



CITY PLAN COMMISSION REPORT

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

February 16, 2021

Project Name

Mazuma Credit Union on North Oak

Docket # Request

#4 CD-CPC-2020-00191
Rezoning to MPD

Applicant

Todd Hageman
Grubbs & Associates, LLC
7372 Marietta Ave.
St. Louis, MO

Owner

QuikTrip Corp.
PO Box 3475
Tulsa, OK

Location	9700 N. Oak
Area	Trafficway
Zoning	About 32.7 acres
Council District	MPD
County	2 nd
School District	Clay North Kansas City

Surrounding Land Uses

North: undeveloped (zoned MPD)
East: single-family residential (zoned R-7.5)
West: multi-family residential (zoned MPD)
South: Commercial/QuikTrip (zoned MPD)

Major Street Plan

North Oak Trafficway at this location is a designated thoroughfare, requiring six traffic lanes.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to New Mark Brooking Homes Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request.

EXISTING CONDITIONS

The subject property, north of the northwest corner of North Oak Trafficway and NE 96th Street. The property is currently undeveloped, a part of a previously approved MPD plan which includes the previously approved QuikTrip to the south and multi-family development to the west.

NEARBY DEVELOPMENTS

North: undeveloped
East: single family residences
South: QuikTrip
West: Cottages at North Oak apartments

SUMMARY OF REQUEST

The applicant is proposing an amendment to a previously approved MPD plan in order to build a single-story, approximately 3600 square-foot commercial building for use as a Mazuma Credit Union. The project, as proposed includes 30 parking spaces, 2 bicycle parking spaces, and 3 drive-through lanes, and ingress and egress off of NE 97th Street and the private drive on the west side of the site.

KEY POINTS

- Rezoning from MPD to MPD in order to amend a previously approved plan
- Single-tenant user (Mazuma Credit Union)
- Drive-through use

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
4 Approval with conditions

CONTROLLING CASE

Case 12419-MPD-3 – Ordinance 150538 was passed by the City Council on July 9, 2015 approving rezoning of about 33 acres from District R-80 (Residential 80) to District MPD (Master Planned Development) and approved a preliminary development plan. This is the approved preliminary development plan for this parcel.

RELATED RELEVANT CASES

12419-MPD-4: Final plan for the development of QuikTrip

CD-CPC-2019-00001: Rezoning to MPD to develop Cottages of North Oak

CD-CPC-2019-00091: Final MPD plan for the Cottages of North Oak

HISTORY

The subject property was originally rezoned to MPD as part of a master planned development package that included about 33 acres of land. Adjacent sites to the south and west have since been developed.

PLAN REVIEW**Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	Nine automobile and two bicycle parking spots are required, 30 automobile and two bicycle parking spaces are provided
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	The plan shall be revised to show landscaping and screening of the drive-through as required by 88-340
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes		A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

ANALYSIS

The plan, as proposed, is in general conformance with the applicable plans. Access to the site is provided off NE 97th Street, which leads to the northern parking lot, as does the first driveway from the private drive on the western side of the sit. The second drive provides the only access to the drive-through lane; clear signage will be pivotal in directing drivers on the correct entrance to use for parking versus drive-through use.

Additionally, pedestrian safety on the site as well as connectivity to the QuikTrip site to the south needs improvement, as included in the plan corrections.

The building elevations include appropriate use of stone, wood, and metal panel accents; however, staff has not received complete drive-through designs and will need such to ensure compliance with the standards of 88-340.

88-515-08-A. conformance with adopted plans and planning policies;

The plan, as proposed, complies with the applicable plans and policies including the Gashland/Nashua Area Plan.

88-515-08-B. zoning and use of nearby property;

Adjacent properties are zoned MPD and a part of the overall development.

88-515-08-C. physical character of the area in which the subject property is located;

North Oak Trafficway is a designated thoroughfare with many commercial uses located along it. The addition of a credit union is a compatible use.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Infrastructure and services are expected to be built to City standard in a manner which will be adequate for the development.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is suitable for commercial/drive-through uses as proposed in the MPD plan.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties,

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS based on the application and plans been submitted by the applicant.

Respectfully submitted,



Jamie Hickey
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: March 09, 2021

Case Number: CD-CPC-2020-00191

Project: Mazuma Credit Union on North Oak

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Jamie Hickey at 816-513-8816 / Jamie.Hickey@kcmo.org with questions.

1. 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. (1/19/2021)
2. All signs shall be permitted separately from this process and comply with 88-445. (2/09/2021)
3. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit. (2/09/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

4. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (1/12/2021)
5. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/12/2021)
6. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (1/12/2021)
7. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (1/12/2021)
8. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (1/12/2021)
9. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (1/12/2021)
10. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (1/12/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (1/12/2021)
12. 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. (1/12/2021)
13. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the property frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (1/12/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

14. • 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) (1/14/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (1/20/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

16. The developer shall label the driveway widths and radii prior to certificate of occupancy. Values shall comply with Public Works Standard Detail D-3. (3/04/2021)

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

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(1/20/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

18. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(1/20/2021)

CLOSEUP VIEW FROM NORTHEAST
LOOKING AT MAIN ENTRY



VIEW FROM NORTHEAST

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2020 SEPTEMBER 03

NEW BRANCH

EXTERIOR VIEWS

MPD DEVELOPMENT PLANS FOR MAZUMA CREDIT UNION

LOT 2, QUIKTRIP STORE 221R
LOCATED ON THE EAST SIDE OF THE SOUTHWEST CORNER OF SECTION 35,
TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI

- SITE DATA:**
- A. EXISTING ZONING - MPD
PROPOSED ZONING - MPD
 - B. TOTAL LAND AREA 1,424,236 S.F./32.696 AC
PHASE 1 - QUIKTRIP STORE 221R LOT 1 1/2 2.82 AC - COMPLETED AS PART OF 12419-MPD-3
PHASE 2 - QUIKTRIP STORE 221R LOT 2 1/2 1.25 AC - CURRENT PROPOSED
PHASE 3 - 1/2 27.62 AC UNPLATTED AREA SUBJECT TO FUTURE MPD APPROVAL
 - C. ACREAGE OF PROPOSED STREET RIGHT-OF-WAY: 0.00AC
 - D. PROPOSED USES OF LOT 2 BUILDINGS AND STRUCTURES:
FINANCIAL
 - E. HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES 20' MAX. NUMBER OF FLOORS OF EACH BUILDING:
FINANCIAL - 1-STORY
 - F. FLOOR AREA RATIO:
LOT 2: 0.07
 - G. GROSS & NET DENSITY:
LOT 2: N/A
 - H. **REQUIRED PARKING:**
LOT 2: FINANCIAL - 2.5 SPACES PER 1,000 S.F. = 9 SPACES
PROVIDED PARKING: 30
 - I. **BICYCLE PARKING DATA:**
SHORT TERM BICYCLE PARKING REQUIRED: AT LEAST 10% OF THE NUMBER OF SPACES
NUMBER OF VEHICLE SPACES: 30
10% OF VEHICLE SPACES: 3
TOTAL SHORT TERM BICYCLE PARKING TO BE PROVIDED: 3 SPACES
LONG TERM BICYCLE PARKING REQUIRED:
FINANCIAL: 1 + 1 PER 10,000 S.F. = 2 SPACES
TOTAL LONG TERM BICYCLE PARKING TO BE PROVIDED : 2 SPACES
 - J. PHASE 1 - COMPLETED 2015 - 12419-MPD-3
PHASE 2 - COMMENCE 2020 - COMPLETED 2021
PHASE 3 - CONTINGENT UPON MARKET DEMAND
 - K. PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT SHALL BE SUBMITTED AS REQUIRED FOR PHASE 3
 - L. ALL PHASE 3 BUILDING ELEVATIONS SHALL BE COMPLEMENTARY TO QUICKTRIP, WILL BE OF UNIFORM DESIGN AND MATERIALS, AND WILL BE FOUR-SIDED ARCHITECTURE.
 - M. PROPOSED CONTOURS, BMPS, EASEMENTS AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVALS.
 - N. SIGNAGE ALLOWED PER KCMO ZONING ORDINANCE SECTION 88-445
 - O. MPD FINAL PLANS FOR EACH LOT SHALL BE SUBMITTED TO THE KCMO CITY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMITS BEING GRANTED.
 - P. MPD FINAL PLANS TO INCLUDE DETAILS ON SIGNAGE, OPEN SPACE, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, FINAL ENGINEERING DESIGN, AND LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY



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CONTRACTOR:
L. KEELY CONSTRUCTION
TOM MOONEY
500 S EWING SUITE G,
ST. LOUIS, MO 63103
(314) 421-5933

OWNER/DEVELOPER:
MAZUMA CREDIT UNION
DEBBIE BAUMANN
7260 WEST 135TH STREET
OVERLAND PARK, KANSAS 66223
(913) 574-5000

ARCHITECT:
GRUBBS & ASSOCIATES
TODD HAGEMAN
7372 MARIETTA AVE
ST. LOUIS, MISSOURI 63143
Telephone: (314) 405-8008

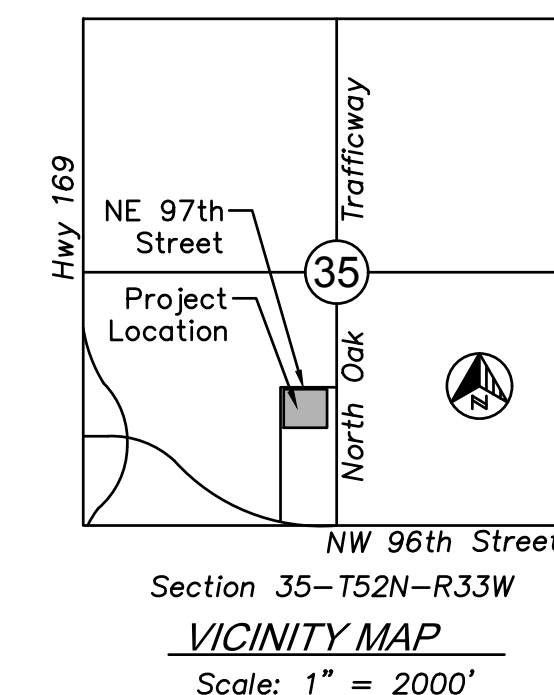
ENGINEER:
OLSSON
MASON OLSON
7301 W 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66202
(913) 381-1170

SHEET INDEX

Number	Title
C1.0	COVERSHEET
C2.0	EXISTING CONDITIONS
C2.0	SITE REZONING PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

PROPERTY DESCRIPTION:

Lot 2, QUIKTRIP STORE 221R, a subdivision in Kansas City, Clay County, Missouri.



