

UNIT TOTALS BY

BUILDING UNIT

EXISTING UNITS: 14

BLDG. 2 UNIT COUNT

EXISTING UNITS: 33

BLDG. 3 UNIT COUNT

EXISTING UNITS: 15

BLDG. A UNIT COUNT

EXISTING UNITS: 96

PROPOSED UNITS: 223

TOTAL UNITS: 319

BLDG. 6 UNIT COUNT

EXISTING UNITS: 33

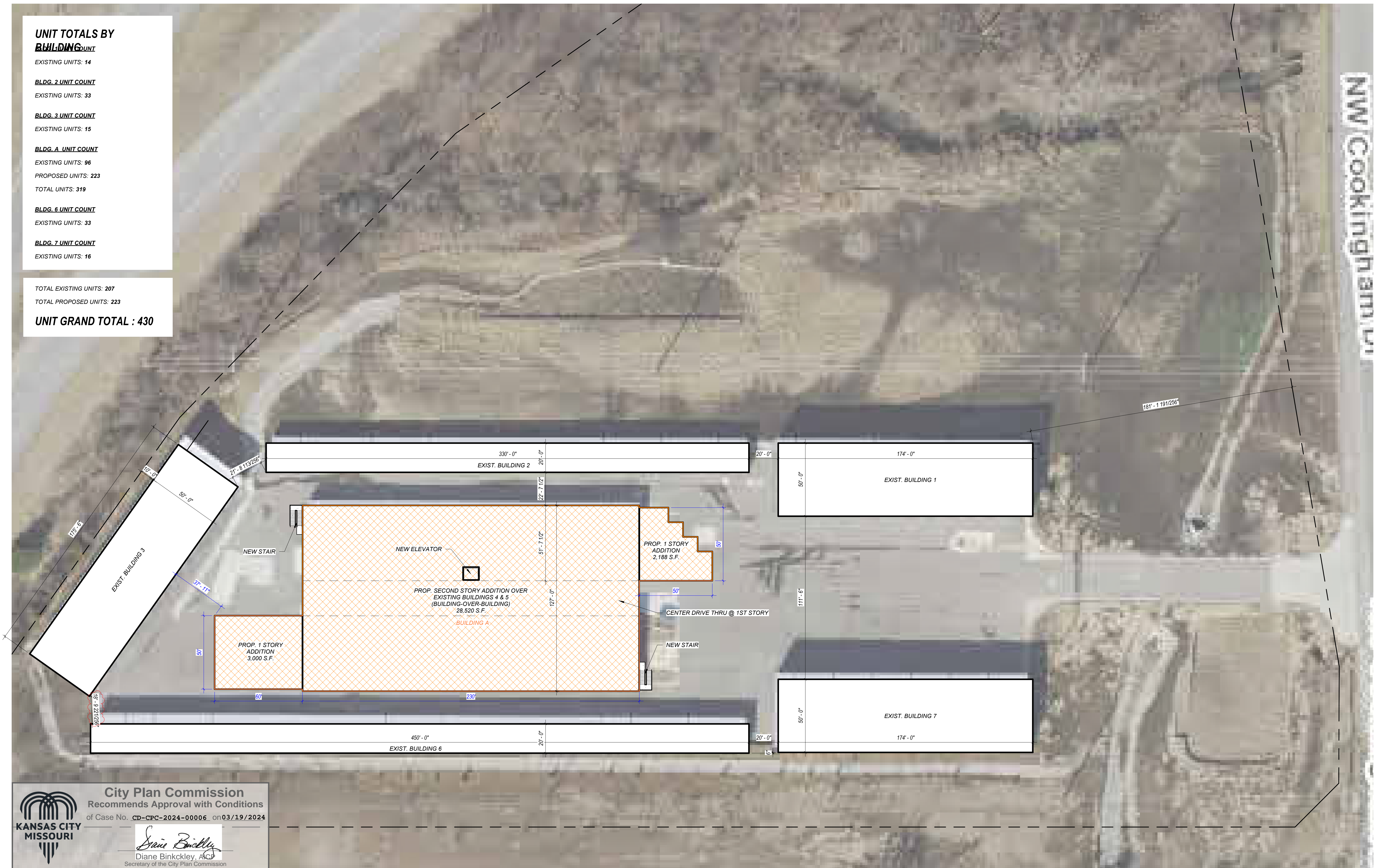
BLDG. 7 UNIT COUNT

EXISTING UNITS: 16

TOTAL EXISTING UNITS: 207

TOTAL PROPOSED UNITS: 223

UNIT GRAND TOTAL : 430



NORTH CONGRESS STORAGE
 7557 NW COOKINGHAM DR
 KANSAS CITY, MO 64163



1100 Rhode Island
 Lawrence, Kansas 66044
 785 - 749 - 5806

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2024-00006** on **03/19/2024**

Diane Binkckley
 Diane Binkckley, AICP
 Secretary of the City Plan Commission

ARCHITECTURAL SITE PLAN

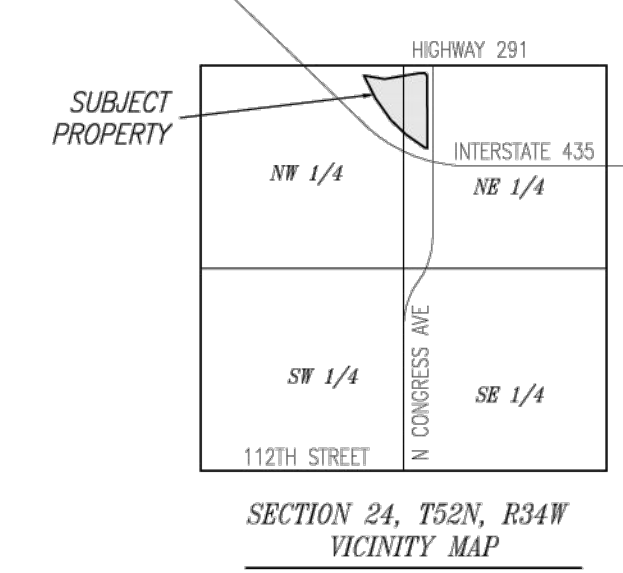
Date: 2023/12/12
 Drawn by: meb
 Checked by:
 Revisions:
 REV. 1 - Date 1

