

Ordinance No. 241065

Development Plan – Nonresidential

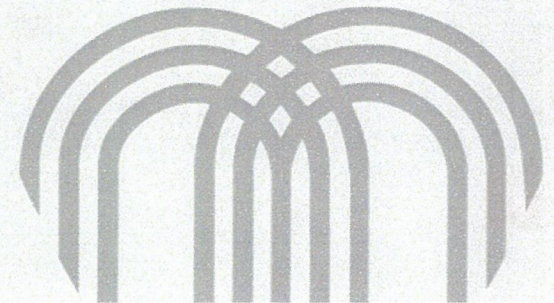
Project Maartin – 10220, 10200, 10150 N Everton Ave

December 17, 2024

January 7, 2025

Prepared for

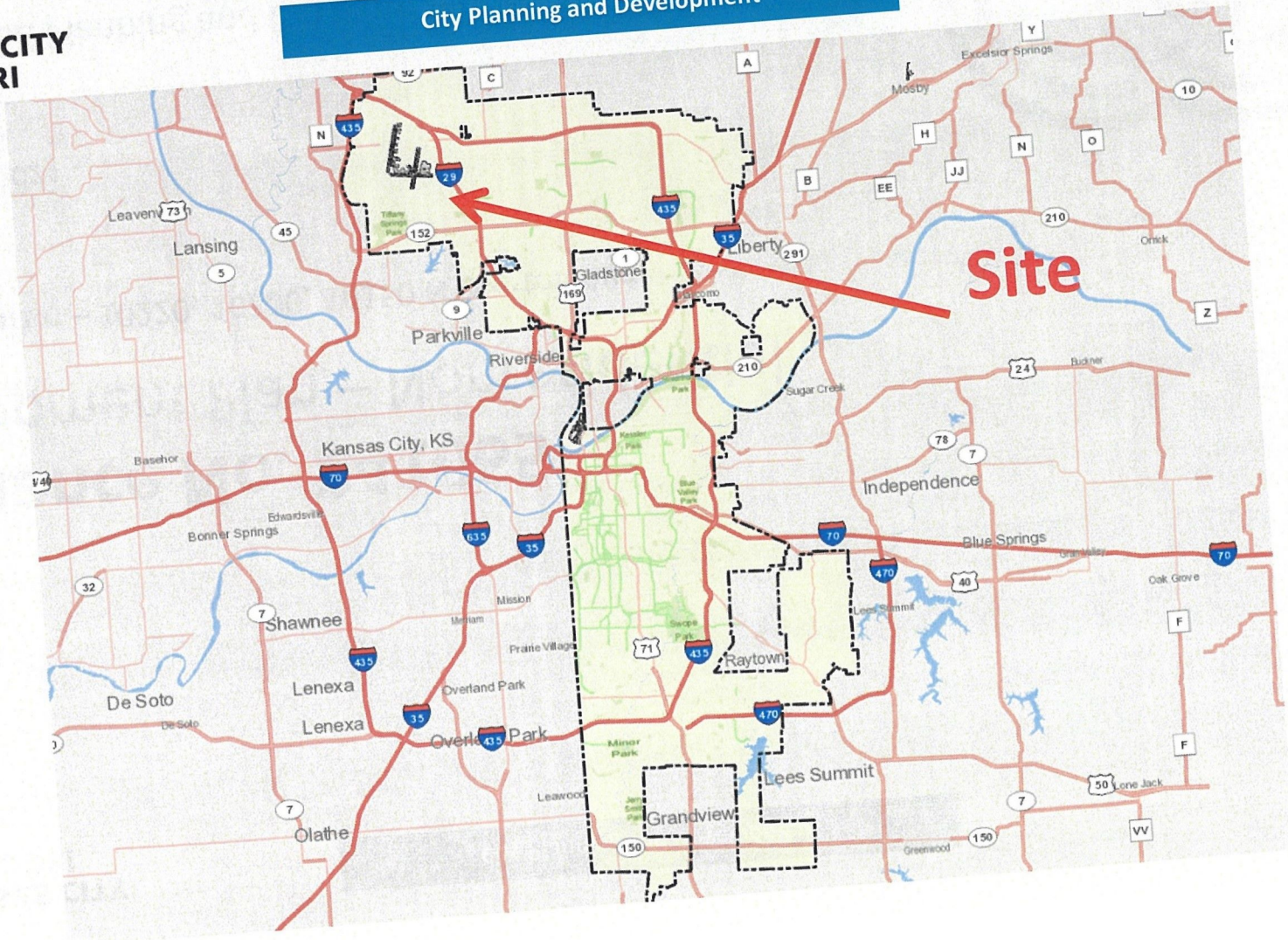
Neighborhood Planning and Development



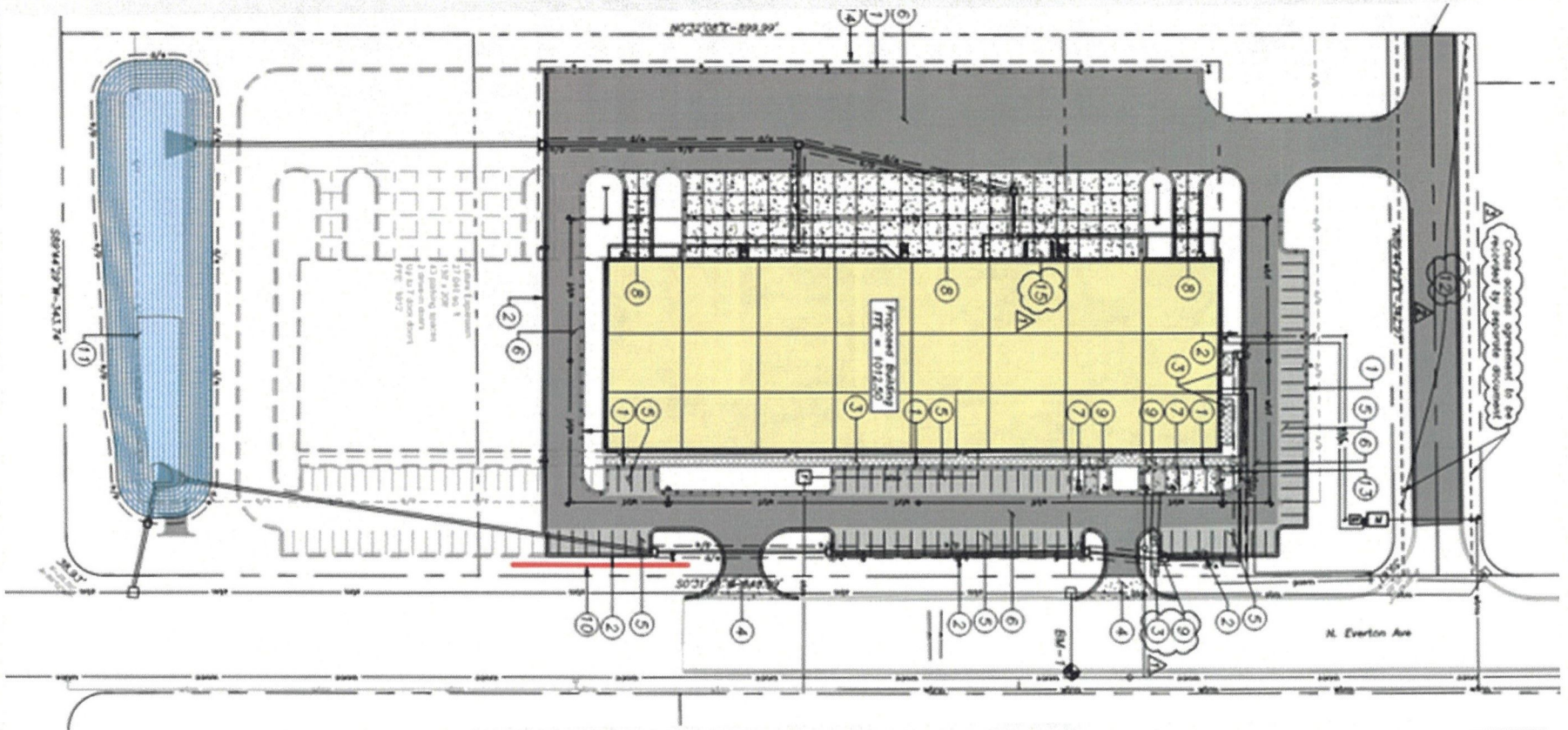


**KANSAS CITY
MISSOURI**

City Planning and Development







Site Plan





legal description: All of Lots 1, 2 & 3, KCI INDUSTRIAL PARK, a subdivision of land in the City of Kansas City, Platte County, Missouri.

zoning: KCIA
 site area: 331,219 s.f. (7.604 acres +/-)
 impervious area: 151,802 s.f. (46%)
 green space: 179,417 s.f. (54%)

building area: 54,080 s.f.
 floor area ratio: 0.163
 proposed use: office/warehouse
 construction type: IIB
 fire suppression: yes (NFPA 13)
 stories: one
 height: 44'-0" +/- top of parapet
 # of employees: 140

