



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2024

Project Name
North Congress Storage Facility

Docket #4

Request
CD-CPC-2024-00006
Major Amendment to a Development Plan

Applicant
Justin Millburn
Millburn Civil Engineering

Owner
William E Johnson
North Congress Storage LP

Location 7557 NW Cookingham Dr.
Area About 10.65 Acres
Zoning B4-5
Council District 1st
County Platt County
School District Platt County R-III

Surrounding Land Uses
North: Residential Uses, zoned R-6/AG-R/City of Ferrelview
South: Interstate 435/undeveloped, zoned M2-3
East: Undeveloped, zoned AG-R
West: Undeveloped, zoned AG-R

KC Spirit Playbook Alignment
CD-CPC-2024-00006
LRP determination: NA

Land Use Plan
The KCI Area Plan recommends Commercial/Industrial for this location.

Major Street Plan
NW Cookingham Drive is identified as a Thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 01/29/2024. No Scheduling deviations from 2024 Cycle 3.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 02/28/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The western portion of the property is heavily vegetated and located within a regulated stream buffer. The property contains seven one story self-storage buildings, containing a total of 207 storage units.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan for an additional story and an increased number of units.

CONTROLLING + RELATED CASES

Case No. 14009P1 was approved 07/19/2018 via Ordinance No. 180491. The case approved the rezoning of the property from district AG-R to district B4-5 and approved a development plan to allow for seven (7) self-storage buildings containing 207 storage units.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Approval with Conditions

PLAN REVIEW

Case No. 14009P1 was approved July 19, 2018 for a rezoning from district AG-R to district B4-5 and approved a development plan to allow for seven self-storage buildings with 207 storage units, associated parking spaces, and drives.

The applicant is requesting a major amendment to a previously approved development to allow for an increase of square footage of approximately 33,708 square feet and increasing the height by nine (9) feet for a total height of 21 feet in height. The applicant is proposing ten (10) additional units on the ground floor of building #4 and fifteen (15) additional units on the ground floor of building #5. The two buildings will be connected by the proposed second story which will include 198 units, the new building is labelled as building A on the plans.

There are no proposed changes to the access points from the previously approve development plan, access to the site is via NW Cookingham Drive and no access is proposed from North Congress. The subject property is fenced and includes a gate for added security with no proposed changes.

The applicant is proposing construction materials that match the existing buildings. The material listed on the plans is insulated metal panel.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-369)	Yes	Yes	See below
Boulevard and Parkway Standards (88-323)	NA	NA	
Parkland Dedication (88-408)	NA	NA	
Tree Preservation and Protection (88-424)	NA	NA	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	NA	NA	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

Self-Storage Warehouse (88-369): The application complies with all the requirements from this section including: unit access, unit visibility, fence height, and construction materials.

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 complies with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.
- B. The proposed use must be allowed in the district in which it is located;**
The subject property received approval of a rezoning from district AG-R to district B4-5 and a development plan on 07/19/18. The major amendment is for additional storage units and for the increase in height. The use is allowed in the district it is located in.
- 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;**
The amendment does not propose a change in access to the site, access to the site is off NW Cookingham Drive. The circulation within the site provides 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 plan provides safe, efficient, and convenient non-motorized travel on the subject site. The existing drives will remain as were previously approved. The applicant is proposing additional parking to comply with the increase in the number of units, the applicant is providing a crosswalk that will connect the proposed parking spaces to building A (formerly Buildings 4 & 5).
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
The plan provides 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 proposing ten (10) additional units on the ground floor of building #4 and fifteen (15) additional units on the ground floor of building #5. The two buildings will be connected by the proposed second story which will include 198 units. The additions will be constructed of the same material as the existing buildings.
- 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 provided a landscaping plan in compliance with the zoning and development code, however the typo in the "landscaping schedule" table regarding the number of trees will need to be revised prior to ordinance request. The applicant is proposing trees along Congress Avenue and along the entrance drive. The landscaping will provide a buffer from the increase in height.

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.

There is no increase to impervious surface on the property, the design of streets, drives, and parking areas are not changing from the previously approved development. The proposed parking spaces are located in areas that are already paved.

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 landscape plan submitted identified the trees to be preserved during the development of the property.

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
Lead Planner



Plan Conditions

Report Date: March 13, 2024

Case Number: CD-CPC-2024-00006

Project: North Congress Storage Facility

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

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The proposed development is located in an area where the Kansas City International Airport height zoning restrictions apply. No structure in this area shall be constructed which exceeds these restrictions.
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. The applicant shall revise the "landscaping schedule" table regarding the number of trees to match the required/proposed statement in the "landscape requirements/calculations" table prior to ordinance request.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.

