



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

December 19, 2023

**Project Name**  
Alphapointe Association for the Blind

**Docket #1**

**Request**  
CD-CPC-2023-00168  
Development Plan – Non-residential

**Applicant**  
Andrea Lemken  
Renaissance Infrastructure Consulting  
8653 Penrose Ln, Lenexa, KS 66219

**Owner**  
Alphapointe Assoc For the Blind  
7501 Prospect Ave, Kansas City, MO 64132

Location            7501 Prospect Ave  
Area                About 25 acres  
Zoning              M1-5  
Council District    5<sup>th</sup>  
County              Jackson  
School District    Kansas City MO 110

**Surrounding Land Uses**  
**North:** Residential uses, zoned R-5  
**South:** Residential uses, zoned R-6  
**East:** 71 HWY, institutional, residential uses, zoned R-5, UR  
**West:** Commercial uses, zoned B3-2

**Major Street Plan**  
Prospect Avenue is identified on the City's Major Street Plan as a thoroughfare and E 75<sup>th</sup> Street is identified as a local link.

**Land Use Plan**  
The Swope Area Plan recommends Light Industrial for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 11/1/2023. Scheduling deviations from 2023 Cycle V have occurred.

- The applicant needed more time to complete public engagement.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Marlborough Community Coalition.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 12/5/23. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site contains an existing 106,000 square foot building owned and operated by Alphapointe Association for the Blind. There are access points from Prospect Avenue on the west and E 75<sup>th</sup> Street on the north. All interior drives are private and there are 96 existing parking spaces.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan to allow parking lot and building additions in district M1-5 on about 25 acres generally located at 7501 Prospect Avenue.

## CONTROLLING + RELATED CASES

**8489-P-2 – Ordinance 990351** - rezoning from District R2a (Two-family dwellings, low density) and District C2 (Local retail business district) to District M1p (Light industrial, limited district), and approval of a preliminary development plan for a 135,000 sq. ft. building for employee training, indoor storage, offices, and assembly for Alphapointe Association for the Blind.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Approval with Conditions

**PLAN REVIEW**

The proposed plan includes an 18,000 square foot building addition to the southeast corner of the existing building and an additional 30 parking spaces. The plans also indicate improvements to existing paved areas. Circulation on the site is expected to remain the same. Short and long term bicycle parking will be added to the site along with a sidewalk connection on the eastern side of the building.

Landscaping will be installed for the parking lot addition in the southwestern portion of the site. Additional landscape screening will be provided along the existing northern portion of parking lot, as well as six street trees along Prospect Avenue. Proposed species listed on the plan include Honey Locust, Black Gum, Switch Grass, and Juniper.

Proposed building materials will match the existing building and include mostly precast concrete panels. A new canopy will be constructed at the employee entrance/drop-off door on the south side of the building.

**PLAN ANALYSIS**

*Industrial Lot and Building (88-140), Use- Specific (88-300), and Development Standards (88-400)*

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
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	

**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 plan complies with the Zoning Code and other adopted plans. The area plan recommends light industrial for this property.*

**B. The proposed use must be allowed in the district in which it is located;**

*Indoor warehousing and limited manufacturing are permitted in the M1 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 and circulation will remain the same. There are minimal changes to the internal private drives. There are two existing access points off of E 75<sup>th</sup> Street and Prospect Avenue.*

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

*There are existing sidewalks around the site connecting the parking area to the building. The plans also show connecting an existing sidewalk along the east side of the building to the new entrance on the building addition.*

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

*There are adequate public utilities serving the site, subject to staff 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 building addition will be primarily visible from Prospect Avenue and obstructed from E 75<sup>th</sup> Street. The addition will be integrated into the existing building using the same colors and material.*

**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 will screen the proposed parking lot addition from Prospect Avenue. Decorative fencing matching what exists on-site will extend south with the parking lot addition.*

**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.**

*Impervious surface is being added to the site; however, that is common for industrial sites.*

**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 will only be three trees removed from the site to accommodate the construction of the parking lot addition.*

**ATTACHMENTS**

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

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn, AICP  
Planner



## Plan Conditions

Report Date: December 13, 2023

Case Number: CD-CPC-2023-00168

Project: ALPHAPOINTE ASSOCIATION FOR THE BLIND

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*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 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.
2. 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical, utility equipment, and dumpsters in compliance with 88-425-08.

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

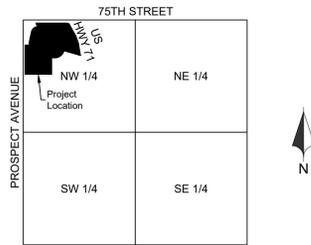
6. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

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

8. 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)
9. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

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

10. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to certificate of occupancy.
11. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
12. Existing service lines must be brought up to current code prior to certificate of occupancy.