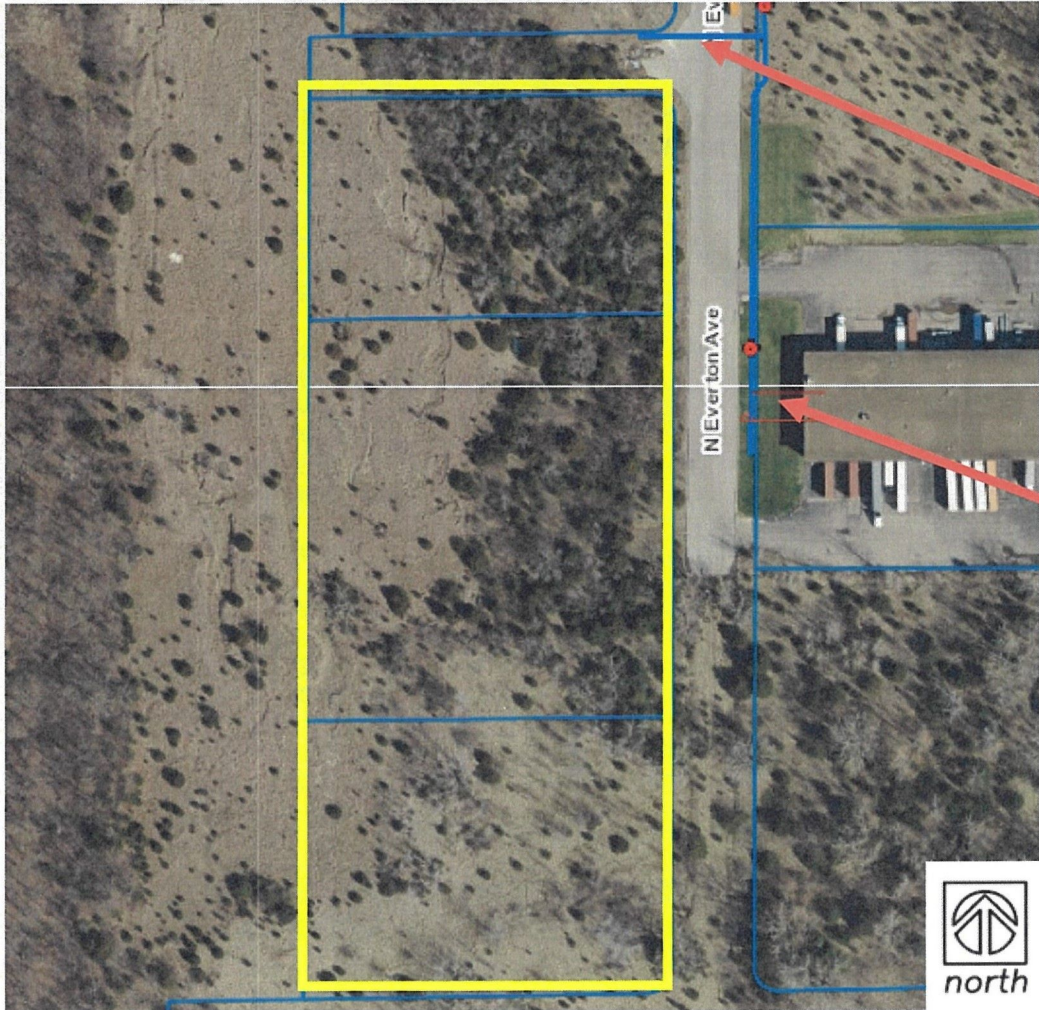
parking spaces: 86 spaces provided
 future parking: 43 spaces
 dock positions: up to 23
 drive-in doors: 2

short term bike: 10% of parking spaces @ 83 = 8 required & provided
 long term bike: 1 per 20 employees @ 140 = 7 required (interior closet proposed)

setbacks: north 30' min. required, 118'-9" provided
 east 30' min. required, 85' provided
 south 30' min. required, 365'-3" provided
 west 30' min. required, 153'-4" provided

