



CITY PLAN COMMISSION STAFF REPORT

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

August 16, 2022

Project Name
Express Oil Change on N Oak

Docket # 3

Request
CD-CPC-2022-00119
Development Plan (non-residential)

Applicant
Haiden O'Keefe
Olsson
7301 133rd St W Unit 200
Overland Park, KS 66213

Owner
Grey Oaks Inc
20304 W 92nd St
Lenexa, KS 66220

Location 7841 N Oak Trfy
Area About 1 acre
Zoning B3-2
Council District 1st
County Clay
School District Kansas City MO 250

Surrounding Land Uses
North: commercial uses, zoned B3-2, B1-1
South: commercial uses, zoned B3-2
East: residential uses, zoned R-5
West: residential uses, zoned R-7.5

Major Street Plan
North Oak is identified on the City's Major Street Plan as a Thoroughfare.

Land Use Plan
The Gahsland/Nashua Area Plan recommends Mixed Use Neighborhood for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 6/27/2022. No scheduling deviations from 2022 Cycle P have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/28/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently an undeveloped parcel within a previously approved development plan area. The plan includes the Casey's to the north and the multi-tenant commercial building to the south of the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a previously approved development plan to allow construction of 5,664 square foot Express Oil Change and Tire Engineers facility on about 1.07 acres generally located at 7841 N Oak Trfy.

CONTROLLING + RELATED CASES

6378-P-5 – Ordinance No. 940245 – Amending chapter 65, Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, by adding a new Section as 65.010A2513, rezoning an area of approximately 4.9 acres generally located at the southeast corner of NE 79th Terrace and N Oak Trafficway from District R-4 (Low Apartments) to District C-2-p (Local Retail Business – Limited District), and approving a preliminary plan for the same. **Approved**

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval with Conditions

PLAN REVIEW

The proposed plan consists of a 5,664 square foot oil change facility. This proposed use and building is a major amendment to the previously approved plan because the previously approved use for this parcel was a drive-through restaurant.

Access to the site will come from the north and south adjacent parcels. There will be no new curb cut for this parcel off of N Oak Trfy. There are cross access easements on the north and south parcels to access the subject site. Parking will be located in the front and rear of the building.

The parking areas will be screened with a continuous line of shrubs and trees. Additionally, there is an open area on the east side of the property, abutting nearby residences. Staff requested the applicant provide native grasses rather than turf grass needing to be mowed to create a natural buffer between the proposed commercial use and the existing residential use. In addition to providing native grasses, other species listed on the plans for this project include Juniper, Boxwood, Switchgrass, Elm, and Oak,

Proposed elevations show the use of CMU, Quik-Brik, and accent paint colors.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	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	13 spaces required, 24 spaces proposed
Landscape and Screening Standards (88-425)	Yes	Yes	
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 proposed development complies with all applicable standards in the Zoning and Development Code and Area Plan.
- B. The proposed use must be allowed in the district in which it is located;**
The proposed motor vehicle repair, limited use is permitted in the B3-2 zoning district. The subject site is also located within a planned district under the previous Zoning Code, thus requiring this major amendment, otherwise the use would be permitted by right at this location.
- 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 to the site is based on the previously approved development plan. This parcel was always planned to have cross access from the parcels to the north and south. The proposed site layout will provide enough space for efficient circulation.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The site plan shows a pedestrian connection from the existing sidewalk on N Oak Trfy. There are sidewalks around the building for safe pedestrian connectivity. Striping for the crosswalk across the parking lot is proposed for visibility to the pedestrian crossing. Four short-term bicycle parking spaces are provided per the Code requirement.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
Adequate existing utilities will service the subject property.
- 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 proposed building materials will be compatible with the surrounding commercial uses. The proposed red quik-brik will have a similar appearance to Casey's, north of the subject site.
- 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 is shown to screen all vehicular parking areas in compliance with the Code. Vegetative seed mix is shown on the plans for the type of seeding for the natural buffer area on the east side of the property.
- 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 plans indicate the building will cover 13 percent of the site, but do not indicate how much of the site will be impervious surface. This site was always planned to have a commercial use, which is often results in predominantly impervious surface.
- 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 appears to be only two trees on the site, and they will be removed to construct this development.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Genevieve Kohn



Plan Conditions

Report Date: August 10, 2022

Case Number: CD-CPC-2022-00119

Project: Express Oil Change on North Oak

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That 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.
2. 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.
3. That 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 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.
6. All roof and ground mounted mechanical/utility equipment must be screened in accordance with Section 88-425-08

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

7. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.
8. 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
9. The owner/developer must 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.
10. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. 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.

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

12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. 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)

Condition(s) by Water Services Department. Contact Courtney Hawkins at / courtney.hawkins@kcmo.org with questions.

14. Prior to issuance of any building permits, provide storm sewer plan/profile and detail sheets, include 1% and 10% HGL in profiles, also show the 1% overland flow path where not conveyed in the pipe network as applicable
15. Prior to issuance of any building permits, provide drainage map (showing drainage areas and improved storm drainage systems) and storm drainage design calculations table in plan set
16. Manage stormwater runoff quality with BMPs, do not increase pollutant discharges that could potentially violate City's MS4 permit. Follow MARC BMP Manual.

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

17. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296

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

19. Please note the 8" water main in N. Oak Trfwy. Is slated for replacement in the next year or two. No anticipated issues or concerns. Contact Daniel Luna at KC Water for more information about the project
20. Please label the 8" & 16" mains along N. Oak Trfwy.
21. Please confirm the correct location of Sewer Manhole # N-113 located near the SE corner of the property.

EXPRESS OIL CHANGE AND TIRE ENGINEERS 7841 NORTH OAK TRAFFICWAY DEVELOPMENT PLANS

A PART OF THE NORTHEAST 1/4, SECTION 14,
TOWNSHIP 51 NORTH, RANGE 33 WEST IN THE CITY OF
KANSAS CITY, CLAY COUNTY, MISSOURI

ARCHITECT

CONTACT: LARRY MILLES
AHO, ARCHITECTS, LLC
9 SUNNEN DRIVE #110
ST. LOUIS, MO 63143
314.884.7170

OWNER

GREY OAKS INC.
20304 W 92ND STREET
LENEXA, KS 66220
618.307.0398

ENGINEERING

CONTACT: RYAN KUBERT, PE
OLSSON, INC
7301 W 133RD STREET
SUITE 200
OVERLAND PARK, KS 66213
913.381.1170

PROPERTY DESCRIPTION:

All that part of Tract B, of the Certificate of Survey of Lot 2, GREY OAKS COMMONS, a subdivision in Kansas City, Clay County, Missouri, recorded June 28, 2004, as Document No. S-79425 in Survey Cabinet F, at Sleeve 129; EXCEPT that part thereof replatted as CASEY'S GENERAL STORES, a subdivision, recorded December 14, 2012, as Document No. 2012048579 in Plat Cabinet H in Sleeve 50.



LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	DEVELOPMENT PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
A101	DUMPSTER ELEVATIONS
A200	EXTERIOR ELEVATION – FRONT
A201	EXTERIOR ELEVATION – REAR
A202	EXTERIOR ELEVATION – LEFT
A203	EXTERIOR ELEVATION – RIGHT
E700	SITE PLAN – PHOTOMETRICS
SIGN PLANS 1-3	SIGN PLANS

DWG: F:\2022\02001-02484\02-02484\0-Design\AutoCAD\Pre\Drawings\02202484 C_BASE01_02202484 C_BASE_AINS_02202484
 DATE: Jul 28, 2022 11:54am XREFS: C_PTBK_02202484 C_BASE01_02202484 C_BASE_AINS_02202484
 USER: hokeefe



7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olsson.com

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2022

DEVELOPMENT PLAN
COVER SHEET

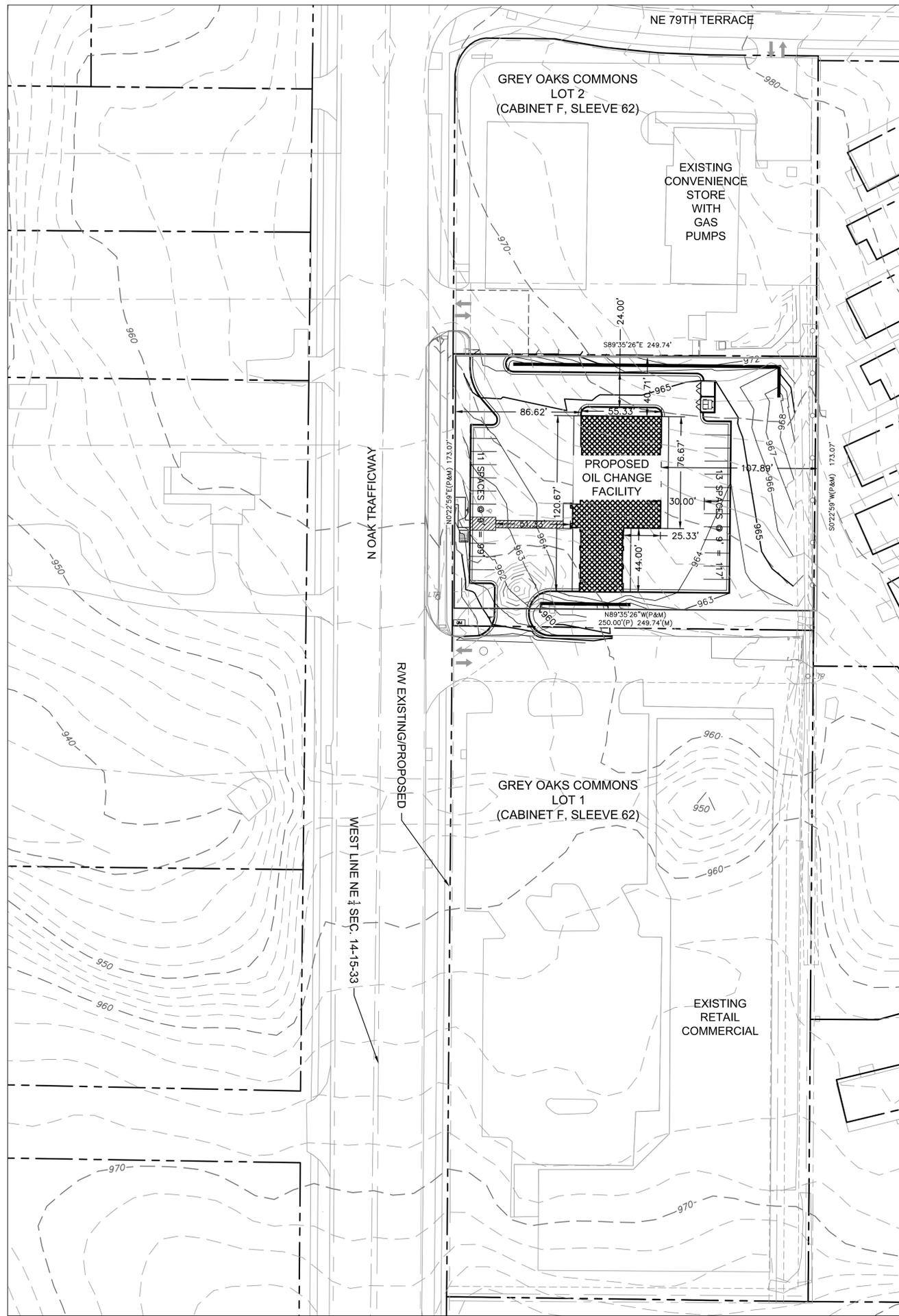
EXPRESS OIL CHANGE & TIRE ENGINEERS
7841 N OAK TRAFFICWAY

