



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

May 3, 2022

## Project Name

**I-49 Commerce Center**

## Docket #5 Request

- .1 - CD-CPC-2022-00019 – Rezoning Without Plan.
- .2 - CD-CPC-2022-00025 - Development Plan.

## Applicants

Chris Holmquist  
Olsson

## Owners

Port Authority of KCMO

Location	Generally located at NWC of I-49 and E. 155 <sup>th</sup> Street.
Area	About 105 acres
Zoning	R-80 & M1-5
Council District	6 <sup>th</sup>
County	Jackson
School District	Grandview 130

## Surrounding Land Uses

**North:** zoned M1-5, Industrial uses.

**South:** City of Grandview, Adesa Auto Auction and mixed commercial uses.

**East:** zoned R-80, vacant/ undeveloped.

**West:** zoned M1-5, mixed industrial uses.

## Major Street Plan

The City's Major Street Plan classifies 155<sup>th</sup> Street as Thoroughfare with 2 Through lanes.

## Land Use Plan

The Martin City Area Plan recommends Industrial land use for the subject property. The request conforms to this recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on March 24, 2024, a summary of which is attached.

## EXISTING CONDITIONS

The project site is part of a 275-acre parcel generally located at the northwest corner of E. 155<sup>th</sup> Street and I-49 (approximately 1,000 feet west). The site is undeveloped except for the existing developments on the west side of the parcel along Andrews Road. Access to the site is proposed via E. 155<sup>th</sup> Street. The site is bisected by existing regulated streams.

Surrounding land uses includes existing industrial uses within Intermodal (Richards-Gebaur) and I-49 Industrial Center to the north and west. The Adesa Auto Auction and some mixed commercial uses within the City of Grandview is to the south. To the east is vacant undeveloped ground between railroad track and I-49.

## SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning and a Development Plan (preliminary plat) to allow for 1.3 million square foot of office, commercial and warehouse development on 3 lots and 1 tract.

## PROFESSIONAL STAFF RECOMMENDATION

- Docket #5.1 Recommendation: Approval without conditions.  
Docket #5.2 Recommendation: Approval with conditions.

**CONTROLLING CASE – There is no controlling case on this project site.**

**PLAN LOCATION**



**PLAN REVIEW**

These companion cases are necessary as the applicant is seeking approval of a rezoning from Districts M1-5 and R-80 to District M2-5, and approval of a Development Plan which also acts as a preliminary plat to allow for 1.3 million square foot of office, commercial and warehouse development on 3 lots and 1 tract. The subject site is generally located at the northwest corner of E. 155th Street and I-49 (approximately 1,000 feet west).

**Case No. CD-CPC-2022-00019** is a request to consider rezoning 105 acres of the 275-acre parcel from Districts M1-5 (Manufacturing) and R-80 (Residential 80) to District M2-5 (Manufacturing).

**AREA PLAN:**

The site is within the Martin City Area Plan which recommends Light Industrial land use for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

**Case No. CD-CPC-2022-00025** is a request to consider approval of a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract. The plan is for the "I 49 Commerce Center" a logistics and



warehousing facility on about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west). The development plan proposed 3 industrial warehouse manufacturing and distribution buildings totaling approximately 1.3 million square feet with a total of 805 parking spaces. The buildings are proposed to be constructed of tilt up concrete panels accented with 4-tone paints. The rendering shows relief features on the span of the building with entry treatments.

The plat proposes 3 lots with a proposed public street extending northward along the east side to serve Lot 2. Lots 1 and 3 will have frontage on E. 155th Street. The plan shows three driveways off E. 155th Street with a reciprocal cross access easement to serve Lots 2 and 3. Due to the location of the vehicular use area along E. 155th Street, staff approved an alternative compliance landscape to provide a dense and continuous row of evergreen shrubs along the south side of all parking lots visible from 155th Street. The plan also proposed sidewalk on one side of E. 155th Street. On April 11, 2022, the Transportation and Development Committee granted a variance to allow the proposed public street to include sidewalk only on west side of street, adjacent to proposed Lot 2 & Lot 3 as shown in the development plan. The entire eastern length of proposed street is adjacent to existing BG&KC RR property and will not provide access to the east.

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

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	YES		WITH PROJECT PLAN
<i>Landscape and Screening Standards (88-425)</i>	YES		WITH PROJECT PLAN
<i>Outdoor Lighting Standards (88-430)</i>	NO		WITH PROJECT PLAN
<i>Sign Standards (88-445)</i>	YES	YES	
<i>Pedestrian Standards (88-450)</i>	YES		SEE ANALYSIS

### **Requested Deviations**

The plan shows sidewalks on one side of the street as granted by the Transportation and Development Committee.

### **Zoning Review Criteria (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

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

*The proposed rezoning is consistent with the Martin City Area Plan future land use recommendation.*

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

*Nearby properties are primarily industrial and commercial uses in the area. This proposal will be compatible.*

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

*The proposed plan will be compatible with the physical character of the area.*

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

*Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.*

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

*The current zoning designation is R-80 and the development cannot be done under the existing zoning.*

**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; and

*The rezoning is not expected to detrimentally affect 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.

*A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project.*

### **Development Plan Review Criteria (88-516)**

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

*The proposed development meets the requirements of the zoning and development code and follows the recommended land use of the Martin City Area Plan.*

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

*The warehouse, industrial, manufacturing, and warehousing uses are permitted within the M2- 5 zoning district.*

**88-516-05-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 proposed plan meets the requirements for vehicular access and circulation.*

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

*The applicant received a variance from the Transpiration and Development Committee to allow for public sidewalk on one side of the street.*

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

*There are adequate utilities to serve the proposed development.*

**88-516-05-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 has revised the proposed building elevations to add additional architectural details and color improvements.*

**88-516-05-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 has provided a landscaping plan that focuses landscaping elements along the public roadway frontages per staff recommendation.*

**88-516-05-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.

*The proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces.*

**88-516-05-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.

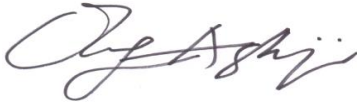
*The site currently has very few, if any, mature trees that would be removed for this development.*

**PROFESSIONAL STAFF RECOMMENDATION**

**Docket Items #5.1** - Staff recommends Approval without conditions.

**Docket Items #5.1** - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji  
Planner



## Plan Conditions

Report Date: April 28, 2022

Case Number: CD-CPC-2022-00025

Project: I-49 Commerce Center

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*Condition(s) by City Planning and Development Department. Contact Joseph Rexwinkle at (816) 513-8824 / Joseph.Rexwinkle@kcmo.org with questions.*

1. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
2. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. That alternative compliance landscape standards are hereby approved subject to the plan being revised to a dense and continuous row of evergreen shrubs along the south side of all parking lots visible from 155th St.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

6. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
8. 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.
9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
10. 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.
11. 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.
12. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
13. 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
14. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

15. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
16. The developer must design and construct any interior public streets to city standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks unless such standards are waived by the City Council upon a recommendation from the City Plan Commission and Transportation and Development Committee.
17. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
18. 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.
19. 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.
20. 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.
21. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.*

22. That the developer secure approval of a Street Naming Plan from the Development Management Division prior to Mylar approval of the final plat or prior to issuance of building permit, whichever occurs first.

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

23. Fire department access roads shall be provided prior to any building permit or demolition permit. Such roads shall be an all-weather surface and designed to support a fire apparatus with a gross axle weight of 85,000 pounds.
24. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC).
25. Fire hydrant distribution shall follow IFC-2018 Table C102.1. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
26. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.

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

27. The developer shall provide evidence to the water services director that the water and fire service lines meet current water services department rules and regulations prior to certificate of occupancy.
28. The developer shall cause a water flow test to be performed and provide evidence to the water services director which indicates whether there is adequate water pressure to serve the development prior to building permit.
29. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

30. The developer shall submit drawings, prepared by a registered professional engineer licensed in the state of Missouri for public water main extensions and fire hydrants and related appurtenances the water main extension desk for review, acceptance and contracts per the water services department rules and regulations for water main extensions and relocations.





# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

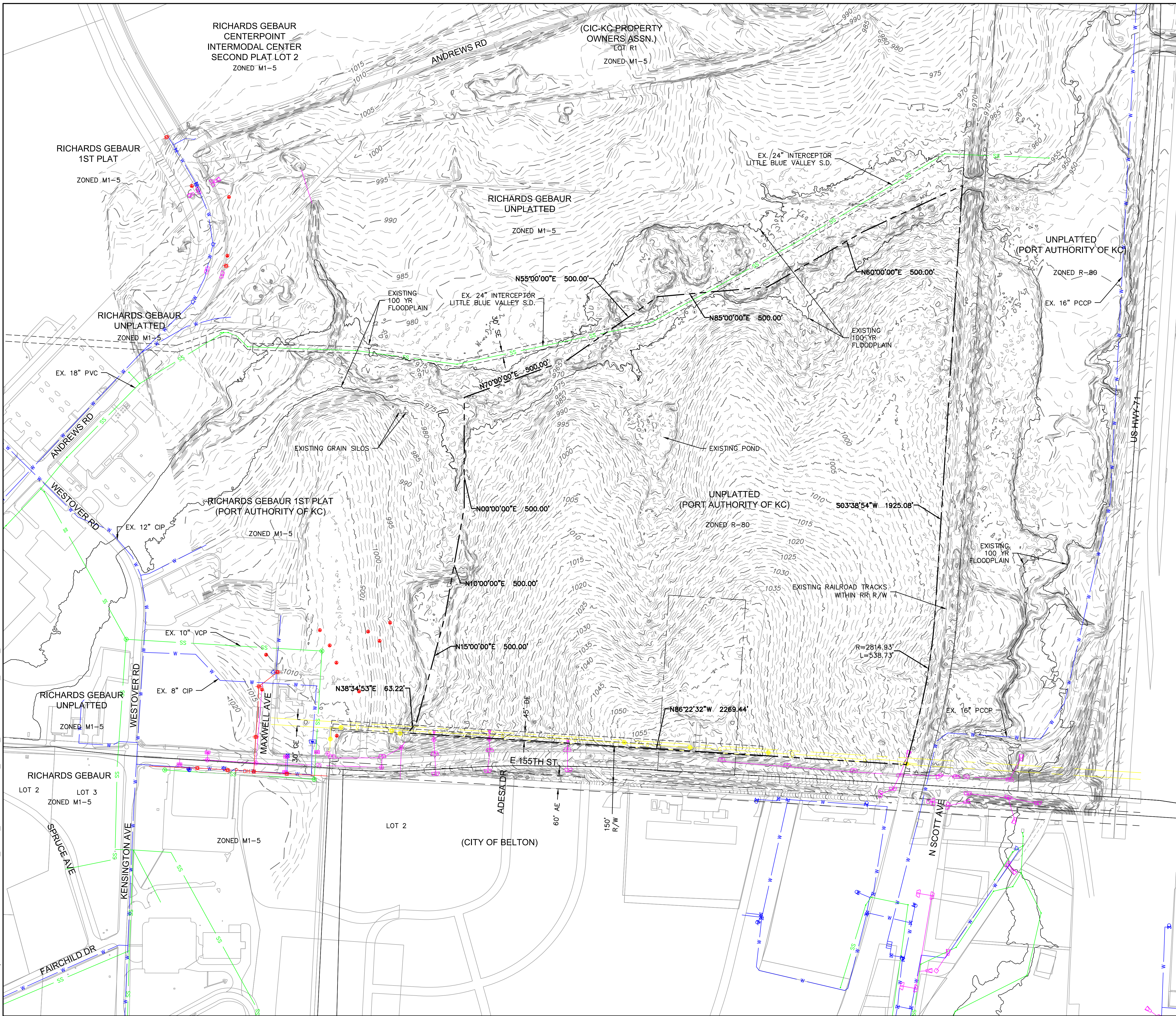
Meeting Time (include start and end time):