LOCATION MAP  
SECTION 15-48-33  
Scale 1" = 2000'

# Alphapointe Expansion

Kansas City, Jackson County, Mo  
Section 15, Township 48, Range 33

## Development Plans

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Demolition Plan
C04	General Layout
C05	Dimension Plan
C06	Grading Plan
C07	Utility Plan
L01	Landscape Plan
L02	Landscape Details

### Record Description:

A tract of land located in the Northwest Quarter of Section 15, Township 48, Range 33, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 15; thence South 86 degrees 32 minutes 59 seconds East on the North line of said Northwest Quarter a distance of 40.00 feet; thence South 02 degrees 15 minutes 50 seconds West a distance of 75.00 feet to a point on the South right-of-way line of 75th Street as now established, said point also being the point of beginning of the tract herein described; thence South 86 degrees 32 minutes 59 seconds East on said South right-of-way line a distance of 1000.08 feet to a point on the West right-of-way line of State Highway Route 71 (South Midtown Freeway); thence South 69 degrees 51 minutes 01 seconds East on said West right-of-way line a distance of 45.81 feet; thence South 25 degrees 57 minutes 06 seconds East continuing on said West right-of-way line a distance of 338.88 feet; thence South 16 degrees 06 minutes 45 seconds East continuing on said West right-of-way line a distance of 177.44 feet; thence South 05 degrees 43 minutes 10 seconds East continuing on said West right-of-way line a distance of 753.60 feet to a point on the North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West on the North right-of-way line of said 77th Street a distance of 1364.59 feet to a point on the East right-of-way line of Prospect Avenue; thence North 02 degrees 15 minutes 50 seconds East on said East right-of-way line a distance of 1219.02 feet to the point of beginning.

### EXCEPT the following described as follows:

A tract of land located in the Northwest Quarter of Section 15, Township 48, Range 33, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of the Northwest quarter of said Section 15; thence South 86 degrees 32 minutes 59 seconds East on the North line of said Northwest quarter a distance of 40.00 feet; thence South 02 degrees 15 minutes 50 seconds West a distance of 75.00 feet to a point on the South right-of-way line of 75th Street as now established, thence South 02 degrees 15 minutes 50 seconds West along the East right-of-way line of Prospect Avenue a distance of 1209.02 feet to a point on the East right-of-way line of Prospect Avenue, said point also being the point of beginning of the tract to be described; thence South 86 degrees 30 minutes 57 seconds East a distance of 1198.43 feet; thence North 03 degrees 29 minutes 03 seconds East a distance of 55.00 feet; thence South 86 degrees 30 minutes 57 seconds East a distance of 110.00 feet; thence South 03 degrees 29 minutes 03 seconds West a distance of 55.00 feet; thence South 86 degrees 30 minutes 57 seconds East a distance of 54.75 feet to a point on the West right-of-way line of State Highway Route 71 (South Midtown Freeway); thence South 05 degrees 43 minutes 10 seconds East on said West right-of-way line a distance of 10.13 feet to a point on the North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West along the North right-of-way line of 77th Street a distance of 1364.59 feet to a point on the East right-of-way of Prospect Avenue; thence North 02 degrees 15 minutes 50 seconds East along the East right-of-way line of Prospect Avenue a distance of 10.00 feet to the point of beginning.

### AND FURTHER EXCEPT the following described as follows:

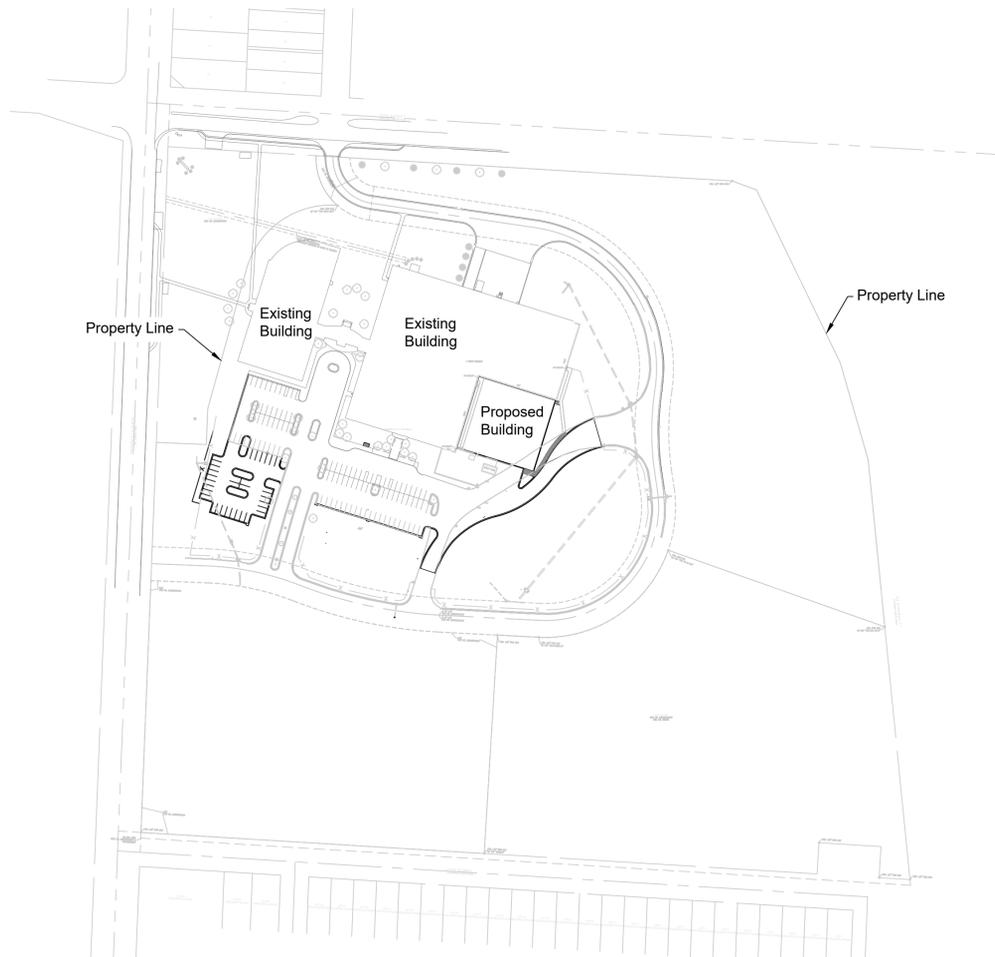
A tract of land in the Northwest Quarter of Section 15, Township 48 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri being more particularly described as follows: (NOTE: The Bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983) Commencing at the Northwest corner of said Section 15; thence South 02 degrees 15 minutes 50 seconds West 1,284.46 feet along the West line of the Northwest Quarter of said Section 15; thence South 87 degrees 44 minutes 10 seconds East 40.00 feet to a point on the East right-of-way line of Prospect Avenue, as now established and the North right-of-way line of 77th Street, as now established; thence South 86 degrees 30 minutes 57 seconds East 608.43 feet, along said North right-of-way line, to the True Point of Beginning of the tract therein described; thence North 03 degrees 29 minutes 03 seconds East 385.49 feet; thence South 87 degrees 00 minutes 00 seconds East 73.08 feet to the beginning of a curve concave to the Northwest having a radius of 230.00 feet; thence Northeasterly 295.48 feet, along said curve to the left, having a central angle of 73 degrees 36 minutes 29 seconds and a chord bearing of North 56 degrees 11 minutes 46 seconds East 275.58 feet; thence South 70 degrees 36 minutes 29 seconds East 406.44 feet to a point on the Westerly right-of-way line of Missouri Highway 71, as now established; thence South 05 degrees 43 minutes 10 seconds East 447.42 feet, along said Westerly right-of-way line, to a point on said North right-of-way line of 77th Street; thence North 86 degrees 30 minutes 57 seconds West 54.76 feet along said North right-of-way line; thence North 03 degrees 29 minutes 03 seconds East 55.00 feet along said North right-of-way line; thence North 86 degrees 30 minutes 57 seconds West 110.00 feet along said North right-of-way line; thence South 03 degrees 29 minutes 03 seconds West 55.00 feet along said North right-of-way line; thence North 86 degrees 30 minutes 57 seconds West 590.00 feet, along said North right-of-way line, to the True Point of Beginning of the tract herein described;

