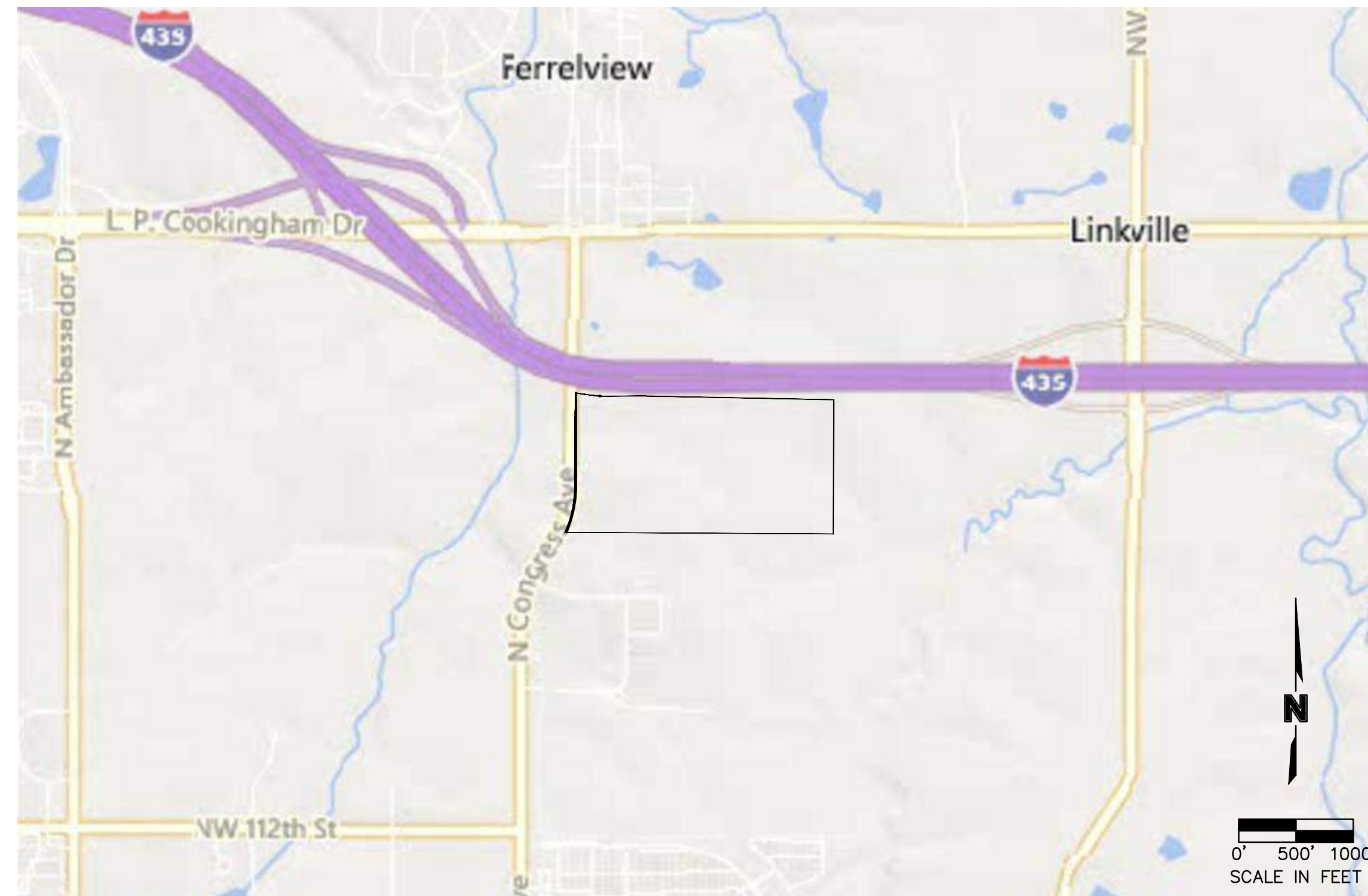


FIVE STAR LOGISTICS REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

11601 N CONGRESS AVE.
PART OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

PROJECT TEAM	
DEVELOPER HUNT MIDWEST 1881 MAIN STREET, SUITE 200 KANSAS CITY, MO 64108 CONTACT: AARON YOUNG PHONE: 816.455.2500	
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS HEISER, P.E. PHONE: 816.361.1177 EMAIL: NHEISER@OLSSON.COM	



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT & SITE PLAN
04	PRELIMINARY GRADING & UTILITIES
05	PRELIMINARY STREAM BUFFER PLAN
06	PRELIMINARY LANDSCAPE PLAN
07	GENERAL NOTES

GENERAL NOTES:

1. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
2. OUTDOOR LIGHTING, SIGNAGE DETAILS, DETAILED LANDSCAPE PLAN, AND BUILDING ELEVATIONS SHALL BE PROVIDED WITH FUTURE PROJECT PLAN.
3. OUTDOOR LIGHTING SHALL CONFORM TO 88-430.
4. SIGNAGE SHALL CONFORM TO 88-445.
5. NO PARKLAND DEDICATION IS REQUIRED.
6. NO STREAM BUFFER EXISTS ON SITE.
7. MODIFICATION REQUESTED: SHORT-TERM BICYCLE PARKING SHALL BE 10% OF REQUIRED VEHICULAR PARKING SPACES.