Additional Comments (optional):





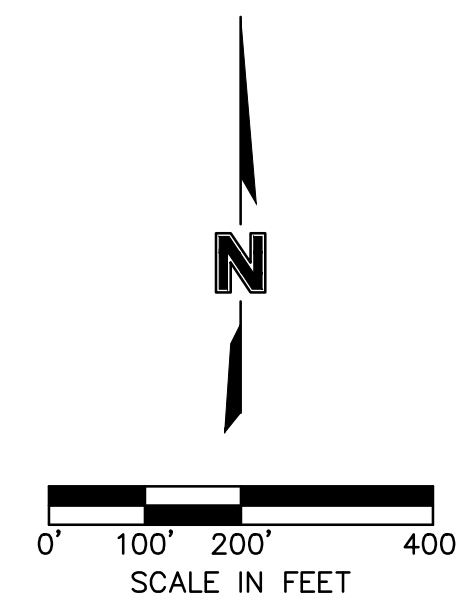
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LEGEND	
---100---	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
W	EXISTING WATER LINE
P-OH	EXISTING OVERHEAD POWER
G	EXISTING GAS LINE

**EASEMENT LEGEND**

AE	ACCESS EASEMENT
DE	STORM DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
GE	GAS EASEMENT



**olsson**

Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsosn.com

**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

EXISTING CONDITIONS

2022

1-49 COMMERCE CENTER  
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

KANSAS CITY, MO

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_

QA/QC by: \_\_\_\_\_

project no.: 021-05589

drawing no.: C\_EX001\_02105589

date: 2021.09.27

SHEET  
C100



I-49 COMMERCE CENTER - DEVELOPMENT DATA TABLE								
LOT	AREA (AC)	BUILDING SF	LAND USE	NUMBER OF FLOORS	BUILDING HEIGHT MAX.	F.A.R.	COMMENCEMENT	COMPLETION
1	38.15	564,000	Manufacturing, Warehousing and Distribution Facility	ONE-STORY	None	0.34	2022	2023
2	28.03	476,000	Manufacturing, Warehousing and Distribution Facility	ONE-STORY	None	0.39	2023	2024
3	18.48	222,000	Manufacturing, Warehousing and Distribution Facility	ONE-STORY	None	0.28	2024	2025
TRACT A	19.10		Stormwater BMP/Retention					
PUBLIC R/W	1.43							
<b>TOTALS</b>	<b>105.19</b>	<b>1,262,000</b>				<b>0.34</b>		

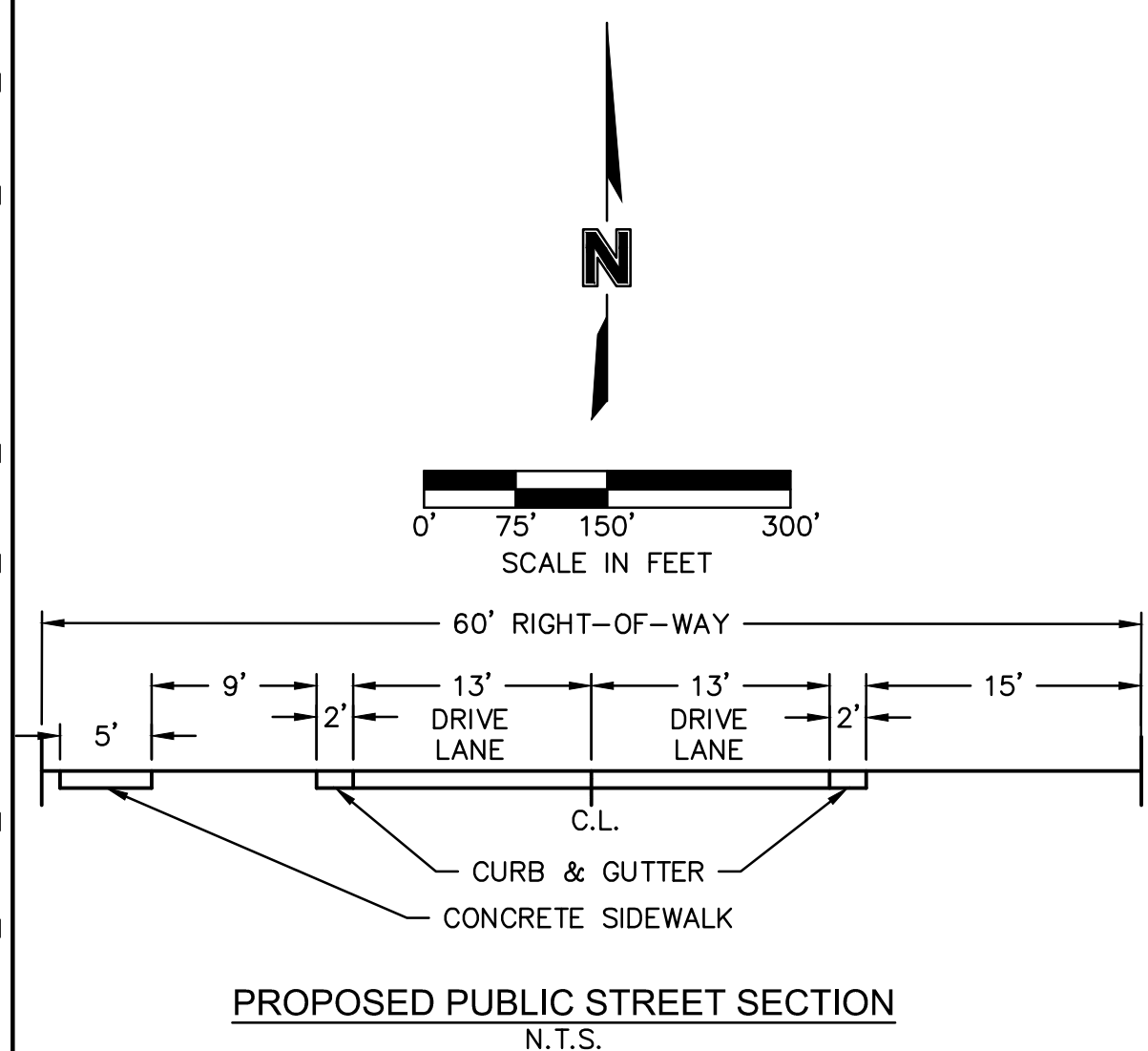
Land Area total adjusted due to rounding.

TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80, M1-5	M2-5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	4,582,179	4,582,179	NO	N/A
- IN ACRES	105.192	105.192	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	62,443	NO	N/A
- IN ACRES	0	1.43	NO	N/A
BUILDING AREA (SQ. FT.)	0	1,262,000	NO	N/A
F.A.R.	0	0.34	NO	N/A
RESIDENTIAL USE INFO	N/A	N/A	NO	N/A
TOTAL LOTS				
- RESIDENTIAL			NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL		3	NO	N/A
- OTHER	1		NO	N/A

TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	50 FT.	NONE	NO	N/A
FRONT SETBACK	40 FT.	NONE	NO	N/A
SIDE SETBACK	8 FT.	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	15 FT.	NONE	NO	N/A
HEIGHT	35 FT.	NONE	NO	N/A

TABLE 4: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	SHORT-TERM	LONG-TERM	
LOT 1	141	296	30   29	15   29	YES
LOT 2	119	290	29   24	15   24	YES
LOT 3	56	219	22   12	11   12	YES
<b>TOTAL</b>	<b>316</b>	<b>805</b>	<b>81   65</b>	<b>41   65</b>	<b>YES</b>

