

City Plan Commission
 Recommends Approval with Conditions
 of Case No. CD-CPC-2023-00002, on 05/16/2023

Joseph Rexwinkle, AICP
 Secretary of the Commission

PROPERTY DESCRIPTION:

6510-20 TROOST SE 1/4 SE 1/4 SEC 5 48 33 BEG SW COR 65TH & TROOST TH W 170 FT
 TH SLY .305 FT TH ELY 172.12 FT TO W U TROOST TH NLY TO BEG

TABLE 1. SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	B4-2	UR	YES	
GROSS LAND AREA			NO	
IN SQUARE FEET	52,009.507	52,009.507		
IN ACRES	1.194	1.194		
RIGHT-OF-WAY DEDICATION			NO	
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA [88-410-04-A]			NO	
IN SQUARE FEET	52,009.507	52,009.507		
IN ACRES	1.194	1.194		
BUILDING COVERAGE (SQ. FT.)	19,120		NO	
BUILDING COVERAGE RATIO (SQ. FT.)	.38		NO	
FLOOR AREA RATIO [88-820-07-A]	.98		NO	

TABLE 2. BUILDING DATA

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
PROPOSED USE [88-805-01]	COMMERCIAL	COMMERCIAL	NO	
SETBACKS				
NORTH (FRONT)	2'-0" +/- (VARIES)			
SOUTH (SIDE)	184'-0" +/- (VARIES)			
EAST (FRONT)	2'-0"			
WEST (REAR)	2'-0" +/- (VARIES)			
HEIGHT [88-820-13-A]	30' MAXIMUM			
NUMBER OF STORIES				
EAST BUILDING	2 FLOORS W/BASEMENT	?		
WEST BUILDING	2 FLOORS W/O BASEMENT	2 FLOORS W/O BASEMENT		
GROSS FLOOR AREA [88-810-618]				
EAST BUILDING				
BASEMENT	11,900			
FIRST FLOOR	11,900			
SECOND FLOOR	11,900			
TOTAL EAST BUILDING	35,700			
WEST BUILDING				
FIRST FLOOR	7,620			
SECOND FLOOR	7,620			
TOTAL WEST BUILDING	15,240			
TOTAL EAST AND WEST BUILDINGS	50,940			

TABLE 4. PARKING

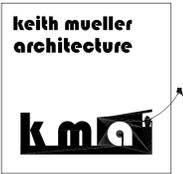
88-420 PARKING	USE GROUP	RATIO	REQUIRED	PROPOSED
VEHICLE SPACES [88-420-04-H]	BUSINESS (32,000 SF ANTICIPATED)	1 PER 1000 SF	32	71 OUTDOOR + 10 INDOOR (GROUND FLOOR EAST) = 81 TOTAL
BIKE SPACES [88-420-09-B]				
SHORT TERM SPACES		10% PROVIDED OFFSTREET PARKING SPACES	8 SPACES	8 SPACES
LONG TERM SPACES	OFFICE	OCCUPANCY AREA DIVIDED BY 10,000 + 1	5 SPACES	5 SPACES

TABLE 5. OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	NOT APPLICABLE
88-430 OUTDOOR LIGHTING	SEE OUTDOOR LIGHTING PLAN
88-435 OUTDOOR DISPLAY, STORAGE AND WORK AREAS	NOT APPLICABLE
88-445 SIGNS	SIGNAGE TO COMPLY WITH 88-445
88-450 PEDESTIAN STANDARDS	ON SITE MEETS 88-450 CRITERIA

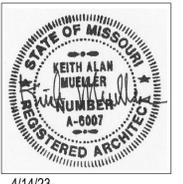
PHASES OF CONSTRUCTION

ANTICIPATED CONSTRUCTION TIMELINE	2023-2024 (ONE PHASE)
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6500 TROOST LLC
 KANSAS CITY, MO



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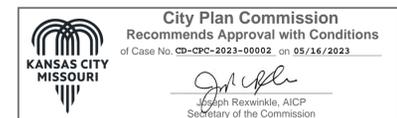


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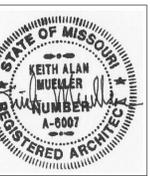
OWNERSHIP INFORMATION

1	Baptist Medical Center	Fourth Plat
2	The Children's Place	6401 Rockhill Rd
3	The Children's Place	6442 Troost
4	Properties Plus LLC	PO Box 10110 Kansas City, MO 64171
5	Zheng Zhong Da & Xue Ying	9040 N Seymour Ave Kansas City, MO 64153
6	Ward Denise & Perry	6441 Troost Ave Kansas City, MO 64131
7	Aldi Inc	Ryan Tax Compliance Services LLC PO Box 460049 Dept 501 Houston, TX 77056
8	8208 LLC	8208 Melrose Dr Lenexa, KS 66214
9	Hambrick Haywood L	1115 E 65th St Kansas City, MO 64131
10	White Wash Inc Whitewash Inc DBA Spot Not Car Wash	PO Box 18223 Kansas City, MO 64133
11	Becker Michael E & Susan M	6601 Troost Kansas City, MO 64131
12	Dialysis Clinic Inc	1633 Church Street Ste 500 Nashville, TN 37203



LEGEND

----- PROJECT BOUNDARY

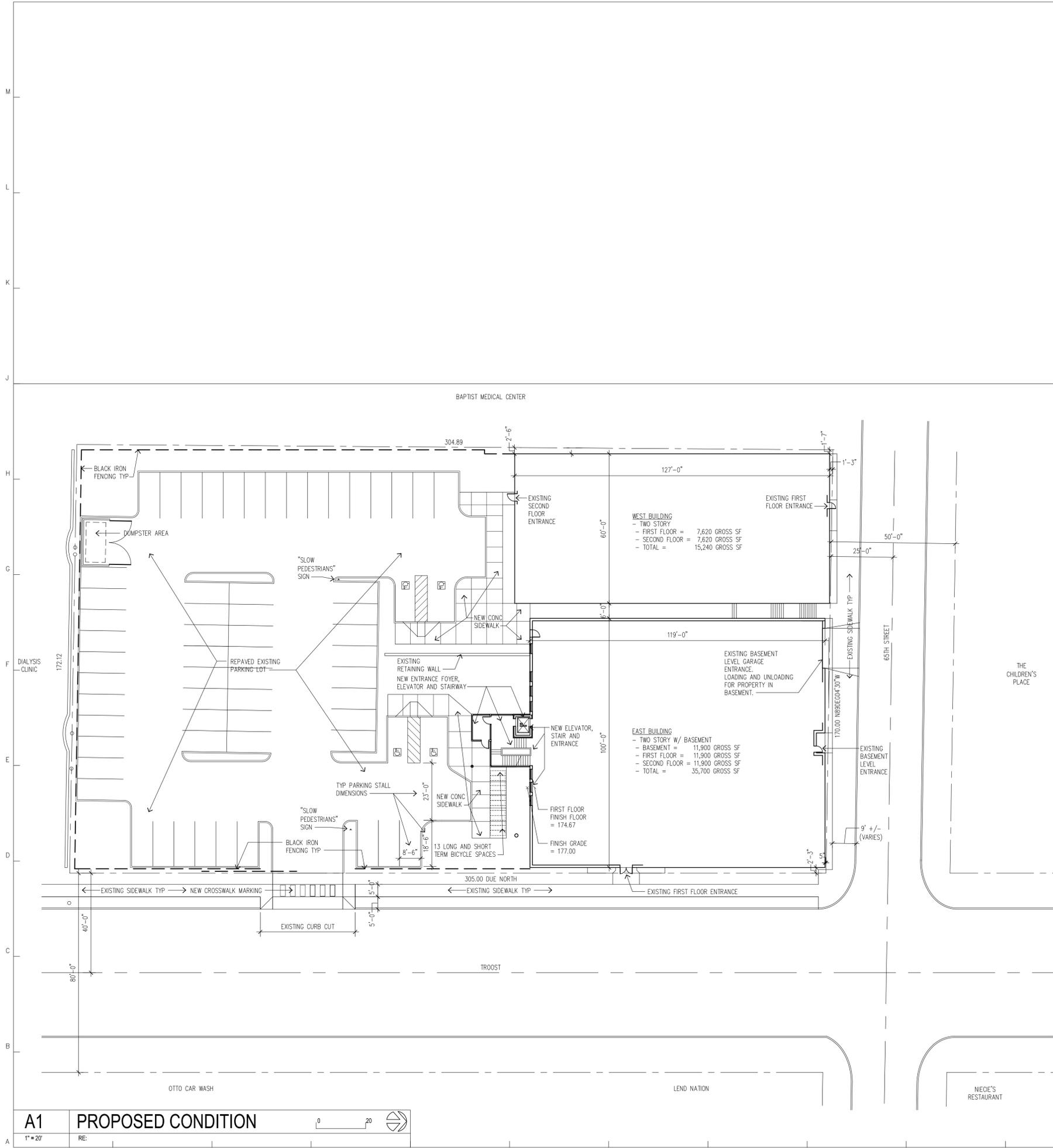


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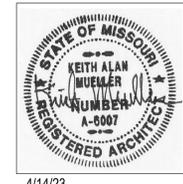
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A1 PROPOSED CONDITION
 1" = 20'