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NEW BRANCH FACILITY FOR
mazuma
NORTH OAK TRAFFICWAY AND NE 97TH STREET,
KANSAS CITY, MISSOURI 64155

STATE OF MISSOURI
BRET LAURITSEN
Professional Engineer
2-25-21
02/05/2021
BRET LAURITSEN - CIVIL ENGINEER
BRAD SONNER - LANDSCAPE ARCHITECT

MPD PLANS	
MAZUMA CREDIT UNION	
LOT 2 QUIKTRIP STORE 221R	
KANSAS CITY, CLAY COUNTY, MO	
COVERSHEET	
LKC 19-7310	GRUBBS 2021
C1.0	



NORTHLAND CATHEDRAL OF GOD, INC.
ZONING R-1.5

NORTHLAND CATHEDRAL OF GOD, INC.
ZONING R-1.5

LOT R1
QUIKTRIP STORE 221R PLAT
CURRENT ZONING - MPD
USES & BUILDING WILL BE SUBJECT
TO FUTURE MPD DEVELOPMENT PLAN APPROVAL
27.62 AC

WINDSORNORMANDY MASTER
HOME OWNERS ASSOC.
ZONING R-7.5

NE 97TH STREET

LOT 2
MAZUMA
1.25 AC

N OAK TRAFFICWAY

PRIVATE DRIVE

LOT 1 - QUIKTRIP
3.82 AC - PHASE 1 COMPLETED
CASE # 12419-MPD-3

NE 96TH STREET

GOOD SHEPHERD UNITED METHODIST CHURCH
ZONING R-1.5

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LEGEND

- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CONTOUR

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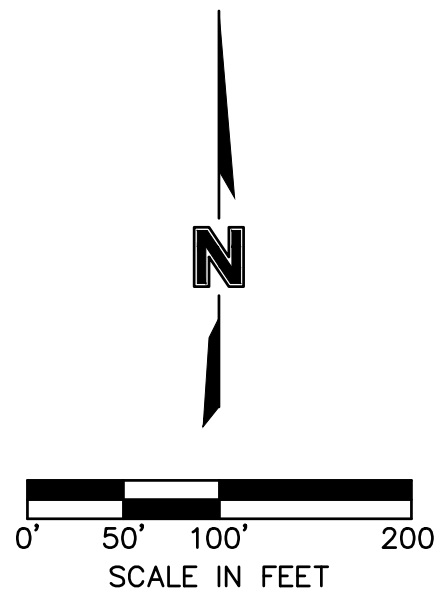
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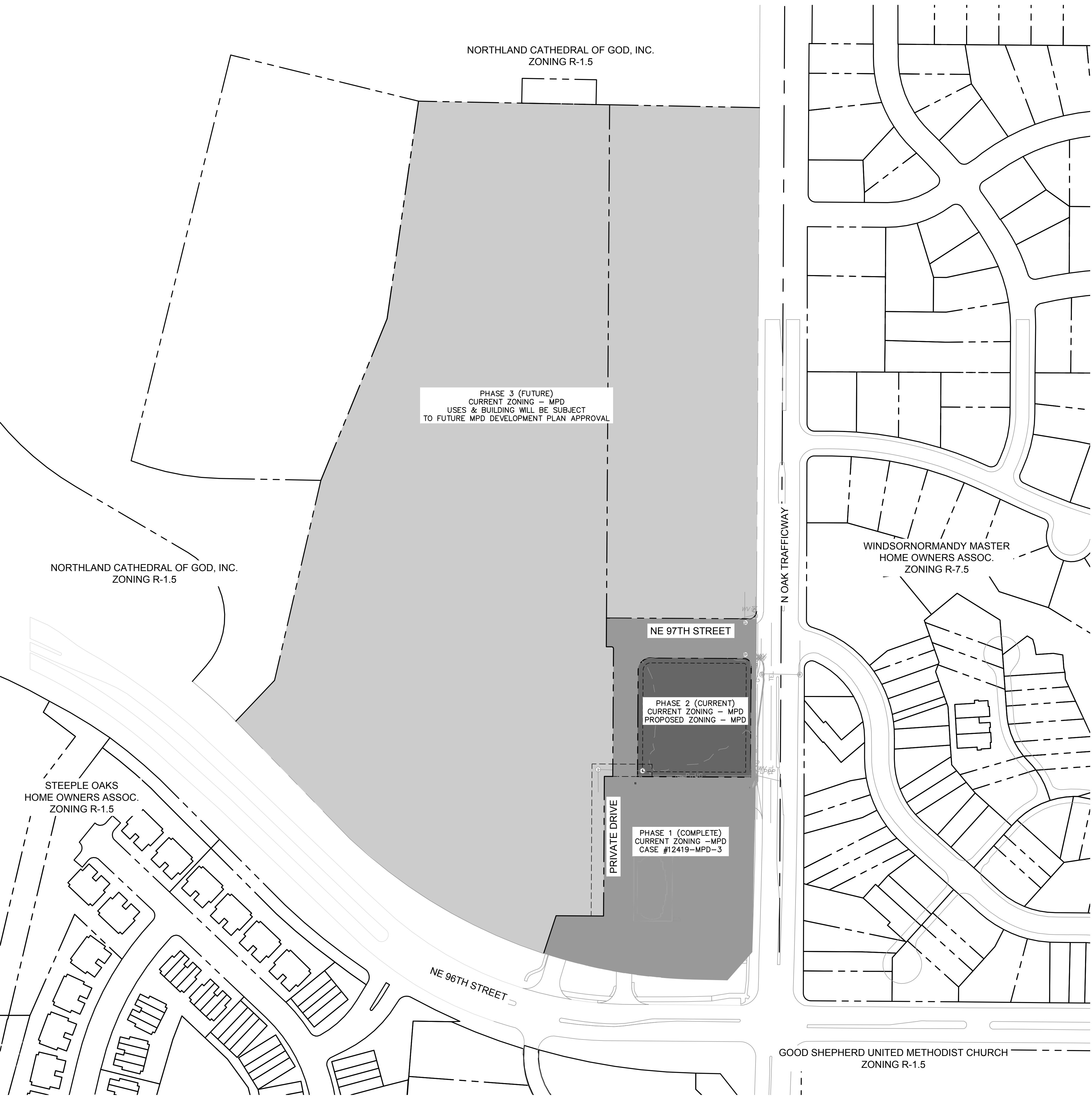
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STATE OF MISSOURI
BRETT LAURITSEN
REGISTERED PROFESSIONAL ENGINEER
PS-0012028279
2-25-21
02/05/2021
BRETT LAURITSEN - CIVIL ENGINEER
BRAD SONNER - LANDSCAPE ARCHITECT

MPD PLANS
MAZUMA CREDIT UNION
LOT 2 QUICKTRIP STORE 221R
KANSAS CITY, CLAY COUNTY, MO
EXISTING CONDITIONS
LKC 19-7310 GRUBBS 2021

C2.0





LEGEND
 - - - - - PROPERTY LINE
 - - - - - RIGHT-OF-WAY

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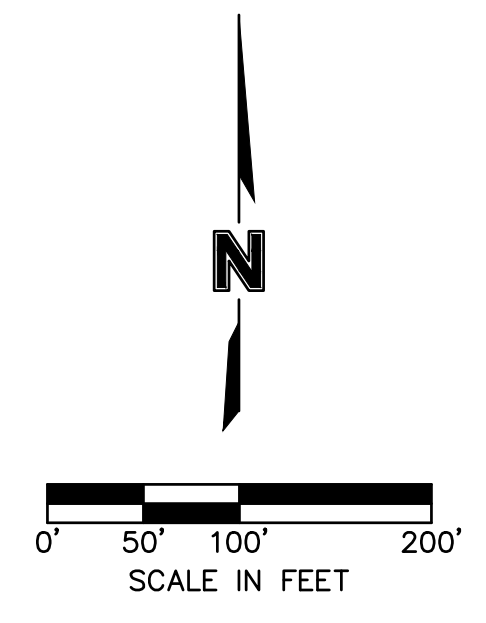
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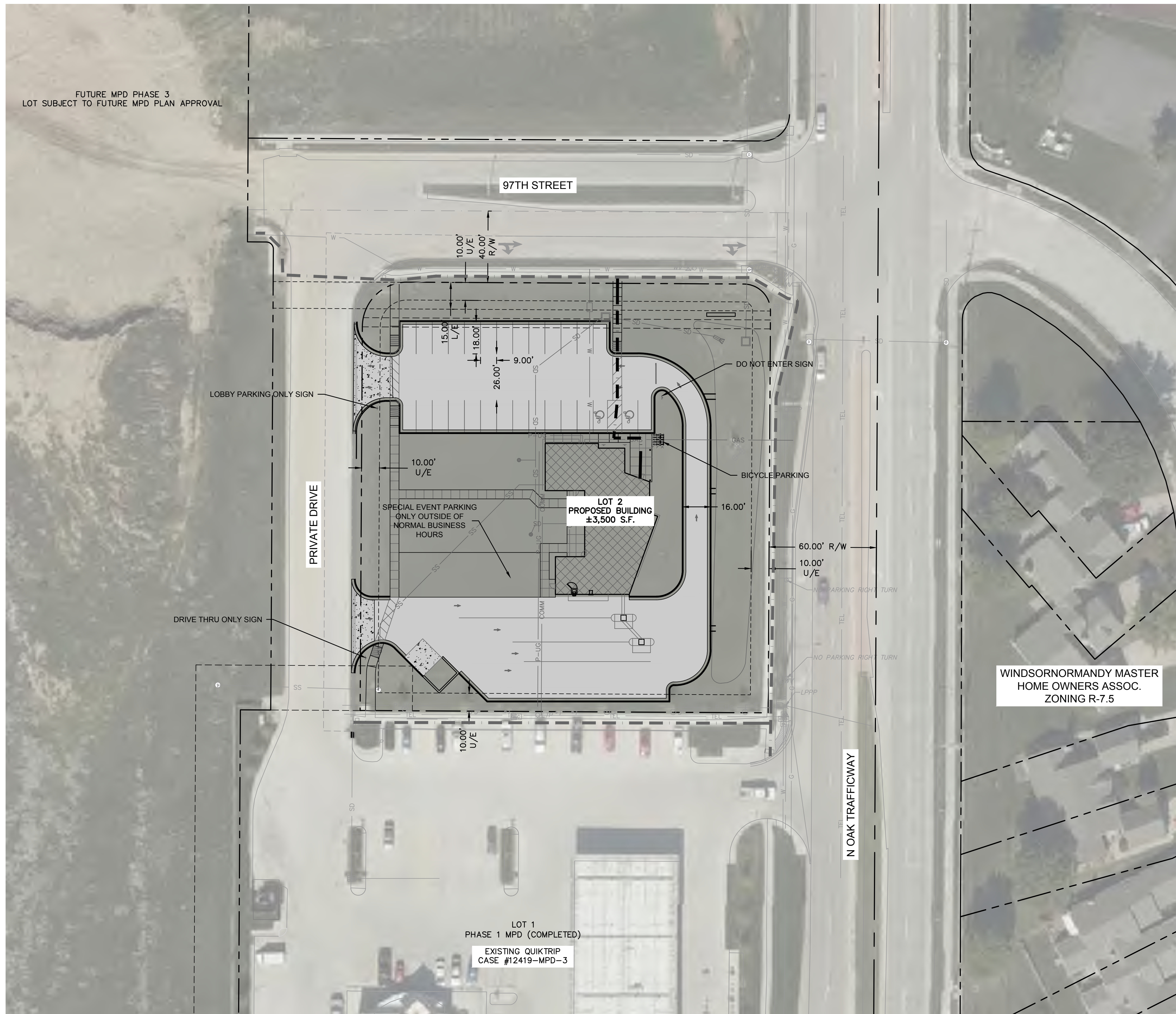
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MPD PLANS
 MAZUMA CREDIT UNION
 LOT 2 QUICKTRIP STORE 221R
 KANSAS CITY, CLAY COUNTY, MO

SITE REZONING PLAN
 LKC 19-7310 GRUBBS 2021

C2.0





LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	UTILITY EASEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ADA/PEDESTRIAN PATH
	EXISTING PEDESTRIAN PATH

