



# CITY PLAN COMMISSION STAFF REPORT

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

March 21, 2023

**Project Name**  
Skyview Industrial

**Docket #9**

**Request**  
CD-CPC-2023-00018  
Development Plan – Non-Residential

**Applicant**  
Perla Diosdado  
Kimley-Horn  
805 Pennsylvania Ave Kansas City, MO  
64105

**Owner**  
William Mann Trust  
9601 N Platte Purchase Dr Kansas City,  
MO 64155

Location                    11620 NW Skyview Ave  
Area                            About 64 acres  
Zoning                        M2-5  
Council District            2<sup>nd</sup>  
County                        Platte  
School District             Platte County R-III

**Surrounding Land Uses**  
**North:** I-435, agriculture/undeveloped  
uses, zoned AG-R  
**South:** industrial, agricultural uses, zoned  
M2-3  
**East:** agriculture/undeveloped uses,  
zoned AG-R  
**West:** agriculture/undeveloped uses,  
zoned AG-R

**Major Street Plan**  
NW Skyview Ave is identified on the City's  
Major Street Plan as a Thoroughfare. I-435  
is identified as a Freeway.

**Land Use Plan**  
The KCIA Area Plan recommends  
Commercial/Industrial future land use for  
this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 1/30/2023. No scheduling deviations from 2023 Cycle F have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located with a registered neighborhood or homes associations.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on March 7, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site is currently undeveloped. There is a regulated stream crossing the southeast portion of the site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan, which also serves as a preliminary plat, to allow an industrial complex in district M2-5 on about 64 acres generally located at the southwest corner of I-435 and NW Skyview Avenue.

## CONTROLLING + RELATED CASES

**CD-CPC-2022-00170** – Ordinance 221027 – request to approve a rezoning without plan from District AG-R to District M2-5 on about 64 acres generally located at the southwest corner of I-435 and NW Skyview Ave. **Approved December 8, 2022**

## PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Approval with Conditions

**PLAN REVIEW**

The proposed development plan and preliminary plat includes the creation of eight lots and two tracts. Proposed public right of way will connect all lots back to NW Skyview Avenue and extend public utilities. There is a regulated stream crossing the subject site towards the southeast corner. Proposed stormwater detention within Tract B is located adjacent to the stream. Lot 102 will contain a convenience store, Lots 101 and 203 will contain buildings for flex office and warehouse uses, and Lots 201, 202, 204, 301, and 302 will contain light industrial and warehouse uses.

The entire development area will contain approximately 883 parking spaces to accommodate all uses and buildings. Parking includes both standard vehicle parking and semi-truck loading dock parking. At the southeast corner of the site a small portion of land will be dedicated as right of way to satisfy the required width of NW Skyview Ave per the Major Street Plan.

As the development plan is still somewhat conceptual until tenants are chosen, design guidelines for the subject site were provided by the applicant rather than detailed building elevations. Building materials and elevations, landscaping, and lighting will all be reviewed in more detail at the time of each project plan when the lots are ready to be developed.

**PLAN ANALYSIS**

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

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	Yes	Yes	Complies with 88-305-13-B
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions for approval at time of project plan and affidavit prior to C of O
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions for approval at time of project plan and affidavit prior to C of O
Sign Standards (88-445)	Yes	Yes	Subject to condition of separate permitting
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 plan complies with the Zoning and Development Code, subject to conditions, and Area Plan recommendation of Commercial/Industrial on the subject property.*
- B. The proposed use must be allowed in the district in which it is located;**  
*The subject site was recently rezoned to M2-5 (approved by Ordinance 221027), which permits all the proposed light industrial, warehouse, and commercial uses.*
- 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 circulation around the site is expected to be adequate to serve each lot efficiently. The public road extension off of NW Skyview Ave will provide vehicular access to each proposed lot. Circulation and truck traffic will continue to be reviewed more in-depth on a site by site basis at the time of each project plan.*
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**  
*There are sidewalks shown on the plans. Pedestrian connectivity will continue to be reviewed more in-depth on a site by site basis at the time of each project plan. The predominant nature of the development area will be industrial with primarily truck and vehicular traffic, so staff does not expect there will be extensive pedestrian-oriented infrastructure.*
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**  
*The proposed plan shows all public utilities to be extended to serve the site. Each proposed lot will be adequately served after the public mains are extended.*
- 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.**  
*Building orientation is appropriate for the proposed uses. Building materials will be reviewed at the time of project plan for each phase per the design guidelines submitted by the applicant.*
- 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 and screening will be reviewed for compliance at the time of each project plan.*
- 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 amount of impervious surface will increase substantially, as the previous use was agriculture. This increase is expected due to the typical development of commercial and industrial projects.*
- 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.**

*The majority of trees on the subject property are located along the property lines and stream buffer. There is a hold on the parcel for land disturbance, including tree clearing, of over an acre without receiving land disturbance permits. Penalty fees will be applied when the applicant obtains site disturbance permits. The plan does not call out trees along the property lines to be removed, as the plan is still somewhat conceptual. The plan does identify areas of the stream buffer that will be disturbed in order to build the public road across the stream on-site.*

**ATTACHMENTS**

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

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,



Genevieve Kohn  
Planner



## Plan Conditions

Report Date: March 16, 2023

Case Number: CD-CPC-2023-00018

Project: Skyview Industrial

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

1. All stormwater detention ponds and areas of steep slopes shall be planted with native grasses/seed mix and native shrubs.
2. The developer shall secure approval of a project plan(s) from the City Plan Commission prior to building permit for each proposed building.
3. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. All outdoor storage areas shall be screened with opaque fencing

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

5. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
6. 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.
7. 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.
8. The developer must dedicate additional right of way for NW Skyview Ave as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
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.
10. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
11. The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
12. 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.
13. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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

15. The developer must secure permits to extend public sanitary and 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.
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.

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

17. 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)
18. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
20. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
21. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
22. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
  - A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
  - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
  - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
23. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
24. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

25. Skyview Avenue & Access A
  - 1) Construct a northbound left-turn lane with a length of 250 feet plus an appropriate taper
  - 2) Construct a southbound right-turn lane so that the second southbound lane on Skyview Avenue terminates as a right-turn lane at the intersection.
  - 3) Provide two eastbound lanes exiting the development site as separate left-turn and right turn lanes.Access A
  - 1) The easternmost gas station drive along Access A should be restricted to right-in/right out only access.

*Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.*

26. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

*Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.*

27. 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.
28. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
29. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
30. The developer must show the limits of the 100-year floodplain 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.
31. The proposed Stream Reroute needs to be approved by FEMA prior to Approval of Final Stream Buffer Plans and prior to the issuance of any permits.

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

32. 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>

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

33. 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/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>). Please include Easements, when required.



Drawing name: K:\VNC\_DRAW\268258001\_Skyview Industrial\2 - EXISTING CONDITIONS.dwg  
 EXISTING CONDITIONS - Mar 03, 2023 10:24am by Julia Swanson  
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### FLOODPLAIN NOTE

FLOOD LINES SHOWN HEREON ARE APPROXIMATE. THIS PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE A AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT. FLOOD ZONE A DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR PLATTE COUNTY, MISSOURI MAP NO. 29095C0042G AND DATED JANUARY 20, 2017.

### NOTES

- IN GENERAL, THE EXISTING FEATURES SHOWN, WITHIN THE PROPERTY LIMITS ARE ANTICIPATED TO BE REMOVED. THIS INCLUDES EXISTING TREES, FENCES, ETC.
- BASIS OF BEARING: MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83), WEST.
- 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.
- THIS TRACT CONTAINS 2,800,018 +/- SF OR 34.27 +/- ACRES.

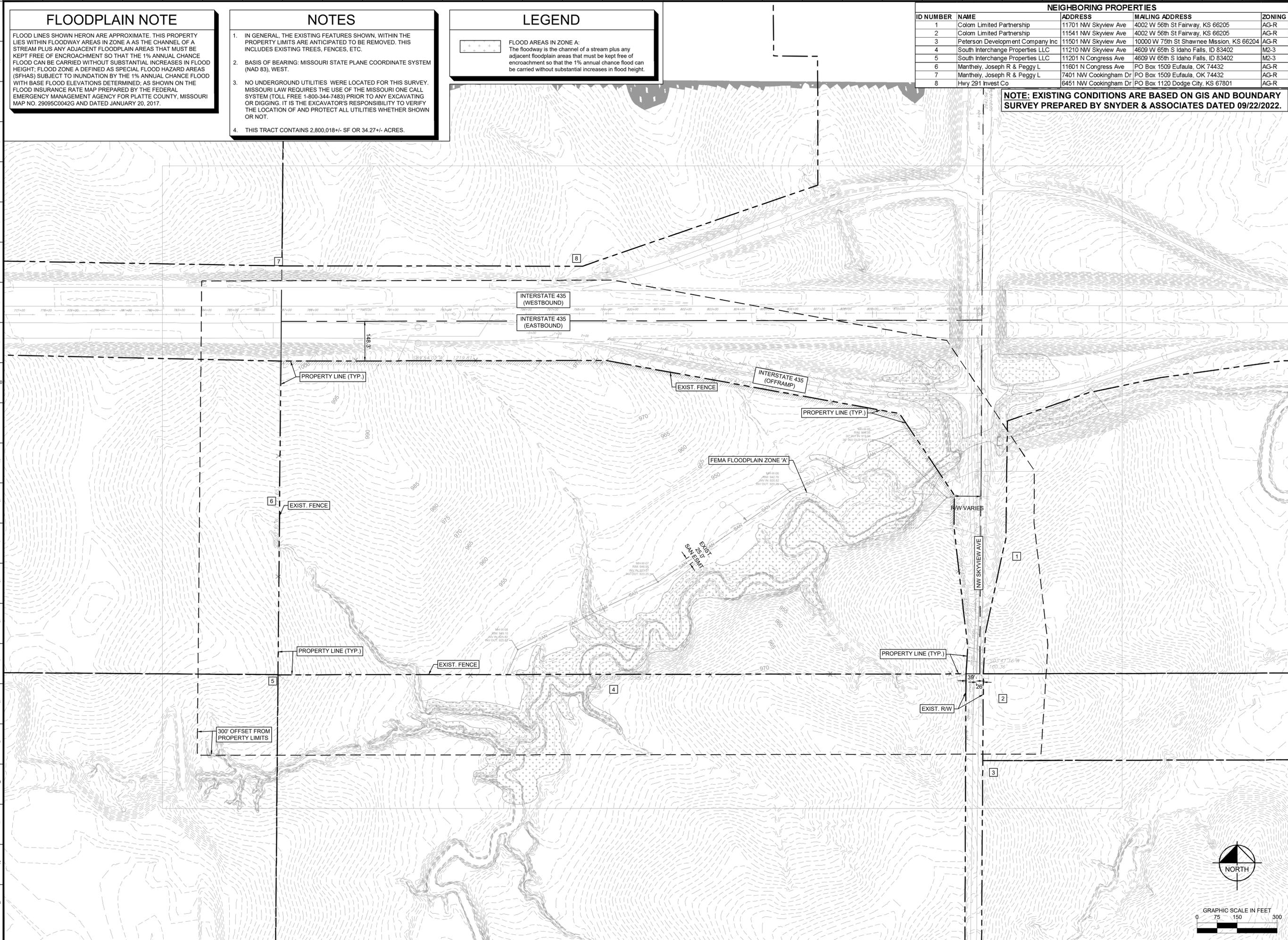
### LEGEND


**FLOOD AREAS IN ZONE A:**  
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.

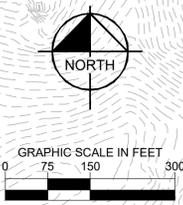
### NEIGHBORING PROPERTIES

ID NUMBER	NAME	ADDRESS	MAILING ADDRESS	ZONING
1	Colom Limited Partnership	11701 NW Skyview Ave	4002 W 56th St Fairway, KS 66205	AG-R
2	Colom Limited Partnership	11541 NW Skyview Ave	4002 W 56th St Fairway, KS 66205	AG-R
3	Peterson Development Company Inc	11501 NW Skyview Ave	10000 W 75th St Shawnee Mission, KS 66204	AG-R
4	South Interchange Properties LLC	11210 NW Skyview Ave	4609 W 65th S Idaho Falls, ID 83402	M2-3
5	South Interchange Properties LLC	11201 N Congress Ave	4609 W 65th S Idaho Falls, ID 83402	M2-3
6	Manthey, Joseph R & Peggy L	11601 N Congress Ave	PO Box 1509 Eufaula, OK 74432	AG-R
7	Manthey, Joseph R & Peggy L	7401 NW Cookingham Dr	PO Box 1509 Eufaula, OK 74432	AG-R
8	Hwy 291 Invest Co	6451 NW Cookingham Dr	PO Box 1120 Dodge City, KS 67801	AG-R