A12 PEDESTRIAN SIGN



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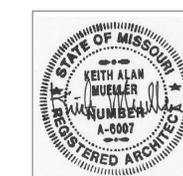


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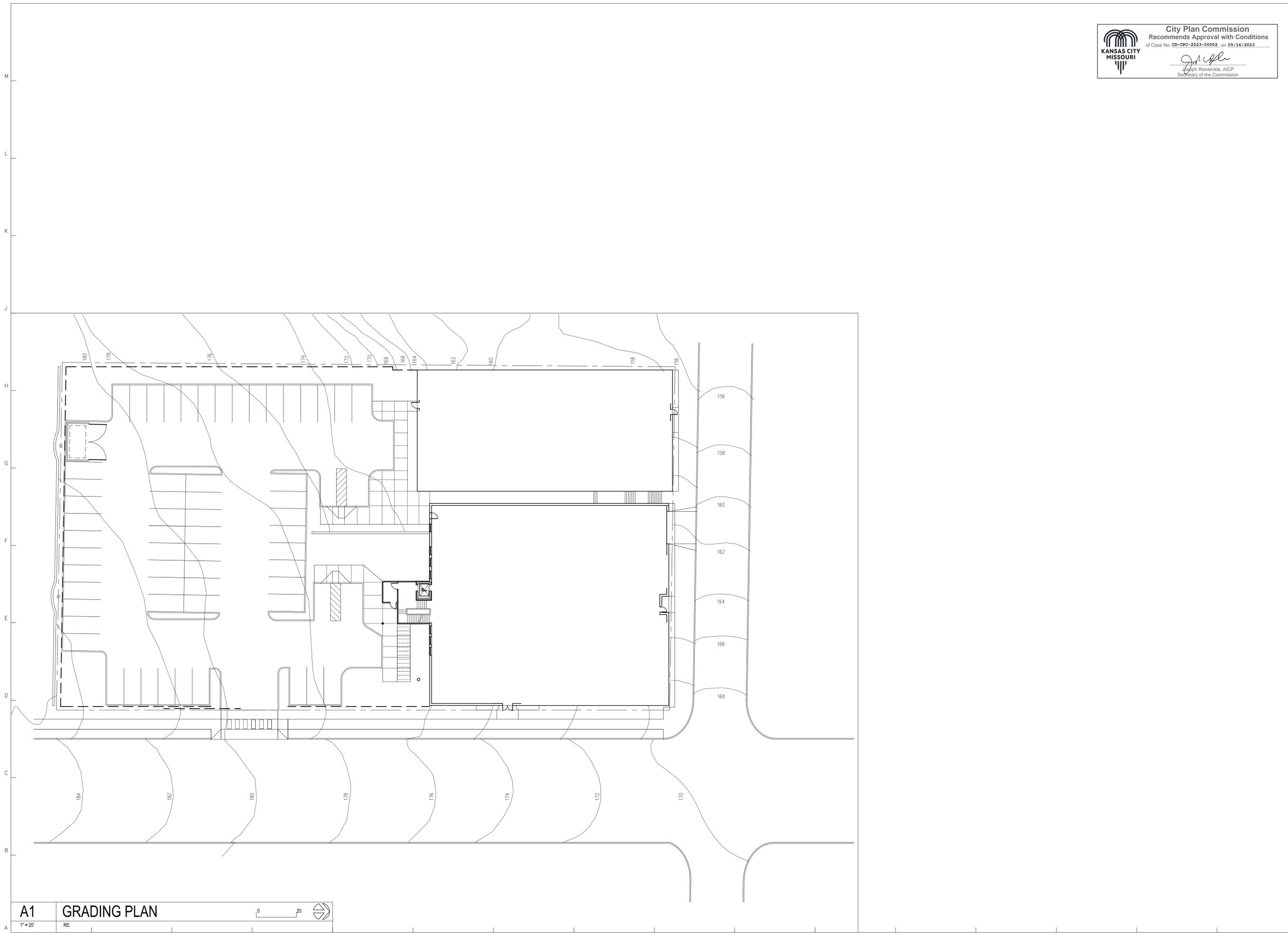
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A1	GRADING PLAN	0 20	
1" = 20'	RE		



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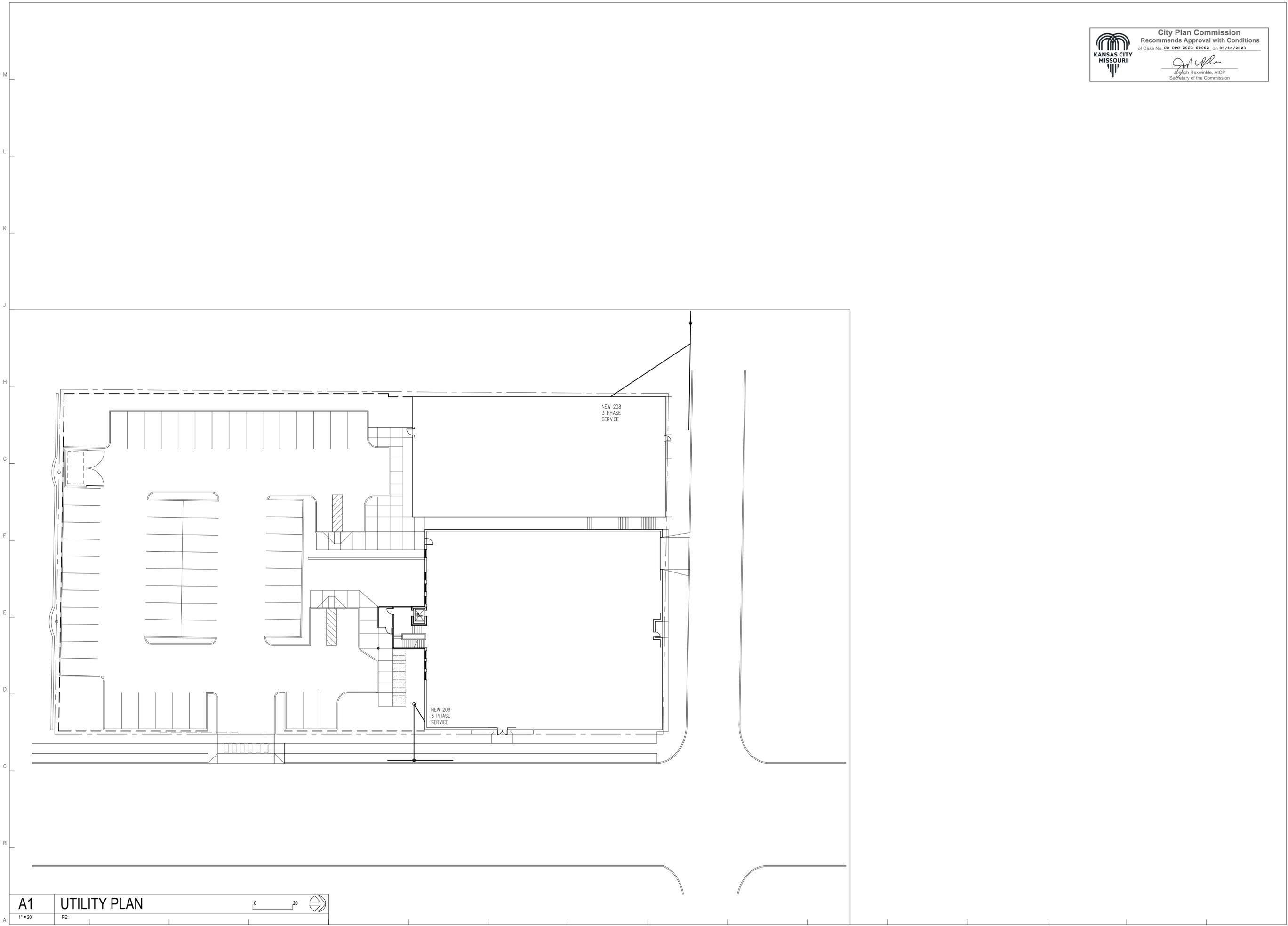
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A1 UTILITY PLAN
1" = 20'
RE



