



CITY PLAN COMMISSION REPORT

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

February 15, 2022

Project Name

Patton Lawn

Docket # Request

- #12.1 CD-CPC-2021-00192 Area Plan Amendment
- #12.2 CD-CPC-2021-00190 Rezoning
- #12.3 CD-CPC-2021-00191 Development Plan

Applicant

Patricia Jensen, Rouse Frets White Goss
Gentile Rhodes, P.C.

Owner

Tee-2-Green Inc. C/O Patton & Associates
114 Westwoods Dr.
Liberty, MO 64068

Location	5757 NE 96 th St
Area	About 3.3 acres
Zoning	R-80
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: undeveloped land zoned B3-2.
East: I435, beyond which is a nursery use zoned R-80.
West: undeveloped zoned R-80.
South: undeveloped zoned R-80.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Mixed Use Community, Residential Low Density, and Open Space/Buffer land uses. The request does conform to this recommendation

Major Street Plan

NE 96th Street at this location is identified as a future parkway continuing from NE Shoal Creek Pkwy in the Major Street Plan, which requires 150' right of way. The applicant is in agreement for the required Right of Way dedication by the city subject to the parkway alignment.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood or civic organizations were found at this location; therefore notice of this case was only sent to all property owners within 300 feet of the subject property.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. A public meeting was held on November 30, 2021. Details are provided in the attachments.

EXISTING CONDITIONS

The subject property is located generally located at the southwest corner of NE 96th Street and Interstate Highway 435 and contains about 3.3 acres. The proposed site is a portion of a tract of about 37 acres. The current surrounding uses including a nearby baseball field, a golf driving range, and largely undeveloped land zoned B3-2 to the north and R-80 to the south and west. Currently, the site is zoned R-80 and is generally flat and remains undeveloped.

NEARBY DEVELOPMENTS

North: undeveloped land zoned B3-2.
East: I435, beyond which is a nursery use zoned R-80.
West: undeveloped zoned R-80.
South: undeveloped zoned R-80.

SUMMARY OF REQUEST

CD-CPC-2021-00190 - A request to approve a rezoning from R-80 (Residential dash 80) to AG-R (Agricultural Residential) to allow the use of horticultural services on about 3.3 acres, generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

CD-CPC-2021-00191 - A request to approve a development plan to allow a second building to be constructed for the use of horticultural services on about 3.3 acres, generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

CD-CPC-2021-00192 - A request to approve an area plan amendment to the Shoal Creek Valley Area Plan from Mixed Use Neighborhood and Residential Low Density to Commercial use in order to allow the use of a building maintenance business on about 3.3 acres, generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

KEY POINTS

- Rezoning from R-80 to AG-R
- Horticultural services

CONTROLLING CASE

No controlling cases were found on the subject site.

RELATED RELEVANT CASES

Case No. 11343A2 – 5757 NE 96th St – on February 9, 1999 the Board of Zoning Adjustment GRANTED a request to amend a conditional use permit to allow expansion of a golf driving range facility in accordance with Exhibit 14 and subject to conditions.

HISTORY

This project has been heard by CPC on January 4th, 2022. It was continued by CPC for the applicant to resolve a set of corrections and conditions with staff. Since the last hearing, a few updates have occurred. The applicant agreed to extend a 6" water main to its property and adding a fire hydrant on the south of the road to serve the fire protection needs. However, there are still a couple of outstanding issues need to be addressed prior to CPC; therefore, staff recommends a continuance to February 15th to allow the following items to be worked out:

1. The applicant is proposing a septic system while Water Service requires a sanitary connection based upon the following information:
"IB 105: CONNECTION TO AVAILABLE PUBLIC SEWER REQUIRED:
No permit shall be issued for the construction, alteration, or repair of any private sewage disposal system on any lot for which a connection with a public sewer is now available. Available shall mean abutting or adjoining the property and within 200 feet of the building served."
2. The applicant will propose a minor subdivision to split the existing tract of land of about 3.3 acres for this project. If the applicant stays with the proposal of a septic system, this is a deviation from the code requirement below; therefore, a preliminary plat is necessary to allow the council to grant any waivers or deviations. In staff's opinion, the applicant shall file a preliminary plat as stated in the attached condition report.
"88-405-03 - IMPROVEMENTS REQUIRED
88-405-03-A. Developers (subdividers) are responsible for the construction and installation of the following improvements in accordance with the standards of this zoning and development code.
4. water supply and wastewater systems, other than individual wells and individual sewage disposal systems;"

If CPC decides to move forward on the hearing, staff recommends the following to each case:

CD-CPC-2021-00190 (rezoning): Staff recommends **APPROVAL WITHOUT CONDITIONS**.

CD-CPC-2021-00191 (development plan): Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

CD-CPC-2021-00192 (area plan amendment): Staff recommends **DISMISSAL**.

PLAN REVIEW

The site located at the southwest corner of NE 96th Street and Interstate Highway 435 and contains about 3.3 acres. The proposed site is a portion of a tract of about 37 acres, located at the northwest corner as shown below. Currently, there is no water main nor gravity sanitary sewer main on site. There is a regulated stream running west-east, bisecting the site. The northern area of the stream has been used as a golf driving range facility. The southern portion of the stream is heavily wooded and remains undeveloped. There is an existing building on site of about 2,450 square feet with access from NE 96th Street through the existing golf driving range.



The applicant proposes to subdivide the tract of about 37 acres, in order to create a 3.3 acre lot for a business providing horticultural services. The applicant proposes a new vehicular access from NE 96th Street located on the west of the site. The applicant also plans on constructing a second primary building of about 7,200 square feet located to the southeast of the existing structure for uses of office and equipment storage.

The applicant proposes water well and septic system on site to serve the water needs from the proposed bathroom. No construction is proposed within the stream buffer located to the south.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	Yes	Subject to conditions	NE 96th Street at this location is identified as a future parkway continuing from NE Shoal Creek Pkwy in the Major Street Plan, which requires 150' right of way. The applicant is in agreement for the required Right of Way dedication by the city subject to the parkway alignment.

<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	No outdoor lighting was proposed.
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	No signage plan provided. All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	Pedestrian circulation is limited on site. There is no existing sidewalk, the constriction of the sidewalk will occur during the construction of the future Shoal Creek Parkway.

PLAN ANALYSIS

Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The Shoal Creek Valley Area Plan recommends Mixed Use Community, Residential Low Density, and Open Space/Buffer land uses. The request complies to this recommendation; therefore, an area plan amendment is not necessary with the rezoning application and staff recommends the area plan amendment application to be dismissed.

88-515-08-B. Zoning and use of nearby property;

Properties to the surrounding include undeveloped agricultural land and golf driving range and baseball field, and zoned B3-2 and R-80.

88-515-08-C. Physical character of the area in which the subject property is located;

The property is heavily wooded and is used for golf driving range. There is an existing paved access drive to the site from NE 96th Street.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The proposed site is a portion of a tract of about 37 acres, located at the northwest corner as shown below. Currently, there is neither water main nor gravity sanitary sewer main on site. The applicant proposes water well and septic system on site to serve the water needs from the proposed bathroom. Staff expressed concerns regarding to the lack of necessary infrastructure, particularly for fire protection.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning is R-80 and the proposed horticultural use is not permitted under the existing zoning. Under R-80 zoning, housing, mainly single family, is the most typical and suitable use. Without rezoning, the desired use for this property is not possible.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property is a part of the existing golf driving range facility; therefore this criterion is not applicable.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because of the natural barrier around the perimeter of the site; the proposed change in zoning district to AG-R will still keep the property in the existing agricultural/country character.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning will inhibit the proposed use; however, a future residential development could occur under the existing zoning.

Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions and approval of the requested rezoning, with applicable zoning code, city ordinances, and policies.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Rezoning from R-80 to AG-R designation will establish use of the property as horticultural services. The proposed use is in consistency with the approved use.

88-516-05-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.

Ingress and egress to and from the site is located at the proposed new drive on NE 96th Street. The site has ample room for horticultural vehicles to maneuver around and enter and exit the site.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Staff does not feel it is necessary to require sidewalks on the perimeter of the property, as there is no pedestrian connection to the surrounding areas. The majority of traffic coming and going from the site will be vehicular. The existing NE 96th Street is also designated as a future parkway in the Major Street Plan. The city will design and construct the NE 96th Street to its standard; therefore, staff has placed a condition on the project that the owner shall agree to any required right of way dedication regarding to the parkway alignment and construction.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The proposed site is a portion of a tract of about 37 acres, located at the northwest corner as shown below. Currently, there is neither water main nor gravity sanitary sewer main on site. The applicant proposes water well and septic system on site to serve the water needs from the proposed bathroom. Staff expressed concerns regarding to the lack of necessary infrastructure, particularly for fire protection. Staff has also placed conditions regarding to the requirement of utility extension and/or upgrade.

88-516-05-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.

As the surrounding area is mostly agricultural, thus the proposed building and materials conform to other similar structures in the area.

88-516-05-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.

The plan proposes to maintain the existing trees lines and vegetation on the site. Additionally, the plans show an existing chain-link fence. No new fence was proposed.

88-516-05-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 proposed increase of impervious area is limited and only used for access and maneuver around the site.

88-516-05-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.

As stated, the plan proposes to maintain the existing tree lines and vegetation around the site to act as screening.

Respectfully submitted,



Xue Wood, AICP
Staff Planner



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

(Patton Lawn)

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: February 09, 2022

Case Number: CD-CPC-2021-00191

Project: Patton Lawn

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

1. Update the submittal package to include a preliminary plat sheet in order to initiate the platting process as part of the submittal. UPDATED 12/20/21 - correction not addressed as part of the resubmittal package. No preliminary plat sheet was submitted as requested by the City staff. UPDATED 2/3/22 - correction not addressed as part of the resubmittal package. No preliminary plat sheet was submitted as requested by the City staff. (2/02/2022)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.

2. Updated Comment 2022-02-09: Previous linework that showed "Existing Tree Line" has been removed. 88-415-07-D.2(f) indicates preliminary stream buffer plan must include approximate boundary of existing, mature riparian vegetation. Please properly address previous comment.

Previous Comment: Clearing and grading in stream buffer outer zone does not appear to be accounted for. Make corrections. Stream buffer outer is a minimum of 75 feet--plans show tree line extending beyond 75 feet in some locations, and outer zone is to be extended to encompass mature riparian vegetation per 88-415-03-C. (2/02/2022)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

3. General Corrections Please remove General notes #9 and #11 from the development plan (2/08/2022)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

4. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (12/01/2021)
5. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements. (12/01/2021)
6. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division. (12/01/2021)
7. 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. (12/01/2021)
8. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (12/01/2021)
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (12/01/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

10. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (12/01/2021)
11. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (12/01/2021)
12. 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 entire development 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. (12/01/2021)
13. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (12/01/2021)
14. The developer must secure permits to extend 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. (12/01/2021)
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (12/01/2021)
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (12/01/2021)
17. The developer shall submit documentation verifying the compliance of the proposed septic system with current City building codes as part of the building plan review. If the proposed septic system cannot meet either the building code or Missouri Department of Natural Resources (MDNR) requirements, the developer shall be responsible for providing sewer service by other means which may require the extension of a public sanitary sewer main. (2/03/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

18. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (12/01/2021)
19. That the plan is revised to show short-term bicycle parking as required of 88-420-09. (12/01/2021)
20. 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. (12/01/2021)
21. 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. (12/01/2021)
22. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (12/01/2021)
23. Unresolved Corrections The applicant shall make the following corrections prior to request for ordinance:
 - a. Provide a preliminary plat sheet. (12/22/2021)

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

24. Access 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) (12/01/2021)
25. Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/01/2021)

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

26. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2) (12/01/2021)

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

27. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (12/01/2021)

28. The developer shall grant the city any necessary easements for future construction of NE Shoal Creek Pkwy at the time the Parkway is extended. (12/01/2021)

29. The developer shall dedicate any ROW needed for future extension of NE Shoal Creek Pkwy per proposed alignment. (12/01/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

30. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) (12/01/2021)

DRIVEWAY EXHIBIT

Part of the Northeast Quarter of Section 5, Township 51, Range 32, in the City of Kansas City, Clay County, Missouri.

Northwest Corner of the Northeast Quarter of Section 5-51-32
 2630.49'
 50071.40" W
 Not to Scale
 Found 1.5 Aluminum Cap Southwest Corner of the Northeast Quarter of Section 5-51-32
 CCR Doc. 600-53156

TITLE COMMITMENT
 Title Commitment Number / File Number: 225332
 Effective date: May 22, 2020 at 800 am
 Thomson-Affinity Title, LLC
 1000 Middlebrook Dr., Suite C
 Liberty, MO 64068
 Contact: Greg Thomson
 Ph: (816) 792-0077 Fax: (816) 781-3450

TITLE COMMITMENT DESCRIPTION
 All of the East Half of the Northeast Quarter of Section 5, Township 51, Range 32, EXCEPT 35.94 Acres off South end thereof, and Also EXCEPT 1/14 Acres more or less conveyed by John West Bell and Wife to N.B. Bush by deed of record in Book 49 at Page 399 of the Deed Records of Clay County, Missouri; Also all of 9 acres off the West side of the West Half of the Northeast Quarter of Section 4, in Said Township and Range, EXCEPT 4 6/100 acres off the South end thereof, Also all of the Southeast Quarter of the Southeast Quarter of Section 32, Township 52, Range 32, lying South of the public road, containing 48 acres, more or less, EXCEPT for any parts taken for Streets or Highways and EXCEPT those portions taken by Condemnation by the Missouri State Highway Department composing of 12 acres more or less and EXCEPT that part conveyed to the City of Kansas City, Missouri as set forth in Book 3508 at Page 521, filed December 31, 2001, as Document No. Q-89052.

Area to be Rezoned from R-80 to AG-R
 All that part of the Northeast Quarter of Section 5, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: commencing at the Northeast corner of the Northeast Quarter of said Section 5, thence North 89 degrees 20 minutes 00 seconds West, along the North line of the Northeast Quarter of said Section 5, a distance of 1212.31 feet; thence South 00 degrees 07 minutes 53 seconds West, a distance of 158.34 feet, to the Point of Beginning of the tract of land herein to be described, said point also being on the Northerly Right-of-way line of Northeast 96th Street; thence South 66 degrees 12 minutes 14 seconds East, along said Right-of-way line, a distance of 37.63 feet; thence continuing along said Right-of-way line, Easterly, along a curve to the Left, being tangent to the last described course, having a radius of 555.00 feet, an arc distance of 221.83 feet; thence South 00 degrees 06 minutes 52 seconds West, a distance of 554.92 feet; thence North 89 degrees 52 minutes 07 seconds West, a distance of 250.00 feet; thence North 00 degrees 07 minutes 53 seconds East, a distance of 616.65 feet, to the Point of Beginning. Said tract contains 3.30 Acres, more or less

- GENERAL NOTES**
1. Basis of Bearing: The Missouri State Plane Coordinate System (NAD 83), West Zone.
 2. No underground utilities were located for this survey. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
 3. This tract contains 3.3 acres, more or less.
 4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 6. This drawing shall not be used to establish Property Boundary Lines
 7. Until such a time as Shoal Creek Parkway is Improved, access to the Property will remain through the current access drive as shown on this plan.

