

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
No.	Date	Description

MAJOR PLAN AMENDMENT
(LOT 4) B3-2 ZONING DISTRICT | COMMUNITY BUSINESS DISTRICT

ALL USES IN B3 ARE PERMITTED EXCEPT:

- HEAVY EQUIPMENT SALES AND RENTAL, LIGHT EQUIPMENT SALES AND RENTAL (INDOOR AND OUTDOOR), MOTOR VEHICLE REPAIR LIMITED, MOTOR VEHICLE REPAIR GENERAL
- EXCEPT ON LOT 5, ALL USES IN B3 PERMITTED AND SELF STORAGE WAREHOUSE.
- EXPECT LOT 2 ALL USES IN B3 AND MOTOR VEHICLE REPAIR GENERAL.*

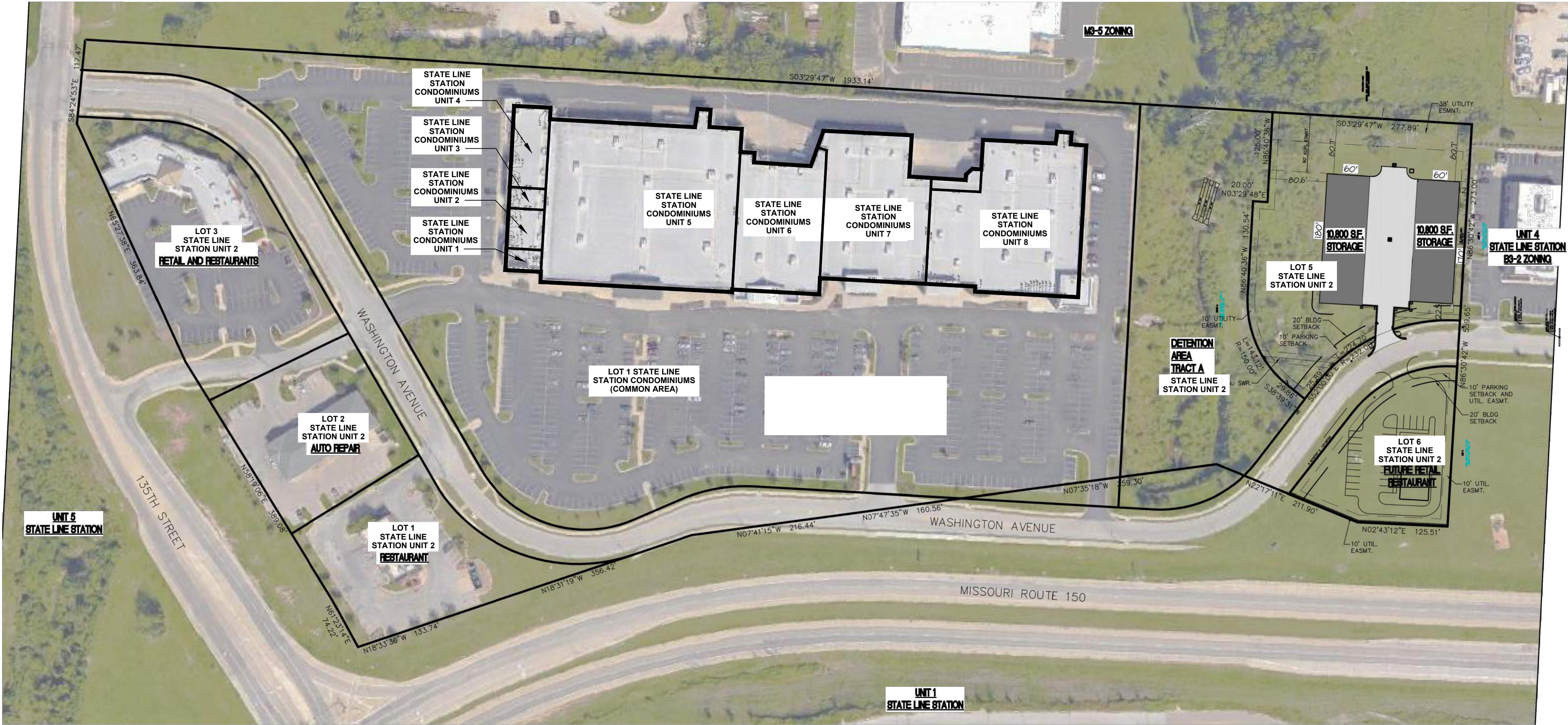
KINGDOM CITY CHURCH

KINGDOM CITY CHURCH, INC.
13601-13607 WASHINGTON ST
KANSAS CITY, MISSOURI