PRELIMINARY PLAT NORTH CONGRESS STORAGE

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF
SECTION 24, TOWNSHIP 52N, RANGE 34W, KANSAS CITY, PLATTE COUNTY, MISSOURI



**Know what's below.
Call before you dig.**



PROPERTY DESCRIPTION

That part of the East Half of the Northwest Quarter and that part of the West Half of the Northeast Quarter of Section 24, Township 52 North of the Baseline, Range 34 West of the Fifth Principal Meridian, Kansas City, Platte County, Missouri, lying Northerly of Interstate Highway Route 435, South of Missouri State Highway Route 291, and West of North Congress Avenue, more particularly described as follows:

COMMENCING at the Northeast Corner of the Northwest Quarter of said Section 24; THENCE South 00°46'24" West on the East Line of said Northwest Quarter, 130.48 feet to the South Right-of-Way Line of Missouri Highway Route 291 and the POINT OF BEGINNING;

THENCE North 80°47'26" East on said South Right-of-Way Line, 194.87 feet to an Angle Point in said South Right-of-Way Line, being 40.0 feet Southerly of Missouri Highway Route 291 Centerline Station 195+00.0; THENCE South 89°25'53" East on said South Right-of-Way Line, 80.08 feet to the West Right-of-Way Line of Congress Avenue; THENCE South 44°32'00" East on said West Right-of-Way Line, 42.38 feet to an Angle Point in said West Right-of-Way Line; THENCE South 00°20'30" West on said West Right-of-Way Line, 946.76 feet to the North Right-of-Way Line of Interstate 435; THENCE North 82°25'29" West on said North Right-of-Way Line, 29.92 feet to an Angle Point in said North Right-of-Way Line, being 150.0 feet Northeasterly of Interstate 435 Centerline Station 762+50.0; THENCE North 54°18'48" West on said North Right-of-Way Line, 308.49 feet to an Angle Point in said North Right-of-Way Line, being 221.0 feet Northeasterly of Interstate 435 Centerline Station 759+17.0; THENCE North 45°28'18" West on said North Right-of-Way Line, 271.17 feet to an Angle Point in said North Right-of-Way Line, being 280.0 feet Northeasterly of Interstate 435 Centerline Station 756+12.0; THENCE North 34°35'06" West on said North Right-of-Way Line, 344.25 feet to an Angle Point in said North Right-of-Way Line, being 363.0 feet Northeasterly of Interstate 435 Centerline Station 752+37.23; THENCE North 26°02'36" West on said North Right-of-Way Line, 330.43 feet to an Angle Point in said North Right-of-Way Line, being 475.4 feet Northeasterly of Interstate 435 Centerline Station 749+26.5, also being 70.4 feet Southerly of Missouri Highway Route 291 Centerline Station 202+09.6; THENCE South 79°48'09" East on said Missouri Highway Route 291 South Right-of-Way Line, 272.44 feet to an Angle Point in said South Right-of-Way Line, being 116.0 feet Southerly of Missouri Highway Route 291 Centerline Station 199+41.0; THENCE North 80°47'26" East on said South Right-of-Way Line, 252.63 feet to the POINT OF BEGINNING, containing 10.89 acres.

NOTE:
ALL STREET IMPROVEMENTS FOR N. CONGRESS AVE. AND NW COOKINGHAM DRIVE TO INCLUDE CURB, SIDEWALKS, STREET LIGHTING, STORM SEWERS, SANITARY SEWER CROSSING, AND OTHER RELATED WORK TO BE BUILT BY CITY.
(CITY PROJECT # 89008231)

LEGEND
■ - AREA OF BUILDING ADDITION

Self Storage Parking Summary		
Storage Spaces	Required Parking - *	Parking Spaces Provided
Existing	207	
Proposed	223	
Total	430	9

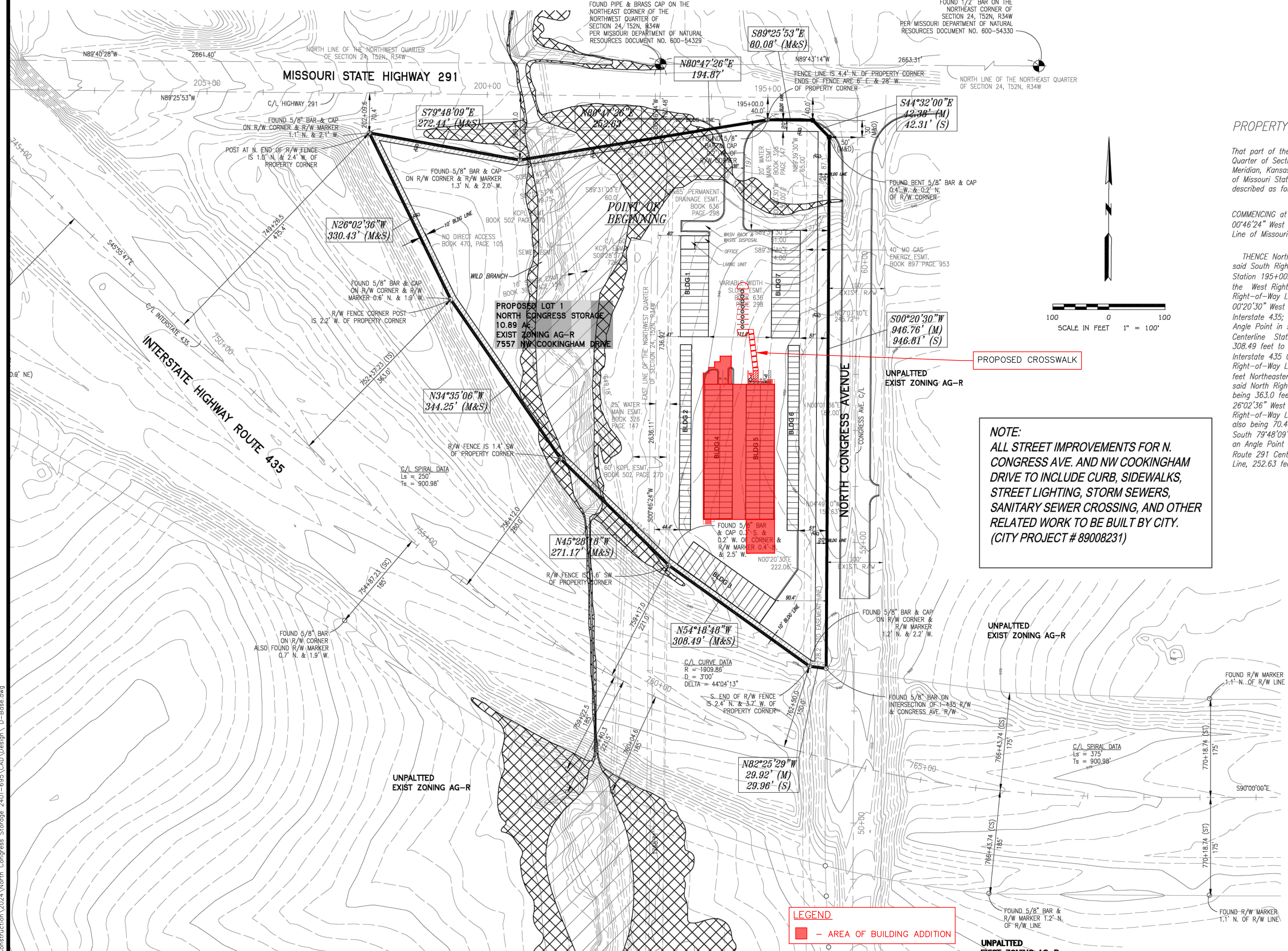
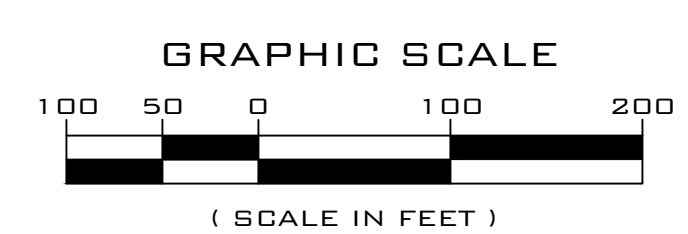
* - 3 parking spaces plus 1 per 75 storage spaces