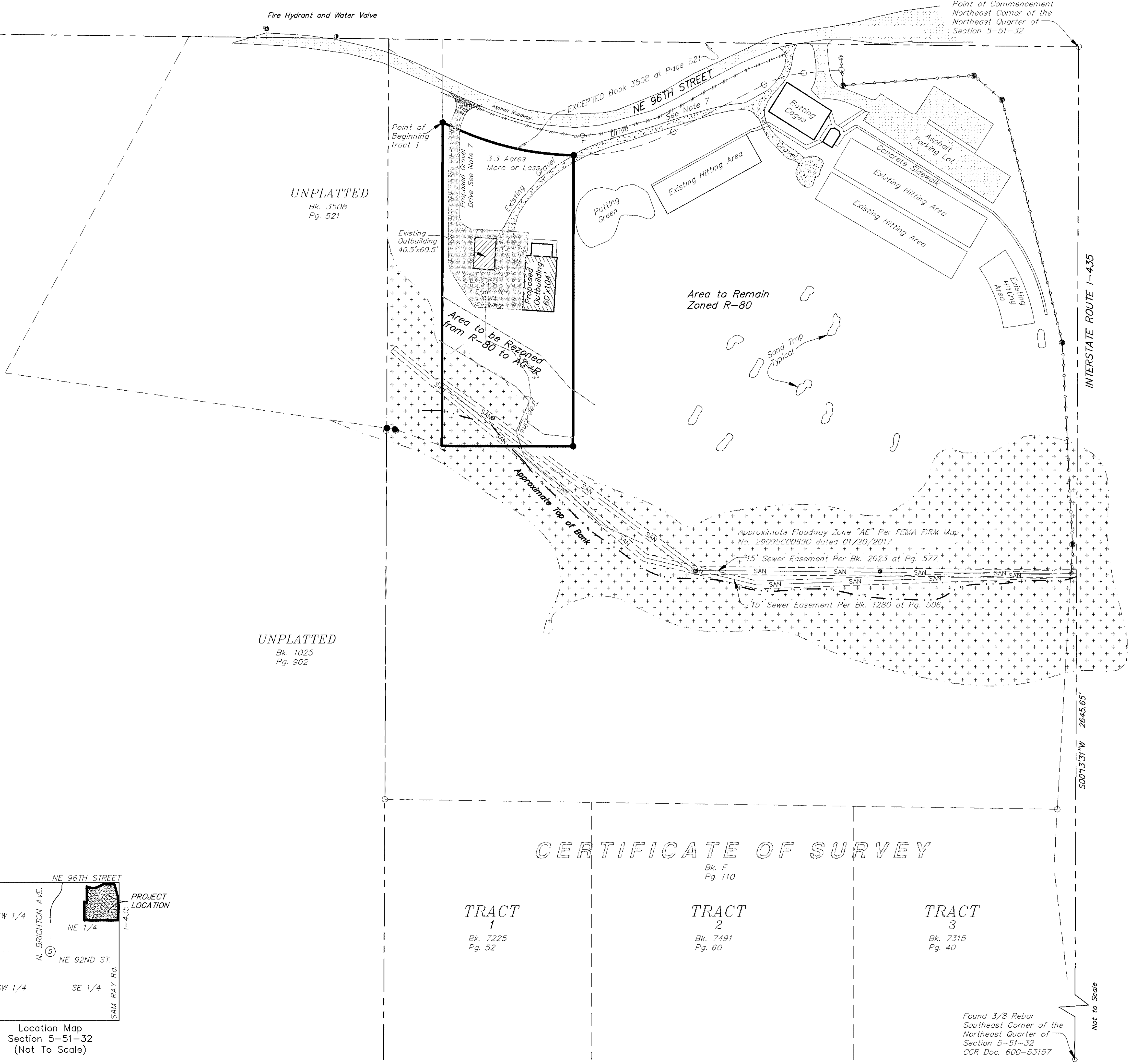
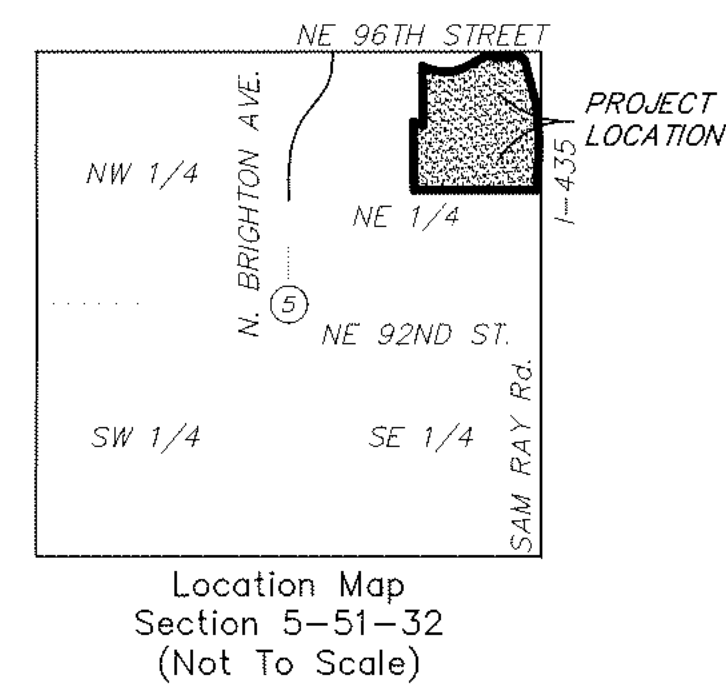
LEGEND

- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
- ⊙ Set Monument (Cotton Picker Spindle)
- Found Monument
- ⊕ Right-of-Way Marker Found
- ⊖ Control Point
- ⊙ Benchmark
- Overhead Utility Lines
- Utility Pole
- ⊕ Guy Anchor
- Chain Link Fence
- Wire Fence
- ⊙ Gate Post
- ⊕ Utility Marker
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- R/W Right of Way
- ⊕ Center Line
- I.T.B. Initial Tangent Bearing
- R Radius
- L Length of Arc
- Bk. Book
- Pg. Page

BEFORE YOU DIG - DRILL - BLAST
 Call 1-800-344-7483 (MISSOURI)

SCALE: 1" = 100'

100 50 0 100



CERTIFICATE OF SURVEY

TRACT 1
 Bk. 7225
 Pg. 52

TRACT 2
 Bk. 7491
 Pg. 60

TRACT 3
 Bk. 7315
 Pg. 40

Found 3/8 Rebar
 Southeast Corner of the
 Northeast Quarter of
 Section 5-51-32
 CCR Doc. 600-53157

NO.	DATE	REVISIONS	BY	APPROV.
1				
2				
3				
4				
5				
6				
7				

AYLETT SURVEY & ENGINEERING CO.
 LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
 201 NW 72ND ST., GLADSTONE, MO 64118
 PH. (816) 438-0792 ~ FAX (816) 438-0787

Northeast 1/4, 5-51-32
 Kansas City, Clay County, Missouri
DRIVEWAY EXHIBIT

SURVEYOR'S SEAL
 SAM A. AYLETT, PLS #2074
 CERTIFICATE OF AUTHORITY
 #S-280200171-1

PROJECT NO.: 53608
 DRAWING DATE: Jan. 7, 2022
 CLIENT NAME: Patton Lawn Service
 CLIENT ADDRESS: 114 Westwood Dr. Suite B
 COUNTY: Clay CITY: Kansas City
 DRAWN BY: ZAB
 CHKD. BY: SAA

FILE INFORMATION
 FILE NAME: 53608sua.dwg
 PLOTTED: XX-XX-XX
 TIME: XX:XX X.M.