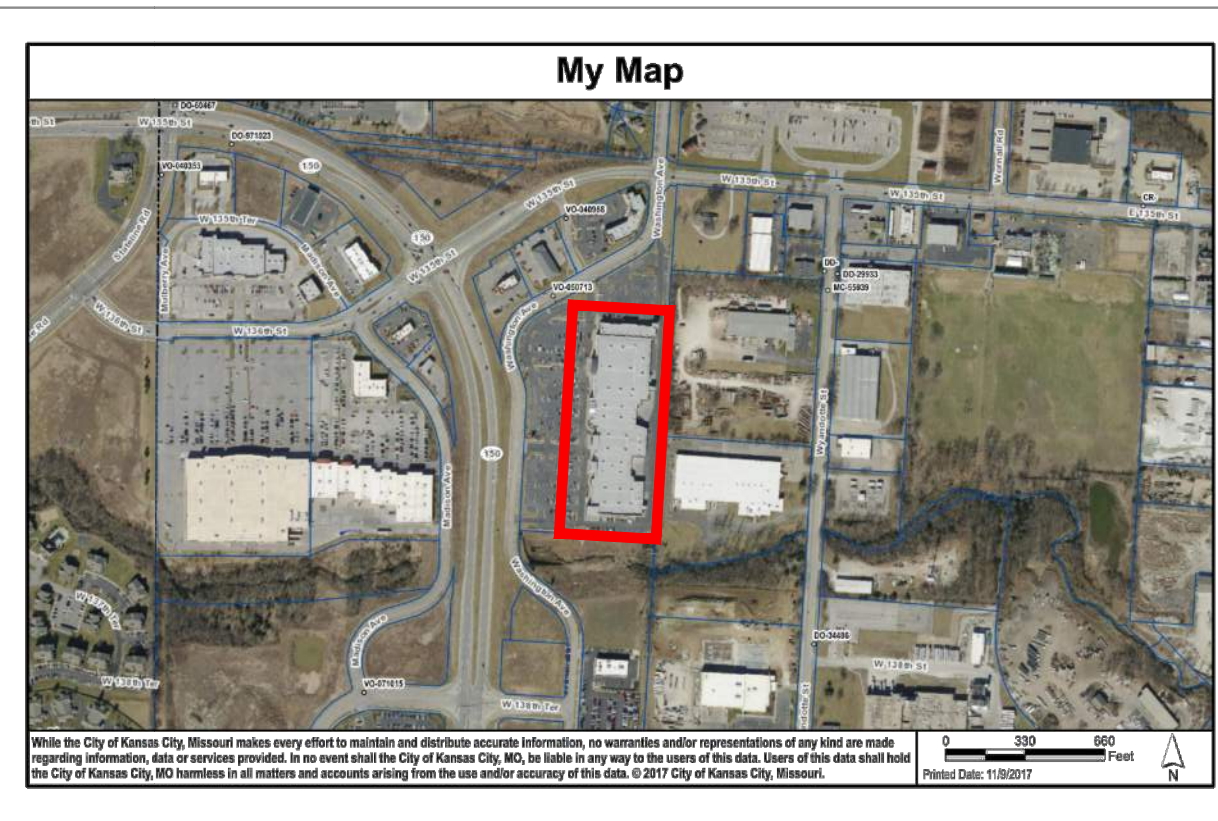
Project Number	25215
Issue	01
Date	2025-07-13

**MAJOR PLAN
AMMENDMENT**

L-000



DEVELOPMENT PLAN
SCALE: 1" = 100'-0"



VICINITY MAP
SCALE: N.T.S.

STATE LINE STATION CONDOMINIUM NOTES:

LOT 1 (B3-2)
OWNER: HARDEES RESTAURANTS, LLC
1325 N ANEHEIM BLVD.
ANAHEIM, CA 92801
LAND AREA: 49,653 S.F. (1.14 ACRES)

LOT 2 (B3-2)
OWNER: ARC BFKSCMOOOO, LLC
BRIDGESTONE AMERICAS, INC.
535 HARRIOTT DRIVE
NASHVILLE, TN 37214
LAND AREA: 50,144 S.F. (1.151 ACRES)

LOT 3 (B3-2)
OWNER: SIENA INVESTMENTS, LLC
13404 DEARBORN
OVERLAND PARK, KS 66223
LAND AREA: 84,284 S.F. (1.935 ACRES)