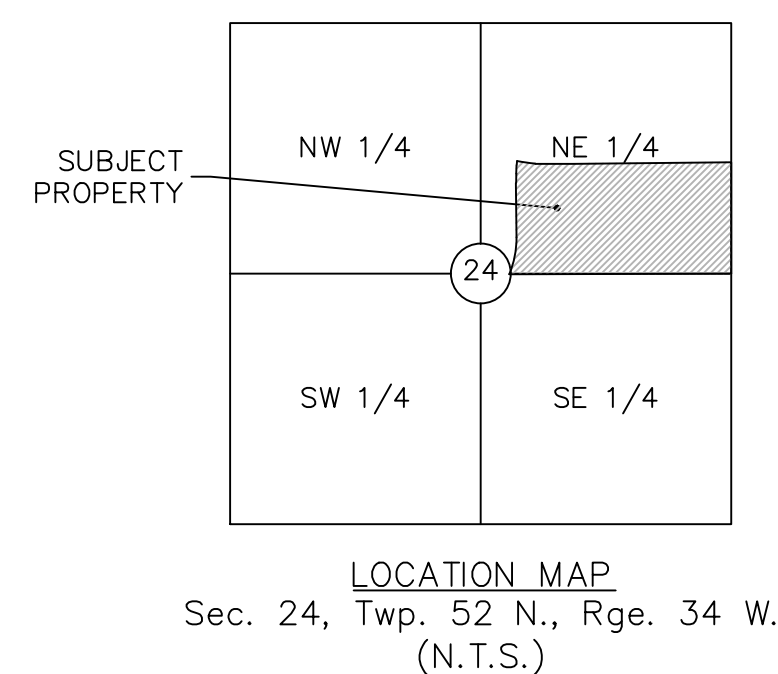


TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	AG-R	M2-5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	2,652,999	2,652,999	NO	N/A
- IN ACRES	60.90	60.90	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	11,352	NO	N/A
- IN ACRES	0	0.26	NO	N/A
BUILDING AREA (SQ. FT.)	0	800,000	NO	N/A
F.A.R.	0	0.30	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		1	NO	N/A
- OTHER	1 (UNDEVELOPED)		NO	N/A

TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	NONE	100' MAX.	NO	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	41	41	NO	N/A
88-425-04 GENERAL	160	160	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	50'+	NO	N/A
TREES	15	15	NO	N/A
SHRUBS/WALL/BERM	YES	113 SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	21,735 SF	23,383 SF	NO	N/A
TREES	53	53	NO	N/A
SHRUBS	261	261	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

TABLE 4: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
LOT H	50	621	10 / 63	10 / 5	YES

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52, RANGE 34, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2342.95 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. CONGRESS AVENUE, AS NOW ESTABLISHED; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, AN ARC DISTANCE OF 397.27 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 573.60 FEET; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1909.86 FEET, AN ARC DISTANCE OF 99.24 FEET; THENCE NORTH 3 DEGREES 23 MINUTES 58 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 91.02 FEET; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 3 DEGREES 25 MINUTES 16 SECONDS EAST, A RADIUS OF 1909.86 FEET, AN ARC DISTANCE OF 41.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2084.96 FEET, AN ARC DISTANCE OF 196.47 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 392.80 FEET; THENCE DUE EAST, ALONG SAID RIGHT OF WAY LINE, 1671.09 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 32 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, 1171.86 FEET TO THE POINT OF BEGINNING.

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City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00019 on 4/4/2023

