



CITY PLAN COMMISSION STAFF REPORT

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

September 5, 2023

Project Name
Mullins Corner

Docket #7

Request

CD-CPC-2023-00105
Development Plan – Non-Residential

Applicant

Lindsay Vogt
RL Buford
7014 NW Kerns Dr Parkville, MO 64152

Owner

Bill Mann
Mann Company
9601 N Platte Purchase Dr Kansas City,
MO 64155

Location 520 NE 107th St
Area About 4.8 acres
Zoning B2-2
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Undeveloped, previously agricultural uses, zoned MPD
South: Residential uses, zoned R-5
East: Residential uses, zoned R-5
West: Commercial uses, zoned B2-2

Major Street Plan

N Oak Trafficway is identified on the City’s Major Street Plan as a Local Link, and NE Shoal Creek Parkway is identified as a Parkway.

Land Use Plan

The Gashland/Nashua Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 6/20/2023. Scheduling deviations from 2023 Cycle O have occurred.

- Applicant needed more time to revise plans and work with staff.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes associations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/22/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently vacant and located within a previously planned commercial development. There is a private road abutting the west side of the site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan, also serving as a preliminary plat, in district B2-2 on about 4.8 acres generally located at 520 NE 107th Street.

CONTROLLING + RELATED CASES

Case No. 11924-CP-8 – Ordinance 070339 To amend a previously approved development plan to permit development of 58,982 sq. ft. of commercial space including a convenience store with gasoline sales and car wash, fast food restaurant, bank, office, and retail center in District CP-2 (Local planned business center).
Approved April 19, 2007

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

PLAN REVIEW

The proposed major amendment will create three lots, 4A, 4B, and 4C, and retain the existing Tract B for stormwater detention. The applicant is proposing a carwash on lot 4B and the plans show building placement, site circulation, access, and parking/vacuum stalls. The previously approved plans had the subject site as all one lot with a continuous multi-tenant commercial building (strip shopping center). The three proposed lots are shown on the plans so that all can access public utilities through either NE Shoal Creek Parkway or NE 107th Street. Lot 4B is proposed to be a flag lot, where a small portion of the lot will extend down to NE 107th Street because the adjacent private drive will not accommodate any new public utility extensions. There is an existing sanitary sewer line crossing the subject site and adjacent to the private drives.

There are no proposed tenants or uses for lots 4A and 4C; therefore, the applicant worked with staff to provide site layout design guidelines. Rather than providing spec building layouts and parking that will most likely require a major or minor amendment at a later date, the design guidelines provide direction for building and parking placement, as well as drive-through screening and placement. These lots will be approved by the Plan Commission via a project plan.

The proposed carwash on lot 4B will have two access points for ingress and egress to the site. Circulation will move east through the queue and west through the carwash and vacuum area will have a two-way drive aisle.

Proposed building materials for the carwash include stucco and metal panel for the majority of the building. The roof will be polycarbonate. Staff has added a condition for the applicant to continue working with the City to revise the proposed elevations prior to building permit to better reflect what is written in the design guidelines attached to this case. Landscaping for lot 4B will be reviewed at the time of building permit.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	Subject to condition of project plan for blank lots
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	Subject to conditions to comply with 88-340
Boulevard and Parkway Standards (88-323)	Yes	See More Information	Subject to condition of project plan for lot 4A
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	Subject to condition of project plan for blank lots
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions

Pedestrian Standards (88-450)	Yes	Yes	Subject to condition of project plan for blank lots
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SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The plans provided to staff comply with all applicable sections of the Zoning and Development Code and the Area Plan future land use recommendation. The areas of the plan that were not designed will be reviewed with a project plan application and approved by the Commission at a later time.
- B. The proposed use must be allowed in the district in which it is located;**
The carwash use requires a special use permit; however, this development plan/major amendment application is serving in place of the special use permit. All other uses proposed on the subject site at a later time need to be permitted in the B2 zoning district.
- 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;**
Vehicular ingress and egress to the carwash site are appropriate for the necessary circulation for the use. All other access points and circulation will be reviewed at the time of project plan. The carwash site shows the option for a shared access drive to lot 4A. Staff prefers to have as few curb cuts as possible for lots 4A and 4C.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
Pedestrian circulation for lots 4A and 4C will be reviewed in-depth at the time of project plan, and the design guidelines focus on having as few pedestrian-vehicle conflict points as possible, as well as direct and safe pedestrian connection to buildings. Additionally, the applicant provided, at staff's request, language only allowing two rows of parking between buildings and the road to reduce the need for pedestrians to traverse large parking lots.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
The plan shows adequate access to public utilities, subject to conditions.
- 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 proposed design guidelines call out the use of building materials including brick, cast stone, stucco, and enhanced concrete panels that have the appearance of brick. One condition to this project dictates that the applicant continues to work with staff on the architectural design of the carwash building, as there is a large blank area on the rear façade.
- 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.**
Landscaping for lots 4A and 4C will be reviewed at the time of project plan. Landscaping for lot 4B will be reviewed at the time of building permit.

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 majority of the subject site will be impervious due to the proposed commercial development. Increased impervious surface is generally anticipated with commercial pad site development. Lots 4A and 4C are expected to remain greenfield until proposed development is reviewed and approved by a project plan.

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.

There are currently no trees on-site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

Report Date: August 30, 2023

Case Number: CD-CPC-2023-00105

Project: MULLINS CORNER

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. 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.
6. The developer shall secure approval of project plans for lots 4A and 4C from the City Plan Commission prior to building permit. Building materials, site layout, landscaping, and pedestrian connection shall be reviewed in-depth during the project plan process.
7. Per KCPD, parking lot light poles shall be located outside of landscape islands.
8. All drive-through functions shall comply with 88-340.
9. Final landscape plan for Lot 4B shall be reviewed at the time of building permit.
10. The developer shall continue working with staff to revise building elevations for lots 4B to incorporate more of the high quality building materials listed in the design guidelines and label cardinal directions on front and rear facades prior to building permit.
11. 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.