**NOTE: EXISTING CONDITIONS ARE BASED ON GIS AND BOUNDARY SURVEY PREPARED BY SNYDER & ASSOCIATES DATED 09/22/2022.**



1	CITY COMMENTS	03/03/2023
1	NO	NO
 <small>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.        800 PENNSYLVANIA AVENUE, SUITE 100        WWW.KIMLEY-HORN.COM        PHONE: 816-625-2300        100 SOUTH STATE ST. FAIRWAY #01012</small>		
SCALE:	DESIGNED BY: JS	CHECKED BY: MK
DRAWN BY: JS		
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<h2 style="margin: 0;">EXISTING CONDITIONS</h2>		
<h3 style="margin: 0;">SKYVIEW INDUSTRIAL</h3> <p style="margin: 0;">SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO</p>		
ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO. 268258001 SHEET NUMBER <span style="font-size: 2em; font-weight: bold;">C2</span>		



BUILDING DATA TABLE - M2-5 ZONE		
	REQUIRED	PROPOSED
REAR SETBACK	None	None
FRONT SETBACK	None	None
SIDE SETBACK	None	None
SIDE SETBACK (ABUTTING STREET)	None	None
HEIGHT	None	None

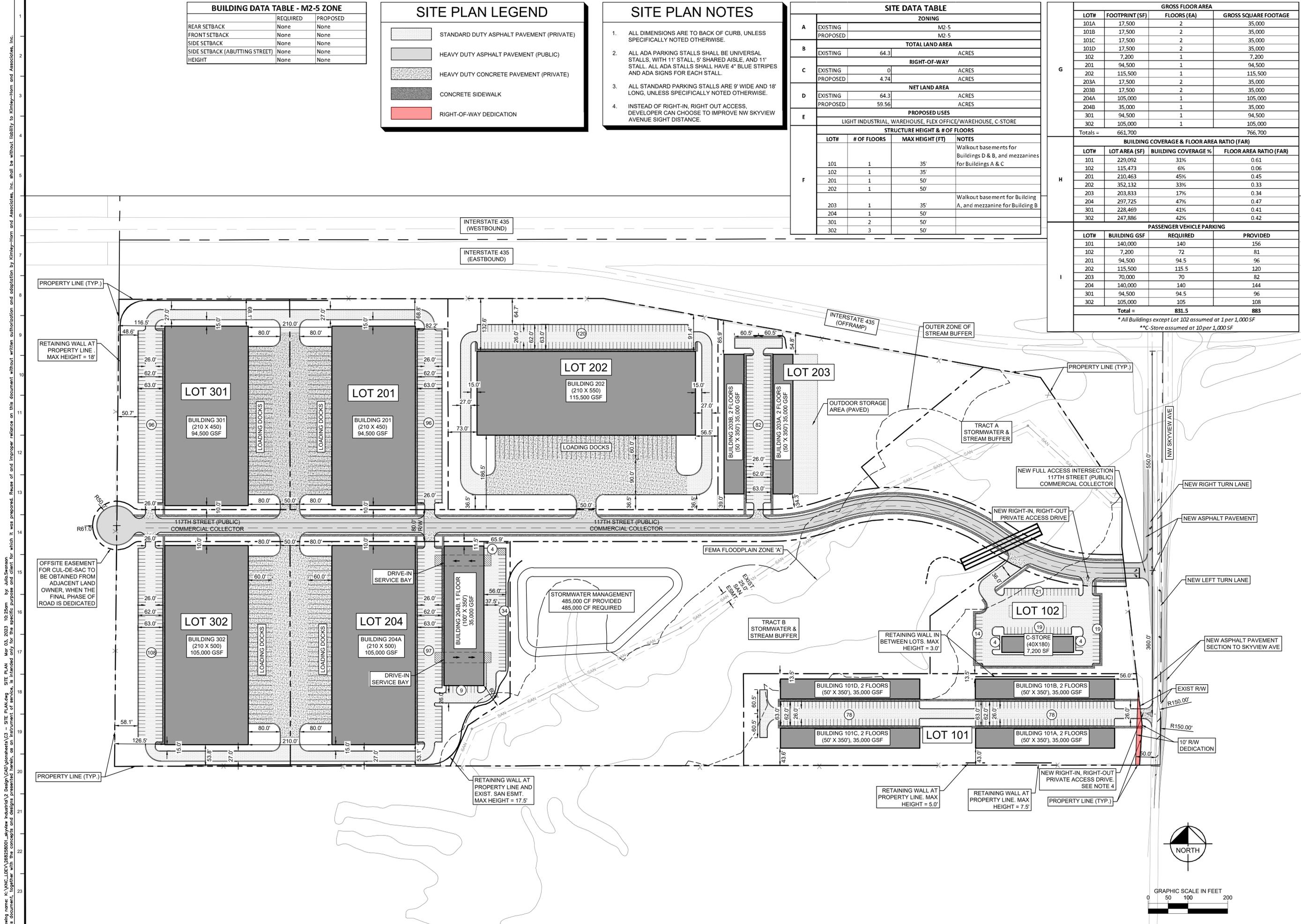
SITE PLAN LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT (PRIVATE)
	HEAVY DUTY ASPHALT PAVEMENT (PUBLIC)
	HEAVY DUTY CONCRETE PAVEMENT (PRIVATE)
	CONCRETE SIDEWALK
	RIGHT-OF-WAY DEDICATION

- ### SITE PLAN NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - ALL ADA PARKING STALLS SHALL BE UNIVERSAL STALLS, WITH 11' STALL, 5' SHARED AISLE, AND 11' STALL. ALL ADA STALLS SHALL HAVE 4" BLUE STRIPES AND ADA SIGNS FOR EACH STALL.
  - ALL STANDARD PARKING STALLS ARE 9' WIDE AND 18' LONG, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - INSTEAD OF RIGHT-IN, RIGHT OUT ACCESS, DEVELOPER CAN CHOOSE TO IMPROVE NW SKYVIEW AVENUE SIGHT DISTANCE.

