

KANSAS CITY, MO
DETENTION AND REHAB CENTER – TEMPORARY
DEVELOPMENT PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 50 NORTH, RANGE 32 WEST,
AND PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 50 NORTH, RANGE 32 WEST.
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved
Zoning	M3-5	M3-5	No	
Gross Land Area				
in square feet	138927	138927	No	
in acres	3.18	3.18	No	
Right-of-way Dedication				
in square feet	0	0	No	
in acres	0	0	No	
Right-of-way Vacation				
in square feet	0	0	No	
in acres	0	0	No	
Net Land Area				
in square feet	138927	138927	No	
in acres	3.18	3.18	No	
Building Area (sq. ft.)	0	54,800	No	
Floor Area Ratio	0	0.39	No	
Residential Use Info				
Total Dwelling Units	0	0	No	
Detached House	0	0	No	
Zero Lot Line House	0	0	No	
Cottage House	0	0	No	
Semi-detached House	0	0	No	
Townhouse	0	0	No	
Two-unit House	0	0	No	
Multi-unit House	0	0	No	
Condominium	0	0	No	
Multiplex	0	0	No	
Multi-unit Building	0	0	No	
Total Lots	1	1	No	
Residential	0	0	No	
Public/Civic	1	1	No	
Commercial	0	0	No	
Industrial	0	0	No	
Other	0	0	No	

TABLE 2 - BUILDING DATA

Building Data	Required	Proposed	Deviation Requested	Approved
Rear Setback	NONE	N/A	No	
Front Setback	NONE	N/A	No	
Side Setback	NONE	N/A	No	
Side Setback (abutting street)	N/A	N/A	No	
Height	60 ft	35 ft	No	

TABLE 4 - PARKING

Building Data	Vehicle Spaces Required	Vehicle Spaces Proposed	Bike Spaces Required	Bike Spaces Proposed	Alternatives Proposed (See 88-420-16-4)
Proposed Use(s)					
Staff	-	29			
Fleet Parking	-	16			
Administrative Staff	-	17			
Public	-	19			
Short Term Bicycle	-		8	4	YES
Long Term Bicycle	-		3	3	
Total	14	81	11	7	

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-406 Parkland Dedication	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	Lighting Comply with 88-430
88-435 Outdoor Display, Storage, and Work Areas	Not Applicable
88-445 Signs	Signage comply with 88-445
88-450 Pedestrian Standards	As Provided for Tow Lot

PROJECT SCHEDULE

CONSTRUCTION START: JANUARY 2026
CONSTRUCTION END: MAY 2026
THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

DEVELOPER / OWNER

NAME: KCMO ASSISTANT CITY MANAGER
ADDRESS: 415 EAST 12TH STREET
KANSAS CITY, MISSOURI 64106
PHONE: 816-861-1079 (OFFICE)
CONTACT: JEFF MARTIN P.E., ENV SP
EMAIL: Jeff.martin@kcmo.org

CIVIL ENGINEER

TALIAFERRO & BROWNE, INC.
LEONARD GRAHAM, P.E.
RICHARD A. MONTGOMERY, P.E.
PH: (816) 283-3456
FAX: (816) 283-0810



LOCATION MAP

LEGAL DESCRIPTION

TRACT 1, COMMITMENT NCS-215219-KCTY {TRACT "A", SURVEY DATED 6-25-76 (DOC. 1283, PG. 1419 & 1423)}

Part of the Northwest Quarter of Section 30, Township 50 North, Range 32 West, and part of the West Half of fractional Section 19, Township 50 North, Range 32 West, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 30; thence due North along the West line of said Quarter Section, a distance of 1421.40 feet; thence South 89°36'35" East a distance of 217.21 feet to the TRUE POINT OF BEGINNING of the tract of land to be herein described; thence South 89°36'35" East a distance of 140.25 feet; thence North 18°30'00" East a distance of 2342.53 feet; thence in a Northeasterly direction along a curve to the right having a radius of 2664.93 feet and tangent to the last described course, an arc distance of 781.40 feet; thence North 35°18'00" East, tangent to the last described course, a distance of 714.75 feet to a point in the Southwesterly right-of-way line of Levee District No. 1, said right-of-way line being 87 feet southwesterly of and parallel with the centerline of said Levee; thence North 43°50'30" West along said right-of-way line a distance of 482.92 feet to a point opposite and 87 feet Southwesterly of the centerline Station 299+15 of said Levee; thence South 69°21'27" West along said right-of-way line a distance of 38.08 feet to a point opposite and 122 feet southwesterly of centerline Station 299+00 of said Levee; thence North 34°44'55" West along said right-of-way line a distance of 86.62 feet; thence South 43°44'00" West a distance of 825.01 feet; thence in a southwesterly direction along a curve to the left having a radius of 2167.01 feet and tangent to the last described course on an arc distance of 1654.06 feet; thence due South along a line that is 275 feet East of and parallel with the West lines of Sections 19 and 30, a distance of 1137.39 feet; thence in a Southerly and Southwesterly direction along a curve to the right having a radius of 3944.83 feet and tangent to the last described course, an arc distance of 676.00 feet to the TRUE POINT OF BEGINNING.

TRACT 2, COMMITMENT NCS-215219-KCTY {TRACT "B", SURVEY DATED 6-25-76 (DOC. 1595, PG.471)}

An irregular shaped tract or parcel of land located in the Northwest Quarter of Section 30 and the Southwest Quarter of Section 19, all in Township 50 North, Range 32 West, Kansas City, Jackson County, Missouri, being more particularly described as follows:

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SHEET INDEX	
SHEET NO.	SHEET TITLE
G000	COVER SHEET
C100	SITE SURVEY
C101	SITE PLAN
C102	GRADING PLAN
C103	OVERALL UTILITY PLAN
C104	UTILITY PLAN
L100	LANDSCAPE PLAN
A201	ELEVATIONS

T&B
TALIAFERRO & BROWNE

1020 E. 8TH STREET
KANSAS CITY, MO. 64108
PH: (816) 283-3456
WWW.TB-ENG.COM

MISSOURI CERTIFICATE OF AUTHORITY
ENGINEERING CORPORATION #00066
LANDSCAPE ARCHITECT CORPORATION #001010460

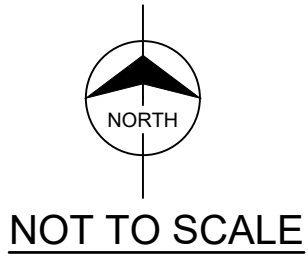
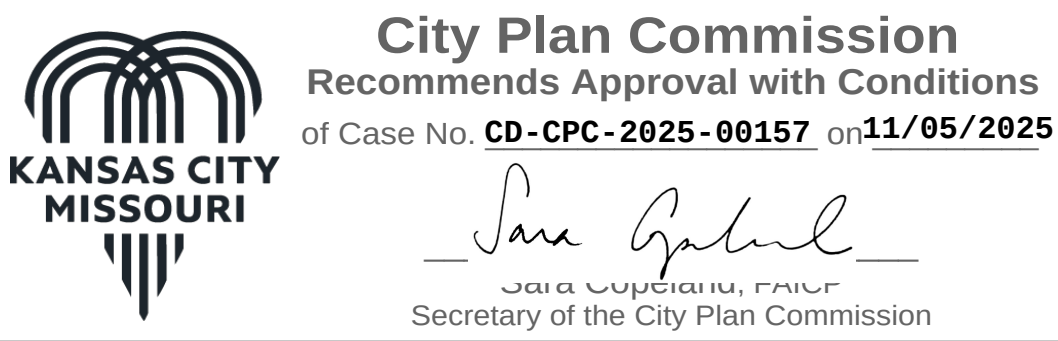
WELLNER
ARCHITECTS
+ engineers