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

12. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
14. • 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)

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

15. • 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)
 -
 - Shall provide fire lane signage on fire access drives.
16. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

17. The developer shall fully comply with the Pkwy & Blvd standards as outlined in 88-323 as it pertains to development along NE Shoal Creek Pkwy.
18. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) along NE Shoal Creek Pkwy and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards.

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

19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Sean Allen - 816-513-0318
North of River contact - Pedro Colato 816-513-4892
20. 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>
21. No water service tap permits will be issued until the public water main is released for taps.
22. A full flow fire meter shall 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.
23. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

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

24. 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.
25. 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.
26. 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.
27. 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 Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

28. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
29. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.



R.L. Buford & Associates Engineering, LLC

LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
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August 30, 2023

Mullins Corner Development Plan Guidelines

Mullins Corner may be developed in stages as potential buyers come forward. Lot 4B will be developed and built first as a proposed car wash. Lots 4A and 4C will follow these guidelines in addition to any further recommendations by the City of Kansas City.

1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

2. DESIGN INTENT

The overall design theme for this development is to prioritize the pedestrian with safe access to facilitate vehicular traffic. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

a. GENERAL GUIDELINES

Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the development area, guidelines and plans as submitted. All plans are subject to final review and approval by the Developer and the city of Kansas City.

b. COMMERCIAL GUIDELINES

General

- Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other



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themes. These guidelines are meant to achieve a cohesive look for the development of the three lots.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Lot 4A design will be subject to the Boulevard and Parkway Standards outlined in Chapter 88.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.
- Rooftop screening will be provided to protect against adjacent viewing per Section 88.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

Site Design

- The site shall provide a pedestrian friendly environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern



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paving and landscaping. Internal circulation should prevent as many vehicle and pedestrian conflicts as possible.

- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425

Drive Through Guidelines

- Any sites using a drive through option should provide functional and safe traffic, pedestrian, and bicycle movement.
- Provide safe vehicle stacking lane and site access placement, ideally on the interior side of the site or screened with a porte cochere.
- Safe and accessible pedestrian connections to the building from both public and private realms should be provided.
- If drive-through lanes are visible from public or private ROW, they shall be screened with berms and landscaping, or 3 foot tall masonry wall, or porte cochere.

c. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- Sidewalks shall be of a minimum width as required by code.
- Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings, and canopies.
- Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to accommodate adequate room for vehicle bumper overhang over the curb. Parking areas should be designed to focus on safe and efficient pedestrian circulation.
- Streetlights shall be designed to complement the character of the community and conform to all applicable standards.
- Streets and sites shall be provided with adequate lighting.
- Bike Racks will be provided where appropriate and for long- and short-term bicycle parking per Chapter 88.
- Design aspects as per Chapter 88 shall be provided and adhered to, including street trees, bicycle parking, etc.

MULLINS CORNER

DEVELOPMENT PLAN

CLAY COUNTY KANSAS CITY, MISSOURI SEC. 26-52N-33W

APN NO.(S): CL09910000100100
PROJECT NO. CD-CPC-2023-00105

FIRST CREEK IS THE WATERSHED FOR THE PROJECT

ENGINEER *Steu McLaughlin*

8-21-23
DATE

DEVELOPER:
WB SEVENTEEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN

ACCEPTED BY:

William T. Mann

8-21-23
DATE



PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	UTILITY & GRADING PLAN
4	PRELIMINARY PLAT
5	PEDESTRIAN ACCESS
6	LOT 4B - CARWASH ELEVATION & MATERIALS
L-01	LANDSCAPE PLAN

UTILITIES INVOLVED

EVERGY	1-888-471-5275
AT&T	1-800-464-7928
SPIRE GAS	1-800-756-5252
KANSAS CITY, MO. WATER DEPT	816-513-2332
KANSAS CITY, MO. TRANSPORTATION DEPT.	816-513-2682
KANSAS CITY, MO. POLLUTION CONTROL DEPT.	816-513-2174
SPECTRUM	816-358-8833
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 85.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE. SHOAL CREEK PARKWAY, ALSO BEING A POINT ON THE NORTH LINE OF LOT 2, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE. SHOAL CREEK PARKWAY, ALSO BEING THE NORTH LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 624.01 FEET TO THE NORTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°32'17"W, ALONG THE EAST LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE WEST LINE OF SAID MULLINS CORNER, A DISTANCE OF 185.49 FEET; THENCE CONTINUING ALONG SAID LINE, S09°15'19"W, A DISTANCE OF 170.13 FEET; THENCE CONTINUING ALONG SAID LINE, S27°16'46"W, A DISTANCE OF 144.44 FEET; THENCE CONTINUING ALONG SAID LINE, S00°32'17"W, A DISTANCE OF 143.16 FEET TO THE SOUTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE. 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE. 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 132.64 FEET; THENCE CONTINUING NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 153.70 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 56.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT; THENCE N00°32'17"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 612.06 FEET; THENCE NORTHEASTERLY ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

PROPERTY OWNER:
WB SEVENTEEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, PLATTE COUNTY, MO 64155
(816) 223-0408
billmann@manncoke.com

SURVEYOR:
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PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rbuford.com

PROJECT CONTROL BENCHMARK ELEV.=1010.50 (CL-09)

THE STATION AND AZIMUTH MARKS ARE STANDARD K.C. METRO GRS 30" PIPE ALUMINUM MARKERS ENCOMPASSED IN CONCRETE STAMPED (CL-09, 1987 AND CL-09A, 1987). THE STATION MONUMENT IS SET ABOUT 2" BELOW THE GROUND AND THE AZIMUTH MARK IS SET FLUSH WITH THE GROUND. THE STATION HAS AN UNDERGROUND MARK THAT IS A STANDARD K.C. METRO GRS ALUMINUM DISK STAMPED (CL-09U, 1987) SET IN A MASS OF CONCRETE.