Landscapes for
Lifestyles L.L.C.

PO BOX 54 Kearney, MO, 64060
PH 816.365.3781

Project: Patton Lawn Service

Northeast $\frac{1}{4}$, 5-51-32,
Kansas City, Clay
Address: County, Missouri

Developer:

Title: LANDSCAPE PLAN

Date Prepared: 09/27/21

Revisions: 02/01/22

Misty A. Riley
Drawn By: MO LA-2013007667
KS LA-906



THIS PLAN HAS BEEN DESIGNED TO
CONFIRM WITH THE 2018 IRC

THIS DOCUMENT CONTAINS
COPYRIGHTED MATERIAL AND
CONFIDENTIAL INFORMATION
BELONGING TO HD ENGINEERING
UNAUTHORIZED USE, DISCLOSURE,
DISTRIBUTION OR DUPLICATION OF
ANY OF THE INFORMATION
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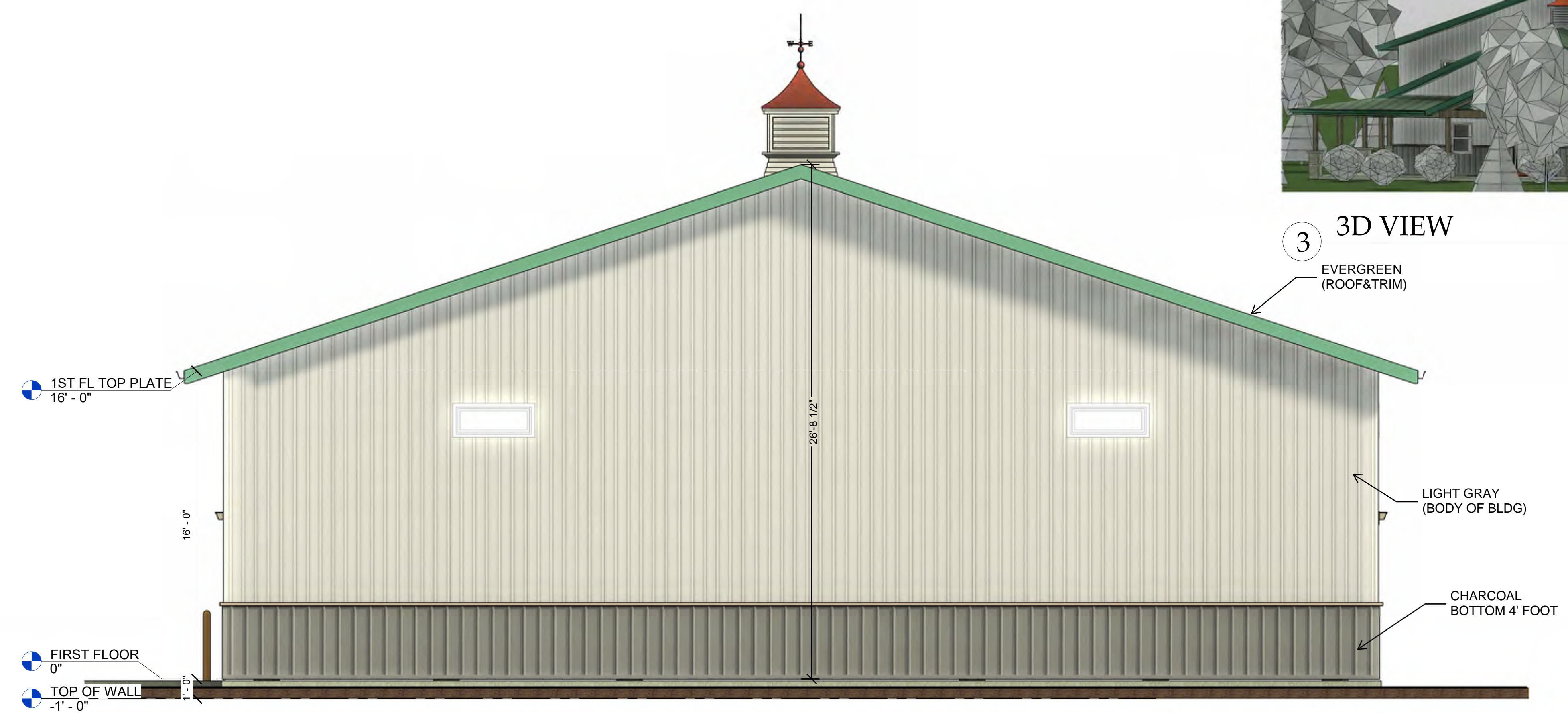
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2 FRONT ELEVATION
1/4" = 1'-0"



3 3D VIEW



1 REAR ELEVATION
1/4" = 1'-0"

PATTON LAWN SERVICE, LLC
PATTON BUILDING, 5757 NE 96TH ST.
KANSAS CITY, MO.
NEW OFFICE AND GARAGE

HD#: 42095
DATE: 7/8/2021
CHECKED BY: CLS

NO.	ISSUE/REVISION	Revision Date

ELEVATIONS

1.0

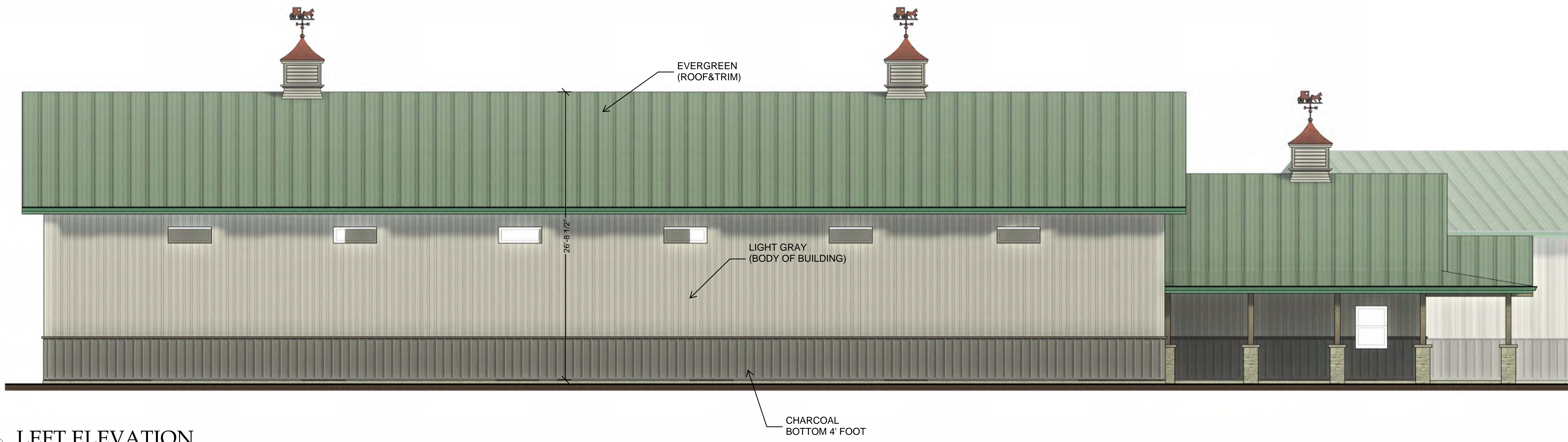
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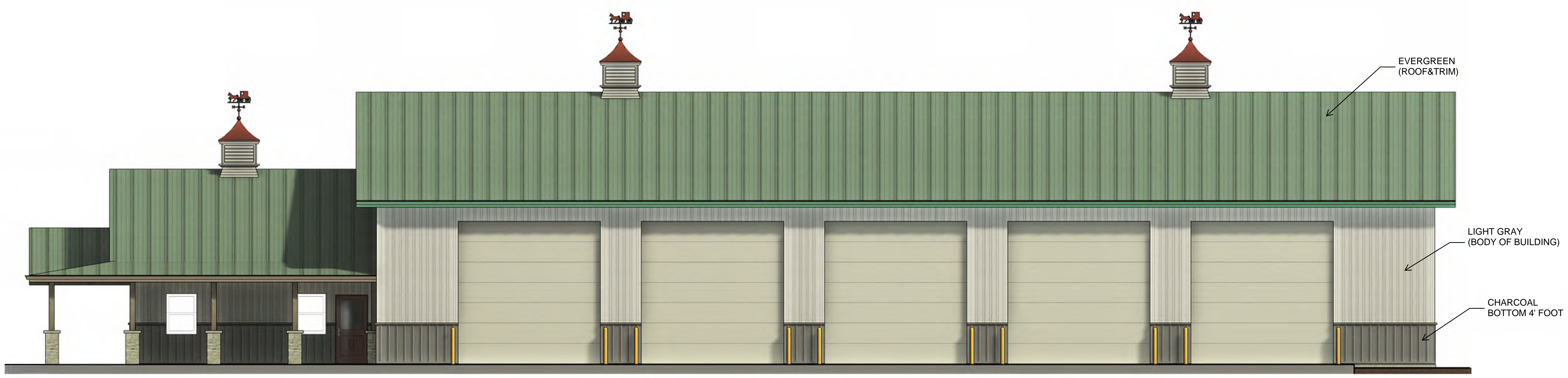
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1 LEFT ELEVATION
3/16" = 1'-0"

