

09/23/2025

RE: Martin City Flex Caves – Area Plan Amendment
CD-CPC-2025-00124

Existing Land Use Area: Mixed Use Neighborhood
Existing Zoning: B2

Proposed Land Use Area: Mixed Use Community – B2 Zoning & Office B3/B4 Zoning
Proposed Zoning: MPD

Property Legal Description: All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri

B2 Total Area: 1.17 Acres
Remaining Total Area: 3.19 Acres

Total Property Area 4.36 Acres

Request:

We are proposing a split area amendment (See attached Plan) for the property. Building One, located along 135th Street will remain as uses consistent with B-2 zoning while the remaining Buildings Two, Three & Four be amended to allow uses as follows:

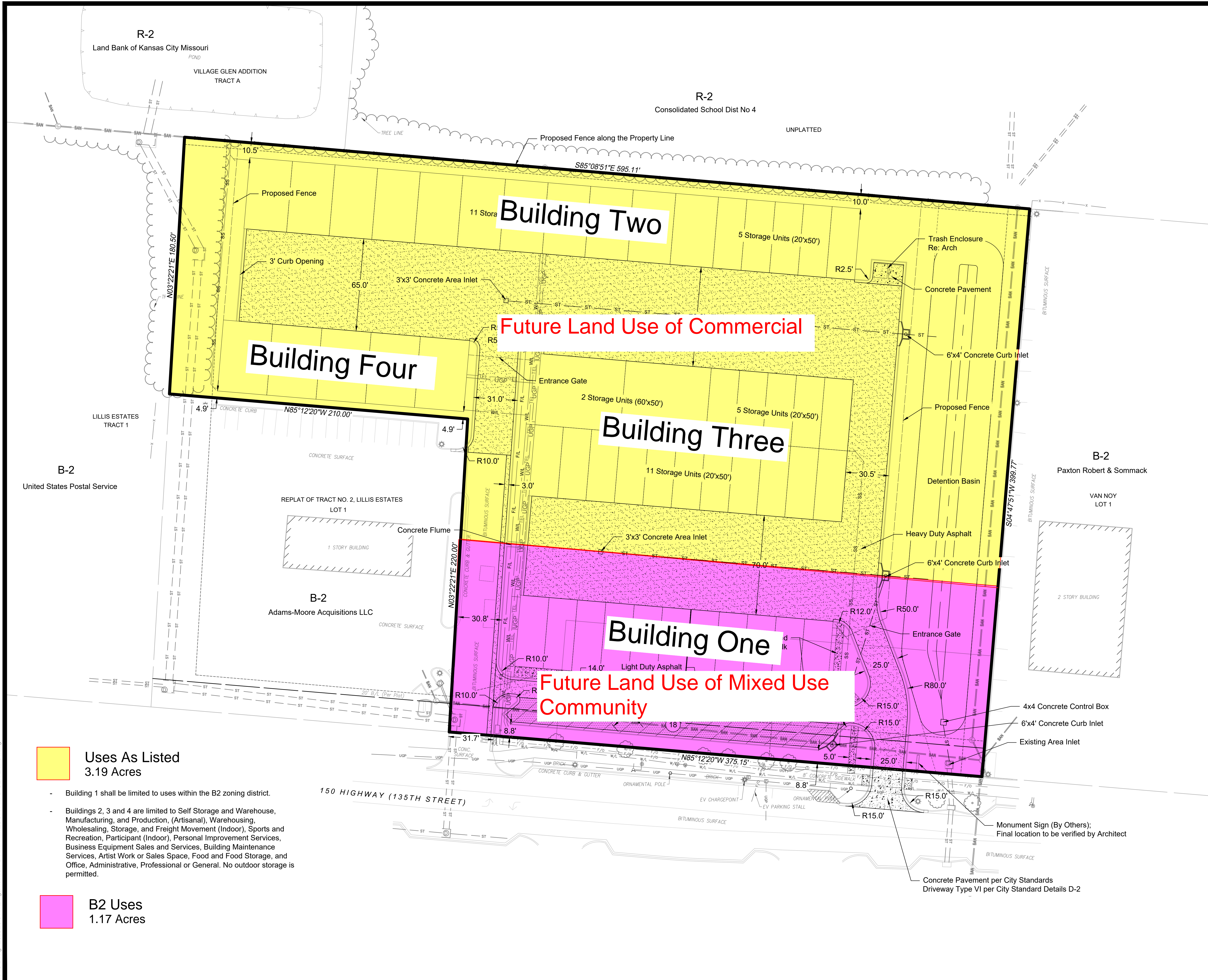
- Self Storage and Warehouse
- Manufacturing and Production (Artisanal)
- Warehousing, Wholesaling, Storage, and Freight Movement (Indoor)
- Sports and Recreation, Participant (Indoor)
- Personal Improvement Services
- Business Equipment Sales and Services
- Building Maintenance Services
- Artist Work or Sales Space
- Food and Food Storage
- Office, Administrative, Professional or General
- No Outdoor Storage is Permitted

RENAISSANCE INFRASTRUCTURE CONSULTING



Andy Gabbert, PLA
913.314.6967

afemandazbeato
Jul 25, 2025-11:56am
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Site Data Table

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| Lot Area - 4.360 Acres |
| Building Area: 11 Storage Units (30'x50') - 16,500 SF 5 Storage Units (34.6'x50') - 8,650 SF 2 Storage Units (60'x50') - 6,000 SF 32 Storage Units (20'x50') - 32,000 SF Total Building Area: 63,150 SF |
| Paved Area - 66,946 SF |
| Percent Lot Covered - 72.68% Percent Building Covered - 33.25% |
| Zoning Existing Zoning: B-2 Proposed Zoning: MPD |
| Parking Spaces Required: Residential Storage Warehouse - 3, plus 1 per 75 storage spaces Provided: 18 Parking stalls |
| REQUIREMENTS: Maximum Lot Size: 2 acres |
| Setbacks: Maximum Front Setback: 0 feet Maximum Interior Side Setback: 10 feet Maximum Street-Side Setback: 10 feet Minimum Rear Yard Setback: 0 feet -Abutting Residential District: 15 feet |

- Uses As Listed**
3.19 Acres
- Building 1 shall be limited to uses within the B2 zoning district.
 - Buildings 2, 3 and 4 are limited to Self Storage and Warehouse, Manufacturing, and Production, (Artisanal), Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage, and Office, Administrative, Professional or General. No outdoor storage is permitted.
- B2 Uses**
1.17 Acres

Master Planned Development Final

25-0144

Martin City Flexcave

Kansas City, Jackson County, MO

Area Use Plan
Exhibit

| 7/24/2025 | Initial Submittal | |
|-----------|-------------------|----------|
| NO. | DATE | REVISION |
| DRAWN BY | CHECKED BY | |
| AFB | AG | |

Renaissance

Infrastructure

Consulting

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Kansas City, Kansas 64108
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www.rfc-consult.com

MO Certificate of Authority: E-2010033630

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