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

6. 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.
7. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

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

8. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

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

9. 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>

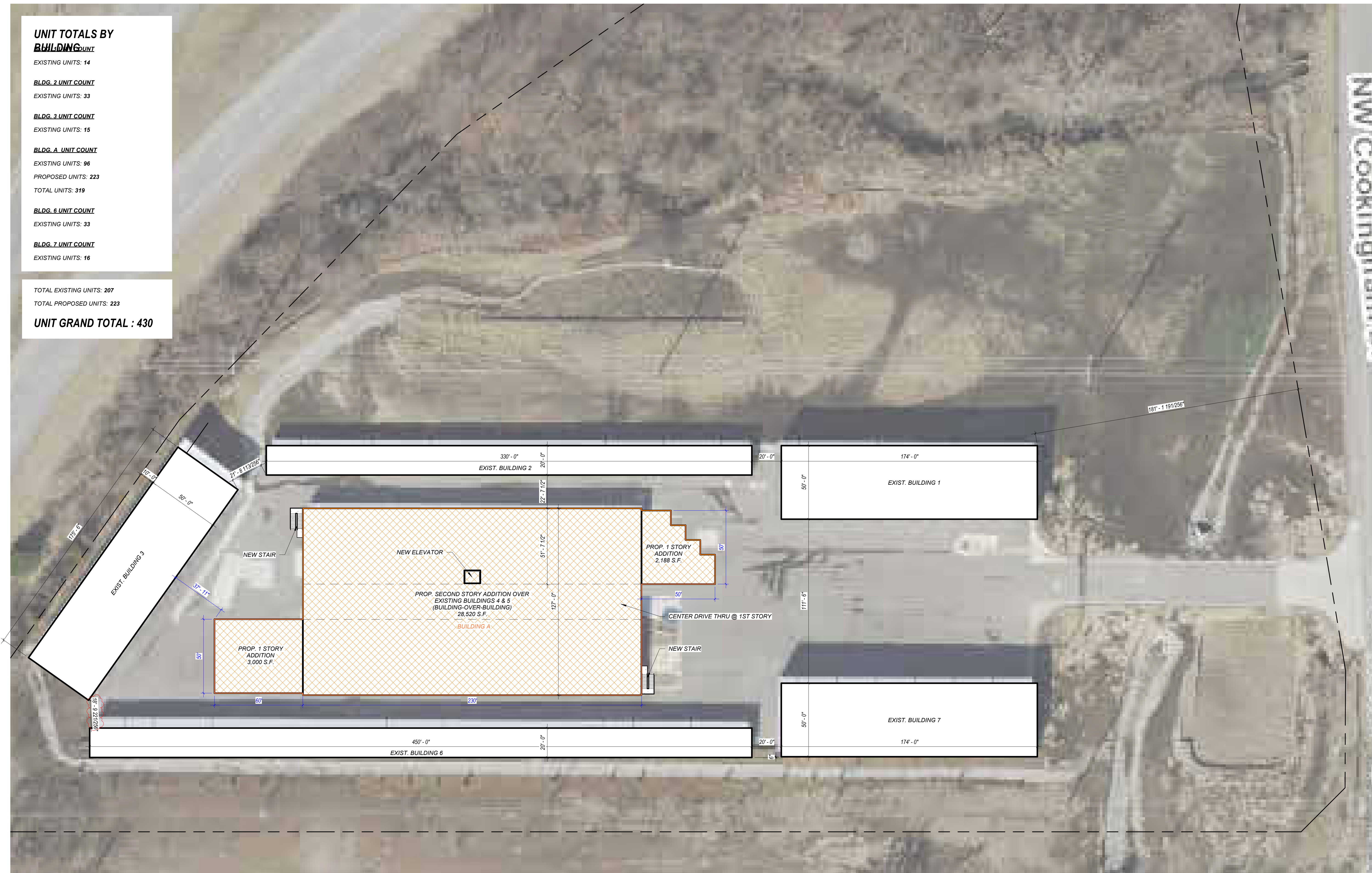
UNIT TOTALS BY

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

ARCHITECTURAL SITE PLAN

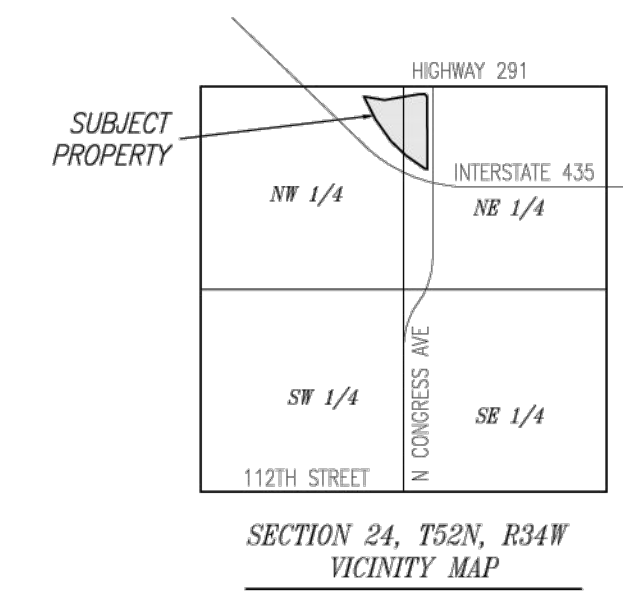
Date: 2023/12/12
Drawn by: meb
Checked by:
Revisions:
REV. 1 - Date 1

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 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

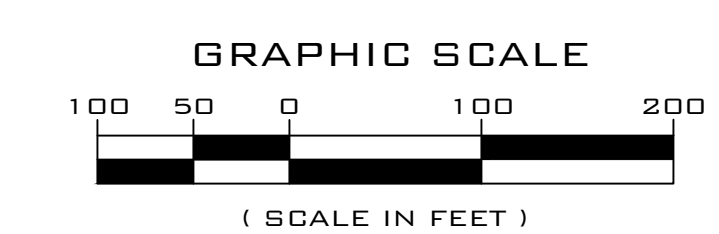
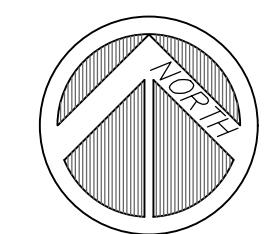
* - 3 parking spaces plus 1 per 75 storage spaces

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.