TREANOR

KANSAS CITY, MO
DETENTION AND REHAB
CENTER - TEMPORARY

DEVELOPMENT PLAN

DATE: 10/17/2025



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Note: Missouri State Plane Coordinates West Zone
Conversion Data
1 Meter = 3.28083333 Feet
Project Grid Factor = 0.99991118

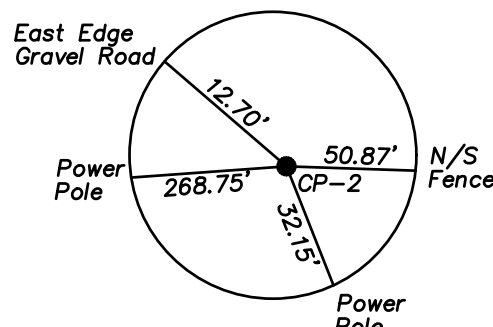
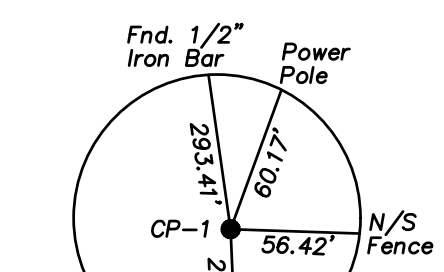
CP-1 (Set 1/2" Iron Bar w/ Cap)
N 1081902.713
E 2792197.672
ELEV. = 734.39ft

RM1) EAST 1.4± FEET TO WEST EDGE GRAVEL ROAD
RM2) NORTH 293.41 FEET TO 1/2" IRON BAR
RM3) NORTHEAST 60.17 FEET TO POWER POLE
RM4) EAST 56.42 FEET TO NORTH/SOUTH FENCE
RM5) SOUTH 236.96 FEET TO POWER POLE

CP-2 (Set 1/2" Iron Bar w/ Cap)
N 1080017.036
E 2792139.959
ELEV. = 734.67ft

RM1) NORTHWEST 12.70 FEET TO EAST EDGE GRAVEL ROAD
RM2) EAST 50.87 FEET TO NORTH/SOUTH FENCE
RM3) SOUTHEAST 32.15 FEET TO POWER POLE
RM4) WEST 268.75 FEET TO POWER POLE

BENCH MARK
TOP OF 1/2" IRON BAR W/CAP AT CP-1
ELEVATION = 734.39ft



FLOOD NOTE:
According to my interpretations of Community Panel No. 290173 0080 B of the Flood Insurance Rate Map for the City of Kansas City, Clay, Platte & Jackson Counties, Missouri, dated 08-05-1986, the subject property is in Flood Zone "B", ie. "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood" and Flood Zone "AH", ie. "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined." (APPROXIMATE LIMITS SHOWN HEREON)

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SURVEY NOTES:

- Property information shown hereon (record descriptions and easements) was provided by First American Title Insurance Company, Commitment No. NCS-215219-KCTY, effective February 03, 2008 at 8:00 a.m.
This company has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that the current title search did not disclose. This survey does not certify to ownership of property.
- The utilities as shown on this drawing were developed from the information available (existing utility maps, above-ground observations and or surface markings placed on the ground by the utility company or a representative thereof). This company has made no attempt to excavate or go below surface to locate utilities and does not extend or imply a guaranty or warranty as to the exact location of or complete inventory of utilities in this area. It shall be the contractor's responsibility to verify the location and depth of all utilities (whether shown or not) prior to excavation or construction and to protect said utilities from damage.
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone.
- A 35' Easement to Armco Steel Corp. (shown hereon) is shown on the Survey dated June 25, 1976 for the Water & Pollution Control Dept. of Kansas City MO, Drawing No. 9740 but does not appear in the Title Commitment NCS-215219-KCTY. A supporting document, Ordinance 11687P-2154 was provided us which "specifically releases to the City a permanent easement granted by an instrument filed as Document No. 889379 in Book 1837, Page 287 on June 30, 1966."

TITLE NOTES:

(#B) An Easement granted to Kansas City Power & Light Company recorded as Doc. No. 1-850763 in Book 1-1812, Page 324. (Shown hereon)

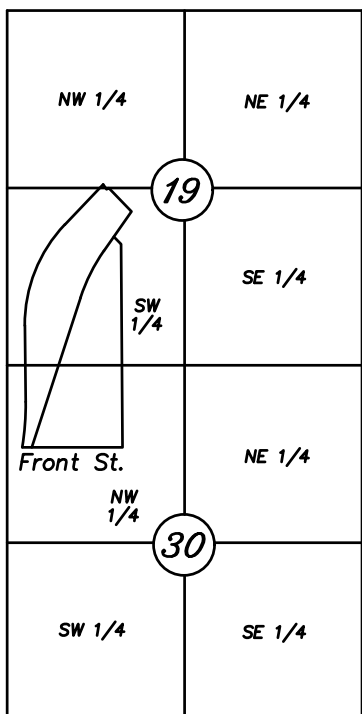
TOW LOT CERTIFICATE OF SURVEY A PART OF SECTIONS 19 & 30, TWP.50N, RGE.32W KANSAS CITY, JACKSON COUNTY, MISSOURI

MAP KEY

POWER POLE	PP
LIGHT POLE	LP
TELEPHONE POLE	TP
OVERHEAD CONTACT SYSTEM	OCS
SIGNAL (PEDESTRIAN, TRAF. TRAIN)	PS,TS,TRAIN
TRAFFIC MAST	GUY
ANCHOR	
UNDERGROUND POWER LINES	UGE
OVERHEAD UTILITY LINES	OHE
UNDERGROUND TELEPHONE LINES	UGT
UNDERGROUND FIBER LINES	UFD
UNDERGROUND CABLE TV LINES	CTV
GAS LINE	G
GAS SERVICE LINE	GS
WATER LINE	W
WATER SERVICE	W/S
FIRE HYDRANT	FH
WATER VALVE	WV
WATER METER	WM
WATER MANHOLE	WMH
CURB STOP	CS
SPRINKLER CONTROL BOX	SCB
CABLE TV PEDESTAL	CATV PED
ELECTRIC METER	EM
ELECTRIC TRANSFORMER	TRANS
PULL BOX	PB
TELEPHONE PEDESTAL	TELE PED
GAS METER	GM
GAS VALVE	GV
MAIL BOX	MB
SIGN	
TREE (DIA.)	12"
PINE TREE (DIA.)	12"
BUSH	
TREE LINE	
GUARD POST	GP
FENCE	
GUARD RAIL	
YARD LIGHT	YL
TRASH CAN	

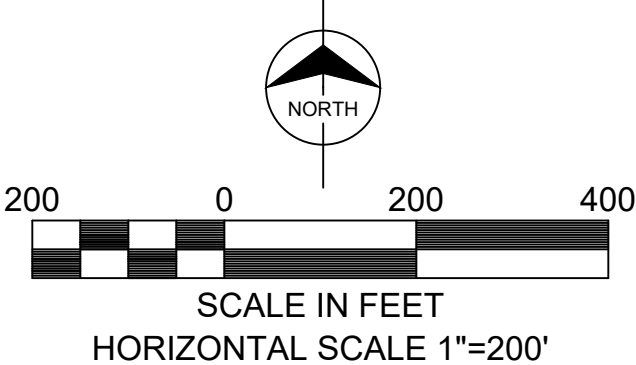
NOTE:

- Topographic and boundary surveys were not performed for the Kansas City, Missouri Detention and Rehab Center - temp project. Topographic and Boundary survey base files for the project are based on information taken from the 2006 Lovelace & Associates Certificate of Survey. 100% construction documents prepared in 2007 for the vehicle impound facility and the 2025 topographic survey for the Blue River WWTP facility plan.
- Temporary jail site is located entirely within Flood Zone X (Area Protected by Levee)



VICINITY MAP
150N, R32W

NOT TO SCALE



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00157 on 11/05/2025

James Gabriel
Secretary of the City Plan Commission



TALIAFERRO & BROWNE
1020 E. 8TH STREET
KANSAS CITY, MO 64108
PH (816) 353-3458
WWW.TB-ENGR.COM
MISSOURI CERTIFICATE OF AUTHORITY
LANDSCAPE ARCHITECT CORPORATION #001010402

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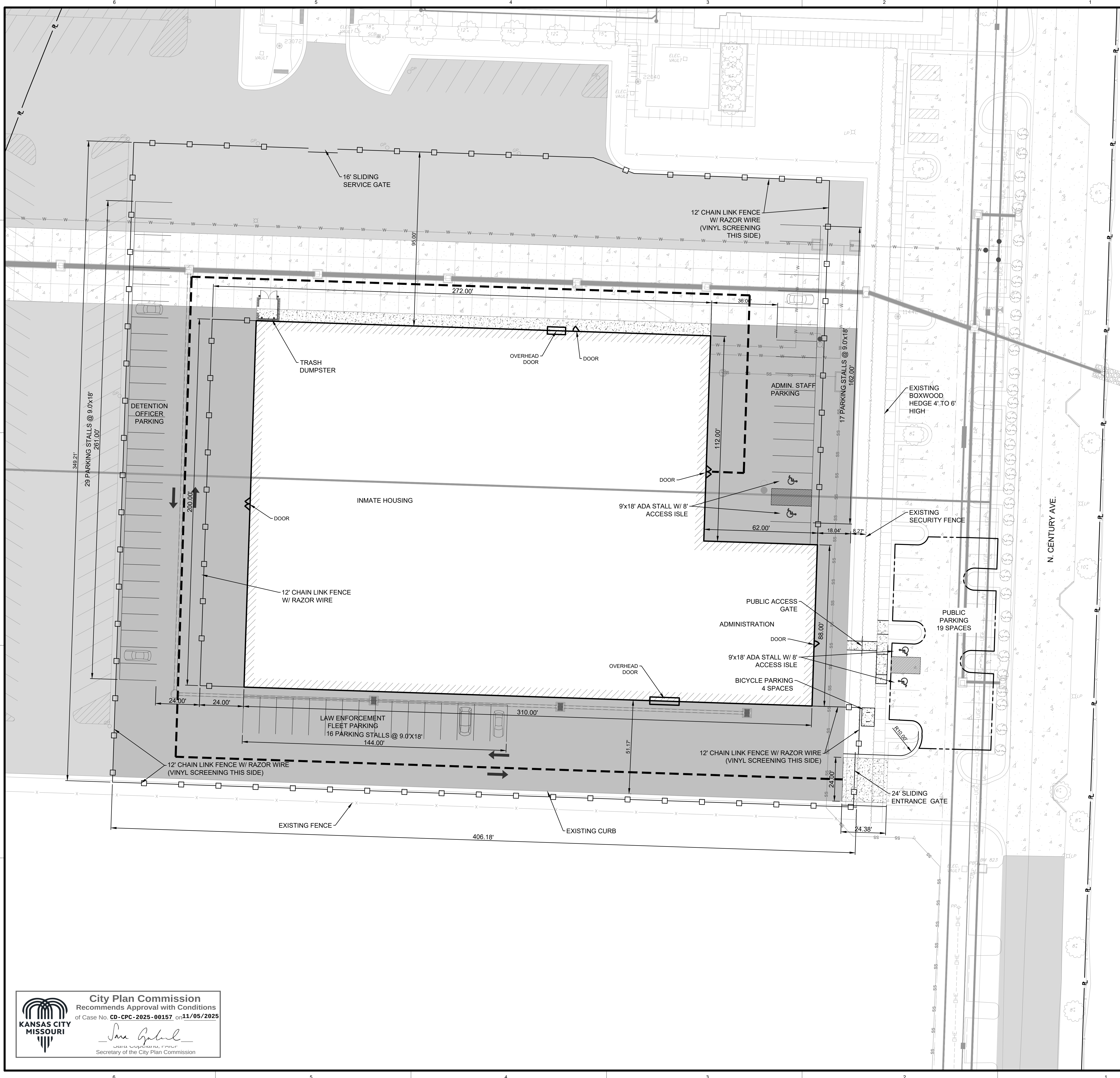
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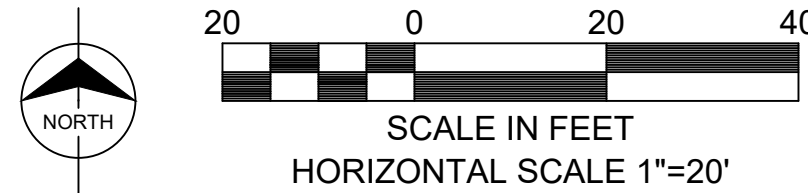


PAVEMENT LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VAULTS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED SANITARY STRUCTURES
- PROPOSED SANITARY SEWER PIPE