KANSAS CITY, MO

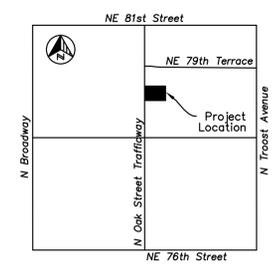
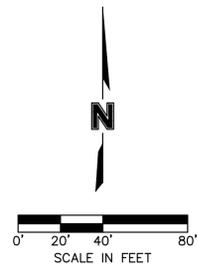
drawn by: HMO
 checked by: RK
 approved by:
 QA/QC by:
 project no.: 022-02484
 drawing no.:
 date: 2022.06.27

SHEET
C0.0

DWG: F:\2022\0201-02484\02-02484\0-Design\AutoCAD\Primary Plans\Sheet\GEN\CAC_GEN\01_02202484.dwg
 DATE: Jul 23, 2022 11:54am XREFS: C:\XBASE_02202484 C:\XBASE_02202484 C:\XBASE_02202484 C:\XBASE_02202484
 USER: hclstefc V_XBOU_02202484 V_XTOPO_02202484 C_PSUJRF_02202484 C_TBLK_02202484



LEGAL DESCRIPTION:
 THE WEST 300.00 FEET OF THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND LYING IN THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH ONE HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 0°21'59" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND ALONG THE CENTERLINE OF NORTH OAK STREET TRAFFICWAY A DISTANCE OF 884.01' FEET TO THE CENTERLINE OF NORTHEAST 79TH STREET TERRACE; THENCE SOUTH 89°28'04" EAST ALONG SAID CENTERLINE, 900.00 FEET; THENCE SOUTH 0°21'59" WEST ALONG THE WEST LINE OF A TRACT OF LAND RECORDED AS DOCUMENT NO. B-43878, 882.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89°35'27" WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF A TRACT OF LAND RECORDED AS DOCUMENT NO. B-7638, 900 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART IN NORTH OAK STREET TRAFFICWAY AND IN THE NORTHEAST 79TH STREET TERRACE.



Section 14, T51N, R33W
VICINITY MAP
 Scale: 1" = 1000'

OAK CREEK

REZONING AND DEVELOPMENT PLAN

FOR
 N 1/2 OF THE NE 1/4 OF SEC. 14-51-33
 KANSAS CITY, CLAY COUNTY, MISSOURI

NOTES:
 CASE NO. 6378-P
 PRELIMINARY PLAN FOR DISTRICT CP-2

- THIS PLAN IS DRAWN AT A SCALE OF ONE (1) INCH EQUALS FORTY (40) FEET.
- PROPERTY LINES ARE SHOWN AS:
- EXISTING AND PROPOSED RIGHTS-OF-WAY ARE IDENTIFIED ON THE PLAN FOR NORTH OAK STREET TRAFFICWAY & NE 79TH TERRACE.
- PROPOSED RIGHTS-OF-WAY FOR NORTH OAK STREET TRAFFICWAY & NE 79TH TERRACE ARE AS SHOWN. NEW EASEMENTS WILL BE DEVELOPED & PREPARED DURING THE FINAL SITE PLAN & FINAL PLATTING PROCESS.
- PROPOSED BUILDINGS ARE SHOWN AS:
 EXISTING BUILDINGS ARE SHOWN AS:
 A TEN (10) FOOT SETBACK LINE IS PLANNED FROM NORTH OAK, FIFTEEN (15) FOOT SETBACK FROM 79TH TERRACE & A TWENTY (20) FOOT SETBACK FROM THE EAST AND SOUTH PROPERTY LINES.
 ALL BUILDINGS WILL BE ONE STORY.

6 AND 7. PROPOSED USES ARE AS FOLLOWS:

USE	BLDG. SQ. FT.	PARKING
CONVENIENCE STORE CAR WASH	5,000 960	12 PLUS 5 STORAGE SPACES FOR CAR WASH
OIL CHANGE FACILITY	5,664	24 PLUS 6 STORAGE SPACES FOR SERVICE BAYS
RETAIL COMMERCIAL	30,000	136

- FREE STANDING SIGNS ARE SHOWN: OR
- INGRESS & EGRESS ARE SHOWN AS:
- 10 AND 11. SEE NOTES 6 & 7 ABOVE FOR FLOOR AREAS OF EXISTING AND PROPOSED BUILDINGS.
12. PHASES OF DEVELOPMENT
 (A) PHASE 1
 RETAIL COMMERCIAL
 (B) PHASE 2
 CONVENIENCE STORE
 (C) PHASE 3
 OIL CHANGE FACILITY
 PHASING OF THE PROJECT AS SHOWN ABOVE, HOWEVER, THE DEVELOPER RESERVES THE RIGHT TO CHANGE PHASES IF ECONOMIC CONDITION IS WARRANTED.

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.07.29	CITY DEVELOPMENT REVIEW COMMENTS	

DEVELOPMENT PLAN
 OAK CREEK
 N. 1/2 OF THE NE 1/4 OF SEC. 14-51-33, KANSAS CITY, CLAY COUNTY,
 MISSOURI

REVISIONS
 2022

drawn by: HMO
 checked by: BK
 approved by: _____
 QA/QC by: _____
 project no.: 022-02484
 drawing no.: _____
 date: 2022.06.27

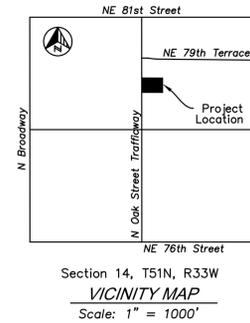
SHEET
 C1.0

DWG: F:\2022\02001-02484\02-02484\Design\AutoCAD\Primary\Plans\Sheets\GNVC\GNVC_SIT01_02202484.dwg
 DATE: Jul 23, 2022 11:55am
 USER: hkskaf6
 C:\P\BLK_02202484
 V:\XBOU_02202484
 C:\BASE01_02202484
 XREFS: C:\XBASE_02202484

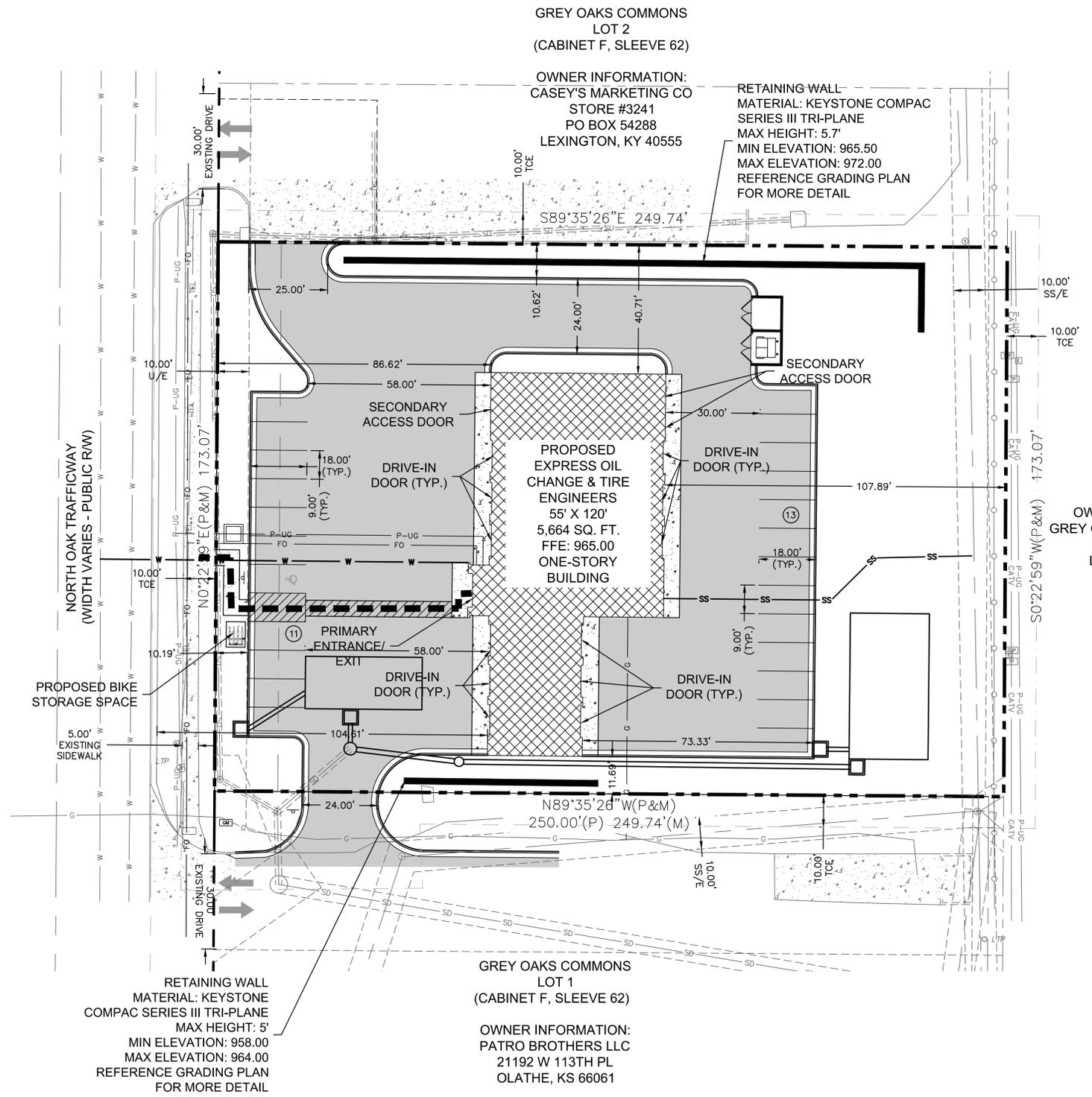
OTHER DEVELOPMENT STANDARDS	
	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	N/A
88-415 STREAM BUFFERS	N/A
88-430 OUTDOOR LIGHTING	SEE ATTACHED PHOTOMETRIC PLAN
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	N/A
88-445 SIGNS	SEE ATTACHED SIGNAGE PLAN
88-450 PEDESTRIAN STANDARDS	ONSITE PEDESTRIAN CIRCULATION SYSTEM CONNECTS TO THE ADJACENT PUBLIC RIGHT-OF-WAY AND THE MAIN BUILDING ENTRANCE