Joseph Rexwinkle, AICP
Secretary of the Commission

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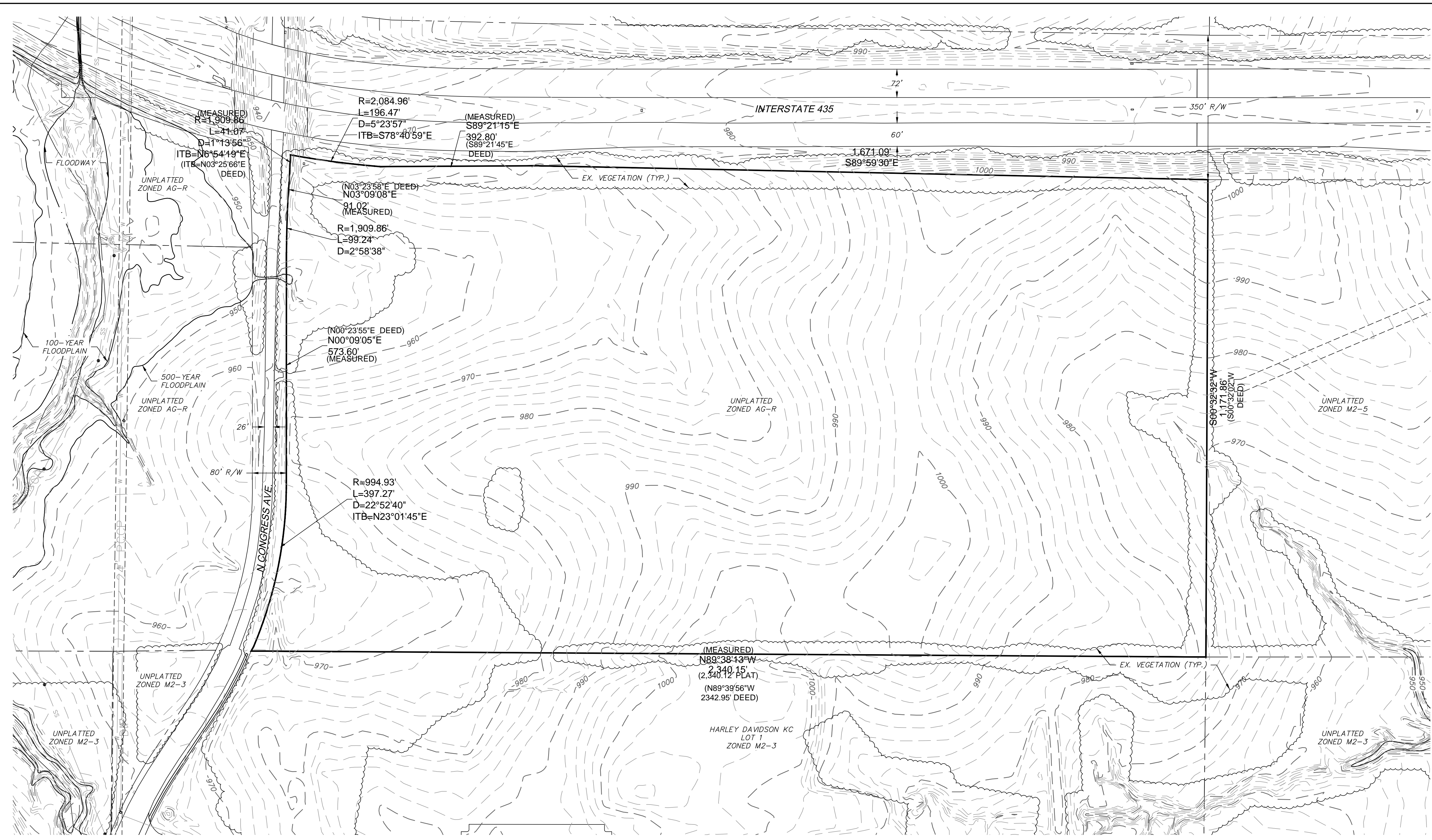
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	2023.03.03	Revised per D&C comments	
	2023.03.17	Revised to reflect plan on adjacent property	

TITLE SHEET
 FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
 KANSAS CITY, MO
 2023

drawn by: CJH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_TTL01_02205701
 date: 2023.01.28

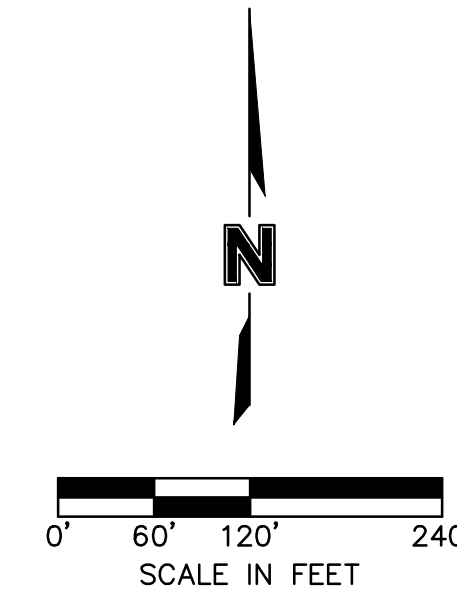
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City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00019** on **4/4/2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



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2023.03.03		Revised per DRC comments	
2023.03.17		Revised to reflect plan on adjacent property	

EXISTING CONDITIONS

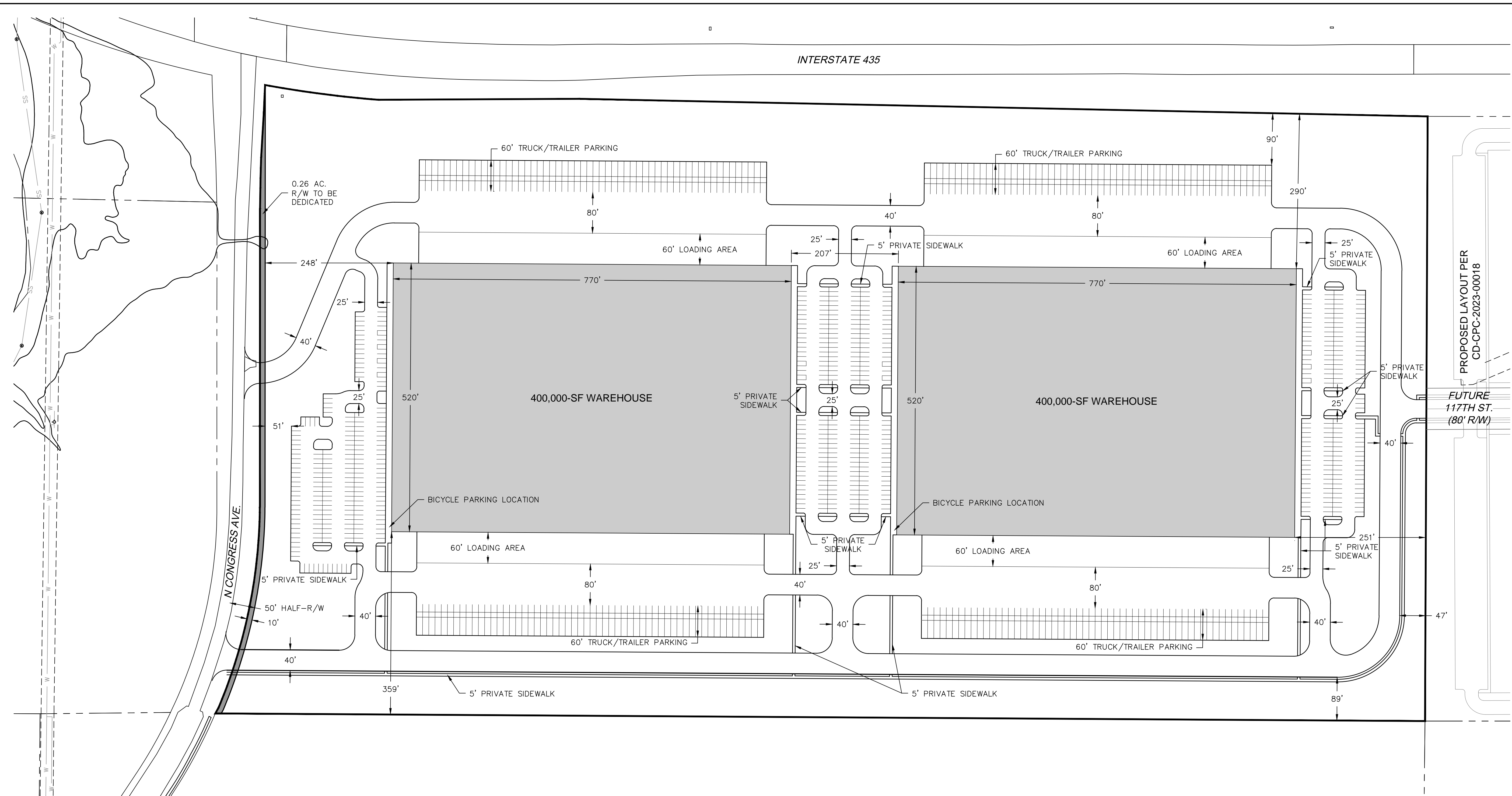
FIVE STAR LOGISTICS
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
KANSAS CITY, MO