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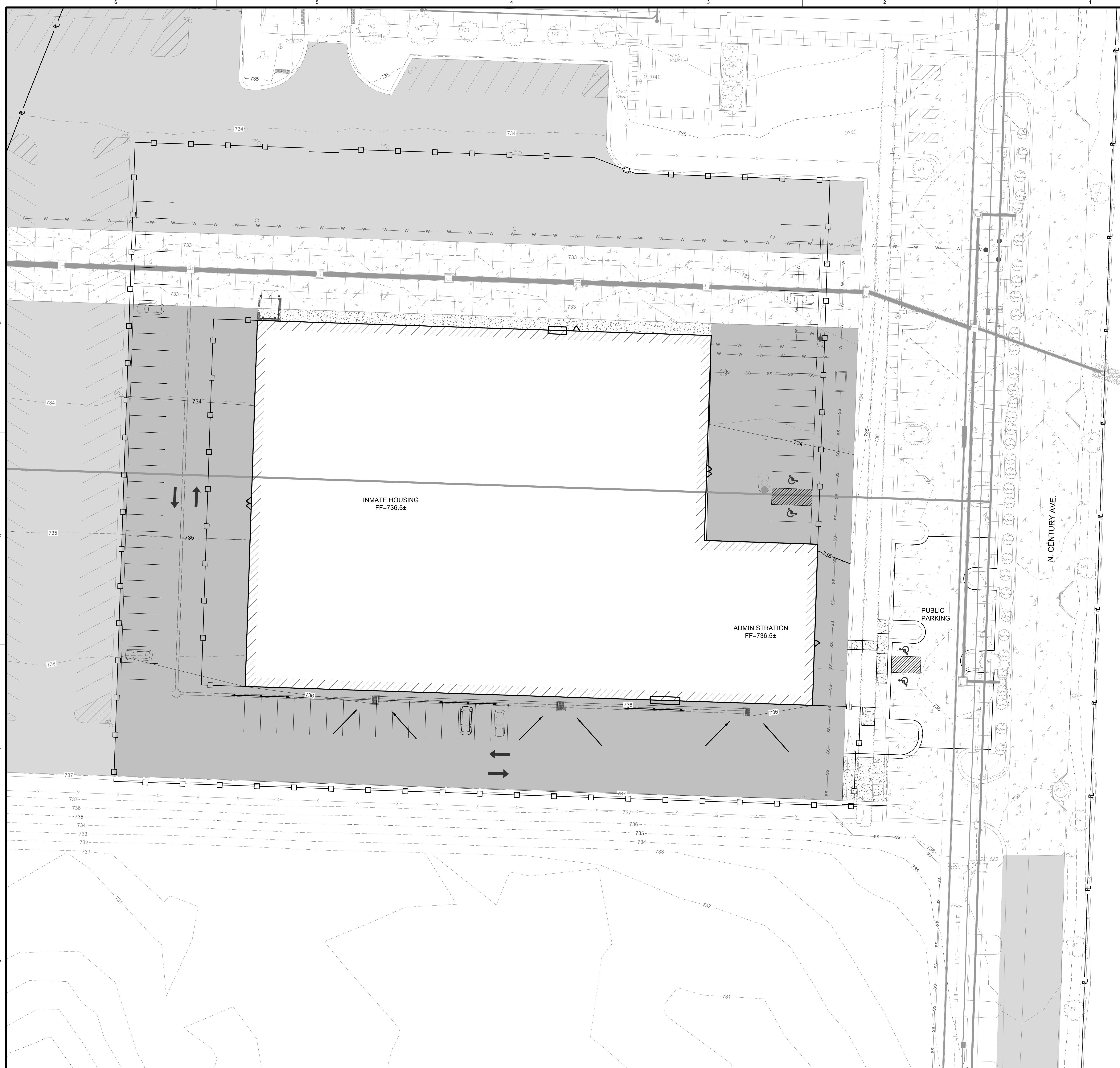
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REVISIONS		
NO	DESCRIPTION	DATE

C101

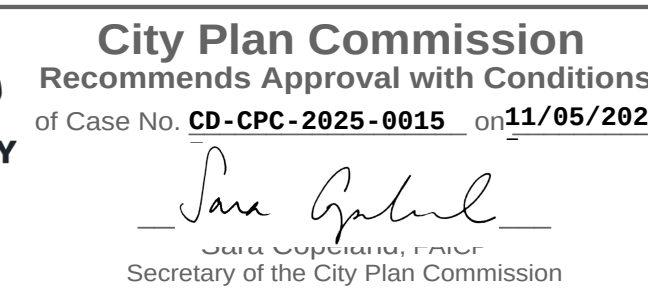
SITE PLAN

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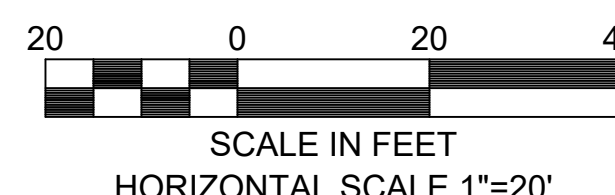
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GRADING PLAN

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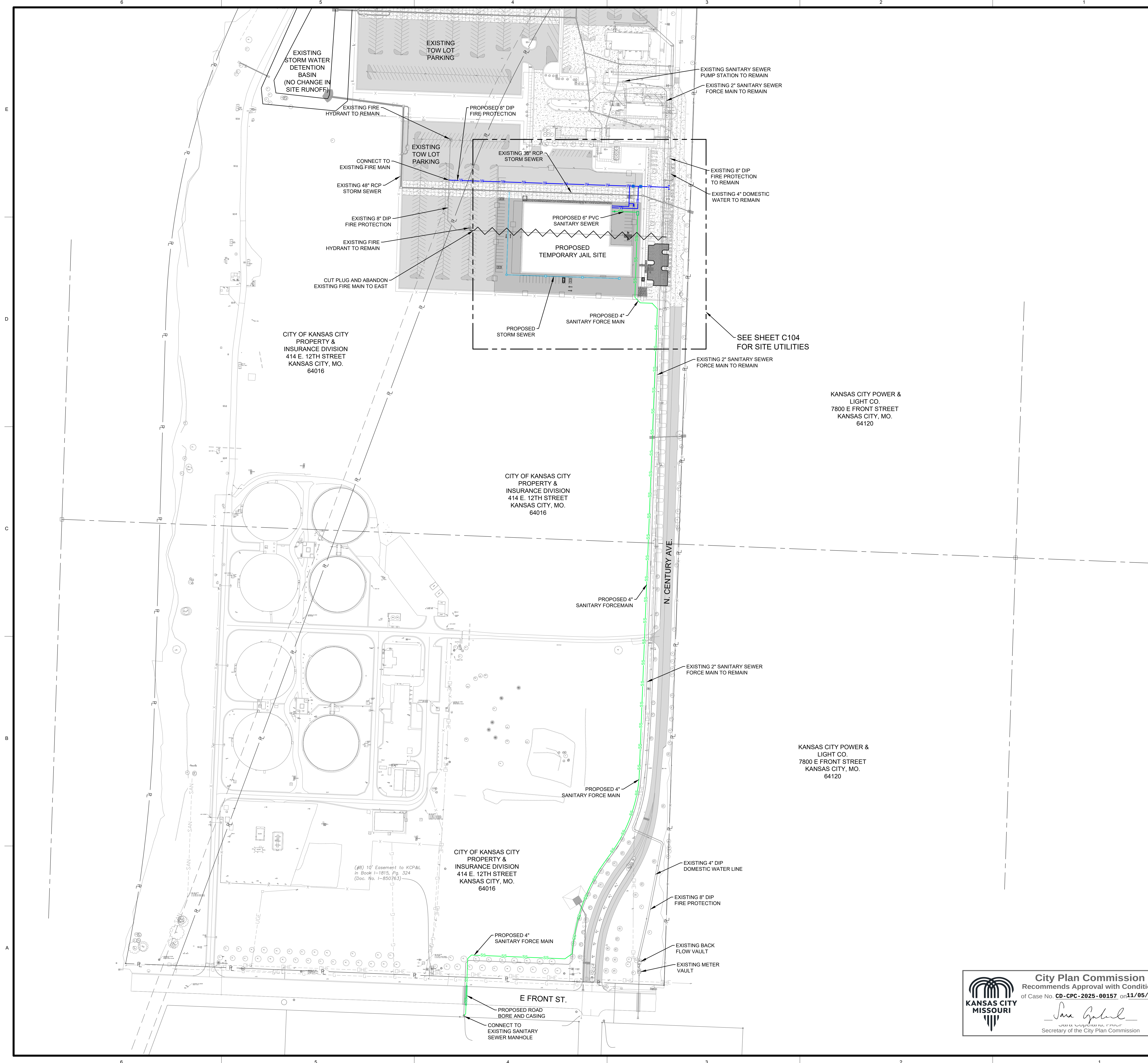


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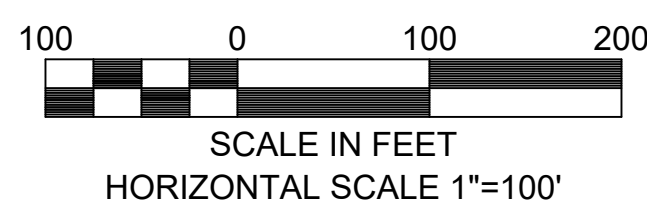
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VAULTS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED SANITARY STRUCTURES

NOTE:

- FOR STORMWATER MANAGEMENT, DETENTION BASIN WAS SIZED TO ACCOMMODATE THE ENTIRE AREA OF THE TOW LOT.
- STORM DRAINAGE LETTER WILL BE PROVIDED WITH PERMIT PLANS.