SITE DATA TABLE			
ZONING			
A	EXISTING	M2-5	
	PROPOSED	M2-5	
TOTAL LAND AREA			
B	EXISTING	64.3	ACRES
RIGHT-OF-WAY			
C	EXISTING	0	ACRES
	PROPOSED	4.74	ACRES
NET LAND AREA			
D	EXISTING	64.3	ACRES
	PROPOSED	59.56	ACRES
PROPOSED USES			
LIGHT INDUSTRIAL, WAREHOUSE, FLEX OFFICE/WAREHOUSE, C-STORE			
STRUCTURE HEIGHT & # OF FLOORS			
F	LOT#	# OF FLOORS	MAX HEIGHT (FT)
	101	1	35'
	102	1	35'
	201	1	50'
	202	1	50'
	203	1	35'
	204	1	50'
	301	2	50'
	302	3	50'
NOTES			
Walkout basements for Buildings D & B, and mezzanines for Buildings A & C			
Walkout basement for Building A, and mezzanine for Building B			

GROSS FLOOR AREA			
LOT#	FOOTPRINT (SF)	FLOORS (EA)	GROSS SQUARE FOOTAGE
101A	17,500	2	35,000
101B	17,500	2	35,000
101C	17,500	2	35,000
101D	17,500	2	35,000
102	7,200	1	7,200
201	94,500	1	94,500
202	115,500	1	115,500
203A	17,500	2	35,000
203B	17,500	2	35,000
204A	105,000	1	105,000
204B	35,000	1	35,000
301	94,500	1	94,500
302	105,000	1	105,000
Totals =			766,700
BUILDING COVERAGE & FLOOR AREA RATIO (FAR)			
LOT#	LOT AREA (SF)	BUILDING COVERAGE %	FLOOR AREA RATIO (FAR)
101	229,092	31%	0.61
102	115,473	6%	0.06
201	210,463	45%	0.45
202	352,132	33%	0.33
203	203,833	17%	0.34
204	297,725	47%	0.47
301	228,469	41%	0.41
302	247,886	42%	0.42
Total =			831.5
PASSENGER VEHICLE PARKING			
LOT#	BUILDING GSF	REQUIRED	PROVIDED
101	140,000	140	156
102	7,200	72	81
201	94,500	94.5	96
202	115,500	115.5	120
203	70,000	70	82
204	140,000	140	144
301	94,500	94.5	96
302	105,000	105	108
Total =			883

\*All Buildings except Lot 102 assumed at 1 per 1,000 SF  
\*\*C-Store assumed at 10 per 1,000 SF



Drawing name: K:\VNC\_DRAW\268258001\_Skyview Industrial\2 Design\04\plan\sheet\3 - SITE PLAN.dwg SITE PLAN Mar 03, 2023 10:25am By: Julia Swanson  
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CITY COMMENTS	03/03/2023
AS NOTED	DESIGNED BY: JS
NOT FOR CONSTRUCTION	DRAWN BY: JS
	CHECKED BY: MK
	DATE
	REVISIONS
	NO

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 PENNSYLVANIA AVENUE, SUITE 100  
 PHOENIX, AZ 85003  
 WWW.KIMLEY-HORN.COM  
 REG. CERTIFICATE OF AUTHORITY #001012

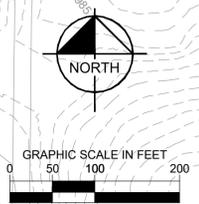
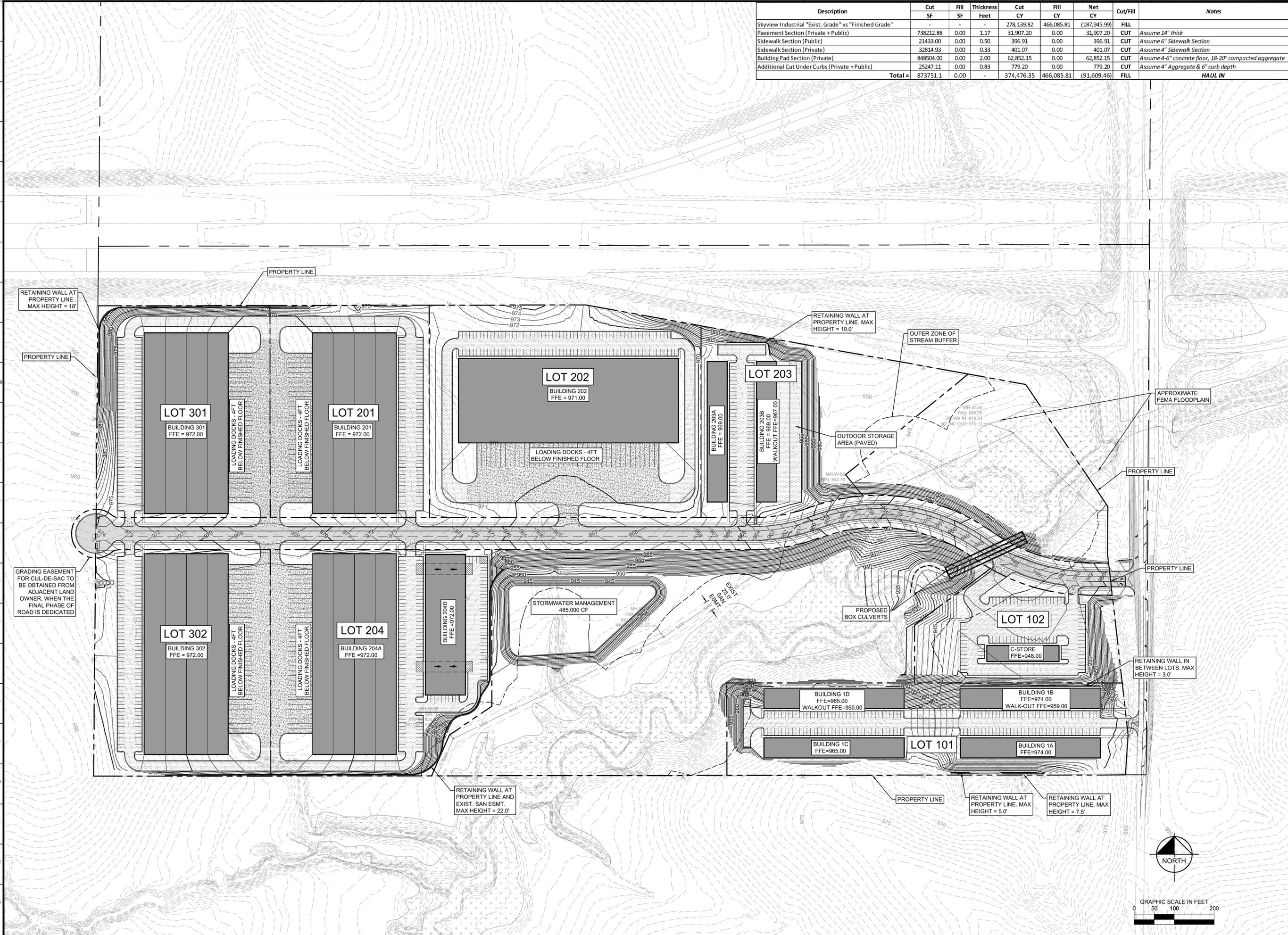
**SITE PLAN**

