE PLAN
 SHEET NO. **C1**

HARLEM FLEX
300 N GRAND AVENUE - KANSAS CITY, MO



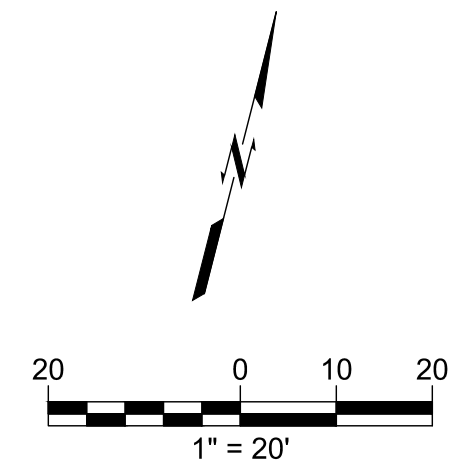
JURISDICTION REQUIREMENTS

MINIMUM TREE REQUIREMENTS	
NE HARLEM ROAD FRONTAGE:	275'
REQUIRED: 1 TREE PER 30'	10 TREES
PROVIDED:	10 PROPOSED
N WALNUT STREET FRONTAGE	
REQUIRED: 1 TREE PER 30'	100'
PROVIDED:	4 TREES
N GRAND AVENUE FRONTAGE	
REQUIRED: 1 TREE PER 30'	100'
PROVIDED:	4 TREES
INTERIOR PARKING LOT LANDSCAPING	
PARKING SPACES:	13
GROUND COVER:	
REQUIRED: 35 SF PER PARKING SPACE	455 SF
PROVIDED:	786 SF
TREES:	
REQUIRED: 1 TREE PER 5 PARKING SPACES	3 TREES
PROVIDED:	3 TREES
SHRUBS:	
REQUIRED: 1 SHRUB PER PARKING SPACE	13 SHRUBS
PROVIDED:	18 SHRUBS

PLANTING SCHEDULE						
	QTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	METHOD
TREES	3	CA	CERCIS CANADENSIS	EASTERN REDBUD	1-1 1/2" Cal.	B&B
	18	EHB	CARPINUS BETALUUS, 'FASTIGIATA'	EUROPEAN HORNBEAM	2" Cal.	B&B
SHRUBS	3	JCSG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	5' O.C.
	15	MSG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	40" O.C.
PERENNIALS & GRASSES	46	EP	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	5" DCP	2' O.C.
	106	PV	PANICUM VIRGATUM	SWITCH GRASS	5" DCP	2' O.C.
	96	RF	RUDBECKIA HIRTA	BLACK-EYED SUSAN	5" DCP	2' O.C.
	-	-	FESTUCA ARUNDINACEA	TALL FESCUE		BLEND, SOLID
ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL: CALIPER, GAL: GALLON, HT: HEIGHT, L.F.: LINEAR FOOT, DCP: DEEP CELL PLUG, MATCHED WITHIN 5% OF SIZE & SHAPE, STK: STAKED, O.C.: ON CENTER, S.F.: SQUARE FOOT, SP: SPREAD						

LEGEND

— 742 —	EX MINOR CONTOUR
— 740 —	EX MAJOR CONTOUR
— 742 —	PROP MINOR CONTOUR
— 740 —	PROP MAJOR CONTOUR
DO	DOOR OPENING
OHD	OVERHEAD DOOR OPENING