Site & Building Data

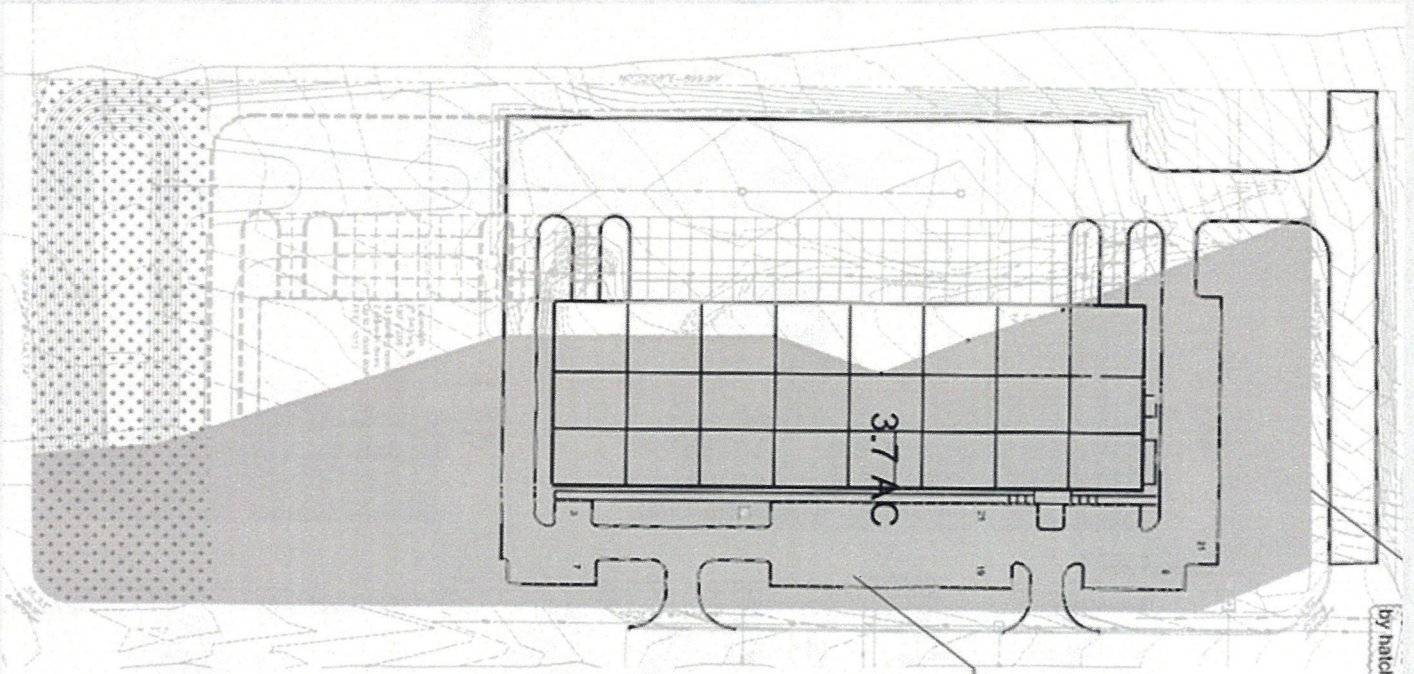
vacation: NW 103rd Street will be vacated under a separate application.



Water main extension not required if paper street vacated

Water main extension required to south limits of subject property
OR
Secured deferral agreement

Site Plan



Mitigation
Required: \$15,170

TREE MITIGATION CALCULATIONS:

PER SECTION 88-424- TREE PRESERVATION AND PROTECTION. THE FOLLOWING LANDSCAPE IS REQUIRED:

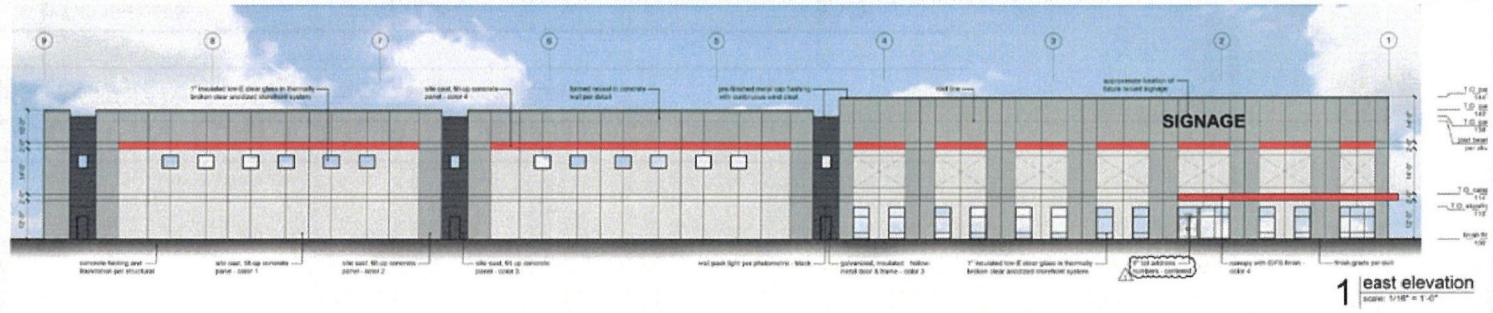
LANDSCAPE ITEM			
88-424-07 Mitigation Rate	3.7 AC Tree Canopy	x 0.35	= 1.295
	1.295	x 150	= 194.25
	194.25	- proposed trees (56 x 2" = 112)	= 82.25