LOT 5 (B3-2)
OWNER: 360 CAR SPECIALISTS, INC.
2420 W 113TH STREET
LEAWOOD, KS 66211
LAND AREA: 42,335 S.F. (2.12 ACRES)

LOT 6 (B3-2)
OWNER: 360 CAR SPECIALISTS, INC.
2420 W 113TH STREET
LEAWOOD, KS 66211
LAND AREA: 31,124 S.F. (0.852 ACRES)

TRACT A (B3-2)
OWNER: SV- State Line, LLC
2870-A S INGRAM MILL RD
SPRINGFIELD, MO 65804
LAND AREA: 102,941 S.F. (2.363 ACRES)

LOTS 1,2,3, AND 5 ARE CURRENTLY BUILT OUT. EXISTING CONDITIONS ARE SHOWN ON PLAN. LOT 6 IS CURRENTLY UNDEVELOPED VACANT LOT.

STORMWATER DETENTION FOR STATE LINE STATION UNIT 2 AND STAT LINE STATION CONDOMINIUMS IS PROVIDED IN A REGIONAL DETENTION BASIN LOCATED ON TRACT A. THE STORMWATER DRAINAGE STUDY WAS PERFORMED BY COOK, FLATT AND STROBEL ENGINEERS, P.A. DATED DECEMBER 2003.


NOTES:

1. ALL DISPLAY AND STORAGE, INCLUDING THAT OF SEASONAL GOODS, SHALL BE WITHIN AN APPROVED BUILDING (AS SHOWN ON THE FINAL PLAN) OR WITHIN AN APPROVED AREA ADJACENT TO THE BUILDING (AS SHOWN ON THE FINAL PLAN), SCREENED IN ACCORDANCE WITH THE ARCHITECTURAL PLAN. THERE SHALL BE NO OUTDOOR DISPLAY OR STORAGE UPON ANY PORTION OF THE DEVELOPMENT, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE CP DISTRICT DEVELOPMENT PLAN.
2. NO ADVERTISING OR INFORMATIONAL BANNERS (OTHER THAN TEMPORARY GRAND OPENING BANNERS) OR PENANTS SHALL BE PERMITTED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THIS DEVELOPMENT PLAN.
3. ALL ROOFTOP DEVICES OR MECHANICAL EQUIPMENT SHALL BE SCREENED BY USE OF A PARAPET WALL OR OTHER ARCHITECTURAL FEATURE, TO BE DETAILED ON ELEVATION DRAWINGS.
4. NO ANIMATED SIGNAGE OR ELECTRIC DISPLAY SIGNAGE EITHER ON MONUMENTS OR WALLS.
5. THE CONDITIONS WILL SUPERCEDE AND HAVE CONTROL OVER INFORMATION SHOWN ON THE DRAWINGS.
6. A GATEWAY FEATURE WILL BE CONSTRUCTED IN MOdot TOW AT THE INTERSECTION OF M-150 AND 135TH STREET PER MOdot AND CITY APPROVAL. DETAILS TO BE SHOWN ON FINAL PLANS.

ORIGINAL LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19; THENCE SOUTH 3 DEGREES 24 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 44.86 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 135TH STREET AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 3 DEGREES 24 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 1933.14 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 42 SECONDS WEST, A DISTANCE OF 554.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 150 AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI HIGHWAY 150, THE FOLLOWING 7 COURSES; THENCE NORTH 2 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.51 FEET; THENCE NORTH 22 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 211.40 FEET; THENCE NORTH 1 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF 394.30 FEET; THENCE NORTH 1 DEGREES 41 MINUTES 35 SECONDS WEST, A DISTANCE OF 160.56 FEET; THENCE NORTH 1 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 216.44 FEET; THENCE NORTH 18 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 356.42 FEET; THENCE NORTH 18 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 183.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RELOCATED 135TH STREET AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED 135TH STREET, THE FOLLOWING 3 COURSES; THENCE NORTH 61 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 14.22 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 06 SECONDS EAST, A DISTANCE OF 304.08 FEET; THENCE NORTH 65 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 363.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 135TH STREET; THENCE SOUTH 84 DEGREES 24 MINUTES 53 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 135TH STREET, A DISTANCE OF 117.41 FEET TO THE POINT OF BEGINNING.



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00120**, 9/3/2025

Sara Gabriel
Sara Gabriel, Esq.
Secretary of the City Plan Commission