Site Plan Mark-ups
2024-01-29
Sheet C4 Provided by: SUNRISE ENGINEERING, INC.
Mark-ups Provided by: Milburn Civil Engineering, LLC
Justin Milburn
Principal Civil Engineer

- LEGEND**
- = SET MONUMENT, 1/2" IRON BAR WITH PLASTIC CAP, STAMPED "M20000 151303"
 - = FOUND 5/8" BAR & CAP ON CORNER (UNLESS NOTED OTHERWISE)
 - (M) = MEASURED DIMENSION
 - (D) = DEED DIMENSION
 - (S) = DIMENSION PER SURVEY BY AYLLET SURVEY CO. DATED MARCH 27, 1997
 - C/L = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - R = CIRCULAR CURVE RADIUS
 - L = ARC LENGTH
 - I.T.B. = INITIAL TANGENT BEARING
 - C.B. = CHORD BEARING
 - C.D. = CHORD DISTANCE
 - Ls = SPIRAL CURVE LENGTH
 - Ts = TANGENT LENGTH INCLUDING SPIRAL CURVES
 - NO DIRECT ACCESS PER INSTRUMENT RECORDED IN BOOK 470, PAGE 105
 - ☒ APPROXIMATE LOCATION OF ZONE AE (AREA OF 1% ANNUAL CHANCE OF EXCEEDANCE FLOOD PLAIN, 100 YEAR FLOOD PLAN) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29095C0041G EFFECTIVE JANUARY 20, 2017.

NOTE

1. Bearings shown hereon are based upon the Missouri State Plane Coordinate System of 1983, West Zone. Said coordinate system was established using Missouri Department of Natural Resources Geographic Reference System Stations PL-04 and PL-05 RESET.



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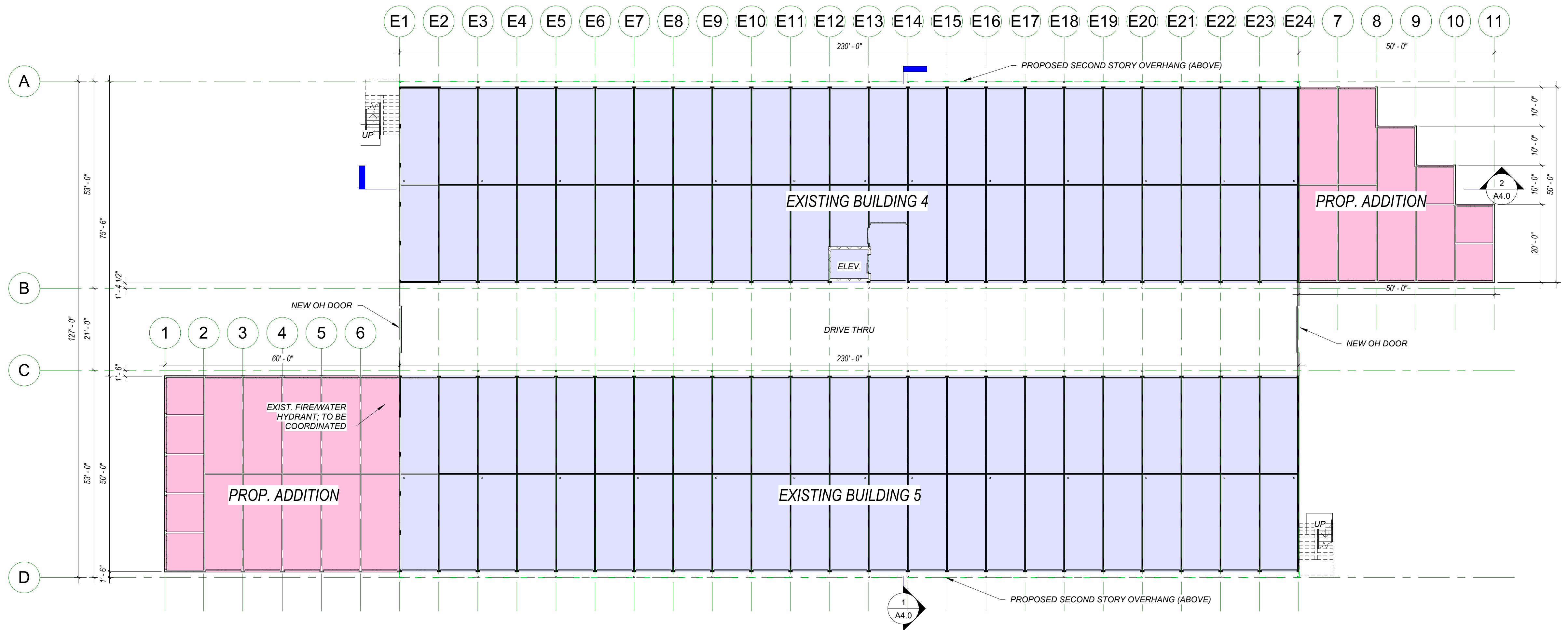
Mar. 01, 2024 - 11:03am - USER: mrcw@llc
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NORTH CONGRESS STORAGE
 SITE DEVELOPMENT PLANS
 7557 NW COOKINGHAM DR
 KANSAS CITY, MO