### AND FURTHER EXCEPT the following described as follows:

All that part of the Northwest Quarter of Section 15, Township 48 North, Range 33 West, Kansas City, Jackson County, Missouri, described as follows: Commencing at the Northwest corner of said Section 15; thence South 86 degrees 32 minutes 34 seconds East, along the North line of said Section 15, 40.01 feet, to the Northerly prolongation of the East right-of-way line of Prospect Avenue; thence South 02 degrees 16 minutes 07 seconds West, along said Northerly prolongation, 75.02 feet, to the South right-of-way line of East 75th Street and the point of beginning; thence South 86 degrees 32 minutes 34 seconds East, along said South right-of-way line, 262.49 feet, to the Westerly line of an ingress easement recorded as Document No. 2006E0043457 in the Jackson County, Missouri Recorder of Deeds Office; thence in a Southeasterly direction along said Westerly easement line, along a curve to the left, with an initial tangent bearing of South 02 degrees 23 minutes 45 seconds West, a radius of 110.00 feet and a central angle of 51 degrees 11 minutes 19 seconds an arc distance of 98.28 feet; thence in a Southwesterly direction on a curve to the left, with an initial tangent bearing of North 85 degrees 44 minutes 22 seconds West, a radius of 155.00 feet and a central angle of 77 degrees 06 minutes 38 seconds an arc distance of 208.60 feet; thence South 15 degrees 34 minutes 10 seconds West, 258.56 feet; thence South 02 degrees 23 minutes 32 seconds West, 63.30 feet; thence North 87 degrees 36 minutes 36 seconds West, 88.48 feet; to the East right-of-way line of Prospect Avenue; thence North 02 degrees 16 minutes 07 seconds East, along said East right-of-way line, 521.08 feet, to the point of beginning.

### FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0123G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.



### LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		Access Easement
	Sanitary Sewer Easement		Temporary Easement
	Drainage Easement		

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.

Consultant/Applicant:  
Renaissance Infrastructure Consulting  
Contact: Caleb Flake P.E.  
400 E 17th Street  
Kansas City, Mo. 64108  
(816) 800.0950  
cflake@ric-consult.com

Prepared For:  
ACI Boland Architects  
1710 Wyandotte  
Kansas City, Mo. 64108  
(816) 763.9600