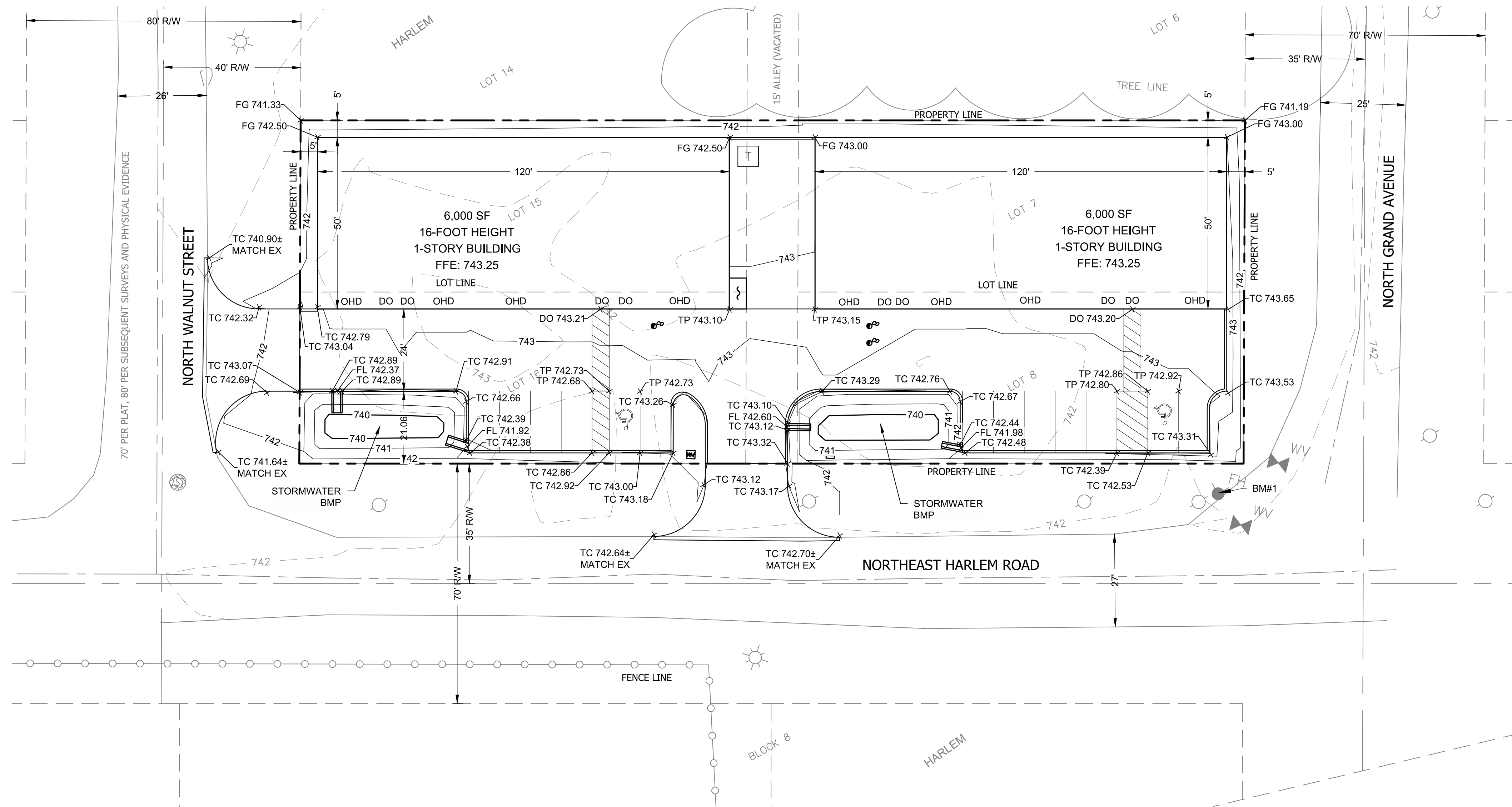
\\KC-CAD-SERIEF\Civil\Projects\2050025 Harlem Flex\Dwg\1 Production\Site Development Plans\SD Landscape Plan.dwg PLOT: 6/13/2022 5:03:35 PM ORIG SIZE: 24"x36"