ROOF AND SIDING TO
BE 29 GAUGE
STANDING SEAM



2 RIGHT ELEVATION
3/16" = 1'-0"

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RENDERINGS

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1 RENDER FRONT LEFT
12" = 1'-0"



3 RENDER FRONT
12" = 1'-0"



4 RENDER BACK OHD
12" = 1'-0"



2 RENDER FRONT RIGHT
12" = 1'-0"



5 RENDER BACK LEFT
12" = 1'-0"



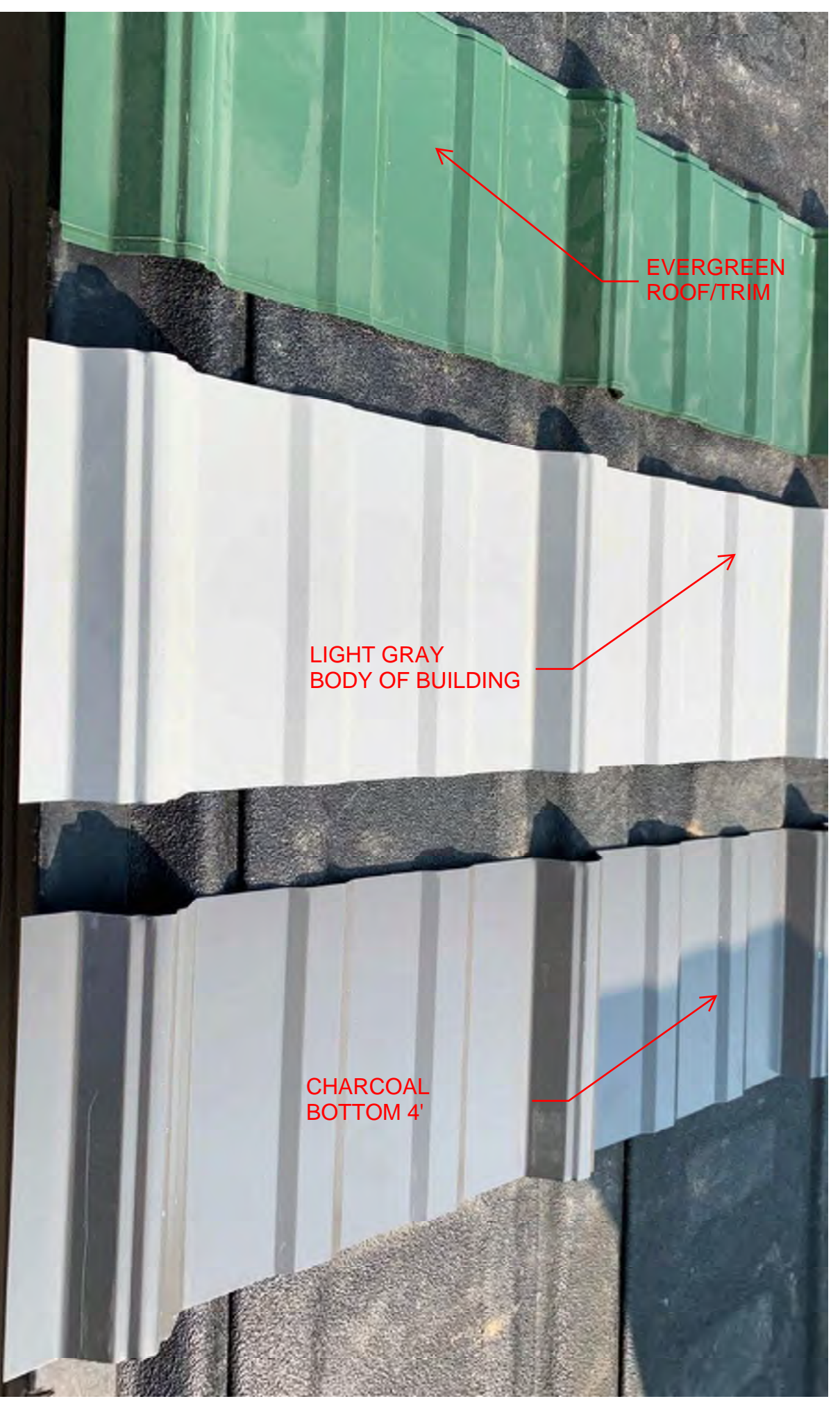
6 RENDER OVERHEAD DOORS
12" = 1'-0"