Mar. 01, 2024 - 11:03am - USER: mrcw@llc
 F:\Civil_3D_Projects\Strickland_Construction_2024\North Congress Storage_2401-695\CAD\Design\Drawings.dwg

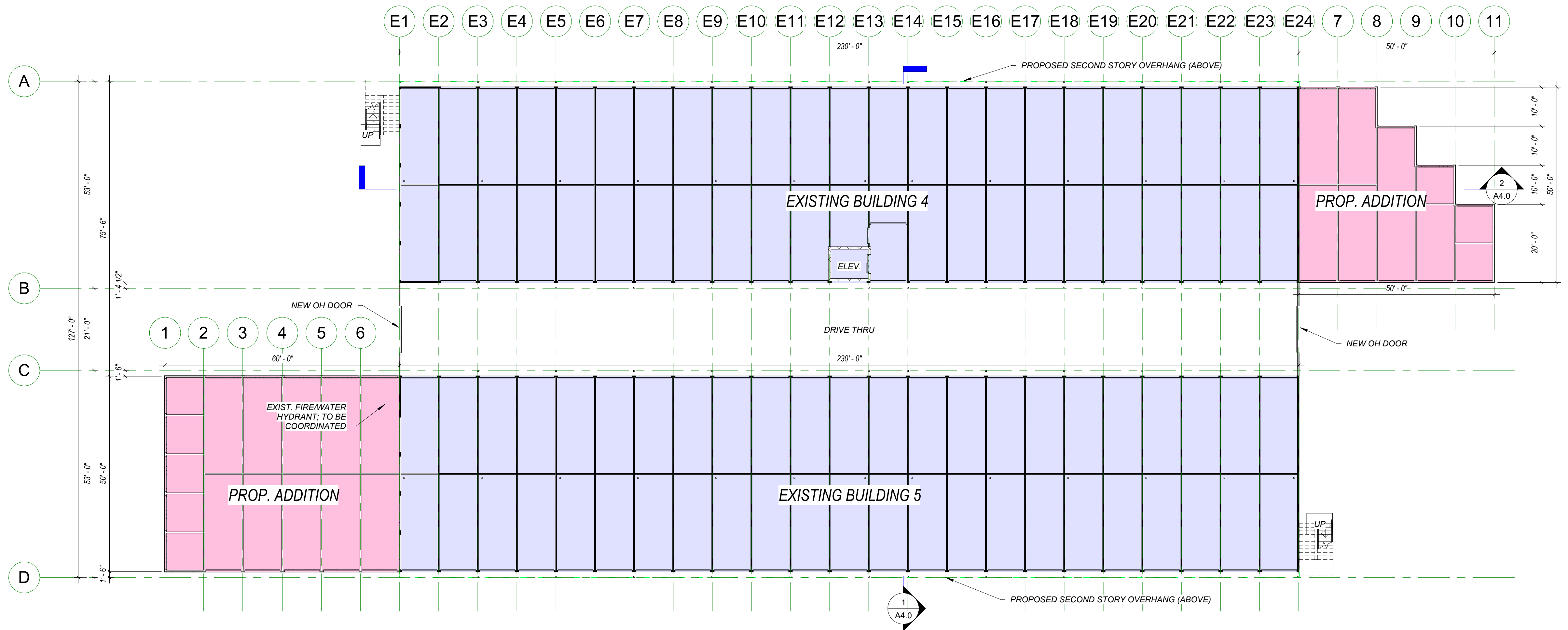
NORTH CONGRESS STORAGE
 SITE DEVELOPMENT PLANS
 7557 NW COOKINGHAM DR
 KANSAS CITY, MO