REV	DESCRIPTION	DATE

DATE 06/13/2022
PROJECT NO. 2050025
SHEET NAME

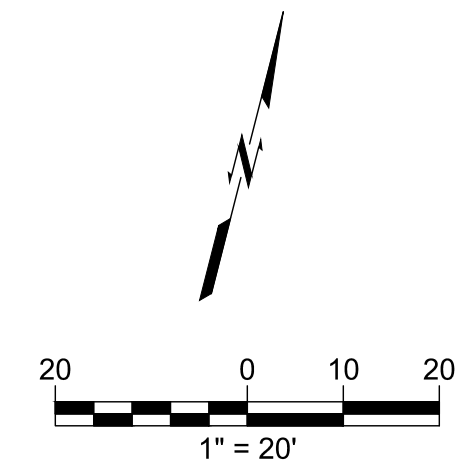
LANDSCAPE PLAN
SHEET NO.
C2

HARLEM FLEX
300 N GRAND AVENUE - KANSAS CITY, MO



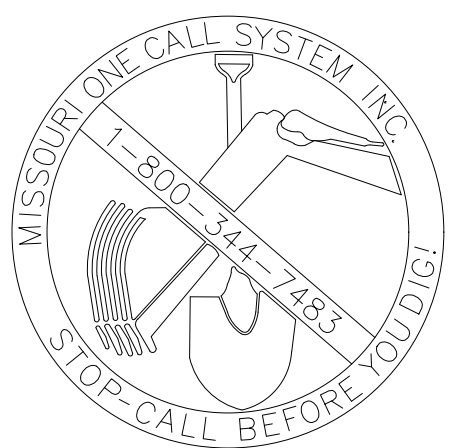
- LEGEND**
- 742 — EX MINOR CONTOUR
 - 740 — EX MAJOR CONTOUR
 - 742 — PROP MINOR CONTOUR
 - 740 — PROP MAJOR CONTOUR
 - TP TOP OF PAVEMENT
 - TR TOP OF RIM
 - DO DOOR OPENING
 - OHD OVERHEAD DOOR OPENING
 - FG FINISHED GRADE

BENCHMARK #1
TOP WESTERNMOST FIRE HYDRANT BOLT
N= 1074755.6620
E= 2764946.2720
ELEV= 743.70 (NAVD88)



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



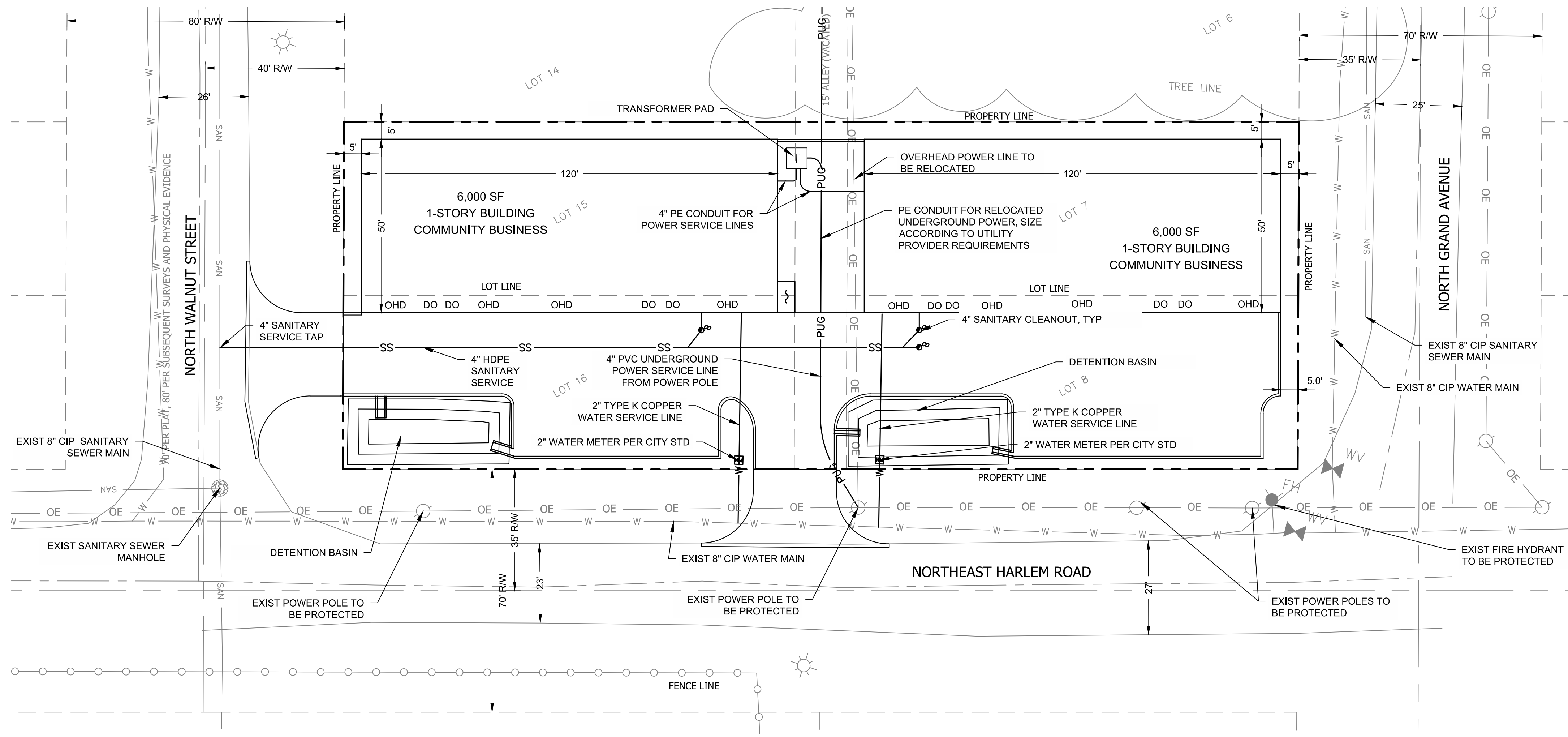
I:\KC-CAD-SERVICES\Projects\2050025 Harlem Flex\Drawings\Production\Site Development\Plans\SD Grading Plan.dwg PLOT: 6/13/2022 4:41:53 PM ORIG. SIZE: 24"x36"