2023

drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_EXC01_02205701
 date: 2023.01.28

SHEET 02

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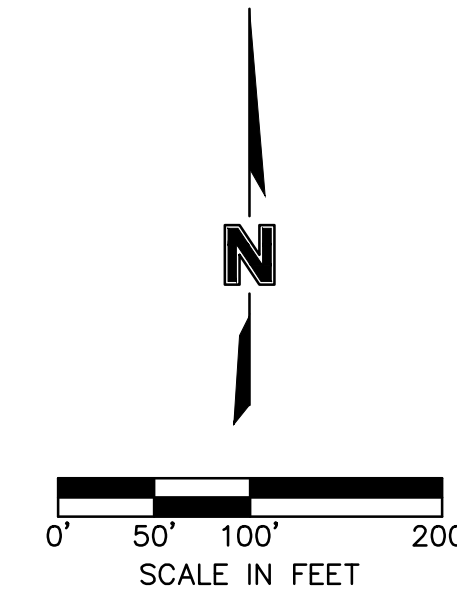
DEVELOPMENT NOTES:
 A. EXISTING ZONING: AG-R; PROPOSED ZONING: M2-5
 B. TOTAL AREA: 60.90 AC.
 C. EXISTING R/W: 0; PROPOSED R/W: 0.26 AC.
 D. NET AREA: 60.64 AC.
 E. PROPOSED USE: LIGHT INDUSTRIAL
 F. PROPOSED MAX. BUILDING HEIGHT: 100', 1 STORY
 G. GROSS FLOOR AREA: 800,000 SF
 H. BUILDING COVERAGE: 800,000 SF; F.A.R.: 0.30
 I. N/A
 J. PARKING REQUIRED:
 - REQUIRED: 1 PER 4 EMPLOYEES (200 EMPLOYEES) = 50 SPACES
 - PROVIDED: 621 SPACES, INCLUDING 22 ADA
 K. BICYCLE PARKING REQUIRED:
 - LONG-TERM REQUIRED: 1 PER 20 EMPLOYEES (200 EMPLOYEES) = 10 SPACES
 - LONG-TERM PROVIDED: 10 SPACES
 - SHORT-TERM REQUIRED: 10% OF PROVIDED VEHICULAR PARKING = 63 SPACES
 - SHORT-TERM PROVIDED: 5 SPACES*
 L. COMMENCEMENT: 2023; COMPLETION: 2025
 M. N/A

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00019 on 4/4/2023

Joseph Rexwinkle, AICP
 Joseph Rexwinkle, AICP
 Secretary of the Commission

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	PARKING STALLS REQUIRED			LONG-TERM BICYCLE PARKING STALLS			SHORT-TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE	COMPLETION DATE
												Ratio	Required	Provided	Ratio	Required	Provided	Ratio	Required	Provided		
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(g)	(h)	(h)	(j)	(j)	(j)	(k)	(k)	(k)	(k)	(k)	(k)	(l)	(l)
DATA	AG-R	M2-5	60.90	0.00	0.26	60.64	Light Industrial	1	800,000	800,000	0.30	1 per 4 employees	50 (200 emp.)	621	1 per 20 employees	10 (200 emp.)	10	10% of vehicular spaces	63	5*	2023	2025

*Modification requested- short-term bicycle parking: 10% of required vehicular parking



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2023.03.03		Revised per D&C comments	
2023.03.17		Revised to reflect plan on adjacent property	