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

REVISIONS

REVISED PRELIMINARY PLAT

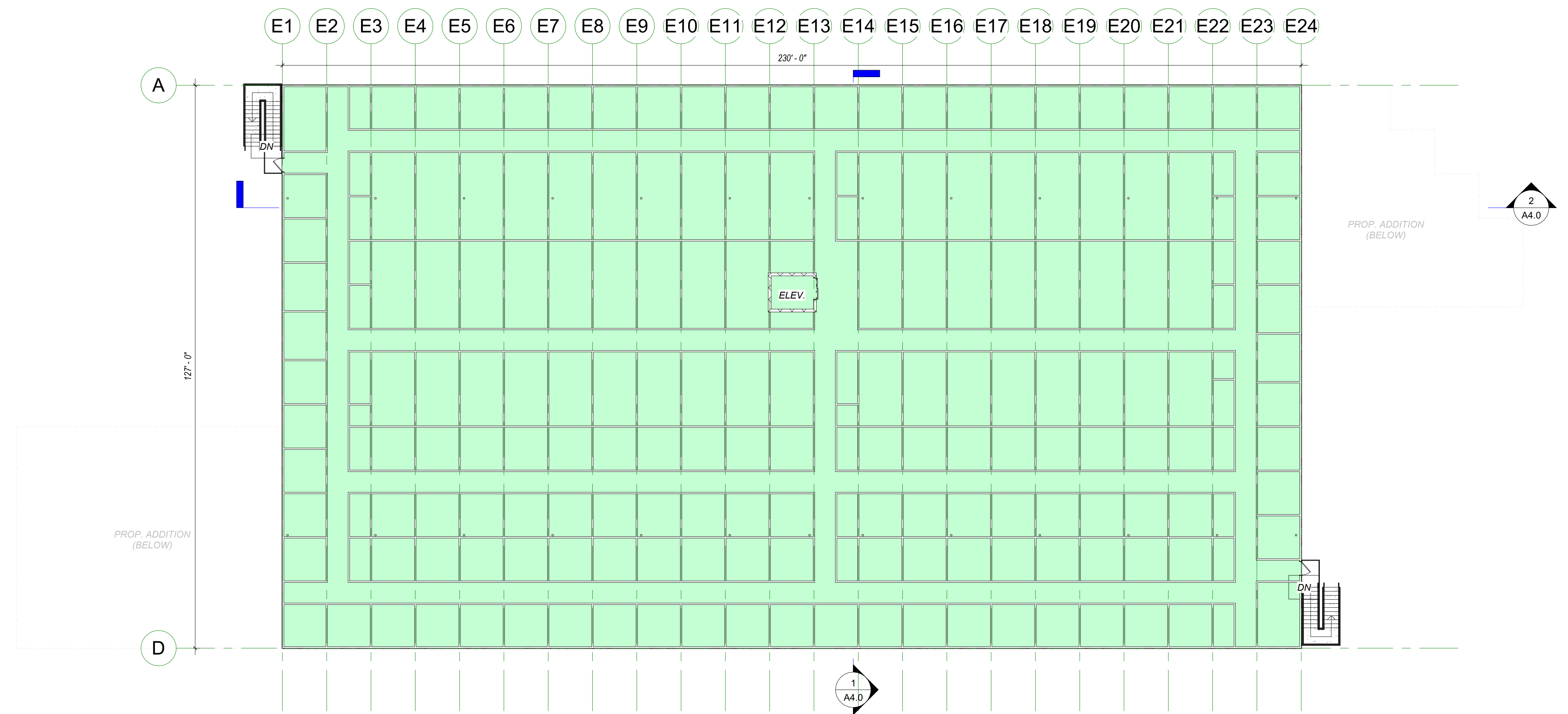
C100



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"

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

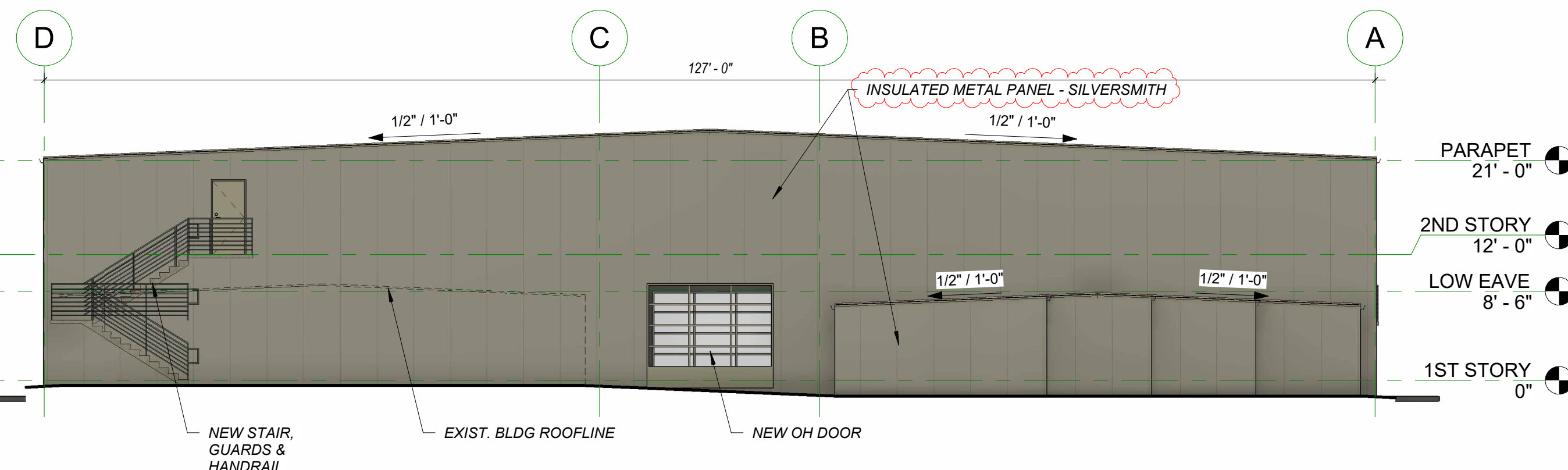
Hernly
ASSOCIATES, INC.
ARCHITECTS
PRESERVATION CONSULTANTS
GRANT ADMINISTRATORS