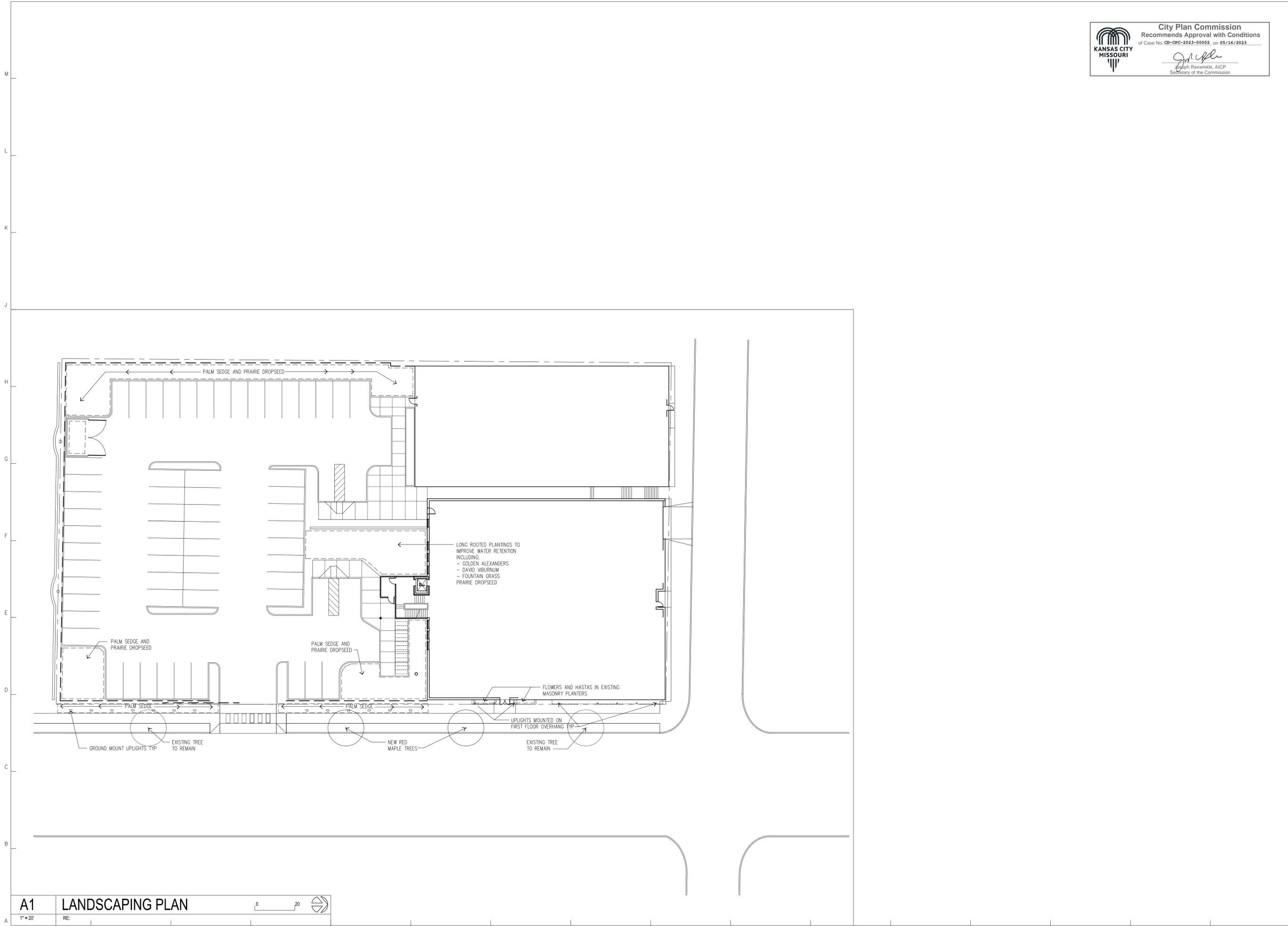
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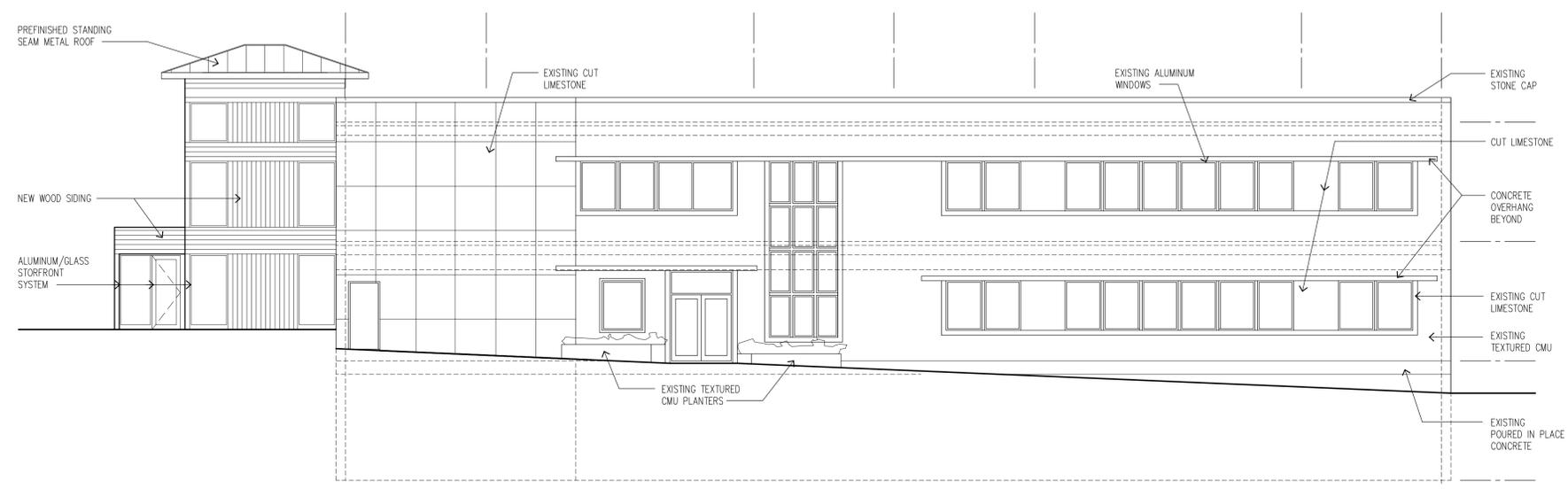
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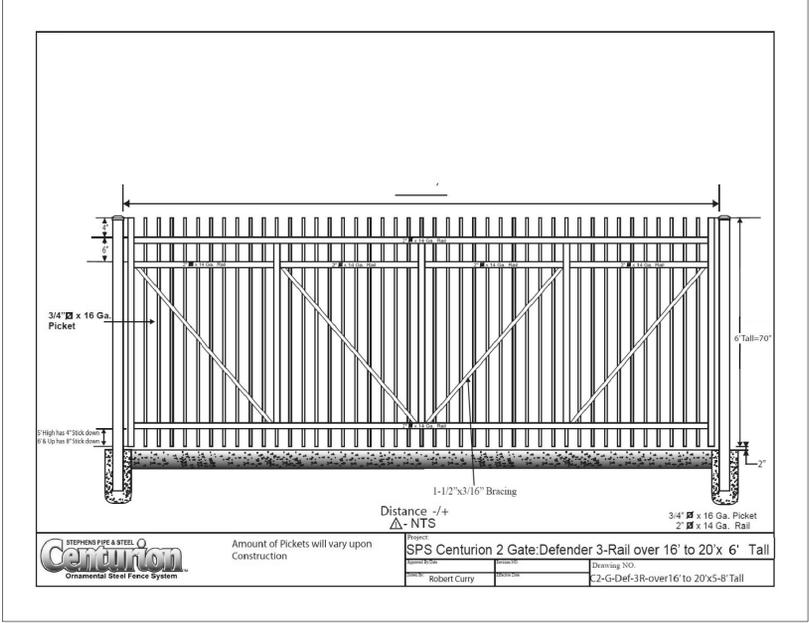
A1 LANDSCAPING PLAN
 1" = 20'



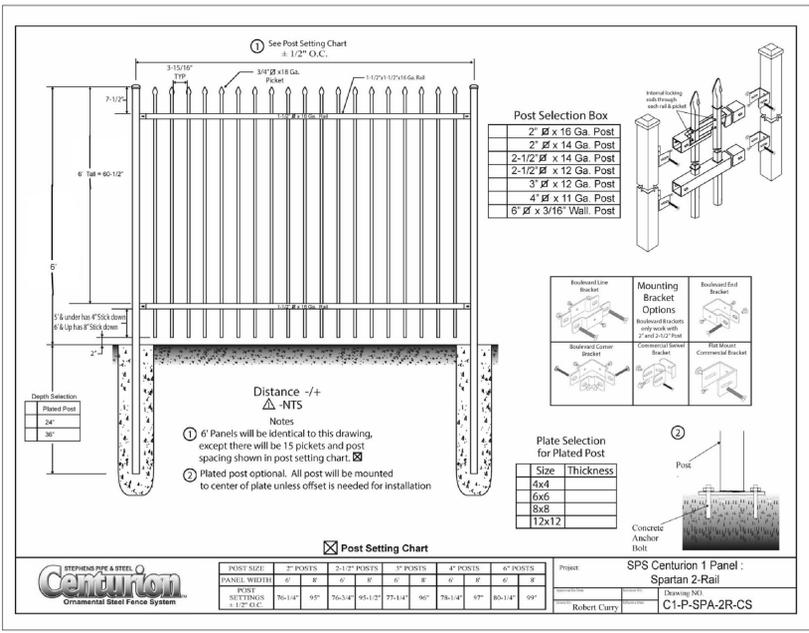
G1 EAST BUILDING - NORTH ELEVATION
 1/8" = 1'-0" RE: 0 8



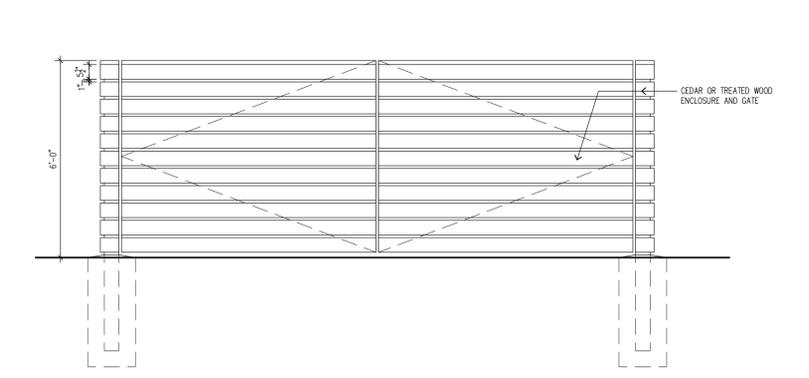
A1 EAST BUILDING - EAST ELEVATION
 1/8" = 1'-0" RE: 0 8



