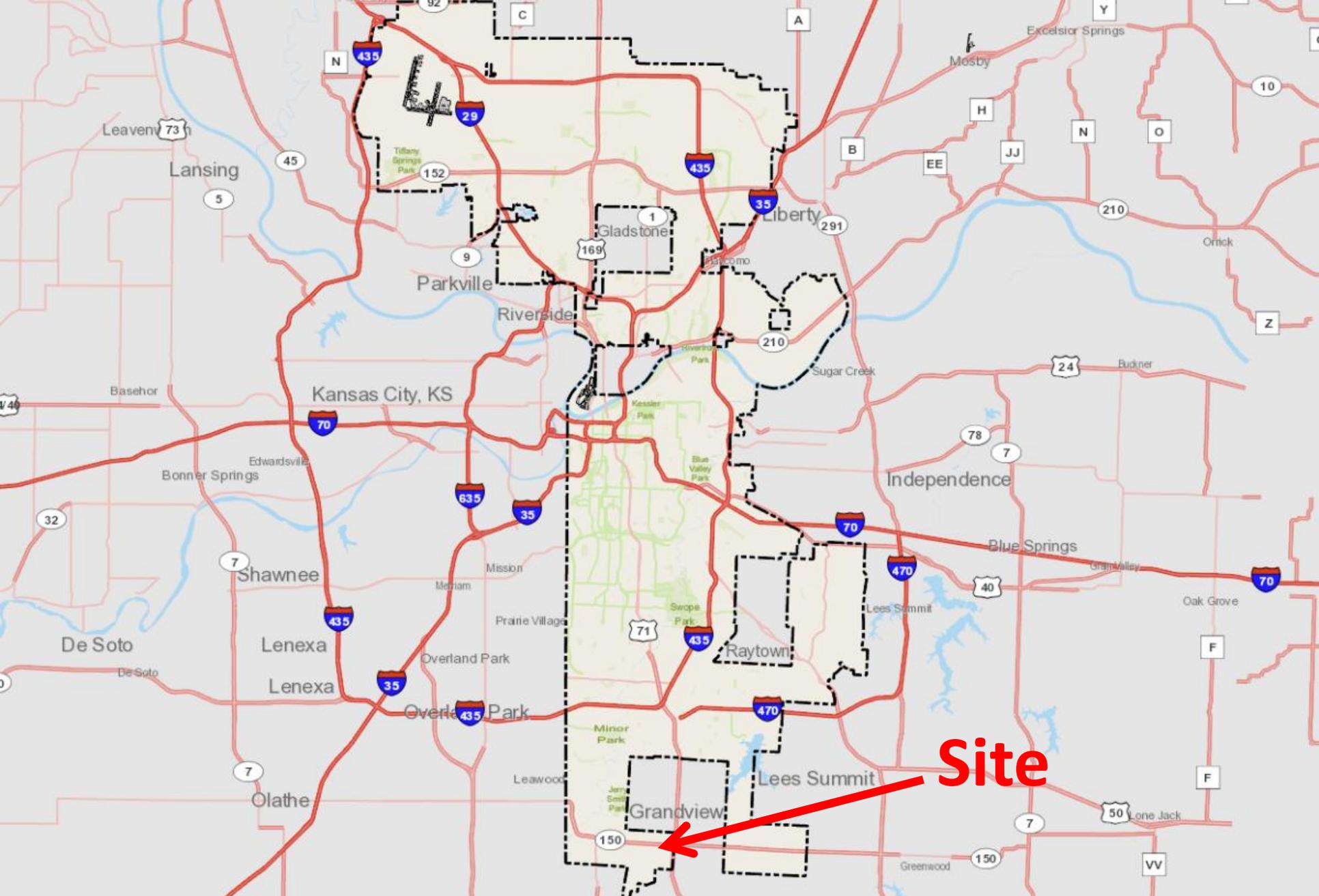


**Ord. No. 220378**

**Case No. CD-CPC-2021-00109**

**I-49 Industrial Center North**

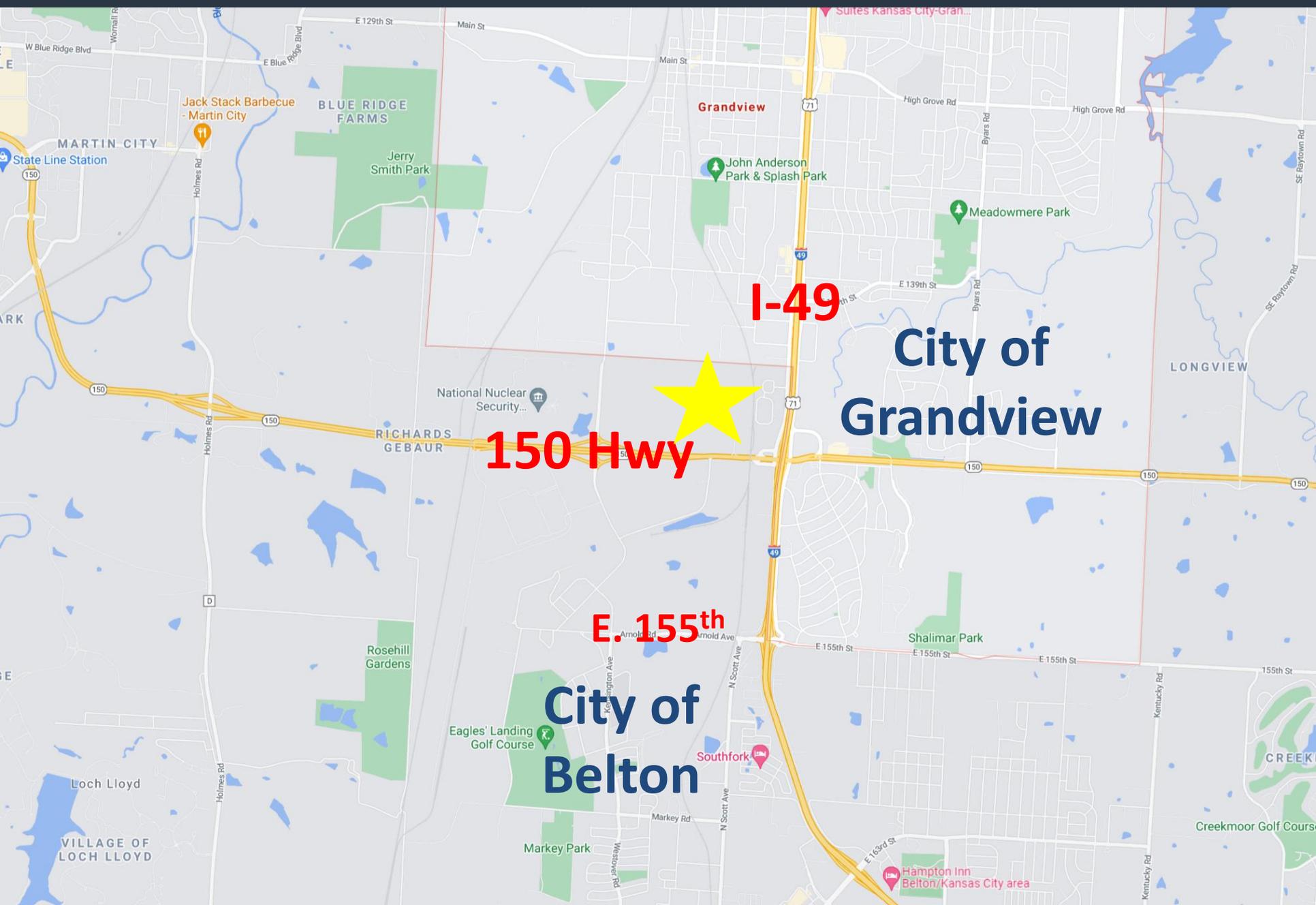




**Site**



Ordinance No. 220378



**Ordinance No. 220378**

City of  
Grandview



NNSA

CenterPoint  
Intermodal

I-49  
Industrial

I-49 Commerce  
