



CITY PLAN COMMISSION STAFF REPORT

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

September 19, 2023

Project Name
B-Street Collision Center on N. Brighton

Docket # 1.1, 1.2, 1.3

Request

CD-CPC-2023-00127
Rezoning without Plan

CD-CPC-2023-00135
Area Plan Amendment

CD-SUP-2023-00039
Special Use Permit

Applicant

Amy Grant
Polsinelli PC

Owner

Tony Wiese
B Street Collision

Location 5001 NE Barry Road
Area About 4.3 acres
Zoning B1-1
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Undeveloped, zoned R-80
South: Highway 152,
East: Residential, zoned R-7.5
West: Institutional, zoned B3-2 & B2-2

Major Street Plan

N. Brighton Avenue is identified on the City's Major Street Plan as a thoroughfare.

Land Use Plan

The Shoal Creek Valley Area Plan recommends mixed use neighborhood for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 7/31/2023. No scheduling deviations from 2023 Cycle P have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to the rezoning without plan request and special use permit request. The applicant hosted a meeting on 9/12/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 4.2 acre site has never been developed and is not currently served by sewer. The site slopes from the north (Barry Road) to the south where there was once a small pond.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval to rezone an area of about 4 acres from B1-1 to B3-3 generally located at NE Barry Road and N. Brighton Avenue. **(CD-CPC-2023-00127)**

A request to amend the Shoal Creek Valley Area Plan from mixed use community to commercial on about 4 acres generally located at NE Barry Road and N. Brighton Avenue. **(CD-CPC-2023-00135)**

A request to approve a special use permit for motor vehicle repair, general on about 3 acres generally located at NE Barry Road and N. Brighton Avenue. **(CD-SUP-2023-00039)**

CONTROLLING + RELATED CASES

There are no controlling cases for this subject property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
1.1 APPROVAL WITHOUT CONDITIONS
1.2 APPROVAL WITHOUT CONDITIONS
1.3 APPROVAL WITH CONDITIONS

PLAN REVIEW

The applicant is proposing to rezone the four-acre property from B1 to B3 to allow for more intense commercial uses. This rezoning request also required an area plan amendment to the Shoal Creek Valley Area Plan from mixed use neighborhood to commercial. If the rezoning is approved by the City Council the applicant is pursuing a special use permit (SUP) to construct an auto collision center on the four-acre property. The proposal is to split the property into two lots. The applicant will construct a roughly 18,000 square foot building with the primary material being precast concrete wall panels. City staff, including KCPD is asking the applicant to provide windows on the garage doors to improve passive surveillance especially if the police are called to the site which allow officers to more easily look through the doors to see if someone is inside.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (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:

A. Conformance with adopted plans and planning policies;

The rezoning application has a companion case (area plan amendment) to revise the future land use recommendation from mixed use neighborhood to commercial.

B. Zoning and use of nearby property;

There is a wide variety of zoning districts within the surrounding area of the subject property. There is a variety "B" zoning districts to the west, low density residential to the east and very low residential density (R-80) to the north.

C. Physical character of the area in which the subject property is located;

The site is located adjacent to a highway (MO 152), institutional uses, and is also located immediately adjacent to low density residential and undeveloped properties.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The applicant will be required to extend the public sewer to this site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The proposed rezoning allows for more intense uses than what the current B1 zoning currently permits. Staff believes the rezoning is suitable for this site due to the proximity of the highway and the higher intensity "B" zoning located on the west side of N. Brighton Avenue.

F. Length of time the subject property has remained vacant as zoned;

The subject property has never been developed and has always had a low intensity zoning designation.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will allow for more intense land uses to be permitted by right.

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 this application would allow for only less intense land uses to be permitted on the subject property.

Special Use Permits (88-525-09)

No special use application may be approved unless the Board of Zoning Adjustment finds that the proposed use in its proposed location:

A. Complies with all applicable standards of this Zoning and Development Code;

The proposed plan complies with all applicable standards of the Zoning and Development Code.

B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;

The proposed SUP is to allow for an auto collision center which is classified as motor vehicle repair, general in the Zoning and Development Code. All work takes place within the structure and vehicles waiting outside will not be seen from the public right-of-way. Staff does not anticipate that this use will have a significant adverse impact on the general welfare of the neighborhood or community.

C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;

The proposed building and use does complement the institutional style of the existing structures located on the west side of N. Brighton Avenue.

D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and

The proposed hours are 7:30 AM to 5:30 PM and the site will be closed on the Saturday and Sunday. The proposed use will not create excessive traffic generation or lighting and any associated noises related to the work performed here will be contained within the building.

E. Will not have a significant adverse impact on pedestrian safety or comfort.

The proposed use will not have an adverse impact on pedestrian safety or comfort. North Brighton is on the City's Major Street Plan; therefore, the City will be responsible for constructing a sidewalk in the future.

ATTACHMENTS

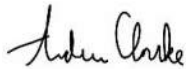
1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITHOUT CONDITIONS** for the rezoning without plan and area plan amendment.

City staff recommends **APPROVAL WITH CONDITIONS** for the rezoning without plan and area plan amendment.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: September 14, 2023

Case Number: CD-SUP-2023-00039

Project: B-Street Collision Center on N. Brighton

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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.
4. 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.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The applicant shall continue to work with the KCPD and City staff to address transparency on the garage doors, per CPTED recommendations.

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

7. The developer shall 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.
8. The developer shall 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 shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
10. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
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 shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall 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 Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall 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.

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

15. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - 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)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

18. No water service tap permits will be issued until the public water main is released for taps.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

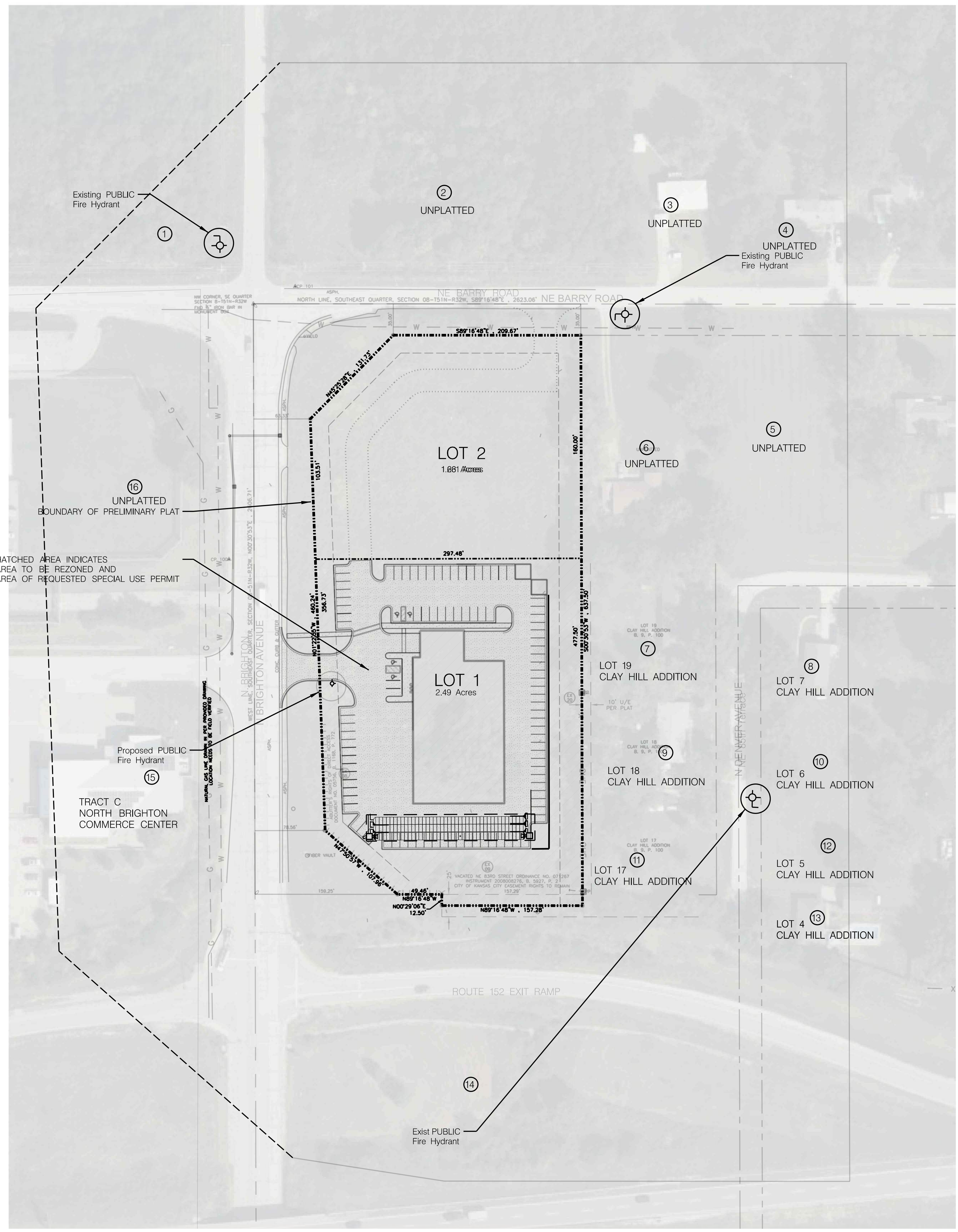
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

20. The developer must submit water main extension and fire hydrant plans prepared by a MO PE to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

21. 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.
22. 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 disturbed 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.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
24. 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.
25. The developer must grant BMP and Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

PRELIMINARY PLAT, REZONING PLAN, SPECIAL USE PERMIT AND PROJECT PLAN OF BRIGHTON PLAZA



LEGAL DESCRIPTION:
 A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF SECTION 8, THENCE EAST ON THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 366 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 660 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 366 FEET MORE OR LESS TO THE SAID WEST LINE OF THE SOUTHEAST QUARTER; THENCE NORTH ON THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI FOR ROUTE #152, AS SET OUT IN BOOK 273, AT PAGE 242, AND EXCEPT THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI FOR NORTH BRIGHTON AVENUE AS SET OUT IN BOOK 1168, AT PAGE 772;
 TOGETHER WITH THE NORTH ¼ OF VACATED N.E. 83RD STREET ADJACENT TO THE SOUTHEASTERN MOST PROPERTY LINE OF THE ABOVE DESCRIBED TRACT OF LAND AS VACATED BY ORDINANCE NO. 071267 FILED MARCH 10, 2008 IN BOOK 5927, PAGE 2 AS DOCUMENT NO. 2008008276, BEING 12.5 FEET BY 157.28 FEET AS DEPICTED ON THE PLAT OF CLAY HILL ADDITION, A SUBDIVISION OF LAND IN CLAY COUNTY, MISSOURI.