PARKING DATA					
PROPOSED USES	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
VEHICLE	12*	23			NO
ADA	1**	1	4***	4	NO
TOTAL	13	24	4	4	

*2 SPACES PER SERVICE BAY X 6 SERVICE BAYS = 12 SPACES REQUIRED
 **1 ADA SPACE IS REQUIRED WHEN 1-25 TOTAL OFF-STREET SPACES ARE PROPOSED
 ***3 SHORT TERM SPACES OR 10% OF PROPOSED OFF-STREET PARKING, WHICHEVER IS GREATER, AND ONE LONG TERM SPACE



LEGEND	
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FIBER OPTIC
	PROPOSED BACK OF CURB
	PROPOSED PARKING COUNT
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED FIBER OPTIC
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED ADA PATH
	TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

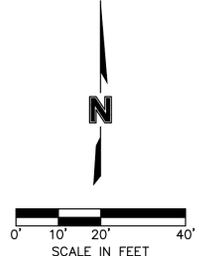


GREY OAKS LOT 1
 OWNER INFORMATION: GREY OAKS HOME ASSOC INC 20304 W 92ND ST LENEXA, KS 66220

SITE DATA						
	EXISTING		PROPOSED		DEVIATION REQUESTED?	APPROVED
ZONING	CP-2		CP-2		NO	
GROSS LAND AREA	43,221 SQ. FT.	0.99 AC.	43,221 SQ. FT.	0.99 AC.	NO	
RIGHT-OF-WAY DEDICATION	0 SQ. FT.	0 AC.	0 SQ. FT.	0 AC.	NO	
NET LAND AREA	43,221 SQ. FT.	0.99 AC.	43,221 SQ. FT.	0.99 AC.	NO	
BUILDING AREA	0 SQ. FT.		5,664 SQ. FT.		NO	
FLOOR AREA RATIO	0.00		0.13		NO	
RESIDENTIAL USE INFO	N/A		N/A		NO	
TOTAL DWELLING UNITS	0		0		NO	
DETACHED HOUSE	0		0		NO	
ZERO LOT LINE HOUSE	0		0		NO	
COTTAGE HOUSE	0		0		NO	
SEMI-ATTACHED HOUSE	0		0		NO	
TOWNHOUSE	0		0		NO	
TWO-UNIT HOUSE	0		0		NO	
MULTI-UNIT HOUSE	0		0		NO	
COLONNADE	0		0		NO	
MULTI-PLEX	0		0		NO	
MULTI-UNIT BUILDING	0		0		NO	
TOTAL LOTS	1		1		NO	
RESIDENTIAL	0		0		NO	
PUBLIC/CIVIC	0		0		NO	
COMMERCIAL	1		1		NO	
INDUSTRIAL	0		0		NO	
OTHER	0		0		NO	

BUILDING DATA				
	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	30'	107.89'	NO	
FRONT SETBACK	NONE	86.62'	NO	
SIDE SETBACK	NONE	11.69'	NO	
SIDE SETBACK (ABUTTING STREET)	NONE	40.71'	NO	
HEIGHT	<55'	35.77'	NO	

LEGAL DESCRIPTION:
 All that part of Tract B, of the Certificate of Survey of Lot 2, GREY OAKS COMMONS, a subdivision in Kansas City, Clay County, Missouri, recorded June 28, 2004, as Document No. S-79425 in Survey Cabinet F, at Sleeve 129; EXCEPT that part thereof replatted as CASEY'S GENERAL STORES, a subdivision, recorded December 14, 2012, as Document No. 2012048579 in Plat Cabinet H in Sleeve 50.



7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.07.29	CITY DEVELOPMENT REVIEW COMMENTS	

DEVELOPMENT PLAN
 SITE PLAN

EXPRESS OIL CHANGE & TIRE ENGINEERS
 7841 N OAK TRAFFICWAY

KANSAS CITY, MO

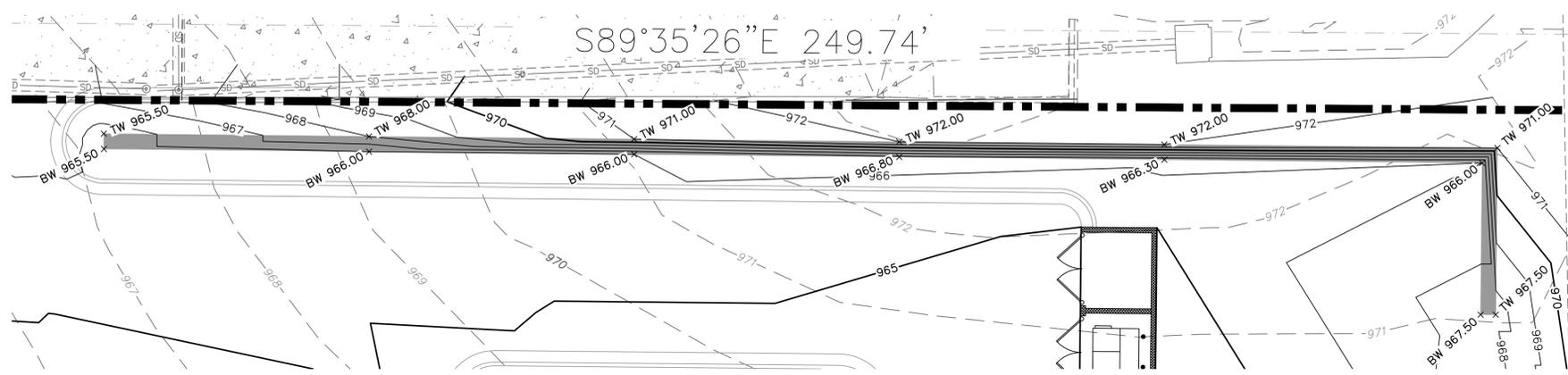
REVISIONS

2022

drawn by: HMO
 checked by: BK
 approved by: _____
 QA/QC by: _____
 project no.: 022-02484
 drawing no.: _____
 date: 2022.06.27

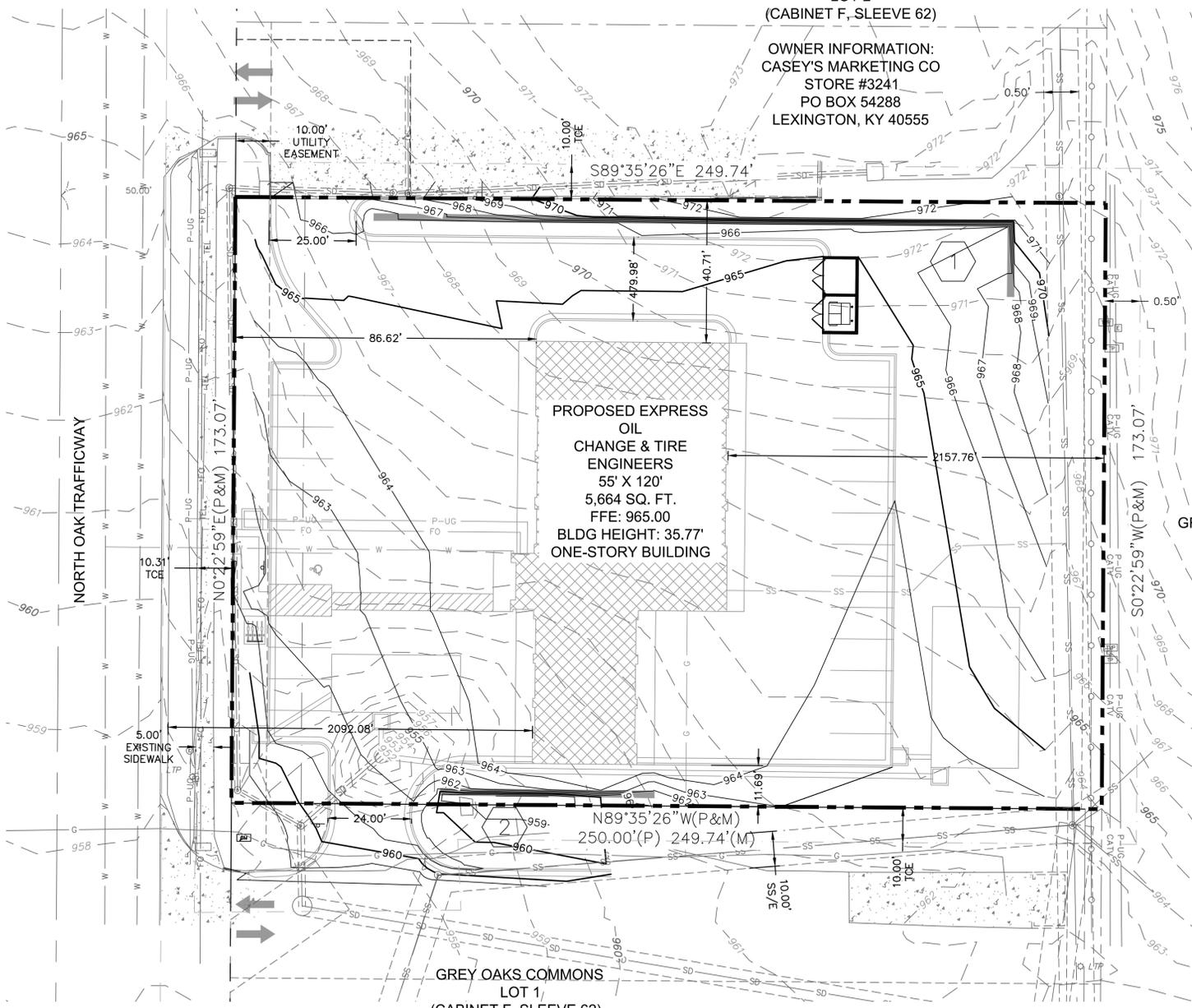
SHEET C2.0

DWG: F:\2022\02001-02484\02-02484\0-Design\AutoCAD\Pre\Initial\Plans\Sheet\GNV\02-0202484.dwg
 DATE: Jul 23, 2022 11:55am
 USER: hclhsef6
 C:\P\TEK_02202484
 C:\BASE_02202484
 V_XBOU_02202484



NOTE:
 RETAINING WALL MATERIAL: KEYSTONE
 COMPAC SERIES III TRI-PLANE
 MAXIMUM HEIGHT: 5.7'
 MINIMUM ELEVATION: 965.50
 MAXIMUM HEIGHT: 972.00