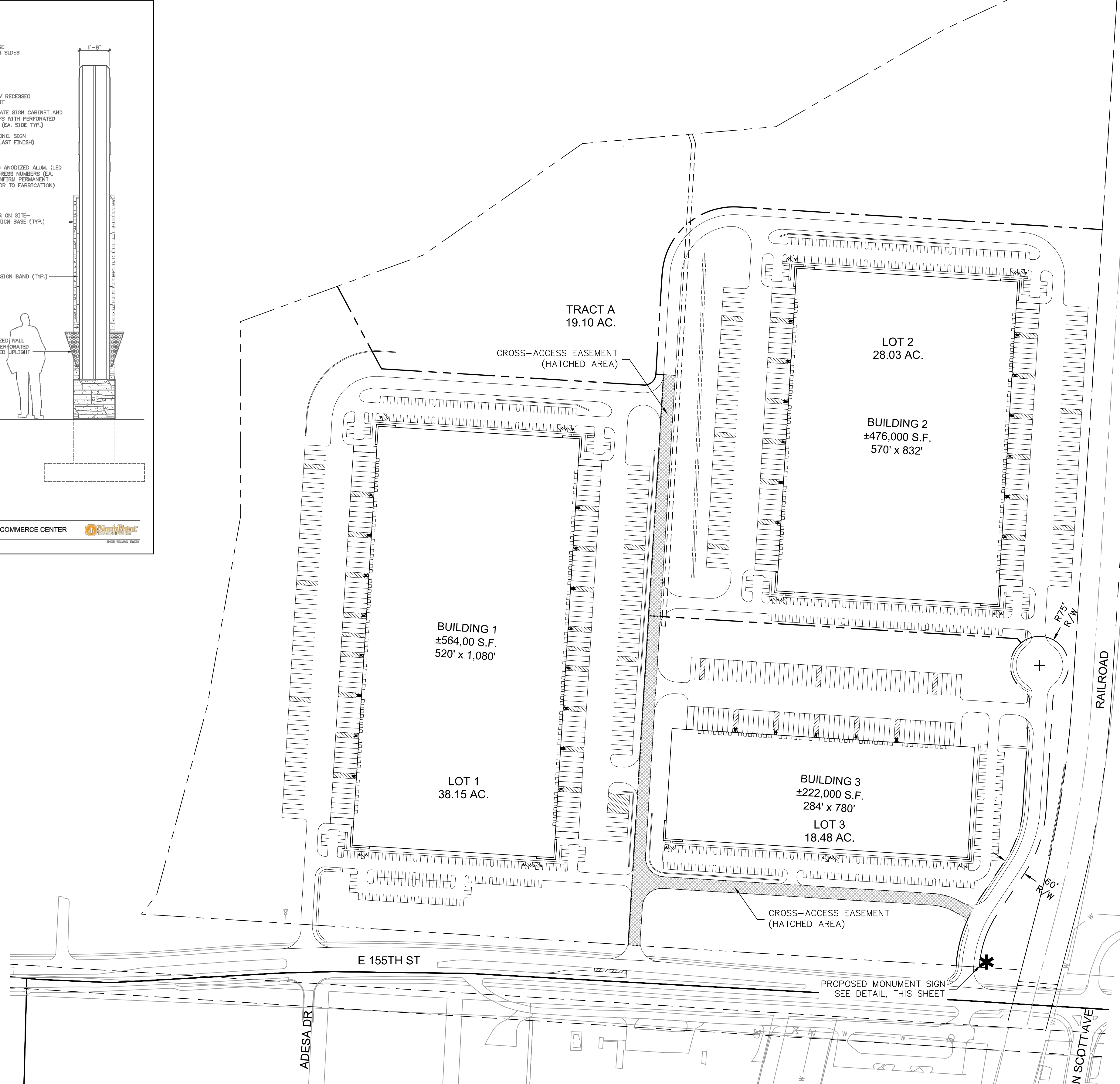
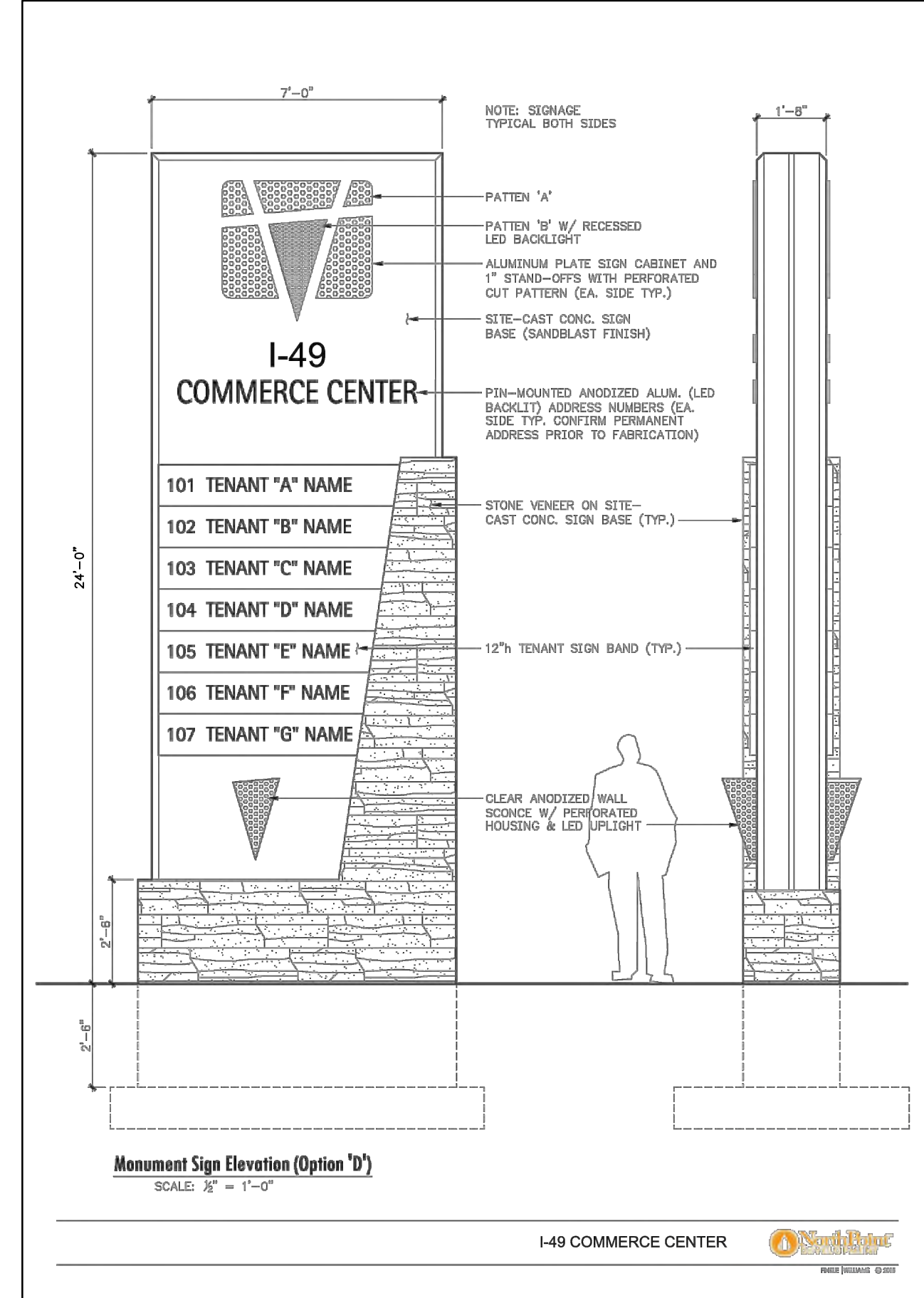
NOTE: 50% REDUCTION IN SHORT-TERM BICYCLE PARKING PROPOSED.



**EASEMENT LEGEND**

- AE ACCESS EASEMENT
- DE STORM DRAINAGE EASEMENT
- SE SANITARY SEWER EASEMENT
- GE GAS EASEMENT

**MONUMENT SIGN ELEVATION - SEE LOCATION ON PLAN**



**olsson**

Olsson - Civil Engineering  
Missouri Certification of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

PRELIMINARY PLAT - LOT PLAN  
I-49 COMMERCE CENTER  
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT  
KANSAS CITY, MO

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 021-05859  
drawing no.: C\_SIT01\_02105859  
date: 2021.09.27

SHEET  
C200

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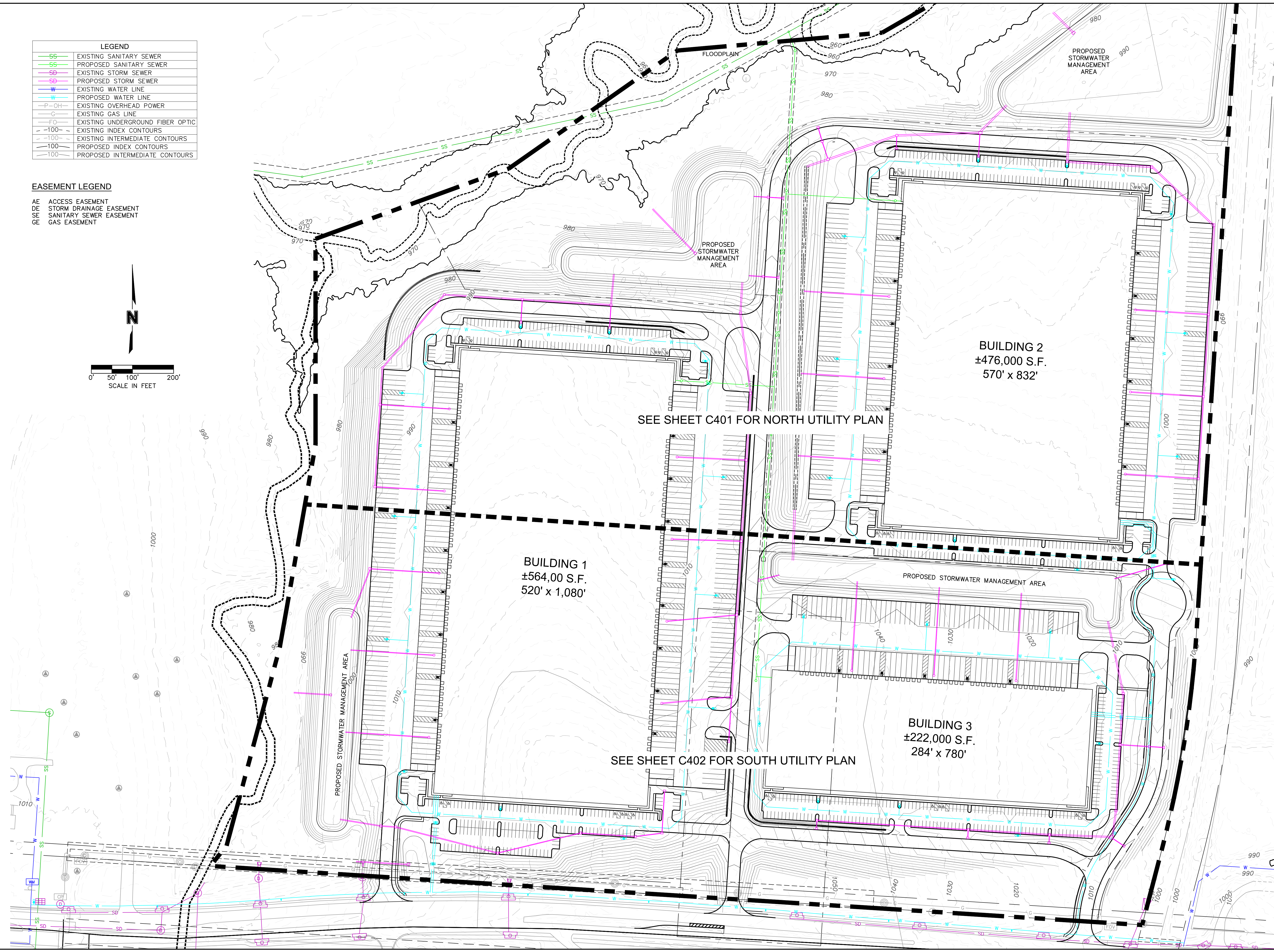
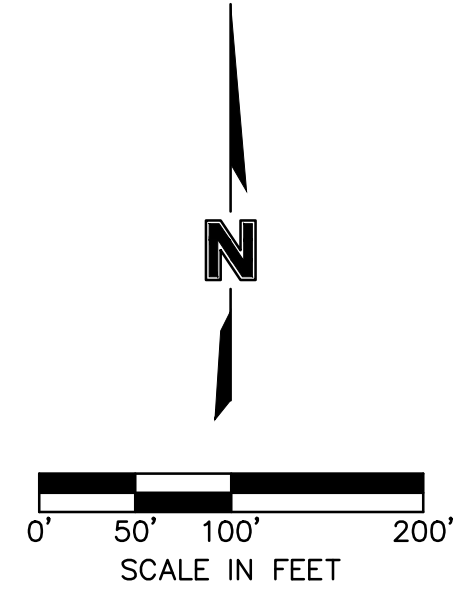


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 USER: tmcanderson

LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
P-OH	EXISTING OVERHEAD POWER
C	EXISTING GAS LINE
FO	EXISTING UNDERGROUND FIBER OPTIC
-100	EXISTING INDEX CONTOURS
-100	EXISTING INTERMEDIATE CONTOURS
-100	PROPOSED INDEX CONTOURS
-100	PROPOSED INTERMEDIATE CONTOURS

**EASEMENT LEGEND**

AE	ACCESS EASEMENT
DE	STORM DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
GE	GAS EASEMENT



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1	2022.03.18	REVISED PER DRC COMMENTS	