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

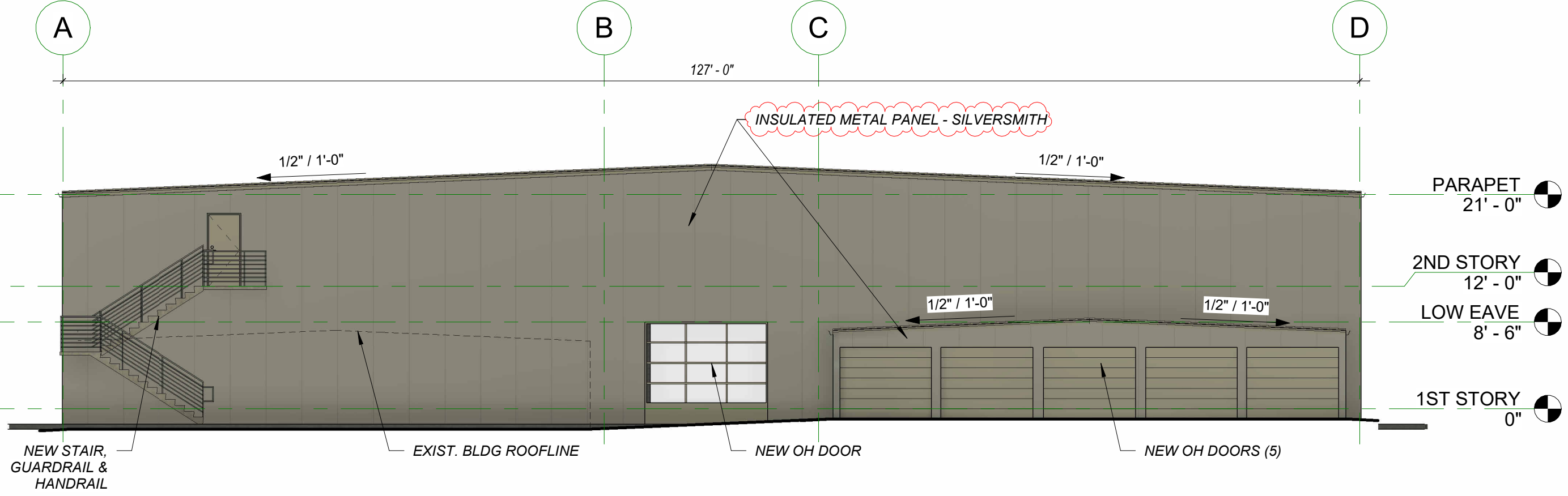
FLOOR PLANS

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

A1.0



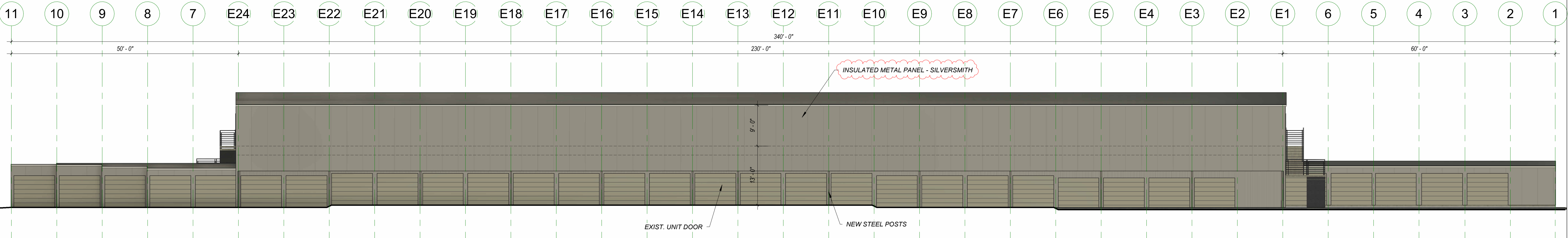
1 NORTH ELEVATION
3/32" = 1'-0"