1 GRADING DETAIL



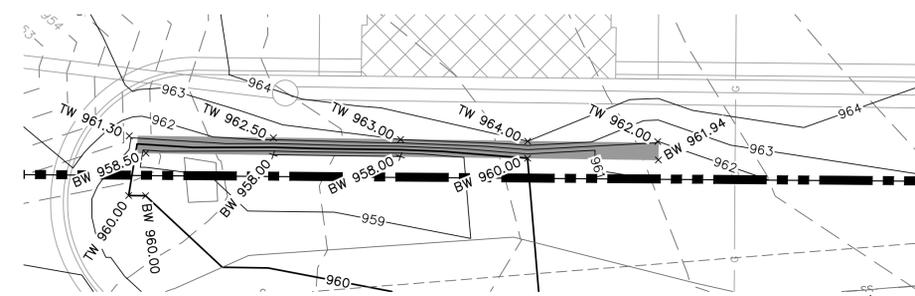
OWNER INFORMATION:
 PATRO BROTHERS LLC
 21192 W 113TH PL
 OLATHE, KS 66061

GREY OAKS COMMONS
 LOT 2
 (CABINET F, SLEEVE 62)

OWNER INFORMATION:
 CASEY'S MARKETING CO
 STORE #3241
 PO BOX 54288
 LEXINGTON, KY 40555

PROPOSED EXPRESS
 OIL
 CHANGE & TIRE
 ENGINEERS
 55' X 120'
 5,664 SQ. FT.
 FFE: 965.00
 BLDG HEIGHT: 35.77'
 ONE-STORY BUILDING

GREY OAKS
 LOT 1
 OWNER INFORMATION:
 GREY OAKS HOME ASSOC INC
 20304 W 92ND ST
 LENEXA, KS 66220



NOTE:
 RETAINING WALL MATERIAL: KEYSTONE
 COMPAC SERIES III TRI-PLANE
 MAXIMUM HEIGHT: 5.0'
 MINIMUM ELEVATION: 958.00
 MAXIMUM HEIGHT: 964.00

2 GRADING DETAIL

LEGEND

	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT (TCE)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADING DETAIL

SPOT ELEVATION LEGEND:

ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT ELEVATION UNLESS NOTED OTHERWISE. RE: PLAN VIEW, LEGEND AND DETAILS FOR CURB TYPE AND TO CALCULATE TOP OF CURB ELEVATION.

TC	TOP OF CURB
FG	FINISHED GRADE WITHIN GREENSPACE
TS	TOP OF STRUCTURE
FC	CURB DEPRESSED TO BE FLUSH WITH ADJACENT PAVEMENT
HP	HIGH POINT
LP	LOW POINT
ME±	MATCH EXISTING
FFE	FINISH FLOOR ELEVATION AT TOP OF SLAB
HFG	HIGH FINISHED GRADE
LFG	LOW FINISHED GRADE
BW	BOTTOM WALL
TW	TOP WALL

NOTE: BW & TW LABELS ARE REPRESENTATIVE OF FINISH GRADES AT THE WALL

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.07.29	CITY DEVELOPMENT REVIEW COMMENTS	

DEVELOPMENT PLAN
 GRADING PLAN

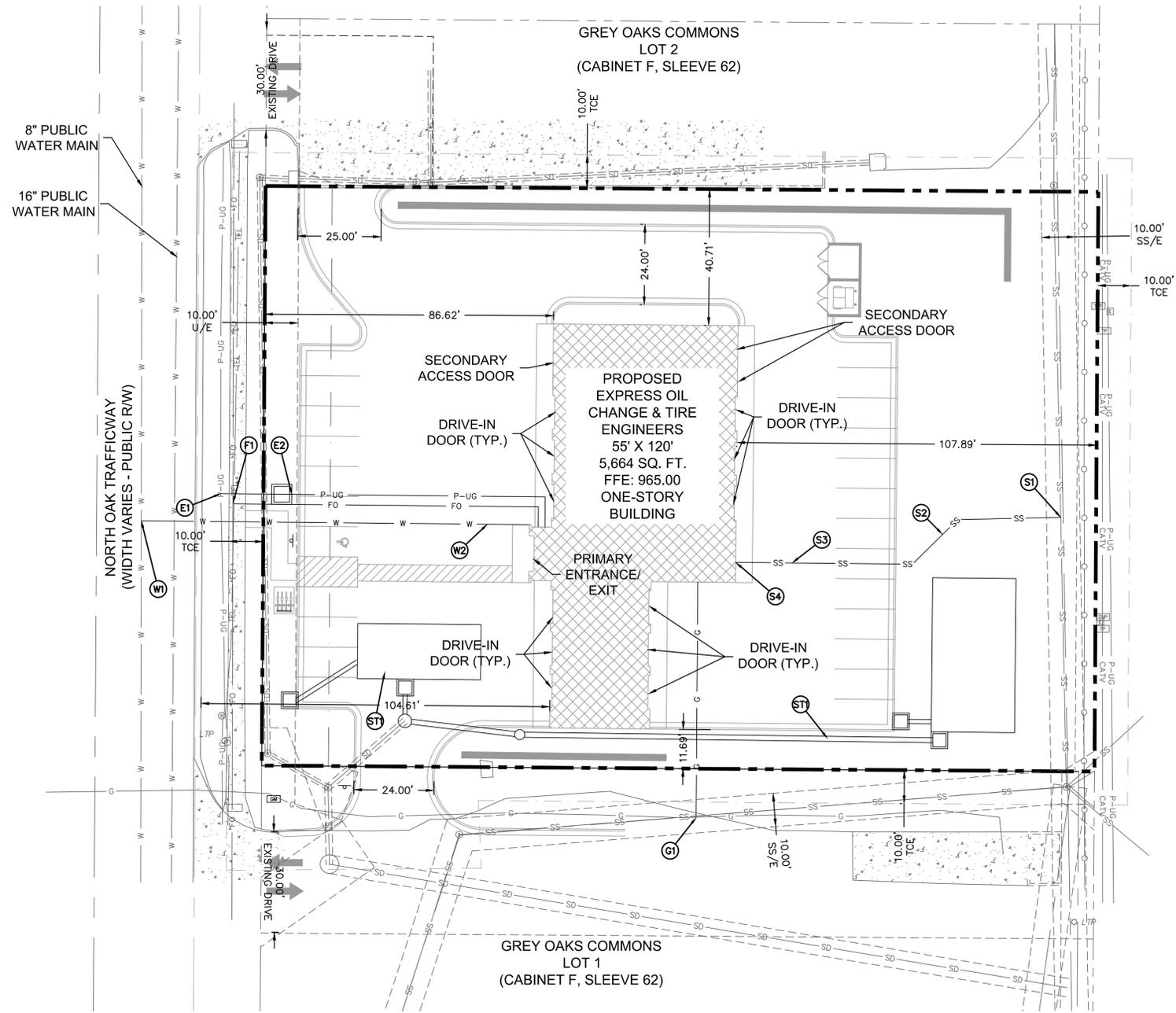
EXPRESS OIL CHANGE & TIRE ENGINEERS
 7841 N OAK TRAFFICWAY

KANSAS CITY, MO

drawn by: HMO
 checked by: RK
 approved by: _____
 QA/QC by: _____
 project no.: 022-02484
 drawing no.: _____
 date: 2022.06.27

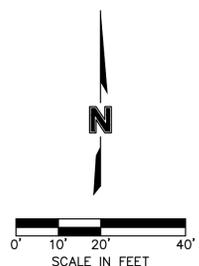
SHEET
 C3.0

DWG: F:\2022\02001-02484\02-02484\02-Design\AutoCAD\02-Design\Sheets\GNVC\02-02484.dwg
 DATE: Jul 23, 2022 11:55am
 USER: kolesof
 C:\PBLK_02202484
 V:\XBOJ_02202484
 C:\BASE_02202484



LEGEND	
---	PROPERTY LINE
P-OH	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTIC
T	EXISTING TELEPHONE SERVICE
G	EXISTING NATURAL GAS SERVICE
CATV	EXISTING CABLE TELEVISION
W	EXISTING WATER SERVICE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
SS	PROPOSED SANITARY SEWER
W	PROPOSED DOMESTIC WATER
P-UG	PROPOSED POWER SERVICE
G	PROPOSED GAS SERVICE
FO	PROPOSED COMM SERVICE
---	TEMPORARY CONSTRUCTION EASEMENT

- NOTES:**
- POWER**
 E1. CONNECT TO EXISTING POWER LINE ALONG NORTH OAK TRAFFICWAY AND INSTALL ± 18 L.F. OF PRIMARY CONDUIT PER CITY OF KANSAS CITY, MO (KCMO) STANDARDS AND CONNECT TO TRANSFORMER
- E2. INSTALL ± 88 L.F. OF SECONDARY CONDUIT PER KCMO STANDARDS ROUTE TO PROPOSED OFFICE LOCATION
- GAS**
 G1. CONNECT TO EXISTING GAS LINE AND INSTALL ± 70 L.F. OF CONDUIT PER KCMO STANDARDS ROUTE TO PROPOSED BUILDING
- FIBER**
 F1. CONNECT TO EXISTING COMM LINE AND INSTALL ± 98 L.F. OF CONDUIT PER KCMO STANDARDS ROUTE TO PROPOSED OFFICE LOCATION
- STORM**
 ST1. INSTALL PRIVATE SITE STORM SYSTEM
- SANITARY SEWER**
 S1. TEE INTO EXISTING 8" SANITARY SEWER MAIN
- S2. INSTALL 103 LF OF 4" PVC (SDR-26) W/ PUSH ON JOINTS
- S3. INSERT CLEANOUT PRIOR TO ENTERING THE BUILDING
- S4. FERNCO STRONGBACK FOR DISSIMILAR PIPE CONNECTION AT BUILDING
- WATER**
 W1. TEE IN TO EXISTING 8" DISTRIBUTION LINE LOCATED BENEATH NORTH OAK DRIVE
- W2. INSTALL 116 L.F. OF 1" DOMESTIC WATER SERVICE TO PROPOSED BUILDING OFFICE. MAINTAIN 42" MINIMUM DEPTH
- NOTE: OFF SITE UTILITIES ARE BASED ON PROVIDED UTILITY MAPS AND HAVE NOT BEEN SURVEYED.