**SKYVIEW INDUSTRIAL**  
 SKYVIEW AVENUE AND INTERSTATE 435  
 KANSAS CITY, MO

ORIGINAL ISSUE: 01/27/2023  
 KHA PROJECT NO. 268258001  
 SHEET NUMBER **C3**

Drawing name: K:\VNC\DEV\268258001\_Skyview Industrial\2 Design\CAD\plan\sheet\c4 - GRADING PLAN.dwg Mar 03, 2023 10:33am by: Mia Swanson  
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Description	Cut	Fill	Thickness	Cut	Fill	Net	Cut/Fill	Notes
	SF	SF	Feet	CY	CY	CY		
Skyview Industrial "Exist. Grade" vs "Finished Grade"	-	-	-	278,139.82	466,085.81	(187,945.99)	FILL	
Pavement Section (Private + Public)	738212.88	0.00	1.17	31,907.20	0.00	31,907.20	CUT	Assume 14" thick
Sidewalk Section (Public)	21433.00	0.00	0.50	396.91	0.00	396.91	CUT	Assume 6" Sidewalk Section
Sidewalk Section (Private)	32814.93	0.00	0.33	401.07	0.00	401.07	CUT	Assume 4" Sidewalk Section
Building Pad Section (Private)	848504.00	0.00	2.00	62,852.15	0.00	62,852.15	CUT	Assume 4-6" concrete floor, 18-20" compacted aggregate
Additional Cut Under Curbs (Private + Public)	25247.11	0.00	0.83	779.20	0.00	779.20	CUT	Assume 4" Aggregate & 6" curb depth
<b>Total =</b>	<b>873751.1</b>	<b>0.00</b>	<b>-</b>	<b>374,476.35</b>	<b>466,085.81</b>	<b>(91,609.46)</b>	<b>FILL</b>	<b>HAUL IN</b>



**SKYVIEW INDUSTRIAL**  
 SKYVIEW AVENUE AND INTERSTATE 435  
 KANSAS CITY, MO

**GRADING PLAN**

DESIGNED BY: JS  
 DRAWN BY: JS  
 CHECKED BY: MK

SCALE: AS NOTED

NOT FOR CONSTRUCTION

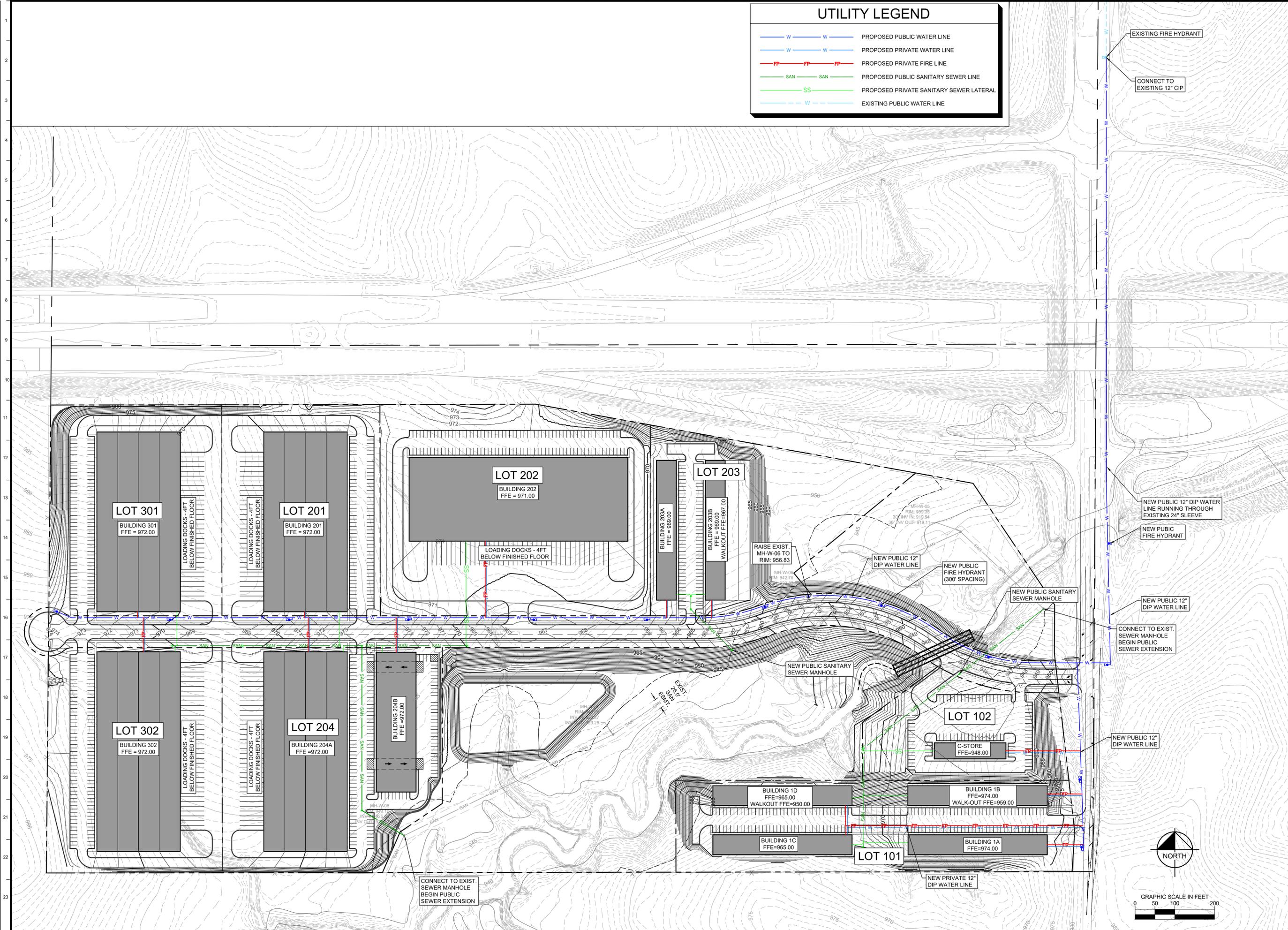
ORIGINAL ISSUE: 01/27/2023  
 KHA PROJECT NO. 268258001  
 SHEET NUMBER C4