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



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



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

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



NORTH CONGRESS STORAGE

7557 NW COOKINGHAM DR
KANSAS CITY, MO 64163

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ASSOCIATES, INC.
ARCHITECTS
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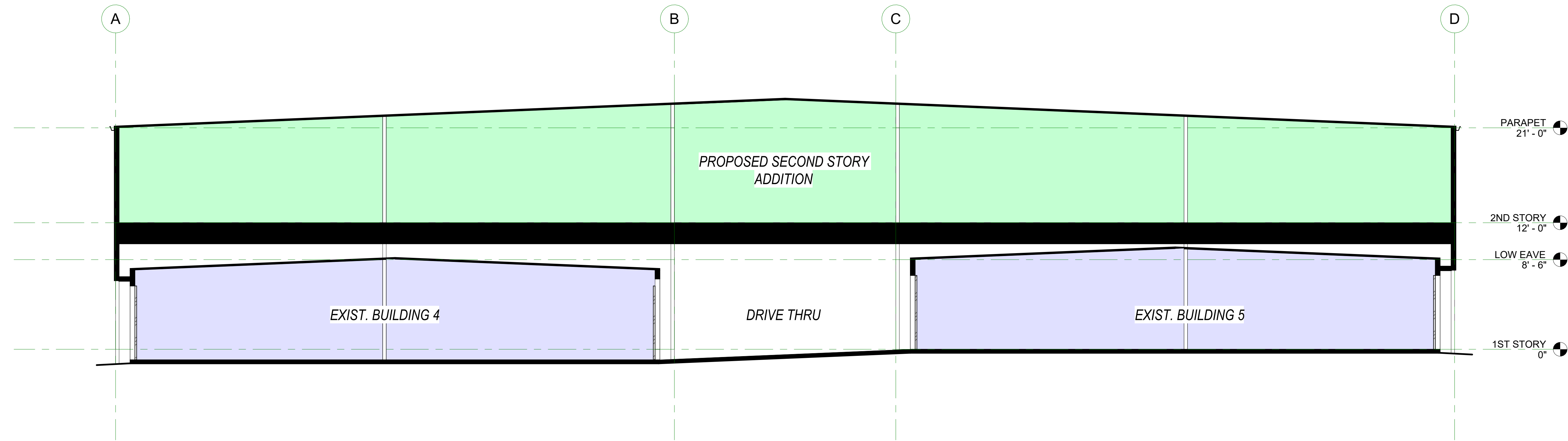
1100 Rhode Island
Lawrence, Kansas 66044
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EXISTING BUILDINGS

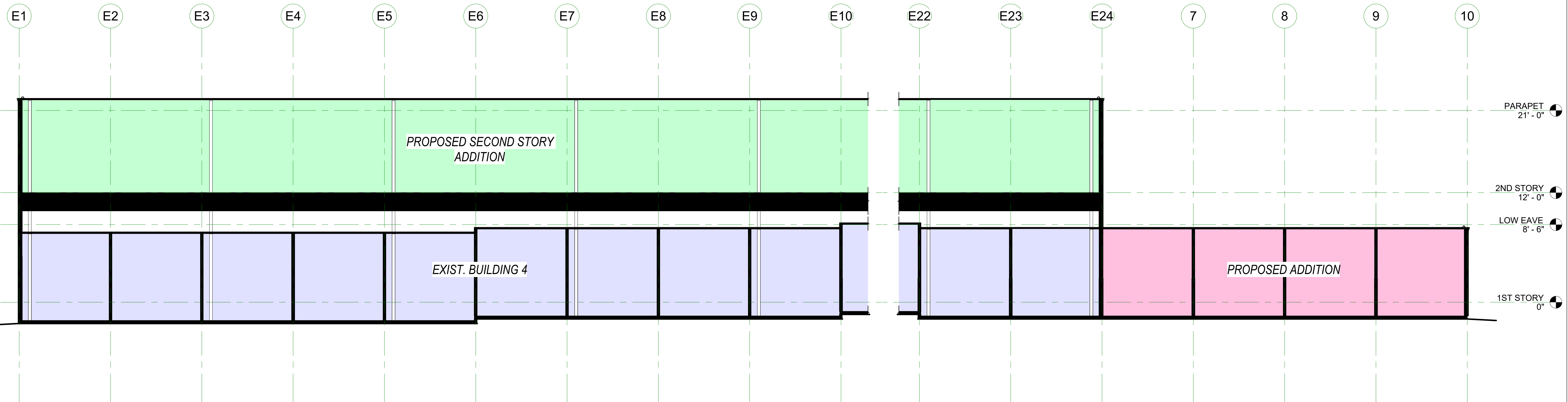
Date: 2024/02/07
Drawn by: Author
Checked by:
Revisions:

1 EXISTING BUILDINGS
12" = 1'-0"

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



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



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

NORTH CONGRESS STORAGE
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BUILDING SECTIONS

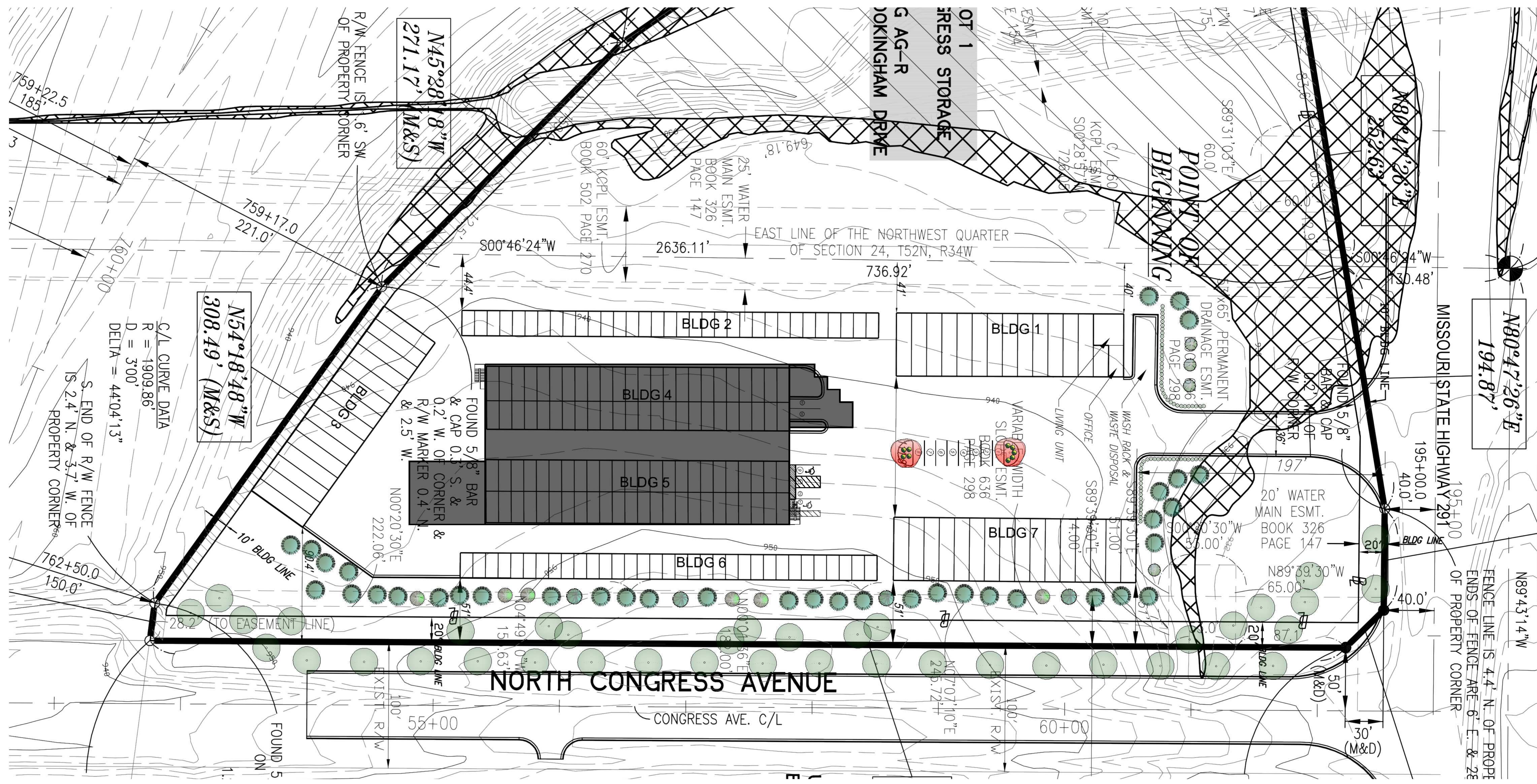
Date: 2023/12/12
Drawn by: MEB
Checked by:
Revisions:

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"

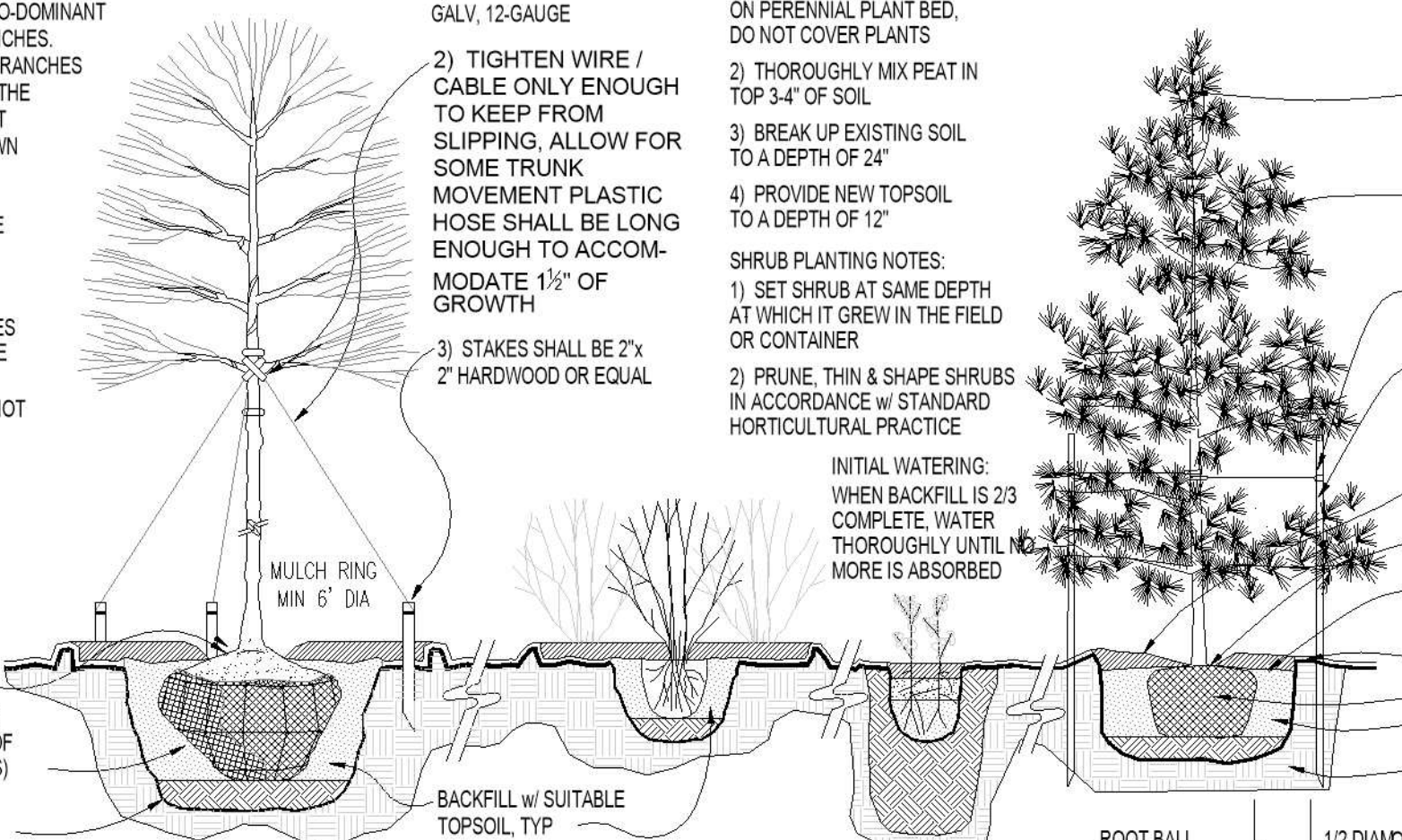
Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	2	<i>Acer x truncatum 'Warrenred'</i>	Pacific Sunset Maple		2.5"	6" min. clear., ground to canopy	
EVERGREEN TREES							
	4	<i>Juniperus chinensis 'Keteleeri'</i>	Keteleeri Juniper		6' ht.	symmetrical pyramidal form	
	6	<i>Juniperus chinensis</i>	Eastern Red Cedar		6' ht.	symmetrical pyramidal form	
	4	<i>Picea abies</i>	Norway Spruce		6' ht.	symmetrical pyramidal form	
EVERGREEN SHRUBS							
	9	<i>Juniperus chinensis 'Gold Coast'</i>	Gold Coast Juniper	3 gal.		Plant @ 4' O.C.	
EXISTING TREES/SHRUBS TO BE PRESERVED							