DATE: 01/29/2024
DESIGN BY: LHP
CHECKED BY: JM

REVISIONS

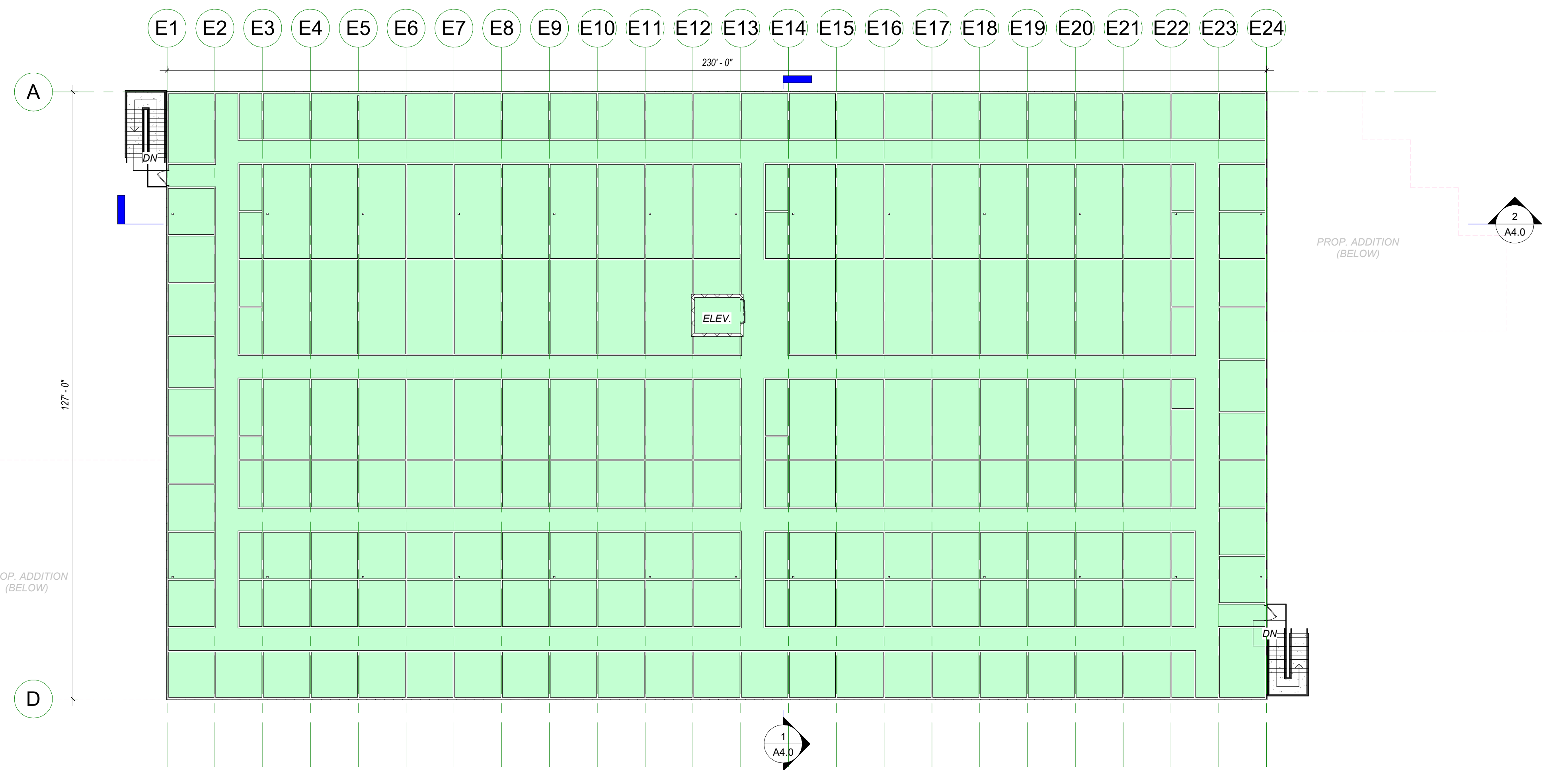
REVISED PRELIMINARY PLAT
C100



BLDG. A - 1ST STORY UNIT COUNT

EXISTING UNITS:	52
PROPOSED UNITS:	25
TOTAL UNITS:	77

1 FLOOR PLAN - 1ST STORY
1/16" = 1'-0"



BLDG. A - 2ND STORY UNIT COUNT

PROPOSED UNITS:	198
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2 FLOOR PLAN - 2ND STORY
1/16" = 1'-0"

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NORTH CONGRESS STORAGE
 7557 NW COOKINGHAM DR
 KANSAS CITY, MO 64163