Development Plans

23-0155

Alphapointe Expansion  
Kansas City, Jackson County, Mo

Title Sheet

NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

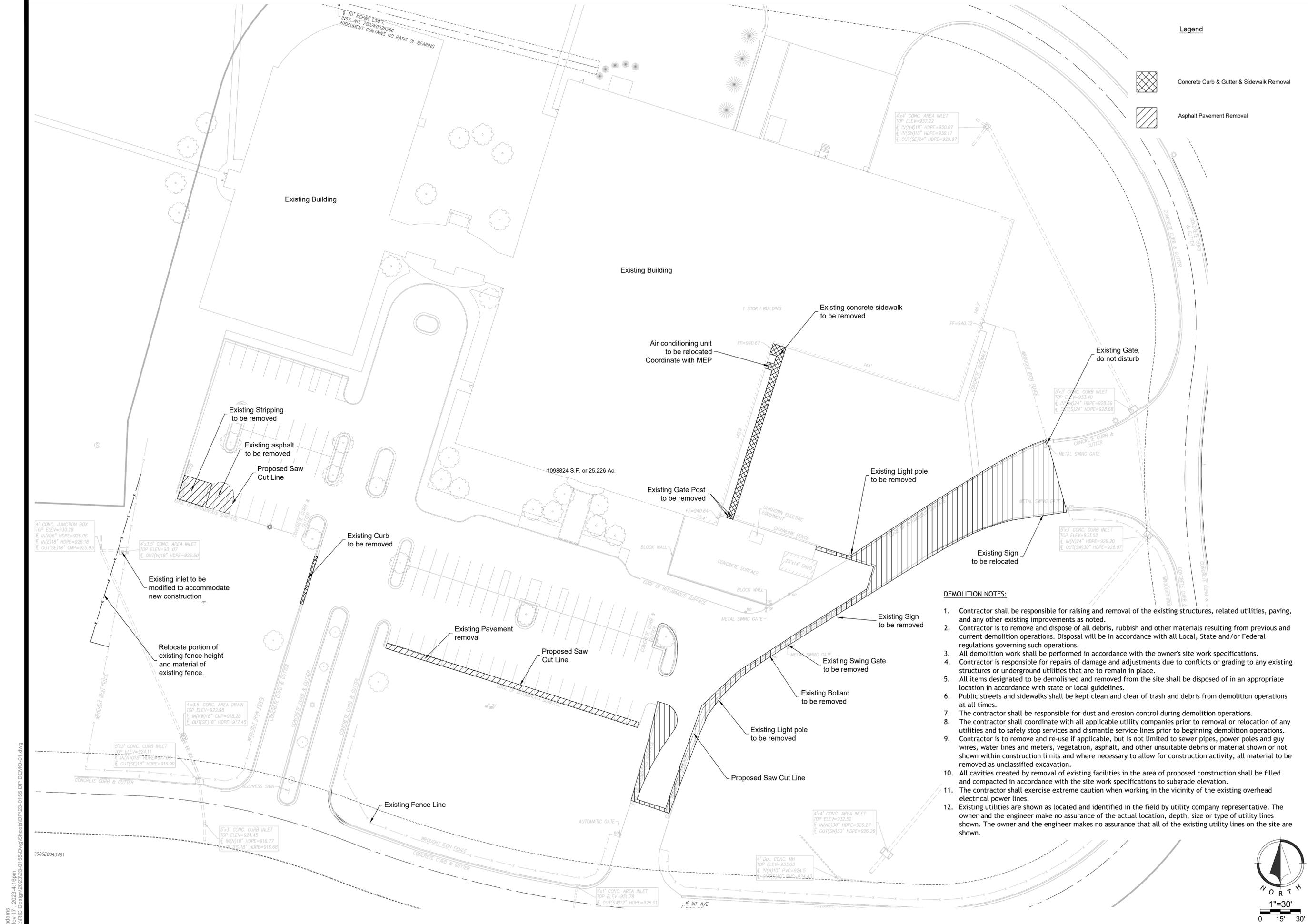
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**Renaissance Infrastructure Consulting**  
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www.ric-consult.com  
8652 PERRISE LANE  
LENEKA, KANSAS 66219  
MO Certificate of Authority: E-20100393690

Sheet  
C01







Legend

- Concrete Curb & Gutter & Sidewalk Removal
- Asphalt Pavement Removal

DEMOLITION NOTES:

1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all Local, State and/or Federal regulations governing such operations.
3. All demolition work shall be performed in accordance with the owner's site work specifications.
4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
7. The contractor shall be responsible for dust and erosion control during demolition operations.
8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

Development Plans

23-0155

Alphapointe Expansion  
Kansas City, Jackson County, Mo

Demolition Plan

NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

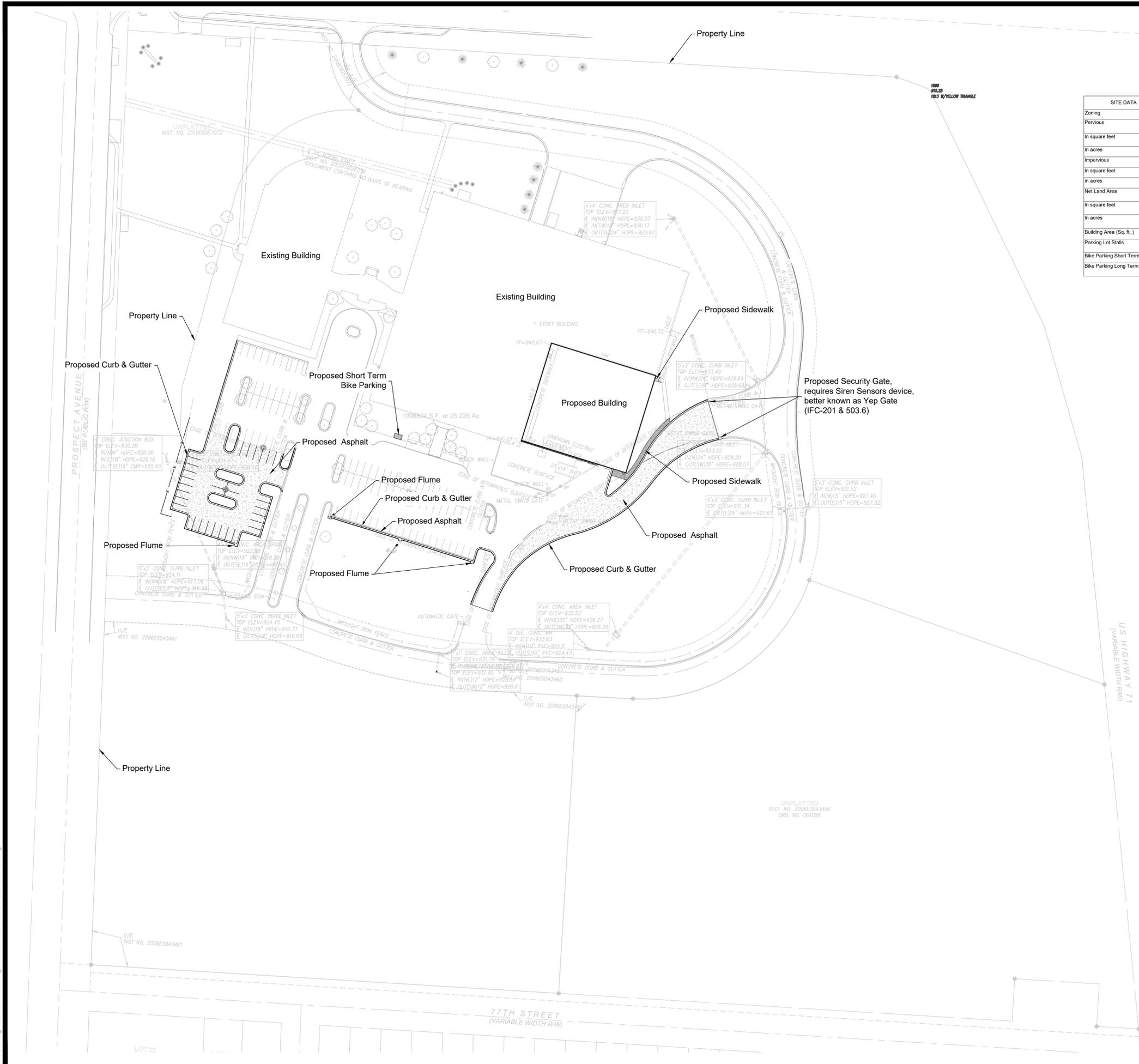
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 MO Certificate of Authority: E-2010033850