ADJACENT OWNERSHIPS:

①	Owner: HSH Properties LLC 1916 Industrial Dr Ste 300, Liberty, MO 64068
②	Owner: Blue Moss Ventures LLC 8815 NE 79th St Kansas City, MO 64158
③	Owner: Mills Ronald D 5100 NE Barry Rd Kansas City, MO 64156
④	Owner: Uphoff Lloyd W CO Joseph Trometer 5108 NE Barry Rd Kansas City, MO 64156
⑤	Owner: Smith Thomas J & Denise M Etal 5113 NE Barry Rd Kansas City, MO 64156
⑥	Owner: Blue Bird Investments LLC -Cassidy Frances Lou 9308 N Kenwood Ave Kansas City, MO 64155
⑦	Owner: Dowell Elizabeth, Etal 8320 N Denver Ave Kansas City, MO 64119
⑧	Owner: Coakley David J 8321 N Denver Ave Kansas City, MO 64119
⑨	Owner: Geimer Gregory J & Linda S, Geimer Kevin J 8311 NW Eastside Dr Kansas City, MO 64152
⑩	Owner: Coakley David J 8321 N Denver Ave Kansas City, MO 64119
⑪	Owner: Geimer Gregory J & Linda S, Geimer Kevin J 8311 NW Eastside Dr Kansas City, MO 64152
⑫	Owner: Cole Theodore Trust 19010 State Route 33 Hol, MO 64048
⑬	Owner: McQueen Edwin L & Susan A 8231 N Denver Ave Kansas City, MO 64119
⑭	Owner: MISSOURI ROUTE 152
⑮	Owner: City Of Kansas City 414 E 12th St Kansas City, MO 64106
⑯	Owner: State Of Missouri - Office of Administration Design & Constr Po Box 809 Jefferson City, MO 65102

LEGAL DESCRIPTION FOR REZONING AND SPECIAL USE PERMIT (LOT 1)

A parcel of land being in the Southeast quarter of Section 8, Township 51 North, Range 32 West, located in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:
 Commencing at the Northwest corner of the Southeast quarter of said Section 8, as monumented by a found ¾" iron bar in a monument box; thence South 89 degrees 16 minutes 48 seconds East, along the North line of the said Southeast quarter, a distance of 366.00 feet; thence South 00 degrees 30 minutes 53 seconds West, along a line parallel with the West line of the said Southeast quarter, a distance of 35.00 feet, to a point on the Southerly right-of-way of Northeast Barry Road, as currently established and being monumented by a found ½" iron bar and cap stamped "15 2074", said point also being on the Northerly prolongation of the West line of CLAY HILL ADDITION, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00 degrees 30 minutes 53 seconds West, continuing along a line parallel with the West line of the said Southeast quarter and the West line CLAY HILL ADDITION and its Northerly prolongation thereof, a distance of 249.29 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 29 minutes 07 seconds West, a distance of 297.48 feet, to the Easterly right-of-way of North Brighton Avenue, as currently established; thence South 01 degrees 22 minutes 55 seconds East, along the said Easterly right-of-way of North Brighton Avenue, a distance of 303.41 feet, to the intersection of the said Easterly right-of-way of North Brighton Avenue and the Northerly right-of-way of Missouri State Highway 152, as monumented by a found bear ½" iron bar being located 0.12 feet North and 0.41 feet West of the corner; thence South 47 degrees 50 minutes 57 seconds East, continuing along the said Northerly right-of-way of Missouri State Highway 152, a distance of 107.96 feet; thence South 89 degrees, 16 minutes, 48 seconds East, leaving the said Northerly right-of-way of Missouri State Highway 152, a distance of 49.46 feet, to the Northwest corner of Northeast 83rd Street's right-of-way, said right-of-way being vacated by Ordinance Number 071267, recorded as Instrument 2008008276 in Book 5627 at Page 2; thence South 00 degrees 29 minutes 06 seconds West, along the West line of the said vacated Northeast 83rd Street right-of-way, a distance of 12.50 feet, to the Southerly line of the North half of the said vacated Northeast 83rd Street right-of-way; thence South 89 degrees, 16 minutes, 48 seconds East, along the South line of the North half of the said vacated Northeast 83rd Street right-of-way, a distance of 157.28 feet, to the Southerly prolongation of the West line of CLAY HILL ADDITION; thence North 00 degrees 30 minutes 53 seconds East, along the West line of the said CLAY HILL ADDITION and its Southerly prolongation thereof, said line also being parallel with the West line of the said Southeast Quarter, a distance of 388.21 feet, to the Point of Beginning, containing 108,449.96 square feet or 2.49 acres of land, more or less.

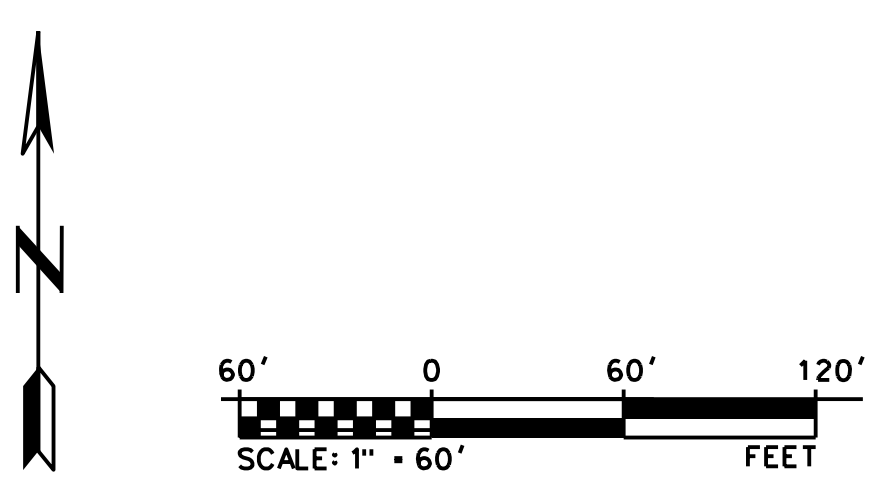
The above described parcel of land is subject to the following restrictions and easements:
 Abutter's rights of direct access as set out in the Warranty Deed to the State Highway Commission of Missouri being recorded October 25, 1974 as Document Number 05756 in Book 1168 at Page 772.

The rights and easements reserved by the City of Kansas City, Missouri over the vacated Northeast 83rd Street as more fully described and set forth in Ordinance Number 071267 being recorded March 10, 2008 as Document Number 2008008276 in Book 5927 at Page 2.

The bearing and distances of the above described parcel of land is based upon the Missouri State Plane Coordinate System, NAD83, Missouri West Zone, US Foot, with the bearing of the West line of the Southeast Quarter of Section 8-151N-R32W being measured as North 00 degrees 30 minutes 53 seconds East.

REZONING REQUEST
 REQUESTING REZONING OF 2.49 ACRES (LOT 1) FROM B1-1 TO B3-3

SPECIAL USE PERMIT REQUEST
 REQUESTING A SPECIAL USE PERMIT FOR (LOT 1) TO ALL OWN AUTOMOBILE COLLISION REPAIR FACILITY IN B3-3 ZONING DISTRICT



B-Street Collision Center
 New Construction
 5001 NE Barry Road
 Kansas City, Missouri 64156

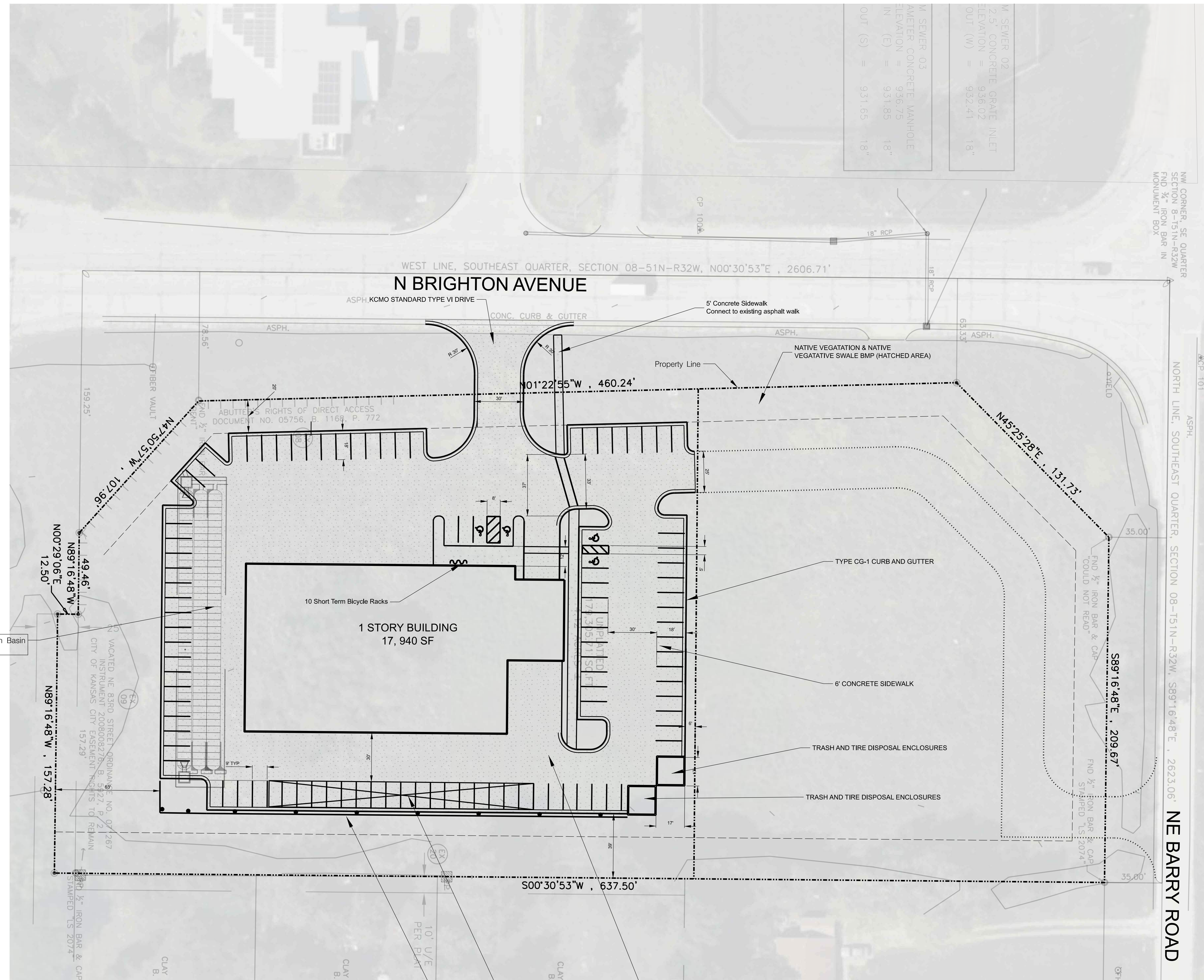
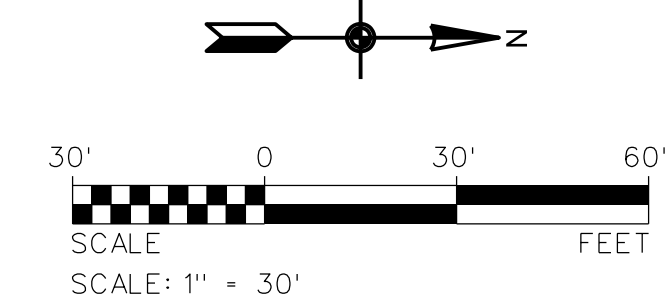
Revisions:

1	Rev per comments 8-30-23

Project #: 235418
 Rezoning, Preliminary Plat,
 Special-Use Permit,
 & Project Plan
 31 July 2023

OVERALL SITE PLAN
C1

PRELIMINARY PLAT, REZONING PLAN, SPECIAL USE PERMIT AND PROJECT PLAN OF BRIGHTON PLAZA



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B1-1	B1-1, B3-3		
Gross Land Area				
In square feet	179,306	54,929 / 124,377		
In acres	4.117	1.261 / 2.856		
Right-of-way Dedication				
In square feet	0	0		
In acres	0	0		
Net Land Area				
In square feet	179,306	70,856 / 108,450		
In acres	4.117	1.63 / 2.49		
Building Area (sq. ft.)	0	0 / 17,940		
Floor Area Ratio	0	0 / 17%		
Residential Use Info				
Total Dwelling Units	0	0		
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		0		
Total Lots				
Residential				
Public/Civic				
Commercial		2		
Industrial				
Other				

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	25'	25'		
Front Setback	20'	20'		
Side Setback (South)	25'	25'		
Side Setback (abutting street)	NONE	NONE		
Height	x	26'-0"		

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-14)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Use All Proposed Uses	34*	102	1***	1	(Long-term)
Total			10**	10	(Short-term)

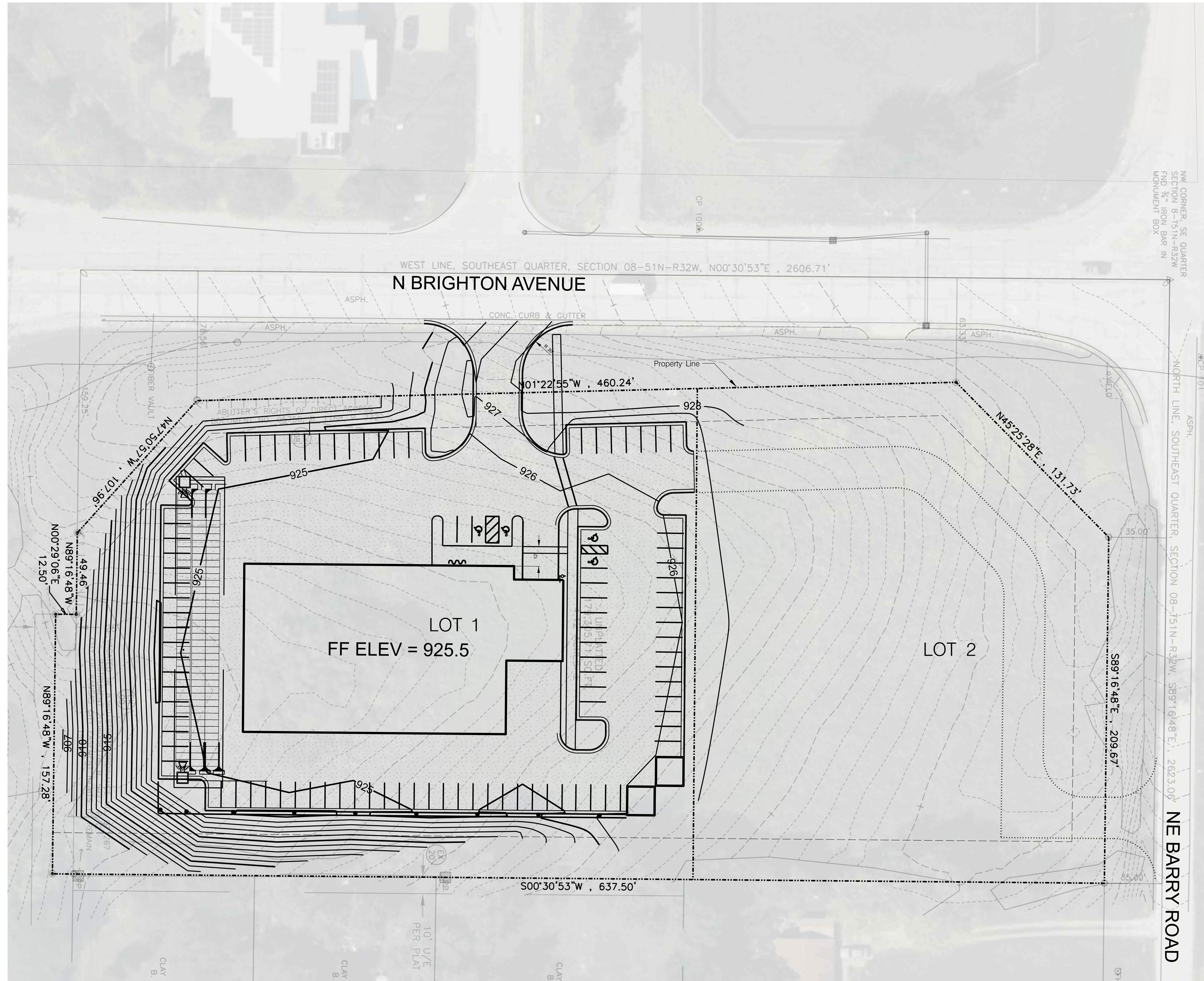
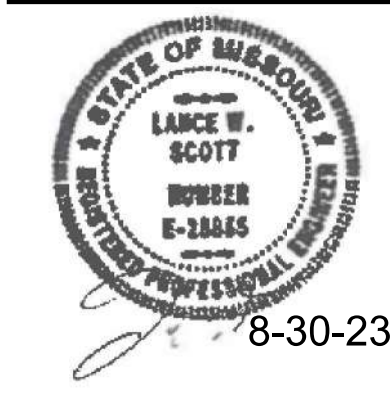
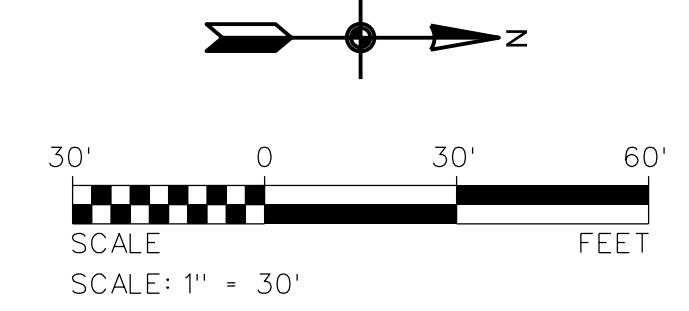
* Motor Vehicle Repair, General is calculated at 2 spaces per service bay
 ** Short Term: bicycle parking is calculated at 10% of actual number of off-street parking spaces provided.
 *** Long Term: bicycle parking is calculated at 1 per 20 employees, Less than 20 employees are expected and the space will be inside the building.

B-Street Collision Center
 New Construction
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 Kansas City, Missouri 64156

Revisions:
 1 Rev per comments 8-30-23

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MISSOURI ROUTE 152

LEGEND:

Existing minor contour	
Existing major contour	
Proposed major contour	
Proposed minor contour	
Proposed Spot Elevation	

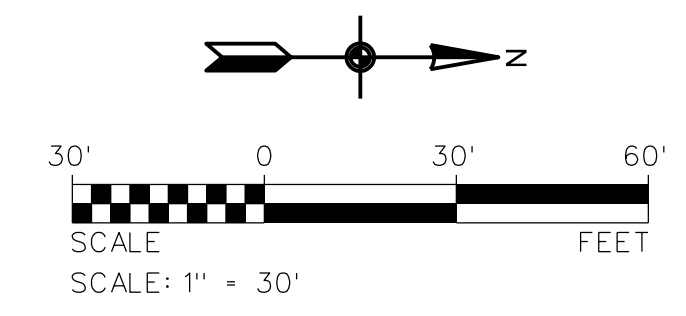
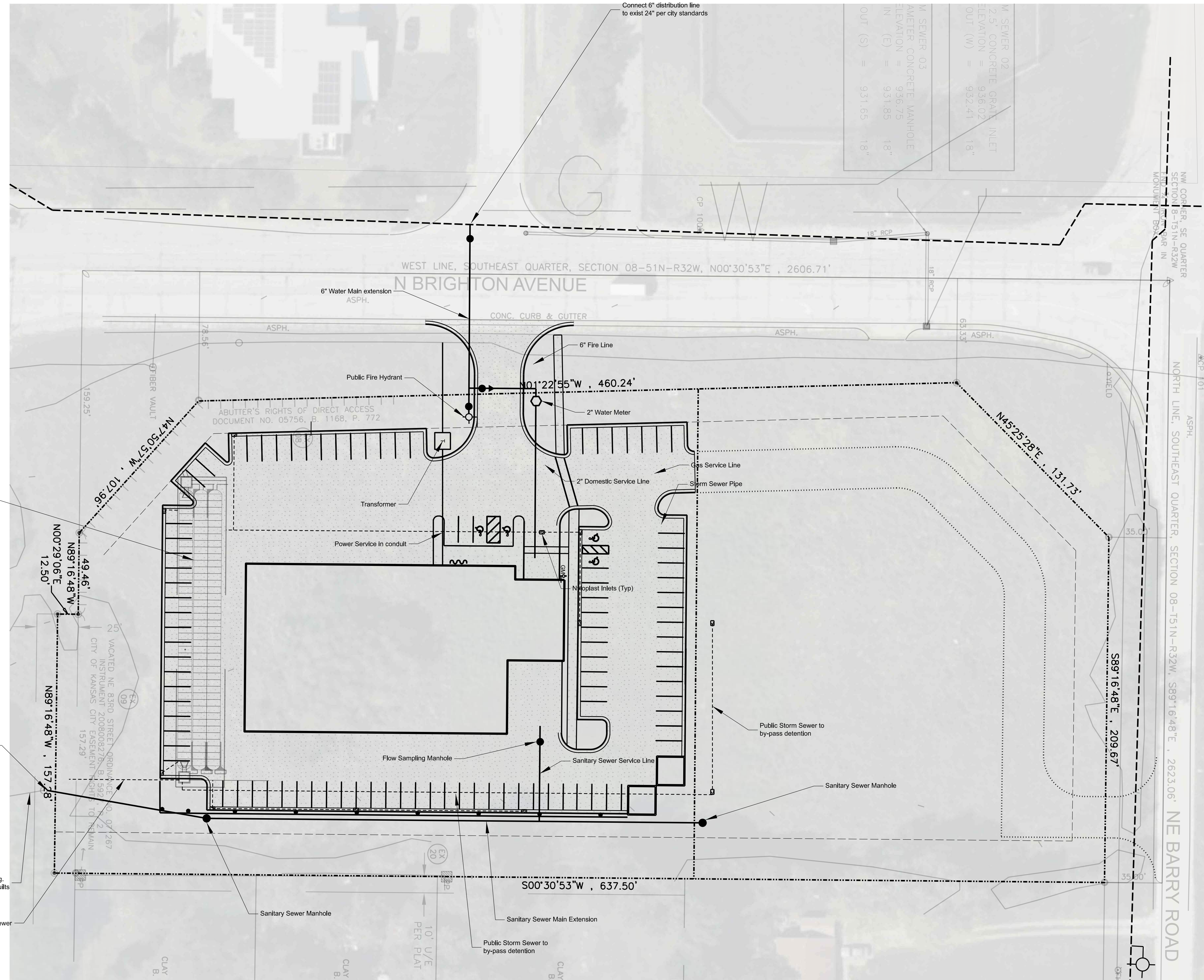
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Underground Detention Basin
 Exist Sanitary Sewer Manhole
 Exist sanitary sewer under highway. Connected to Brighton Creek Crossing. APN#: CL14120000700600001. As-built dated 4-18-23.
 Public Storm Sewer

DETENTION AND BMP NOTE:
 Detention and BMPs are planned to be done with Stormtech Underground System.