THE STATION IS APPROXIMATELY 1000 FT. SOUTH OF CENTER OF SECTION 23, T52N, R33W, CLAY COUNTY, MO, ON WEST RIGHT-OF-WAY LINE OF NORTH OAK STREET AT 114TH TERRACE IN THE VILLAGE OF NASHUA. IT IS 29.0 FEET WEST OF A THE CENTERLINE OF NORTH OAK STREET; 54.9 FEET EAST OF THE SOUTHEAST CORNER FOUNDATION AT #11456 NORTH OAK STREET; 27.3 FEET SOUTH OF A CHISELED + IN SW CORNER OF A DROP INLET AND 0.7 FEET SOUTH OF THE SOUTH EDGE CONCRETE DRIVE.

NO.	DATE	DESCRIPTION	REVIEW COMMENTS	REVIEWED BY	CHECKED BY
1	8/21/23			JKR	SMW
2					
3					
4					
5					
6					
7					

MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
COVER SHEET

ENGINEER'S SEAL



8-21-23

R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
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FOR
WB SEVENTEEN, LLC

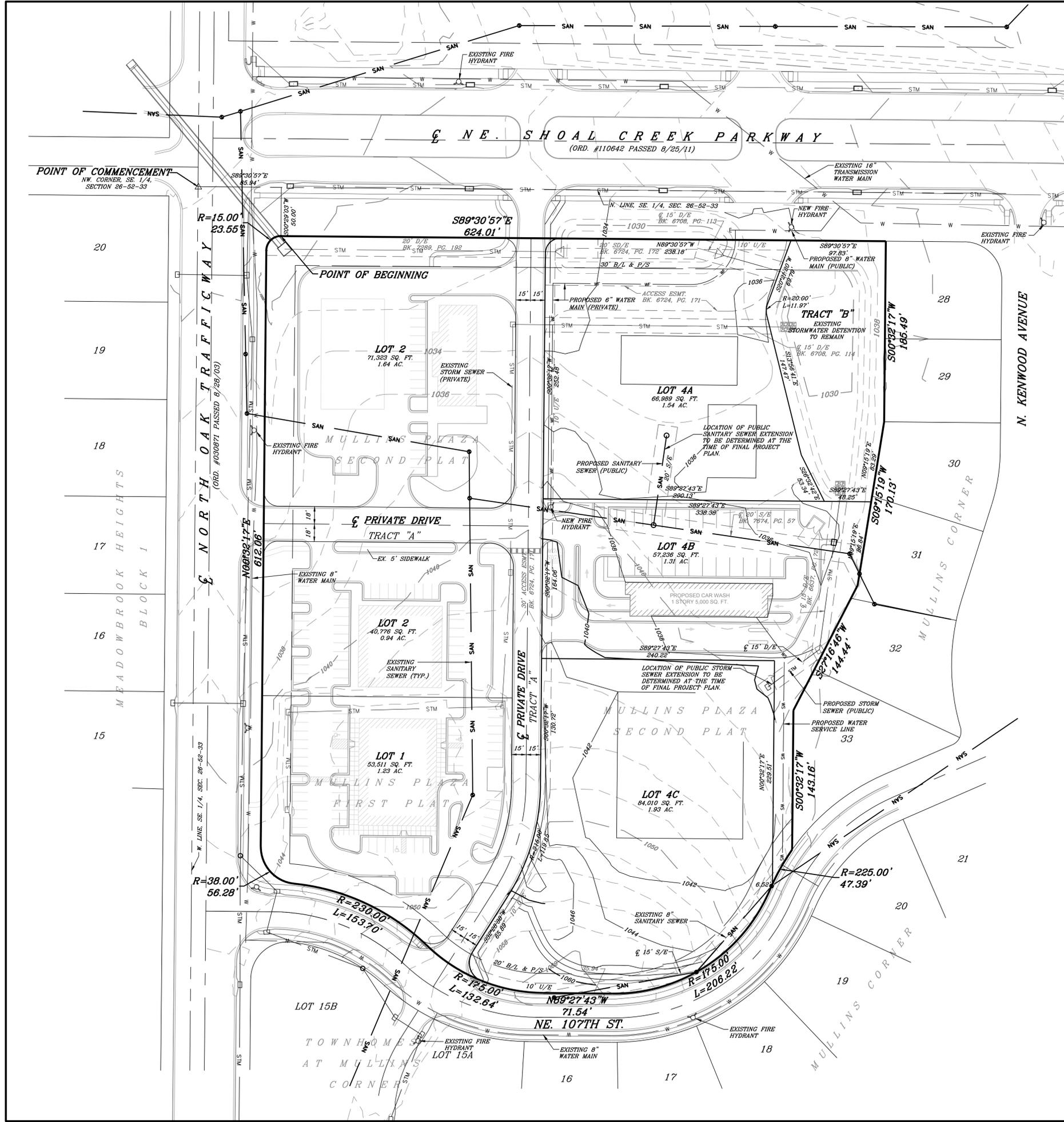
SEC. 26-52N-33W
PLAN DATE: JUNE 2023

COUNTY: CLAY COUNTY
JOB NO.: CD-CPC-2023-00105
CHECKED BY: SMW
DRAWN BY: JKR



SHEET NO.
1 OF 7

Call 1-800-344-7483 (MISSOURI)