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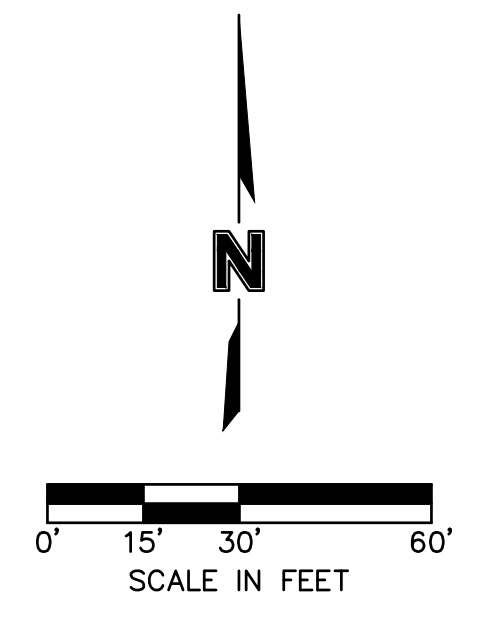
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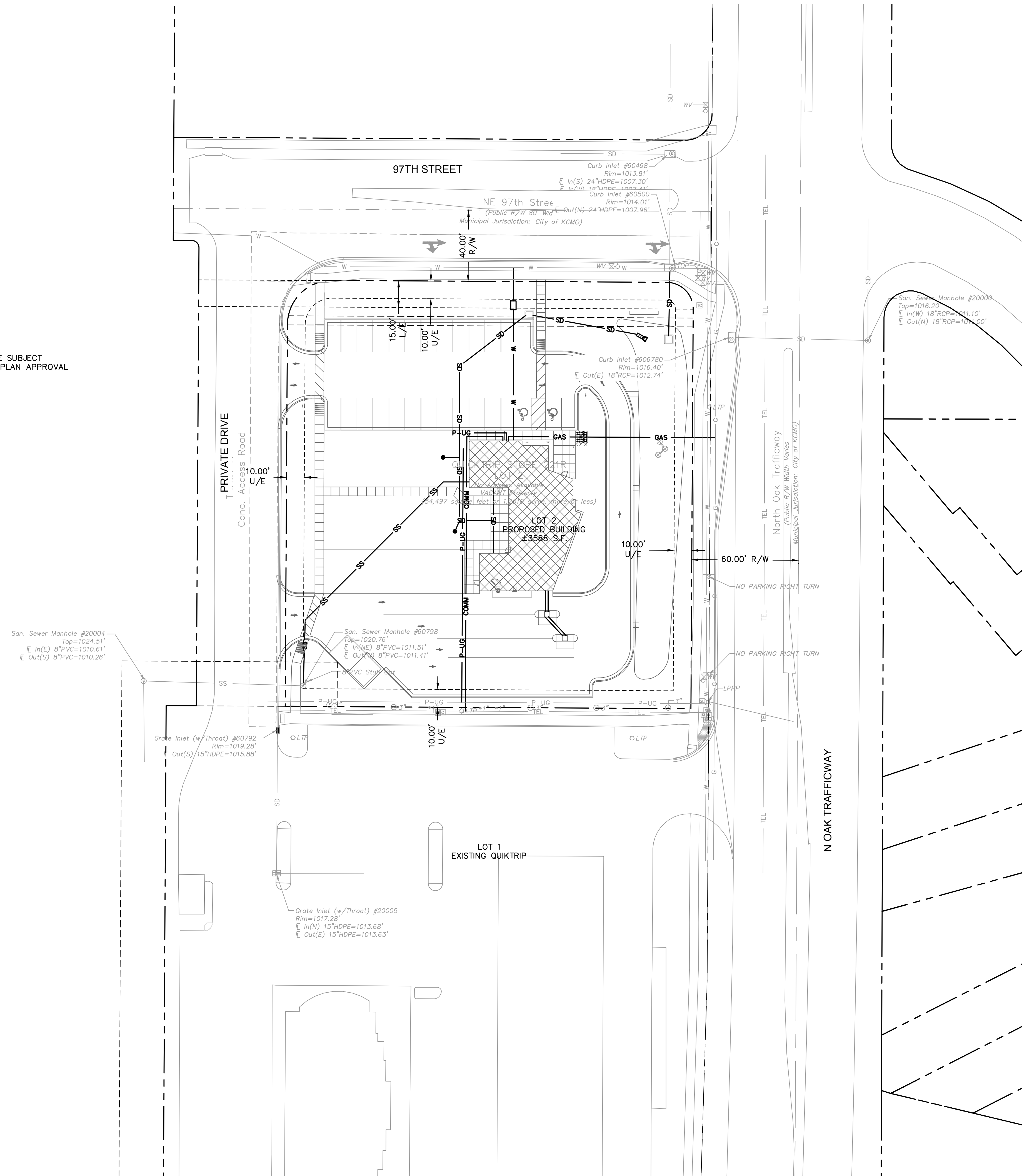
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MPD PLANS	
MAZUMA CREDIT UNION	
LOT 2 QUICKTRIP STORE 221R	
KANSAS CITY, CLAY COUNTY, MO	
SITE PLAN	
LKC 19-7310	GRUBBS 2021
C3.1	

96TH & OAK DEVELOPMENT																	
PHASE NUMBER	LAND USE	LOT NUMBER	LOT AREA	PROPOSED STREET R/W (AC.)	BUILDING SF	FAR	PARKING STALLS REQUIRED			ACCESSIBLE PARKING REQUIRED		BICYCLE PARKING STALLS REQUIRED (LONG TERM)			BICYCLE PARKING STALLS REQUIRED (SHORT TERM)		
							RATIO	TOTAL REQUIRED	TOTAL PROVIDED	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED	RATIO	REQUIRED	PROVIDED
2	MAZUMA CREDIT UNION (FINANCIAL)	LOT 2	1.25	0.00	3588	0.07	2.5/1,000 S.F.	9	28	2	2	1 + 1 PER 10,000 S.F.	2	2	10% OF PARKING SPACES	3	3
3	SUBJECT TO FUTURE MPD APPROVAL		27.62				USES & BUILDINGS WILL BE SUBJECT TO FUTURE MPD DEVELOPMENT APPROVAL										

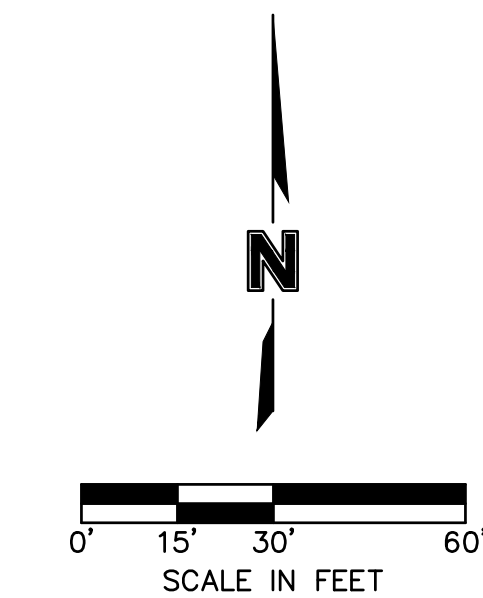


PHASE 3
 USES & BUILDING WILL BE SUBJECT
 TO FUTURE MPD DEVELOPMENT PLAN APPROVAL



LEGEND

	PROPERTY LINE
	CONSTRUCT STORM SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED UNDERGROUND POWER SERVICE
	PROPOSED COMMUNICATIONS SERVICE
	EXISTING GAS SERVICE
	EXISTING TELEPHONE SERVICE
	EXISTING WATER SERVICE
	EXISTING STORM SEWER SERVICE
	EXISTING SANITARY SEWER MAIN
	EXISTING UNDERGROUND POWER LINE



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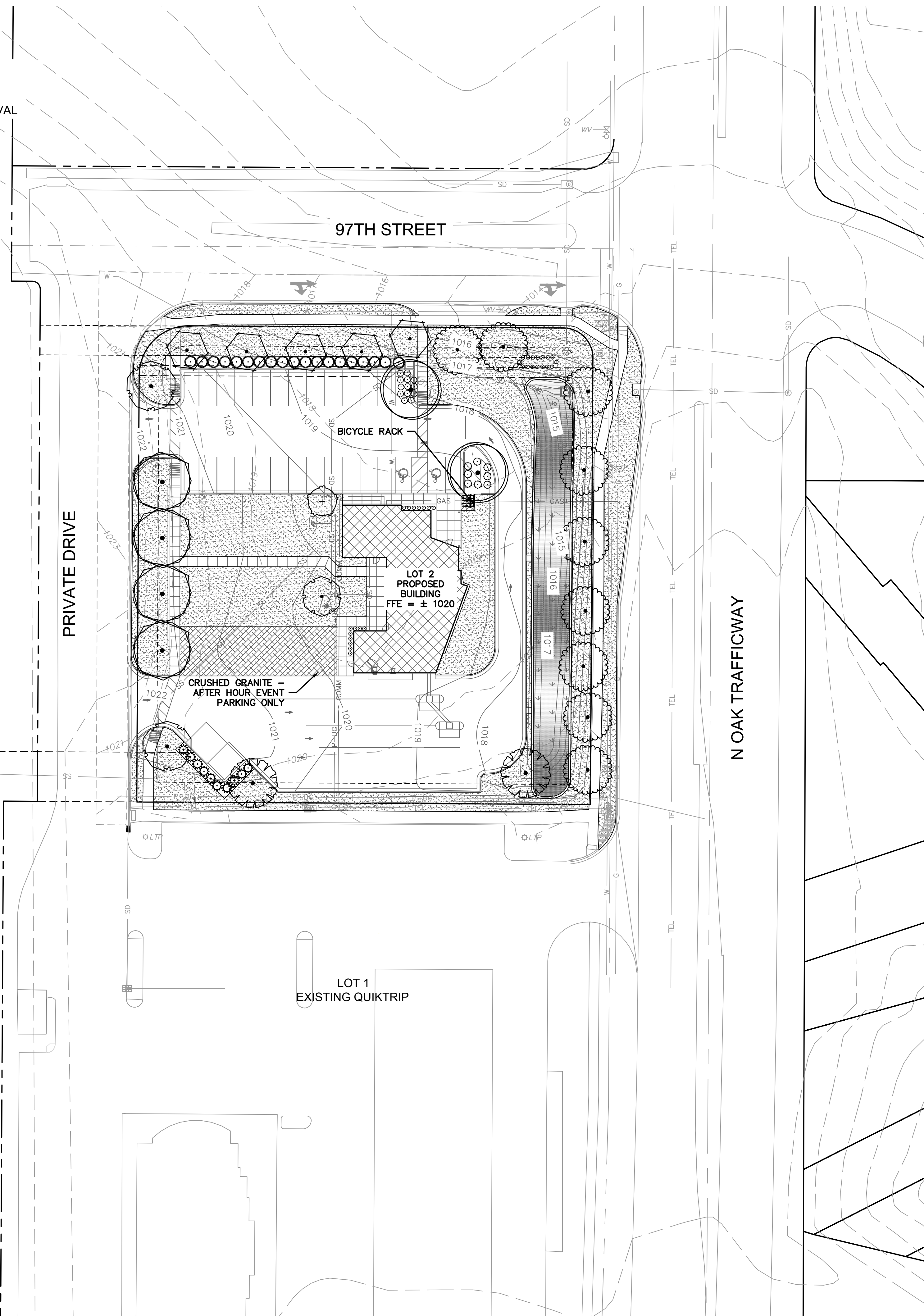
MPD PLANS
 MAZUMA CREDIT UNION
 LOT 2 QUICKTRIP STORE 221R
 KANSAS CITY, CLAY COUNTY, MO

UTILITY PLAN

LKC 19-7310 GRUBBS 2021

C5.0

PHASE 3
USES & BUILDING WILL BE
SUBJECT TO FUTURE MPD
DEVELOPMENT PLAN APPROVAL



LANDSCAPE CALCULATIONS

OPEN SPACE LANDSCAPING 88-425-04
1 TREE PER 5,000 SF OF BUILDING FOOTPRINT
BUILDING FOOTPRINT = 3,550 SF
1 TREES REQUIRED
1 TREES PROVIDED

PARKING LOT LANDSCAPING 88-425-06
35 SF INTERIOR LANDSCAPE PER PARKING SPACE
1,050 SF REQUIRED
1,619 SF PROVIDED
1 TREE PER 5 PARKING SPACES
6 TREES REQUIRED
6 TREES PROVIDED
1 SHRUB PER PARKING SPACE
30 SHRUBS REQUIRED
30 SHRUBS PROVIDED

STREET TREE REQUIREMENT - 88-425-03
1 TREE / 30' OF STREET FRONTAGE
NORTH OAK TRAFFICWAY
224.64 LF
7 TREES REQUIRED
7 TREES PROVIDED

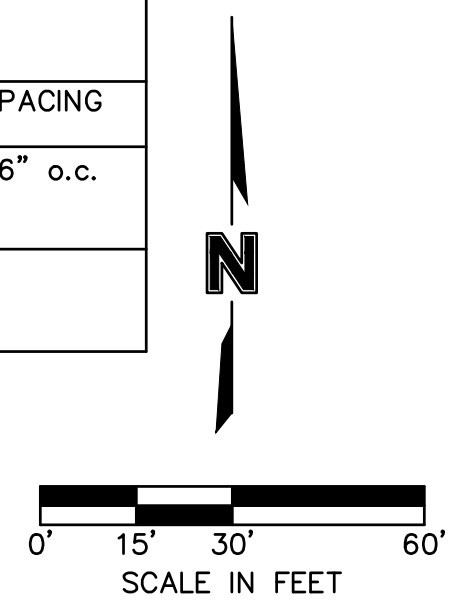
PRIVATE DRIVE- NS
214.64 LF
7 TREES REQUIRED
7 TREES PROVIDED

PRIVATE DRIVE- EW
188.18 LF
6 TREES REQUIRED
6 TREES PROVIDED

PERIMETER LANDSCAPING - 88-425-05
3' TALL EVERGREEN HEDGE AROUND PARKING ADJACENT TO RESIDENTIAL AND STREETS

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	4	ACER MIYABEI 'STATE STREET' MIYABEI MAPLE	B & B	2" CAL
	1	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	B & B	2" CAL
	2	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL LOCUST	B & B	2" CAL
	2	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	2" CAL
	1	QUERCUS ROBUR 'REGAL PRINCE' REGAL PRINCE ENGLISH OAK	2" CAL	
	9	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM BALD CYPRESS	B & B	2" CAL
	2	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	2" CAL
	5	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	2" CAL
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	10	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	B&B 5-6" HT.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	8	JUNIPERUS CHINENSIS 'OLD GOLD' OLD GOLD JUNIPER	5 GAL	
	19	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	32	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' LITTLE BLUESTEM GRASS	1 GAL	
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	13	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	22,432 SF	FESTUCA TURF TYPE TALL FESCUE BLEND	SOD	
NATIVE VEGETATION	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	491	PANICUM VIRGATUM SWITCH GRASS	PLUG	36" o.c.
	3,791 SF	PANICUM VIRGATUM SWITCH GRASS	SEED	