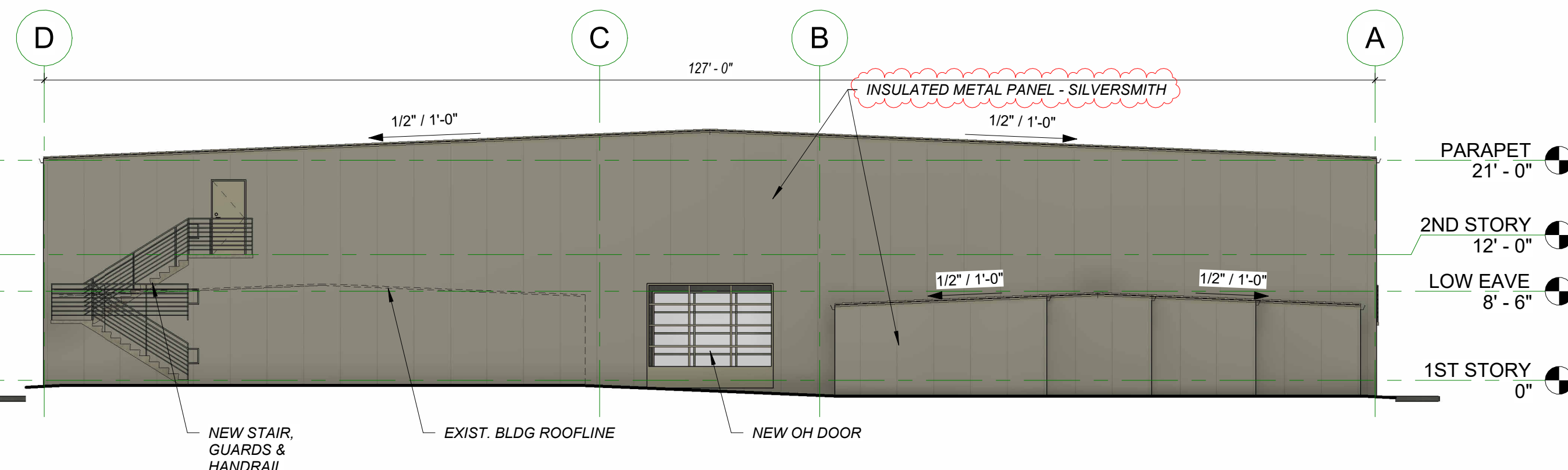
Hernly
 ASSOCIATES, INC.
 ARCHITECTS
 PRESERVATION CONSULTANTS
 GRANT ADMINISTRATORS

1100 Rhode Island
 Lawrence, Kansas 66044
 785 - 749 - 5806

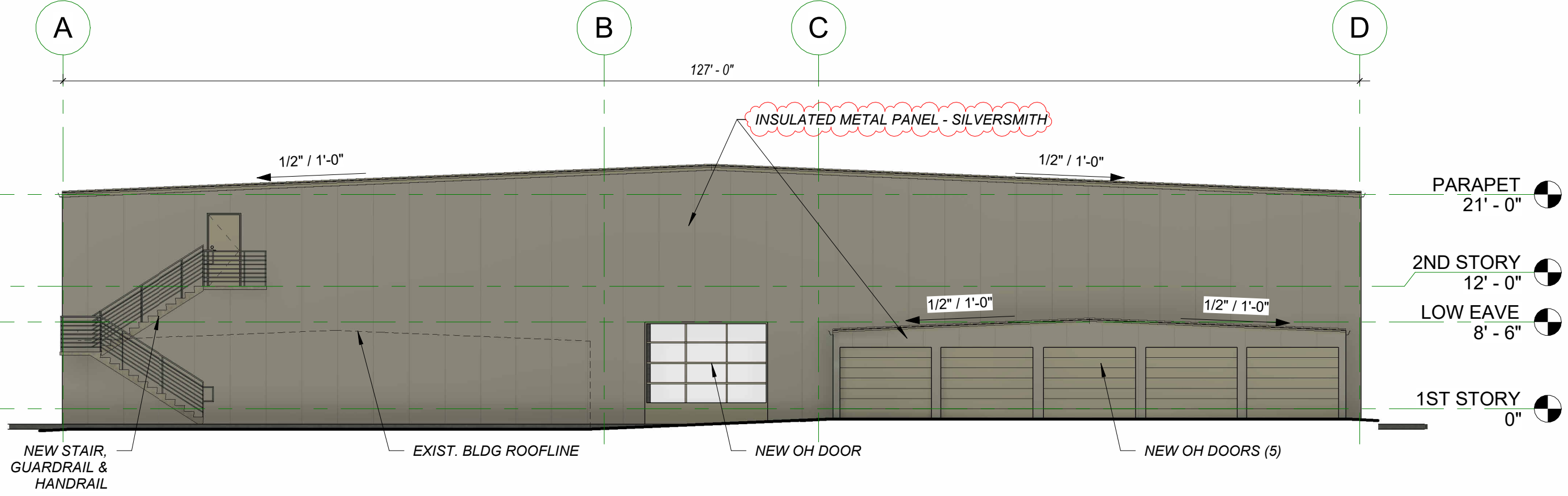
FLOOR PLANS

Date: 2023/12/12
 Drawn by: MEB
 Checked by:
 Revisions:

A1.0



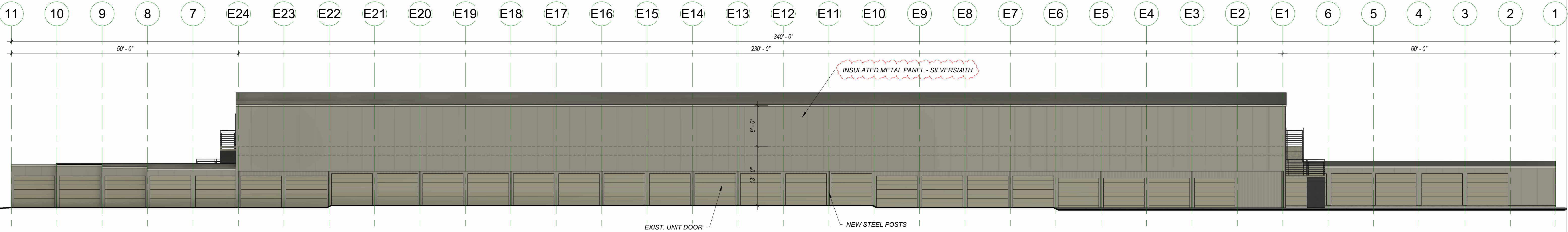
1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"


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NORTH CONGRESS STORAGE
 7557 NW COOKINGHAM DR
 KANSAS CITY, MO 64163

Hernly ASSOCIATES, INC.
 ARCHITECTS
 PRESERVATION CONSULTANTS
 GRANT ADMINISTRATORS
 1100 Rhode Island
 Lawrence, Kansas 66044
 785 - 749 - 5806

ELEVATIONS
 Date: 2024/02/07
 Drawn by: MEB
 Checked by:
 Revisions:
 REV. 1 - 20240226