7 RENDER REAR
12" = 1'-0"



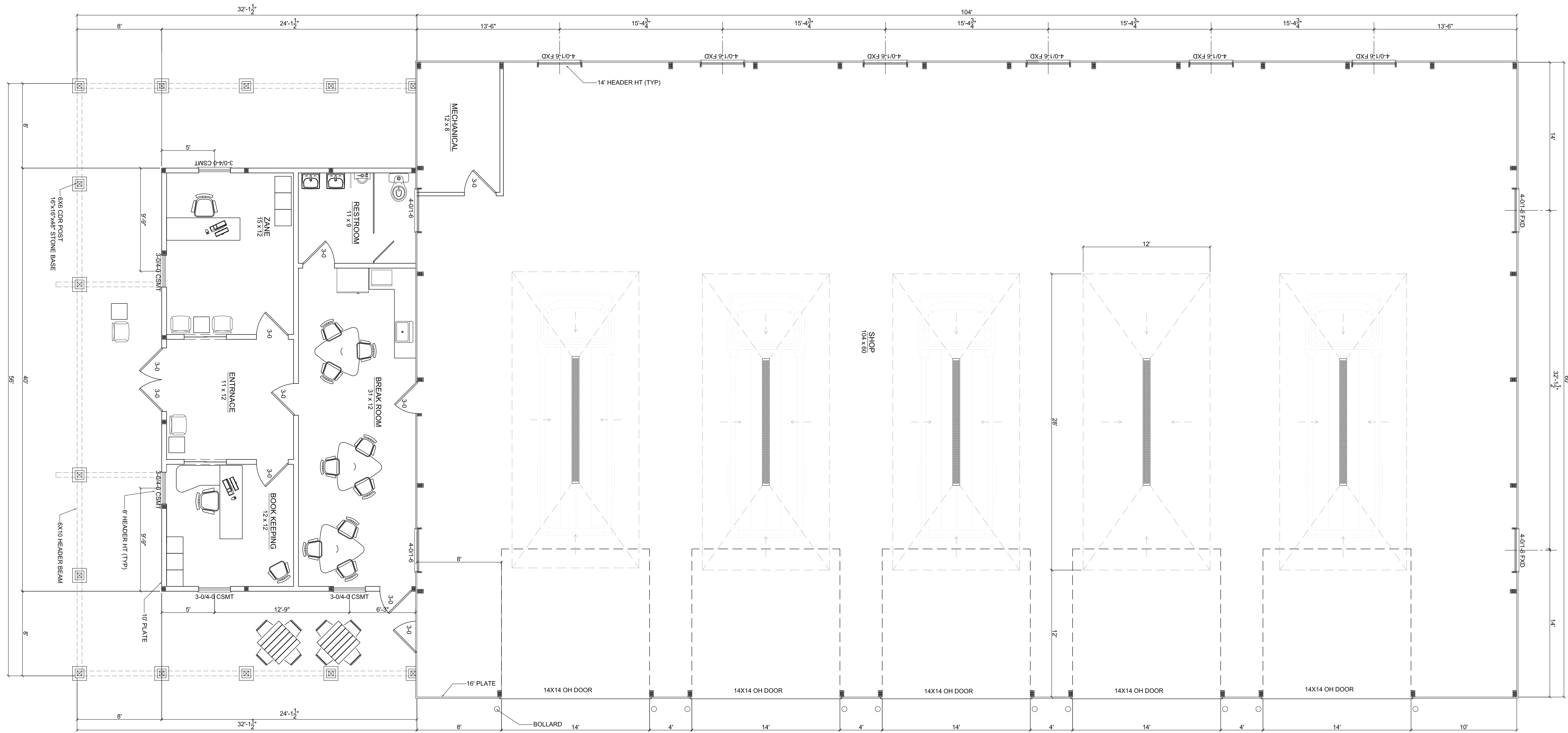
8 RENDER LEFT
12" = 1'-0"



EXTERIOR MATERIAL SAMPLE

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FLOOR PLAN

PATTON LAWN SERVICE, LLC
PATTON BUILDING, 5757 NE 96TH ST.
KANSAS CITY, MO.
NEW OFFICE AND GARAGE

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ELEVATIONS

2.1

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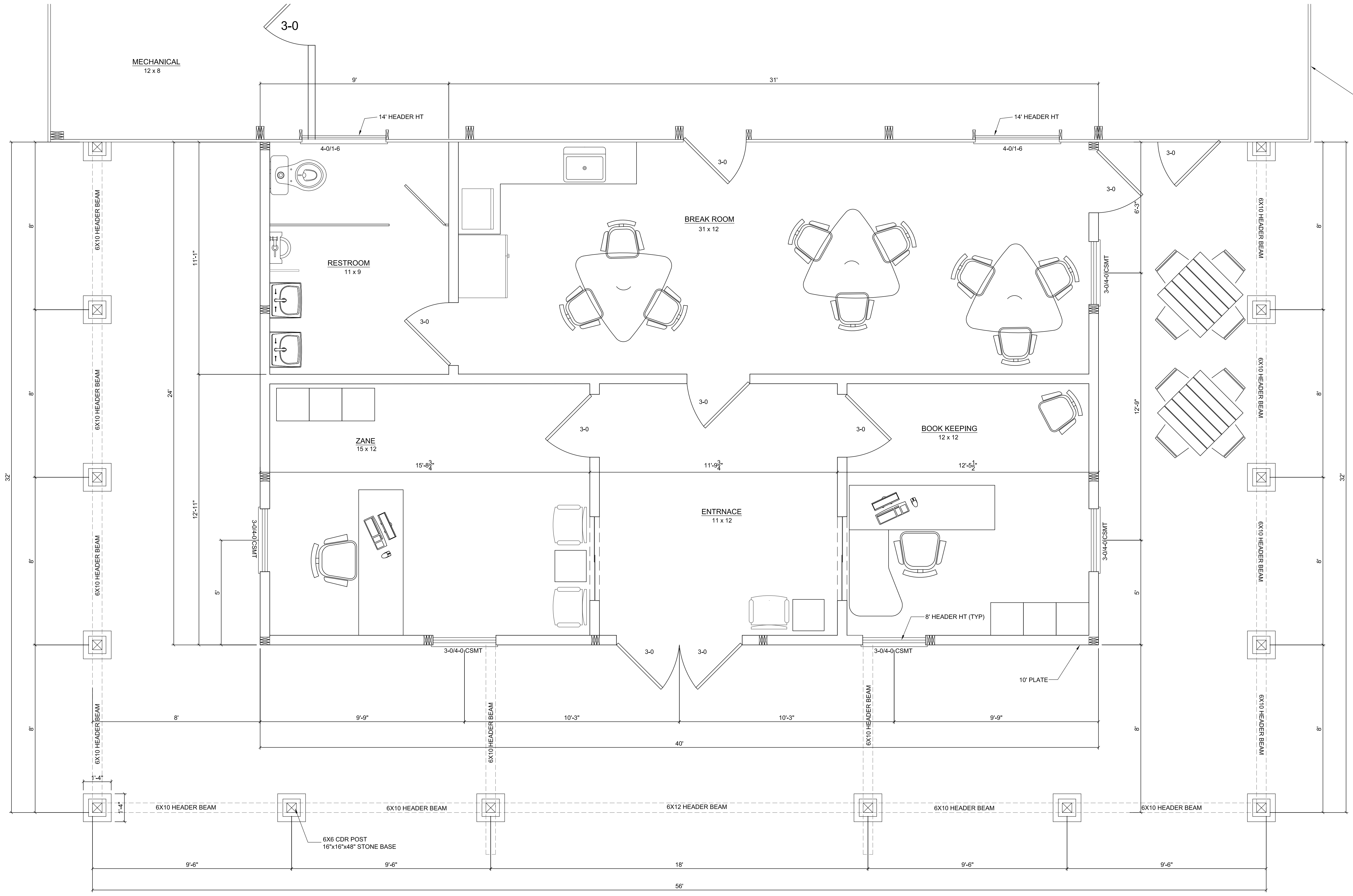
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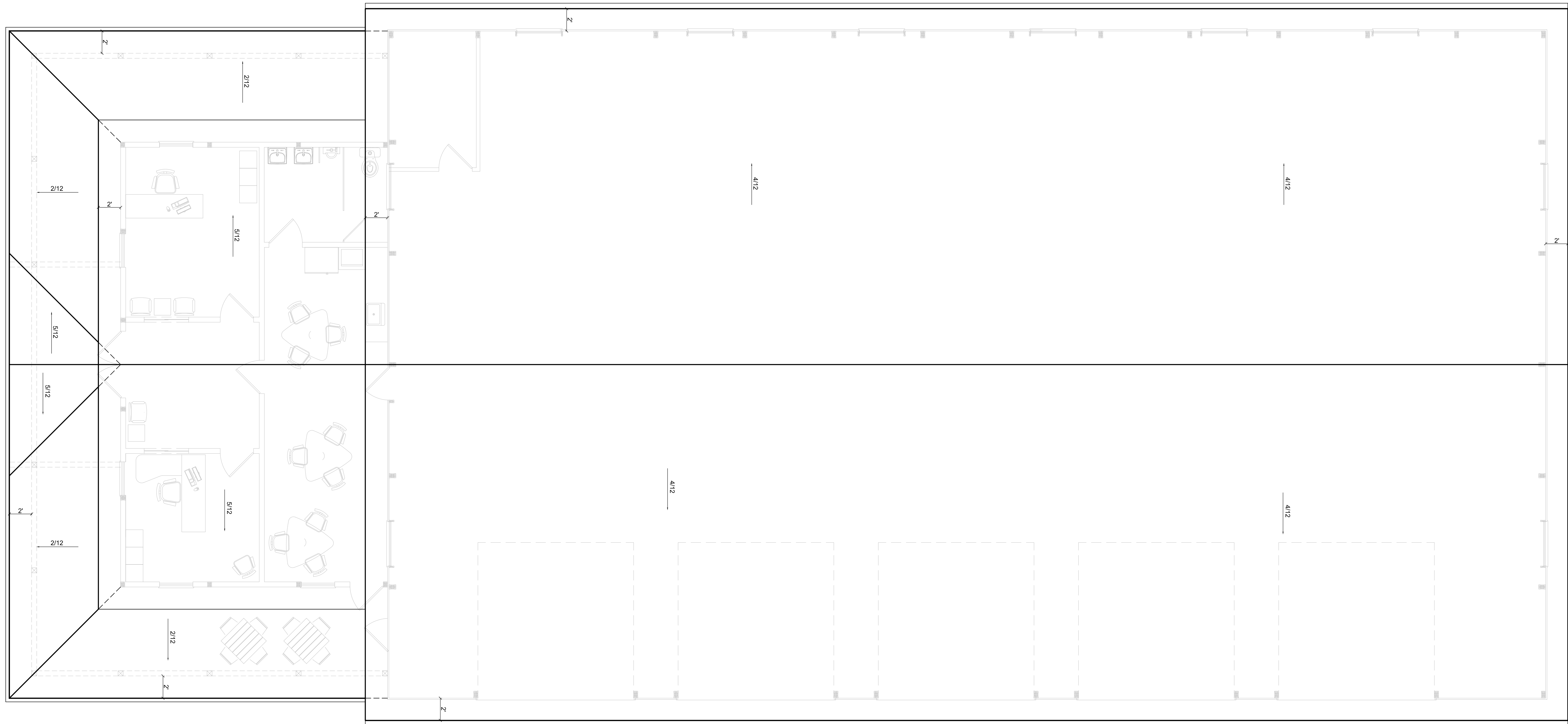
ELEVATIONS