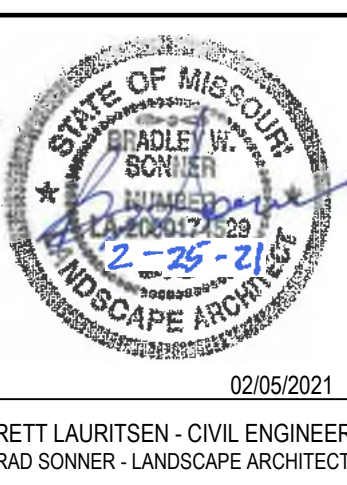


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Overland Park, KS 66213-4750
TEL 913.381.1170
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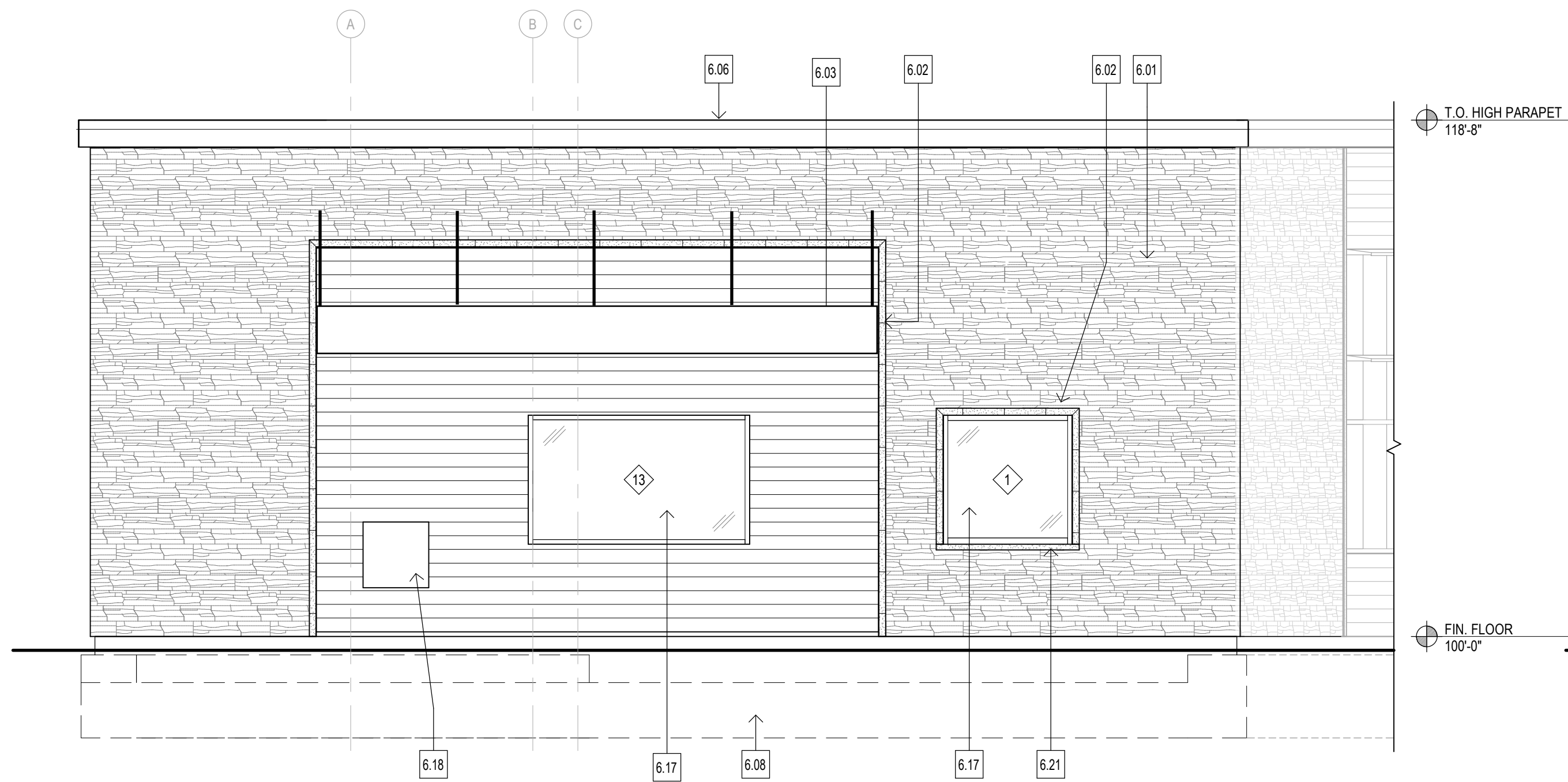