A2.0

EXIST. BLDG. 3

EXIST. BLDG. 2

EXIST. BLDG. 5

EXIST. BLDG. 4

EXIST. BLDG. 6

EXIST. BLDG. 7



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1 EXISTING BUILDINGS
12" = 1'-0"

2 POINT OF VIEW
1" = 30'-0"

NORTH CONGRESS STORAGE
7557 NW COOKINGHAM DR
KANSAS CITY, MO 64163

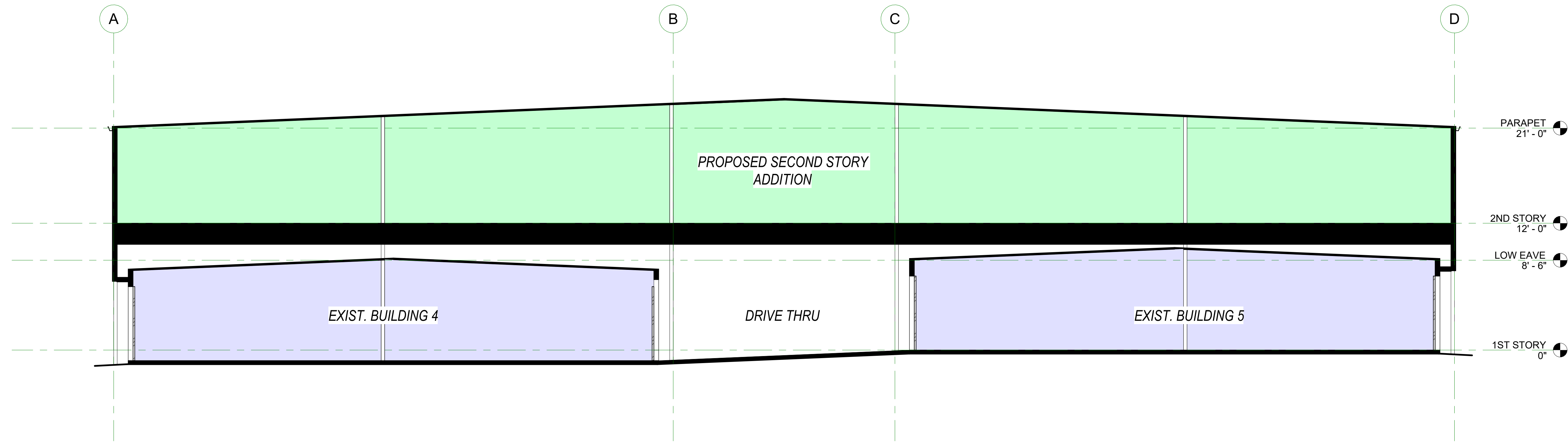
Hernly
ASSOCIATES, INC.
ARCHITECTS
PRESENTATION CONSULTANTS
GRANT ADMINISTRATORS

1100 Rhode Island
Lawrence, Kansas 66044
785 - 749 - 5806

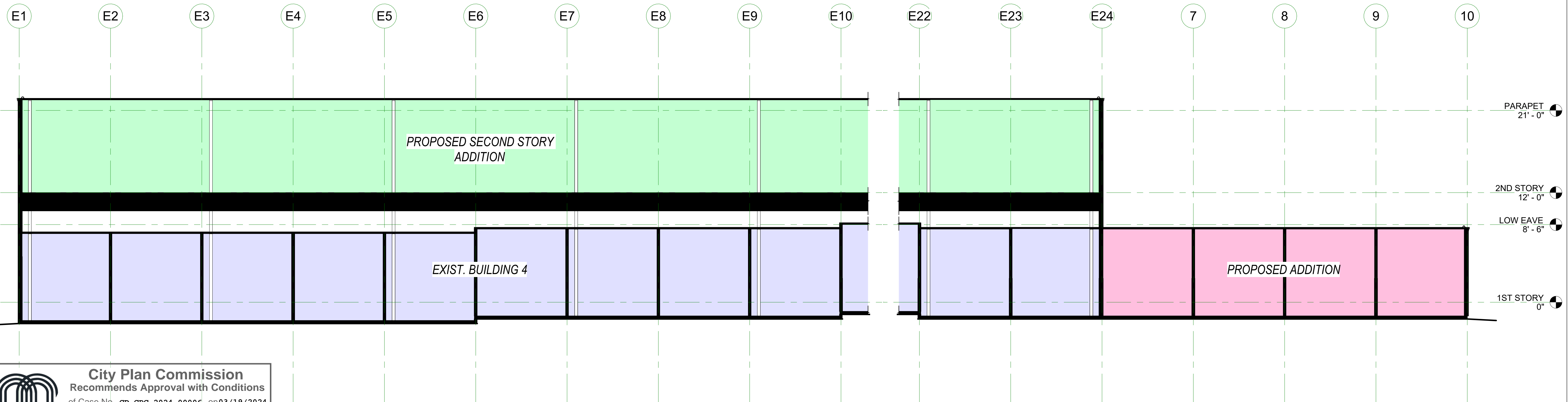
EXISTING BUILDINGS

Date: 2024/02/07
Drawn by: Author
Checked by:
Revisions:

A2.1



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

NORTH CONGRESS STORAGE
7557 NW COOKINGHAM DR
KANSAS CITY, MO 64163

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Hernly
ASSOCIATES, INC.
ARCHITECTS
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GRANT ADMINISTRATORS