J12 PERIMETER GATE ELEVATION
 NTS RE:



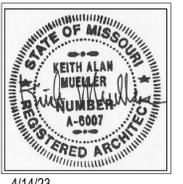
D12 PERIMETER FENCE ELEVATION
 NTS RE:



A12 TRASH ENCLOSURE ELEVATION
 3/8" = 1'-0" RE: 0 3

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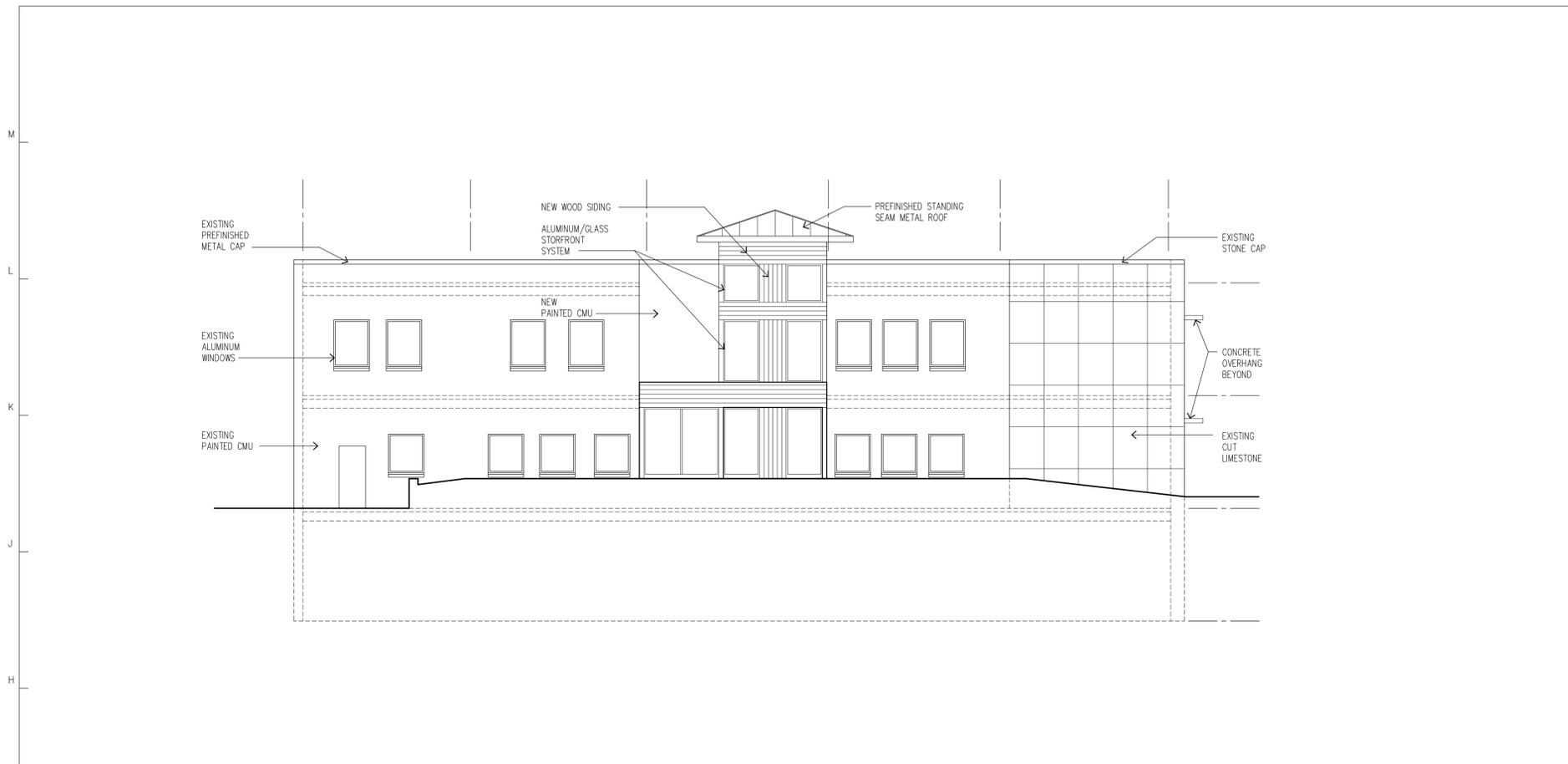
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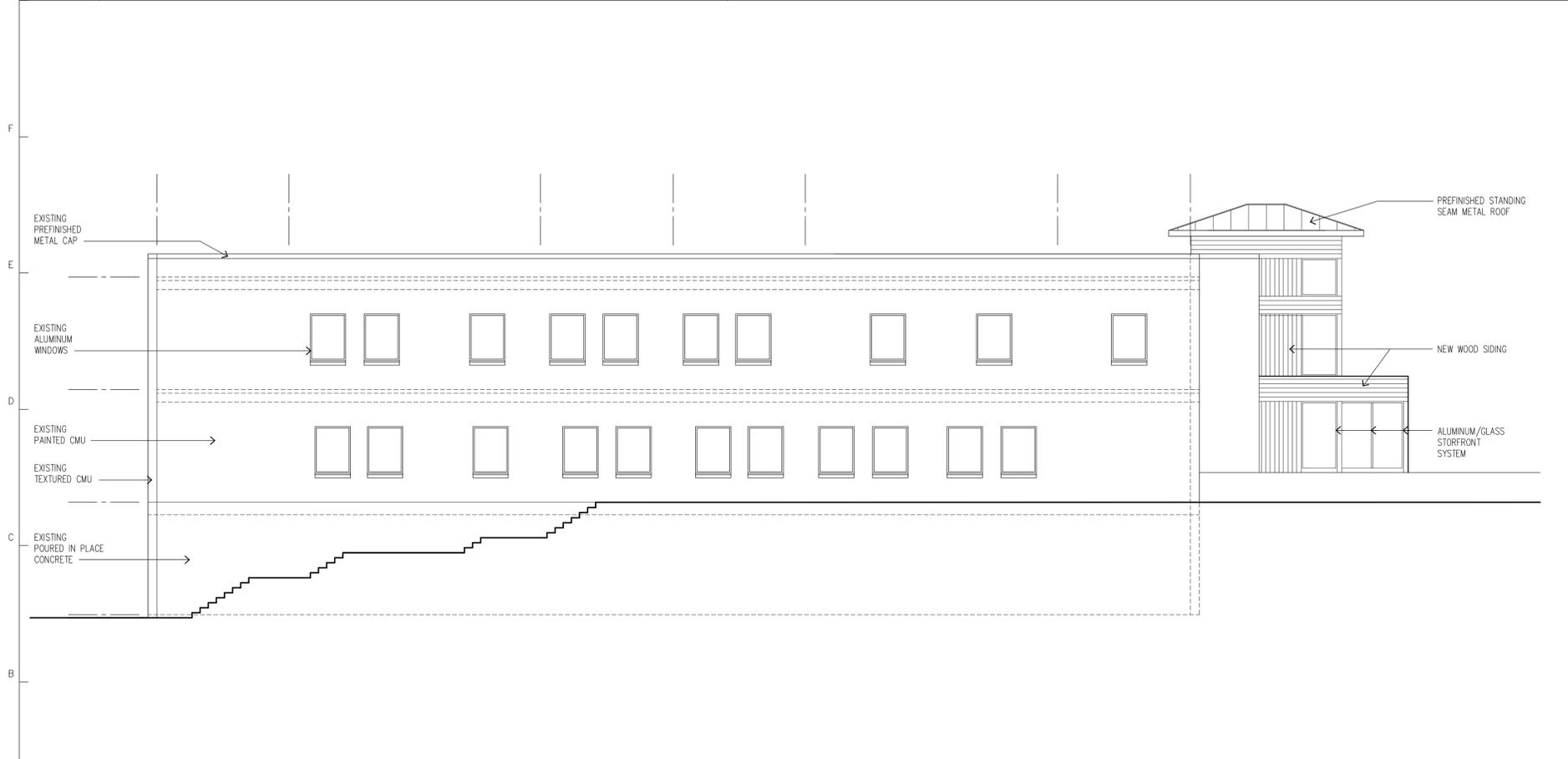
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G1 EAST BUILDING - SOUTH ELEVATION
 1/8" = 1'-0" RE: 0 8