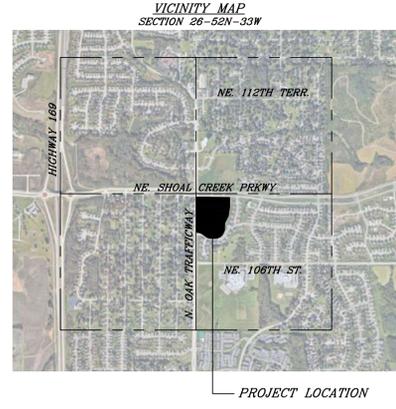
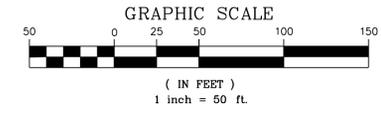


PROPERTY DESCRIPTION
 CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES

ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:

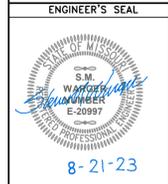
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 85.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY, ALSO BEING A POINT ON THE NORTH LINE OF LOT 2, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY, ALSO BEING THE NORTH LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 624.01 FEET TO THE NORTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°32'17"W, ALONG THE EAST LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE WEST LINE OF SAID MULLINS CORNER, A DISTANCE OF 185.49 FEET; THENCE CONTINUING ALONG SAID LINE, S09°15'19"W, A DISTANCE OF 170.13 FEET; THENCE CONTINUING ALONG SAID LINE, S27°16'46"W, A DISTANCE OF 144.44 FEET; THENCE CONTINUING ALONG SAID LINE, S00°32'17"W, A DISTANCE OF 143.16 FEET TO THE SOUTHWEST CORNER OF SAID MULLINS PLAZA 2ND PLAT; SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N69°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE HAVING A RADIUS OF 176.00 FEET, AN ARC DISTANCE OF 132.64 FEET; THENCE CONTINUING NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 153.70 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 56.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT; THENCE N00°32'17"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 612.06 FEET; THENCE NORTHWESTERLY ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

NOTE: ALL LOTS SHALL BE SERVICED BY NECESSARY UTILITIES AND REVIEWED BY CITY STAFF AT THE TIME OF PROJECT PLAN



REVISIONS		CHECKED BY:
NO.	DATE:	SMW
1	8/21/23	JKR
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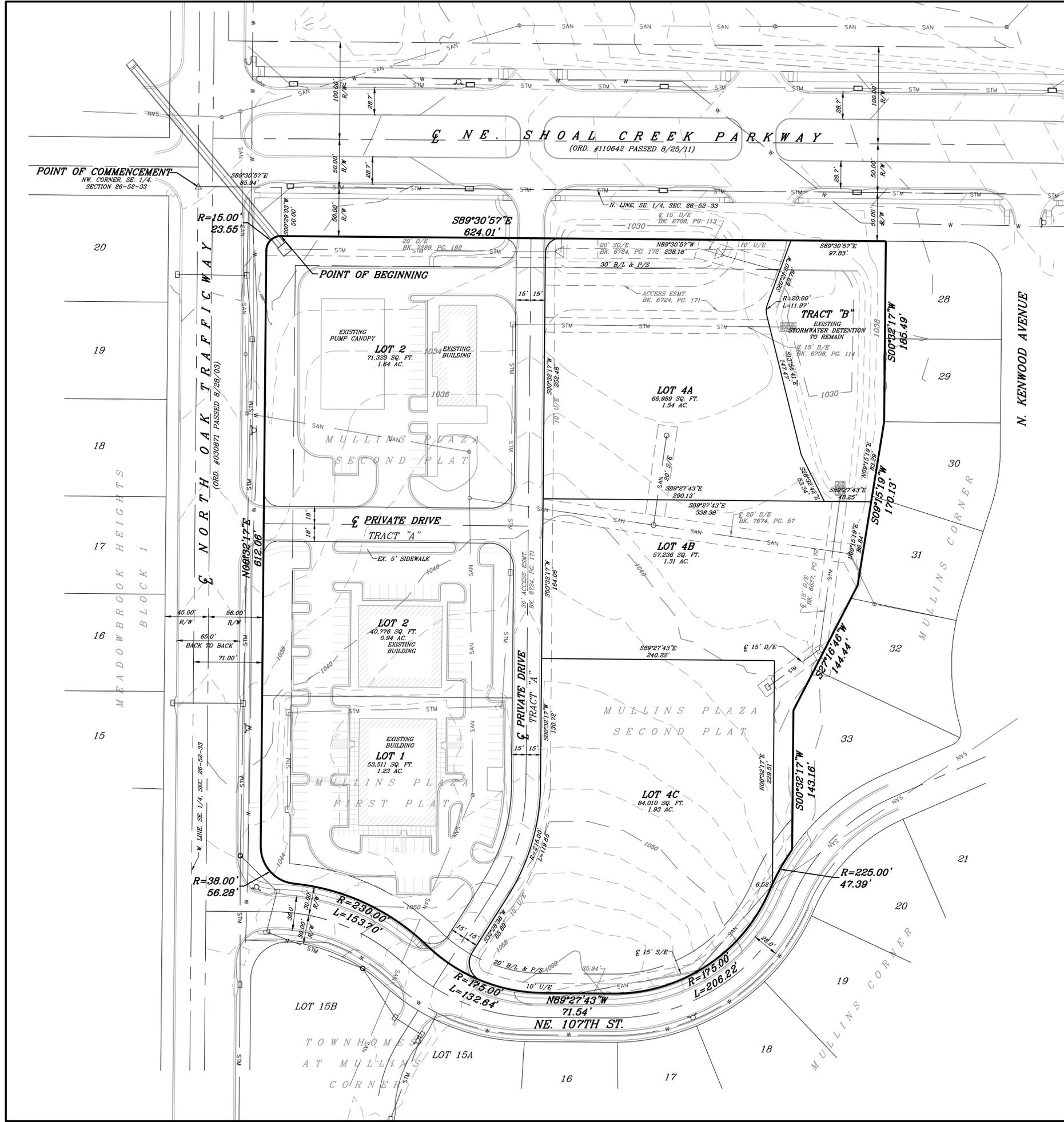
MULLINS CORNER
 KANSAS CITY, CLAY COUNTY, MISSOURI
UTILITY & GRADING PLAN