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PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GB	9	Ginkgo Biloba	Ginkgo	2" cal. b & b	per plan
UA	6	Ulmus americana 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
SM	6	Acer Saccharum	Sugar Maple	2" cal. b & b	per plan
PM	11	Acer Gristum	Paperbark Maple	2" cal. b & b	per plan

SHRUBS / GRASSES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
KF	101	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.	per plan
SG	55	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	3 gal.	per plan
DY	40	Taxus media 'Denaliensis'	Densiflora Yew	3 gal.	per plan

LANDSCAPE CALCULATIONS:

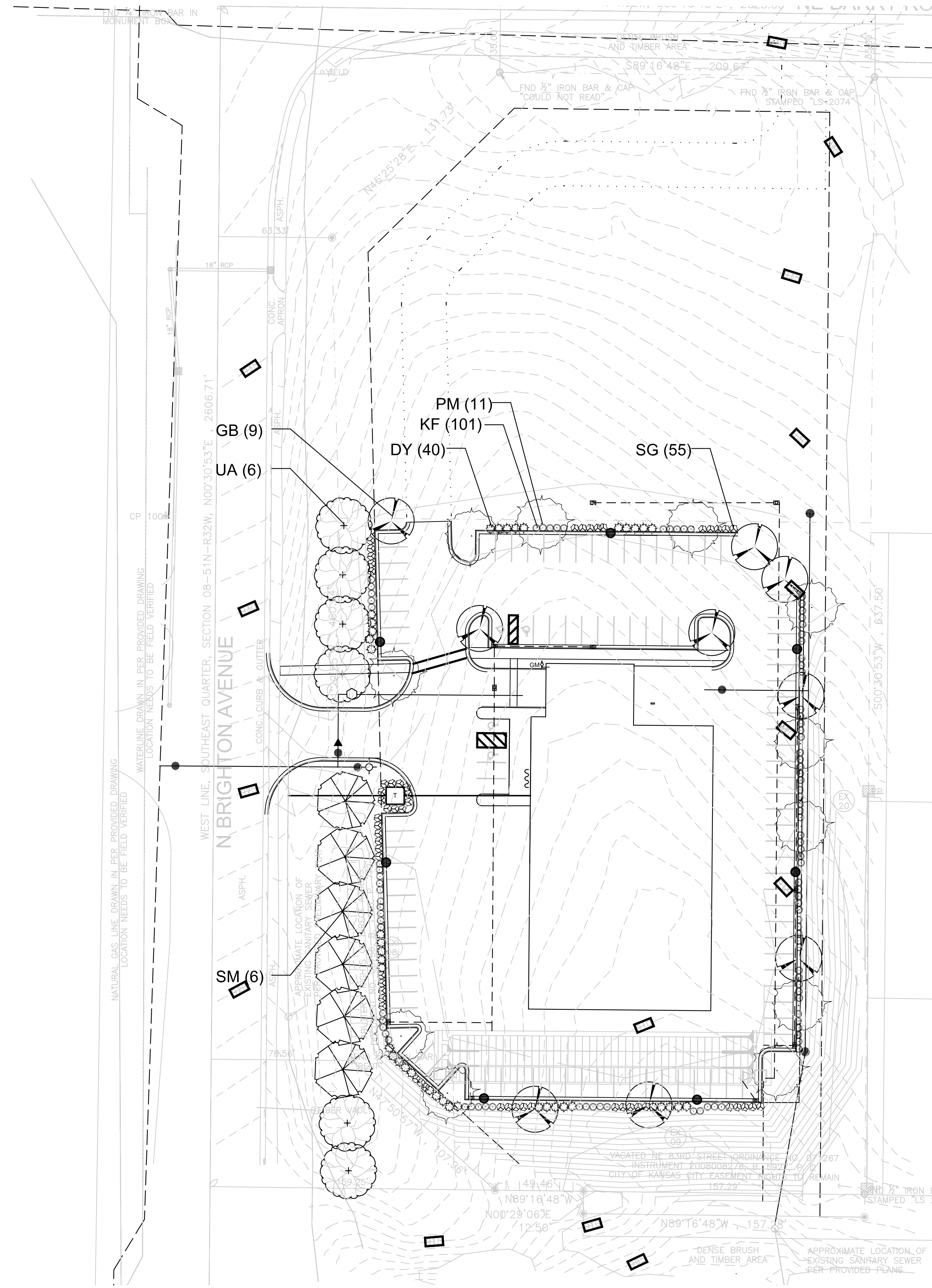
LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
88-425-03 Street Trees	1 Tree per 30'	N. Brighton Ave. 348 L.F. / 30' = 11.6 or 12 Street trees req.	12 Provided
88-425-06-B Min. Interior landscape area	35 S.F. of landscape area per parking space	100 (parking spaces) X 35 = 3,500 S.F. req.	3,627 S.F. Provided
88-425-06-E Interior parking plant material	1 Tree for every 5 parking spaces	100 / 5 = 20 Trees req.	20 Trees provided
88-425-06-F Interior parking plant material	1 Shrub for every parking space	100 Shrubs req.	100 Shrubs provided
88-425-06-E Interior parking plant material	Ground cover to cover all landscape areas	Covered	Covered
88-425-08-B Screening of mechanical equipment and utility cabinets	Any cabinet visible from the right-of-way must be screened from public view with landscaping	Continuous screen	11 plants provided
88-425-05-C Perimeter landscaping of parking	Continuous evergreen screen to be 4' in ht. after the first growing season	Continuous evergreen screen	86 evergreen shrubs provided

LANDSCAPE NOTES:

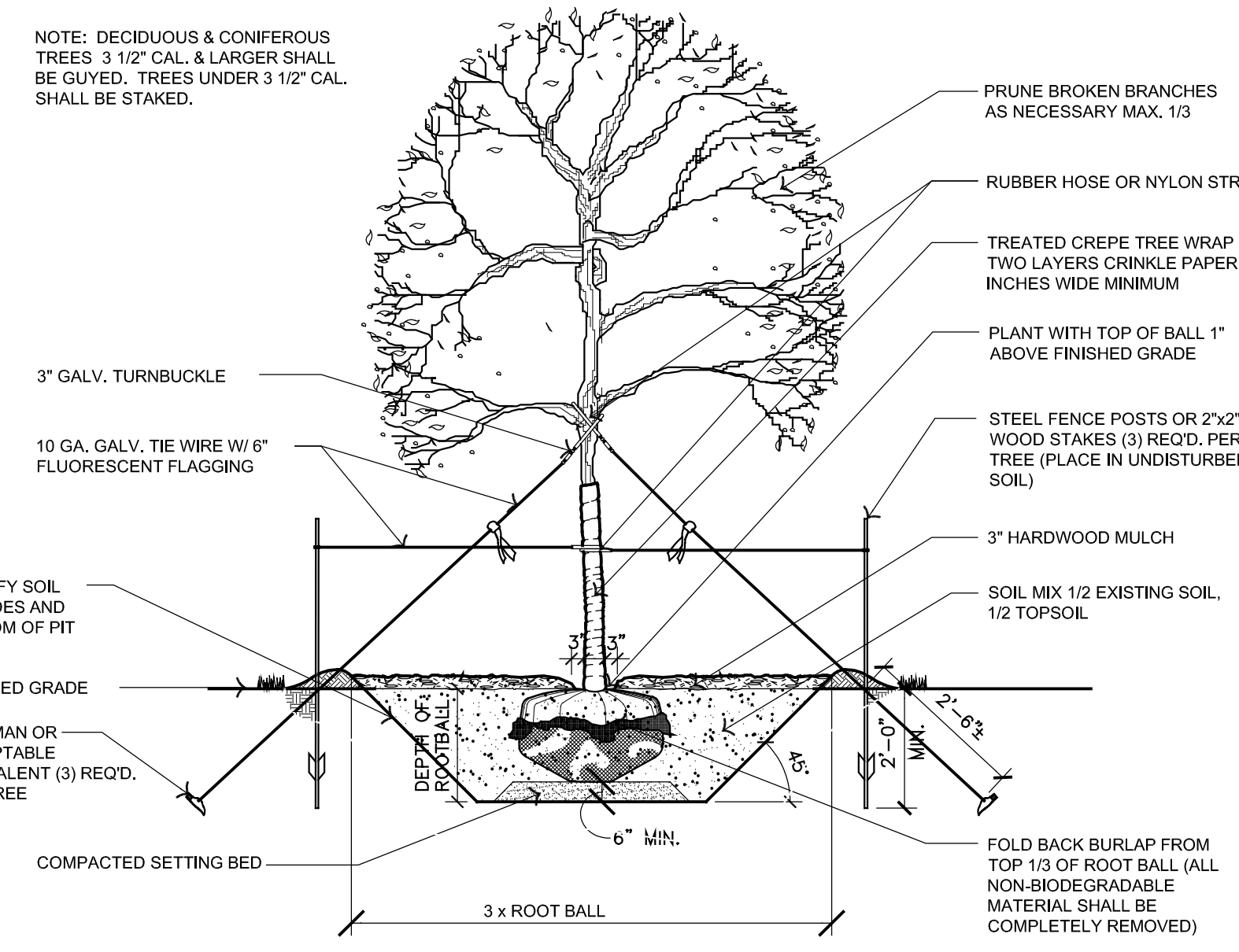
- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ONSITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3", AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF KANSAS CITY, MO AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6' TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VISIBLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH IN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.