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022.07.29	CITY DEVELOPMENT REVIEW COMMENTS	

DEVELOPMENT PLAN
 UTILITY PLAN

EXPRESS OIL CHANGE & TIRE ENGINEERS
 7841 N OAK TRAFFICWAY

KANSAS CITY, MO

2022

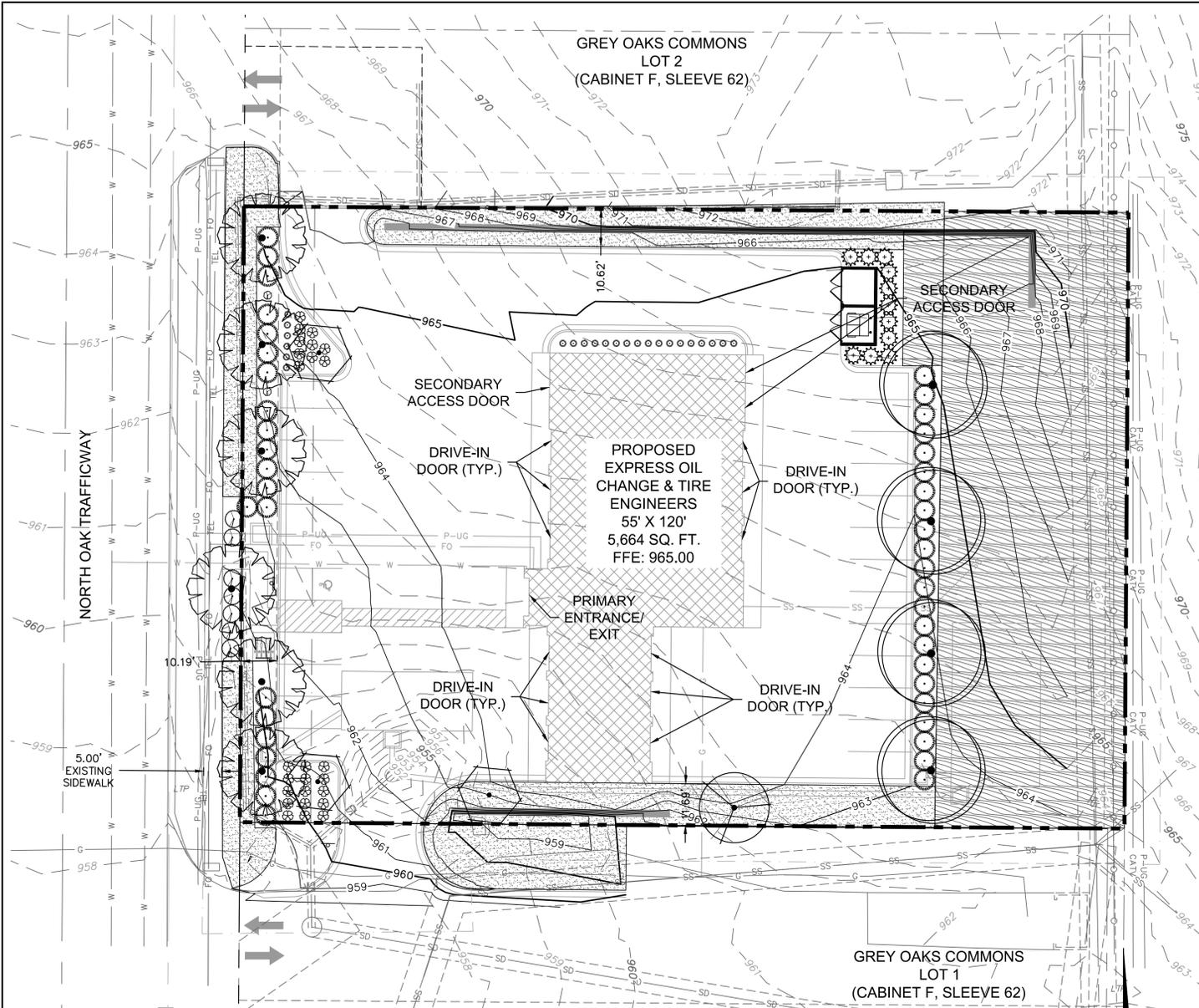
drawn by: HMO
 checked by: BK
 approved by: _____
 QA/QC by: _____
 project no.: 022-02484
 drawing no.: _____
 date: 2022.06.27

SHEET
 C4.0

olsson

7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170
 www.olson.com

DWG: F:\2022\0201-02484\02-02484.dwg DATE: Jul 23, 2022 11:55am USER: hcbsef6 C:\BASE01_02202484 C:\BASE01_02202484 C:\BASE_02202484 V_XBOU_02202484 C_PTBK_02202484



COMMON/ SCIENTIFIC NAME	PLS RATE: LBS./AC.
BIG BLUESTEM (KAW) ANDROPOGON GERARDII	2
CANADA WILDRIE ELYMUS CANADENSIS	10
INDIANGRASS (OSAGE) SORGHASTRUM NUTANS	2
LITTLE BLUESTEM (ALDOUS) SCHIZACHYRIUM SCOPARUM	2
SIDEOTS GRAMA (EL RENO) BOUPELLOIA CURTIPENDULA	6.3
STERILE WHEATGRASS REGREEN/QUICK GUARD	10
SWITCHGRASS (BLACKWELL) PANICUM VIRGATUM	0.7
TALL DROPSEED SPOROBOLUS COMPOSITUS	0.5
WESTERN WHEATGRASS (BARTON) PASCOPIRYM SMITHII	4
WILDFLOWERS	
BUTTERFLY MILKWEED ASCLEPIAS TUBEROSA	0.3
COMMON MILKWEED ASCLEPIAS SYRIACA	0.3
BLACK EYED SUSAN RUBECKIA HIRTA	0.3
BLANKET FLOWER GAILLARDIA X GRANDIFLORA	0.5
FALSE SUNFLOWER HELIOPSIS HELIANTHOIDES	0.5
LANCE-LEAF COREOPSIS COREOPSIS LANCEOLATA	0.5
MAXIMILIAN SUNFLOWER HELIANTHUS MAXIMILIANI	0.2
NEW ENGLAND ASTER ASTER NOVAE-ANGLIAE	0.1
PINNATE PRAIRIE CONEFLOWER RATIBIDA PINNATA	0.2
PLAINS COREOPSIS COREOPSIS TINCTORIA	0.2
PURPLE CONEFLOWER ECHINACEA PURPUREA	0.3
UPRIGHT PRAIRIE CONEFLOWER RATIBIDA COLUMNIFERA	0.3
DAMES ROCKET HESPERIS MATRONALIS	0.3
LEMON MINT MONARDA CITRIODORA	0.3
PITCHER SAGE SALVIA AZUREA	0.2
WILD BERGAMOT MONARDA FISTULOSA	0.2
ILLINOIS BUNDLEFLOWER DESMANTHUS ILLINOENSIS	1
COMMON EVENING PRIMROSE OENOTHERA BIENNIS	0.2
HOARY VERBENA VERBENA STRICTA	0.1
PURPLE PRAIRIE CLOVER DALEA PURPUREA	0.8
ROUNDHEAD LESPEDEZA LESPEDEZA CAPITATA	0.3
SHOWY PARTRIDGE PEA CHAMAECRISTA FASCICULATA	3.0
WHITE PRAIRIE CLOVER DALEA CANDIDA	0.2
TOTALS:	47.8

*A COVER CROP OF ANNUAL RYE SHALL BE SEEDED AT A RATE OF 120 LBS./ACRE IN ALL NATIVE SEEDED AREAS. THE COVER CROP SHALL BE SEEDED SEPARATELY FROM THE NATIVE SEED. USE 50 LBS./AC. OF FERTILIZER (15-30-15)

	EXISTING		PROPOSED		DEVIATION REQUESTED?	APPROVED
	CP-2	CP-2	CP-2	CP-2		
ZONING	CP-2	CP-2	CP-2	CP-2	NO	
GROSS LAND AREA	43,221 SQ. FT.	0.99 AC.	43,221 SQ. FT.	0.99 AC.	NO	
RIGHT-OF-WAY DEDICATION	0 SQ. FT.	0 AC.	0 SQ. FT.	0 AC.	NO	
NET LAND AREA	43,221 SQ. FT.	0.99 AC.	43,221 SQ. FT.	0.99 AC.	NO	
BUILDING AREA	0 SQ. FT.	5,664 SQ. FT.			NO	
FLOOR AREA RATIO	0.00	0.13			NO	
RESIDENTIAL USE INFO	N/A	N/A			NO	
TOTAL DWELLING UNITS	0	0			NO	
DETACHED HOUSE	0	0			NO	
ZERO LOT LINE HOUSE	0	0			NO	
COTTAGE HOUSE	0	0			NO	
SEMI-ATTACHED HOUSE	0	0			NO	
TOWNHOUSE	0	0			NO	
TWO-UNIT HOUSE	0	0			NO	
MULTI-UNIT HOUSE	0	0			NO	
COLONNADE	0	0			NO	
MULTI-UNIT BUILDING	0	0			NO	
TOTAL LOTS	1	1			NO	
RESIDENTIAL	0	0			NO	
PUBLIC/CIWC	0	0			NO	
COMMERCIAL	1	1			NO	
INDUSTRIAL	0	0			NO	
OTHER	0	0			NO	

PROPOSED USES	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
VEHICLE	12*	23	4***	4	NO
ADA	1**	1			NO
TOTAL	13	24	4	4	

*2 SPACES PER SERVICE BAY X 6 SERVICE BAYS = 12 SPACES REQUIRED
 **1 ADA SPACE IS REQUIRED WHEN 1-25 TOTAL OFF-STREET SPACES ARE PROPOSED
 ***3 SHORT TERM SPACES OR 10% OF PROPOSED OFF-STREET PARKING, WHICHEVER IS GREATER, AND ONE LONG TERM SPACE

88-425 LANDSCAPE REQUIREMENTS		
	REQUIRED	PROPOSED
88-425-03 STREET TREES N. OAK TRAFFICWAY	1 TREE PER 30' OF STREET FRONTAGE (197 LF)	6 TREES
88-425-04 GENERAL	1 TREE PER 5,000 SF OF BUILDING FOOTPRINT	1 PROPOSED TREES
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS	10' WIDE 1 PER 30' TREES	10' WIDE 3 TREES
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT RESIDENTIAL	10' WIDE CONTINUOUS 3' HT. SCREEN	32 EVERGREEN SHRUBS
88-425-05 BUFFER WIDTH SHRUBS/WALL/BERM	10' WIDE CONTINUOUS 3' HT. SCREEN	41' WIDE 21 EVERGREEN SHRUBS
88-425-06 INTERIOR VEHICULAR USE AREA	35 SF PER EACH SPACE 1 PER 5 SPACES 1 PER SPACE	BUFFER WIDTH 4 TREES 21 SHRUBS
88-425-09 MECHANICAL/UTILITY EQUIPMENT SCREENING	SCREENED FROM PUBLIC VIEW	SEE PLAN

PLANT SCHEDULE						
REV. NO.	DATE	REVISIONS DESCRIPTION	BOTANICAL / COMMON NAME	SIZE	CALIPER	QTY
1	2022/07/29	CITY DEVELOPMENT REVIEW COMMENTS	ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM	B & B	2" CAL	6
			NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	B & B	2" CAL	1
			ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	B & B	2" CAL	3
			JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	36" HT.		21
			BUXUS SEMPERVIRENS 'DERUNK' AMERICAN BOXWOOD	5 GAL		2
			JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	36" HT.		22
			QUERCOUS BICOLOR SWAMP WHITE OAK	B & B	2" CAL	4
			DIERVILLA RIVULARIS 'KODIAK ORANGE' KODIAK ORANGE BUSH-HONEYSUCKLE	5 GAL		25
			PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	1 GAL		23
			JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	B&B 5-6' HT.		11
			JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	36" HT.		7
			FESTUCA TURF TYPE TALL FESCUE BLEND	SOD		10,221 SF
			NATIVE VEGETATION SEED MIX	CONT	SPACING	9,561 SF