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_

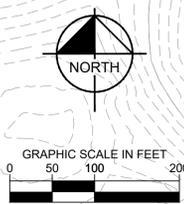
CITY COMMENTS: \_\_\_\_\_

03/03/2023

Drawing name: K:\VNC\DEV\268258001\_Skyview Industrial\2 - UTILITY PLAN.dwg Mar 03, 2023 2:56pm by Julia Swenson  
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	PROPOSED PUBLIC WATER LINE
	PROPOSED PRIVATE WATER LINE
	PROPOSED PRIVATE FIRE LINE
	PROPOSED PUBLIC SANITARY SEWER LINE
	PROPOSED PRIVATE SANITARY SEWER LATERAL
	EXISTING PUBLIC WATER LINE



SCALE: AS NOTED DESIGNED BY: JS DRAWN BY: JS CHECKED BY: MK	CITY COMMENTS 1	No. _____ REVISIONS DATE _____
<b>Kimley»Horn</b> <small>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.          806 PENNSYLVANIA AVENUE, SUITE 100          WWW.KIMLEY-HORN.COM          PHONE: 816-625-0350          US CORPORATE OFFICE #491012</small>		
<b>UTILITY PLAN</b>		
SKYVIEW INDUSTRIAL SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO		
ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO. 268258001 SHEET NUMBER <b>C5</b>		

Drawing name: K:\NC\_DRAW\268258001\_Skyview Industrial\2 - STREAM BUFFER.dwg Mar 03, 2023 10:46am by: Julie Swanson  
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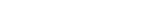
**NOTES**

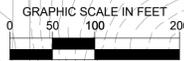
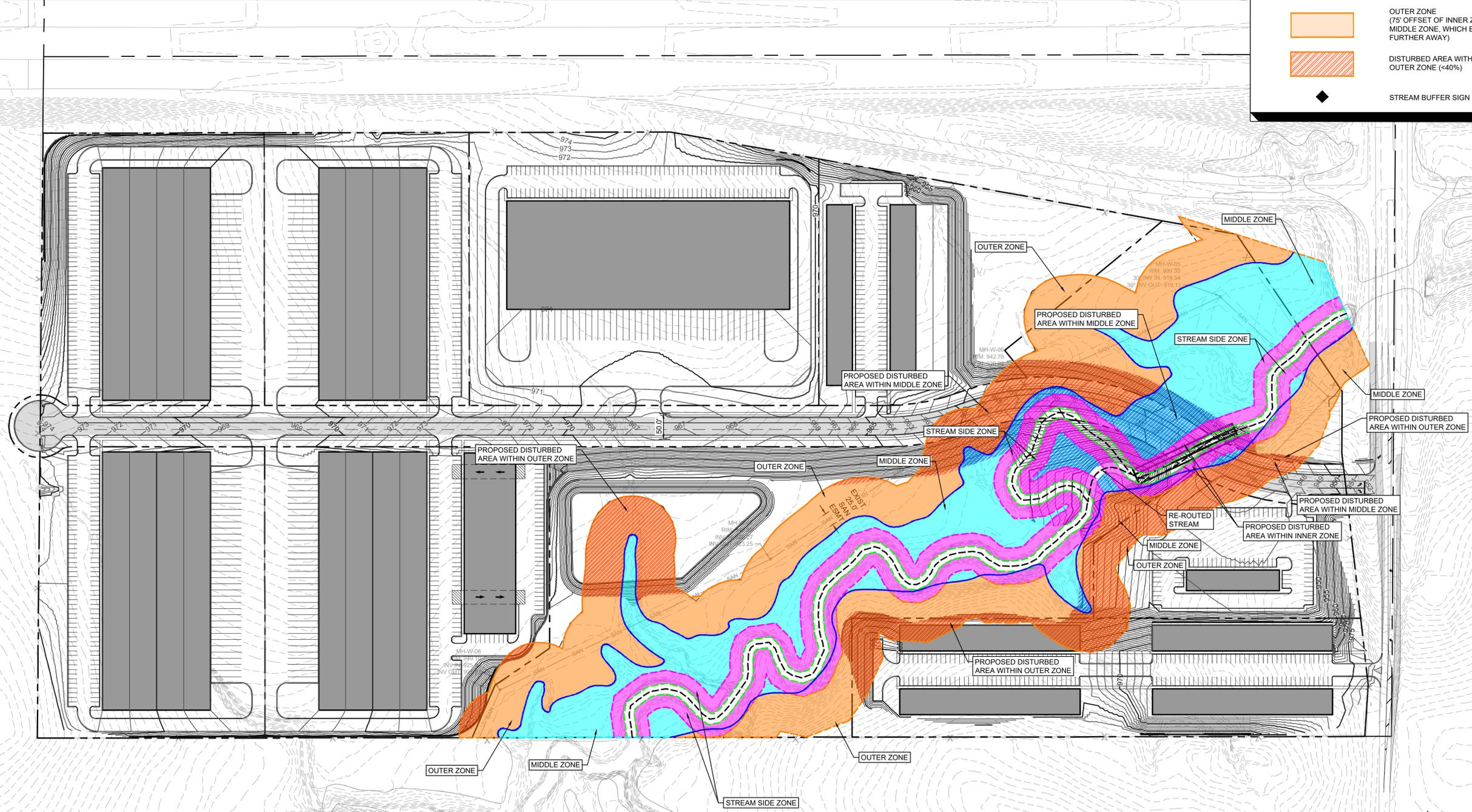
1. PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0042G WITH A MAP DATE OF JANUARY 20, 2017.
2. TOPOGRAPHY SOURCE FOR SLOPE EVALUATION WAS ESTABLISHED FROM GIS DATA FROM KCMO.
3. MITIGATION IN ACCORDANCE WITH SEC. 88-415-07-C IS REQUIRED FOR THIS PROJECT. 27,940 SF OF PROPOSED STREAM BUFFER MITIGATION AREA HAS BEEN ADDED TO THE OUTER ZONE.
4. STREAM BUFFER BOUNDARY MARKERS:
  - a. BOUNDARY MARKERS MUST BE PUT IN PLACE CLEARLY MARKING REQUIRED STREAM BUFFERS BEFORE, DURING, AND AFTER CONSTRUCTION.
  - b. BOUNDARY MARKERS MUST BE INSTALLED AT THE INTERSECTION OF PRIVATE LOT LINES WITH THE OUTER EDGE OF THE PERMANENT OPEN SPACE BEFORE RECEIVING FINAL CITY APPROVAL OF PLANS FOR CLEARING, GRADING OR SEDIMENT AND EROSION CONTROL.
  - c. CONSTRUCTION FENCING MUST BE PLACED AT THE OUTER EDGE OF THE OUTER ZONE TO DELINEATE THE BUFFER. THE FENCING MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
  - d. PERMANENT SIGNS MUST BE PLACED AT THE EDGE OF THE PERMANENT OPEN SPACE AFTER CONSTRUCTION TO DENOTE THE BUFFER AS FOLLOWS:
    - FOR SINGLE-LOT DEVELOPMENTS, SIGNS MUST BE POSTED EVERY 100 FEET ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - FOR MULTIPLE LOTS LOCATED ALONG THE BUFFER, SIGNS MUST BE LOCATED AT THE INTERSECTION OF EVERY OTHER LOT LINE ALONG THE BOUNDARY OF THE PERMANENT OPEN SPACE.
    - THE SIGN FACE SHALL BE TWO SQUARE FEET IN AREA AND BE LOCATED 4 FOOT ABOVE FINAL GRADE. NO OTHER MESSAGE SHALL BE ON SIGN OR SIGN POST.
    - REQUIRED SIGNS MUST READ: "PROTECTED STREAM BUFFER DO NOT DISTURB".
    - SIGNS MUST BE MAINTAINED AND REMAIN LEGIBLE AT ALL TIMES.