REV	DESCRIPTION	DATE

DATE 06/13/2022
PROJECT NO. 2050025
SHEET NAME

GRADING PLAN
SHEET NO.
C3

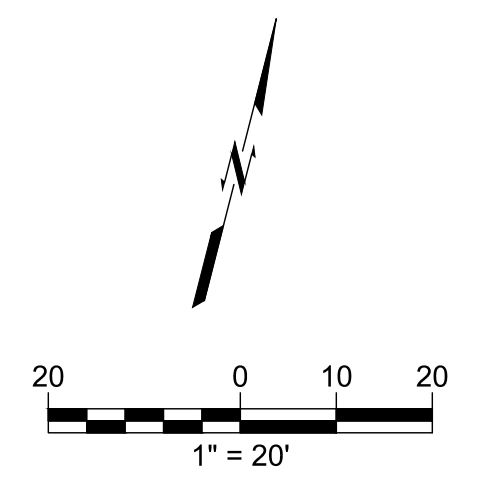
HARLEM FLEX
 300 N GRAND AVENUE - KANSAS CITY, MO



LEGEND

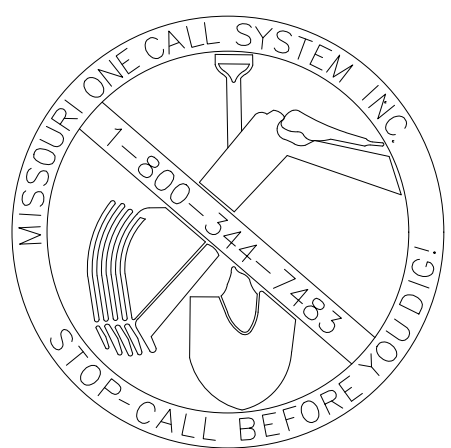
- PUG — PROP UNDERGROUND POWER LINE
- W — PROP WATER LINE
- SS — PROP SANITARY SEWER LINE

- TP TOP OF PAVEMENT
- TR TOP OF RIM
- DO DOOR OPENING
- OHD OVERHEAD DOOR OPENING
- FG FINISHED GRADE



CAUTION
 NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



ORIG. SIZE: 24" X 36"

PLOT: 6/13/2022 4:42:02 PM

\\KC-CAD-SERVER\Civil\Projects\2050025 Harlem Flex [Dwg] Production\Site Development Plans\SD Utility Plan.dwg

REV	DESCRIPTION	DATE

DATE 06/13/2022
 PROJECT NO. 2050025
 SHEET NAME

UTILITY PLAN
 SHEET NO.

C4



PITCH: 3:12

PITCH: 3:12

16' 0"

12' 0"

4' 0"

8' 6"

16' 0"

12' 0"

7' 6"

4' 0"



PITCH: 3:12

PITCH: 3:12

16' 0"

16' 0"

4' 0"

4' 0"



PITCH: 3:12

16' 0"

22' 6"

4' 0"



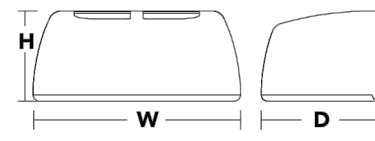
CSXW LED
LED Wall Luminaire



CONTOUR

Specifications

Height: 7-1/8"
(182 mm)
Width: 16-3/8"
(416 mm)
Depth: 9-5/16"
(238 mm)
Weight (max): 30 lbs
(13.6 kg)