Center

Adesa

I-49

Ordinance No. 220378

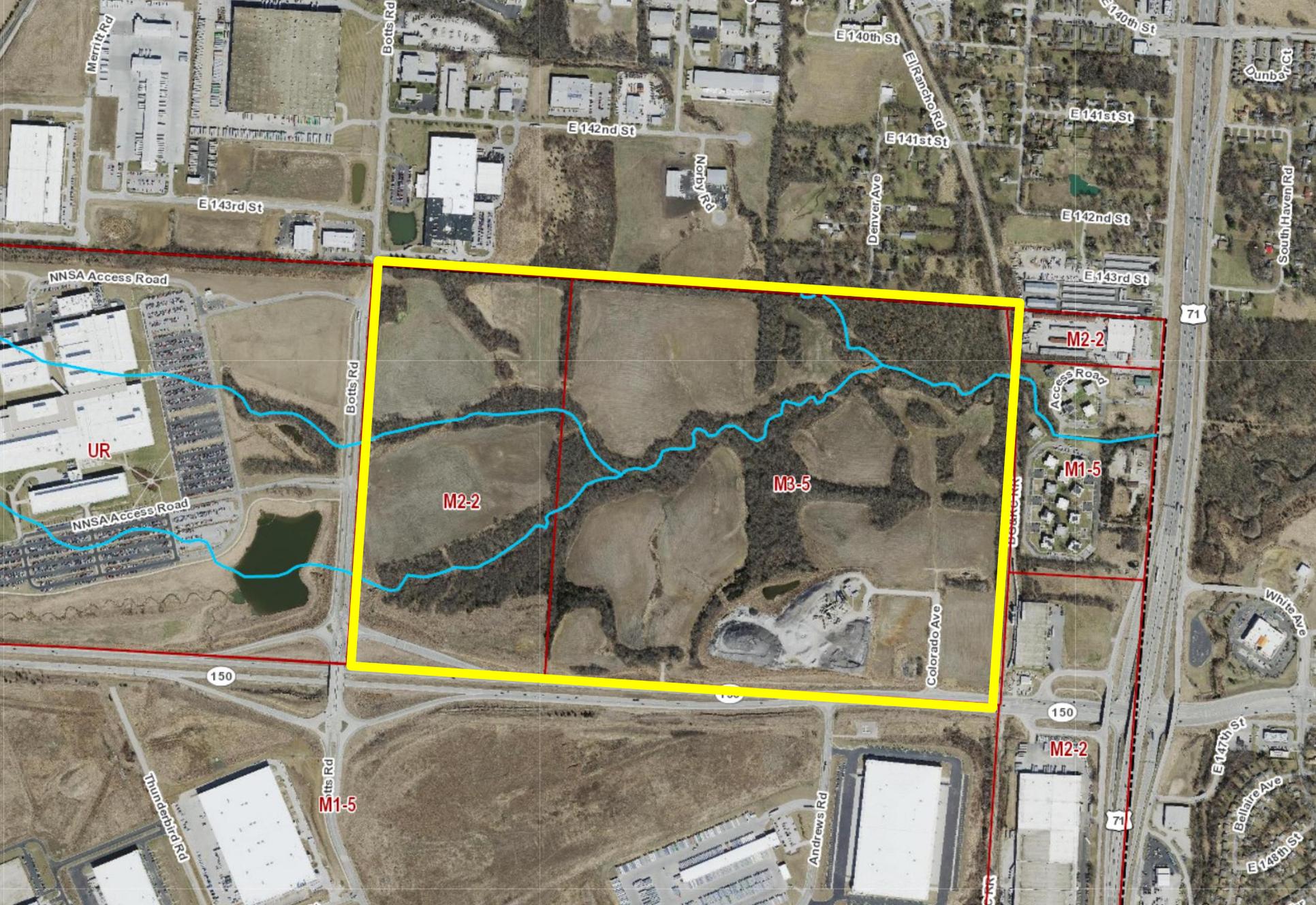




Ordinance No. 220378

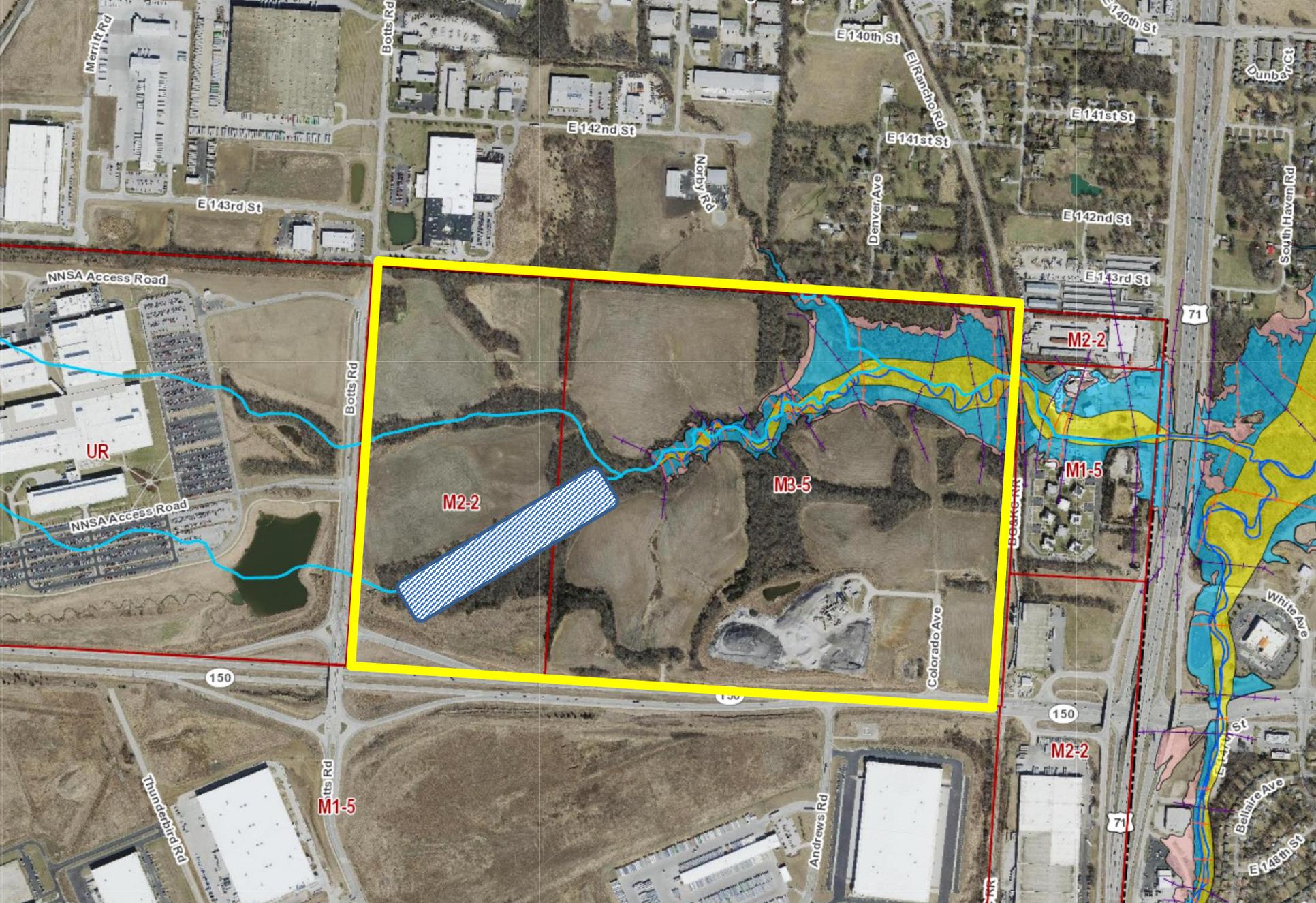
- **256 acres - Zoned M2-2 & M3-5.**
- **I-49 Industrial Center North.**
- **Request to approve a development plan to allow for 2.5 million sq. ft. commercial/ office & warehouse.**
- **Preliminary plat creating 12 lots & 2 tracts.**
- **1,857 parking spaces and 747 trailer parking spaces.**
- **Access via Colorado Avenue and Botts Road.**
- **Parking along the public right of way to be properly screened with landscaping and berms.**
- **Stream buffer and floodplain challenges.**