1 Landscape Plan

scale: 1" = 40'-0"



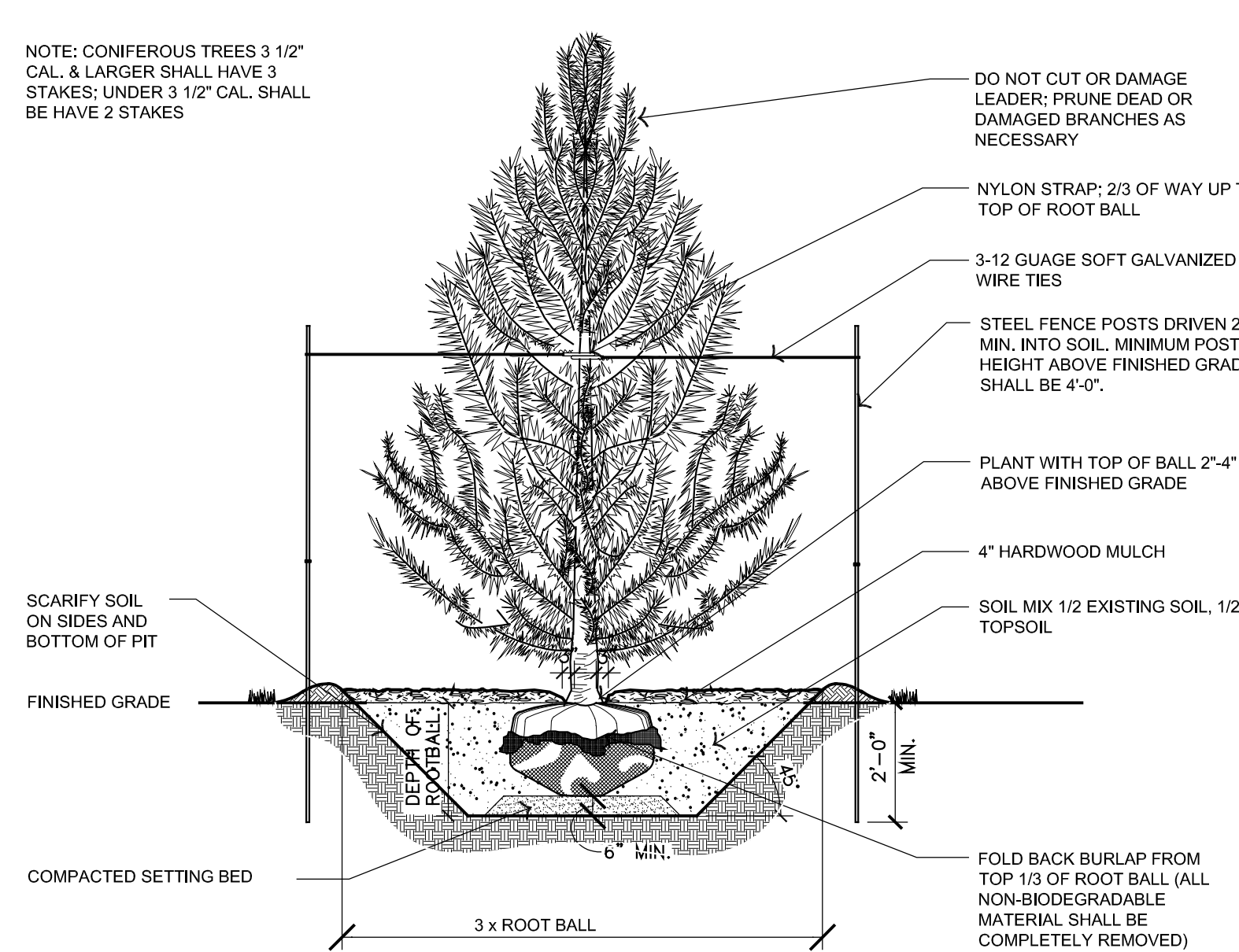
NOTE: DECIDUOUS & CONIFEROUS TREES 3 1/2" CAL. & LARGER SHALL BE CUYED. TREES UNDER 3 1/2" CAL. SHALL BE STAKED.



3 Deciduous Tree Detail

scale: 1/4" = 1'-0"

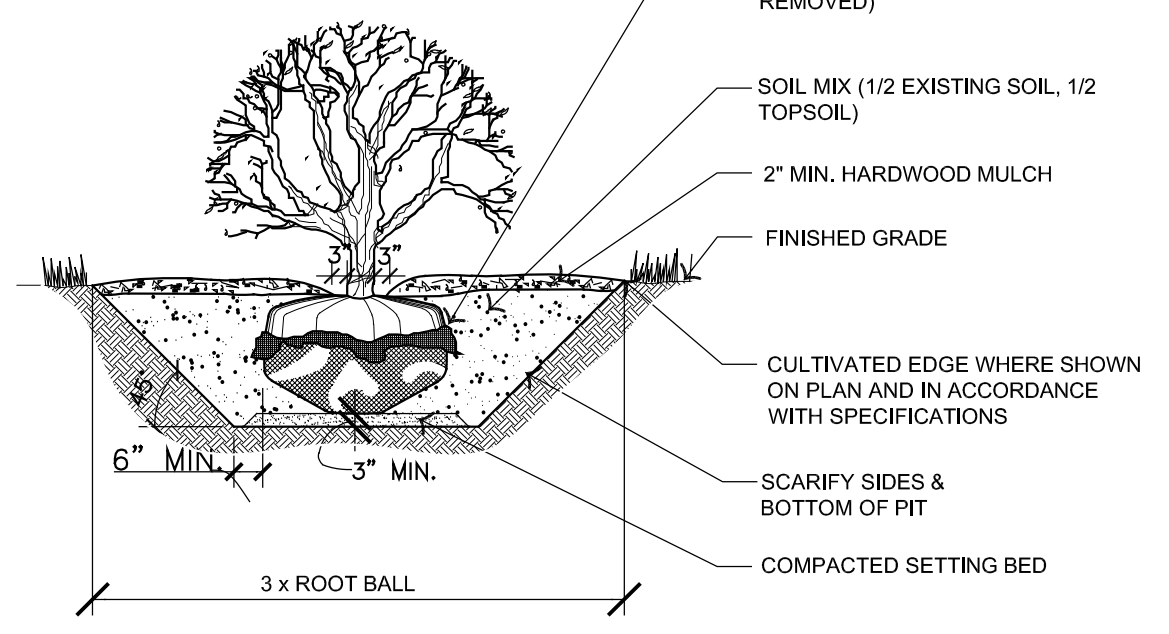
NOTE: CONIFEROUS TREES 3 1/2" CAL. & LARGER SHALL HAVE 3 STAKES. TREES UNDER 3 1/2" CAL. SHALL BE HAVE 2 STAKES.



3 Evergreen Tree Detail

scale: 1/4" = 1'-0"

FOLD BACK BURLAP FROM TOP 1/3 OF ROOT BALL (FOR CONTAINER GROWN PLANTS, REMOVE CONTAINER PRIOR TO PLANTING; ALL NON-BIODEGRADABLE MATERIAL SHALL BE COMPLETELY REMOVED)



2 Shrub Detail

scale: 1/4" = 1'-0"

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B-Street Collision Center
New Construction
5001 NE Barry Road
Kansas City, Missouri 64156

Revisions:

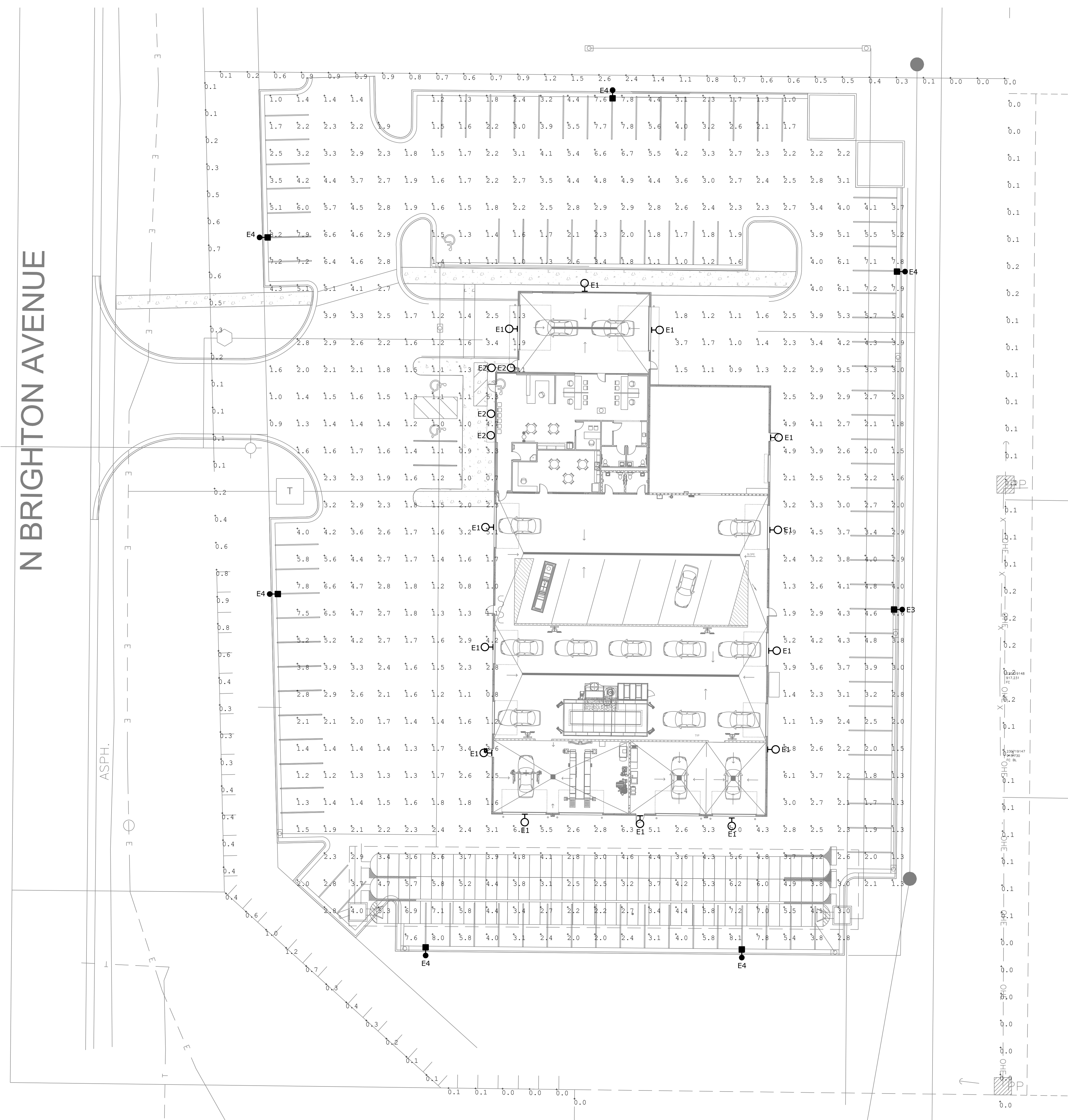
Project #: 200604
Rezoning, Preliminary Plan,
Special-Use Permit,
& Project Plan
31 July 2023