MPD PLANS
MAZUMA CREDIT UNION
LOT 2 QUICKTRIP STORE 221R
KANSAS CITY, CLAY COUNTY, MO

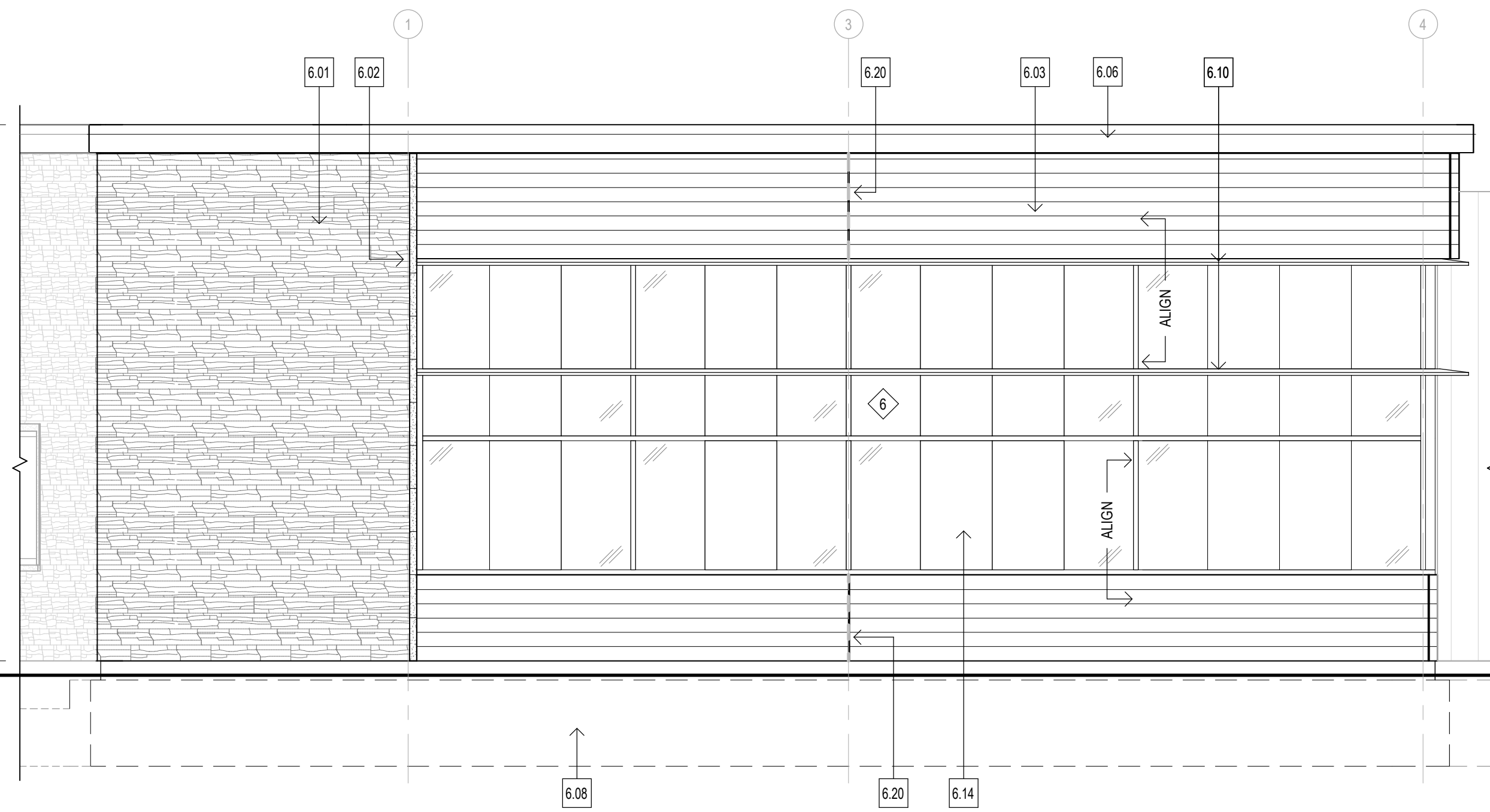
LANDSCAPE PLAN

LKC 19-7310 GRUBBS 2021

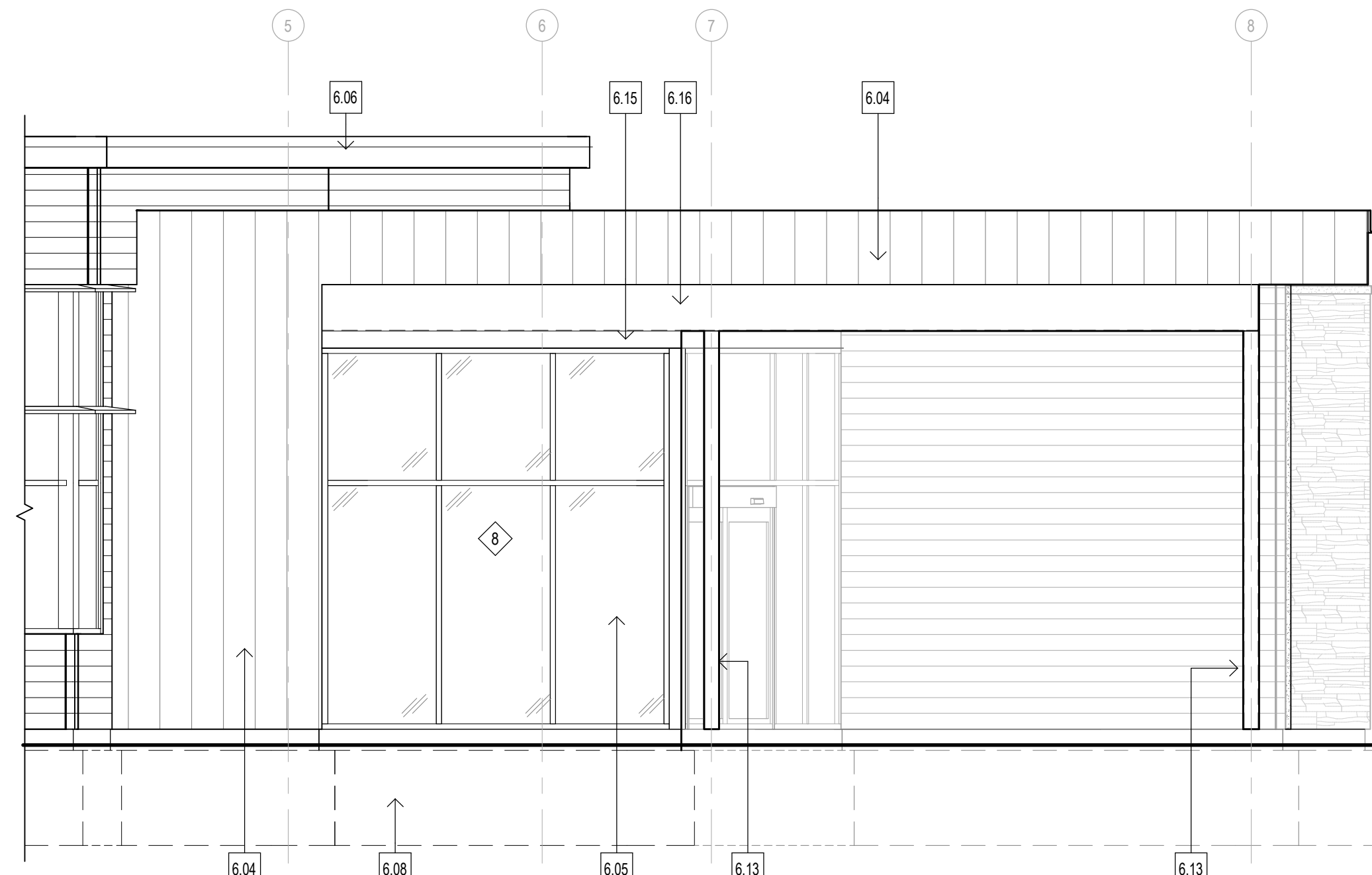
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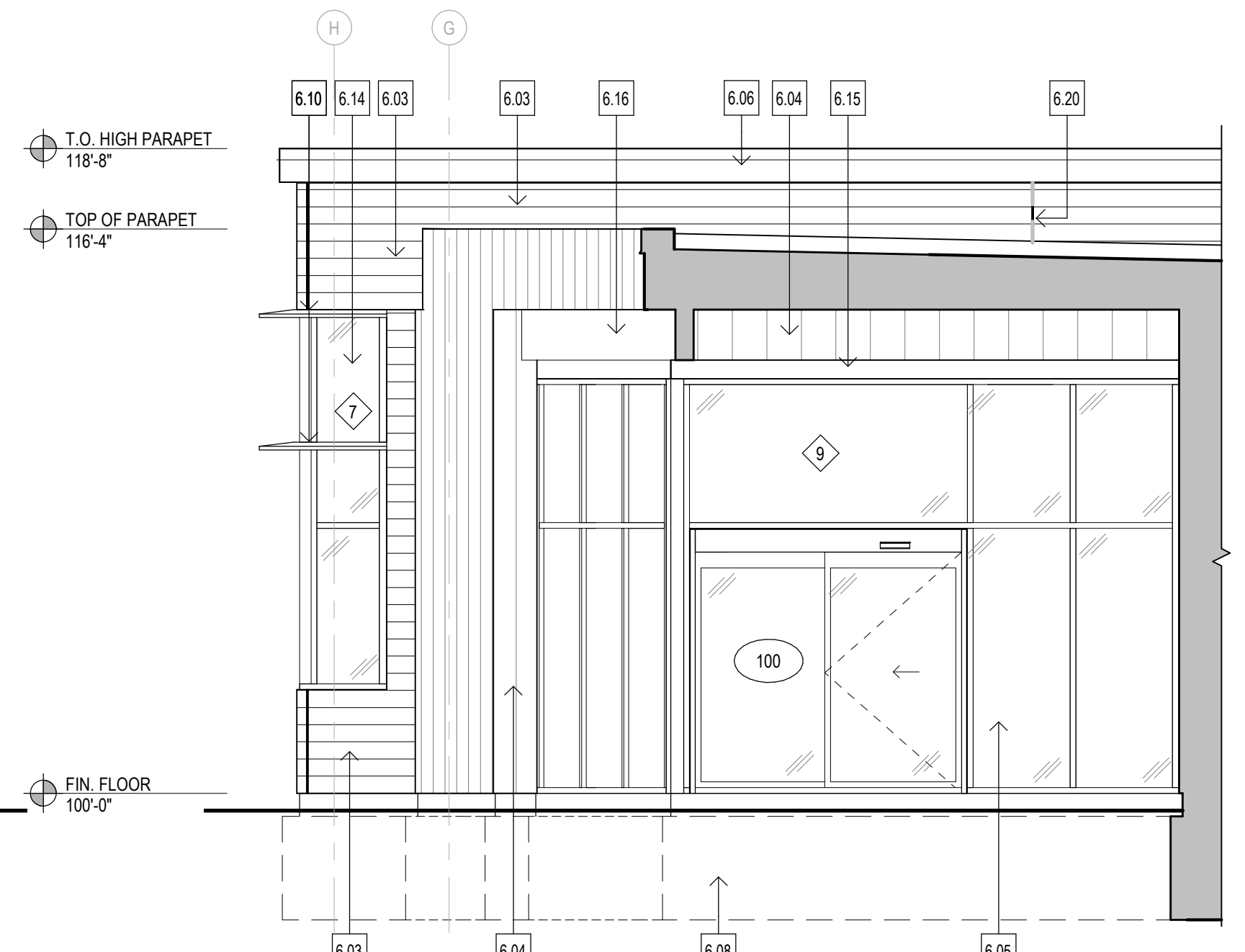
1 SOUTH ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"



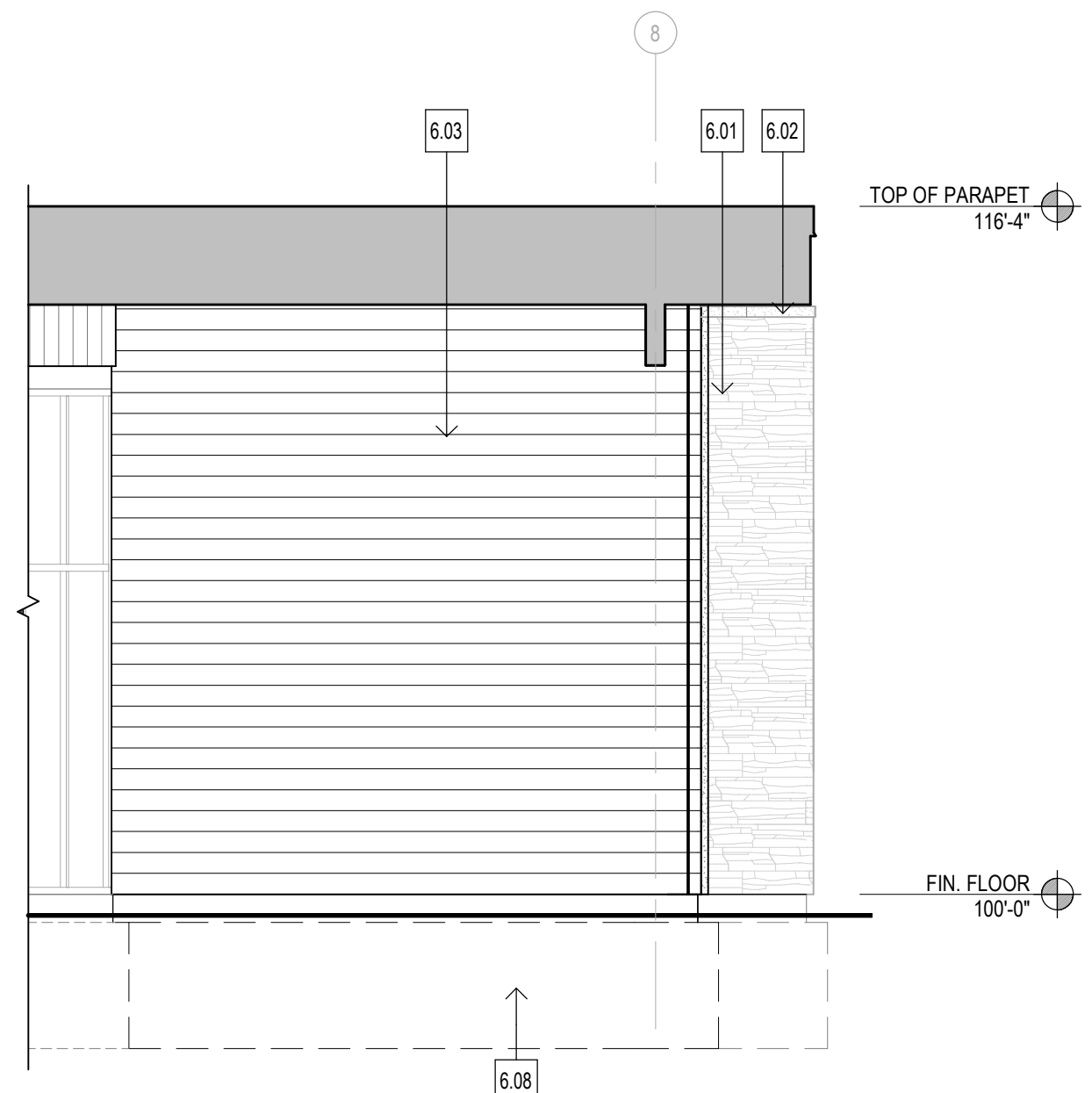
2 SOUTHEAST ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"



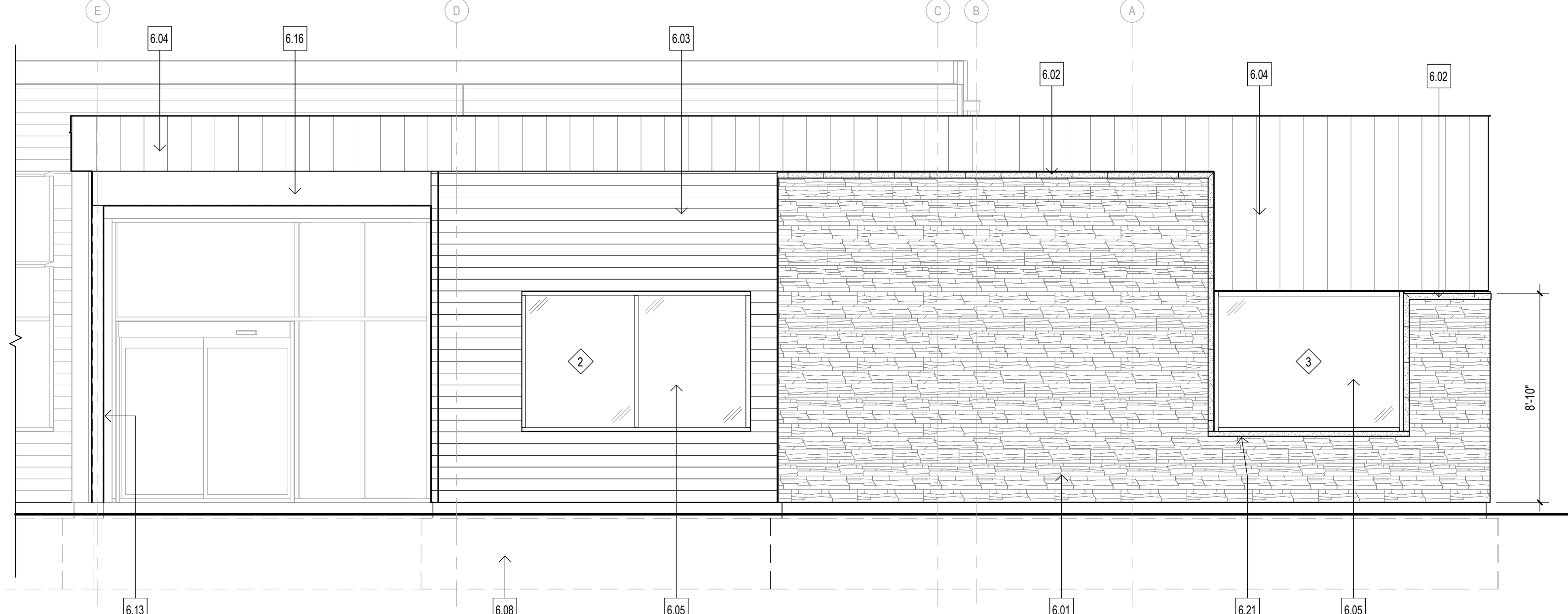
3 EAST ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"