City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00157** on **11/05/2025**

Jan Gabriel
Secretary of the City Plan Commission

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NO	DESCRIPTION	DATE

C103

OVERALL UTILITY PLAN

Treanor NO. 79-1100

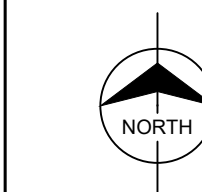
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City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2025-00157** on **11/05/2025**

Sam Gabriel
Secretary of the City Plan Commission



20 0 20 40
SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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C104

UTILITY PLAN

Treanor NO. 79-1100



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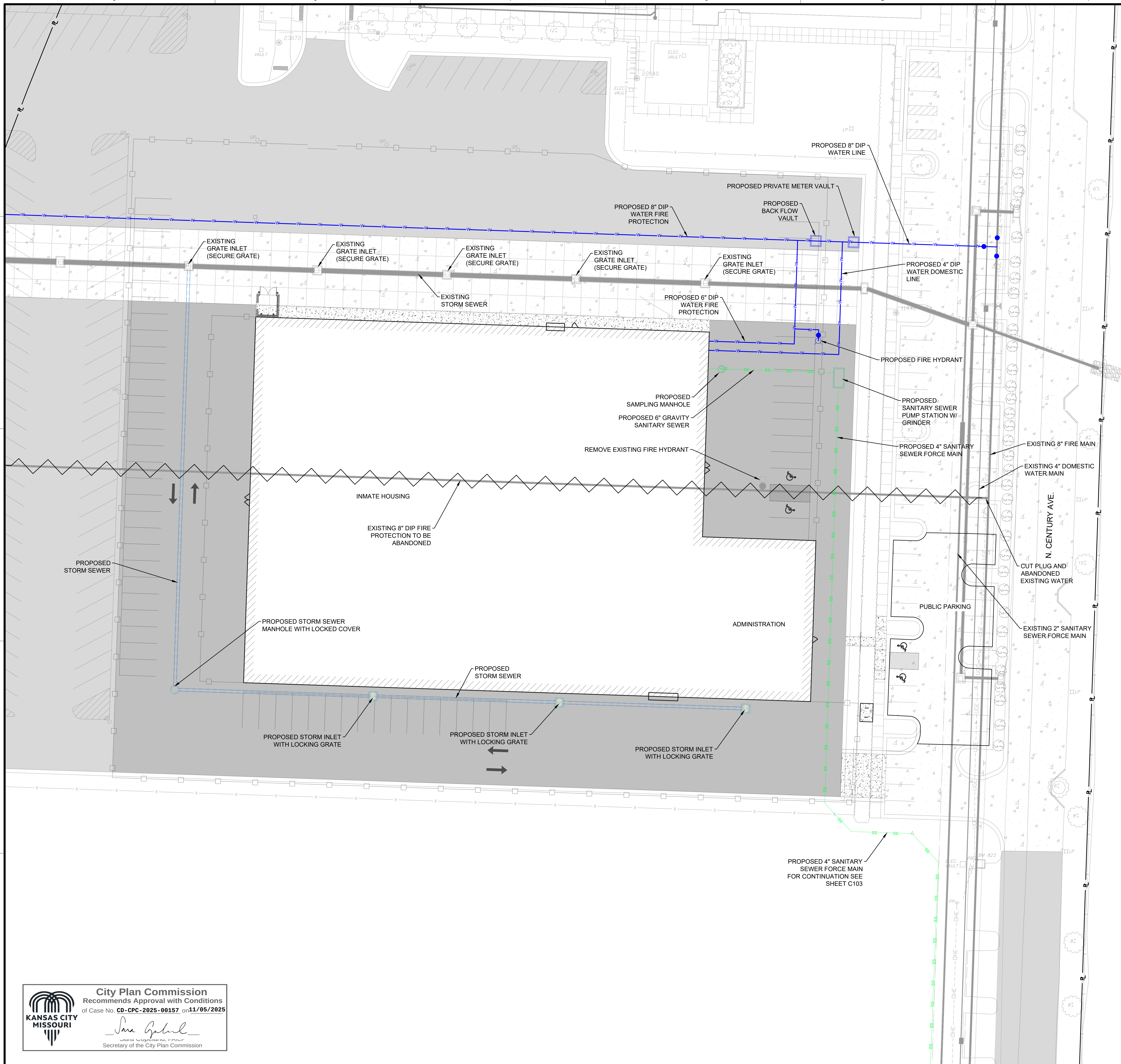
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PAVEMENT LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER VAULTS
- PROPOSED STORM STRUCTURE
- PROPOSED STORM PIPE
- PROPOSED SANITARY STRUCTURES