LANDSCAPE PLAN

SITE LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	V-A
E1	EXTERIOR WALL PACK, ARCHITECT TO SELECT FINISH.	SURFACE	LED 3000 LUMENS 4000K	MVOLT	LITHONIA MST OR APPROVED EQUAL	25
E1X	(X): PROVIDE WITH 90 MINUTE BATTERY PACK.					
E2	6" OPEN LED MODULE DOWNLIGHT WITH SEMI-SPECULAR REFLECTOR, TRIM FLANGE WITH SAME FINISH. INTEGRAL DRIVER. MEDIUM OPTIC DISTRIBUTION. WET LOCATION LENS. MAX 6" TOTAL HEIGHT.	RECESSED	1,500 LUMENS 4000K 80 CRI (MIN)	UNV	PORTFOLIO SERIES LD68 LIGHTFOUR SERIES PRR OR APPROVED EQUAL	17
E2X	(X): PROVIDE WITH 90 MINUTE BATTERY PACK.					
E3	SINGLE HEAD DIE CAST ALUMINUM SITE LUMINAIRE WITH TYPE II DISTRIBUTION, RECTANGULAR ARM, 1050mA MAXIMUM ELECTRONIC DRIVER, INTEGRAL MOTION SENSOR DIMS FIXTURE TO 37% OUTPUT AFTER NO MOTION HAS BEEN DETECTED FOR 5 MINUTES, AND RAMP UP TO 100% UPON MOTION DETECTION.	CONCRETE BASE	12,650 LUMENS 4000K	MVOLT	LITHONIA, D SERIES NO SUBSTITUTIONS ALLOWED	105
E3X	(X): PROVIDE WITH 90 MINUTE BATTERY PACK.					
E4	SINGLE HEAD DIE CAST ALUMINUM SITE LUMINAIRE WITH TYPE IV DISTRIBUTION, WITH HOUSE-SIDE SHIELD, RECTANGULAR ARM, 1050mA MAXIMUM ELECTRONIC DRIVER, INTEGRAL MOTION SENSOR DIMS FIXTURE TO 37% OUTPUT AFTER NO MOTION HAS BEEN DETECTED FOR 5 MINUTES, AND RAMP UP TO 100% UPON MOTION DETECTION. 20" SQUARE STRAIGHT STEEL POLE WITH BASE COVER.	CONCRETE BASE	12,300 LUMENS 4000K	MVOLT	LITHONIA, D SERIES NO SUBSTITUTIONS ALLOWED	105

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVEMIN	MAXMIN
MAIN PARKING LOT	3.05	2.6	1.0	3.1	3.2
PROPERTY LINE	0.33	2.6	0.0	N/A	N/A

- NOTES:
 1. ILLUMINANCE VALUES ARE IN FC.
 2. MAINTENANCE FACTOR OF 0.9 WAS USED AS FIXTURES ARE LED.



SAI
 SLAGGIE ARCHITECTS, INC. ©2023
 Kansas City, Missouri • Omaha, Nebraska
 816-754-1918
 slaggie.com

STATE OF MISSOURI
 RYAN JEROD
 DEDICATED
 NUMBER
 PE-27150087
 PROFESSIONAL SEAL
 8/14/23

B-Street Collision Center
 New Construction
 5001 NE Barry Road
 Kansas City, Missouri 64116

Revisions:

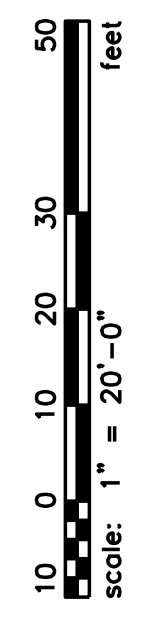
Project #: 200604
 Rezoning, Preliminary Plan, Special-Use Permit, & Project Plan
 14 August 2023

smith & boucher
 engineers
 25619 west 103rd St. olathe, ks 660617
 phone 913.345.2127 fax 913.345.0617
 project number 2321600

PHOTOMETRICS - SITE PLAN
 SCALE: 1"=20'-0"

ME201P

PROJECT NAME: BARBARA V. WAGNER
 EAST CORRECTION INSTITUTE
 DRAWN BY: KELSEY MOVEY
 CHECKED BY: KELSEY MOVEY
 DATE: 8/14/23
 TIME: 10:37:30 AM
 PROJECT NUMBER: 23216
 DATE: 8/14/23
 TIME: 10:38:20 AM
 PROJECT NAME: BARBARA V. WAGNER
 EAST CORRECTION INSTITUTE
 DRAWN BY: KELSEY MOVEY
 CHECKED BY: KELSEY MOVEY
 DATE: 8/14/23
 TIME: 10:37:30 AM
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 DATE: 8/14/23
 TIME: 10:38:20 AM



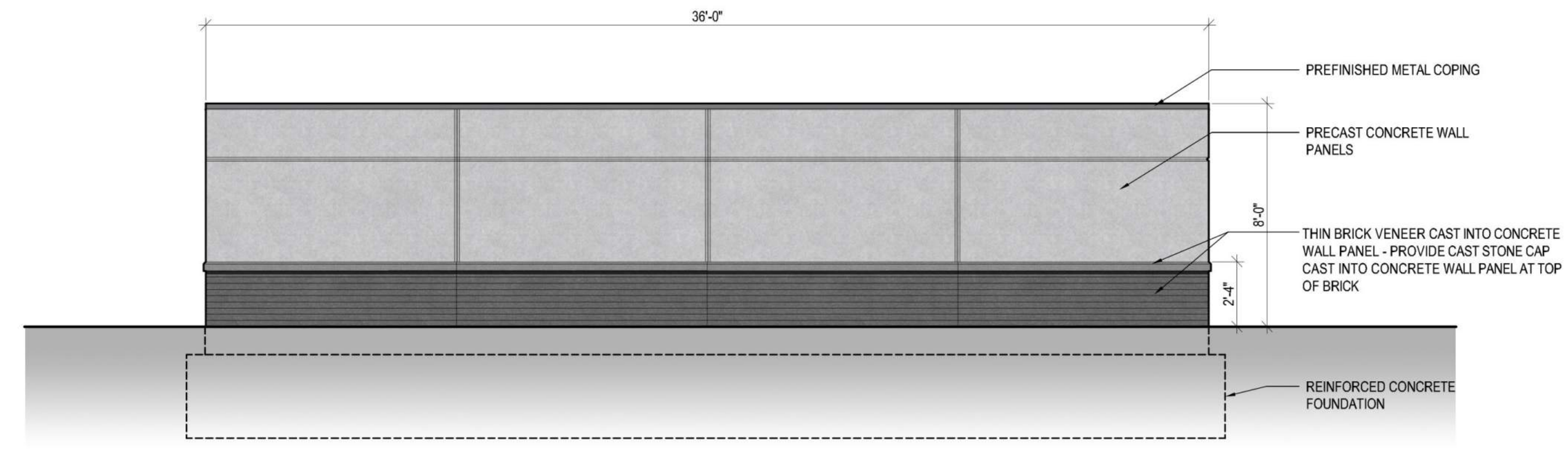
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 EAST CORRECTION INSTITUTE
 DRAWN BY: KELSEY MOVEY
 CHECKED BY: KELSEY MOVEY
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 PROJECT NUMBER: 23216
 DATE: 8/14/23
 TIME: 10:38:20 AM

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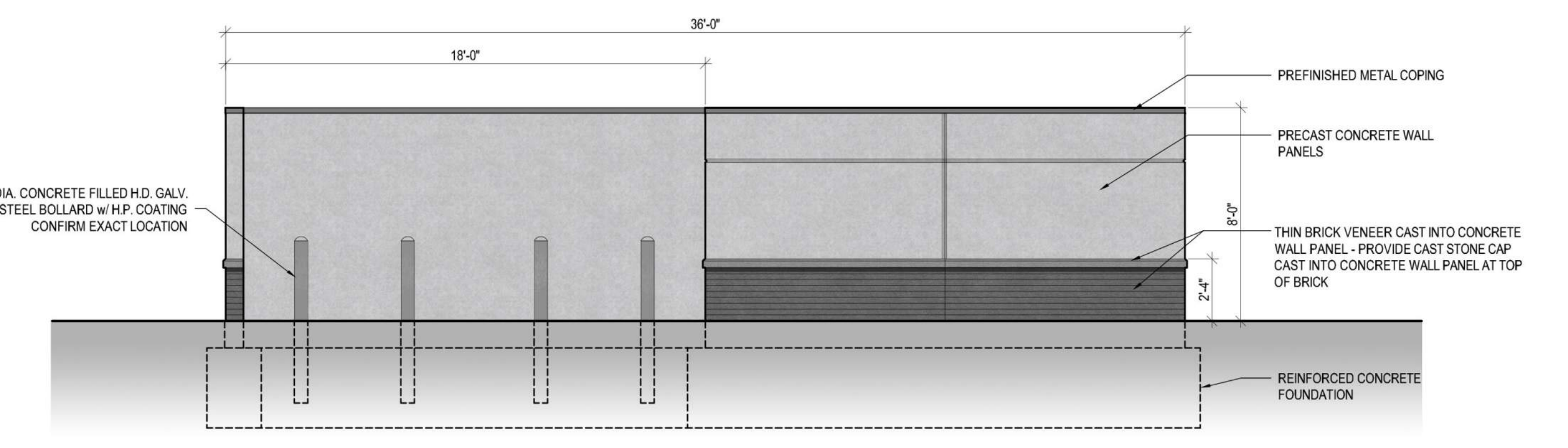
Revisions:

01	City Review Comments	08/25/2023
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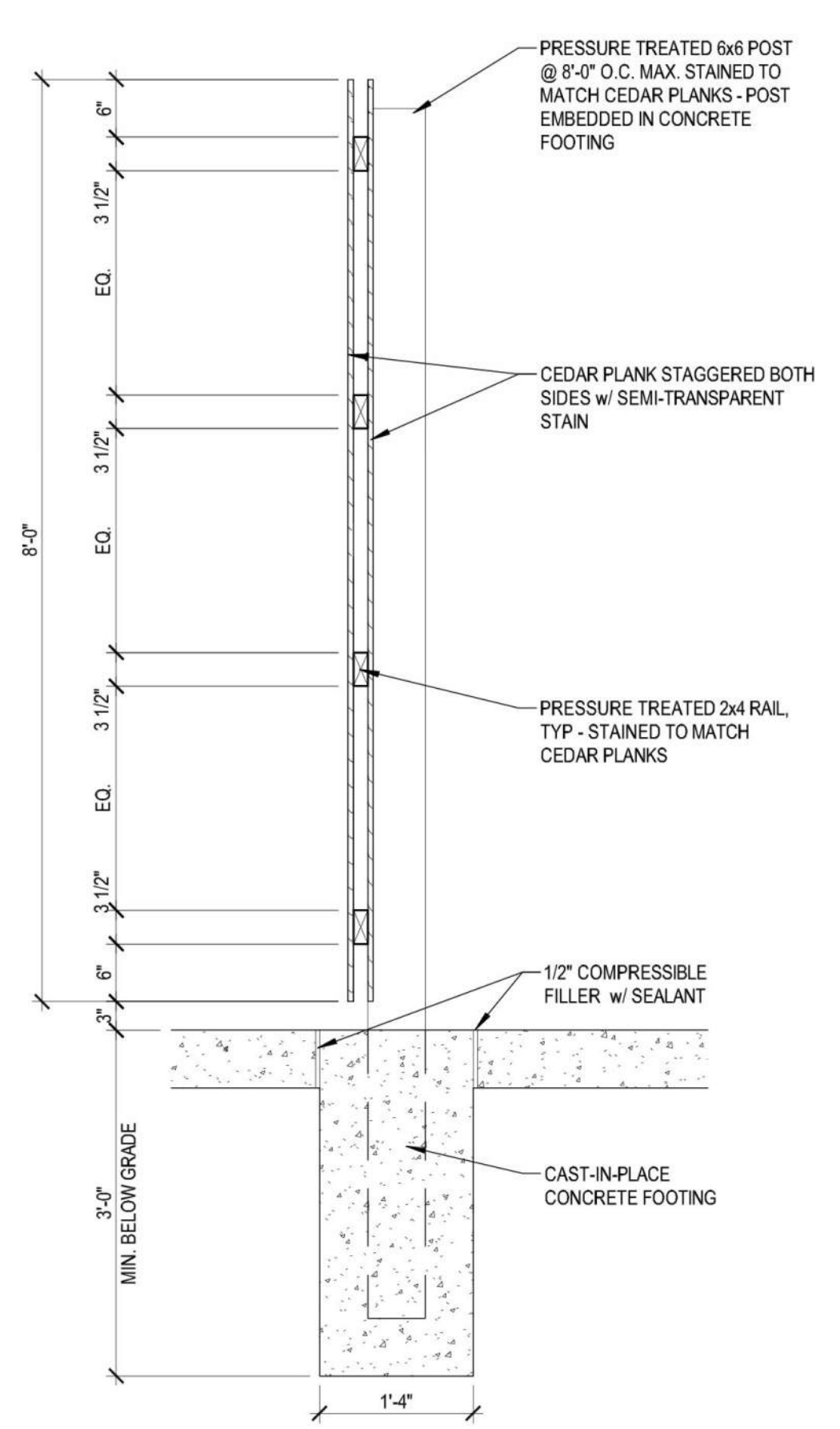
Project #: 200604
 Rezoning, Preliminary Plan,
 Special-Use Permit,
 & Project Plan
 31 July 2023
 Trash Enclosure and
 Fence Details



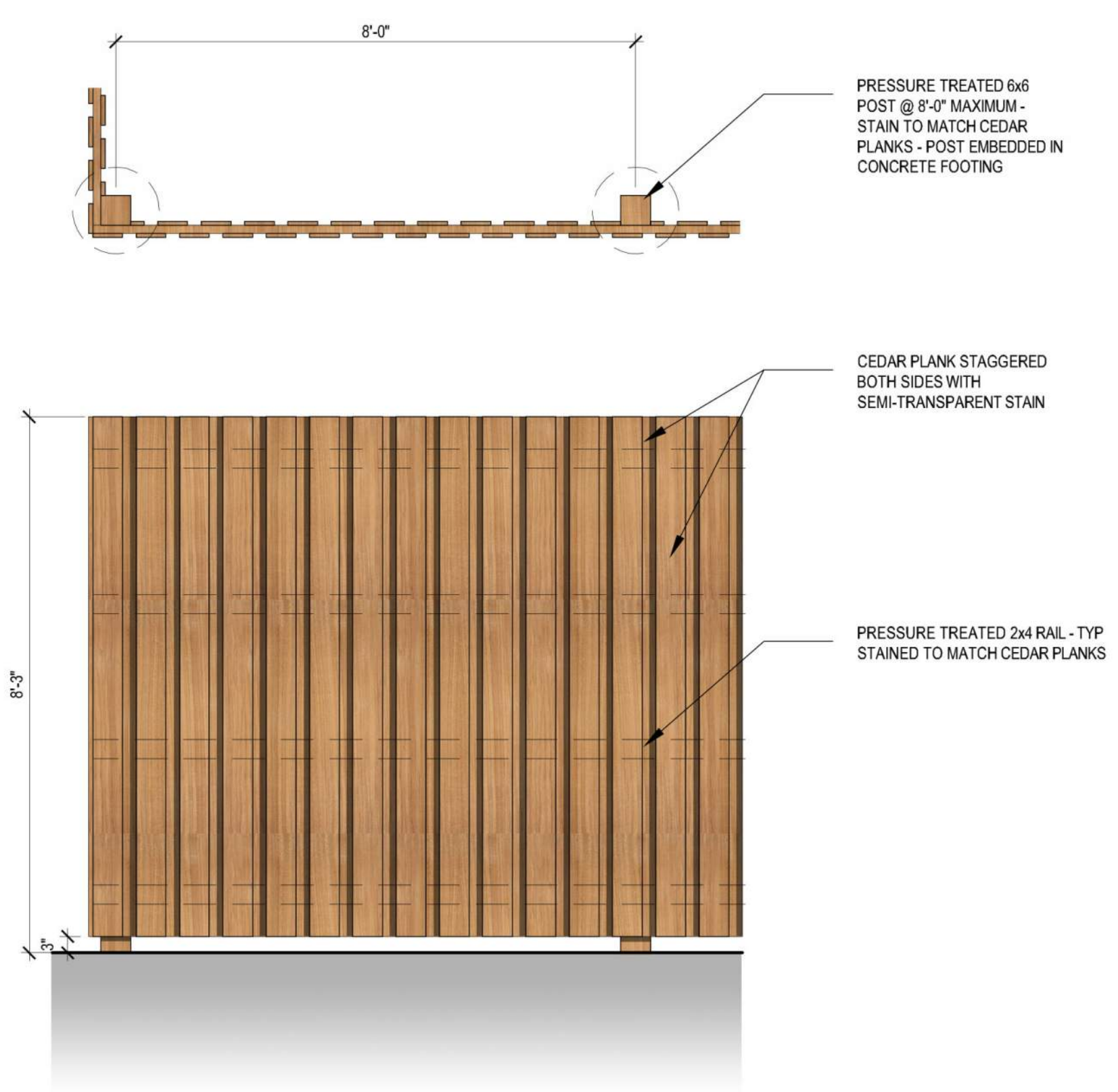
Trash Enclosure Elevation 3
 1/4" = 1'-0"



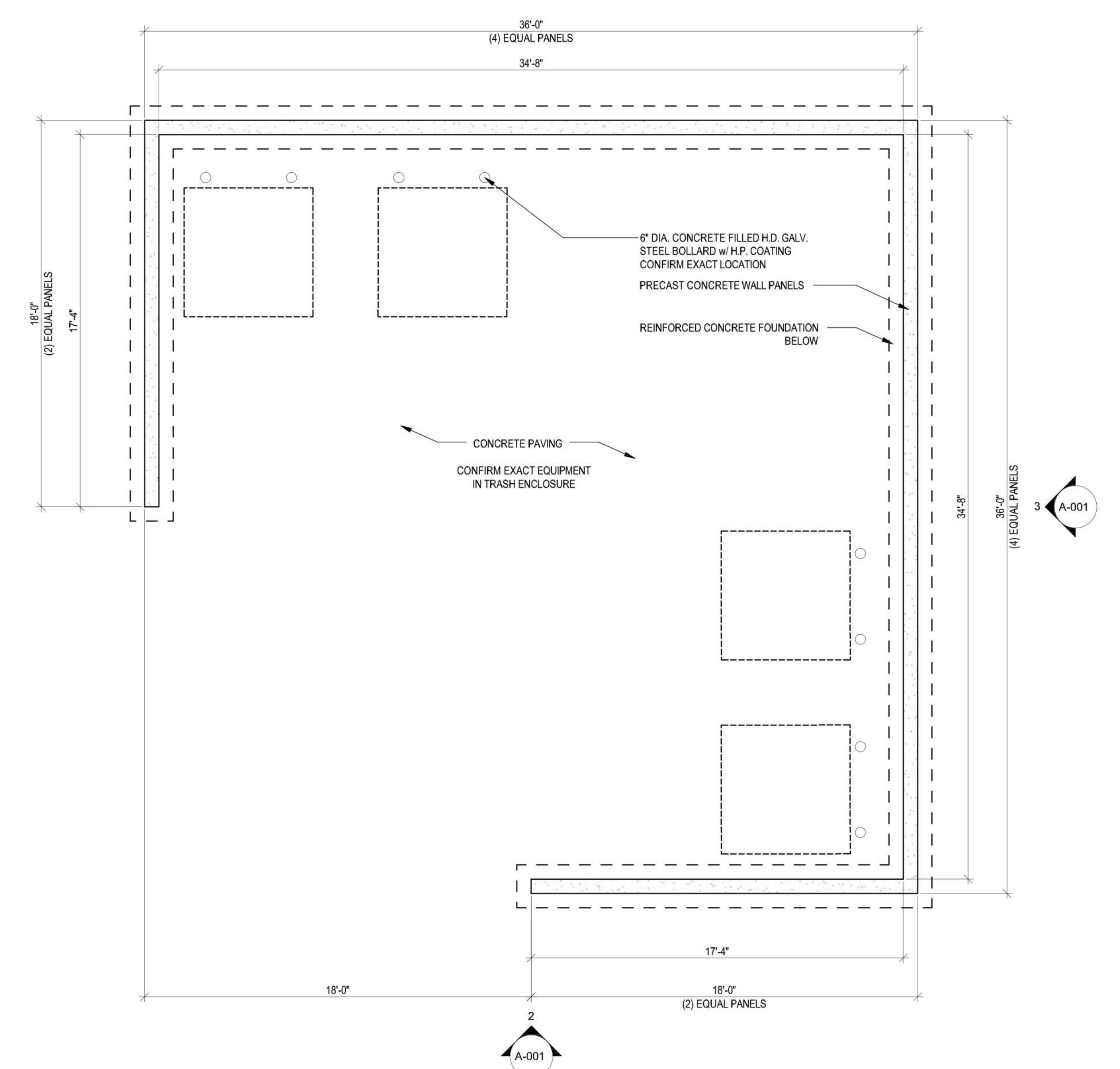
Trash Enclosure Elevation 2
 1/4" = 1'-0"



Fencing Section 5
 3/4" = 1'-0"



Fencing Elevation 4
 1/2" = 1'-0"