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2022/07/29	CITY DEVELOPMENT REVIEW COMMENTS

DEVELOPMENT PLAN
LANDSCAPE PLAN

EXPRESS OIL CHANGE & TIRE ENGINEERS
7841 N OAK TRAFFICWAY

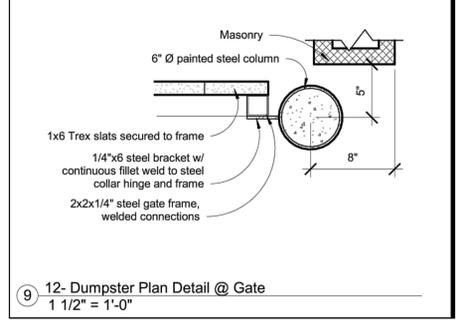
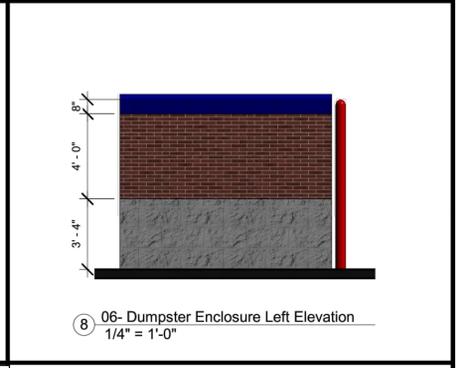
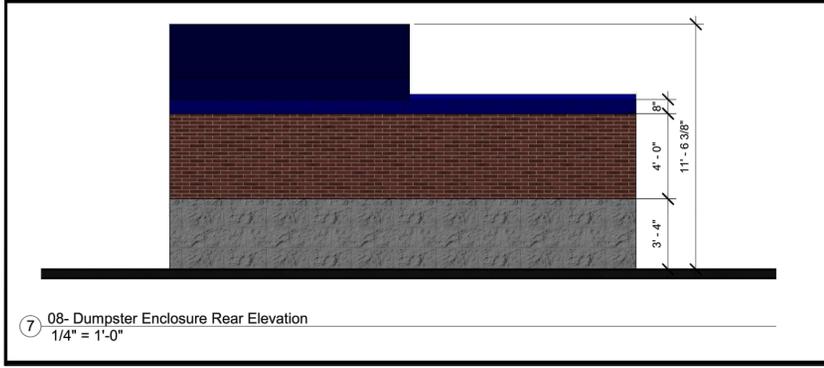
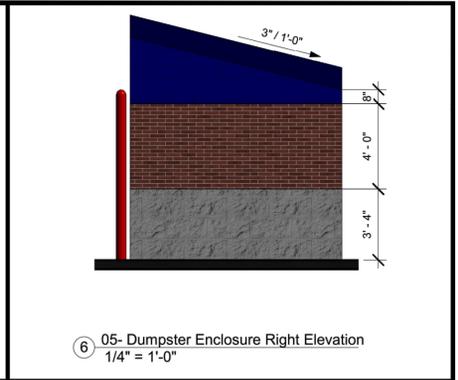
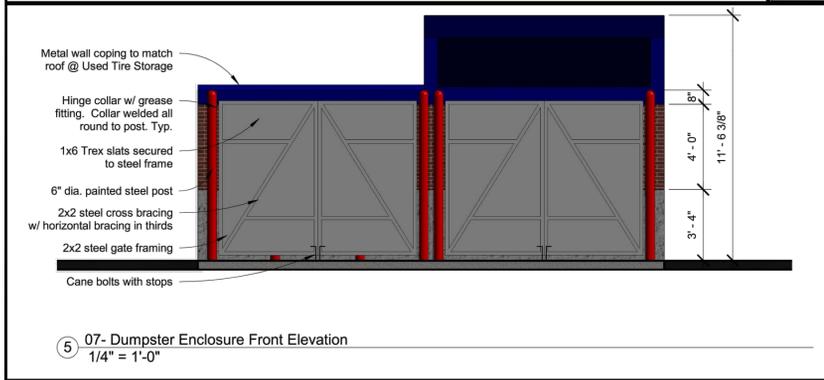
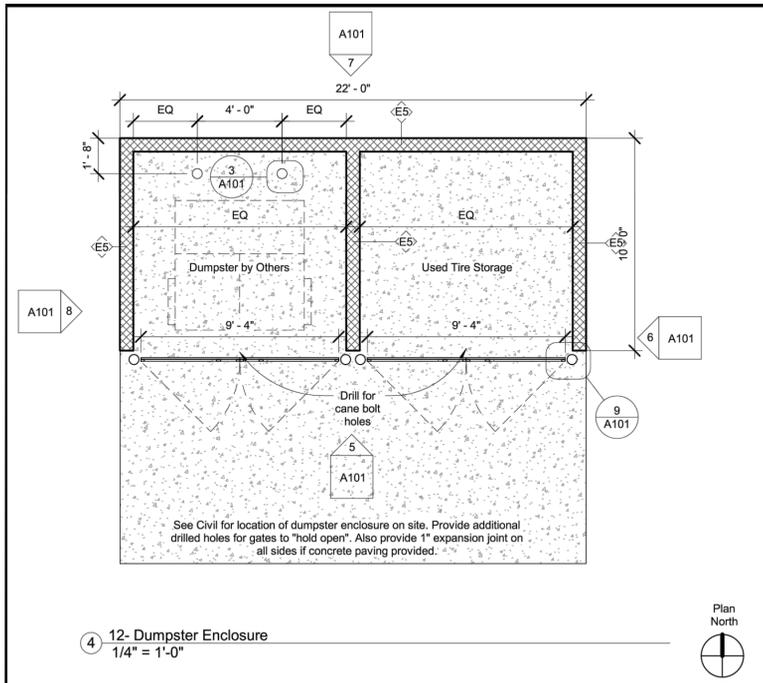
KANSAS CITY, MO

2022

BY

DATE

SHEET
C5.0



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2022/07/29	CITY DEVELOPMENT REVIEW COMMENTS	

DEVELOPMENT PLAN
 DUMPSTER ELEVATIONS
 EXPRESS OIL CHANGE & TIRE ENGINEERS
 7841 N OAK TRAFFICWAY
 KANSAS CITY, MO
 2022



NOT FOR CONSTRUCTION

Note: Align top of exterior wall packs with bottom of banding at 12'-0" a.f.f. Do not locate exterior wall packs on side of building that contains illuminated lightbars or sconces by others, unless at exit doors as indicated on the Electrical Drawings.

Express Oil Change & Tire Engineers
 Single Building - Right Hand Oil Change w / Side Tire Storage
 Kansas City, MO

CONCEPTUAL

No.	Description	Date

© 2022 Aho Architects, LLC. All Rights Reserved.

Exterior Elevation - Front

Project number	TBD
Date	06/02/2022
Drawn by	ARC
Checked by	TAA

A200
Scale As indicated

6/14/2022 12:39:29 PM



① 01- Front Elevation
3/16" = 1'-0"

MATERIAL LEGEND

- 
 Wall Base:
Painted Split-faced CMU
Sherwin Williams Color:
SW 7669 Summit Gray
- 
 Wall Field:
Unpainted Structural Half-Highs
Quik-Brick
Color: Richfield
- 
 Wall Accent:
Painted Structural Half-Highs
Sherwin Williams Color:
SW6966 Blueblood
- 
 Roof:
Berridge Standing Seam Metal Roof
Color: Royal Blue
- 
 Storefront:
YKK
Color: Clear Anodized



Development / Plat Information:
Grey Oaks Commons
Lot 2, Tract B

Drawings prepared by:
Aho Architects, LLC
265 Riverchase Pkwy., E., Ste. 204
Hoover, AL 35244
Acain@ahoarch.com



NOT FOR CONSTRUCTION

Express Oil Change & Tire Engineers
 Single Building - Right Hand Oil Change w / Side Tire Storage
 Kansas City, MO

Note: Align top of exterior wall packs with bottom of banding at 12'-0" a.f.f. Do not locate exterior wall packs on side of building that contains illuminated lightbars or sconces by others, unless at exit doors as indicated on the Electrical Drawings.



① 02- Rear Elevation
 3/16" = 1'-0"

MATERIAL LEGEND

- 
 Wall Base:
 Painted Split-faced CMU
 Sherwin Williams Color:
 SW 7669 Summit Gray
- 
 Wall Field:
 Unpainted Structural Half-Highs
 Quik-Brick
 Color: Richfield
- 
 Wall Accent:
 Painted Structural Half-Highs
 Sherwin Williams Color:
 SW6966 Blueblood
- 
 Roof:
 Berridge Standing Seam Metal Roof
 Color: Royal Blue
- 
 Storefront:
 YKK
 Color: Clear Anodized

Development / Plat Information:
 Grey Oaks Commons
 Lot 2, Tract B

Drawings prepared by:
 Aho Architects, LLC
 265 Riverchase Pkwy., E., Ste. 204
 Hoover, AL 35244
 Acain@ahoarch.com



CONCEPTUAL

No.	Description	Date

© 2022 Aho Architects, LLC.
 All Rights Reserved.