R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 CIVIL ENGINEERS - ASSOCIATES, LLC
 R.L. BUFORD, REGISTERED PROFESSIONAL ENGINEER

FOR: **WB SEVENTEEN, LLC**

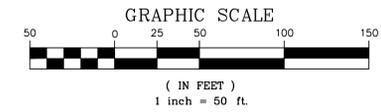
SEC. - 26-52N-33W COUNTY: CLAY COUNTY JOB NO. 230
 PLAN DATE: 8-21-23 CHECKED BY: SMW DRAWN BY: JKR
 P.O. BOX 14869, PARKVILLE, MO. 64152 (816) 741-8192
 JUNE 2023



PROPERTY DESCRIPTION
 CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES

ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:

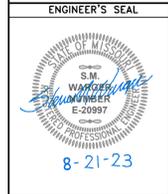
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REVISIONS	
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MULLINS CORNER
 KANSAS CITY, CLAY COUNTY, MISSOURI

PRELIMINARY PLAT

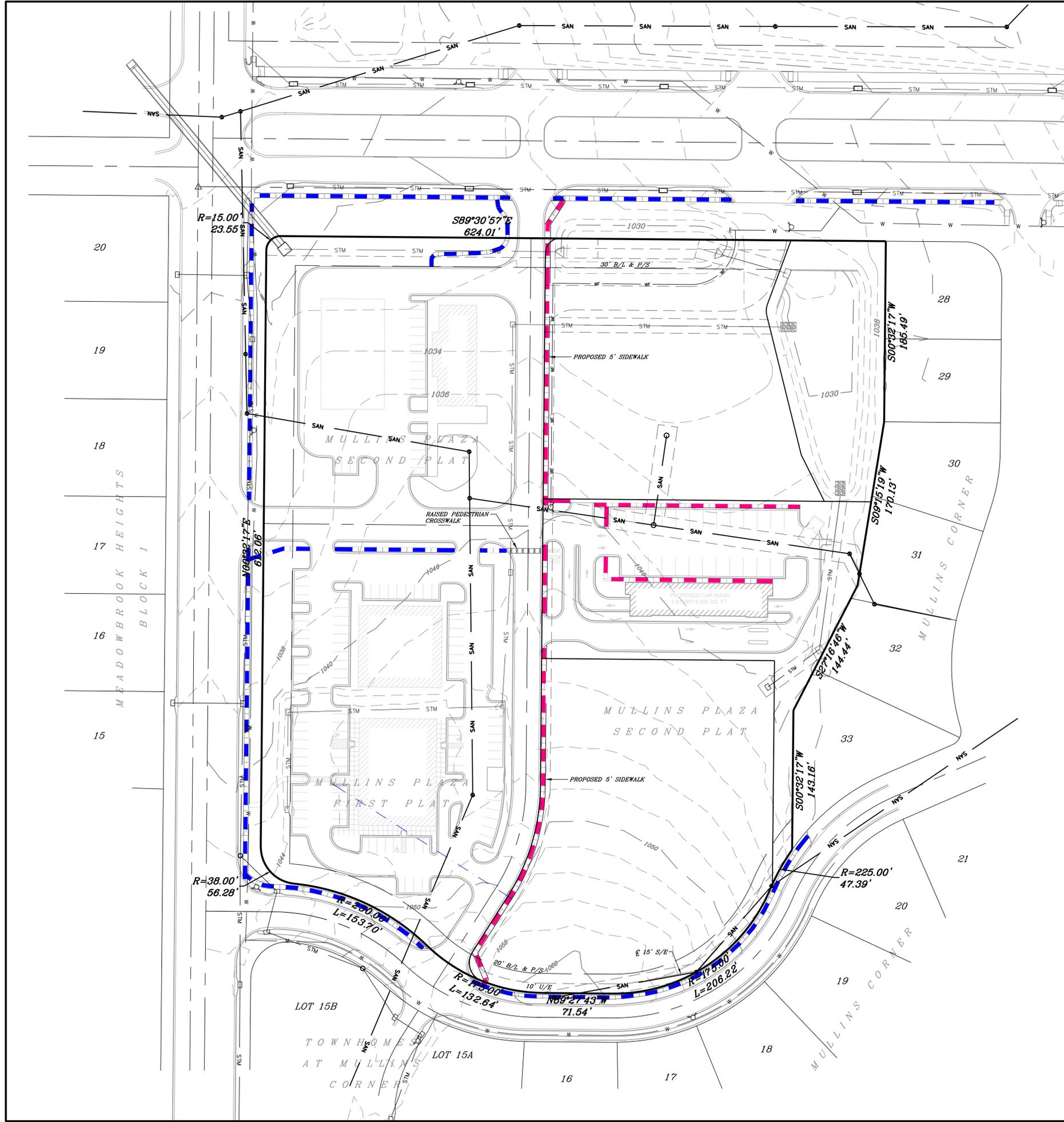


R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD, REGISTERED PROFESSIONAL ENGINEER