**CALCULATIONS:**

NO MORE THAN 40% OF THE OUTER ZONE MAY BE DISTURBED BY CONSTRUCTION ACTIVITIES:  
 TOTAL STREAM BUFFER OUTER ZONE: 350,802.85 SF  
 TOTAL OUTER ZONE DISTURBED: 138,004.83 SF  
 TOTAL PERCENT OF OUTER ZONE DISTURBED: 39.33%

**LEGEND**

-  EXISTING MATURE VEGETATION LIMITS
-  100-YEAR FLOOD PLAIN LIMITS
-  EXISTING STREAM BANK
-  INNER ZONE (25' OFFSET OF STREAM BANK)
-  DISTURBED AREA WITHIN INNER ZONE
-  MIDDLE ZONE (AREA WHICH INCLUDES THE 100 YEAR FLOOD CONVEYANCE)
-  DISTURBED AREA WITHIN MIDDLE ZONE
-  OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICH EVER IS FURTHER AWAY)
-  DISTURBED AREA WITHIN OUTER ZONE (<40%)
-  STREAM BUFFER SIGN



JRS	03/03/2023	CITY COMMENTS	1	No	DATE	BY
 <small>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.        800 PENNSYLVANIA AVENUE, SUITE 100        WWW.KIMLEY-HORN.COM        PHONE: 814-622-0390        40% CONTRIBUTION OF AUTHORITY # 010152</small>						
SCALE:	AS NOTED	DESIGNED BY: JS	DRAWN BY: JS	CHECKED BY: MK		
<b>STREAM BUFFER-        EXISTING STREAM        ALIGNMENT</b>						
<b>SKYVIEW        INDUSTRIAL</b> <small>SKYVIEW AVENUE AND INTERSTATE 435        KANSAS CITY, MO</small>						
<small>ORIGINAL ISSUE:        01/27/2023        KHA PROJECT NO.        268258001        SHEET NUMBER</small>						
<b>C6</b>						

# STREAM BUFFER REQUIREMENTS AND REQUESTED EXCEPTIONS

REQUIRED PER CITY'S STREAM BUFFER STANDARDS (SECTION 88-415)	PROPOSED BY SKYVIEW INDUSTRIAL FOR SITE IMPROVEMENTS AT 11620 NW SKYVIEW AVE.	REQUESTED EXCEPTIONS
STREAM SIDE ZONE THAT IS 25' WIDE (FROM EDGE OF STREAM)	WOULD PROVIDE ON BOTH BANKS - PROPOSED 25' WIDE WITH MITIGATION FOR 0.15 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO THE PROPOSED IMPROVEMENTS	LOCATION OF STREAM SIDE ZONE TO BE ADJUSTED DUE TO PROPOSED STREAM RELOCATION
MIDDLE ZONE IS THE FLOODPLAIN LIMITS MINUS THE STREAM SIDE ZONE	PROVIDED ON BOTH BANKS - TO BE DETERMINED AT FINAL DEVELOPMENT PLAN BASED ON PROPOSED STREAM REALIGNMENT TO REFLECT REDUCED FLOODPLAIN LIMITS. MITIGATION IS PROPOSED FOR THE ESTIMATED 1.21 ACRES OF DISTURBED EXISTING ZONE AREA DUE TO CURRENT SITE ACTIVITIES AND THE PROPOSED SITE IMPROVEMENTS	ALLOWANCE OF SHIFT IN LOCATION OF MIDDLE ZONE AND LIMITED REDUCTION OF ZONE WIDTH ALONG MAJORITY OF FRONTAGE WITH MITIGATION PROPOSED TO COMPENSATE FOR IMPACTS
OUTER ZONE THAT IS AT LEAST 75' WIDE (FROM EDGE OF MIDDLE ZONE), WITH FIRST 25' AS NO BUILD AREA; NO MORE THAN 50% OF OUTER ZONE MAY BE DISTURBED WHERE MITIGATION IS PROVIDED	PROVIDED AS REQUIRED, ON AREAS NOT AFFECTED BY STREAM REALIGNMENT WHERE STREAM REALIGNMENTS PROPOSED. THE OUTER ZONE HAS BEEN SHOWN. PROPOSED OFF-SITE MITIGATION WOULD MEET THE REQUIRED RATIO OF 2.5:1; PROPOSED OUTER ZONE DISTURBANCE OF UP TO 43%	ALLOWANCE OF CLEARING, GRADING, AND NEW CONSTRUCTION WITHIN THE OUTER ZONE; WAIVER OF NO-BUILD REQUIREMENT WITHIN 25' OF THE OUTSIDE EDGE OF THE MIDDLE ZONE TO ALLOW FOR PROPOSED SITE IMPROVEMENTS (WITHIN PROPOSED MITIGATION); OUTER ZONE DISTURBANCE UP TO 43%
NO CHANNEL RELOCATION OR CONSTRUCTION OF FENCING OR RETAINING WALLS WITHIN THE OUTER ZONE	RELOCATION OF A PORTION OF THE STREAM TO ADD PROPOSED ROAD IMPROVEMENTS AND CREATE A MORE UNIFORM CHANNEL ALIGNMENT.	ALLOWANCE OF SHIFT IN LOCATION OF STREAM SIDE ZONES DUE TO STREAM RELOCATION WITH PROPOSED MITIGATION. ALLOWANCE OF CONSTRUCTION OF ROADWAY IMPROVEMENTS