A1 EAST BUILDING - WEST ELEVATION
 1/8" = 1'-0" RE: 0 8

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

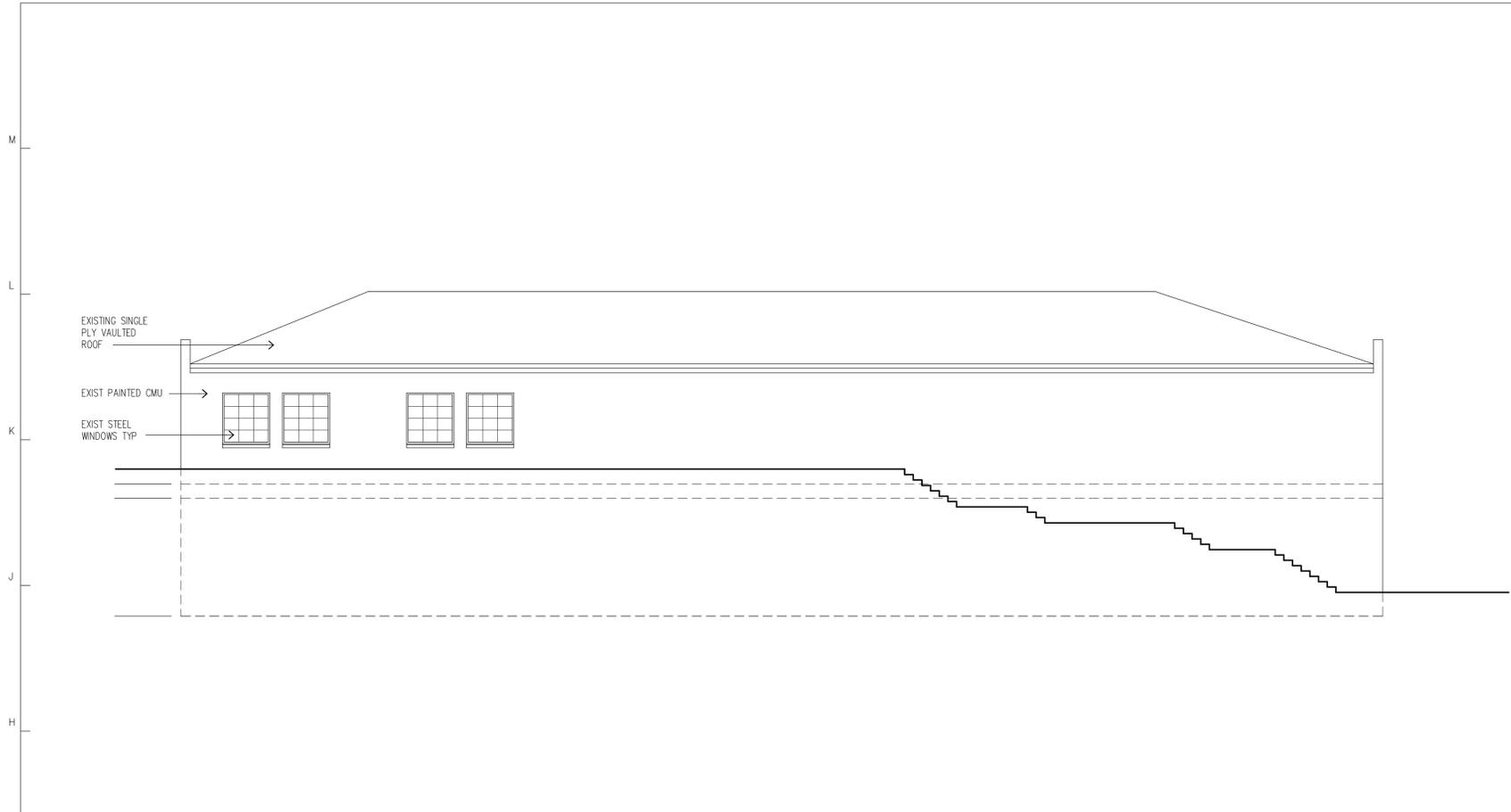


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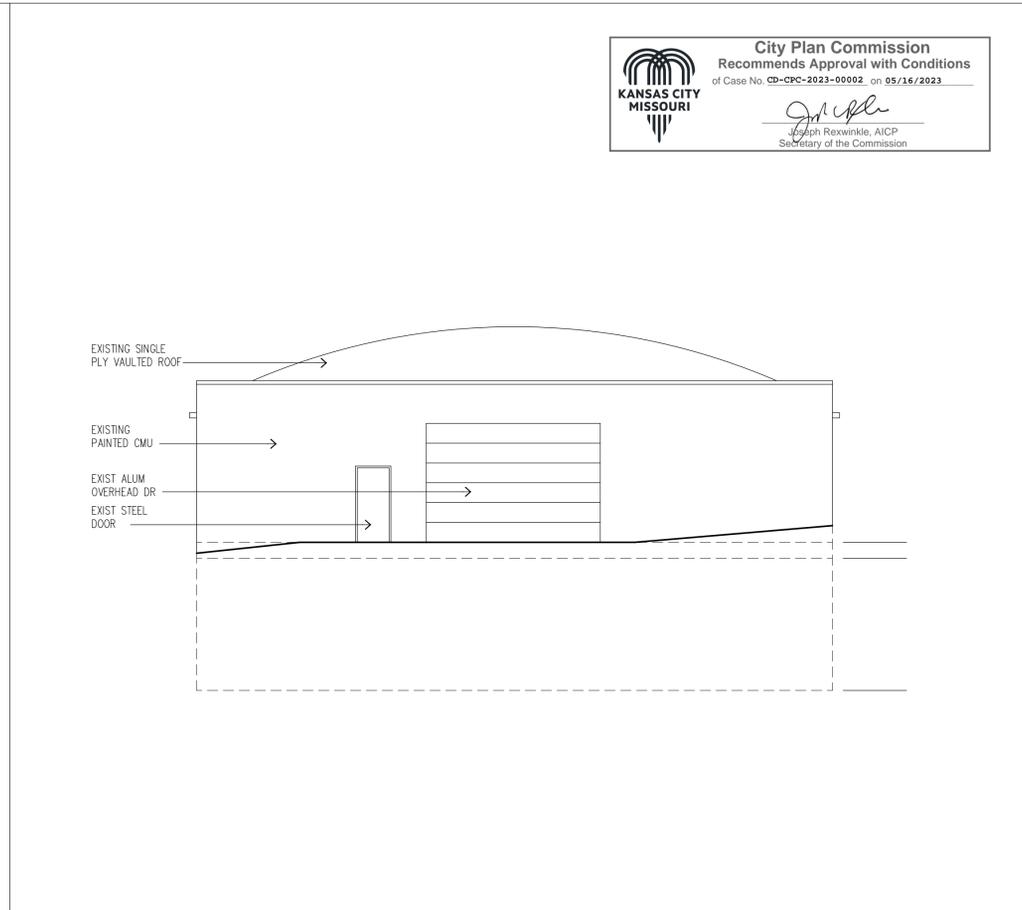
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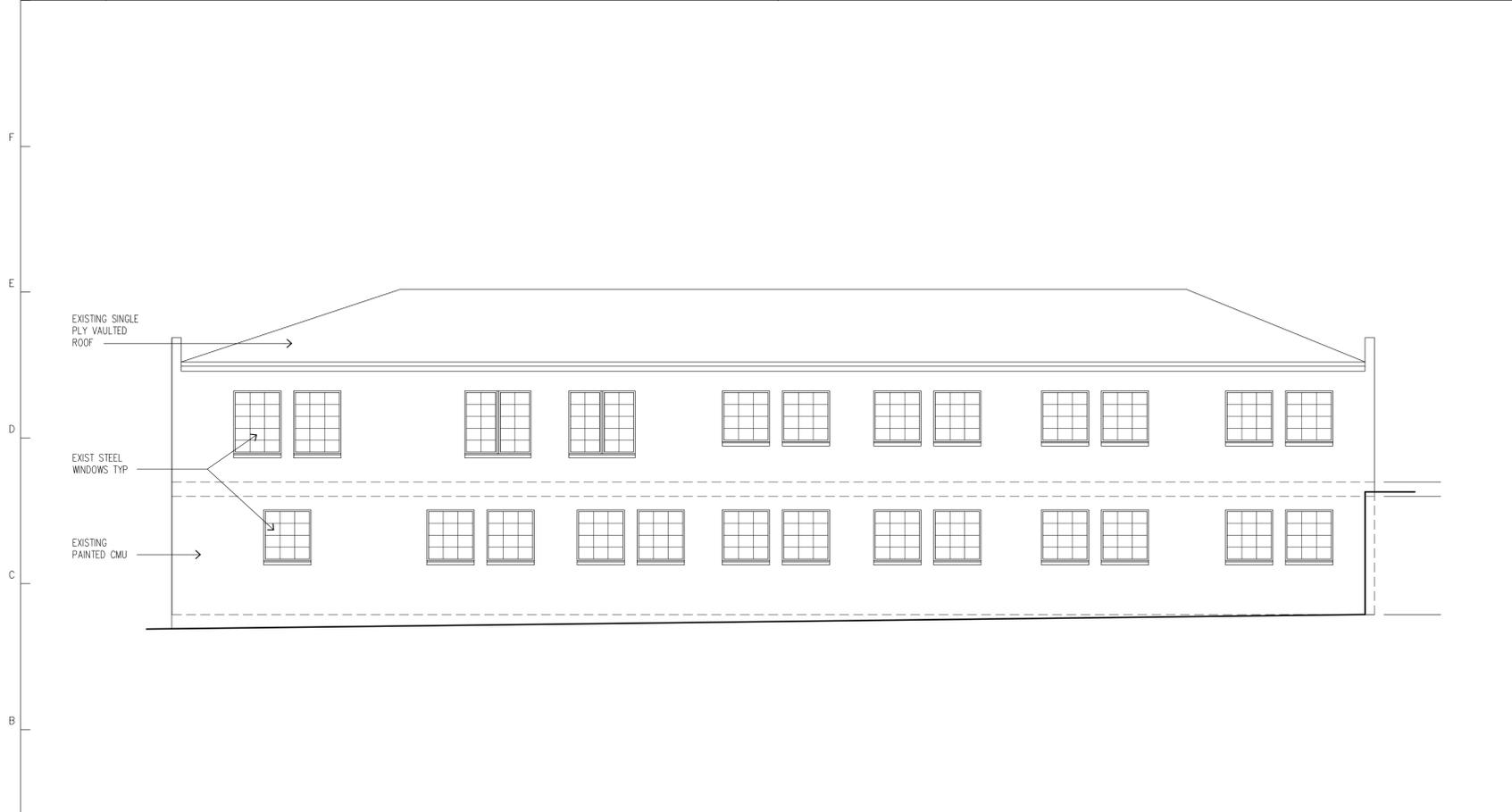
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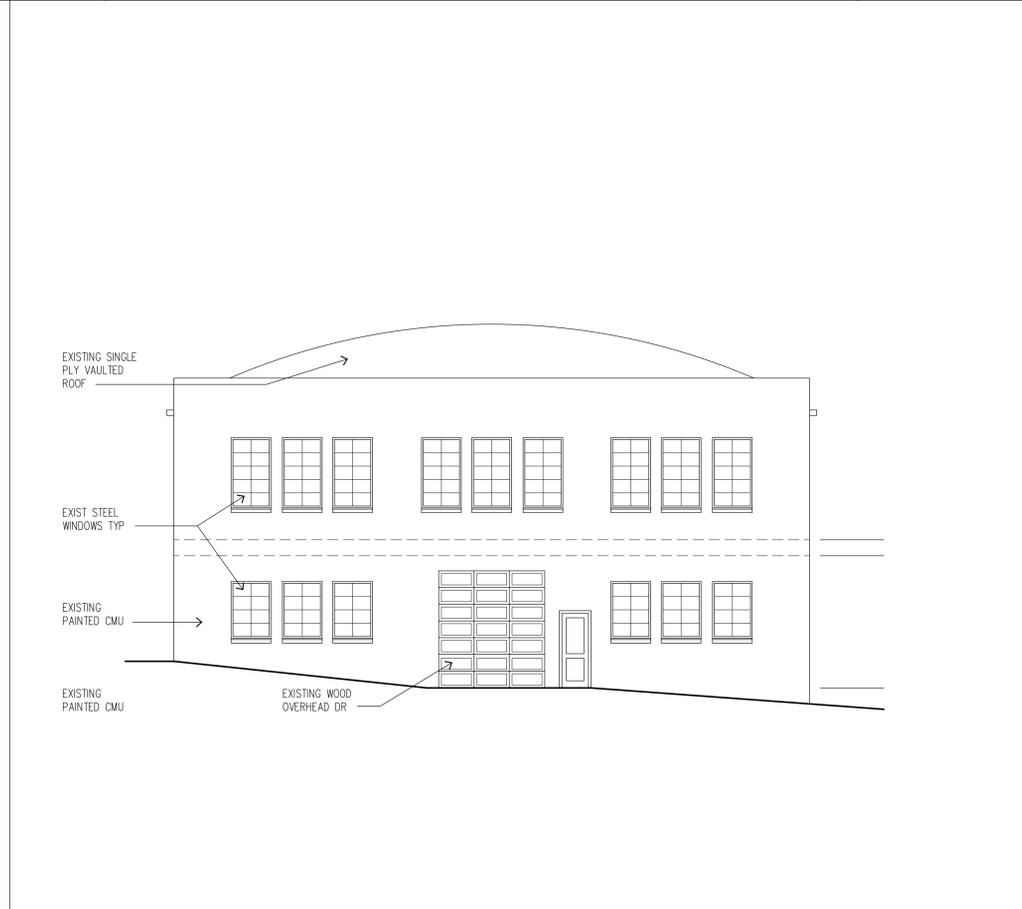
A1 WEST BUILDING -EAST ELEVATION 0 8
1/8" = 1'-0" RE:



A1 WEST BUILDING -SOUTH ELEVATION 0 8
1/8" = 1'-0" RE:

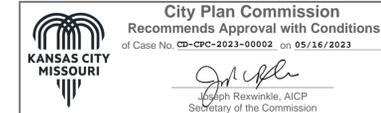


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1/8" = 1'-0" RE:

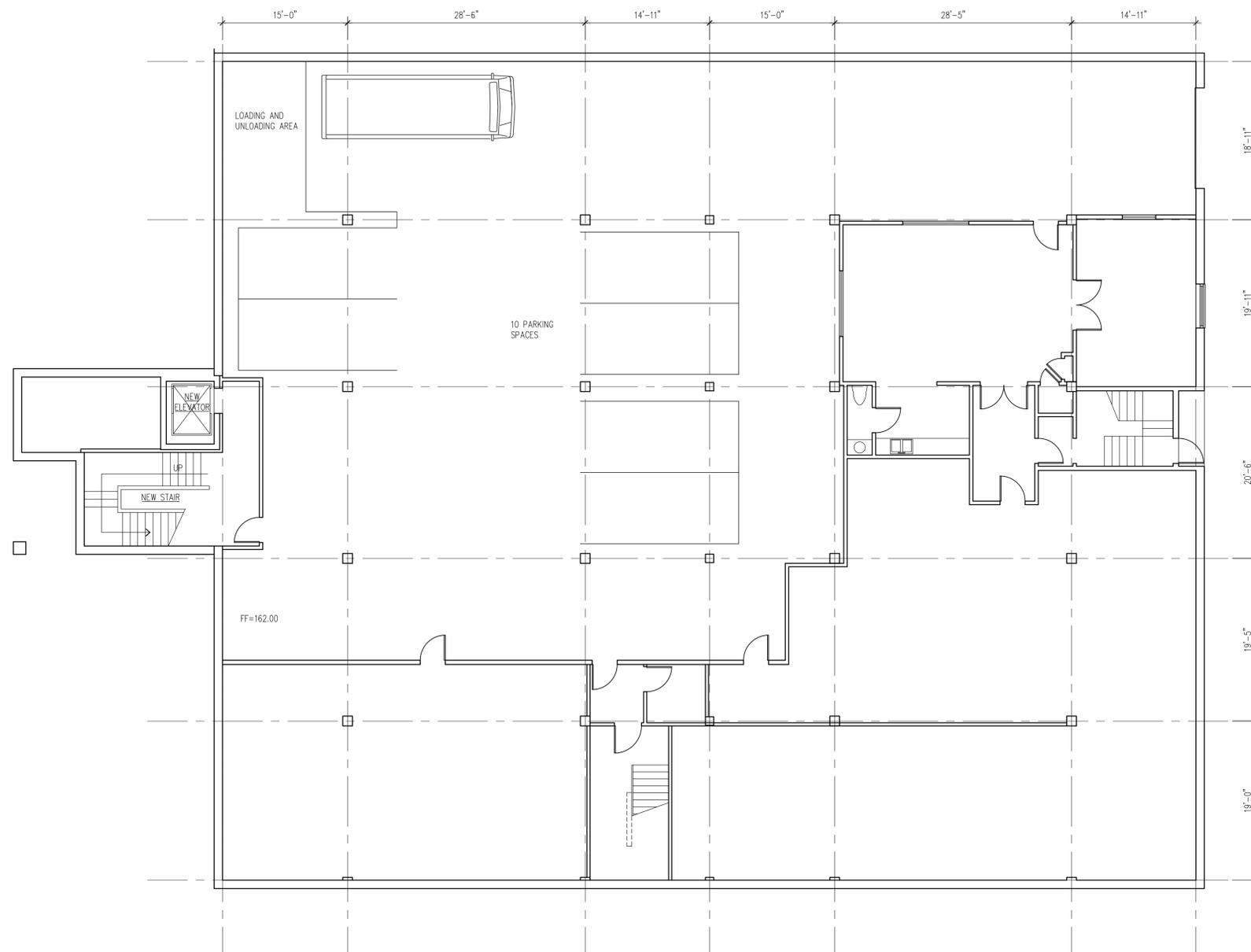


A1 WEST BUILDING -NORTH ELEVATION 0 8
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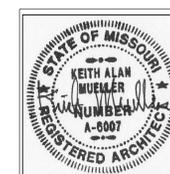