Landscape Requirements/Calculations

Item	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 Trees Provided		
88-425-04 General (75,500 sf bldg)	1 Tree/ 5000sf	North Congress Ave - 943 LF 31 Trees required, 31 Trees provided.		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets	n/a			
Adjacent to Residential Zones	Buffer Width Shrub/Wall/Berm	n/a n/a		
88-425-06 Interior Vehicular Use Area (9 TOTAL PARKING STALLS)	35sf per Pkg Stall	315 sf of required 330 sf provided		
88-425-07 Parking Garage Screening	1 Per 5 Stalls	2 Trees Provided		
88-425-08 Mech./Utility Equip. Screening	1 Per Stall	9 Shrubs Provided		
88-425-09 Outdoor Use Screening	n/a			

- 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



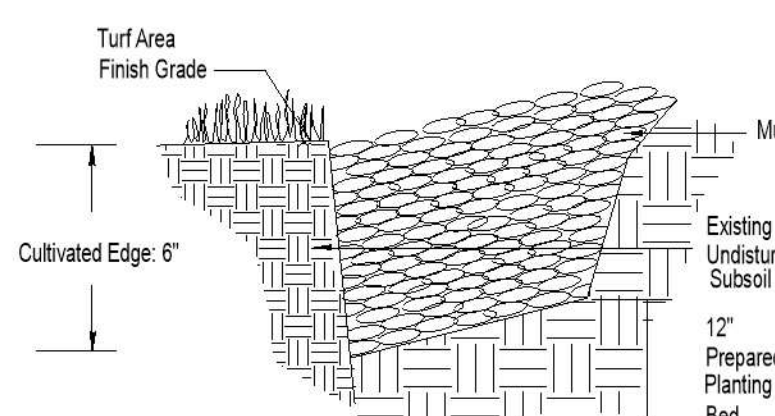
- STAKING REQUIREMENTS:**
- WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - STAKES SHALL BE 2" x 2" HARDWOOD OR EQUAL

- 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

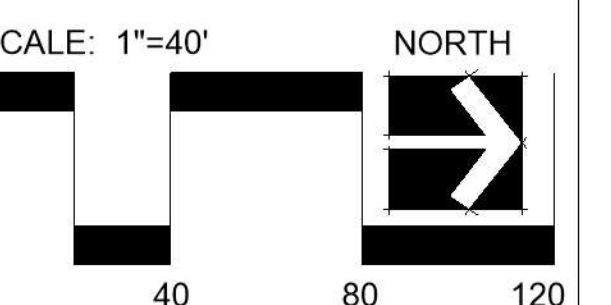
- INITIAL WATERING:**
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

- 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



3 CULTIVATED EDGE DETAIL
SCALE: NTS

2 PLANTING INSTALLATION DETAILS
SCALE: NTS



Date: 2.29.2024
Project #: 1119
Landscape Plan

L1



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # *CD-CPC-2024-00006*

Meeting Date: *2/28/24*

Meeting Location: *ONLINE - MICROSOFT TEAMS*

Meeting Time (include start and end time): *6pm - 6:45pm*

Additional Comments (optional):

- Meeting started At 6pm.
- No one joined the meeting
- Closed the meeting @ 6:45pm