PRELIMINARY PLAT & SITE PLAN

FIVE STAR LOGISTICS

REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

KANSAS CITY, MO

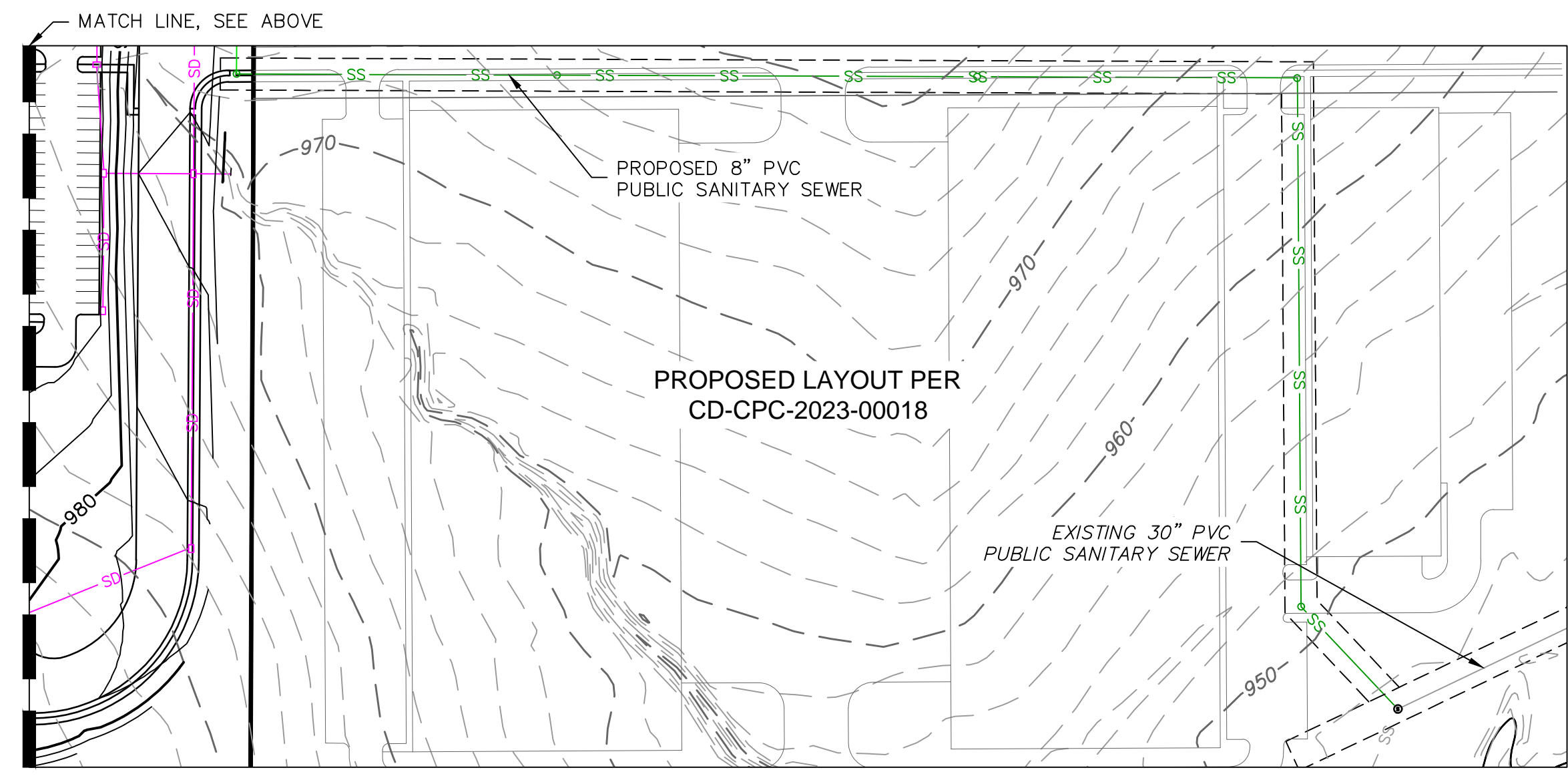
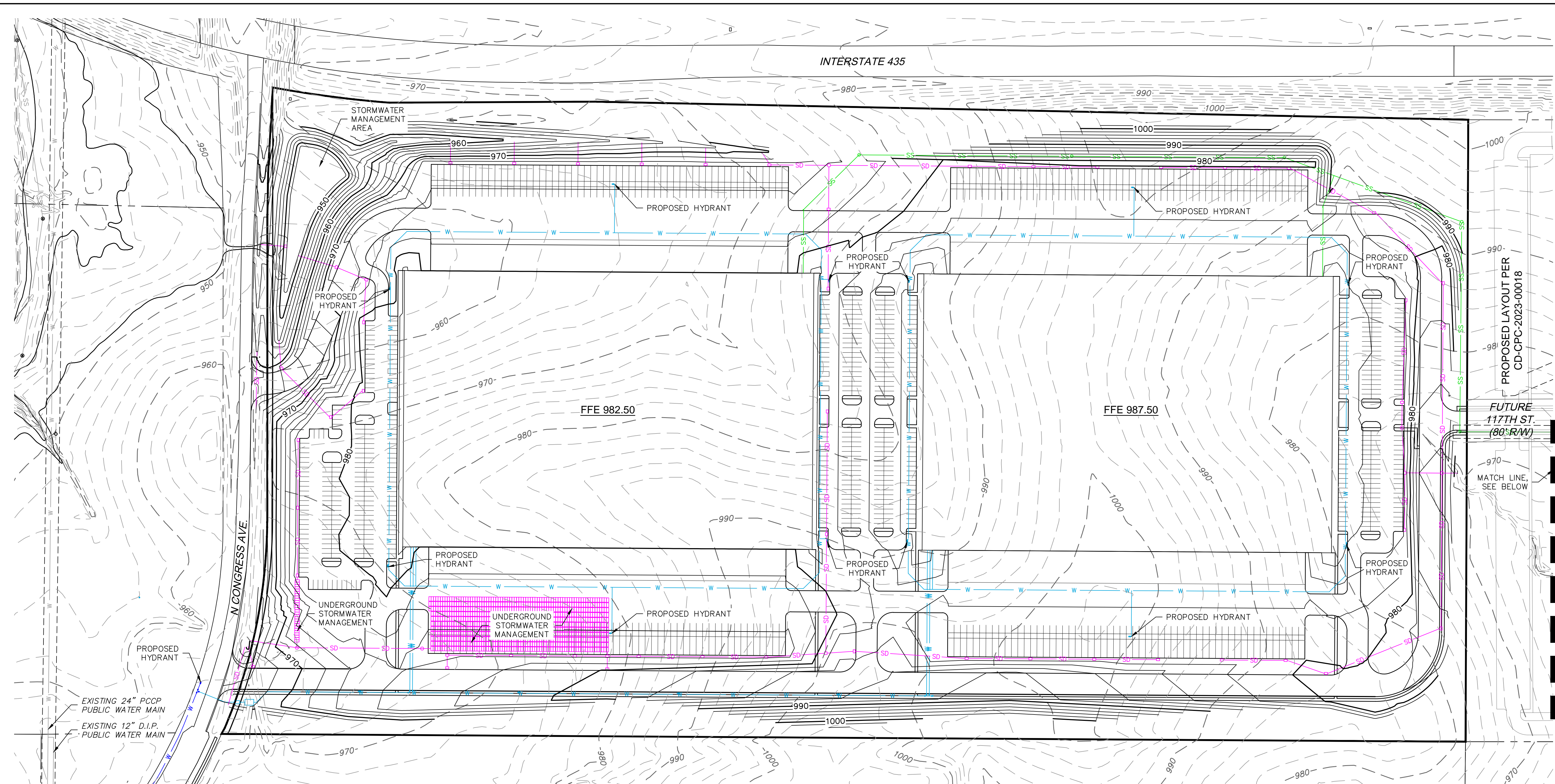
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REVISIONS