Sheet  
C03

tadams  
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning				
Pervious				
In square feet	825,763.00 SQ. FT.	786,245.00 SQ. FT.	NO	
In acres	18.96 Acres	18.05 Acres	NO	
Impervious				
In square feet	273,227.00 SQ. FT.	312,745.00 SQ. FT.	NO	
In acres	6.26 Acres	7.17 Acres	NO	
Net Land Area				
In square feet	1,098,990.00 SQ. FT.		NO	
In acres	25.22 Ac		NO	
Building Area (Sq. ft.)	106,311.00 SQ. FT.	18,000.00 SQ. FT.	NO	
Parking Lot Stalls	96	126	NO	
Bike Parking Short Term	10% of 96 Emp = 10	10% of 126 Emp = 13	NO	
Bike Parking Long Term	1 per: 20 Employees = 5	1 per: 20 Employees = 6	NO	


1.	11/17/2023	City Comments
	10/27/2023	Original Submittal
NO.	DATE	REVISION

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 MO Certificate of Authority: E-2010033830









**LANDSCAPE CALCULATIONS**

Zoning: M1-5

**Street Trees**

Required: 1 tree / 30' lot frontage  
 Provided: Prospect Avenue (180') = 6 trees

**General Landscape**

Required: 1 tree / 5,000 sf building coverage;  
 Provided: 20,290 SF Building Expansion = 4 trees

**Perimeter Landscaping of Vehicular Use Areas adj. to Street**

Required: 1 tree / 30' + cont. evg. hedge  
 Provided: Prospect Ave. (265') = 9 trees + cont. evg. hedge  
 \*Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

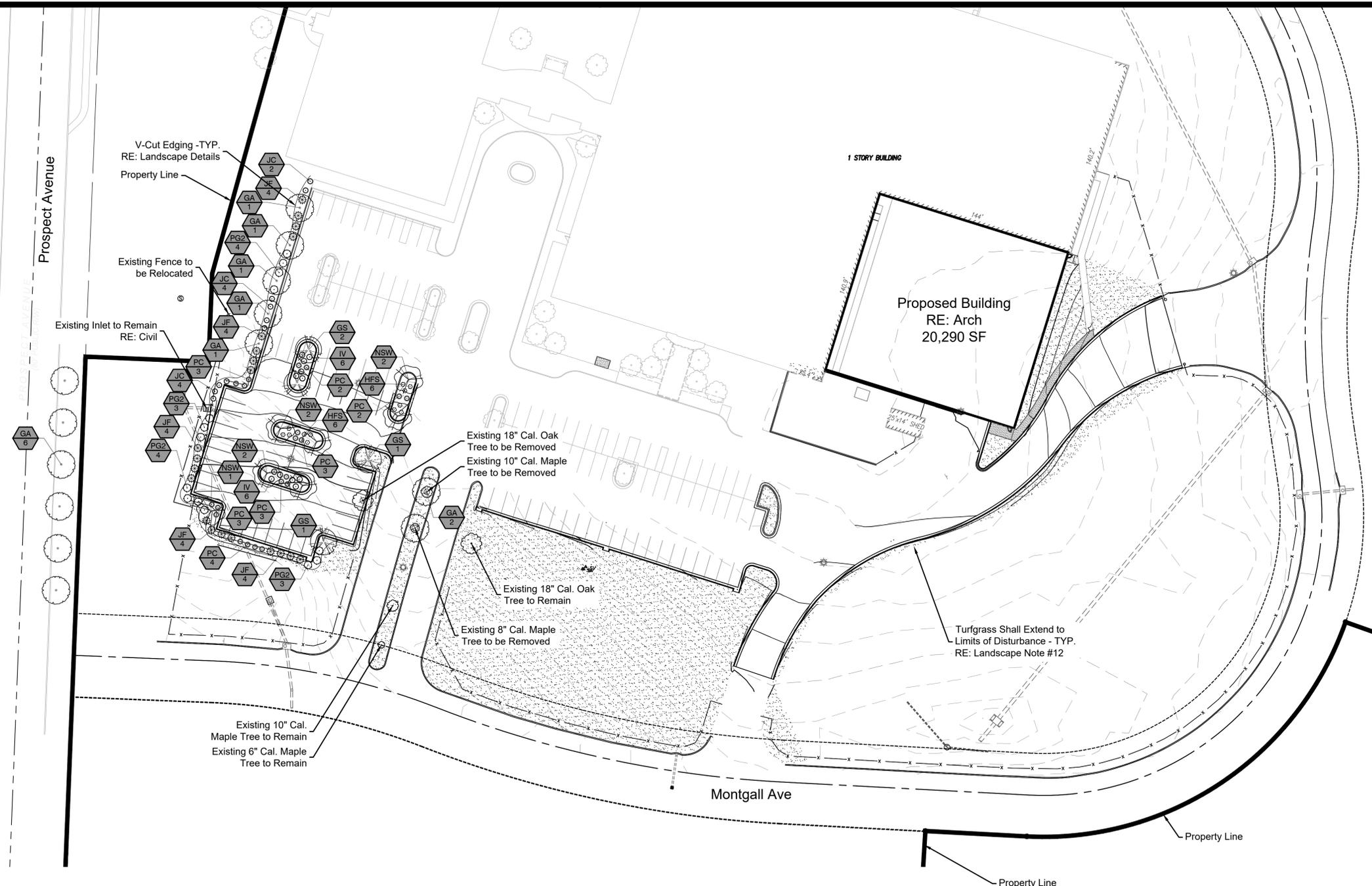
**Interior Landscaping of Parking Lots**