P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-6192

FOR: WB SEVENTEEN, LLC

SEC. - PL. - REC. COUNTY JOB NO. 250
 PLAN DATE 8-25-23 DRAWN BY
 CHECKED BY SMW
 JUNE 2023

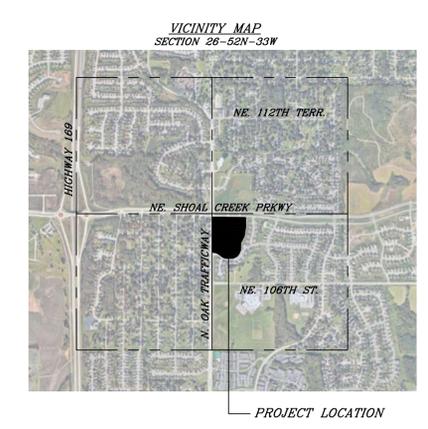
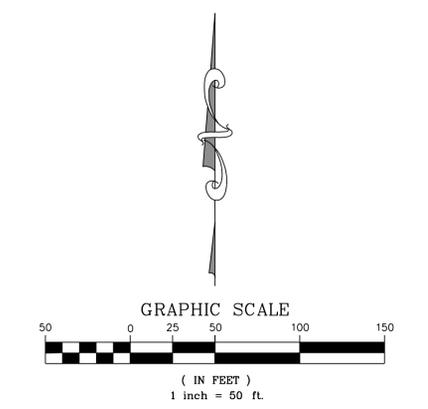


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--- EXISTING SIDEWALK
--- PROPOSED SIDEWALK



NO.	DATE	DESCRIPTION	REVIEW COMMENTS	CHECKED BY
1	8/21/23			J.R.
2				SMW
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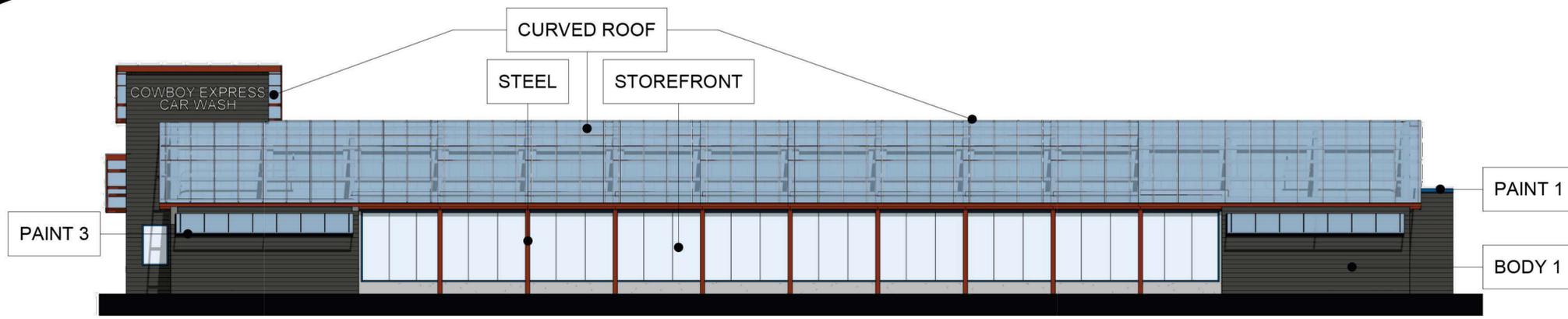
MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
PEDESTRIAN ACCESS

ENGINEER'S SEAL
S.M. WARDEN
REGISTERED PROFESSIONAL ENGINEER
E-29987
8-21-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD, REGISTERED PROFESSIONAL ENGINEER

P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-6192
COUNTY CLAY
JOB NO. 23-05
PLAN DATE 8-25-23
CHECKED BY SMW
DRAWN BY J.R.