Exterior Elevation - Rear

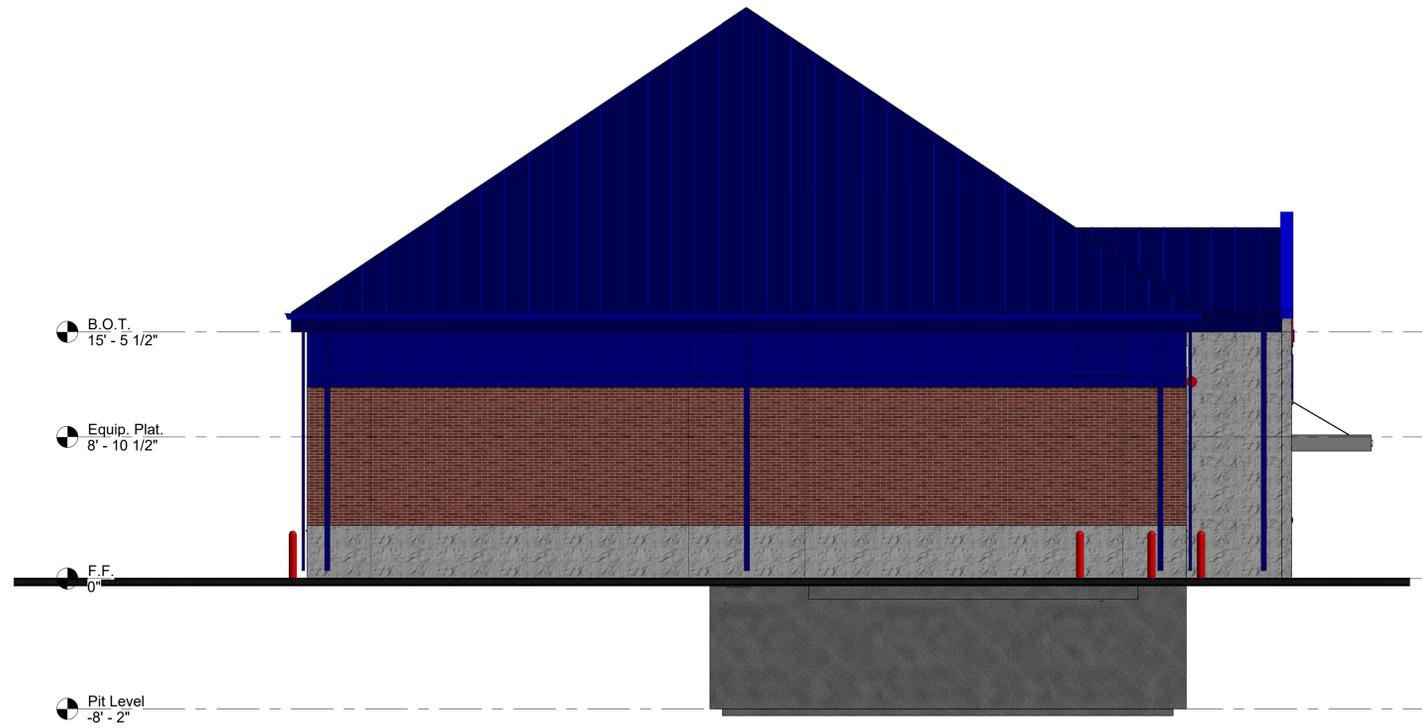
Project number	TBD
Date	06/02/2022
Drawn by	ARC
Checked by	TAA

A201
 Scale As indicated

Note: Align top of exterior wall packs with bottom of banding at 12'-0" a.f.f. Do not locate exterior wall packs on side of building that contains illuminated lightbars or sconces by others, unless at exit doors as indicated on the Electrical Drawings.

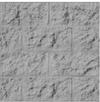


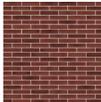
NOT FOR CONSTRUCTION



① 04- Left Elevation
3/16" = 1'-0"

MATERIAL LEGEND

- 
 Wall Base:
Painted Split-faced CMU

 Sherwin Williams Color:
SW 7669 Summit Gray
- 
 Wall Field:
Unpainted Structural
Half-Highs

 Quik-Brick
Color: Richfield
- 
 Wall Accent:
Painted Structural Half
Highs

 Sherwin Williams Color:
SW6966 Blueblood
- 
 Roof:
Berridge Standing Seam
Metal Roof

 Color: Royal Blue
- 
 Storefront:
YKK

 Color: Clear Anodized

Development / Plat Information:
Grey Oaks Commons
Lot 2, Tract B

Drawings prepared by:
Aho Architects, LLC
265 Riverchase Pkwy., E., Ste. 204
Hoover, AL 35244
Acain@ahoarch.com



CONCEPTUAL

No.	Description	Date

© 2022 Aho Architects, LLC.
All Rights Reserved.

Exterior Elevation -
Left

Project number	TBD
Date	06/02/2022
Drawn by	ARC
Checked by	TAA

A202
Scale As indicated

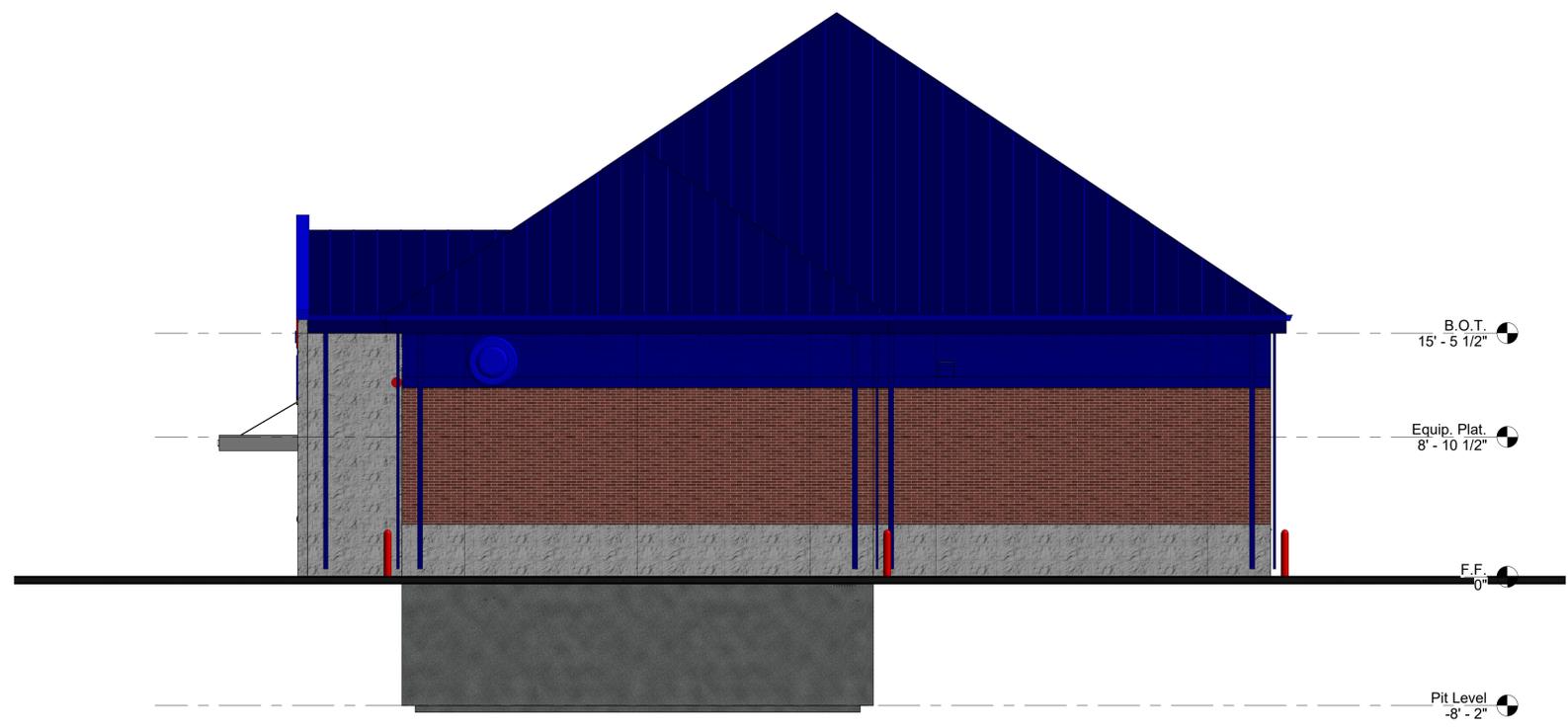
Express Oil Change & Tire Engineers
 Single Building - Right Hand Oil Change w / Side Tire Storage
 Kansas City, MO



**NOT FOR
CONSTRUCTION**

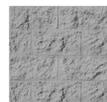
Express Oil Change & Tire Engineers
Single Building - Right Hand Oil Change w / Side Tire Storage
Kansas City, MO

Note: Align top of exterior wall packs with bottom of banding at 12'-0" a.f.f. Do not locate exterior wall packs on side of building that contains illuminated lightbars or sconces by others, unless at exit doors as indicated on the Electrical Drawings.



① 03- Right Elevation
3/16" = 1'-0"

MATERIAL LEGEND

- 

Wall Base:
Painted Split- faced CMU
Sherwin Williams Color:
SW 7669 Summit Gray
- 

Wall Field:
Unpainted Structural
Half-Highs
Quik-Brick
Color: Richfield
- 

Wall Accent:
Painted Structural Half
Highs
Sherwin Williams Color:
SW6966 Blueblood
- 

Roof:
Berridge Standing Seam
Metal Roof
Color: Royal Blue
- 

Storefront:
YKK
Color: Clear Anodized

Development / Plat Information:
Grey Oaks Commons
Lot 2, Tract B

Drawings prepared by:
Aho Architects, LLC
265 Riverchase Pkwy., E., Ste. 204
Hoover, AL 35244
Acain@ahoarch.com



CONCEPTUAL

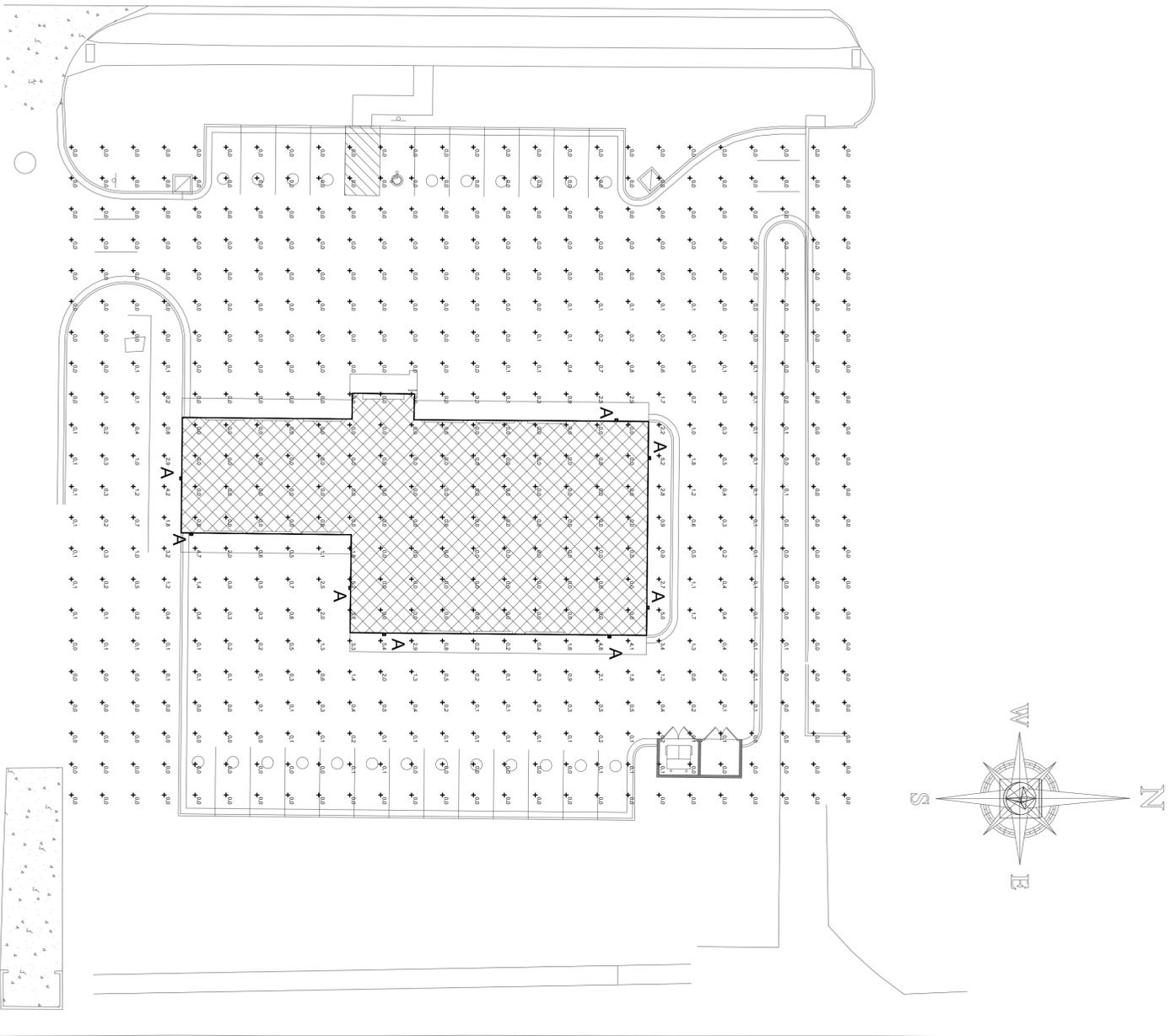
No.	Description	Date

© 2022 Aho Architects, LLC.
All Rights Reserved.