Trash Enclosure Floorplan 1
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

B-Street Collision Center
New Construction
5001 NE Barry Road
Kansas City, Missouri 64156

Revisions:
01 - City Review Comments - 08/25/2023

Project #: 200604
Rezoning, Preliminary Plan,
Special-Use Permit,
& Project Plan
31 July 2023
Preliminary
Exterior Elevations

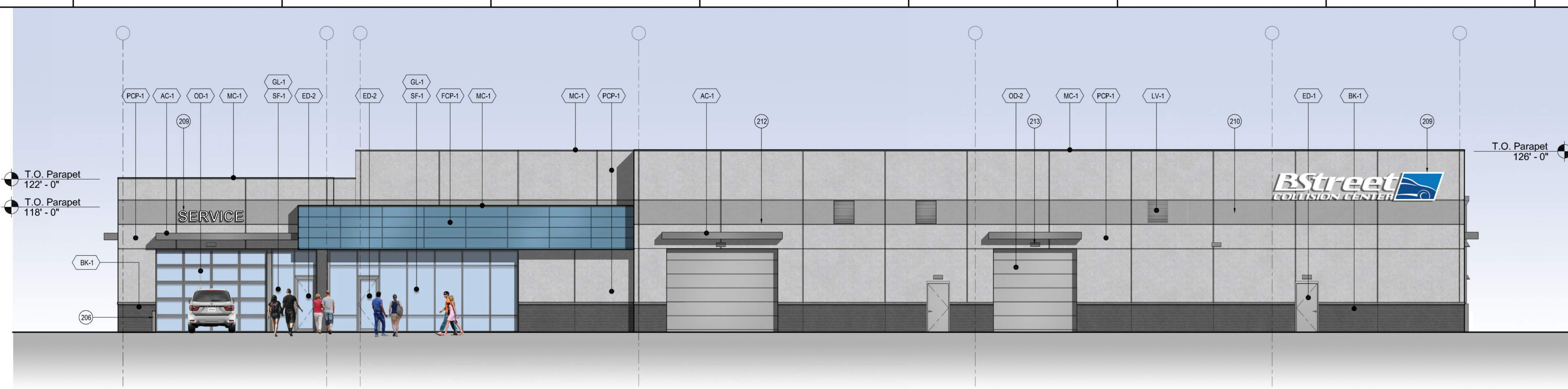
A-201

MATERIALS

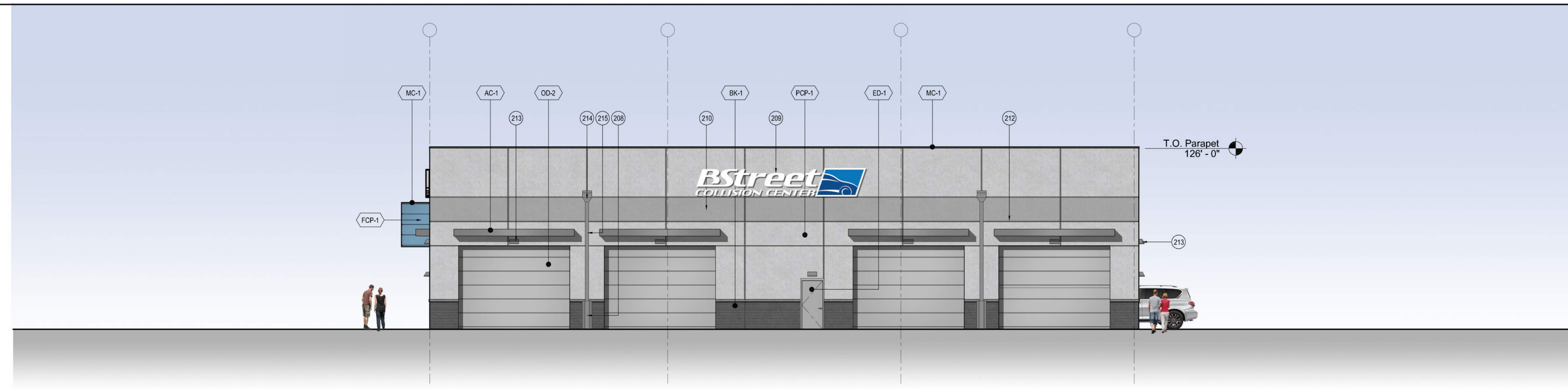
AC-1	PREFABRICATED ALUMINUM CANOPY MANUFACTURER: MAPES, CANTELEVER SUPERSHADE
BK-1	THIN BRICK VENEER CAST INTO CONCRETE WALL PANEL - PROVIDE CAST STONE CAP CAST INTO CONCRETE WALL PANEL AT TOP OF BRICK
ED-1	FLUSH HOLLOW CORE STEEL DOOR WITH HIGH PERFORMANCE COATING
ED-2	ALUMINUM GLASS STOREFRONT DOOR(S) MANUFACTURER: KAWNEER WIDE STYLE
FCP-1	PANELIZED FIBER CEMENT CLADDING SYSTEM ILLUMINATION DESIGNER SERIES MFR: NICHHA
GL-1	INSULATED LOW-E GLAZING BLUE VISION GLASS
LV-1	PRE-FINISHED METAL LOUVER
MC-1	PRE-FINISHED METAL COPING AND SHEET METAL FLASHING MANUFACTURER: BERRIDGE MFG.
OD-1	INSULATED ALUMINUM FRAME GLASS OVERHEAD DOOR
OD-2	INSULATED PRE-FINISHED STEEL PANEL OVERHEAD SECTIONAL DOOR
PCP-1	INSULATED PRECAST CONCRETE WALL PANEL OR SITE CAST INSULATED TILT WALL PANEL
SF-1	ALUMINUM STOREFRONT SYSTEM MANUFACTURER: KAWNEER TRIFAB VERSAGLAZE 451-T

KEYNOTES

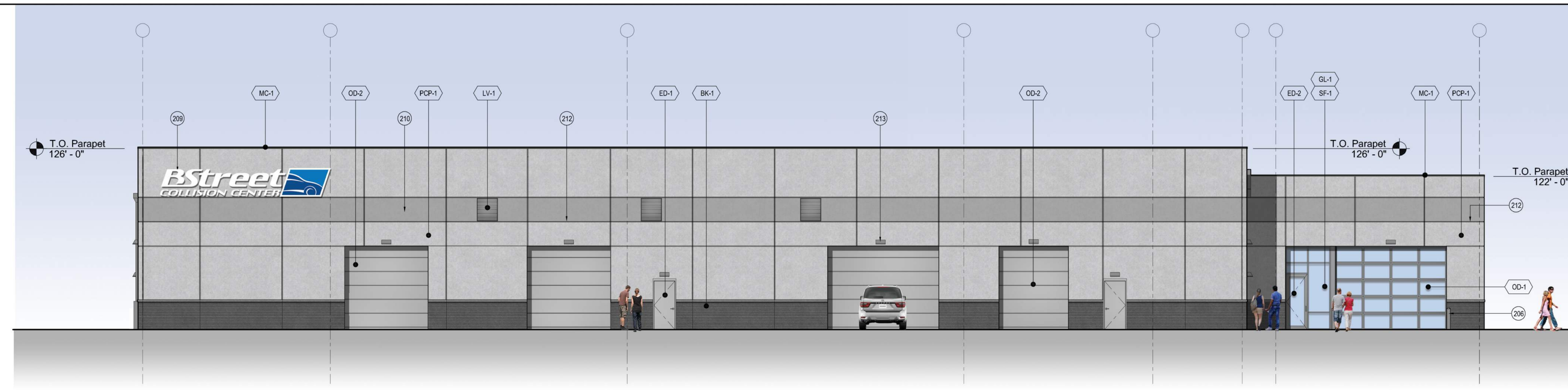
206	6" HD GALVANIZED CONCRETE FILLED STEEL PIPE BOLLARD WITH HP COATING.
208	HD GALVANIZED BENT STEEL PLATE DOWNSPOUT GUARD WITH HIGH PERFORMANCE COATING.
209	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE, BY OWNER
210	ACCENT SANDBLAST OF CONCRETE WALL PANEL
212	3/4" GROOVE REVEAL IN PRECAST PANEL
213	WALL MOUNTED EXTERIOR LIGHTING, RE: ELECTRICAL
214	PRE-FINISHED METAL GUTTER.
215	PRE-FINISHED METAL DOWNSPOUT



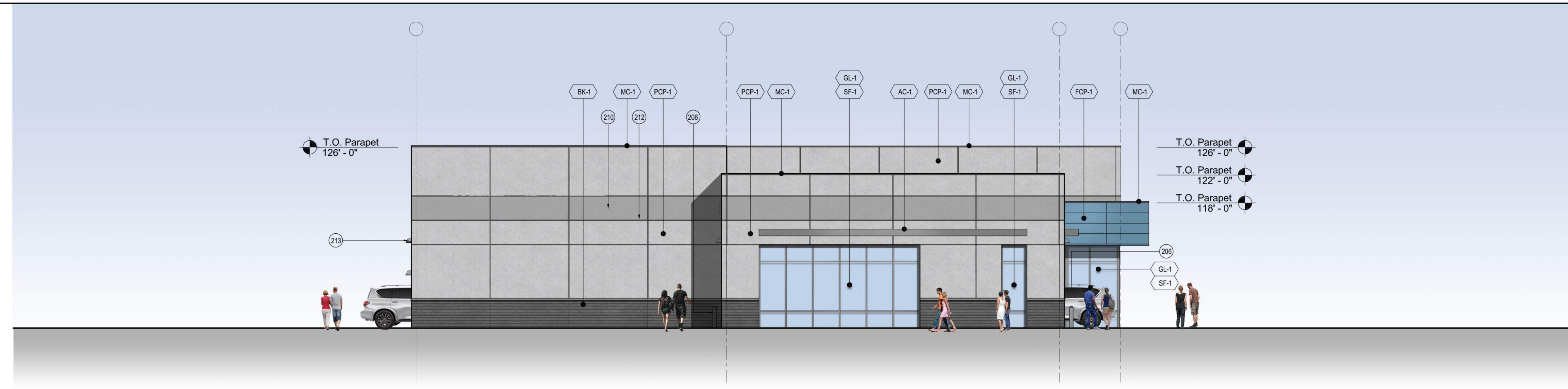
West Elevation
1/8" = 1'-0" **4**



South Elevation
1/8" = 1'-0" **3**



East Elevation
1/8" = 1'-0" **2**



North Elevation
1/8" = 1'-0" **1**

September 12, 2023 Public Engagement Meeting

Subject Property/Applications

5001 NE Barry Road

CD-CPC-2023-00127

CD-SUP-2023-00039

CD-CPC-2023-00135

Attendance:

Rob Meurer – White Company

Amy Grant – Polsinelli PC

The zoom meeting commenced at 6:00 p.m. The meeting concluded at 6:30 p.m. as no one had joined meeting at that time.