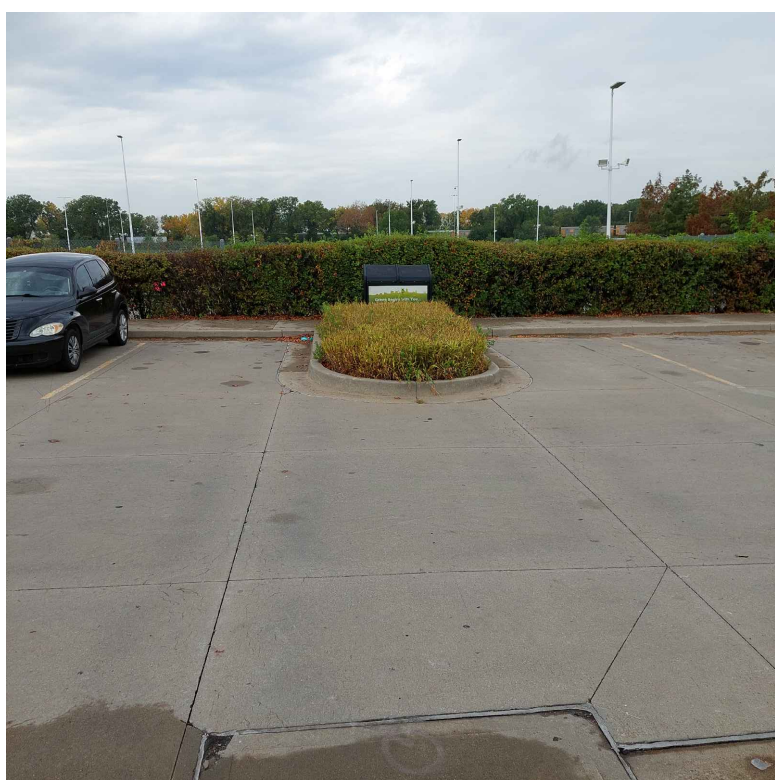
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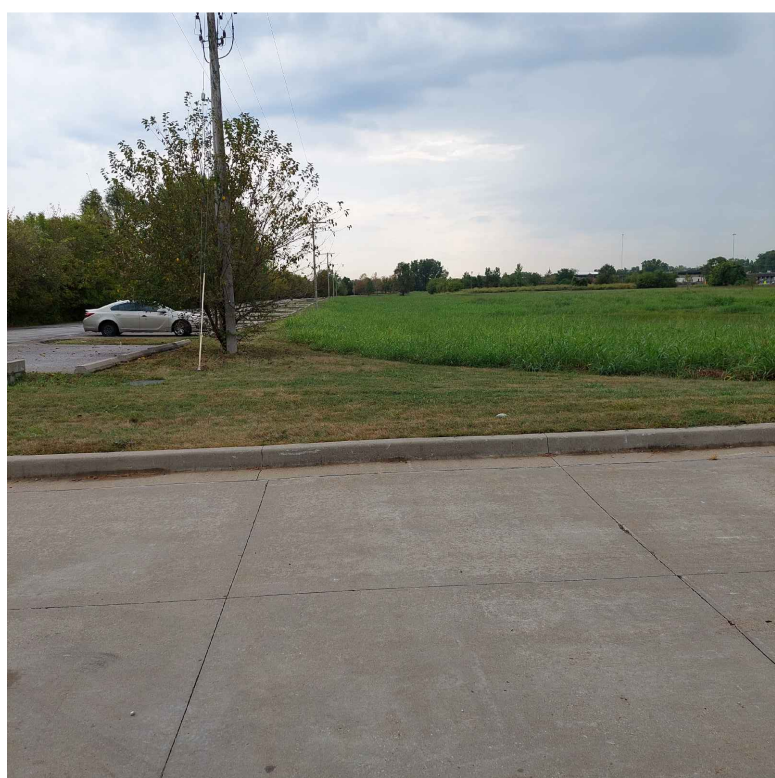
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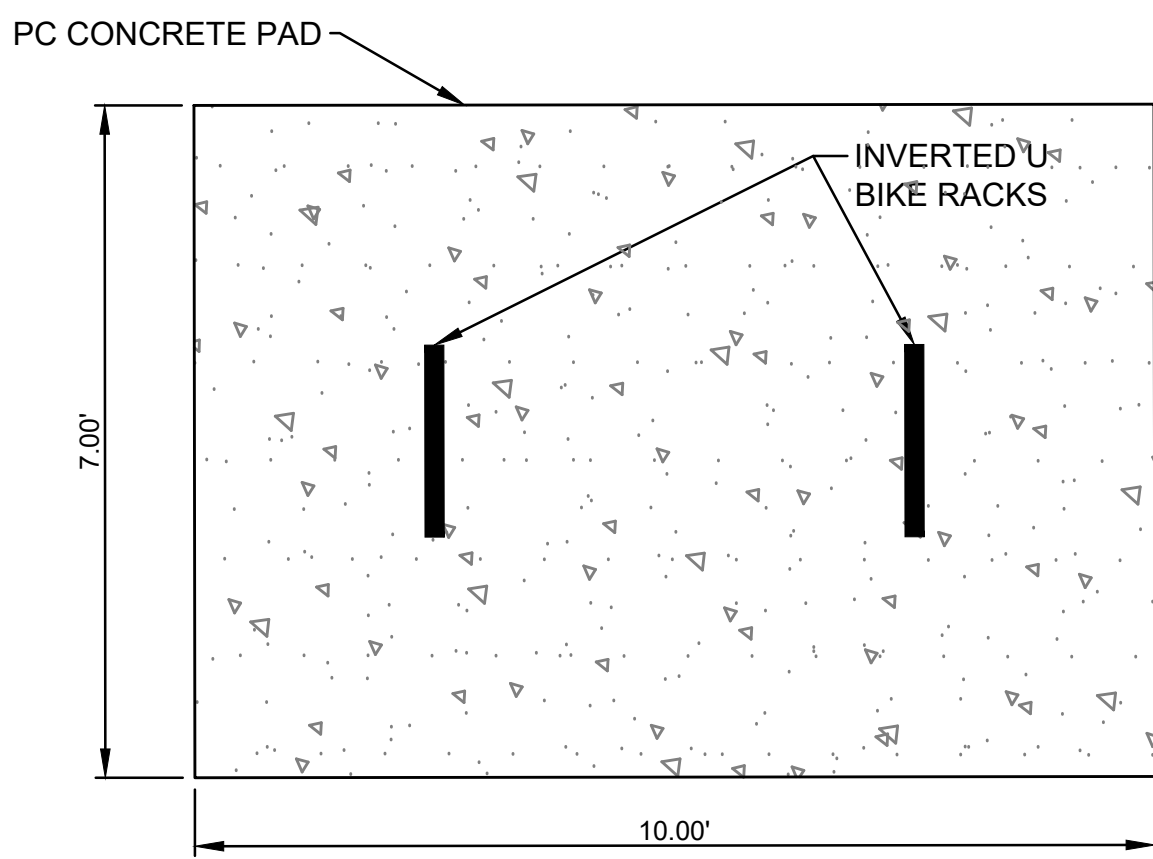
3 LOOKING NORTH ON CENTURY AVE.
SCALE