Required: 35 sf landscaping / parking space + 1 tree / 5 parking spaces + 1 shrub / parking space  
 Provided: 34 parking spaces = 1,190 sf, actual = 1,625 sf, 34 parking spaces = 7 trees + 34 shrubs

**Screening of Containers and Mechanical/Utility Equipment**

Required: Mechanical/Utility Equipment must be screened  
 Provided: As required

Table 3. Landscape Site Data				
Landscape Requirements	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 tree / 30'	6 trees	No	
88-425-04 General	4 trees	4 trees	No	
<b>88-425-05 Perimeter Vehicular Use Area Adjacent to Streets</b>				
Buffer Width	10'	10'	No	
Trees	1 tree/30'	5 Trees	No	
Shrubs/Wall/Berm	Cont. evergreen hedge 3' ht.	Cont. evergreen hedge 3' ht.	No	
<b>Adjacent to Residential Zones</b>				
Buffer Width	10'	N/A	No	
Shrubs/Berm/Fence/Wall	4' ht. visual screen	N/A	No	
<b>88-425-06 Interior Vehicular Use Area</b>				
Interior Area	35 sf / parking stall	1,625 sf	No	
Trees	1 tree / 5 stalls	7 trees	No	
Shrubs	1 shrub / stall	34 Shrubs	No	
88-425-07 Parking Garage Screening	10' / 1-4 garage levels, 20' / 5+ garage levels	N/A	No	
88-425-08 Mechanical/Utility Equipment Screening	Utilities must be screened from the public ROW	N/A	No	
88-425-09 Outdoor Use Screening	6-8' fence + 3' ht. cont. evergreen hedge	N/A	No	



**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>				
	GA	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B&B, 2" Cal.	13
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.	4
	NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B, 2" Cal.	7
<b>SHRUBS</b>				
	HFS	Hypericum frondosum 'Sunburst' / Sunburst Hypericum	3 Gal.	12
	IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	3 Gal.	12
	PC	Panicum virgatum 'Cheyenne Sky' / Cheyenne Sky Switch Grass	3 Gal.	20
<b>EVERGREEN SHRUB</b>				
	JC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.	10
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	20
	PG2	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 Gal.	14
<b>GROUND COVERS</b>				
	TF3	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	39,842 sf

**LANDSCAPE NOTES**

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

Development Plans  
 23-0155  
 Alphapointe Expansion  
 Kansas City, Jackson County, Mo

Landscape Plan

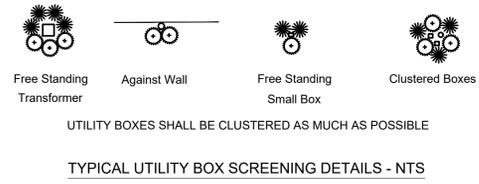
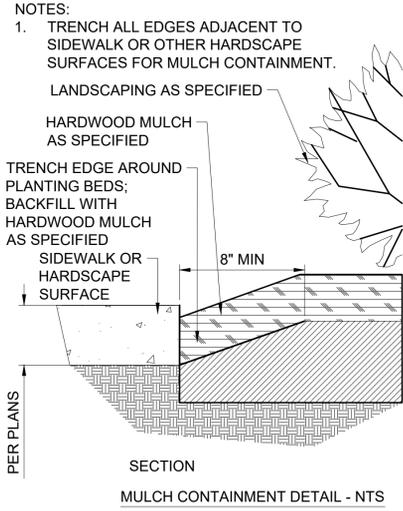
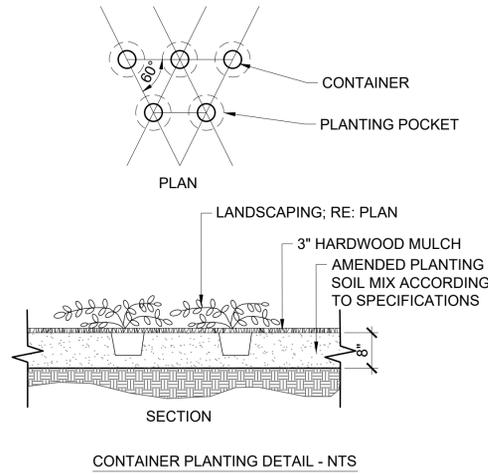
NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