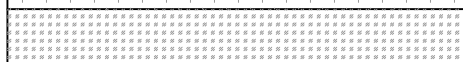




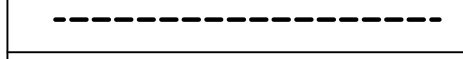

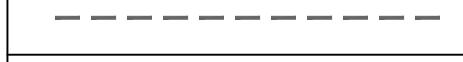
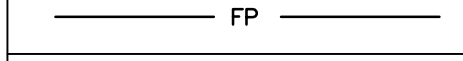
PRELIMINARY UTILITIES PLAN (OVERALL)	
1-49 COMMERCE CENTER	
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN	
KANSAS CITY, MO	
2022	

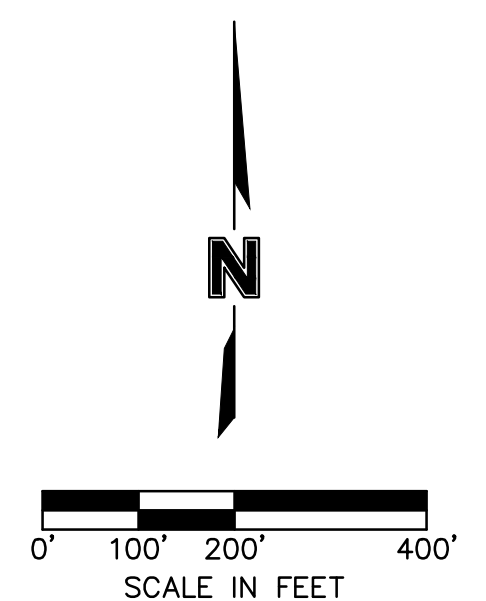
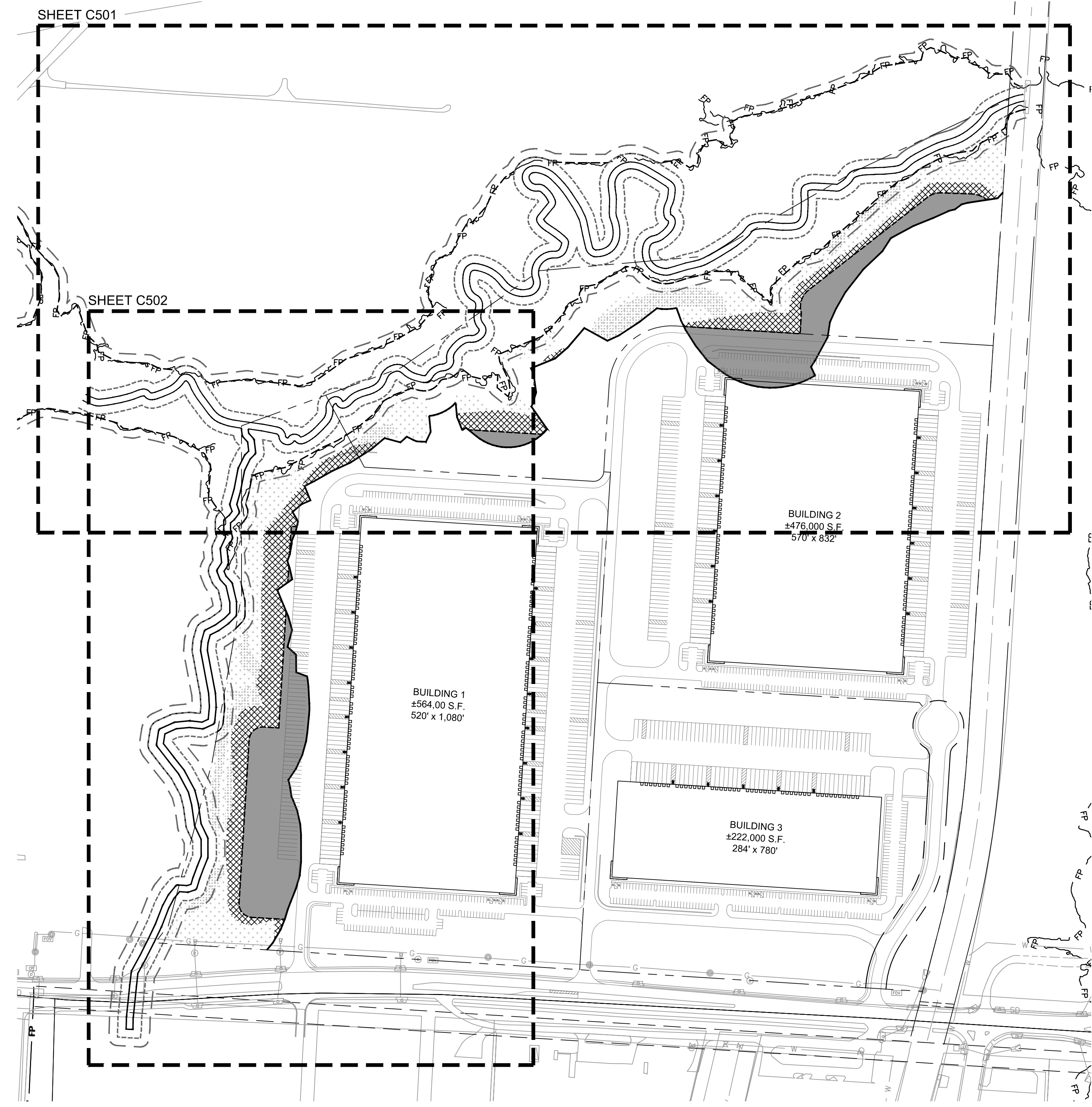
drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 approved by: \_\_\_\_\_  
 QA/QC by: \_\_\_\_\_  
 project no.: 021-055859  
 drawing no.: C UTIL01 021055859  
 date: 2021.08.27

**SHEET C400**

**Olsson**  
 Olsson - Civil Engineering  
 Missouri Certification of Authority #001592  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsosn.com



STREAM BUFFER CALCULATIONS		
SYMBOL	CATEGORY	AREA
	MATURE RIPARIAN VEGETATION IN OUTER ZONE	13.68 AC.
	SLOPES EXCEEDING 15% IN OUTER ZONE	1.65 AC.
	TOTAL DETERMINED OUTER ZONE	15.51 AC.
	DISTURBED OUTER ZONE WITH VEGETATION RE-ESTABLISHED	3.07 AC. (19.8% OF TOTAL)
	OUTER ZONE IMPACT AREA	4.67 AC. (30.1% OF TOTAL)
	FINAL OUTER ZONE	10.84 AC.
	25' NO BUILD ZONE	
	25' STREAMSIDE ZONE	
	100-YEAR FLOODPLAIN	
	REGULATED STREAM	



PRELIMINARY STREAM BUFFER PLAN (OVERALL)

I-49 COMMERCE CENTER  
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

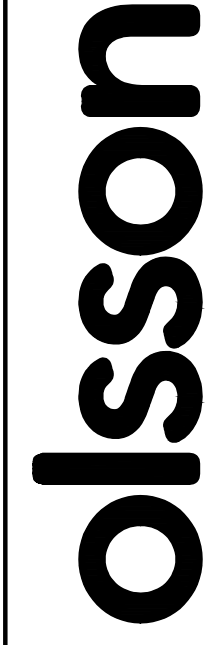
KANSAS CITY, MO

2022

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

REVISIONS

SHEET  
 C500

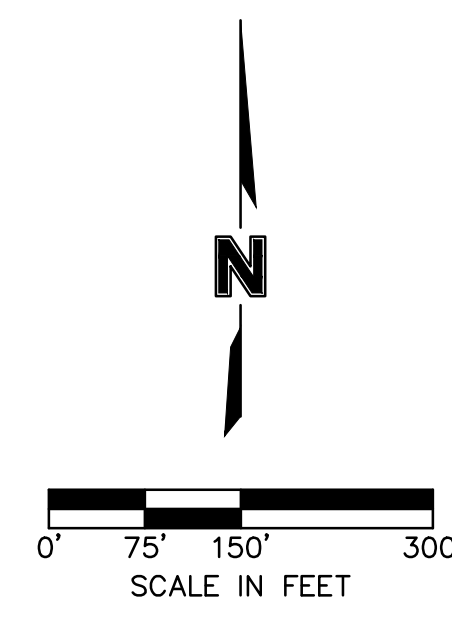
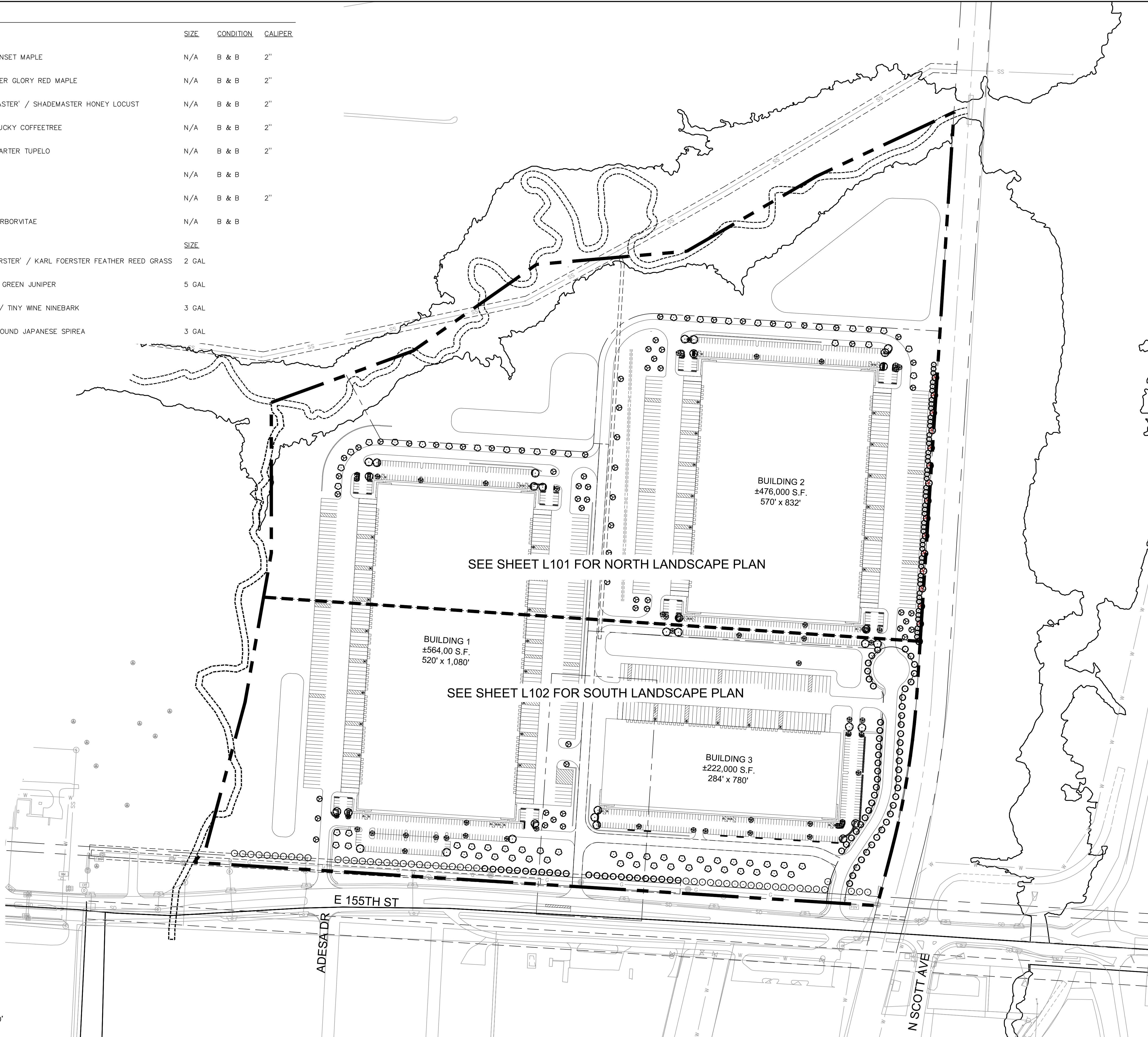