2.1



ENLARGED FLOOR PLAN

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ROOF PLAN

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ELEVATIONS

2.2

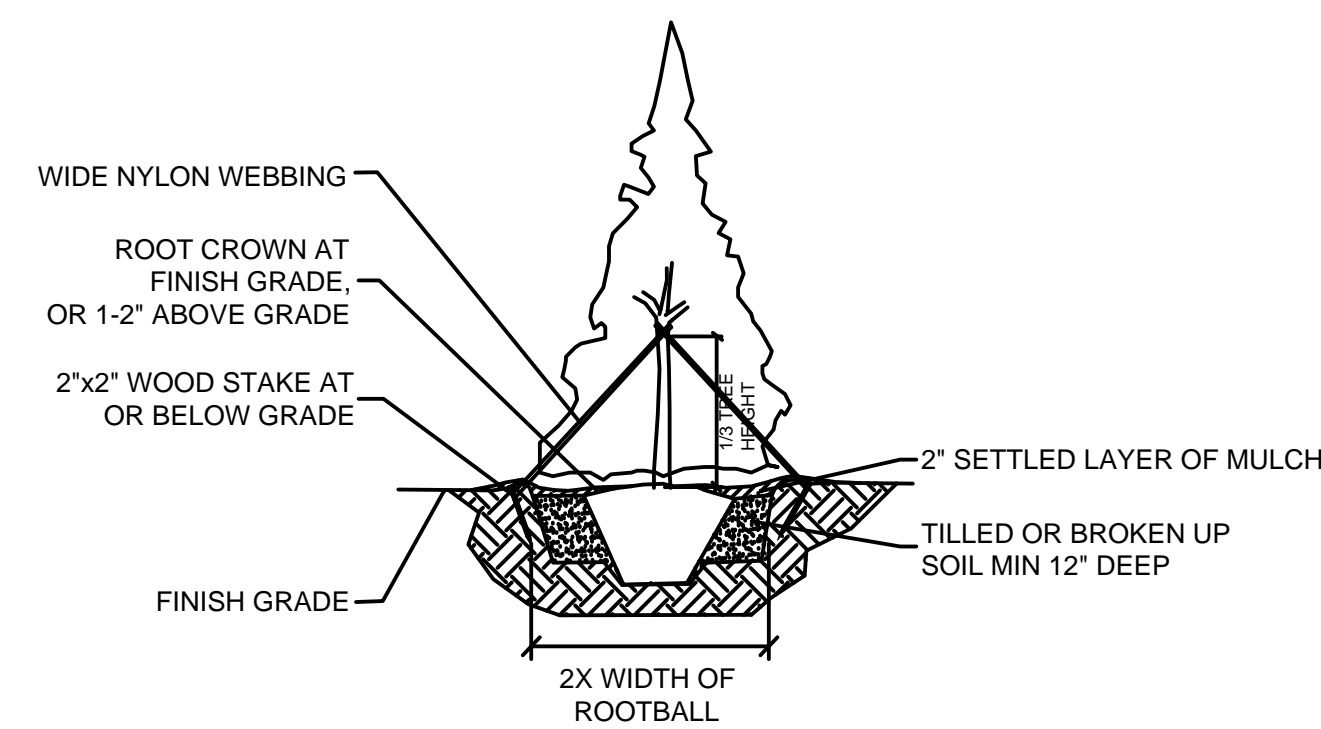
SPECIFICATIONS AND NOTES

GENERAL NOTES:

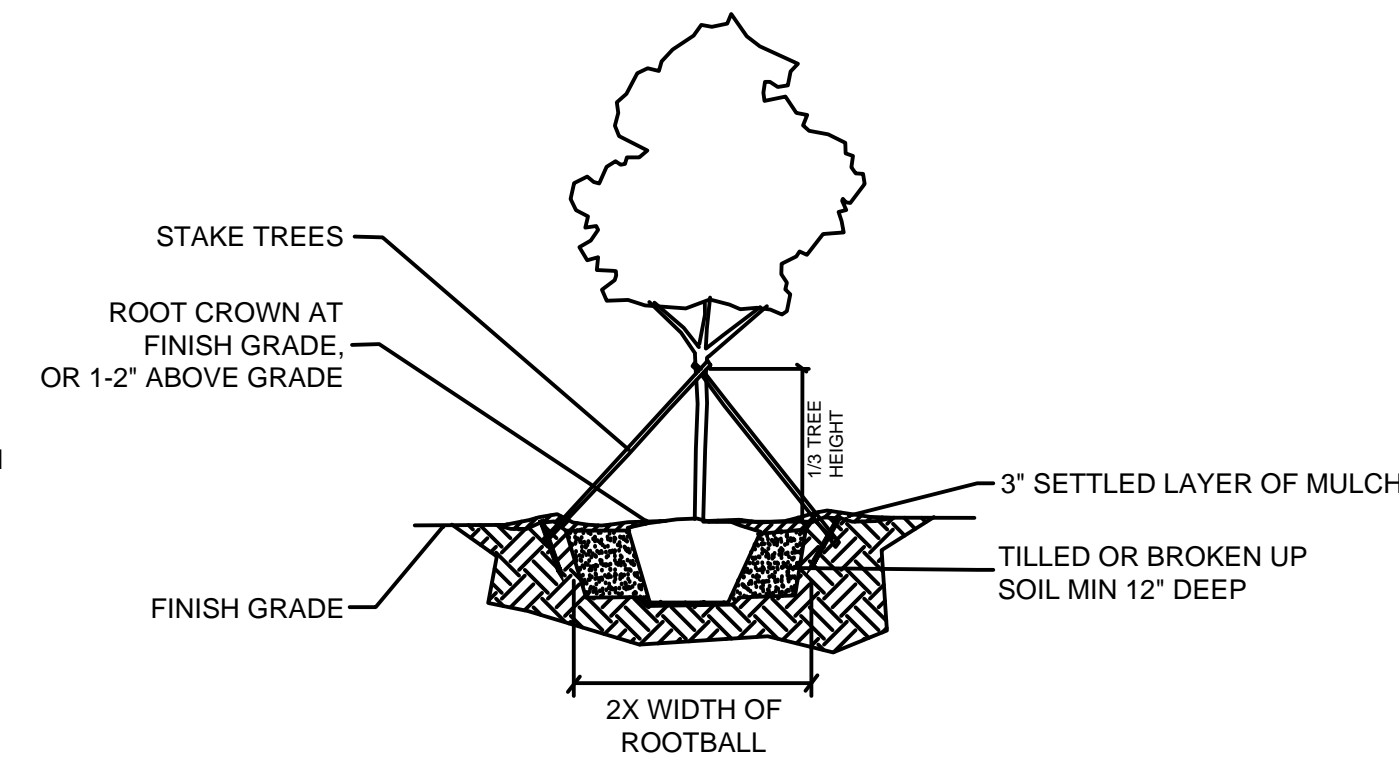
1. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE MATERIALS.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE.
3. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.

LANDSCAPE NOTES:

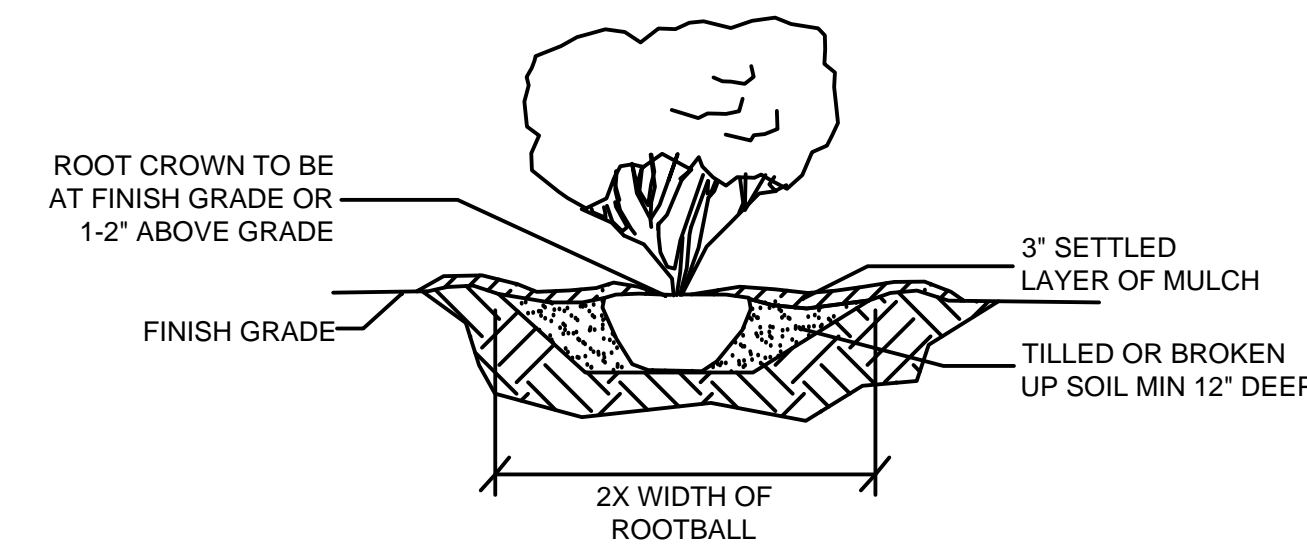
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK AND THE KANSAS CITY NURSERY AND LANDSCAPE ASSOCIATION, AND MUST BE IN COMPLIANCE WITH MUNICIPAL CODE CHAPTER 88-425-10-A.
2. DIG THE PLANTING HOLES A MINIMUM OF 2x WIDTH OF ROOTBALLS FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALLS.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES OR METAL T-POSTS. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES OR WIRE COATED WITH HOSE. ATTACH NYLON/WIRE AT 1/3 THE TREE HEIGHT.
10. APPLY A 3" (SETTLED) DEPTH OF HARDWOOD BARK MULCH TO THE PLANTING SURFACE OF ALL TREES NEW AND EXISTING. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING FOR NEW PLANT MATERIAL SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. PRUNING FOR EXISTING TREES SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS. ALL UNDERBRUSH AND UNDER GROWTH SHALL BE REMOVE AND GRADED SMOOTH.
13. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
14. INSTALL DEWITT 5 OZ. WEED BARRIER FABRIC UNDER ALL LANDSCAPE BEDS, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. APPLY A 3" SETTLED DEPTH OF MULCH TO ALL PLANTING BEDS. DO NOT COVER THE SHRUB BRANCHES WITH MULCH.
16. INSTALL GARDNER TRENCH EDGING BETWEEN MULCH LANDSCAPE BEDS AND TURF.
17. APPLY A PRE-EMERGENT HERBICIDE ON ALL PLANTING BEDS.
18. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH PROJECT ELEMENTS OR PLANTING BEDS MUST BE SODDED WITH LOCALLY GROWN FESCUE SOD
19. ANY/ALL SUBSTITUTIONS OR DEVIATIONS OR ANY KIND SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
20. ALL PLANTING BEDS AND SODDED AREAS WILL BE IRRIGATED.



EVERGREEN TREE PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



TYP. SHRUB PLANTING
NOT TO SCALE

LANDSCAPE CALCULATION TABLE

CODE	PLANT MATERIAL REQUIRED	PLANT MATERIAL PROPOSED
88-425-04-D: General Landscape Requirements- Trees	1 tree per 5,000 sqft. (6792 sqft) = 1 tree	9
88-425-05 Perimeter Landscape of Vehicular Areas	Not Applicable, proposed gravel parking lot	0
88-425-07 Interior Landscape of Parking Areas	Not Applicable, proposed gravel parking lot	0
88-425-08 A: Dumpsters	Not applicable, No dumpsters on plan	0
88-425-08-B: Mechanical Equip	Not Applicable, No equipment on plan	0
	Foundation Plantings	33
EXISTING TREES TO REMAIN		
15"+ Caliber	0	
10" - 15" Caliber	0	
6.25" - 10"	0	
2" - 6"	10	
TOTALS	10	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	2" cal	5
	Picea abies / Norway Spruce	7'-8'	4
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Chamaecyparis pisifera 'Golden Mop' / Lemon Thread Gold Mop Cypress	3 gal	3
	Echinacea x 'Purple Emperor' / Purple Emperor Coneflower	1 gal	10
	Miscanthus sinensis 'Morning Light' / Maiden Morning Light Grass	2 gal	2
	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	6'	1
	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal	10
	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal	7