4 NORTHEAST ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"



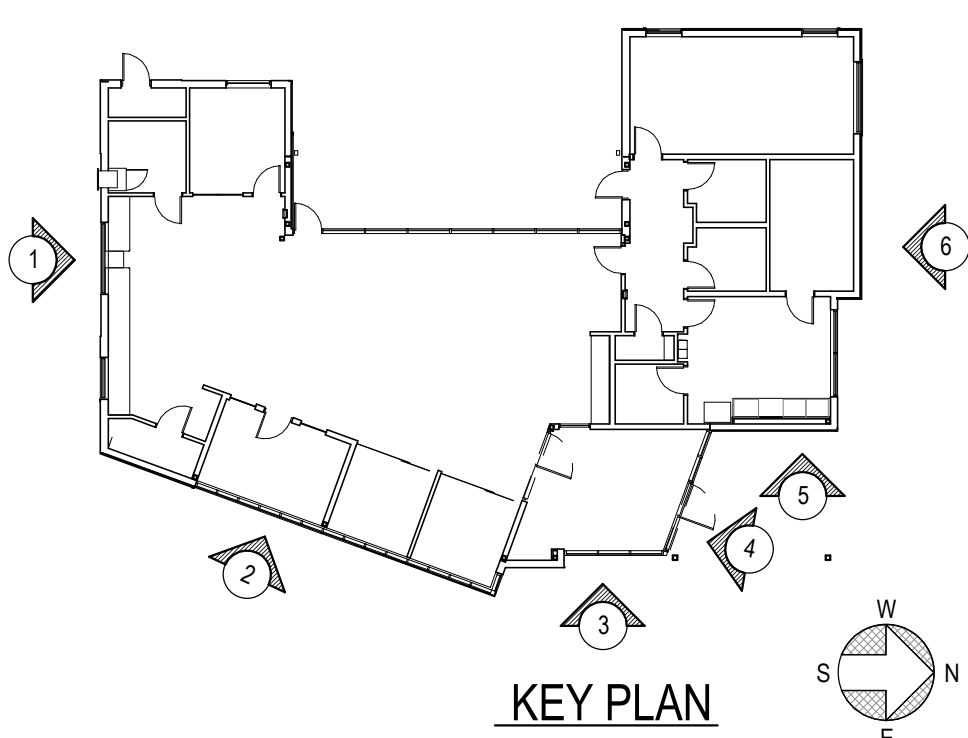
6 NORTH ELEVATION
A-3.1 | A-6.1 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- A. THE FOLLOWING REQUIREMENTS MUST BE FOLLOWED WHILE ATTACHING FIBER CEMENT PANELS TO INSULATED SHEATHING:
 1. FULL THREAD, CORROSION RESISTANT WOOD SCREWS MUST BE USED (STAINLESS STEEL OR HOT-DIPPED GALVANIZED G50).
 2. FASTEN STARTER TRACK EVERY 16" MAX. TO STUDS.
 3. PROVIDE 2 1/2 ULTIMATE CLIPS PER FULL PANEL - 5 FASTENERS PER CLIP AT 5" o/c - USE #8 OR #10 FULLY THREADED WOOD SCREWS, 1" LONG.
 4. FACE FASTENERS BELOW WINDOWS AND AT THE TOP OF INSTALLED AREAS TO BE SECURED AT 16" ON CENTER TO SOLID WOOD OR TO STUDS.
 5. FACE FASTENERS SHALL BE SECURED TO STUDS AT 16" o/c w/ #8 OR #10 FULLY THREADED WOOD SCREWS, 3-1/2" LONG.
 - B. AT STONE APPLICATION, METAL LATH SHALL BE SECURED THROUGH INSULATED SHEATHING TO FRAMING (PER ASTM C1780-13) AND WITH MIN. #6 SCREWS, 2-1/2" LONG, AT 6" o/c VERTICALLY ALONG EACH STUD.

KEYED NOTES

6.01	MANUFACTURED STONE VENEER.
6.02	MANUFACTURED STONE TRIM.
6.03	FIBER CEMENT PANELS.
6.04	METAL WALL PANELS.
6.05	ALUMINUM AND GLASS STOREFRONT SYSTEM - SEE A-8.1.
6.06	PRE-FIN. SHEET METAL COPING AND FASCIA.
6.08	FOUNDATION - SEE STRUCT. DRAWINGS.
6.10	EXTENDED MULLION CAP BY STOREFRONT SUPPLIER.
6.13	STEEL COLUMN - PAINT. SEE STRUCTURAL DRAWINGS.
6.14	ALUMINUM AND GLASS CURTAIN WALL SYSTEM - SEE A-8.1.
6.15	PRE-FIN. BRAKE METAL.
6.16	STEEL BEAM - PAINT.
6.17	ALUM. FRAME DRIVE-UP WINDOW WITH BALLISTIC RESISTANT GLASS - SEE A-8.1.
6.18	NIGHT DEPOSITORY. VERIFY DIMENSIONS PRIOR TO FABRICATION. EQUIPMENT BY B.E.S.
6.20	GRAY DASH LINE INDICATES LOCATION OF EXPANSION JOINT IN FIBER CEMENT PANEL INSTALLATION - PROVIDE DOUBLE FLANGE SEALANT BACKER WITH COLOR-MATCHED SEALANT (ASTM C920, CLASS 35 MIN).
6.21	MANUFACTURED STONE TRIM SILL.

MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
	BORAL - CULTURED STONE	COUNTRY LEDGESTONE	ASPEN	- APPLY WRB OVER SUBSTRATE - MORTAR COLOR : NATURAL
	BORAL - CULTURED STONE	CAST-FIT WATERTABLE / SILL	PARCHMENT	- APPLY WRB OVER SUBSTRATE - MORTAR COLOR : NATURAL
	NICHIHA	VINTAGE WOOD	CEDAR EPC762F	5 FASTENERS / 26" CLIP
	PETERSEN PAC-CLAD	FLUSH WALL PANEL	MATCH BERRIDGE : PARCHMENT	PROVIDE CONCEALED FASTENING CLIPS
	SHERWIN WILLIAMS	PAINT	COLOR: IRON ORE NUMBER: SW 7069	SEMI-GLOSS
	XXX	PAINT	COLOR: XXX NUMBER: XXX	SEMI-GLOSS
	N / A	N / A	MATCH BERRIDGE : PARCHMENT	BRAKE METAL, COPINGS, FASCIA, AND RAIN DRAINAGE



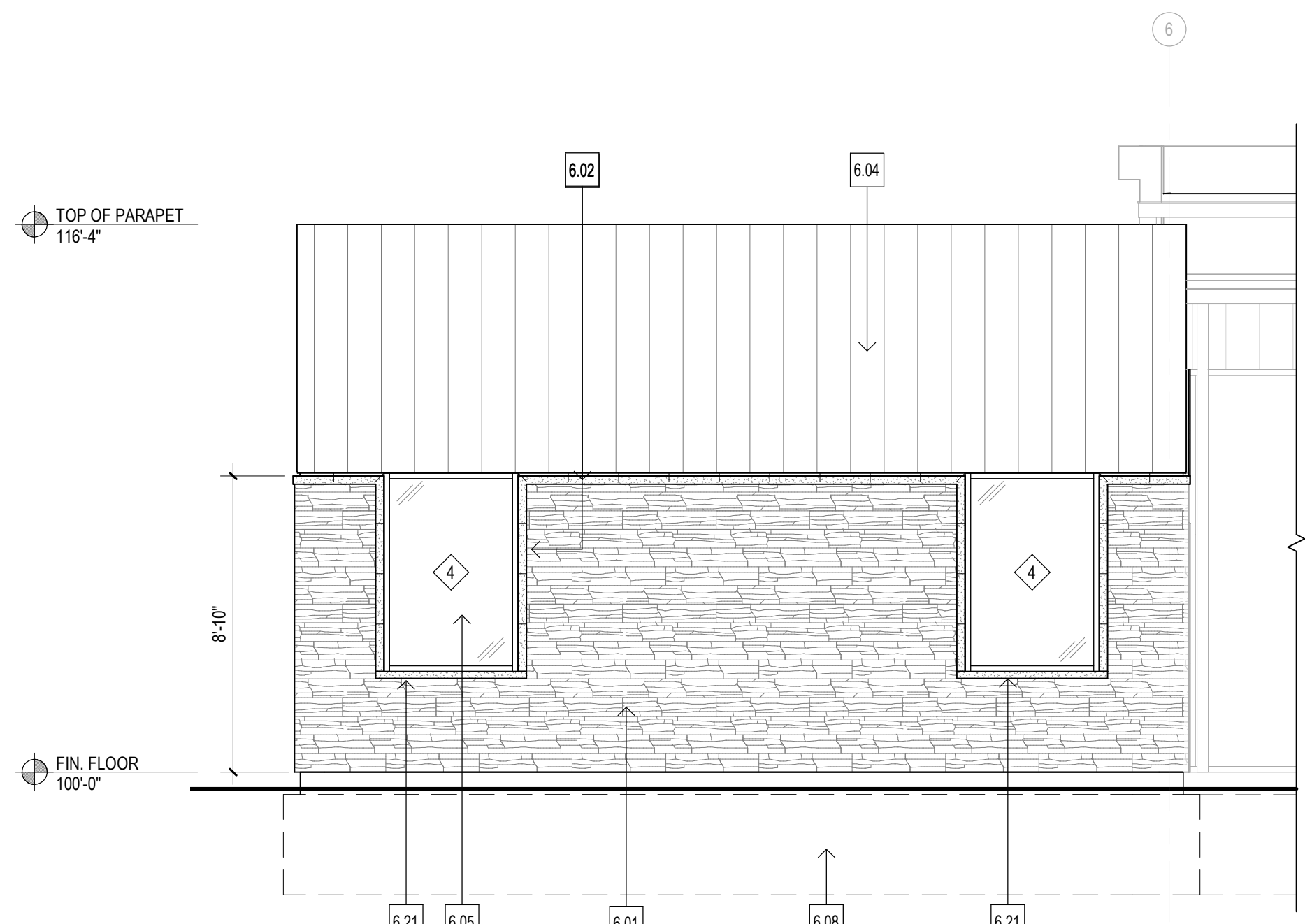
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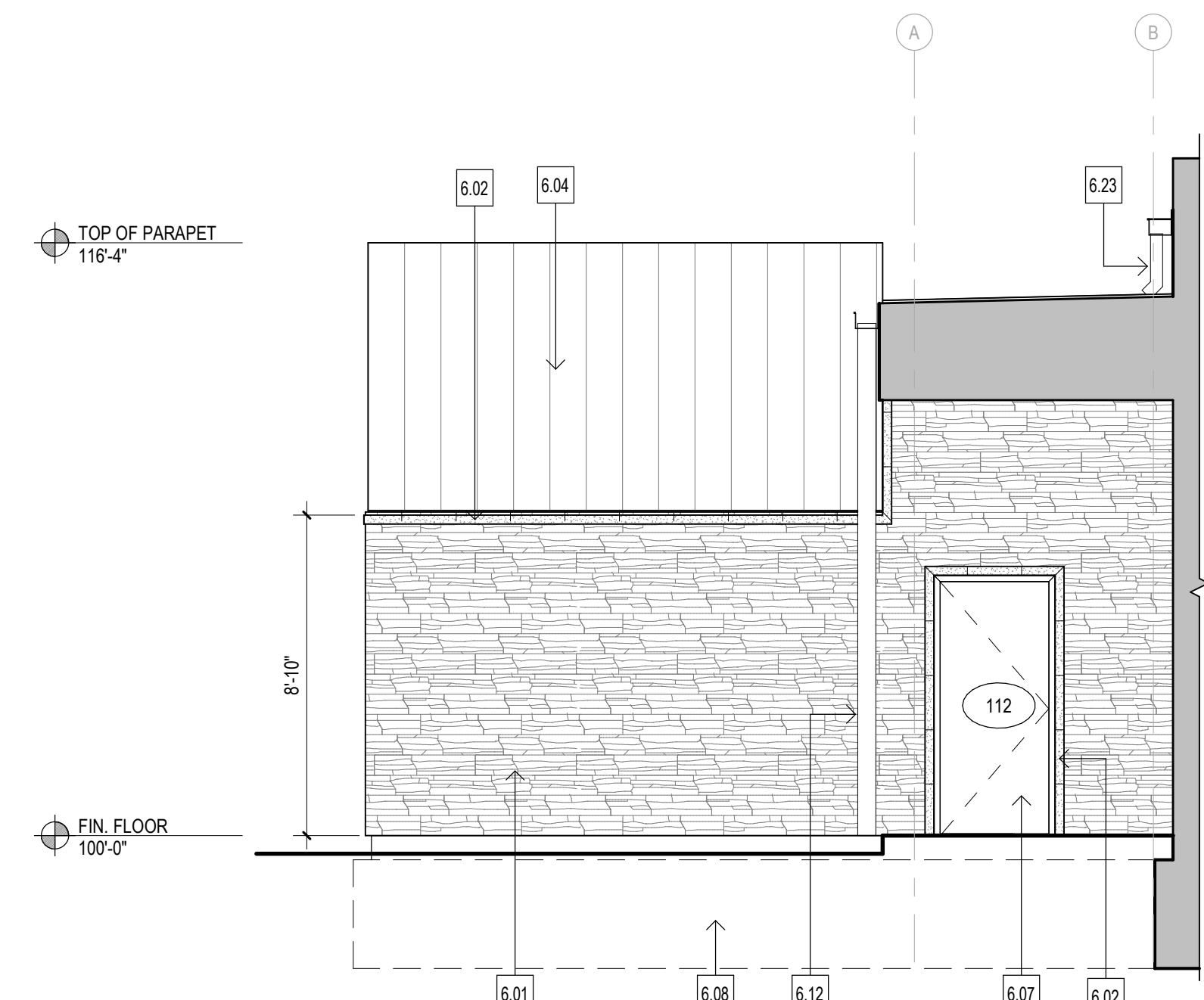
NEW BRANCH FACILITY FOR
mazuma
NORTH OAK TRAFFICWAY AND NE 97TH STREET,
KANSAS CITY, MISSOURI 64155