Olsson - Civil Engineering  
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 North Kansas City, MO 64116  
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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	65	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	N/A	B & B	2"
	50	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	N/A	B & B	2"
	76	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	N/A	B & B	2"
	50	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	2"
	63	NYSSA SYLVATICA 'JFS-RED' TM / FIRESTARTER TUPELO	N/A	B & B	2"
	16	PINUS ALBA / WHITE PINE	N/A	B & B	2"
	31	QUERCUS RUBRA / RED OAK	N/A	B & B	2"
	48	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	N/A	B & B	2"
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	163	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL		
	79	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL		
	164	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TM / TINY WINE NINEBARK	3 GAL		
	76	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	3 GAL		



DWG: F:\2021\05501-06000\021-05589\40-Design\AutoCAD\Preiminary Plans\Sheets\GNCV\C\_LSC01\_02105589.dwg  
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 USER: tmcdereson  
 L\_PBASE\_02105589

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.03.18	REVISED PER DRC COMMENTS	

LANDSCAPE PLAN (OVERALL)

I-49 COMMERCE CENTER  
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

KANSAS CITY, MO

2022

REVISIONS

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

approved by: \_\_\_\_\_

QA/QC by: \_\_\_\_\_

project no.: 021-05589

drawing no.: C\_LSC01\_02105589

date: 2021.08.27

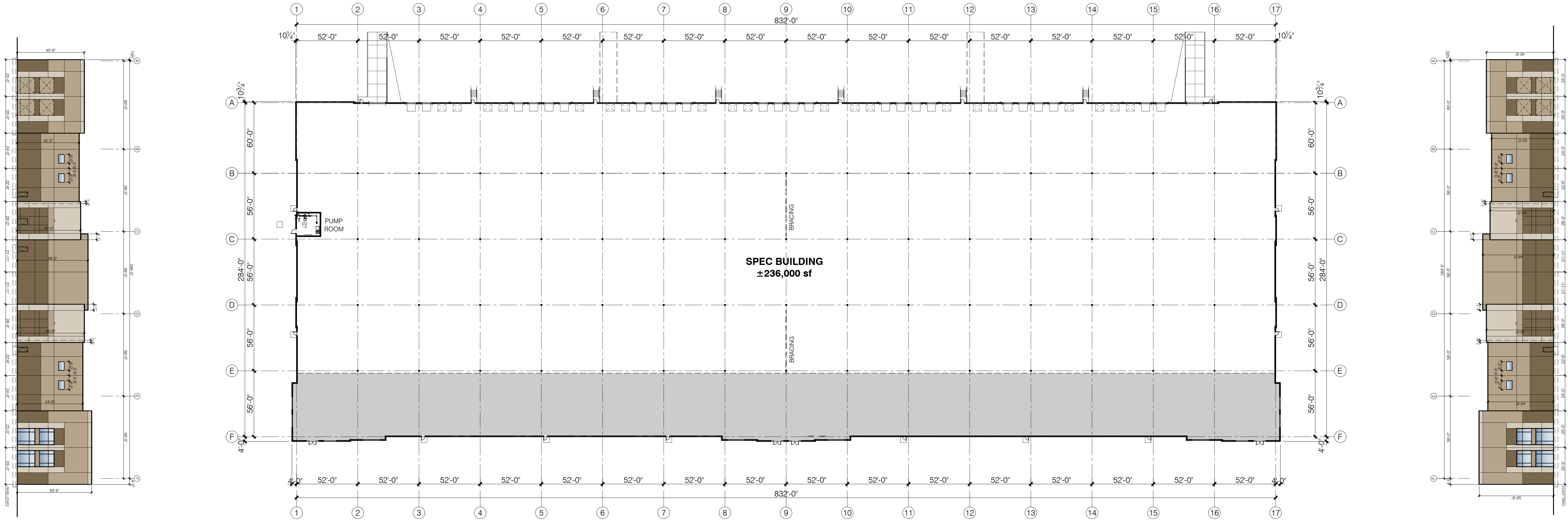
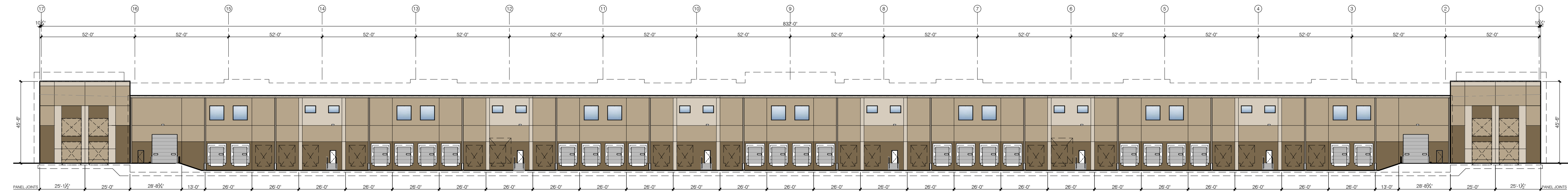
**SHEET**  
L100





**studioNorth**  
ARCHITECTURE™  
4825 NW 41st Street | Suite 500 | Riverside, MO 64110  
816 | 888 | 7780  
NP Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

CIVIL	TBD
LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



**Richards Gebaur**  
Single Load Spec  
(Speculative Building Shell)  
Arnold Avenue/E 159th Street @ I-49  
Kansas City, MO 64147

Project No. 2021-125  
Date: 08.24.21  
Issued For: Planning

Revisions:

No.	Date	Description

Ronald Dean Schauwecker - Architect  
Missouri License No. 006001

**A1.00**

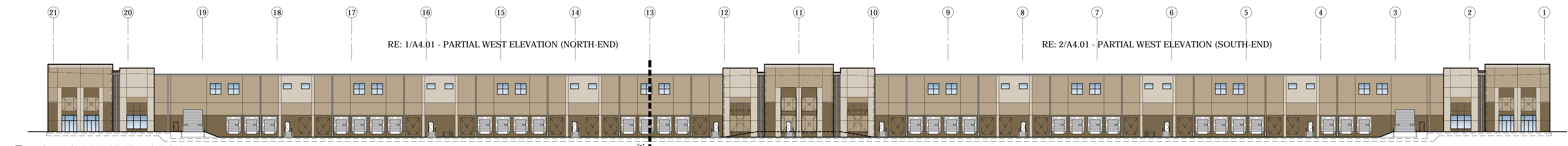
OVERALL FLOOR PLAN | ELEVATIONS



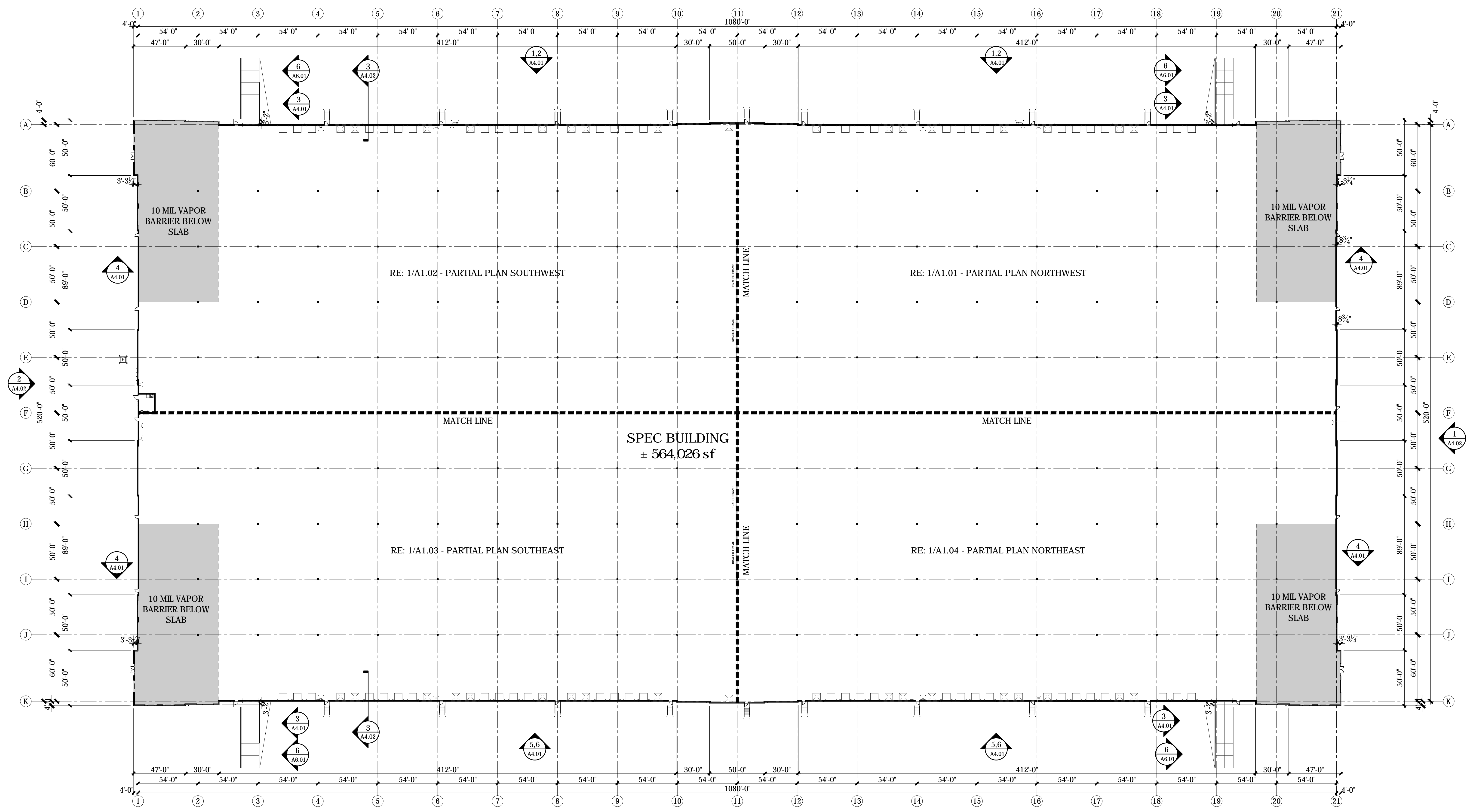
**studioNorth**  
ARCHITECTURE

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NF Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