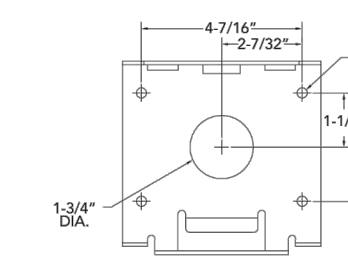
Introduction

The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

Series	LED	Power Input	Color Temperature	Beam Spread	Mounting	Finish	Options	Notes					
CSXW LED	30C	700 1000	700 mA 1000 mA	40K 50K	4000K 5000K	T3M T4M T5M	type II, medium	MVOLT ¹	Shipped included	Shipped installed	DRBD	Dark bronze	
							type III, medium	120V ²	(Black) Surface mount	FE	Photoelectric opt.	DRBD	Black
							type IV, medium	208V ³	DMC	0-2% dimming	DNWD	Natural aluminum	
							type IV, medium	240V ⁴	Shipped separately	DF	White		
CSXW LED	30C	700	700 mA	40K	4000K	T3M	type IV, medium	277V ⁵	Surface-mounted back box (for conduit only) ⁶	DF	Double box (208, 240, 480V) ⁷	DRBD	Dark bronze
							type IV, medium	277V ⁵	DF	Double box (208, 240, 480V) ⁷	DRBD	Dark bronze	
							type IV, medium	277V ⁵	DF	Double box (208, 240, 480V) ⁷	DRBD	Dark bronze	
							type IV, medium	277V ⁵	DF	Double box (208, 240, 480V) ⁷	DRBD	Dark bronze	

Mounting Detail



Accessories

- CSXWV 50000 U Back box accessory (specify finish)
- CSXWV G Vandal guard accessory

- NOTES**
- Configured with 4000K (WDC) provides the shortest lead time. Consult factory for 5000K (DDB) lead time.
 - MVOLT refers to voltage on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with feature DF (options for photocell/PI, optics).
 - Available with 700 mA version only (DCC 700).
 - Also available as a separate accessory; see Accessories information at site.
 - Photocell (PI) requires 120, 208, 240, 277 or 347 voltage option.
 - Must be ordered with feature; cannot be field installed.
 - Single box (DF) requires 120, 277 or 347 voltage option. Double box (DF) requires 208, 240 or 480 voltage option.

LITHONIA LIGHTING COMMERCIAL OUTDOOR
One Lithonia Way • Canyon, Georgia 30012 • Phone: 800-705-SERV (3787) • www.lithonia.com
© 2012-2019 Acuity Brands Lighting, Inc. All rights reserved.