TOTAL: 56 Trees (112 callper inches) proposed plantings to satisfy mitigation requirements per sheet L1.1
 41 trees (82 callper inches) x \$185 = \$15,170 payment in lieu of planting

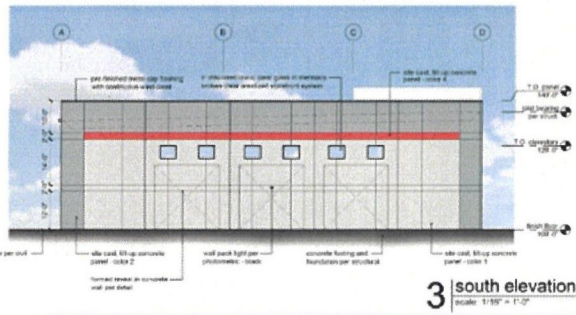
All trees within the property line to be removed



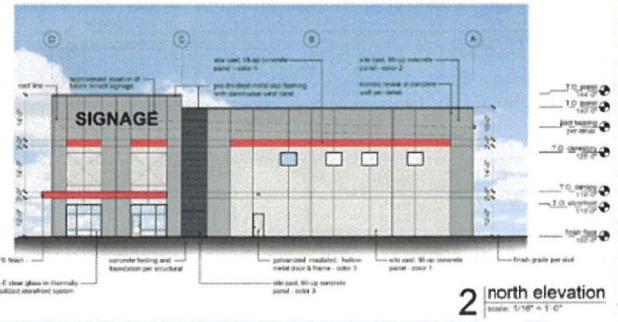
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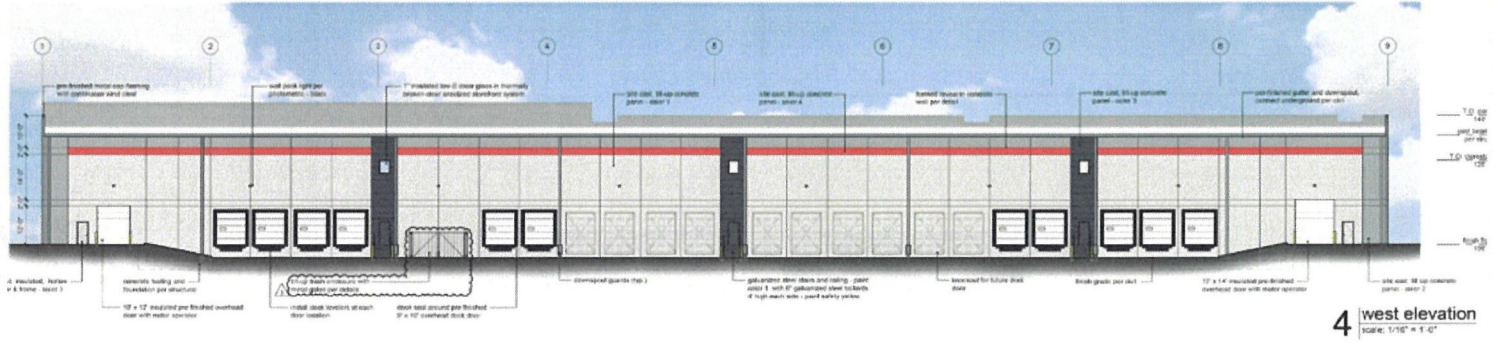
1 east elevation
Scale: 1/16" = 1'-0"



3 south elevation
Scale: 1/16" = 1'-0"



2 north elevation
Scale: 1/16" = 1'-0"



4 west elevation
Scale: 1/16" = 1'-0"



View towards subject site from N Everton Ave – north side of site (Dec 2023)



View towards subject site from N Everton Ave – south side of site (Dec 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2024-00107

Approval with Conditions

Committee Substitute to remove condition #19