Ordinance No. 220378





 Ordinance No. 220378

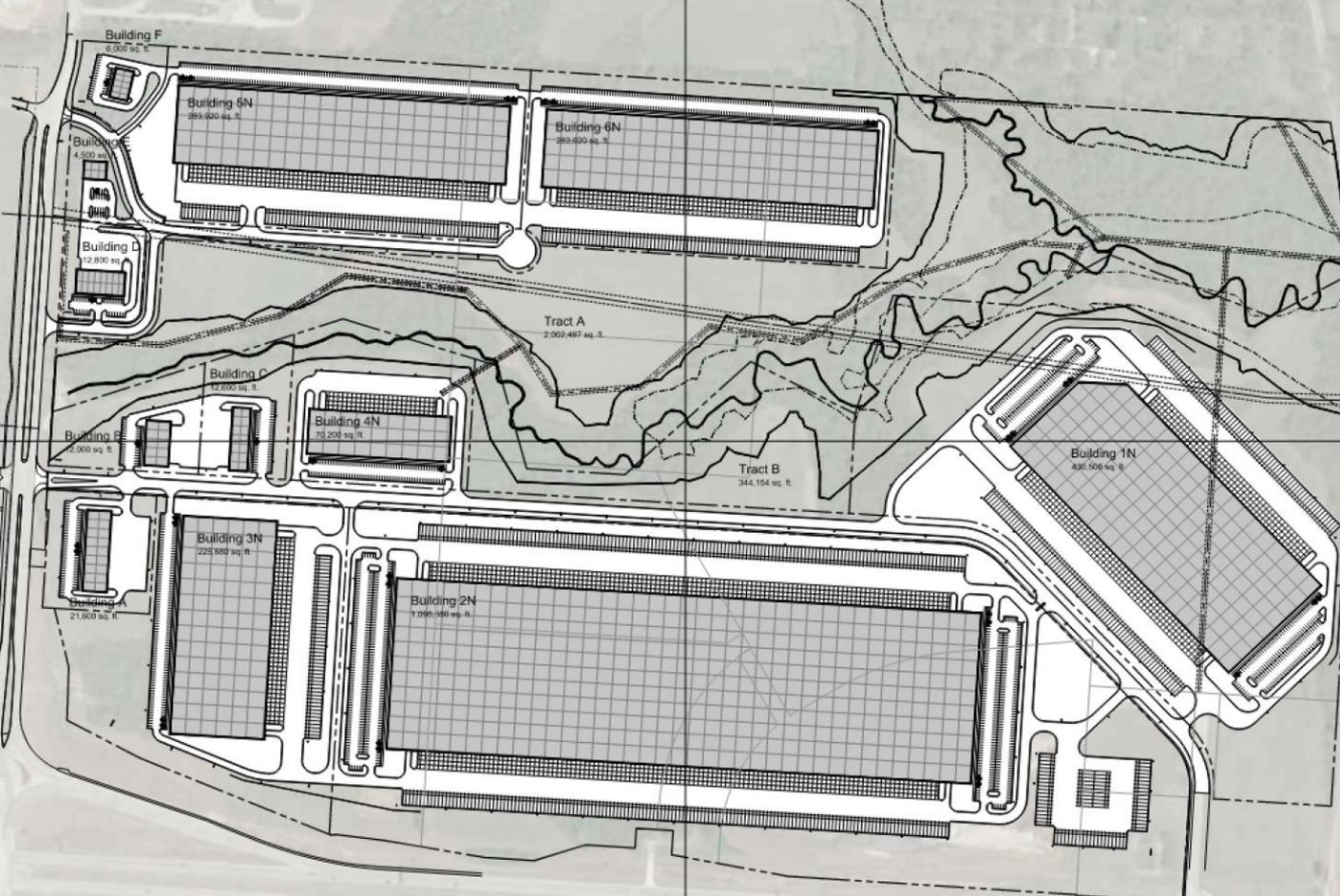


A1.3

A1.5

A1.2

A1.4



**Exterior Materials and Finishes:**

**interior (if applicable)**

- P1 - color: Sherwin Williams SW7078 "On White", Ultrafine Fine Texture, Low Sheen Ep-Gloss, apply per manufacturer's recommendations
- P2 - color: Sherwin Williams SW7030 "Warm Gray", Ultrafine Fine Texture, Low Sheen Ep-Gloss, apply per manufacturer's recommendations
- P3 - color: Sherwin Williams SW7067 "Claymore", Ultrafine Fine Texture, Low Sheen Ep-Gloss, apply per manufacturer's recommendations

**CMX:**

caulking colors selected to match adjacent walls

**SKR001:**

extruded aluminum frame, color: clear

**SKS (optional):**

1" extruded EPD system, fine finish

**SKS1:**

1" installed low-E glass with argon fill

Use SOLARSHIELD as base to meet U-value 20)

**prefinished metal roof: roofing, gutters, downspouts, and eavestrip:**

color to match EPD, Sherwin Williams SW7067 "Claymore"

**exterior hollow metal doors and frames: paint to match adjacent wall:**

Sherwin Williams SW7074 "EcoLife" (EP-5)  
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coat paint to cover)

