



CITY PLAN COMMISSION STAFF REPORT

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

April 4, 2023

Project Name
All American Contracting on Blue Parkway

Docket # 3

Request
CD-CPC-2023-00024
Rezoning to MPD
Preliminary Development Plan

Applicant
Jake Hodson
Olsson

Owner
Mike Curran
All American Contracting LLC

Location 13821 Blue Parkway
Area About 9.55 acres
Zoning R-80
Council District 5th
County Jackson
School District Lees Summit 190

Surrounding Land Uses

North: Open Space, zoned R-80
South: Commercial, zoned B3-2
East: Light Industrial, zoned M3-5
West: Park, zoned R-80

Major Street Plan

Blue Parkway is not identified on the City's Major Street Plan.

Land Use Plan

The Little Blue Valley Area Plan recommends office and open space/buffer for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 2/10/2023. Scheduling deviations from the 2023 Cycle F have occurred.

- The applicant revised plans per KC Water's request.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/20/2023. A summary of the meeting is attached to the staff report, see attachment #3.

EXISTING CONDITIONS

The proposed 9.55 acres consists of six individual lots immediately adjacent to Blue Parkway (Missouri Route 350) and south of Noland Road in an area commonly known as Knob Town. There is an abandoned home located on the site. The City of Kansas City, Missouri annexed this area in 1961. Nearly the entire site is located within the floodplain and a protected stream buffer area.

SUMMARY OF REQUEST + KEY POINTS

A request to rezone from R-80 to MPD (Master Planned Development) and approval of a preliminary development plan and preliminary plat on about 9.55 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50).

CONTROLLING + RELATED CASES

There are no controlling or related cases. This property was annexed by the City of Kansas City in 1961.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

3 APPROVAL WITH CONDITIONS

PLAN REVIEW

The proposed 9.55 acres consists of six individual lots immediately adjacent to Blue Parkway (Missouri Route 350) and south of Noland Road in an area commonly known as Knob Town. The subject properties were annexed by the City of Kansas City in 1961 and according to City records have always been primarily undeveloped with a single abandoned home located in the middle of the site. The site is within close proximity to the Little Blue River and a regulated stream and has been zoned for low density and agricultural uses since its annexation.

The applicant is proposing to rezone from R-80 (residential) to MPD (Master Planned Development) to allow for an office that will have floor space to allow for indoor warehousing for small contractors to use. The project will consist of two phases. Phase II does not have a defined use at this time which is why staff asked the applicant to provide a detailed list of allowed and prohibited uses. The proposed MPD district rezoning totals 9.55 acres, although only 2 acres will be developed as 7.55 acres are located within a floodplain, stream buffer or both. Due to only 2 acres being proposed for development, the MPD rezoning will not substantiate a negative impact to the public health, safety and welfare of the immediate and surrounding area. In order to meet the intent and goals of the MPD zoning district the applicant will be required to place all land within the floodplain into its own tract and dedicate it as "preservation" with a note that it cannot be developed.

PLAN ANALYSIS

The MPD zoning allows for the applicant to establish their own lot and building standards. The primary concern City staff had with this development was the preservation of the regulated stream, stream buffer and open space. The applicant has worked diligently with City staff to provide a plan that meets not only the goals of the City but also allows the applicant to establish his business within the City of Kansas City, Missouri.

The City Plan Commission (CPC) must approve an MPD Final Plan prior to the issuance of any building permit. The MPD Final Plan will include details related to landscaping and architectural features.

Standards	Applicability	Meets	More Information
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	A detailed landscape plan will be provided with the MPD Final Plan
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	A detailed photometric plan will be provided with the MPD Final Plan
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The Little Blue Valley Area Plan recommends office and open space/buffer for this location. The proposed rezoning is to allow for an office building and indoor warehousing. Long range planning staff approved this plan as the applicant will not conduct any development within the floodplain or stream buffer.

B. Zoning and use of nearby property;

As mentioned earlier, this part of Kansas City was annexed in 1961 and explains the variety of rural, low density residential and open space land uses that border the project area to the north and west. There is also a regulated stream and steep slopes which explains why most of this area has never been developed. There are heavy industrial uses to the east of the site (on the eastern side Blue Parkway) and commercial uses located directly to the south of the subject property.