4 LOOKING WEST FROM PUBLIC PARKING
SCALE



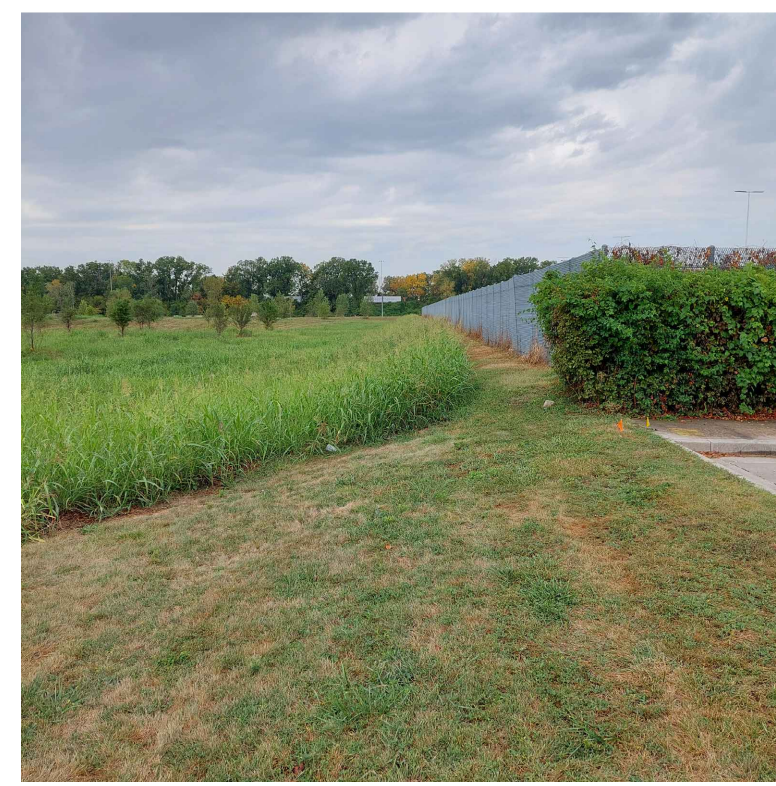
5 LOOKING SOUTH FROM PARKING LOT
SCALE



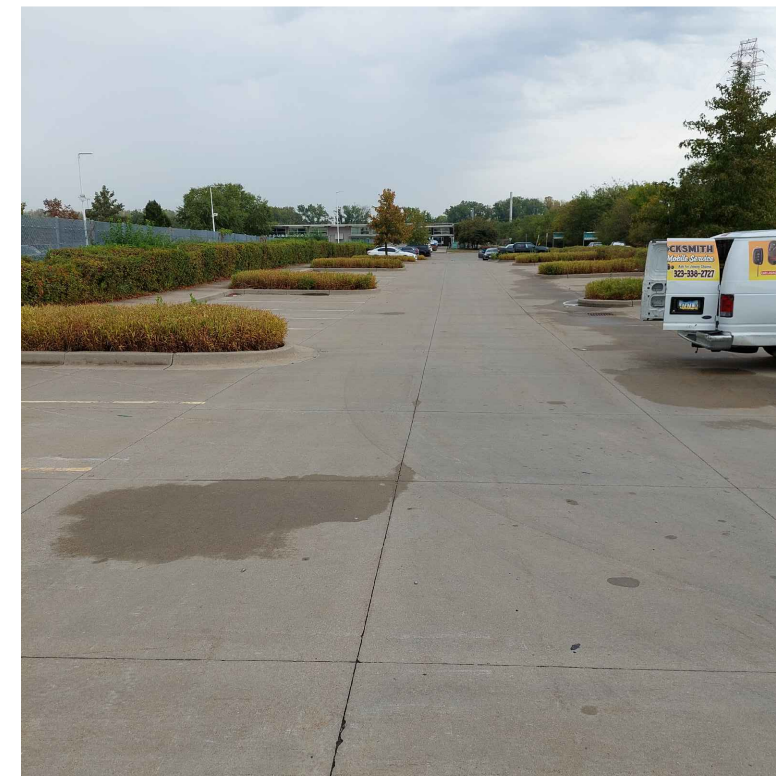
PC CONCRETE BICYCLE PAD
WITH 2 INVERTED U RACKS
NOT TO SCALE



12' CHAIN LINK FENCE
W/ VINYL SCREENING
NOT TO SCALE



6 LOOKING WEST AT SOUTH FENCE LINE
SCALE



7 LOOKING NORTH IN PARKING LOT
SCALE



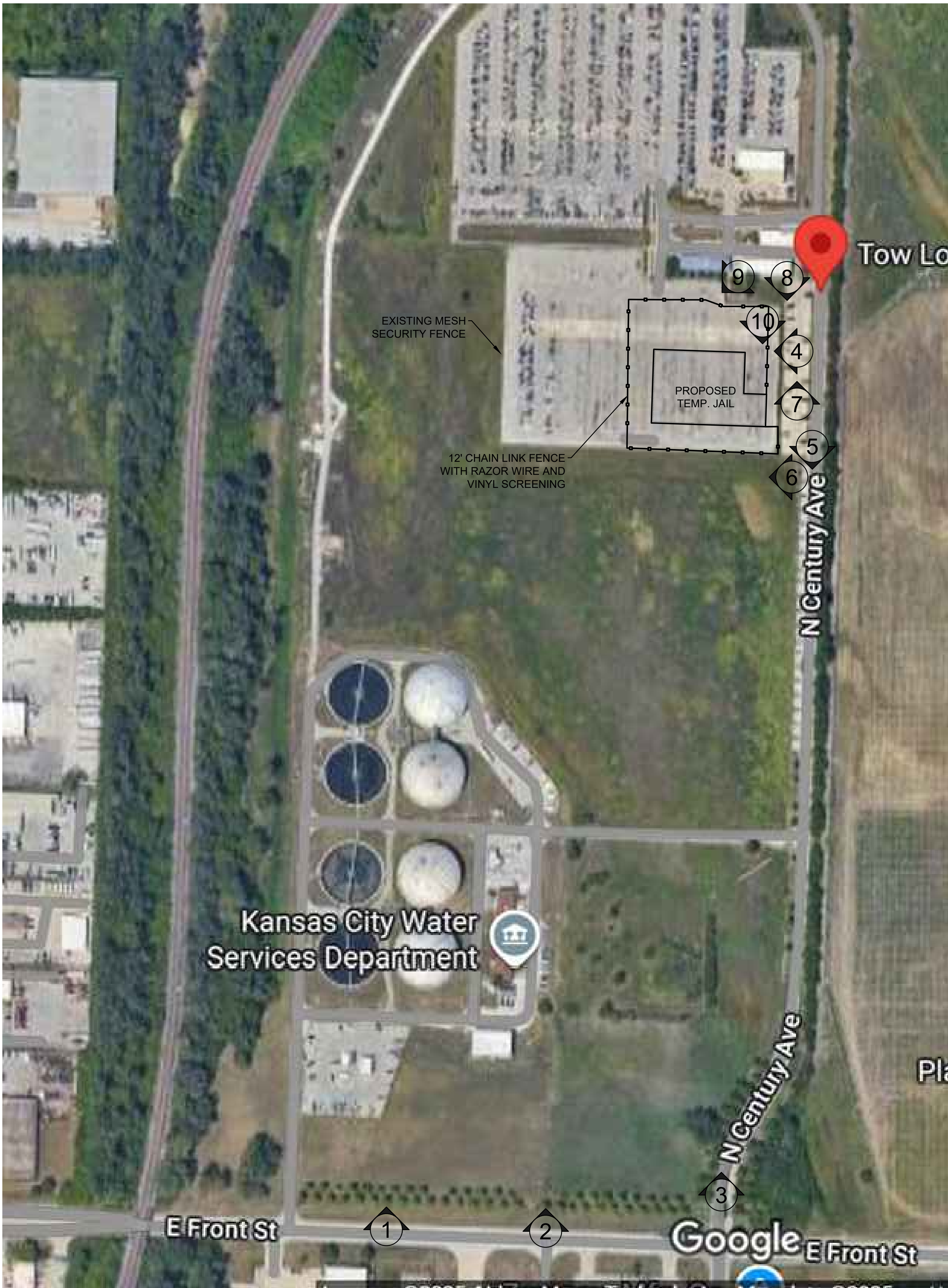
8 LOOKING SOUTH ALONG EAST SIDE OF FENCE
SCALE



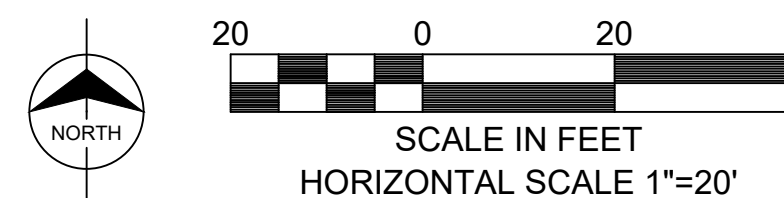
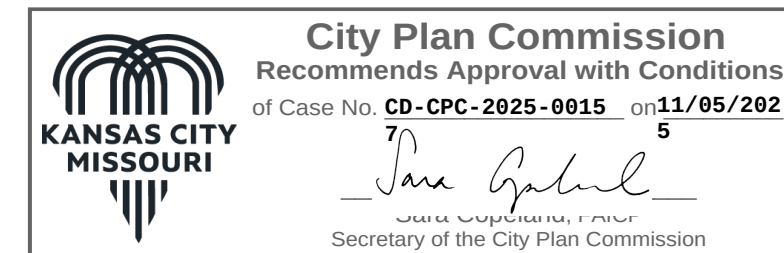
9 LOOKING SOUTHWEST INTO TOW LOT
SCALE