**Interiors:**

epoxycoat, paint: safety yellow

**exterior doors:**

to be selected from manufacturer's prefinished colors

**deck walk:**

dark grey



**1 Building 1N Render**  
scale: 1/8" = 1'-0"



**3 Building 2N Render**  
scale: 1/8" = 1'-0"

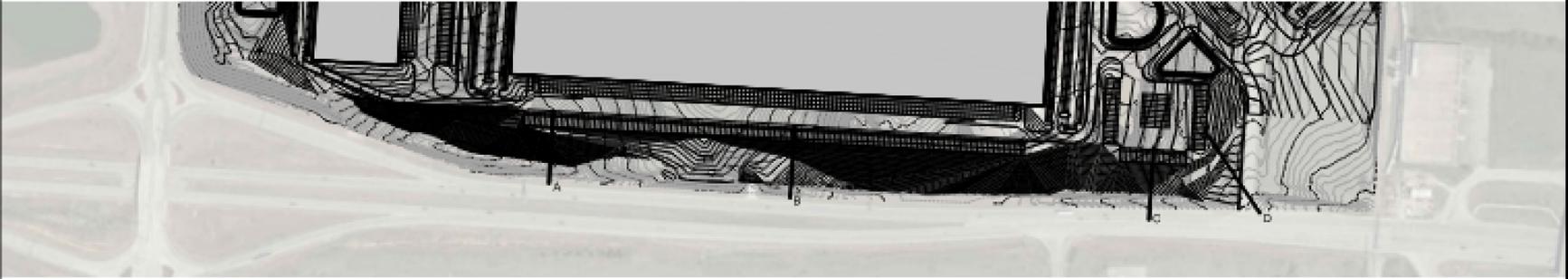


**2 Building A Render**  
scale: 1/8" = 1'-0"

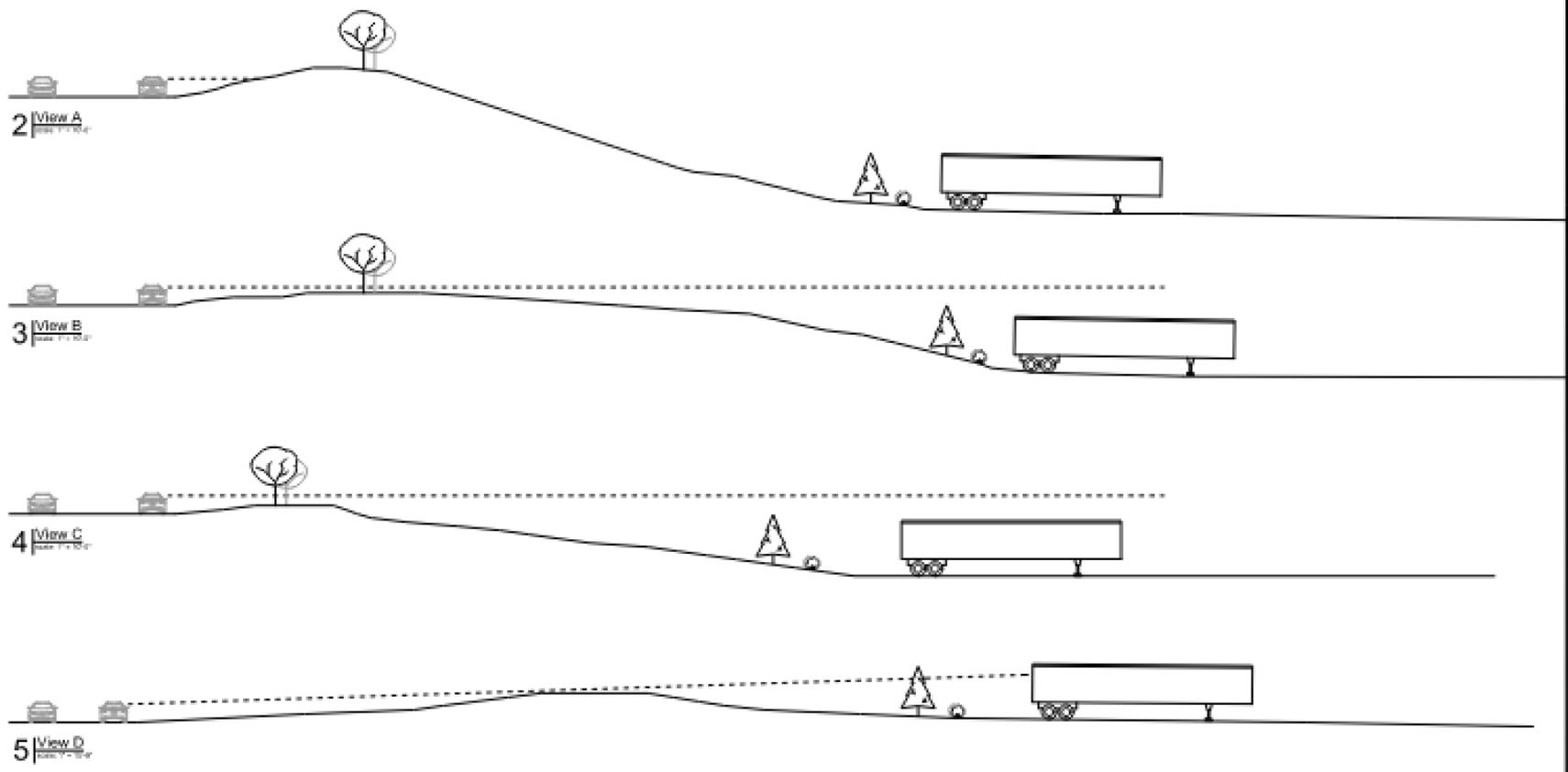
a new development for  
**I-49 Industrial Center**  
Botts Road & 150 Hwy  
Kansas City, Missouri

date  
06.18.2021  
drawn by  
DAE  
checked by  
DAE  
revisions

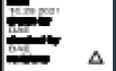
sheet number  
**A3.4**  
drawing type  
preliminary  
project number  
19278



1 Site Plan



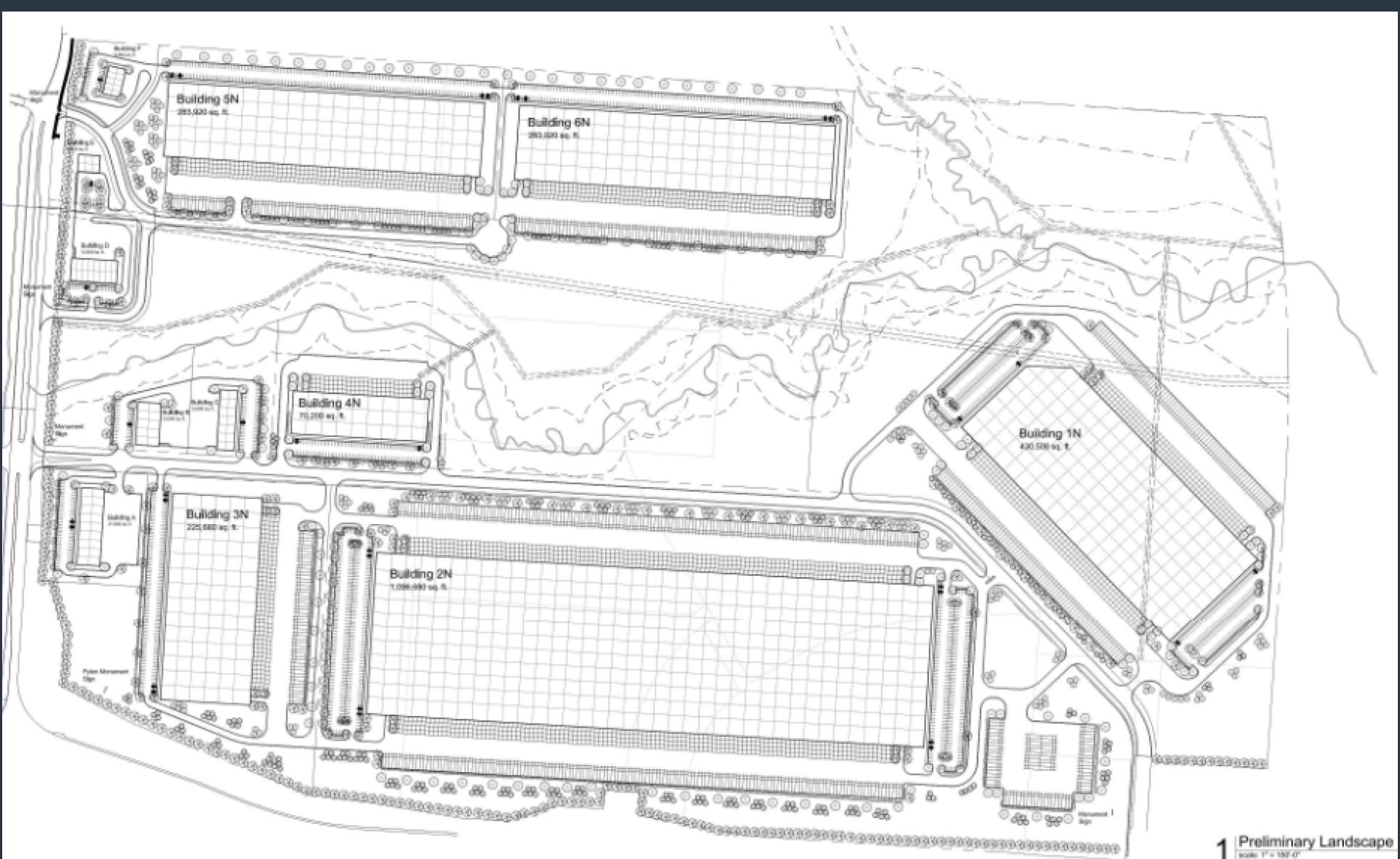
Development Plan for I-49 Industrial Center - North  
150 & Boile  
Kansas City, Missouri