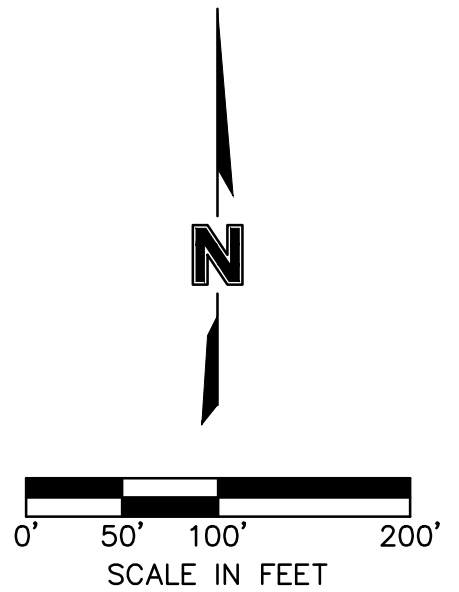
drawn by: C.J.H.
 checked by: M.J.D.
 approved by: J.F.E.
 QA/QC by: N.D.H.
 project no.: 022-05701
 drawing no.: C_SIT01_02205701
 date: 2023.01.28

SHEET 03

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- LEGEND**
- SD SD EXISTING STORM SEWER
 - SS SS EXISTING SANITARY SEWER
 - W W EXISTING WATER MAIN
 - SS SS PROPOSED PUBLIC SANITARY SEWER MAIN
 - SS SS PROPOSED SANITARY SEWER SERVICE
 - SD SD PROPOSED PRIVATE STORM SEWER
 - W W PROPOSED PUBLIC WATER MAIN
 - W W PROPOSED WATER SERVICE
 - - - - - EXISTING MAJOR CONTOURS
 - - - - - EXISTING MINOR CONTOURS
 - - - - - PROPOSED MAJOR CONTOURS
 - - - - - PROPOSED MINOR CONTOURS