FOR WB SEVENTEEN, LLC



FRONT ELEVATION

CURVED ROOF



BODY 1



BODY 2

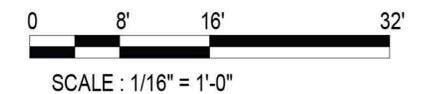


MASONRY

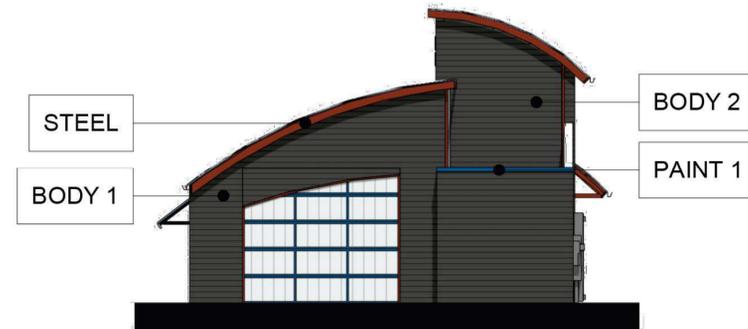
PAINT



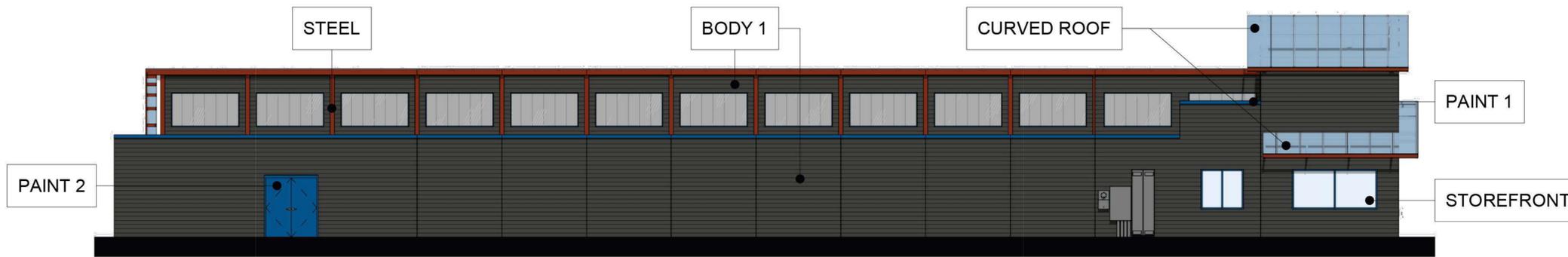
STOREFRONT



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

COWBOY EXPRESS CAR WASH

BUILDING ELEVATIONS

MULLENS PLAZA
KANSAS CITY, MO

PROJECT NO.: PDP22.CWB.002
DATE: 07/11/2022
DRAWN BY: MMK
CHECKED BY: JTK



DISCLAIMER

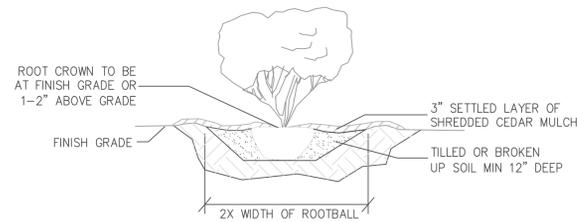
THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

* LANDSCAPE PLANS FOR 4A & 4C WILL BE SUBJECT TO PROJECT PLAN REVIEW.

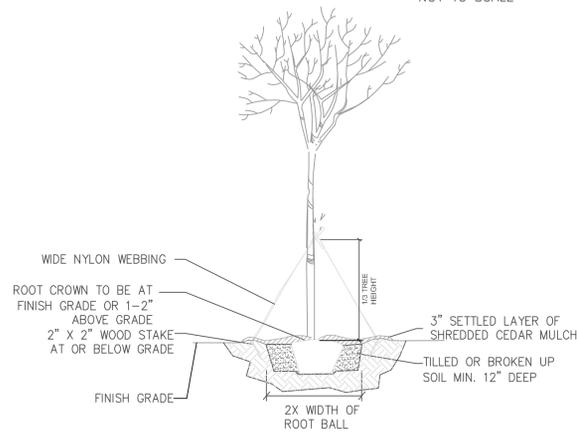
* ALL PLANT COUNTS AND SPECIES WILL BE DETERMINED AT TIME OF FINAL PROJECT REVIEW AND WILL COMPLY WITH 88-425

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

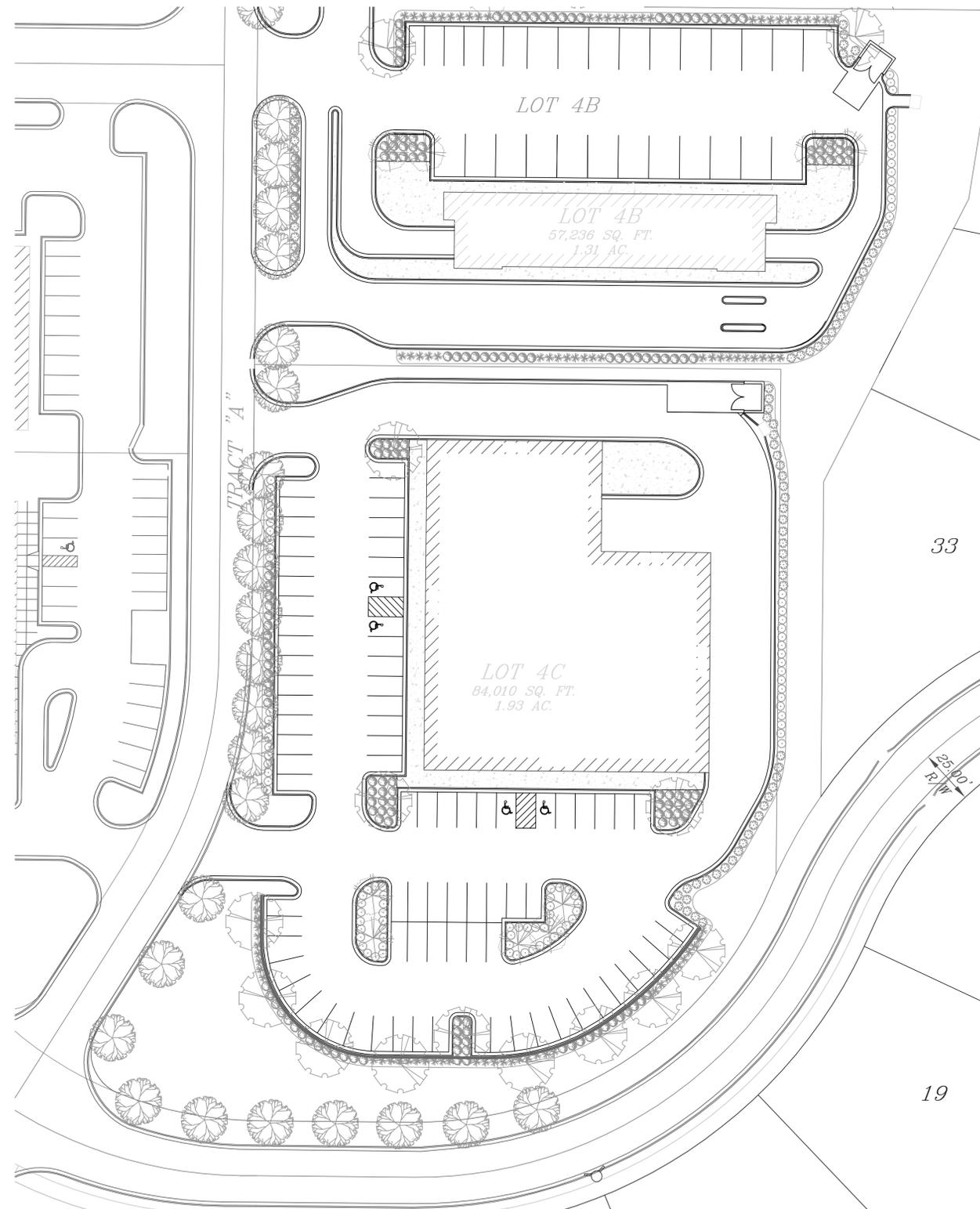
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR SHREDDED CEDAR MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