A1.7



Ordinance No. 220378



**1** Preliminary Landscape  
Scale: 1" = 150'-0"

**BUILDING 5N**  
 280,000 sq. ft.  
 STREET TREES IN O.G. REQUIRED - STREET TREES PROVIDED BY O.G.  
 PLANTING: FORMER LANDSCAPE OF ADJACENT AREAS TO CONTAIN AN EQUIVALENT PERCENTAGE REQUIRED IF FORMER LANDSCAPE PROVIDED

**BUILDING 6N**  
 280,000 sq. ft.  
 STREET TREES IN O.G. REQUIRED - STREET TREES PROVIDED BY O.G.  
 PLANTING: FORMER LANDSCAPE OF ADJACENT AREAS TO CONTAIN AN EQUIVALENT PERCENTAGE REQUIRED IF FORMER LANDSCAPE PROVIDED

**BUILDING 4N**  
 70,000 sq. ft.  
 STREET TREES IN O.G. REQUIRED - STREET TREES PROVIDED BY O.G.  
 PLANTING: FORMER LANDSCAPE OF ADJACENT AREAS TO CONTAIN AN EQUIVALENT PERCENTAGE REQUIRED IF FORMER LANDSCAPE PROVIDED

**BUILDING 3N**  
 220,000 sq. ft.  
 STREET TREES IN O.G. REQUIRED - STREET TREES PROVIDED BY O.G.  
 PLANTING: FORMER LANDSCAPE OF ADJACENT AREAS TO CONTAIN AN EQUIVALENT PERCENTAGE REQUIRED IF FORMER LANDSCAPE PROVIDED

**Exterior Materials and Finishes:**

- Exterior Wall Panels**
- P1 - color: Sherwin Williams SW7030 "Sea White", Ultracrete Fine Texture, Low Sheen Ep/Gel, apply per manufacturer's recommendations
- P2 - color: Sherwin Williams SW7032 "Arctic Gray", Ultracrete Fine Texture, Low Sheen Ep/Gel, apply per manufacturer's recommendations
- P3 - color: Sherwin Williams SW7037 "Claycap", Ultracrete Fine Texture, Low Sheen Ep/Gel, apply per manufacturer's recommendations

**Roof**  
caulking colors selected to match adjacent walls

**Windows**  
anodized aluminum frame, clear glass

**ETFE Insulation**  
T-Insulate ETFS system, fine finish

**ETFS Insulation**  
T-Insulate low E glass with argon fill

**ETFS Insulation**  
T-Insulate low E glass with argon fill

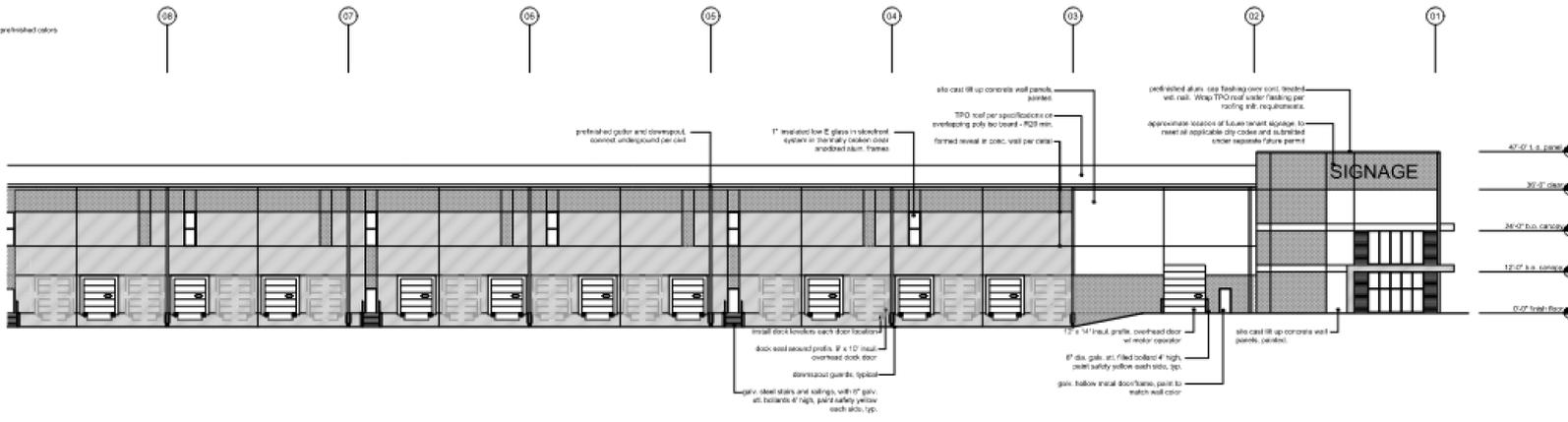
**ETFS Insulation**  
T-Insulate low E glass with argon fill