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00018 on 4/4/2023
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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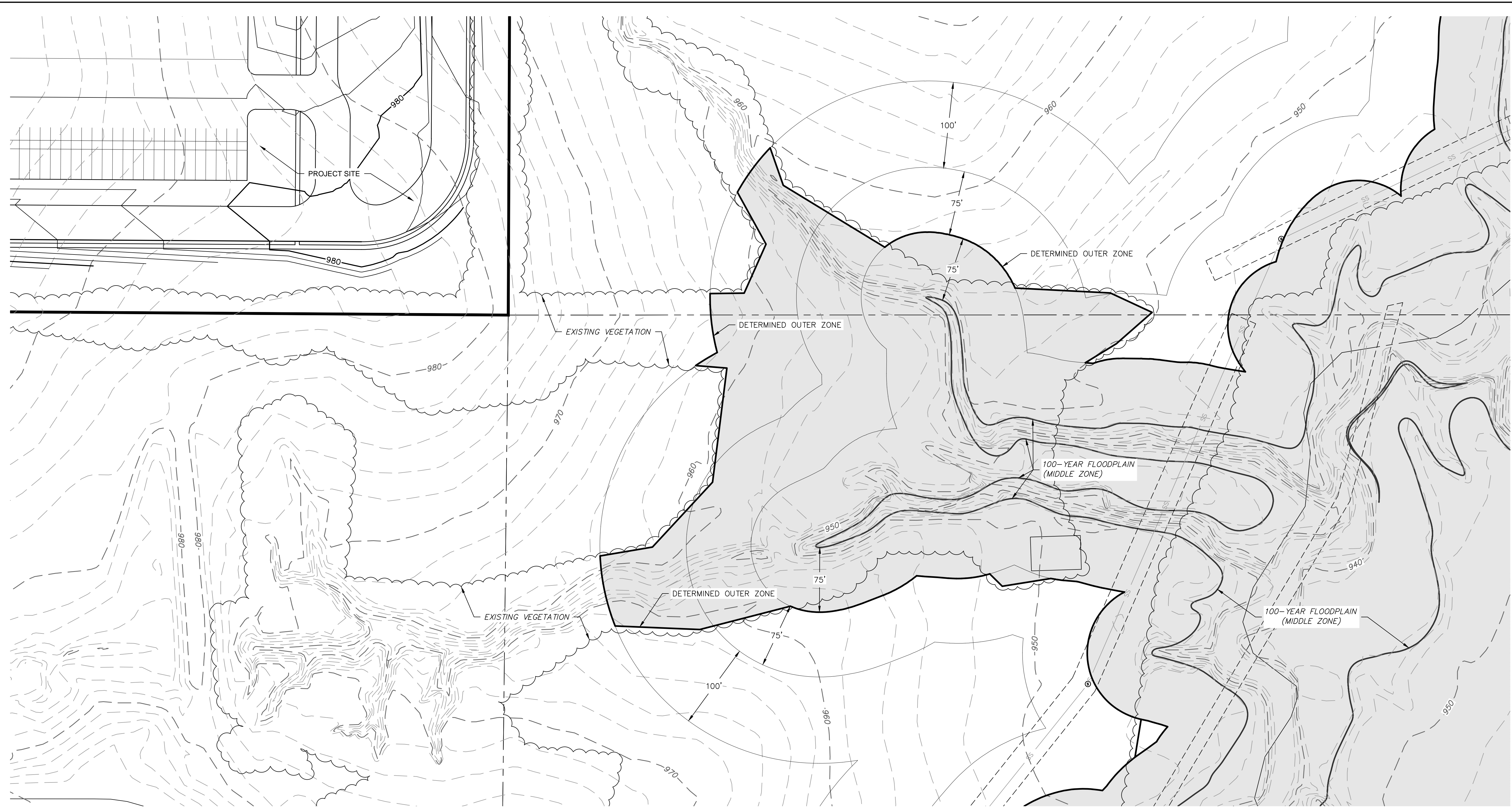
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	2023.03.03	Revised per DRC comments	
	2023.03.17	Revised to reflect plan on adjacent property	

PRELIMINARY GRADING & UTILITIES
FIVE STAR LOGISTICS
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
 KANSAS CITY, MO 2023

drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_GRD01_02205701
 date: 2023.01.28

SHEET 04

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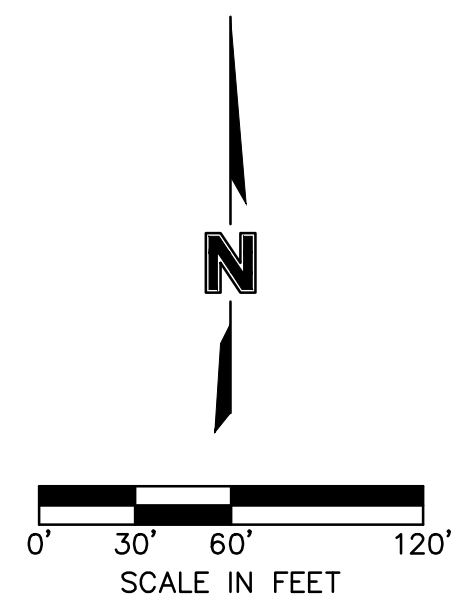


NOTE: NO STREAM BUFFER EXISTS ON PROJECT SITE.

City Plan Commission
 Recommends Approval with Conditions
 of Case No. **CD-CPC-2023-00019** on **4/4/2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

KANSAS CITY MISSOURI



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	2023.03.17	Revised to reflect plan on adjacent property	

PRELIMINARY STREAM BUFFER PLAN

FIVE STAR LOGISTICS
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
KANSAS CITY, MO

2023

drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_SBF01_02205701
 date: 2023.01.28