LANDSCAPE PLAN



Revisions

Rachel Clark
Landscape Design & Consultation

316.787.8372
rachelclarkdesign@gmail.com

MAYER DESIGN GROUP
P.C.

4400 South Lindbergh Blvd.
Suite 3
St. Louis, Missouri
63127-1603

Telephone: (314) 849-8777
Facsimile: (314) 849-4743

Email Address:
mayerdesigngroup@earthlink.net

Adams Architectural Associates

P.O. BOX 230
CHESTERFIELD, MO
63006-0230

(636)537-9333
(536)537-1267 -FAX

ADAMS ARCHITECTURAL ASSOCIATES, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # W000970

THE PROFESSIONAL ENGINEER'S SEAL AND PROFESSIONAL SEAL APPEAR ON THIS SHEET ASSURES RESPONSIBILITY ONLY FOR THAT WORK ON THIS SHEET AND DOES NOT PURSUANT TO SECTION 371.110 HAVE ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS AND DETAILS REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT MADE BY THE ENGINEERING PROFESSIONAL. WILLING TO OR INTEND TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THE ENGINEER HAS NOT PROVIDED SUPERVISION IS DECLARED REVISIONS BY CONTRACTORS, OWNER, OR OTHER ARE NOT IN THE ENGINEER'S PROJECT WHICH THIS SEAL INDICATES RESPONSIBILITY.

Seal

Project Code
L-22290

Project Title
Amended Development Plan for MULLINS CORNER

Shoal Creek
Kansas City, MISSOURI

Drawing Title

Date Drawn Checked
6/05/2023 rc/mm MA/RC

Drawing Number
L-01

\\path\filename
1/8" = 1'-0"



Real Estate Sales
Land Development

**RE: Major Amendment to Approved Development Plan
Case CP-CPC-2023-00105**

Dear Property Owner:

We are contacting you regarding the property located at 520 NE 107th Street, Kansas City, Clay County, Missouri. We submitted an application to the City Plan Commission for a major amendment to an approved development plan with a preliminary plat to split Lot 4 into three lots (4a, 4b and 4c). Approval of the application will allow for the lot to be split into 3 lots and for lot 4b to be used as a carwash.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the property and discuss these plans with the owner's and owner's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address number to find project details. (Case Number Plan Number: CP-CPC-2023-00105)

This neighborhood meeting will be held virtually via Zoom on **Tuesday, August 22, 2023, from 5:00 pm to 6:00 pm**. Please see below for meeting invitation link. If you would like a link sent to your email or if you have any questions or concerns, please contact Sarah Cunningham @ scunningham@manncokc.com or 816-591-5348.

Join Zoom Meeting

<https://us05web.zoom.us/j/89132847030?pwd=aVkyOeCtOJrnMiFtIzJWLKEet00XhC.1>

Meeting ID: 891 3284 7030

Passcode: BY4ZAG

Sincerely,

Sarah Cunningham
scunningham@manncokc.com
816-591-5348

Cc: Lindsay Vogt (lindsay@rlbuford.com)
Genevieve Kohn (Genevieve.Kohn@kcmo.org)
Bill Mann (billmann@manncokc.com)



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # Case CP-CPC - 2023 - 00105

Meeting Date: 8/22/23

Meeting Location: Zoom

Meeting Time (include start and end time): 5:00pm - 5:20pm

Additional Comments (optional):

The neighbors main concern is people walking over from carwash onto properties, would like some kind of physical barrier, like an 8ft tall fence to provide privacy and safety between commercial + residential.

Kohn, Genevieve

From: Ray Howel <ruhowel@gmail.com>
Sent: Friday, August 18, 2023 2:26 PM
To: Kohn, Genevieve
Subject: Major Amendment to Approved Development Plan

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good afternoon Ms. Kohn

I am writing to you in regards to Case CP-CPC-2023-00105, in which a request is pending to approve a split of 520 NE 107 Street (Lot 4) into 3 lots.

I am a property owner whose property abuts Lot 4. I am going to be out of the country at the time of the public meeting scheduled to be held on August 22nd and will not be able to attend the meeting.

I am strongly opposed to replatting this lot into 3 separate lots and approving a carwash to be built on Lot 4B. A carwash is not the type of business that should be built directly abutting residential properties. There is going to be a tremendous amount of traffic associated with this business, which will degrade the quality of life for all the residents near this carwash.

I recognize that there ultimately will be development on this property, but a carwash is not the type of business that is appropriate for this location.

Thank you,

Ray Howel
913-485-3579