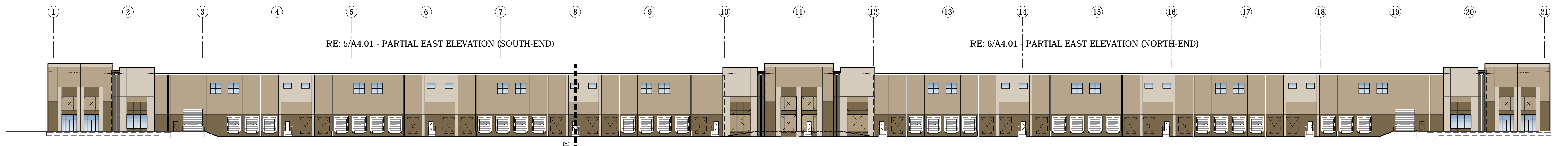
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FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



**1 OVERALL WEST ELEVATION**  
Scale: 1/32" = 1'-0"



**2 OVERALL FLOOR PLAN**  
Scale: 1/40"



**3 OVERALL EAST ELEVATION**  
Scale: 1/32" = 1'-0"



**Richards Gebaur**  
**Cross Dock Spec**  
Speculative Building Shell  
Arnold Avenue # 1598, Street # 149  
Kansas City, MO 64117

Project No. 2021-123  
Date: 01.28.22  
Issued For: Pricing Set

Revisions:

No.	Date	Description

Preliminary  
Not For Construction

Ronald Dean Schwawcker, Architect  
Missouri License No. 006001

**A1.00**  
OVERALL FLOOR PLAN

N:\01 PROJECTS\4-40 COMMERCE CENTER (RICHARDS GEBAUER) BUILDING 1 CAD\_RICHARDS GEBAUER BUILDING 1 BASE.DWG - 1.28.2022 8:38:10 AM - agschw

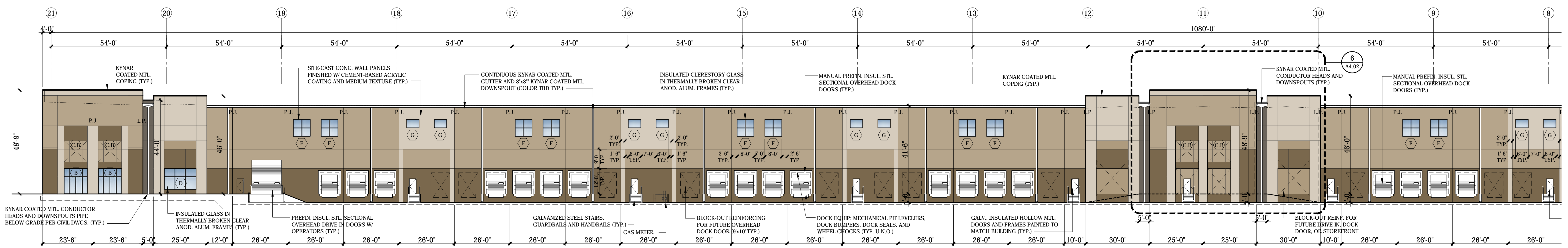




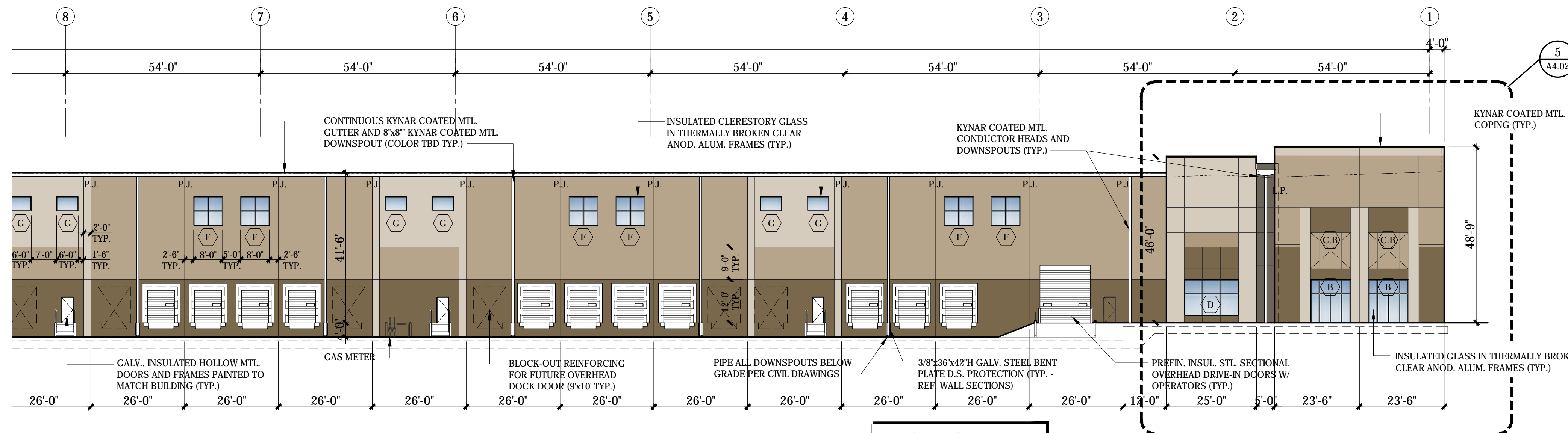
**studioNorth**  
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Riverside, MO 64110  
816 | 888 | 7380  
NP Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

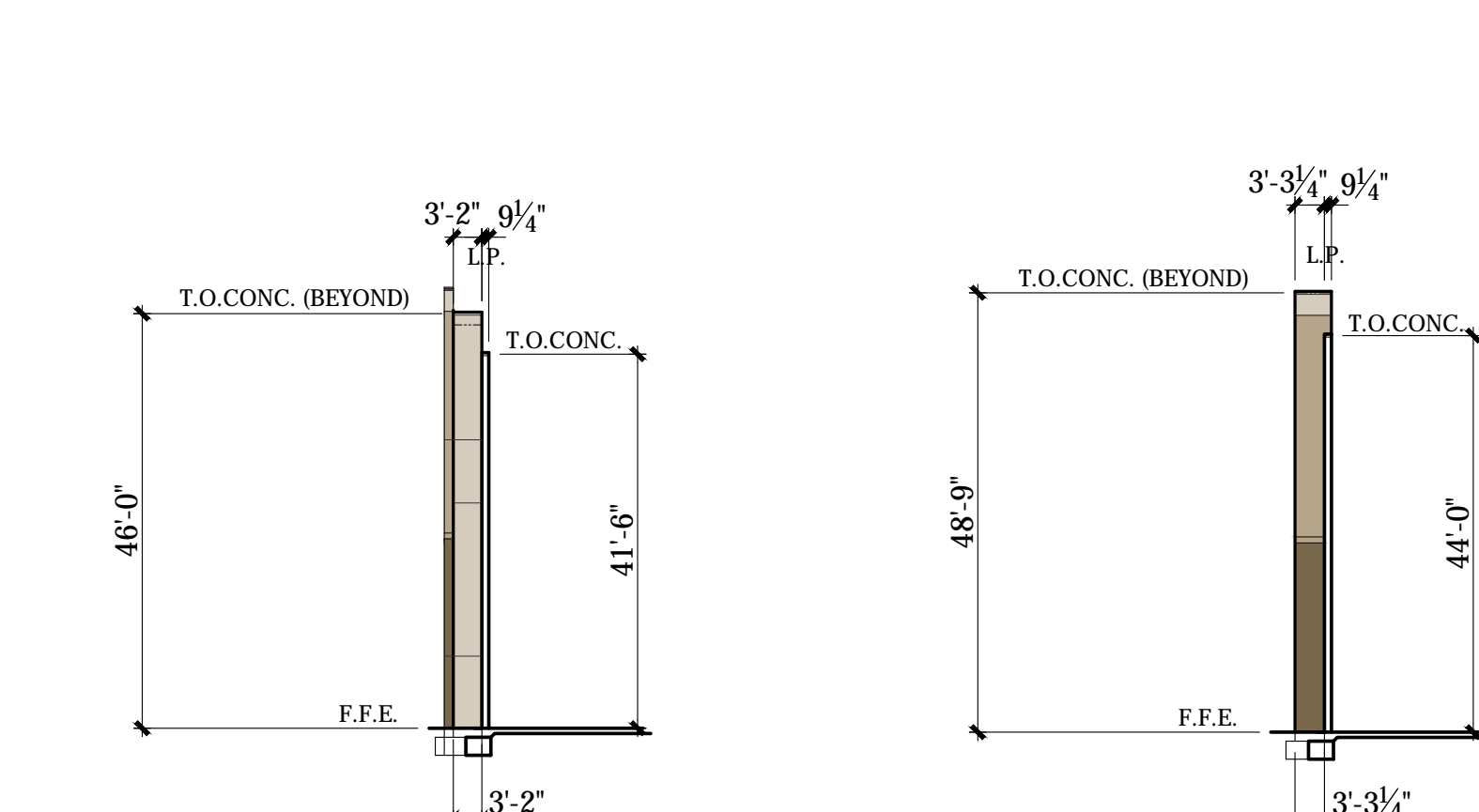
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LANDSCAPE	TBD
FOUNDATIONS	TBD
STRUCTURAL	TBD
PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



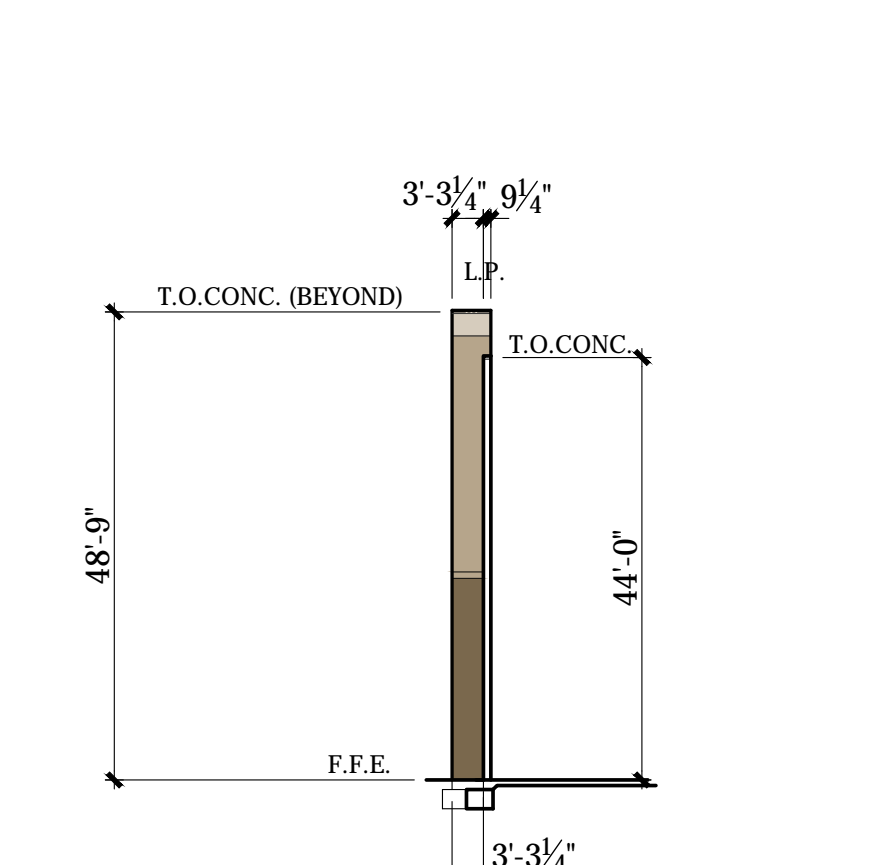
**1 PARTIAL WEST ELEVATION**  
Scale: 1"=20'-0"