SHEET
05

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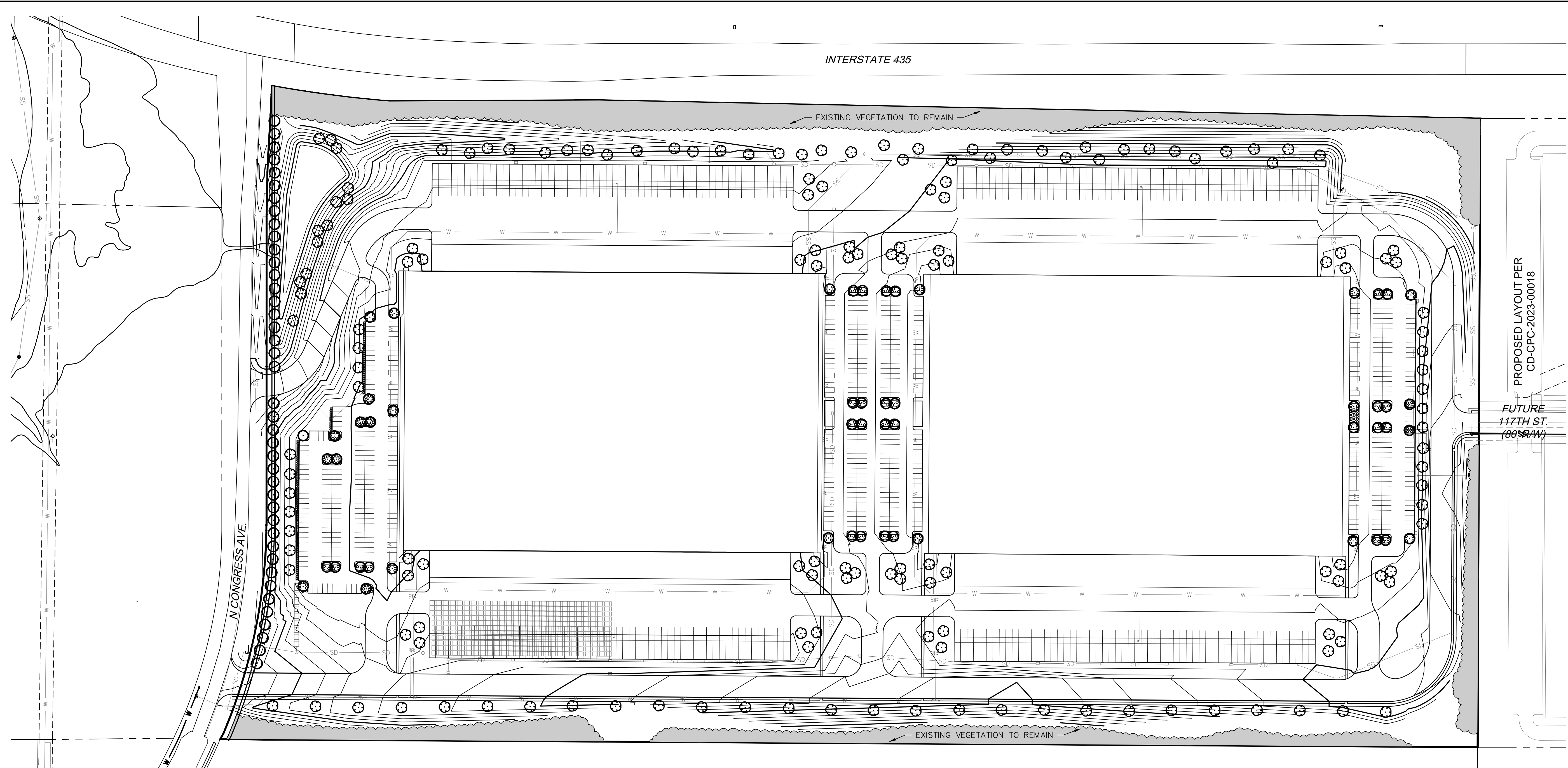





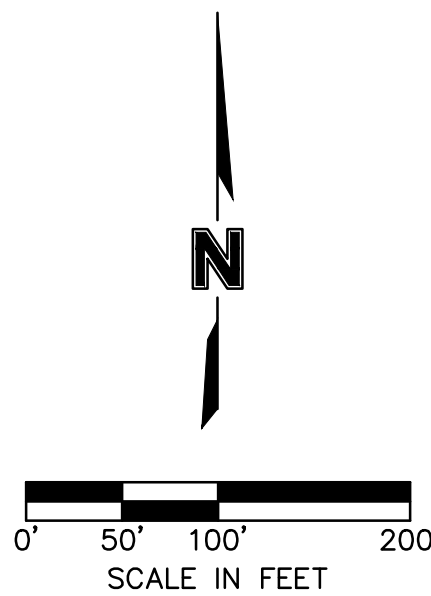


TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	41	41	NO	N/A
88-425-04 GENERAL	160	160	NO	N/A
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	50'+	NO	N/A
TREES	15	15	NO	N/A
SHRUBS/WALL/BERM	YES	113 SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	21,735 SF	23,383 SF	NO	N/A
TREES	53	53	NO	N/A
SHRUBS	261	261	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

CONCEPT PLANT SCHEDULE


-  STREET TREES 41
-  PARKING LOT TREES 53
-  GENERAL TREES 160
-  SCREENING SHRUBS 113
-  PARKING LOT SHRUBS 261

NOTE:
 FINAL LANDSCAPE PLAN WITH DETAILED PLANT LIST SHALL BE PROVIDED AT THE TIME OF PROJECT PLAN AND SHALL CONFORM TO 88-425.



City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00018 on 4/4/2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission



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PRELIMINARY LANDSCAPE PLAN
 FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
 KANSAS CITY, MO

2023

REVISIONS

drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_LSC01_02205701
 date: 2023.01.28

SHEET 06