STATE OF MISSOURI
DAVID LEE GRUBBS
REGISTERED ARCHITECT
12/18/2020
DAVID L. GRUBBS - ARCHITECT
MISSOURI A-3947

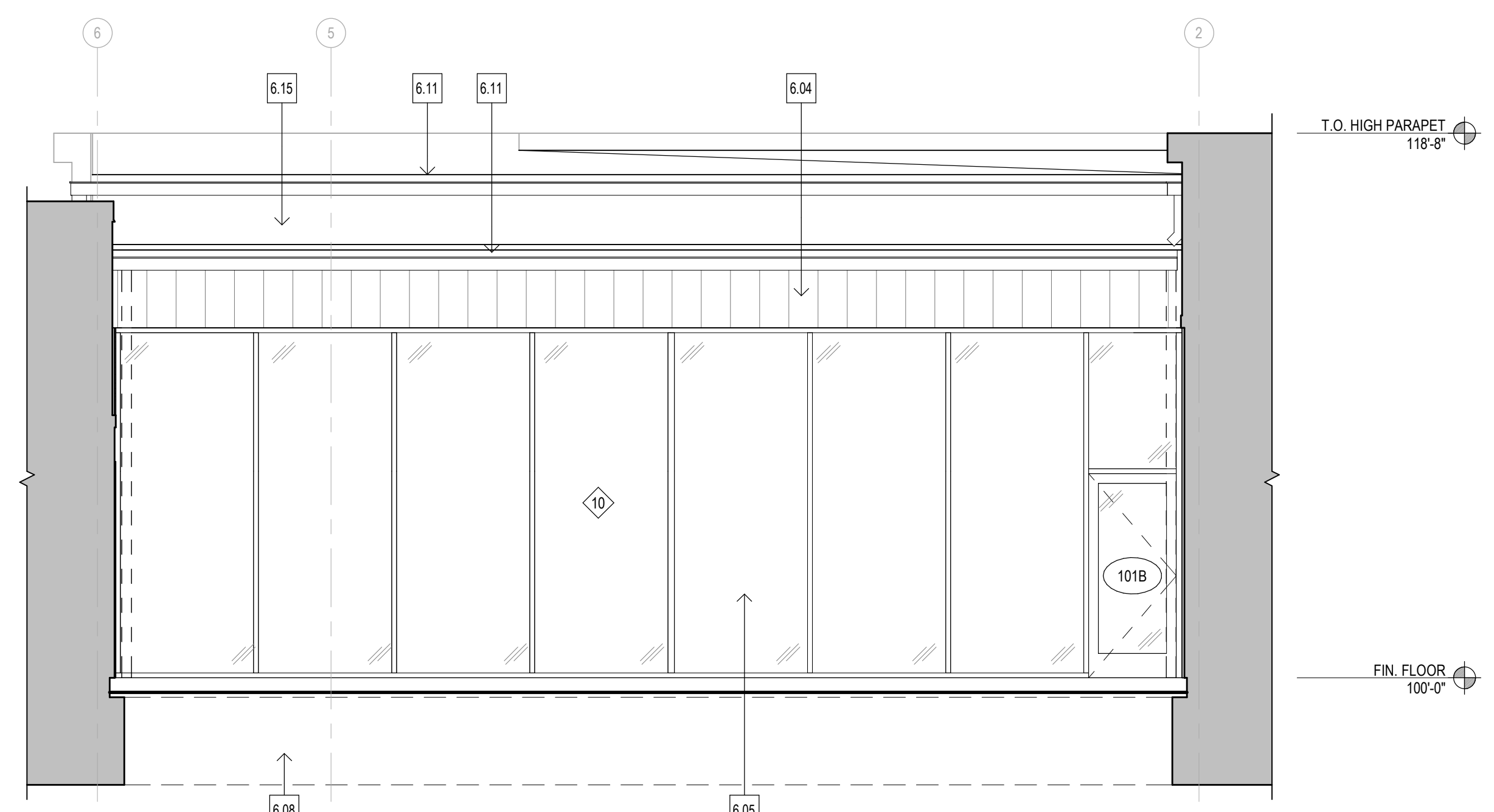
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12/18/2020 MPD SUBMITTAL
EXTERIOR ELEVATIONS
LKC 19-7310 GRUBBS 2021
A-6.1



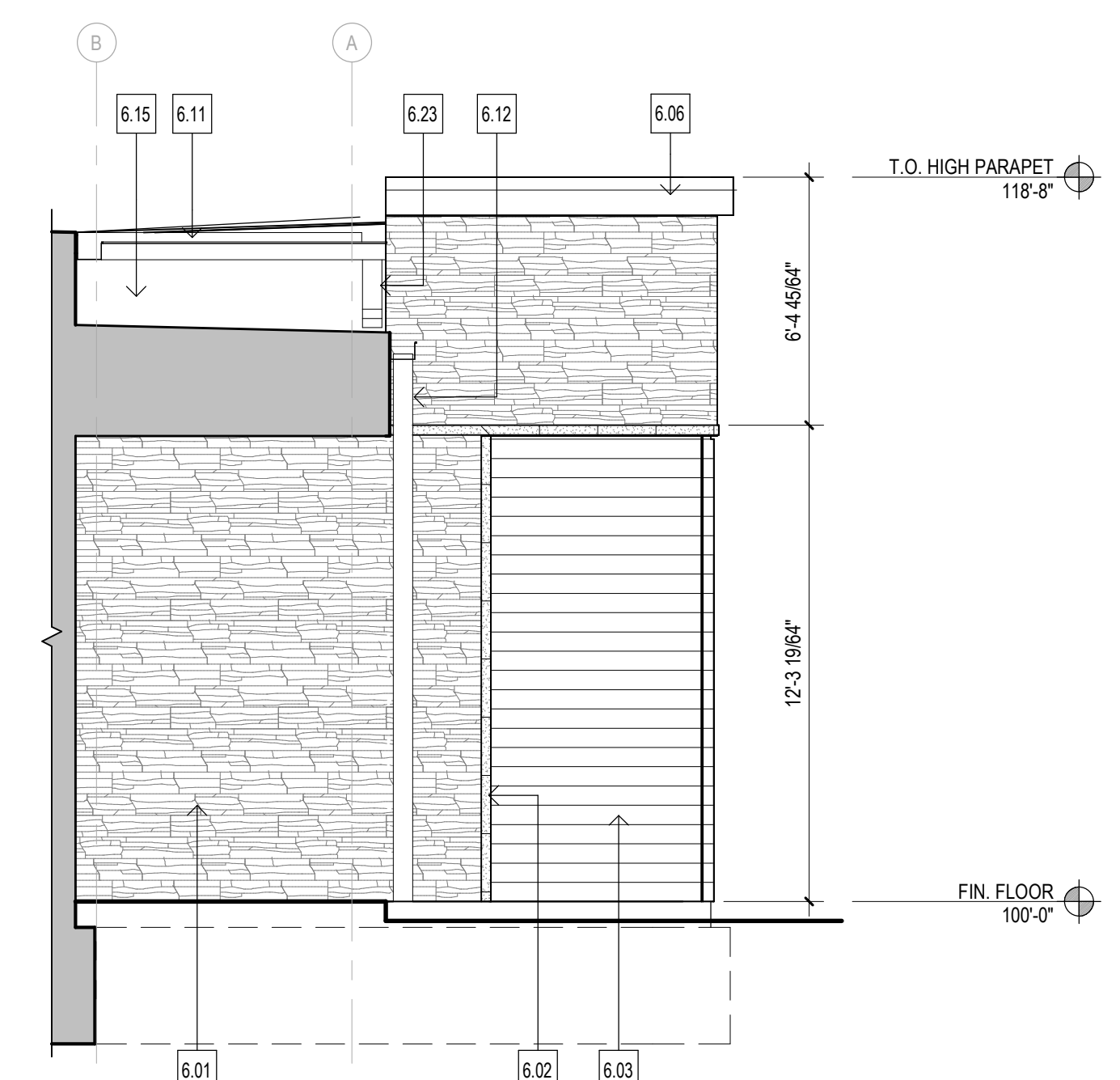
1 WEST ELEVATION
A.3.1 | A.6.2 SCALE: 1/4" = 1'-0"



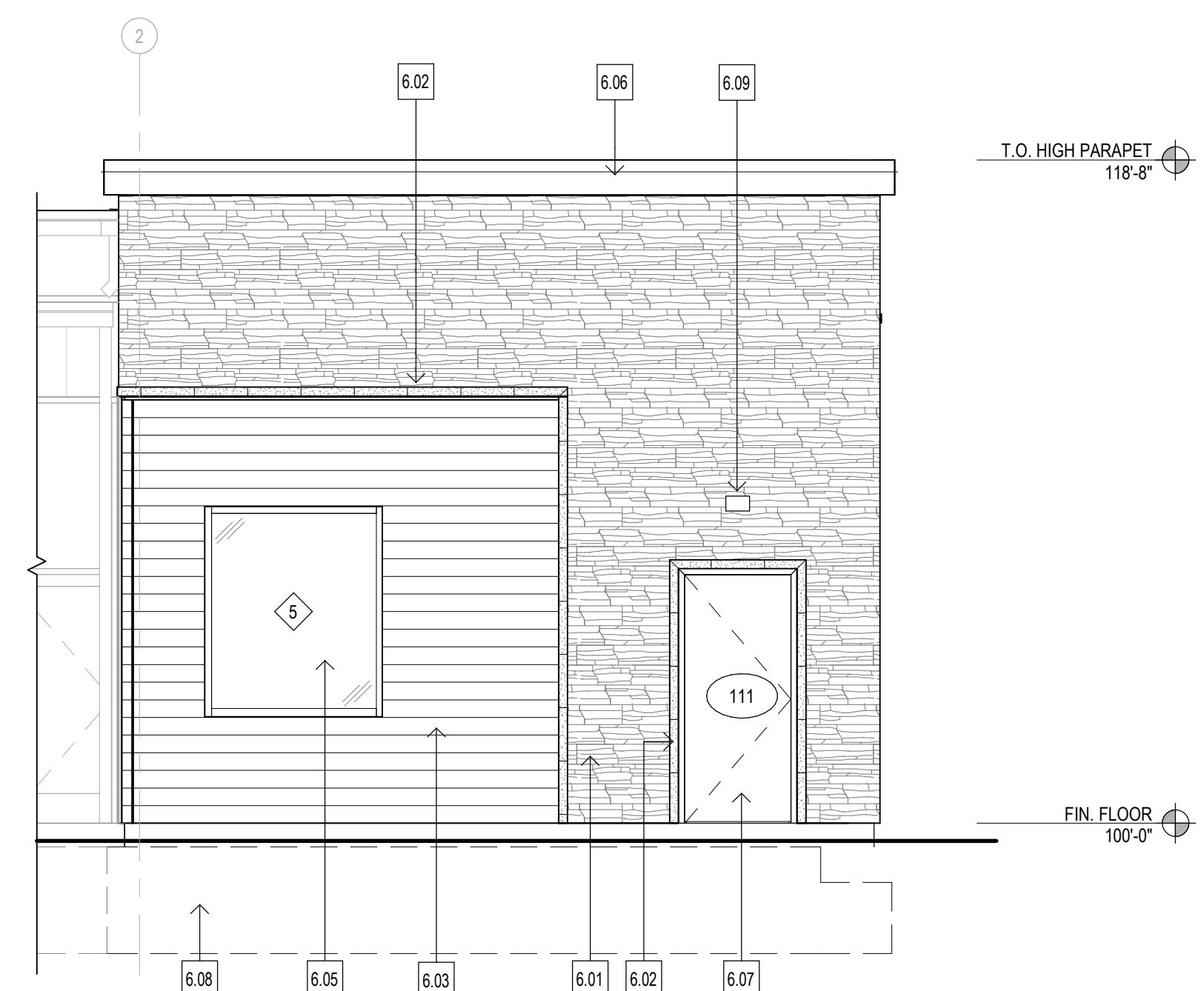
2 SOUTH ELEVATION
A.3.1 | A.6.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
A.3.1 | A.6.2 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A.3.1 | A.6.2 SCALE: 1/4" = 1'-0"