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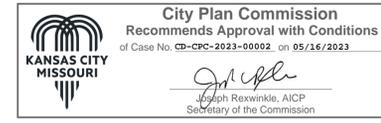
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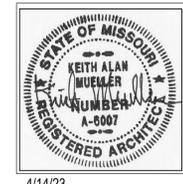
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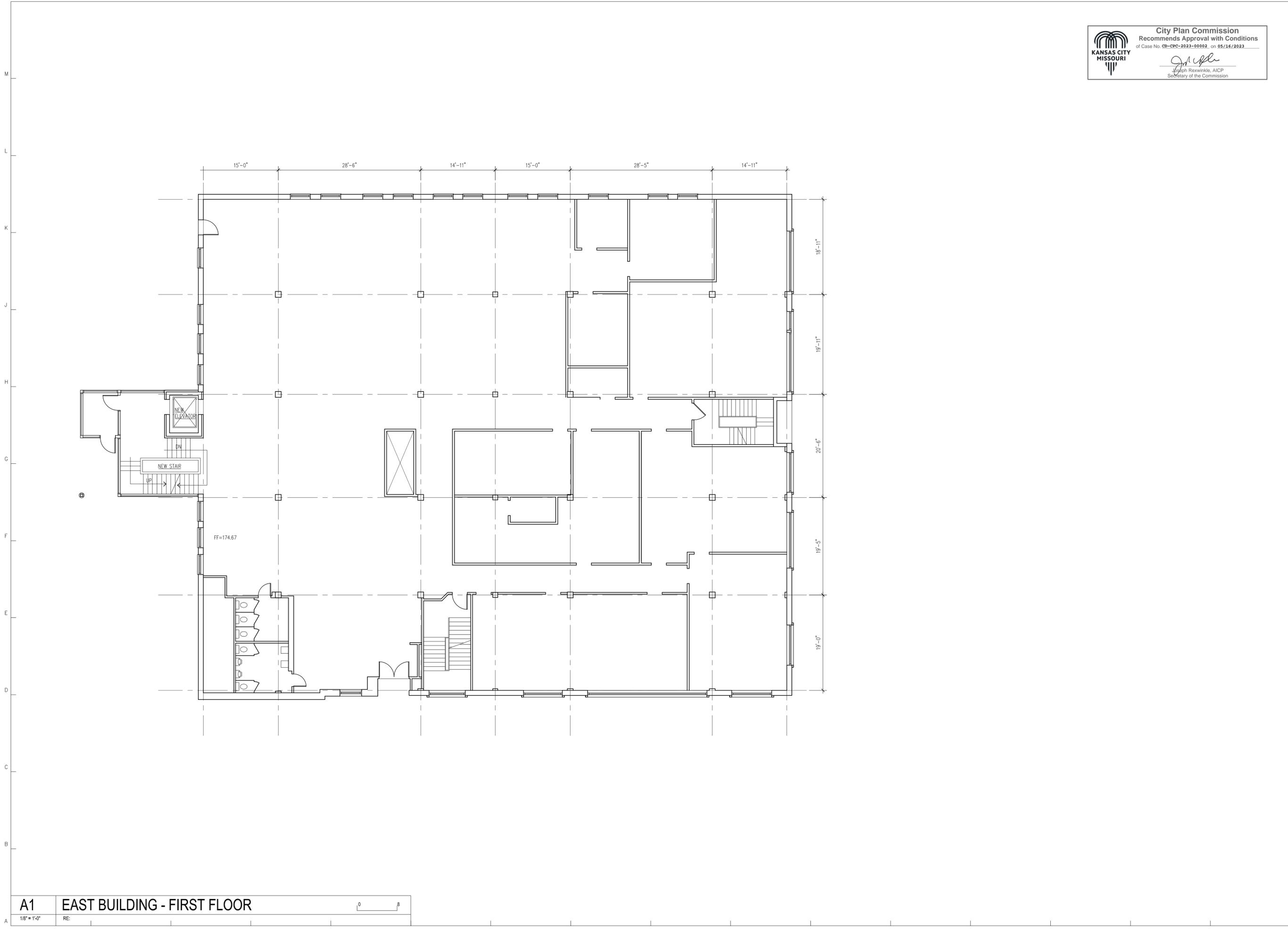
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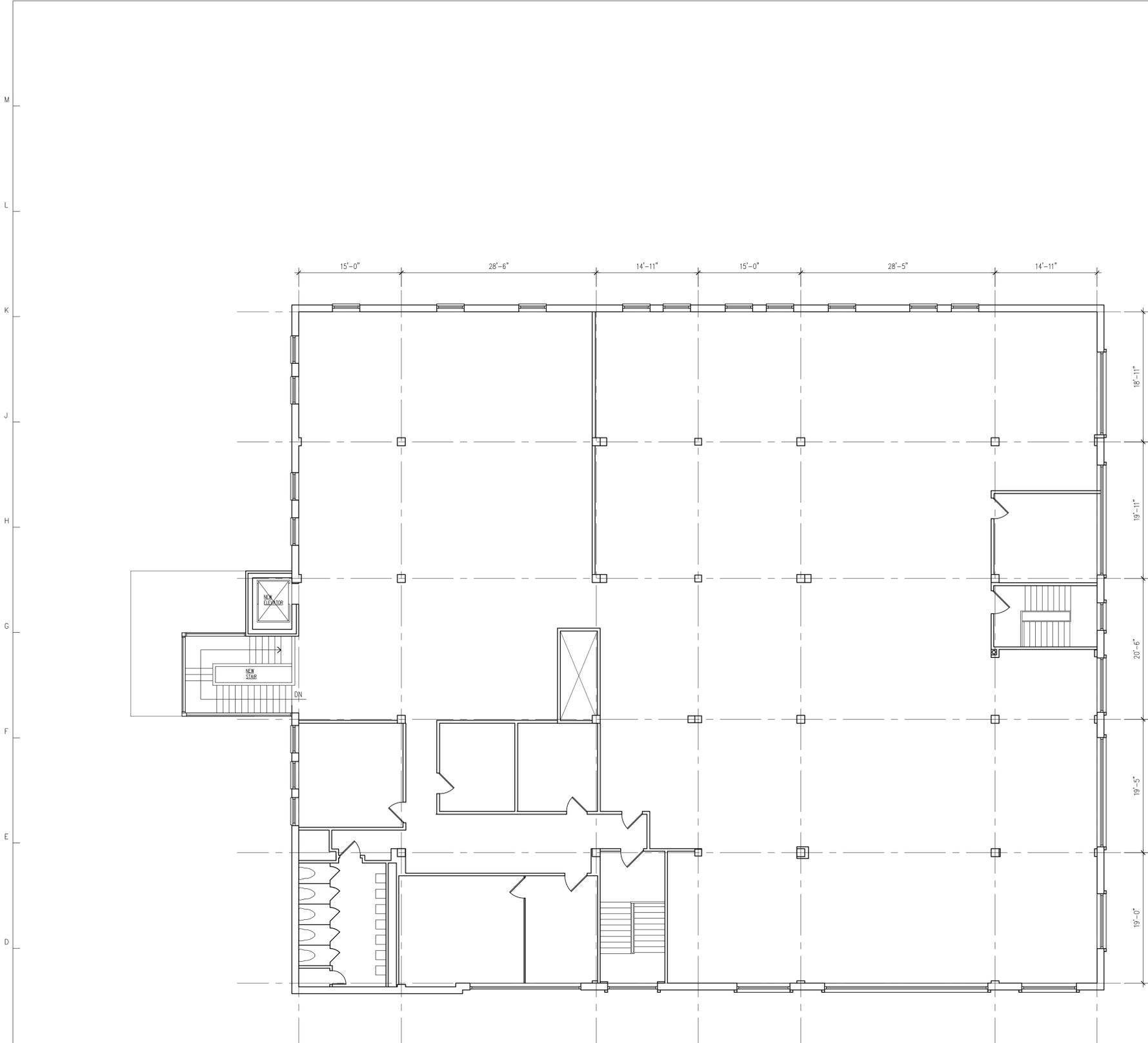
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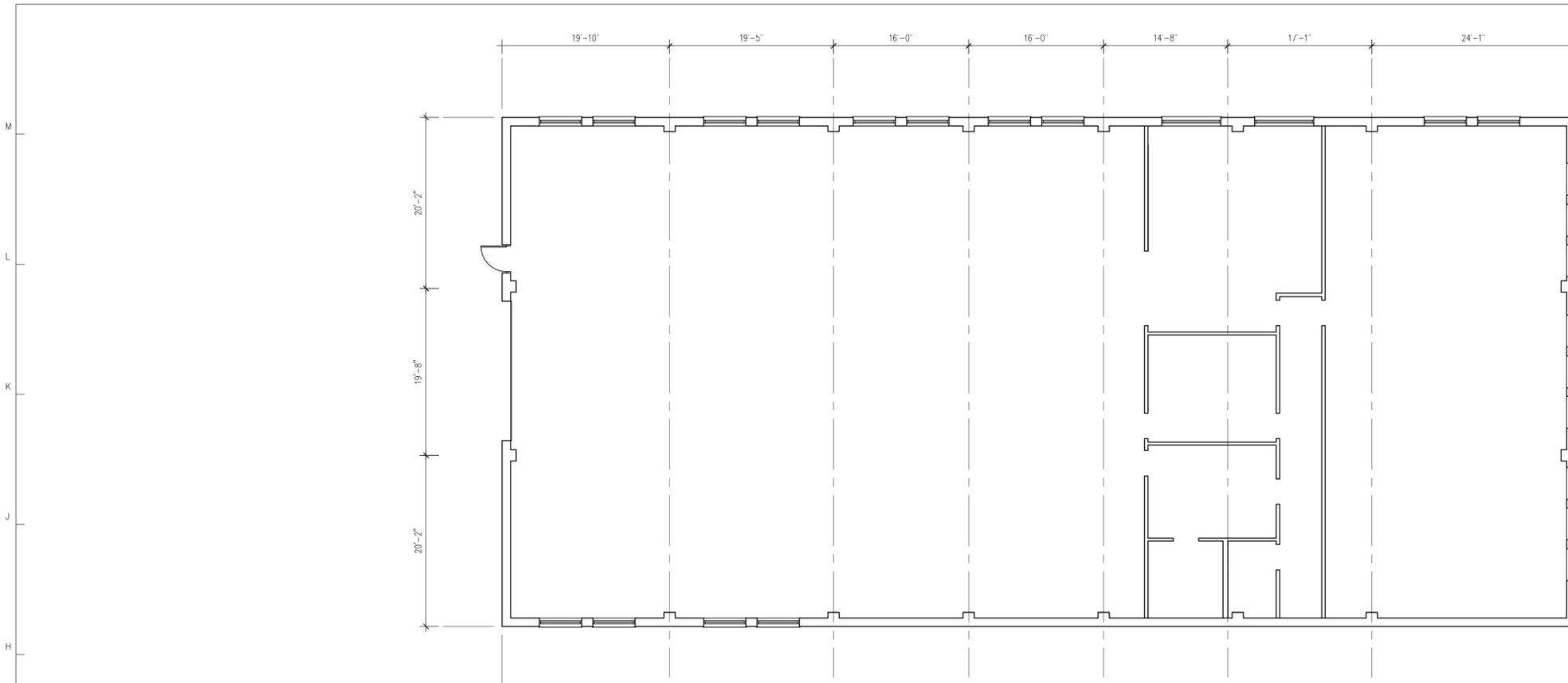
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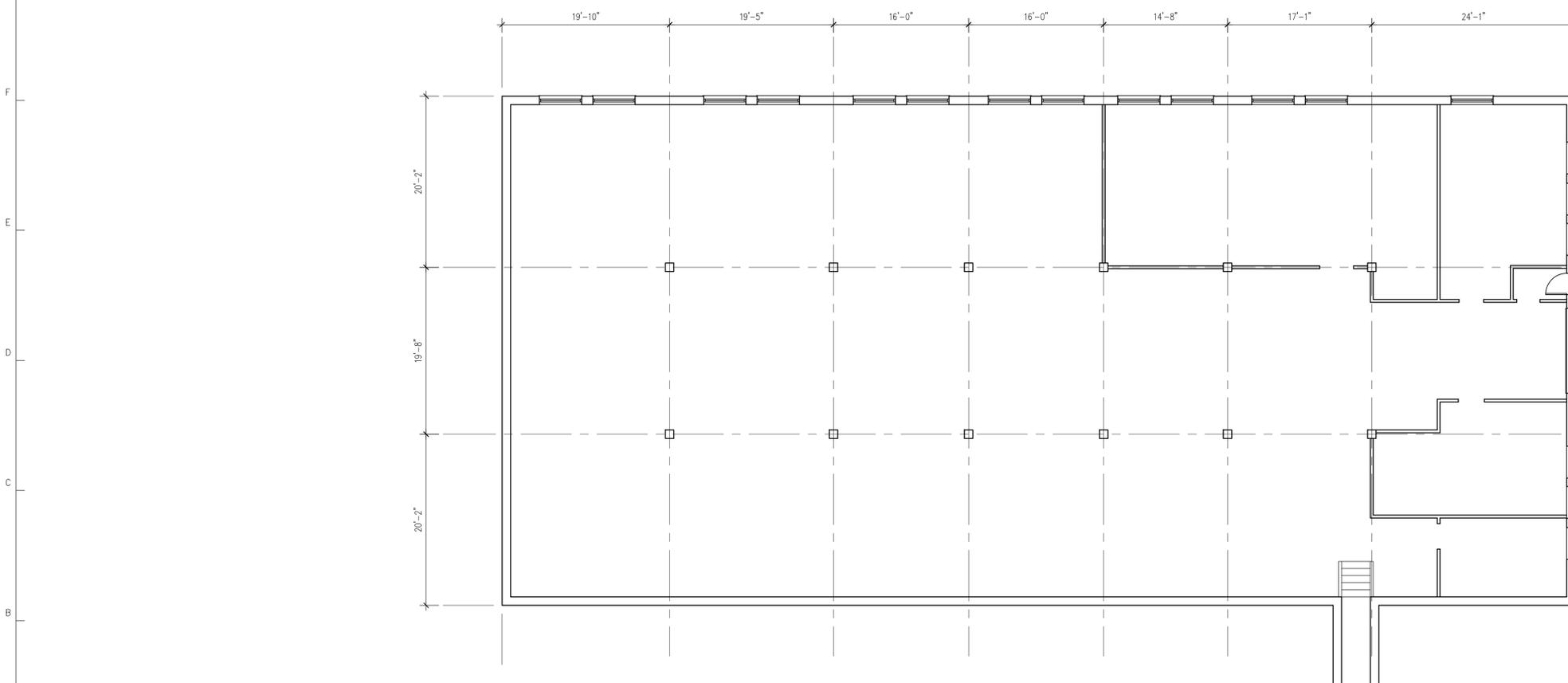
A1 EAST BUILDING - SECOND FLOOR