**ETFS Insulation**  
T-Insulate low E glass with argon fill

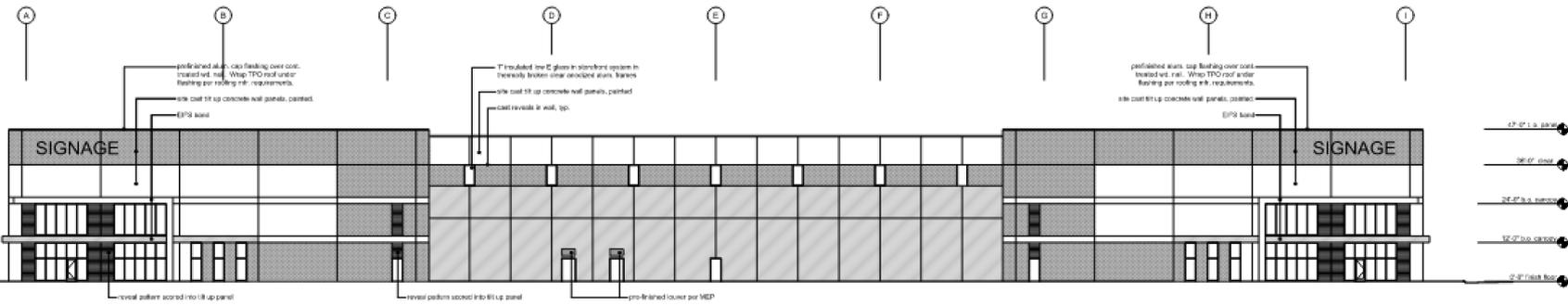
**ETFS Insulation**  
T-Insulate low E glass with argon fill

**ETFS Insulation**  
T-Insulate low E glass with argon fill

**ETFS Insulation**  
T-Insulate low E glass with argon fill



**2 | Building 1N SW Elevation**  
scale: 1/8" = 1'-0"



**1 | Building 1N SE Elevation**  
scale: 1/8" = 1'-0"

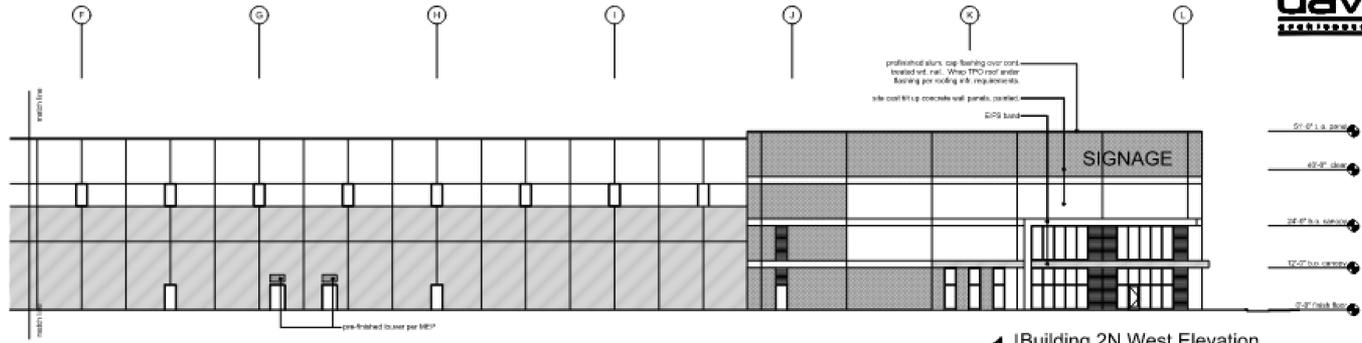
a new development for  
**I-49 Industrial Center**  
 Botts Road & 150 Hwy  
 Kansas City, Missouri

date: 06.18.2021  
 drawn by: DAE  
 checked by: DAE  
 reviser:

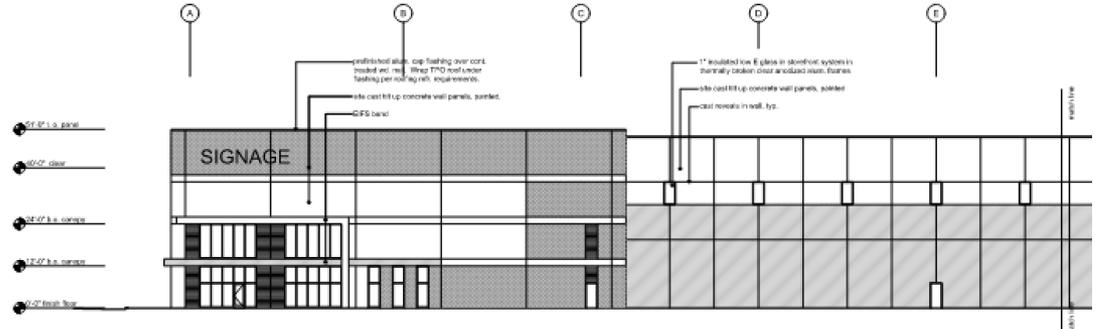
sheet number:  
**A3.1**  
 drawing type:  
 preliminary  
 project number:  
 19239