EXTERIOR LIGHT FIXTURE SCHEDULE

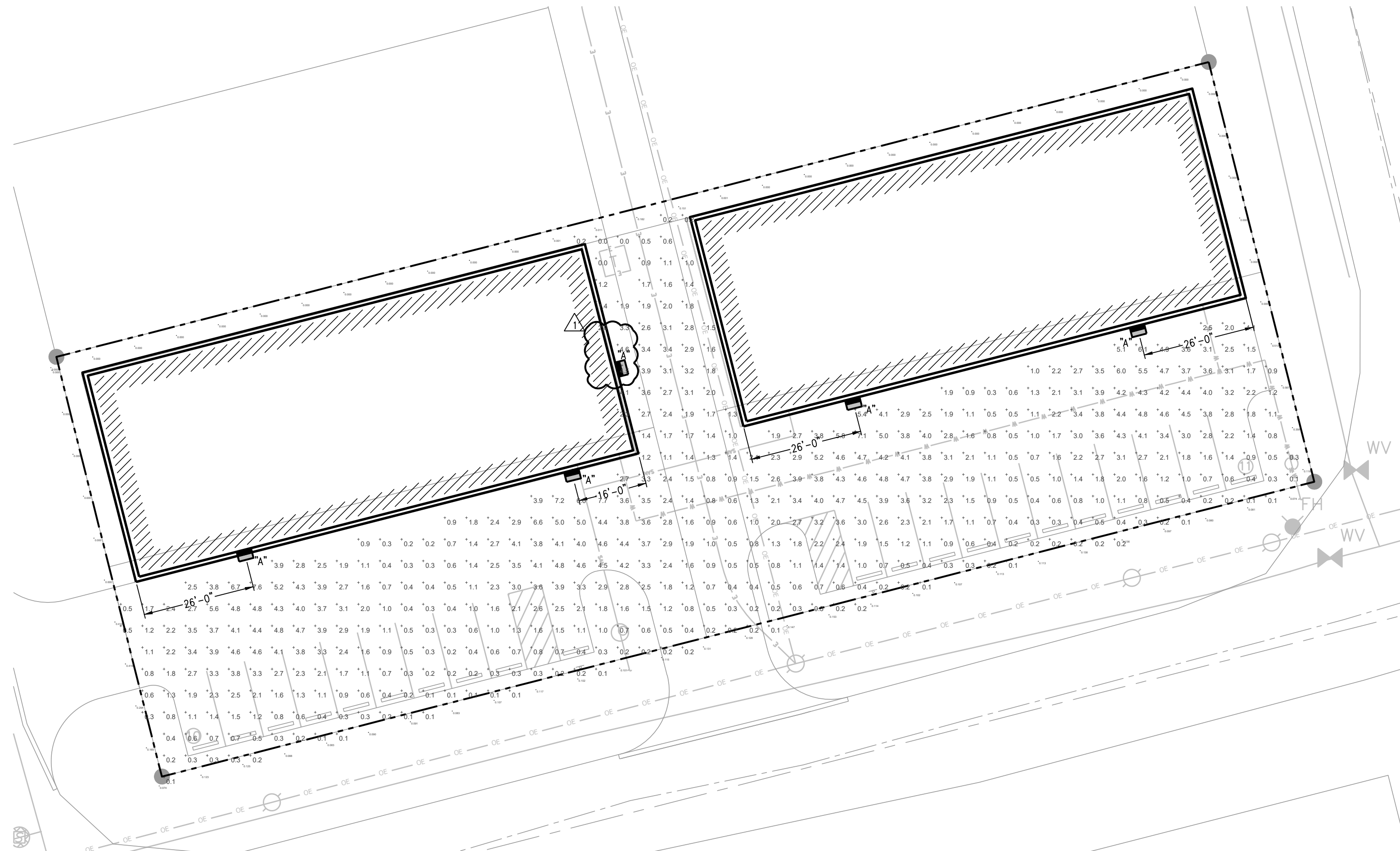
MARK	MANUF.	MODEL	MOUNTING	FINISH	SOURCE		NOTES
					TYPE	LUM	
1	CSXW LED	30C 700 40K T3M	DRBY	DRBD	LED	7,562	

NOTES:
1. MONITORING

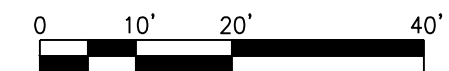
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Drive	1.9 fc	7.7 fc	0.1 fc	77:1 fc	19:1 fc
Property Line	0.082 fc	0.587 fc	0.0 fc	N/A	N/A

- NOTES:**
- SITE LIGHTING WIRING TO BE #10 COPPER MINIMUM IN PVC CONDUIT.
 - ROUTE EXTERIOR LIGHTING THROUGH PHOTOCELL.



1 SITE PHOTOMETRIC PLAN
1"=20'-0"



Milburn Civil Engineering, LLC
MILBURN CIVIL ENGINEERING, LLC
33135 W 83RD ST
DE SOTO, KS 66018
913-583-0367

HARLEM FLEX
PROJECT PLAN
300 N GRAND AVE
KANSAS CITY, MO 64116



04-10-20

DATE: 04/10/20
DESIGN BY: RRB
CHECKED BY: RRB

REVISIONS
1 CITY COMMENTS 04/10/20

LS&A
Lutimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3074
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3222
Email: lsapa@lsapa.com
LSA PROJECT NO. 1904048

E001

CASE NUMBER CD-CPC-2022-00111

ADDRESS OR LOCATION 300 N Grand Ave

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Jackson

I, MaryClare Amer being duly sworn upon my oath and being of sound mind and legal age state:

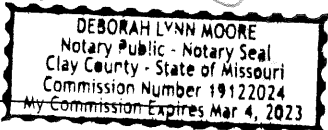
That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

MaryClare Amer
(Print Name)

MaryClare Amer
(Signature)

Subscribed and sworn to before me this 11 day of August, 2022.