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



G1 WEST BUILDING - FIRST FLOOR
 1/8" = 1'-0" RE:



A1 WEST BUILDING - GROUND FLOOR
 1/8" = 1'-0" RE:



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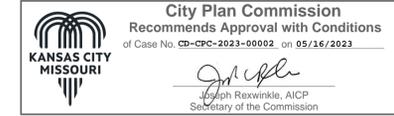
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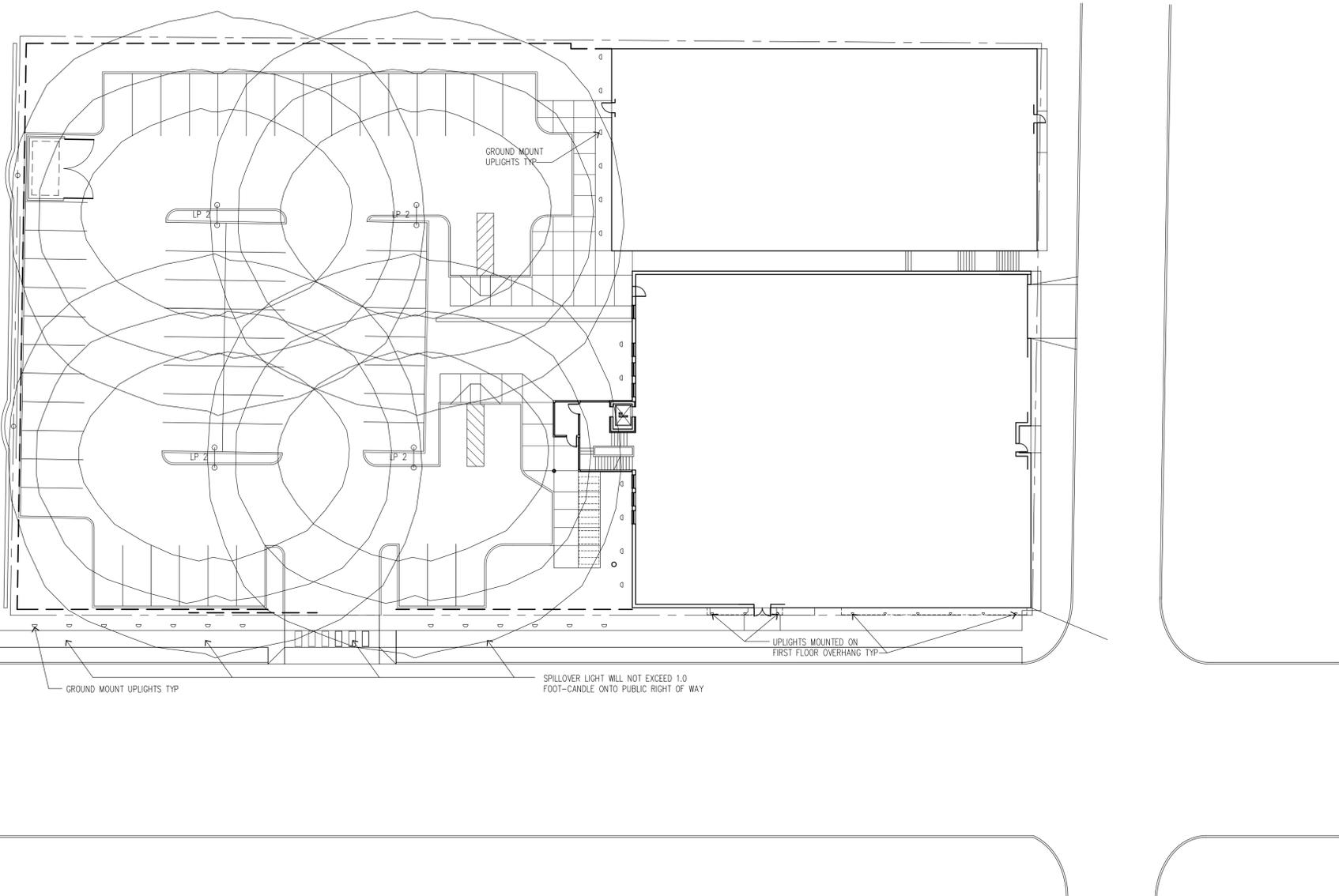
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Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	Tag
○—○	4	LP2	LE350-T4-NO-CLR OR SIMILAR	73	7726	LF-LEO-type IV (DOUBLE) POLE 20'



A1 SITE LIGHTING
1" = 20'