**Exterior Materials and Finishes:**

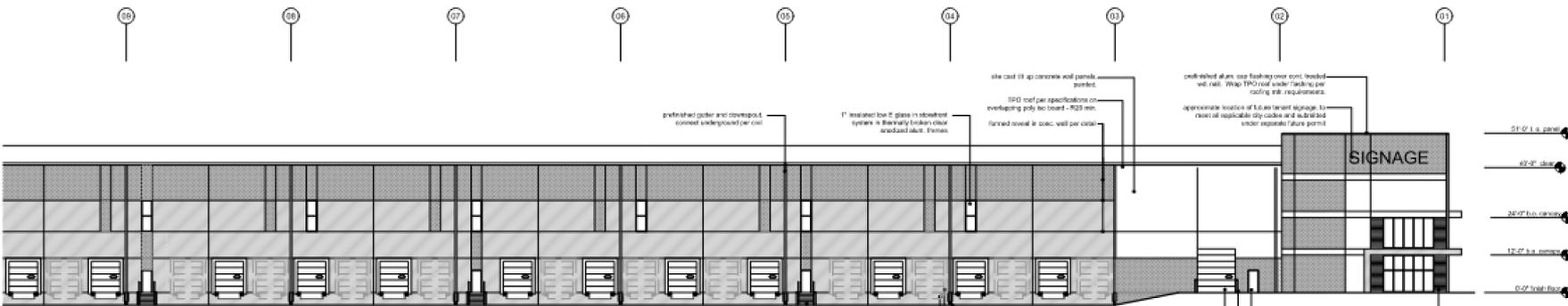
- Exterior Wall & Panels**
- P1** - color: Sherwin Williams SW7020 "Sea Sky", Ultracrete Fine Textures, Low Sheen Epibond, apply per manufacturer's recommendations
  - P2** - color: Sherwin Williams SW7025 "Aegean Sky", Ultracrete Fine Textures, Low Sheen Epibond, apply per manufacturer's recommendations
  - P3** - color: Sherwin Williams SW7027 "Cityscape", Ultracrete Fine Textures, Low Sheen Epibond, apply per manufacturer's recommendations
- Roof**
- caulking colors selected to match adjacent walls
- Windows**
- finished aluminum frame, color: clear
- EIFS**
- 2" thick EPS system, fine finish
- Glazing**
- 1" insulated low E glass with argon fill
  - use SOLARSHIELD as base to meet U-value: .25
- Exterior Metal**
- finished metal cap flashing, gutters, downspouts, and air vents: color to match P1, Sherwin Williams SW7020 "Cityscape"
- Exterior Insulation**
- 1" insulated high Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)
- Signage**
- colorized, paint safety yellow
- Painted Steel**
- to be selected from manufacturer's prefinished colors
- Deck**
- dark grey



**1 Building 2N West Elevation**  
scale: 1/8" = 1'-0"



**2 Building 2N West Elevation**  
scale: 1/8" = 1'-0"



**3 Building 2N North Elevation**  
scale: 1/8" = 1'-0"

a new development for  
**I-49 Industrial Center**  
Botts Road & 150 Hwy  
Kansas City, Missouri

date: 06.18.2021  
drawn by: DAE  
checked by: DAE  
revisions:

sheet number:  
**A3.2**  
drawing type:  
preliminary  
project number:  
19239

**Exterior Materials and Finishes:**

- Concrete Wall Panels
- P1 - color: Sherwin Williams DUTYCO "Sea Shell", Ultrafine Fine Texture, Low Sheen Epiblast, apply per manufacturer's recommendations
  - P2 - color: Sherwin Williams BW703 "Aqua Gray", Ultrafine Fine Texture, Low Sheen Epiblast, apply per manufacturer's recommendations
  - P3 - color: Sherwin Williams BW707 "Cityscape", Ultrafine Fine Texture, Low Sheen Epiblast, apply per manufacturer's recommendations

Paint  
coloring colors selected to match adjacent walls

Windows  
finished aluminum frame, color: clear

EIFS Systems  
EIFS Ultra EPS system, fine finish

Signage  
1" insulated low E glass with argon fill  
Low SOLARISEN (6) as base to meet U-value: 20)

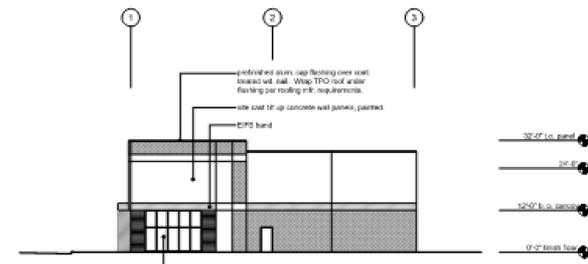
Unfinished metal roof, flashing, gutters, downspouts, and air vents  
color to match P3, Sherwin Williams SW707 "Cityscape"

Exterior Insulation Finish System and Finish  
Sherwin Williams SW707 "Cityscape"  
Pro Industrial High Performance Epoxy, semi-gloss, (1 coat primer, 2 coats paint to cover)

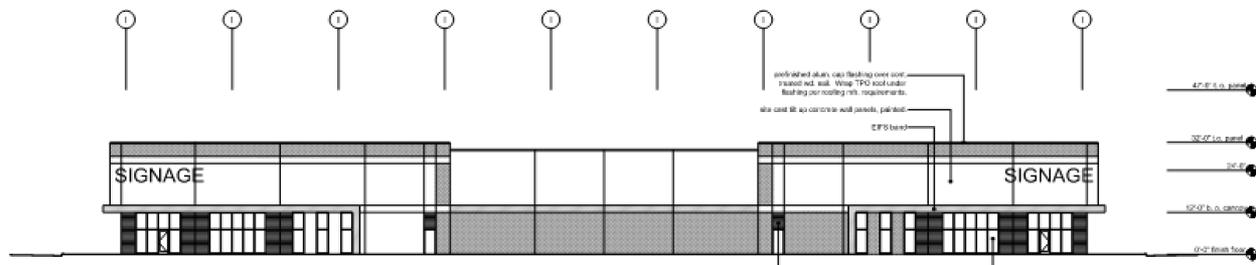
Doors  
glazed, paint safety yellow

Architectural Glass  
to be selected from manufacturer's prefinished colors

Dark Gray  
dark gray



**2** Building A South Elevation  
scale: 1/8" = 1'-0"



**1** Building A West Elevation  
scale: 1/8" = 1'-0"

a new development for  
**I-49 Industrial Center**  
Botts Road & 150 Hwy  
Kansas City, Missouri

date: 06.18.2021  
drawn by: DAE  
checked by: DAE  
revisions:

sheet number:  
**A3.3**  
drawing type:  
preliminary  
project number:  
19239

**On October 19, 2021,  
the CPC recommended  
approval subject to  
conditions.**





**Ordinance No. 220378**