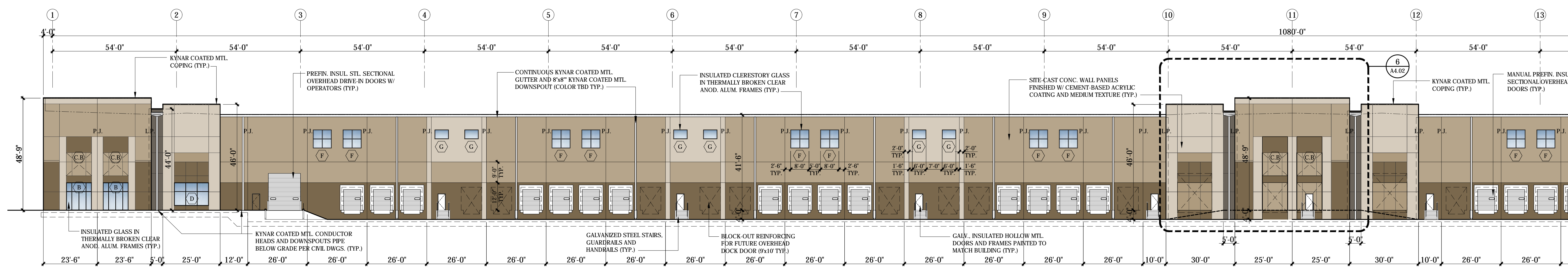
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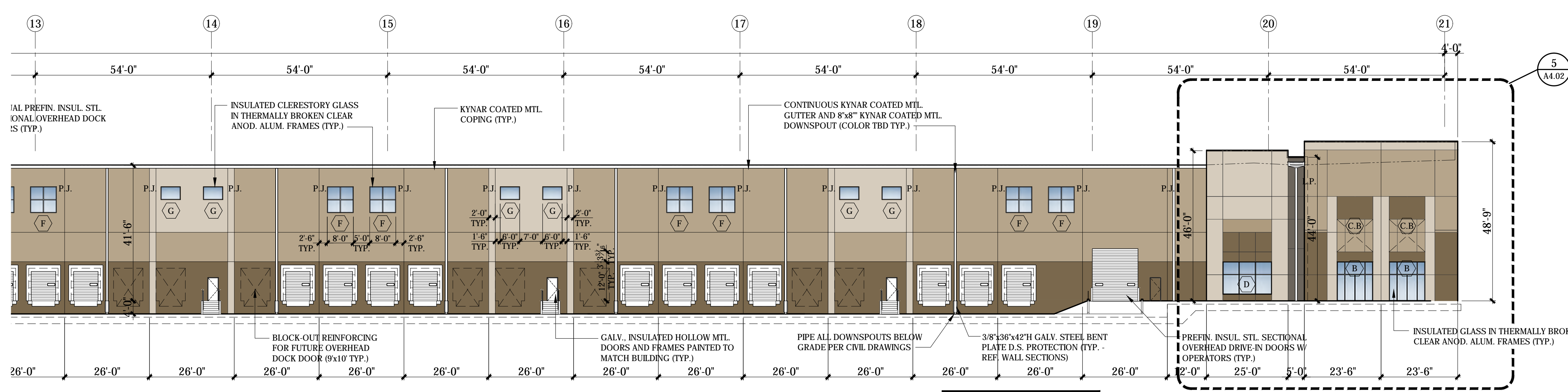
**3 EAST/WEST RETURN PANEL**  
Scale: 1"=20'-0"



**4 NORTH/SOUTH RETURN PANEL**  
Scale: 1"=20'-0"



**5 PARTIAL EAST ELEVATION**  
Scale: 1"=20'-0"



**6 PARTIAL EAST ELEVATION**  
Scale: 1"=20'-0"

ALTERNATE: REPLACE WINDOW TYPE F WITH TYPE G AT ALL LOCATIONS

**COLOR COATING LEGEND**

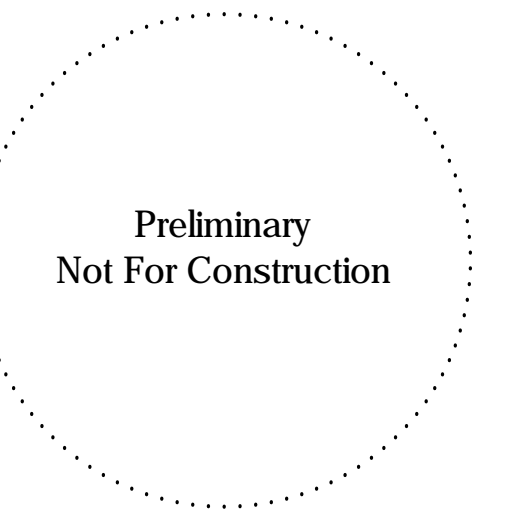
- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
  - ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DMI DYNACLAD "SANDSTONE"
  - COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS REF. DETAILS SHEET A5.01 (U.N.O.)
- SHERWIN WILLIAMS: SW7032 "WARM STONE"
  - SHERWIN WILLIAMS: SW7534 "OUTERBANKS"
  - SHERWIN WILLIAMS: SW7050 "USEFUL GRAY"
  - SHERWIN WILLIAMS: SW7047 "PORPOISE"



**Richards Gebaur**  
Cross Dock Spec

Speculative Building Shell  
Annex Avenue E, 150th Street @ 14th  
Kansas City, MO 64117

Project No.	2021-123	
Date:	01.28.22	
Issued For:	Pricing Set	
Revisions:		
No.	Date	Description



Ronald Dean Schwaner, Architect  
Missouri License No. 006001

**A4.01**  
ELEVATIONS

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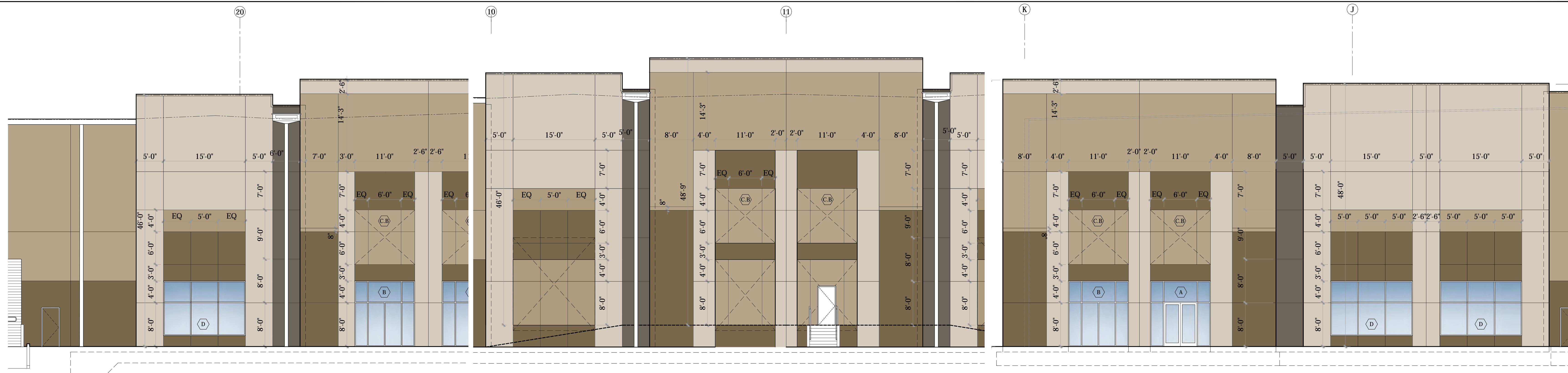




**studioNorth**  
ARCHITECTURE

4825 NW 41st Street | Suite 500 | Overland Park, MO 64110  
816 | 888 | 7380  
NP Studio North, LLC  
Missouri Certificate of Authorization No. A-2017040540

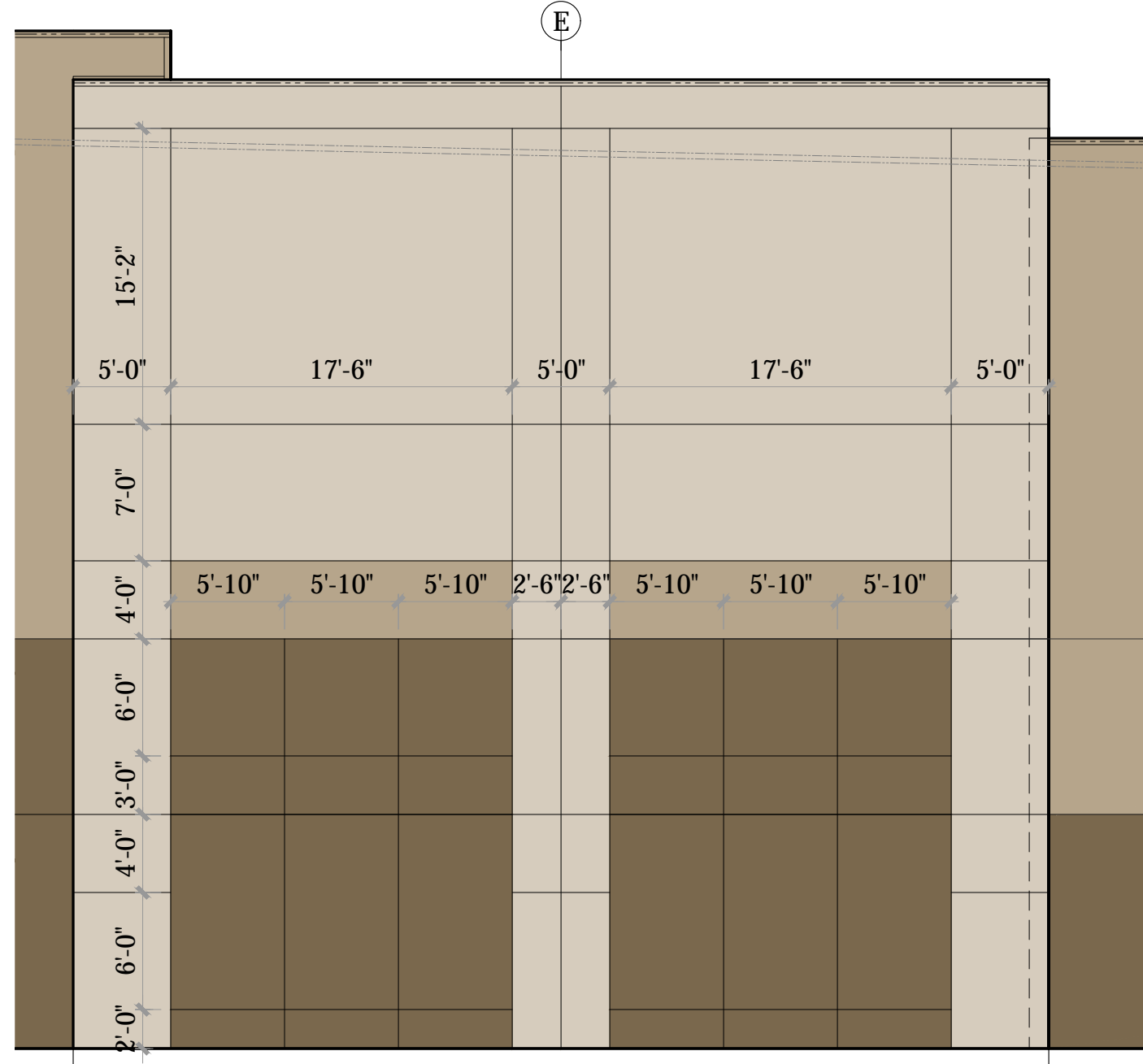
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LANDSCAPE	TBD
FOUNDATIONS	TBD
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PLUMBING	DESIGN-BUILD
MECHANICAL	DESIGN-BUILD
ELECTRICAL	DESIGN-BUILD
FIRE PROTECTION	DESIGN-BUILD
CONTRACTOR	TBD