Deborah Lynn Moore
Notary Public



My Commission Expires _____

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

Harlem Flex - 300 N Grand Ave
Surrounding Property Owner who received a meeting invitation

Jones Iron & Metal Inc
114 W Harlem Rd
Kansas City, MO 64116

Jones Douglas & Sheila
114 NW Harlem Rd
Kansas City, MO 64116

CCH Enterprises LLC
9100 NE 80th St
Kansas City, MO 64158

Jones Iron & Metal Inc
2842 Alsace Ct
Belle Isle, FL 32812

Jones Iron & Metal Inc
14 NW Harlem Rd
Kansas City, MO 64116

Bodyworks Unlimited Inc
210 NE Harlem Rd
Kansas City, MO 64116

Hernandez Carlos
319 N Walnut St
Kansas City, MO 64116

Silvey James Leroy & Valerie D
C/O Valerie Richards
1720 W Nichols St
Springfield, MO 65802

Medina Anthony
1300 Wellington Way
Liberty, MO 64068

Trim Puffs LLC
C/O Jamie Barker Landes
1101 Mulberry St
A2
Kansas City, MO 64101

Dawson Donald A
Siebert, Norma J Etal
6400 Palermo Trl
Lewisville, TX 75077

Shy William W & Kerry E
C/O Bodyworks
210 NE Harlem Rd
Kansas City, MO 64116

Kansas City City Of
C/O Water Service Dept
4800 E 63rd St
Kansas City, MO 64130

MEETING NOTES

DATE/TIME: July 26, 2022 6:00 pm

PROJECT: Harlem Flex, 300 N Grand Ave

NUMBER: CD-CPC-2022-00111

LOCATION: virtually

ATTENDING: Mary Clare Amer, WDC
Anthony Baldin, owner
Donald Dawson
Kathy Messbarger
John Weber, WDC

PURPOSE: Neighborhood Engagement Meeting

NOTES BY: Mary Clare Amer

ITEMS DISCUSSED

1. Mary Clare Amer presented the layout and described the building and the site improvements.
2. Anthony Baldin discussed the proposed use. Flexible commercial offices space, approximately 1500 sf.
3. We presented the building renderings. Anthony Baldin talked through the building design intent. Each office has a garage and office door, all doors on the front.
4. We presented the landscape plan. Discussed the trees, shrubs and how the storm drainage was being addressed on the site.
5. Donald Dawson asked if other property owners had expressed interest in the project. I told him I had spoken with Jones Iron and Metal and Embassy Landscape. Jones I & M could not attend the meeting and I discussed the project with her. I had also discussed the project with Embassy Landscape and they expressed they would be in attendance.
6. Donald asked Anthony if there was still a problem with homeless camps? Donald lives in Dallas. I told him when we were at the property to post the sign, there was no evidence of any tents or camps.
7. Kathy Messbarger asked what the process was for the project. I explained the planning process and how they were welcome to attend the City Planning Commission meeting. I told them where to find the link if they wished to view virtually.

8. Anthony Baldin and Donald Dawson discussed the neighborhood in general. Anthony mentioned he was a part of the Columbus Park Association and how he is passionate about the area and revitalizing it.

There were no additional questions. I told the attendees that they were welcome to call or email me if they had any additional questions. I thanked them for their time and interest in the project. The meeting concluded at 6:22 pm

Meeting Attendance Report Harlem Flex Development Information Meeting July 26, 2022

First name	Last name	Email	Duration	Time joined	Time exited
Mary Clare	Amer	maryclare.amer@wallace.design	28 min	5:54 PM	6:22 PM
Athony	Baldin	cmba****@***.com	27 min	5:55 PM	6:22 PM
Donald	Dawson	nodn****@***.com	21 min	6:00 PM	6:22 PM
Kathy	Messbarger	kath*****@***.com	23 min	5:58 PM	6:22 PM
John	Webber	john.webber@wallace.design	23 min	5:58 PM	6:22 PM

Additional contacts

I spoke with the daughter of the owner of Jones Iron & Metal Inc. (the owner is in the hospital and would be unable to attend)

I explained the project and we spoke about the improvements and any changes from the neighborhood meeting 2 years ago.

Valerie Richards called and left a message to discuss. I returned the call twice, but her voice mail is not set up

The owner of Embassy Landscape called and I discussed the project with him. He said he would attend and asked if he could send the meeting link to his coworkers. I told him all were welcome to attend.