Exterior Elevation - Right

Project number	TBD
Date	06/02/2022
Drawn by	ARC
Checked by	TAA

A203
Scale As indicated



1 Site Plan - Photometrics
1" = 20'-0"

100W
100W Adjustable Wall Mount Luminaire
100W Adjustable Wall Mount Luminaire
100W Adjustable Wall Mount Luminaire

150W
150W Adjustable Wall Mount Luminaire
150W Adjustable Wall Mount Luminaire
150W Adjustable Wall Mount Luminaire

200W
200W Adjustable Wall Mount Luminaire
200W Adjustable Wall Mount Luminaire
200W Adjustable Wall Mount Luminaire

Model	Power (W)	Beam Angle	Mounting Height (ft)	Number of Lamps	Lamp Output (lm)	LLF	Input Power (W)
100W	100	30°	12-15	1	2467	1	25.89

2 Light Fixture Cutsheets
N.T.S.

Schedule	Symbol	Label	Image	QTY	Manufacturer	Catalog	Mounting Height	Number Lamps	Lamp Output	LLF	Input Power	Notes
	□	A		8	MakLite	MIP-SM2BUTS-VC840B	12AFF	1	2467	1	25.89	8Sport Lumeq 10mp

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	5.4 fc	0.0 fc	N/A	N/A

Preliminary		
No.	Description	Date

© 2022 Aho Architects, LLC.
All Rights Reserved.

Site Plan -
Photometrics

Project number: 22018

Date: 06/23/2022

Drawn by: TH

Checked by: GW

E700

Scale: 1" = 20'-0"

Express Oil Change & Tire Engineers

Single Building - Right Hand Oil Change

Kansas City, Missouri



SCALE = 1/16"=1'

ELEVATION 19'

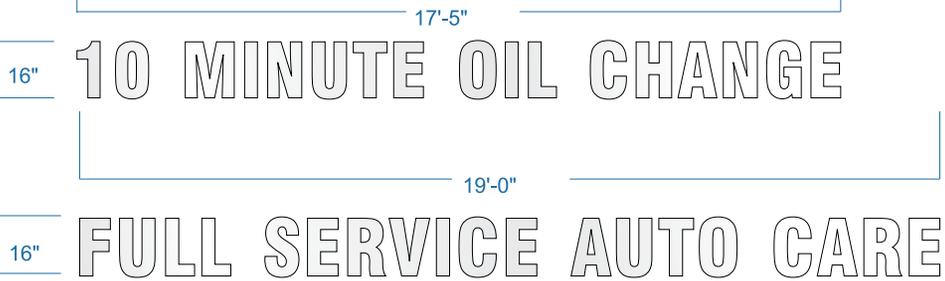
Page 1 of 3

1 01- Front Elevation
1/16" = 1'-0"

Oak Road - Kansas City, MO



Non-Illuminated Channel Letters



Decorative Wall Pack



Scale 1/16"=1'
Raceways to match Blue



6'x8' Building sign

Oak Road - Kansas City, MO

1 01- Rear Elevation
1/16" = 1'-0"

SCALE = 1/16"=1'

ELEVATION 19'

Page 2 of 3



Complete Sign Fabrication, Installation & Service

877-285-6732

LOCATION: Kansas City, MO
DATE: 06-14-2022

SALES REP: John Reynolds
DESIGN BY: Larry

Building 6-14-22.cdr

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY ILLUMINATED SIGN IMAGES. THIS DESIGN IS THE PROPERTY OF ILLUMINATED SIGN IMAGES AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ILLUMINATED SIGN IMAGES. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
© 1999-2022 ALL RIGHTS RESERVED

UL LISTED
 Complete Sign Fabrication, Installation & Service
877-285-6732
 LOCATION: Kansas City, MO
 DATE: 06-14-2022
 SALES REP: John Reynolds
 DESIGN BY: Larry

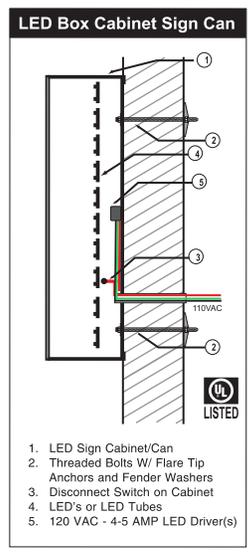
Building 6-14-22.cdr
 THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY ILLUMINATED SIGN IMAGES. THIS DESIGN IS THE PROPERTY OF ILLUMINATED SIGN IMAGES AND IS LOANED TO YOU BY ILLUMINATED SIGN IMAGES. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED IN THIS DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER. ILLUMINATED SIGN IMAGES, ANY SUCH ACTIONS SHALL BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
 © 1999-2022 ALL RIGHTS RESERVED

SCALE = 1/16"=1'

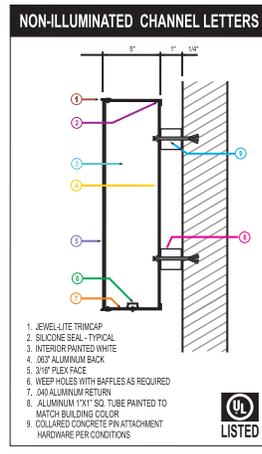
ELEVATION 19'

Page 3 of 3

INSTALLATION ENGINEERING DRAWINGS PER INSTALLATION

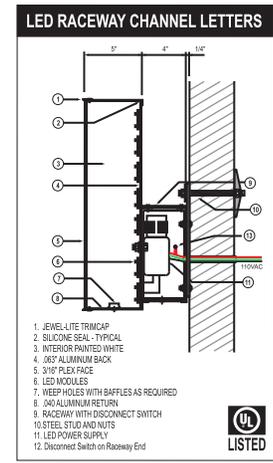


1. LED Sign Cabinet/Can
2. Threaded Bolts W/ Flare Tip Anchors and Fender Washers
3. Disconnect Switch on Cabinet
4. LED's or LED Tubes
5. 120 VAC - 4-5 AMP LED Driver(s)



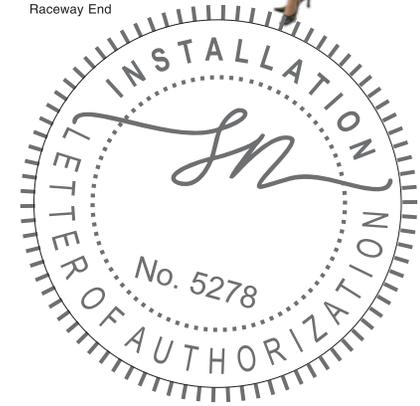
1. JEWEL-LITE TRIMCAP
2. SILICONE SEAL - TYPICAL
3. INTERIOR PAINTED WHITE
4. .063" ALUMINUM BACK
5. 3/16" PLEXIFACE
6. WEEP HOLES WITH BAFFLES AS REQUIRED
7. .040 ALUMINUM RETURN
8. ALUMINUM 1"x1" SQ. TUBE PAINTED TO MATCH BUILDING COLOR
9. COLLARED CONCRETE PIN ATTACHMENT HARDWARE PER CONDITIONS

1. 1" Trimcap/Jewelite Retainers
2. Silicone Seal
3. Interior White for Illumination
4. .063 Aluminum Back
5. 3/16" Acrylic Faces
6. Weep Holes for draining
7. .040 Baked Enamel Aluminum Returns
8. Aluminum 1"x1" Sq. Tube Painted To Match Building Color
9. Collared Concrete Pin Attachment Hardware Per Conditions

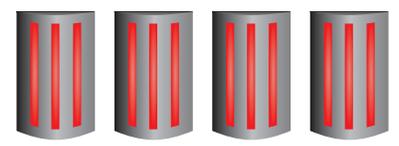


1. JEWEL-LITE TRIMCAP
2. SILICONE SEAL - TYPICAL
3. INTERIOR PAINTED WHITE
4. .063" ALUMINUM BACK
5. 3/16" PLEXIFACE
6. LED MODULES
7. WEEP HOLES WITH BAFFLES AS REQUIRED
8. .040 ALUMINUM RETURN
9. RACEWAY WITH DISCONNECT SWITCH
10. STEEL STUD AND NUTS
11. LED POWER SUPPLY
12. Disconnect Switch on Raceway End

1. 1" Gold Trimcap/Jewelite Retainers
2. Baked Enamel Aluminum Returns
3. Interior White for Illumination
4. .063 Aluminum Back
5. 3/16" Acrylic Faces
6. LED's
7. Weep Holes for draining
8. .040 Baked Enamel Aluminum Returns
9. Aluminum Raceways Painted To Match Building Color
10. Steel Studs, Washers & Nuts Attachment Hardware Per Conditions
11. LED Power Supply
12. Disconnect Switch On Raceway End



10 MINUTE OIL CHANGE
 FULL SERVICE AUTO CARE



Oak Road - Kansas City, MO

Note: Sign scale is approximate and may differ slightly from actual installation size



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00119

Meeting Date: July 28, 2022

Meeting Location: Gashland Presbyterian Church (8029 N Oak Trafficway)

Meeting Time (include start and end time): 6:00pm-7:00pm

Additional Comments (optional):

- zero opposition from the neighbors; happy to have this type of business as their neighbor
- questioned the types of proposed trees and associated diseases
- confirmed that Express Oil will help maintain the white fence to the east of the property
- questioned the height of the building but ultimately were not concerned
- asked about traffic patterns at the north entrance/exit of the adjacent Casey's
- asked about underground detention feature for explanation on its function
- asked about building floor elevation relative to Casey's
- asked about the distance and buffer from the parking lot to the east property line
- asked about signage and lighting on the building
- asked to confirm that existing north and south access would be the only access for Express Oil