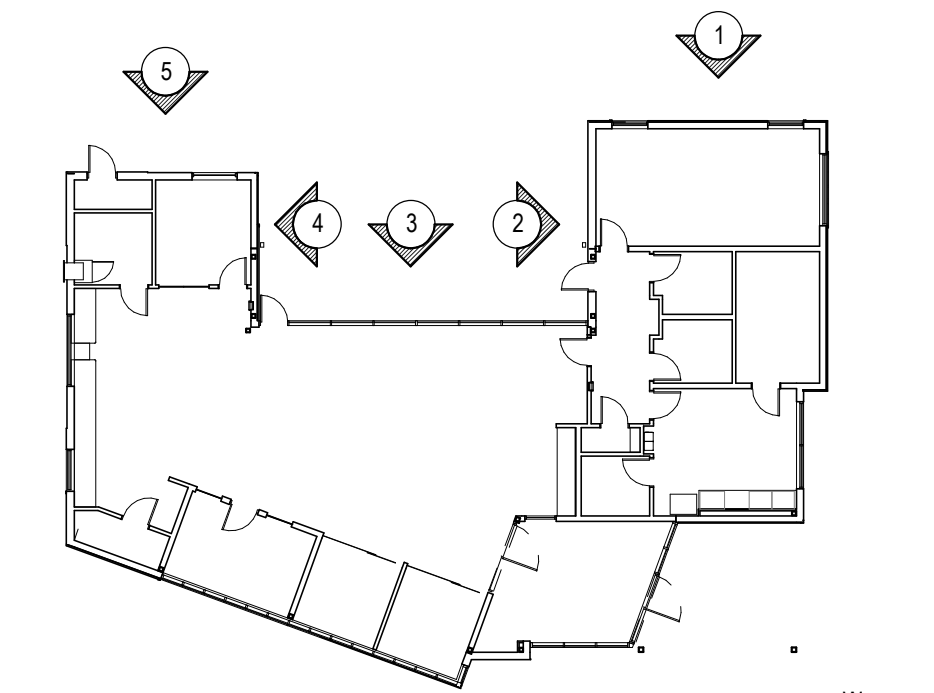


5 WEST ELEVATION
A.3.1 | A.6.2 SCALE: 1/4" = 1'-0"

KEYED NOTES	
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6.02	MANUFACTURED STONE TRIM.
6.03	FIBER CEMENT PANELS.
6.04	METAL WALL PANELS.
6.05	ALUMINUM AND GLASS STOREFRONT SYSTEM - SEE A-8.1.
6.06	PRE-FIN. SHEET METAL COPING AND FASCIA.
6.07	DOOR - SEE DOOR SCHEDULE. PAINT EXTERIOR SIDE OF HOLLOW METAL DOOR AND FRAME AS SHOWN ON TABLE - SUBMIT SAMPLES FOR APPROVAL.
6.08	FOUNDATION - SEE STRUCT. DRAWINGS.
6.09	EXTERIOR LIGHT FIXTURE - SEE ELEC. DRAWINGS.
6.11	8"x6" PRE-FIN. SHEET METAL GUTTER.
6.12	6"x4" PRE-FIN. SHEET METAL DOWNSPOUT - CONNECT TO STORM PIPING - SEE PLUMB. AND CIVIL DWGS.
6.15	PRE-FIN. BRAKE METAL.
6.21	MANUFACTURED STONE TRIM SILL.
6.23	6"x4" PRE-FIN. SHEET METAL DOWNSPOUT.

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MANUFACTURED STONE VENEER	BORAL - CULTURED STONE	COUNTRY LEDGESTONE	ASPEN	- APPLY WRB OVER SUBSTRATE - MORTAR COLOR : NATURAL
MANUFACTURED STONE TRIM	BORAL - CULTURED STONE	CAST-FIT WATERTABLE / SILL	PARCHMENT	- APPLY WRB OVER SUBSTRATE - MORTAR COLOR : NATURAL
FIBER CEMENT PANEL	NICHIHA	VINTAGE WOOD	CEDAR EPC762F	5 FASTENERS / 26" CLIP
METAL WALL PANEL	PETERSEN PAC-CLAD	FLUSH WALL PANEL	MATCH BERRIDGE : PARCHMENT	PROVIDE CONCEALED FASTENING CLIPS
PAINTED STEEL	SHERWIN WILLIAMS	PAINT	COLOR: IRON ORE NUMBER: SW 7069	SEMI-GLOSS
PAINTED DOORS	XXX	PAINT	COLOR: XXX NUMBER: XXX	SEMI-GLOSS
SHEET METAL	N / A	N / A	MATCH BERRIDGE : PARCHMENT	BRAKE METAL, COPINGS, FASCIA, AND RAIN DRAINAGE



KEY PLAN

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12/18/2020 MPD SUBMITTAL

EXTERIOR ELEVATIONS

LKC 19-7310 GRUBBS 2021

A-6.2

Meeting Sign-In Sheet

Project Name and Address

North KC Mazuma Credit Union

N Oak Trafficway & N Locust Drive, Kansas City, MO

Name	Address	Phone	Email
Debbie Baumann, Mazuma	7260 W 135th St, Overland Park, KS 66223	913-574-5000	debbie.baumann@mazu ma.org
Derek Maschek, Keeley Constructors	500 S Ewing Ave Ste G, St Louis, MO 63103	314-421-5933	dmaschek@lkeeley.co m
Joel Almloff, Olsson	7301 W 133 rd St Ste 200, Overland Park, KS 66213	913-381-1170	jalmloff@olsson.com
Keely Kathol, Olsson	7301 W 133rd St Ste 200, Overland Park, KS 66213	913-381-1170	kkathol@olsson.com
Mason Olson, Olsson	7301 W 133rd St Ste 200, Overland Park, KS 66213	913-381-1170	msolson@olsson.com
Thomas Mooney, Keeley Constructors	500 S Ewing Ave Ste G, St Louis, MO 63103	314-421-5933	tmooney@lkeeley.com
Todd Hageman, Grubbs & Assoc.	7372 Marietta Ave, Maplewood, MO 63143	314-405-8008	thageman@grubbsanda ssociates.com
Keith Krupinski, Resident	Not provided	Not provided	Not provided



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # D-CPC-2020-00191

Meeting Date: March 29, 2021

Meeting Location: Microsoft Teams

Meeting Time (include start and end time): 6:00 p.m. – 6:24 p.m.

Additional Comments (optional):

Meeting Minutes

NOTE: Meeting presenters signed on and waited for participants to join.

- 1) At 7:18 and 8:46, Mason asked if anyone has joined to please list your name in the chat and notify us that you are here so we can start the presentation as he did not have the ability to see the full participation list.
- 2) Mason introduces himself & officially starts meeting at 11:18 and announces that Tom Mooney and Derek Maschek from Keeley Constructors and Todd Hageman from Grubbs & Associates who is the architect are also on the call.
- 3) Mason: Keith, I am sure you are probably, like the other residents familiar with the area but our project is going to be located in this empty lot that is going to be directly north of the QuikTrip and is currently undeveloped and slightly over an acre and what is going in is a credit union branch for Bank of Mazuma.
- 4) Mason: what our application process is that we have with the city now is, it is kind of a complicated process but we are technically an application to rezone from an MPD, Master Plan Development, to an MPD, Master Plan Development, so we are not actually changing the zoning. The reason why we are going through this application process for rezoning is that when QuikTrip originally developed these four lots that they are currently built on, the one we are currently developing on and the one to the north of us and there is one to the west of us. QuikTrip originally platted all of these and rezoned MPD for everything and at the time it was very speculative on what these lots would be used for so as part of their conditional accrument is that when anybody came in to develop these additional three lots they would also have to go through the rezoning process to gain approval prior to being able build. So that is the part we are going through we are pretty much providing an MPD plan for this lot even though it is already zoned MPD. We are just showing some extra detail for what is going into this lot and showing that we are meeting the zoning and parking requirements that are set forth within this MPD zone.
- 5) Mason: Quick overview again, that this QuikTrip was completed prior and around 2015 and they only provided detail for their lot so for our lot we qualify?(13:56) these two and in the future I believe this west lot is already under development for an additional project, but we are only focusing on our lot here within this whole development area.
- 6) Mason: This is a quick little rendition of what we can expect the building will look like when it is complete. Nice architecture and landscaping surrounding the building for a really nice modern look to it.
- 7) Mason: And Todd is here and will be able to speak to any specific questions you may have about architectural stuff. These are the building elevations and what the sides of the building will look like as finished once the project is complete. You see a combination of different types of stones and glass to give it a really nice clean modern and updated look.
- 8) Mason: From a zoomed out standpoint, this is what the site orientation will look like once it is finished. The building will sit centrally located in the lot with parking provided to the north side and the drive throughs on the south. There will be a detention basin located along the building between the building and North Oak Trafficway to provide storm water quality and detaining water proportionally released into the pump system. Some sidewalks will be provided down the street into the building as well as connect to the existing sidewalks on the west side to the QuikTrip and 97th street which will then connect to the feature development off to the west.

- 9) Mason: This is the landscape plan we are providing. It shows the trees and the shrubs and the different landscape we are providing to help provide screening??(15:58) from parking along 97th street and North Oak Trafficway which is required or acquired?? for the zoning and MPD zoning that is currently being provided. The site will also include a bike rack for long and short term cycling parking.
- 10) Mason: That is a very brief presentation on what the building and site will look like when it is finished. At this point (16:40) we will open it up if you have any questions you wanted to bring forward. We can go into detail on any more of these items or go back in the presentation if you wanted to talk about a specific item. If you want to go ahead and use that Q&A and let me know if you have any questions on any of these items you want to know about.
- 11) (silence) 17:12 Mason: Give people some time to type your questions but just an extension of that, this project will go before the planning commission on April 16th, is that correct Tom, Derek?
- 12) Derek: I'm sorry Tom can you speak to that?
- 13) Tom: Yes, I believe it is the planning commission on the 16th. They skip a week because of the longer month in March and only have two in April.
- 14) Mason: I misspoke April 6th is our meeting date and the planning commission starts at 9am. I am on the docket for that and our project probably won't be covered right at 9am but that is when the meeting starts on April 6th.
- 15) Tom: Thanks for correcting me Mason.
- 16) Mason: We have a question here, "when will the project start construction?" Tom you may follow up here with any additional insight, but we are currently going through the planning stages of the project. And after the MPD zoning plan is approved, we will have one more step where we can begin a building permit but typically, we are looking at another 8-10 weeks for planning and building permits so after those are approved construction can begin and probably as early as mid-summer.
- 17) Tom: Yeah, we are hoping to begin construction sometime in June.
- 18) Mason: Thank you for that question.
- 19) Mason: And if anyone else has any questions, while they are typing I will also say that this has one more city approval process that is required before a building permit can be approved there is a final development plan which has a little bit more detailed on the site than what we are showing for this part of the project so if you are looking for more information there will be another opportunity to see that before the city completely approves it.
- 20) Silence (20:37) Mason: I am not seeing any additional questions come up and I will hang on here for a few more minutes but that is all we had for you guys here this evening. I believe my contact information was provided on the letters that were sent to your address so feel free to reach out to me, Mason, if you have any other questions after the meeting has concluded and I can provide that information or get you in touch with the person who can help you with that.
- 21) Silence (21:24) Mason: Here I will go ahead and publish here just in case you do not have that anymore on how you can get a hold of me. That is my email address and if you are not seeing that in the Q&A then please let me know it should be public.
- 22) Mason: I will give you my phone number as well. That is my office phone you can also reach me there, either call or send me an email if you have additional questions. That is how you can reach me.
- 23) Mason: I am still not seeing any new questions come in so I am going to go ahead and end

the meeting there (22:38) and I will open it up if Tom or Derek you have any additional remarks you would like to make tonight but I think everyone else who showed up, Keith, thank you for attending tonight and once again our council meeting is slated for April 6th and that meeting starts at 9am.

- 24) Tom: No, I do not have anything to add. Thank you, Mason. We are looking forward to beginning the project and I know Mazuma Credit Union is looking forward to the branch and serving the community and opening up sometime around the end of the year.
- 25) Mason: Thank you all for attending tonight and I hope you enjoy the wonderful weather. Thank you everyone.
- 26) Meeting ended at 22:36