DRAWN BY: AF  
 CHECKED BY: AL

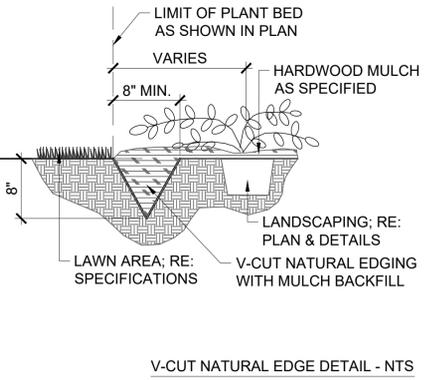
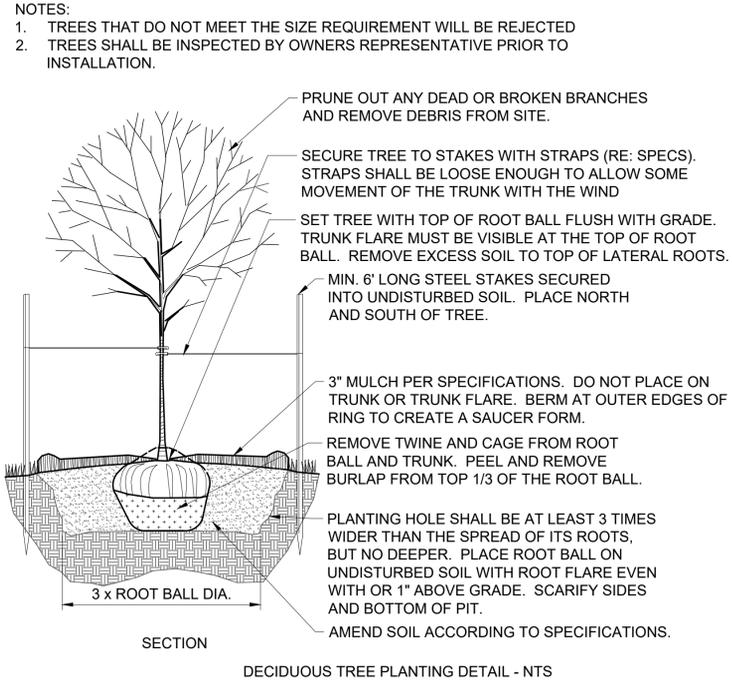
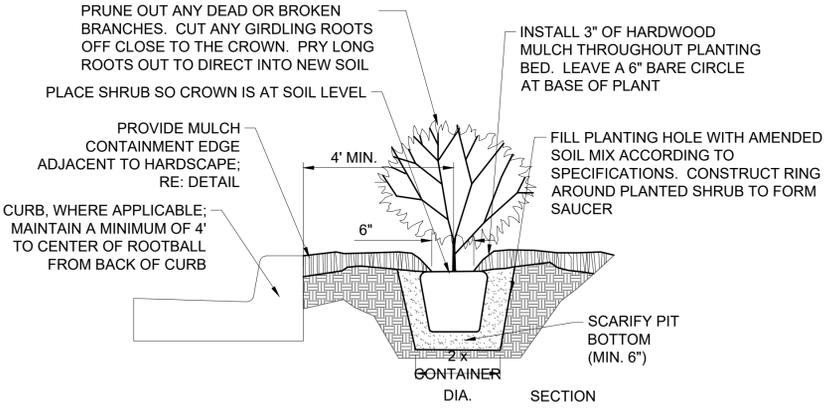
**Renaissance Infrastructure Consulting**  
 8653 PERRISE LANE  
 LENEXA, KANSAS 66219  
 913.317.9500  
 WWW.RIC-CONSULT.COM  
 MO Certificate of Authority: E-2010033630



tadams  
 Nov 17, 2023 4:17pm  
 Z:\RIC Design\2023\23-0155\DWG\Sheets\DP\23-0155 DP LND-01.dwg



- NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
  2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
  3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
  2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
  3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
  4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

NO.	DATE	REVISION
1.	11/17/2023	City Comments
	10/27/2023	Original Submittal

DRAWN BY: AF  
 CHECKED BY: AL

**Renaissance Infrastructure Consulting**  
 8652 PERDUE LANE  
 LENEKA, KANSAS 66219  
 913.317.9500  
 WWW.RIC-CONSULT.COM  
 MO Certificate of Authority: E-2010033830



10/26/2023 4:57:24 PM

PRELIMINARY,  
NOT FOR  
CONSTRUCTION,  
RECORDING  
PURPOSES, OR  
IMPLEMENTATION  
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ACI/Boland, Inc.  
Kansas City | St. Louis  
1710 Wyandotte  
Kansas City, MO 64108  
T: 816.763.9600  
Licensee's Certificate of Authority Number:  
Missouri: #000958

**CIVIL**  
Renaissance Infrastructure Consulting  
8653 Penrose Ln  
Lenexa, KS 66219  
913.317.9500  
Licensee's Certificate of Authority Number:

**STRUCTURAL**  
Bob D. Campbell & Co.  
4338 Bellevue Ave.  
Kansas City, MO 64111  
816.531.4144  
Licensee's Certificate of Authority Number:

**MEP**  
SBV5 Engineers  
1100 Main St. Fl 4  
Kansas City, MO 64105  
913.689.9449  
Licensee's Certificate of Authority Number:

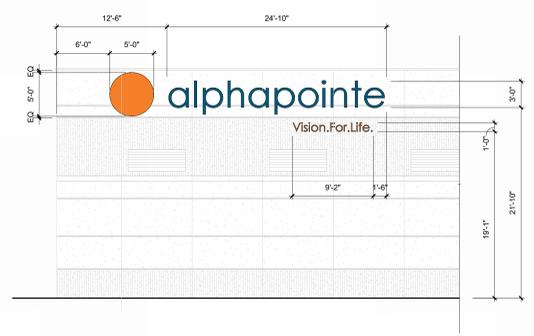
**Alphapointe Expansion**  
7501 Prospect Ave,  
Kansas City, MO 64132

Date 10.13.2023  
Job Number 3-21207  
Drawn By SM  
Checked By JS/SB

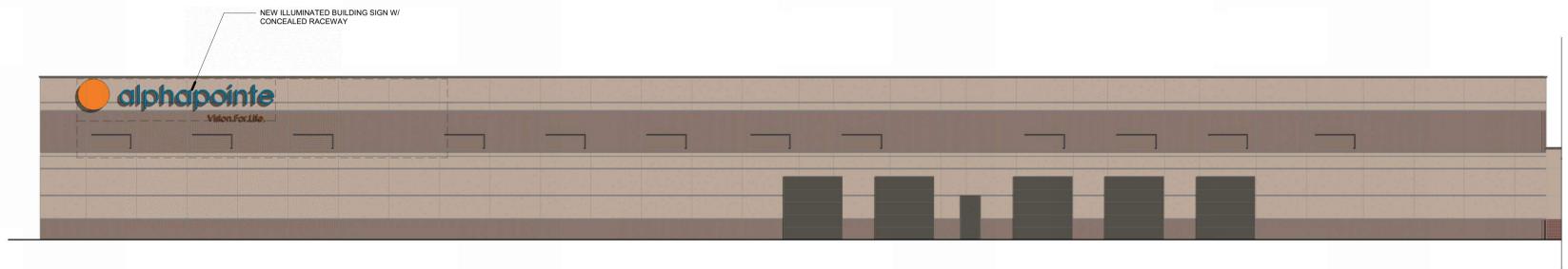
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**A510**

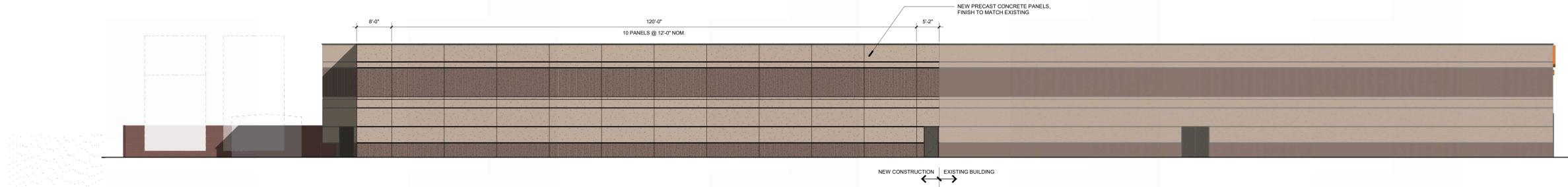
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OVERALL EXTERIOR ELEVATIONS



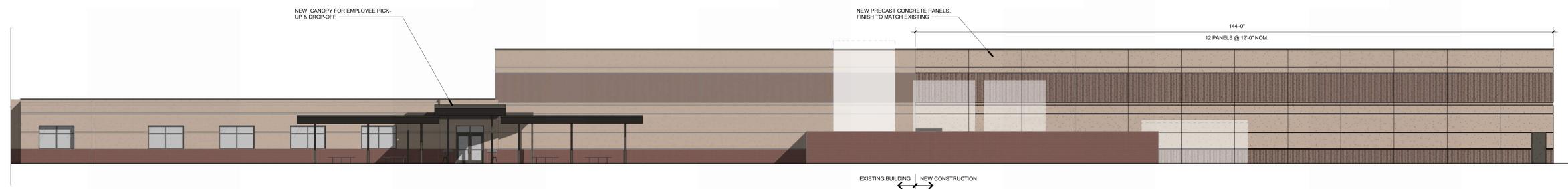
**E5 ENLARGED SIGNAGE ELEVATION**  
1/8" = 1'-0"



**D5 EXTERIOR ELEVATION - NORTH (PARTIAL)**  
3/32" = 1'-0"



**B6 EXTERIOR ELEVATION - EAST**  
3/32" = 1'-0"



**A6 EXTERIOR ELEVATION - SOUTH (PARTIAL)**  
3/32" = 1'-0"

# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # CD-CPC-2023-00168

Meeting Date: December 5, 2023

Meeting Location: The Catalyst Center - 1809 E 80th St, KCMO 64132

Meeting Time (include start and end time): 5:00pm - 6:30pm

#### Additional Comments (optional):

Marlborough Community Coalition direction Diane Hershberger has requested that the meeting be held in an Open House format. We will have representatives there from alphapointe and the design/construction team to answer any questions from residents that attend.

# Meeting Sign-In Sheet

Project Name and Address

alphapointe - Warehouse Expansion

7501 Prospect Ave, KCMO 64132

Name	Address	Phone	Email
Steve Wahn	8008 Hestant	816-585-4568	SteveWahn1858@gmail.com
Diane R HERSBERGER	1809 E 80th St KCMO 64132	816 304-2517	diane@wearemalborough.oz
Debbie Lewis	7434 Wabush AVE KCMO 64132	816 809-8715	debbielewis@gmail.com