## NOTES

- PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AND A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "A" (BASE FLOOD ELEVATION DETERMINED) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29085C0042G WITH A MAP DATE OF JANUARY 20, 2017.
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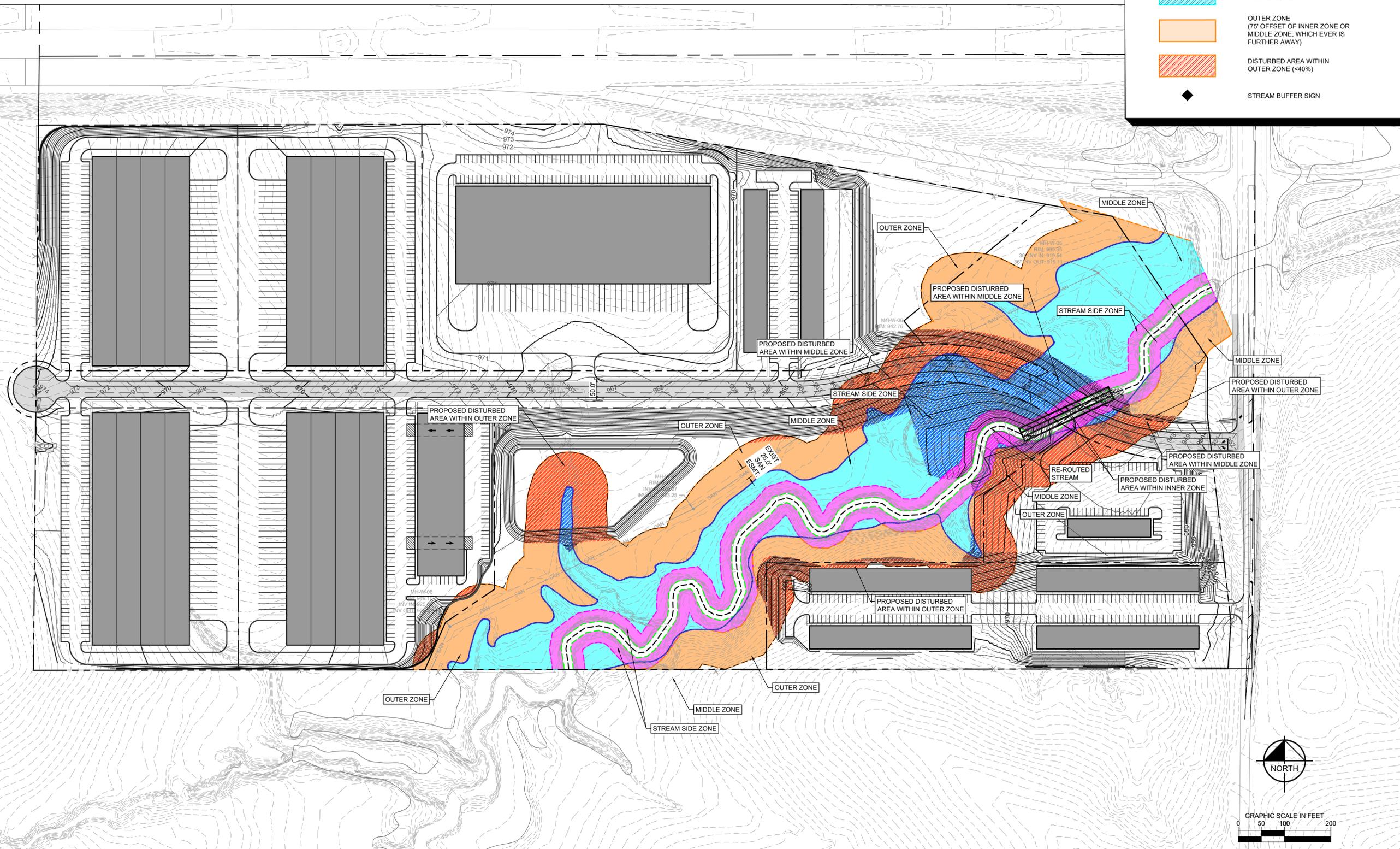
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- OUTER ZONE (75' OFFSET OF INNER ZONE OR MIDDLE ZONE, WHICHEVER IS FURTHER AWAY)
- DISTURBED AREA WITHIN OUTER ZONE (<40%)
- STREAM BUFFER SIGN

Drawing name: K:\KNC\_DEV\268258001\_Skyview Industrial\2 Design\CAD\plan\sheet\08 - STREAM BUFFER - PROPOSED.dwg Mar 03, 2023 10:52am by: Julia Swanson  
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CITY COMMENTS	03/03/2023	JRS	DATE
SCALE:	AS NOTED	DESIGNED BY: JS	DRAWN BY: JS
CHECKED BY: MK			
<b>SKYVIEW INDUSTRIAL</b> SKYVIEW AVENUE AND INTERSTATE 435 KANSAS CITY, MO	<b>STREAM BUFFER</b> <b>PLAN-PROPOSED</b> <b>STREAM ALIGNMENT</b>	ORIGINAL ISSUE: 01/27/2023 KHA PROJECT NO: 268258001 SHEET NUMBER: <b>C7</b>	





# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2023-00018

Meeting Date: 03/07/2023

Meeting Location: Virtual (Zoom)

Meeting Time (include start and end time): 6:30pm - 7:10pm

Additional Comments (optional):

Andrew Colben is in support of this project. His only question was gas and other utilities were going to be provided.