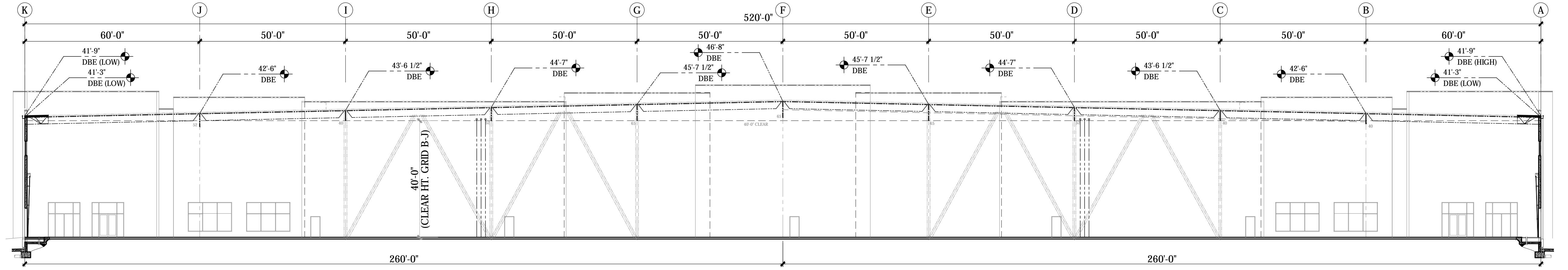
5 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"

6 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"

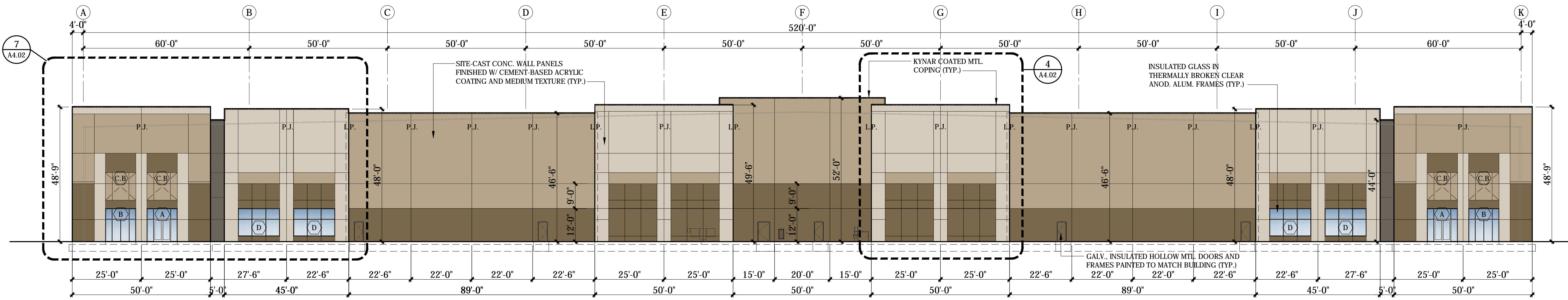
7 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"



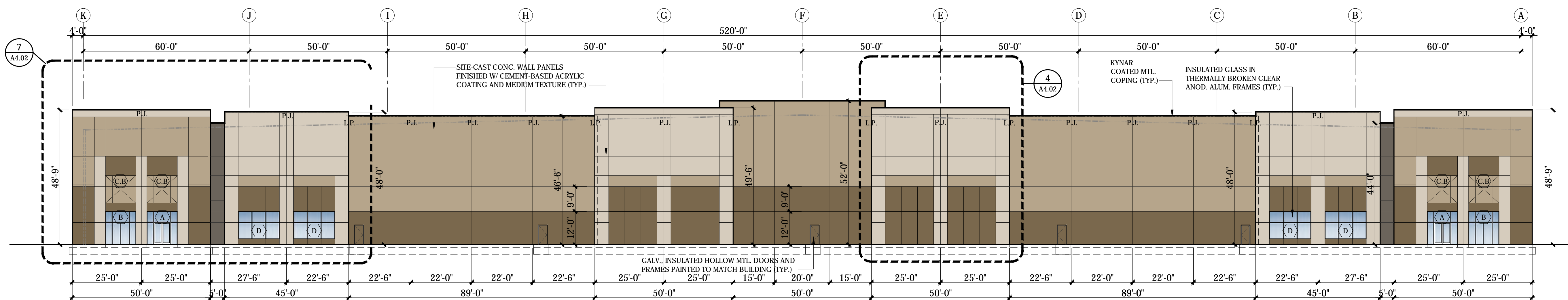
4 ENLARGED ELEVATION  
Scale: 1/8" = 1'-0"



3 BUILDING SECTION  
Scale: 1" = 20'-0"



2 SOUTH ELEVATION  
Scale: 1" = 20'-0"



1 NORTH ELEVATION  
Scale: 1" = 20'-0"

**COLOR COATING LEGEND**

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
  - ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DMI DYNACLAD "SANDSTONE"
  - COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS REF. DETAILS SHEET A5.01 (U.N.O.)
- SHERWIN WILLIAMS: SW7032 "WARM STONE"
  - SHERWIN WILLIAMS: SW7534 "OUTERBANKS"
  - SHERWIN WILLIAMS: SW7050 "USEFUL GRAY"
  - SHERWIN WILLIAMS: SW7047 "PORPOISE"



**Richards Gebaur**  
Cross Dock Spec

Speculative Building Shell  
Arnold Avenue # 1508, Street # 149  
Kansas City, MO 64117

Project No.	2021-123	
Date:	01.28.22	
Issued For:	Pricing Set	
Revisions:		
No.	Date	Description

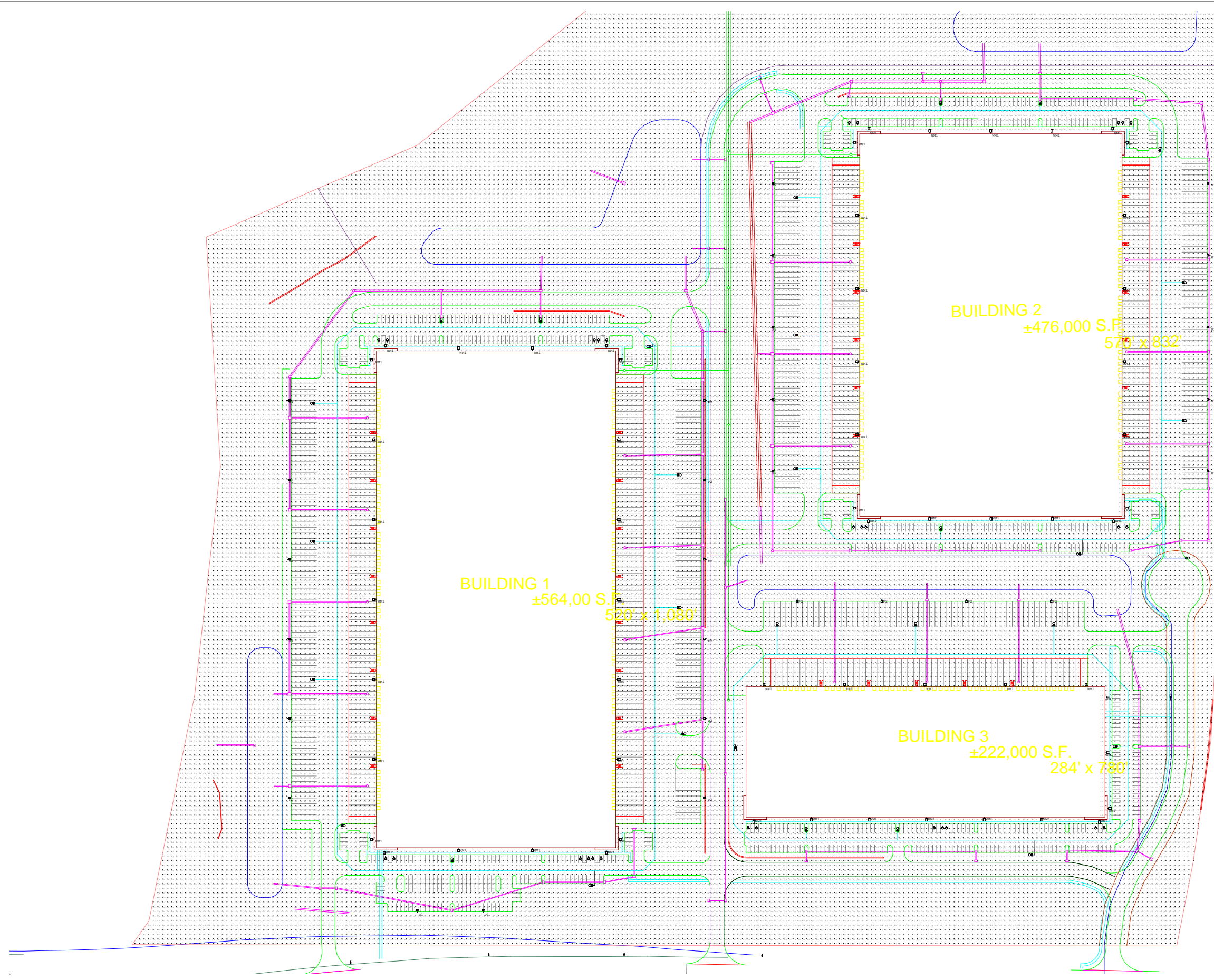
Preliminary  
Not For Construction

Ronald Dean Schwaner, Architect  
Missouri License No. 060601

**A4.02**  
ELEVATIONS

N:\01 PROJECTS\40 COMMERCE CENTER (RICHARDS GEBAUR)\BUILDING 1 BASE.DWG: 1.28.2022 8:08:28 AM: agsch





Scale: 1 inch= 220 Ft.



Light Loss Factor	0.95
Calculation plane	0'-00"
Reflectances	NA
Mounting height	38'/30'

**Calc. Info**

Calculated By:	Kevin Hooley
Requested By:	
Date:	2/1/2022
Scale:	N/A

<b>I-49 Industrial Center</b> Bldg 1,2,3	<b>Site Lighting</b>