1100 Rhode Island
Lawrence, Kansas 66044
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BUILDING SECTIONS

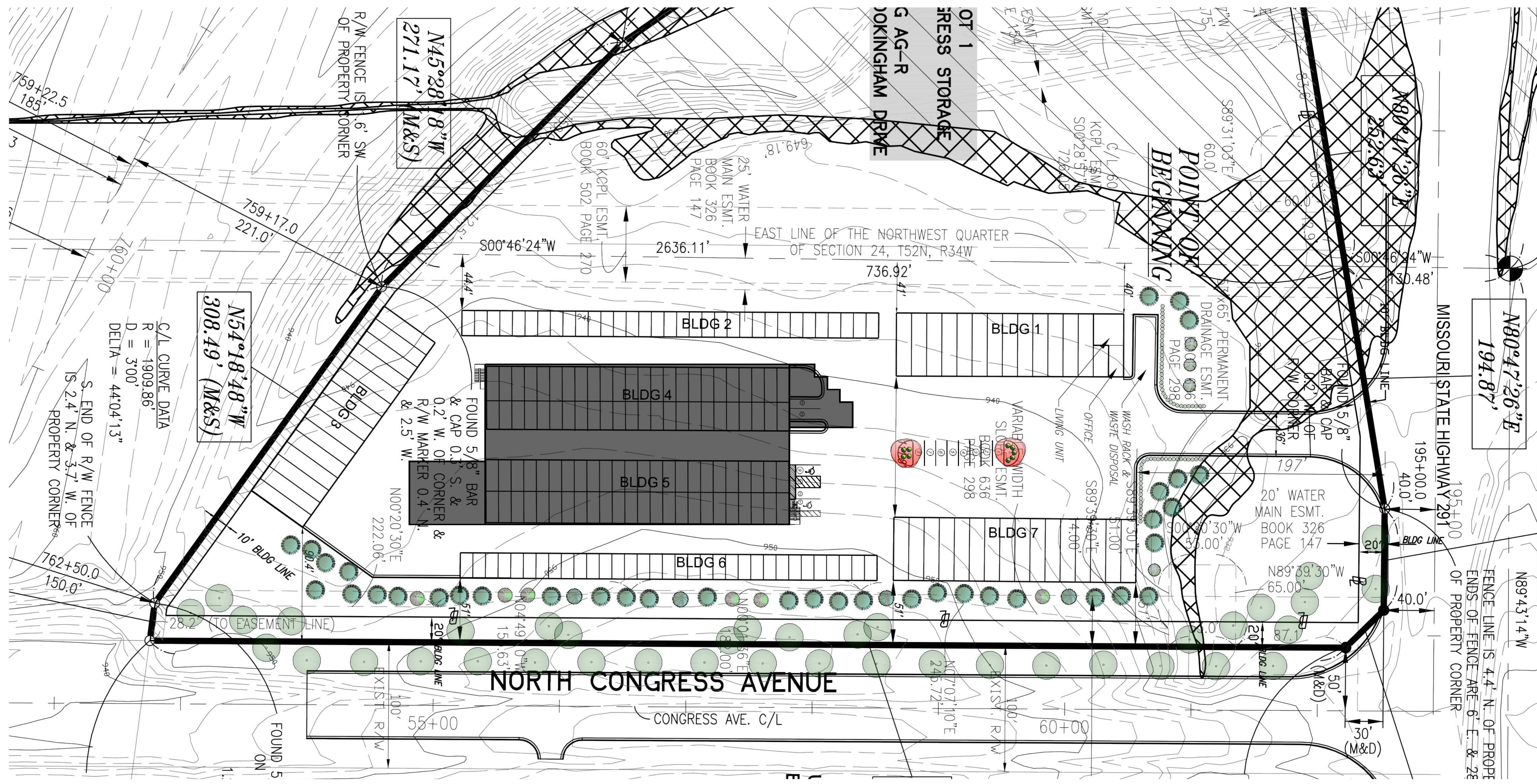
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Revisions:

A4.0



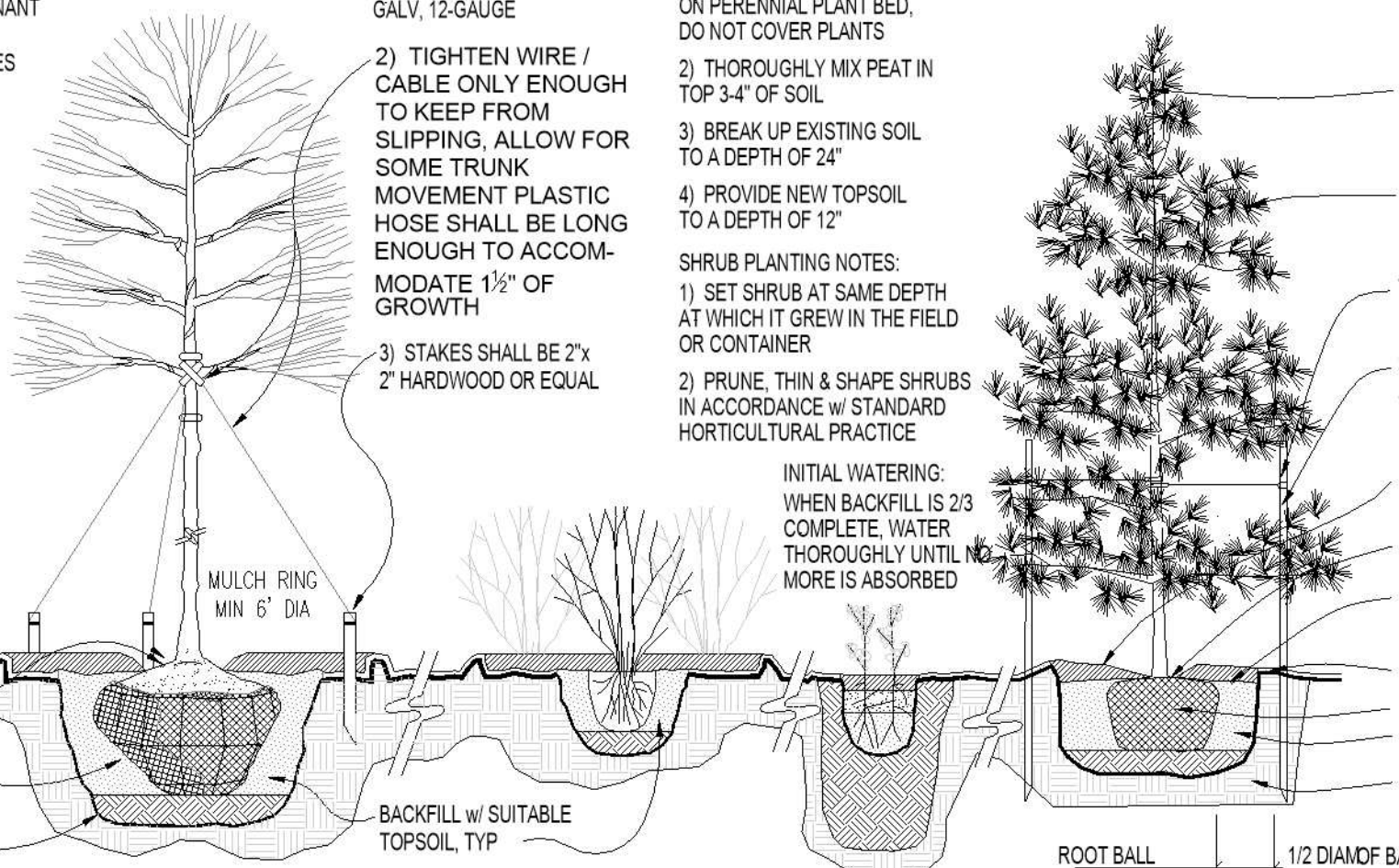
CLIENT
KC North Storage

PROJECT
KC North Storage
7557 NW Cookingham
Dr.
Kansas City, MO 64163



1 LANDSCAPE PLAN
SCALE: 1"=40'-0"

- TREE PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL. (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP



- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - STAKES SHALL BE 2" x 2" HARDWOOD OR EQUAL

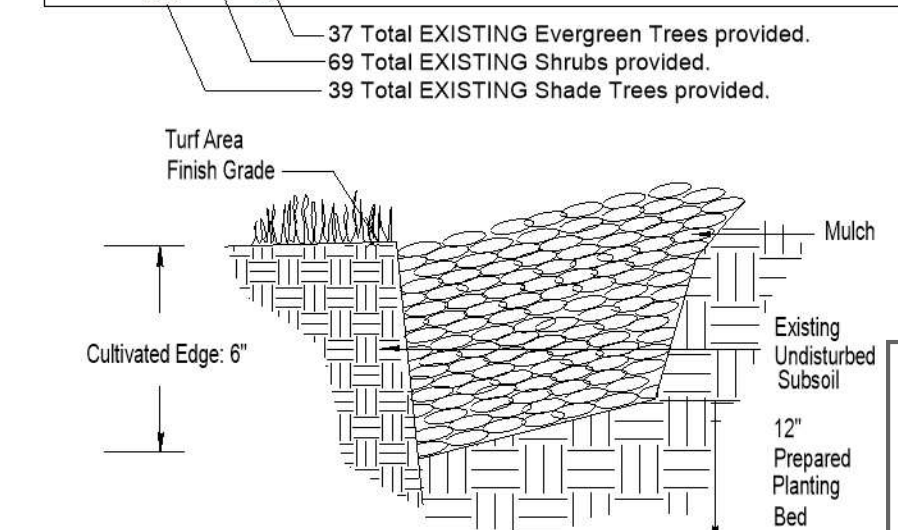
- PERENNIAL PLANTING NOTES:**
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

- SHRUB PLANTING NOTES:**
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

- DO NOT PRUNE LEADER**
- PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE LEAVE "Y" CROTCHES OR DOUBLE LEADER
- TREE TIE SYSTEM. SEE STAKING REQUIREMENTS
- 3 METAL STAKES. PLACE NEXT TO ROOT BALL AS SHOWN. SPACE EQUIDISTANT AROUND TREE.
- 4" MIN. SPECIFIED MULCH
- PLANT ROOT BALL 2" HIGHER THAN GRADE AT WHICH TREE GREW.
- INSTALL WEED CONTROL FABRIC IF TREE IS IN LANDSCAPE BED
- CONTINUOUS SAUCER, RIM FOR WATER & MULCH
- CUT & REMOVE BURLAP FROM TOP 1/3 OF BALL. SPECIFIED BACKFILL MIXTURE
- EXISTING UNDISTURBED SUBSOIL

Landscape Schedule (REPLACING DEAD/DYING TREES)

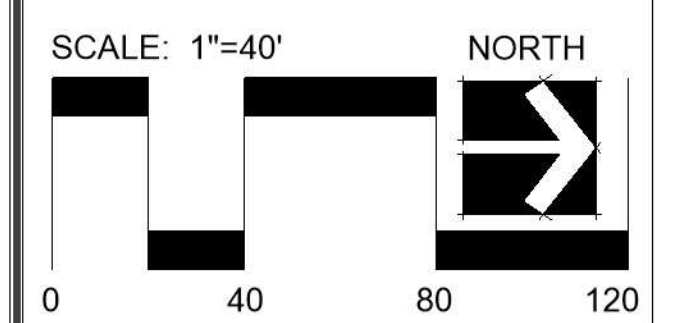
Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
2	2	Acer x truncatum 'Warrenred'	Pacific Sunset Maple	25"	6"	6"	6" min. clear, ground to canopy
EVERGREEN TREES							
4	4	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6'	6'	6"	symmetrical pyramidal form
6	6	Juniper chinensis	Eastern Red Cedar	6'	6'	6"	symmetrical pyramidal form
4	4	Picea abies	Norway Spruce	6'	6'	6"	symmetrical pyramidal form
EVERGREEN SHRUBS							
9	9	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							
37 Total EXISTING Evergreen Trees provided.							
69 Total EXISTING Shrubs provided.							
39 Total EXISTING Shade Trees provided.							



3 CULTIVATED EDGE DETAIL
SCALE: NTS

Landscape Requirements/Calculations

	Required	Proposed	Alt. Requested	Approved
88-425-LANDSCAPE SCHEDULE				
88-425-03 Street Trees	30' o.c.	Highway 291 - 55 LF (minus intersecting drives) 2 Trees required. 2 EXISTING Trees Provided		
88-425-04 General (75,500 sf bldg)	1 Tree/5000sf	North Congress Ave - 943 LF 31 Trees required. 31 EXISTING Trees provided.		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets	n/a			
Adjacent to Residential Zones				
Buffer Width	10' min.			
Trees	30' o.c.			
Shrub/Wall/Berm	Cont.			
Evergreen				
88-425-06 Interior Vehicular Use Area (9 TOTAL PARKING STALLS)	35sf per Pkg Stall	315 sf required 330 sf provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	2 Trees Provided		
Shrubs	1 Per Stall	9 Shrubs Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	n/a			
88-425-09 Outdoor Use Screening	n/a			



Date: 3.25.2024
Project #: 1119
Landscape Plan

L1

City Plan Commission
Recommends Approval with Conditions
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Eric Bidley
Diane Birkckley, ACS
Secretary of the City Plan Commission