10 LOOKING SOUTH INTO TOW LOT B
SCALE



OVERALL LANDSCAPE PLAN
NOT TO SCALE



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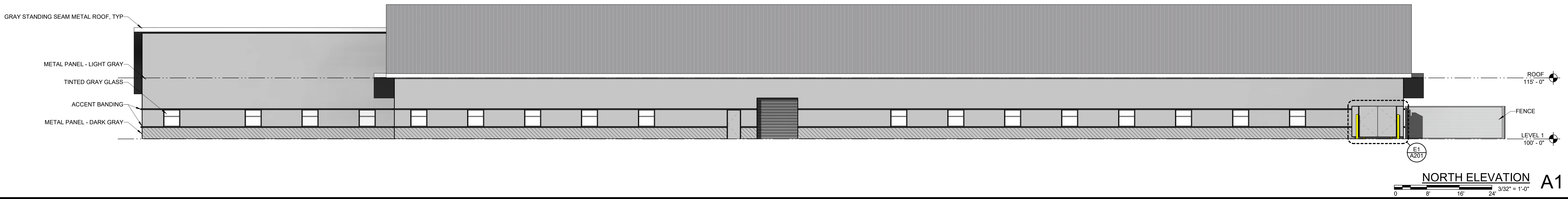
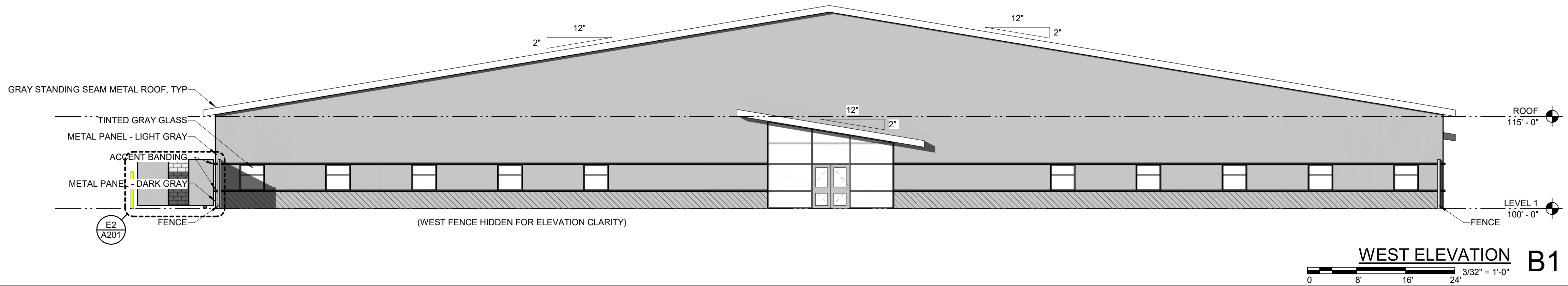
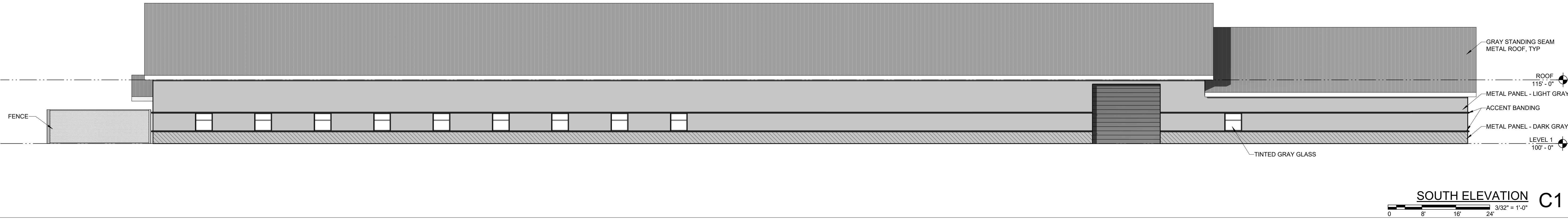
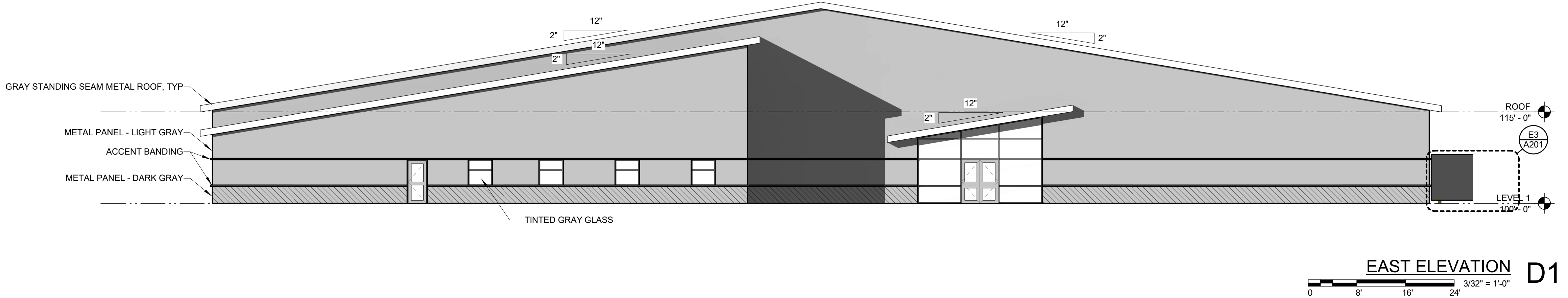
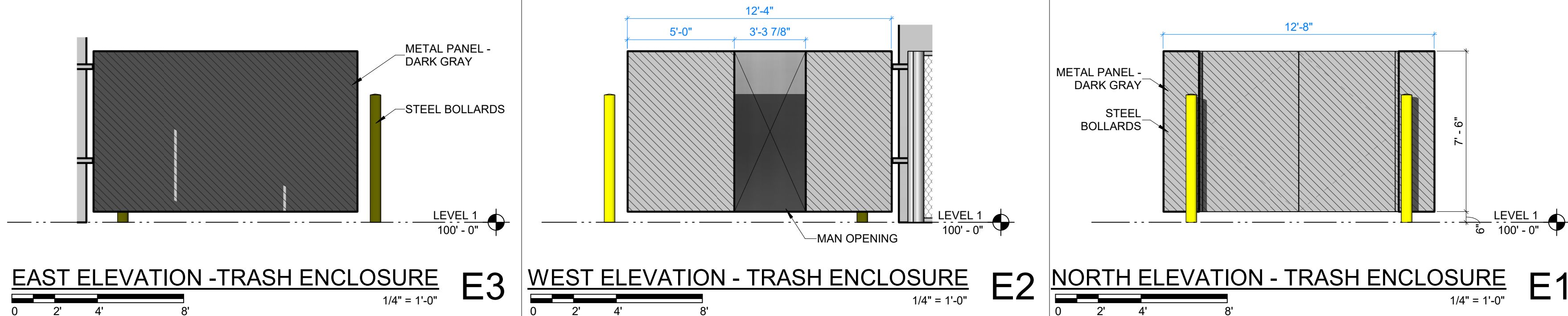
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LANDSCAPE PLAN

Treanor NO. 79-1100

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ELEVATIONS

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