C. Physical character of the area in which the subject property is located;

The physical character of the area is primarily rural with little to no development along the west side of Blue Parkway.

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

The developer will be required to construct a sanitary sewer service line that will connect to the Little Blue Valley Sewer District wastewater sewer system.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The existing zoning, R-80 is quite limited as to what uses are permitted on the subject property. The R-80 zoning district currently allows for a single detached home, a daycare and animal or agricultural uses. The proposed MPD zoning district will permit a low intensity indoor warehouse and office use.

F. Length of time the subject property has remained vacant as zoned;

There is a small detached house located on the property that has sat vacant for years. Most of the subject property is located within a floodplain with a rough terrain and has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The applicant will only be able to develop a small portion of the subject property and can only build a structure in the area that is not within the floodplain. Staff supports this rezoning as the applicant will be required to place all land within the floodplain into its own tract and dedicate it as "preservation" with a note that it cannot be developed.

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

The proposed MPD district rezoning totals 9.55 acres, although only 2 acres will be developed as 7.55 acres are located within a floodplain, stream buffer or both. Due to only 2 acres being proposed for development, the MPD rezoning will not substantiate a negative impact to the public health, safety and welfare of the immediate and surrounding area.

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 MPD preliminary development plan complies with the Zoning and Development Code. The applicant will be required to construct a private sanitary sewer line as KC Water will not support a septic system adjacent to a regulated stream.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is allowed only under the Master Planned Development (MPD) zoning district. The current zoning, R-80 would not permit the proposed use.

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;

The applicant will establish an agreement with the property owner to the south to provide vehicular access to the subject property.

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

The subject property is located immediately adjacent to a state highway and non-motorized travel opportunities were not analyzed due to the context. The applicant will be required to submit an MPD Final Plan prior to the issuance of a building permit which at that time bicycle parking will be analyzed once again.

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

The proposed plan will connect to water service from the south. The applicant has approval from the Little Blue Valley Sewer District to connect a private sanitary to their interceptor as KC Water cannot support installing a septic system adjacent to a regulated stream with a rough terrain.

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 on Phase I complements the property located to the south. All architectural features will be reviewed when the applicant submits an MPD Final Plan prior to the issuance of a building permit.

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.

Staff has placed a condition that the applicant shall place all land within the floodplain into its own tract and dedicate it as "preservation" with a note that it cannot be developed.

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 applicant is proposing a reasonable amount of impervious surfaces to allow for the highest and best use of the property overall.

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 preliminary development plan does not identify trees to be removed; any trees that are to be removed will be included on the landscape plan when the MPD Final Plan is submitted prior to the issuance of any building permit.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area;

The Little Blue Valley Area Plan recommends office and open space/buffer for this location. The proposed rezoning is to allow for an office building and indoor warehousing. Long range planning staff approved this plan as the applicant will not conduct any development within the floodplain or stream buffer.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and

The applicant will be required to place all land within the floodplain into its own tract and dedicate it as "preservation" with a note that it cannot be developed; the dedication of land meets the general purpose of the MPD provisions by enhancing and protecting natural resource areas.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The subject property is adjacent to a state highway and no residential uses are within five hundred feet. The proposed MPD has a very specific list of allowed and prohibited uses to ensure the protection of the public.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

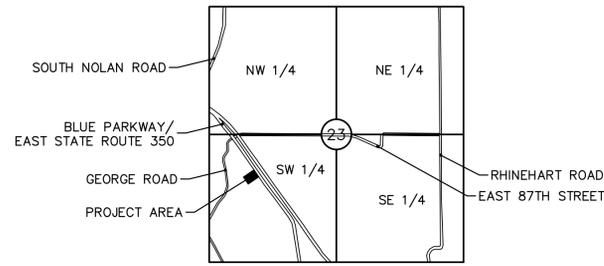
Respectfully Submitted,



Andrew Clarke, AICP
Planner

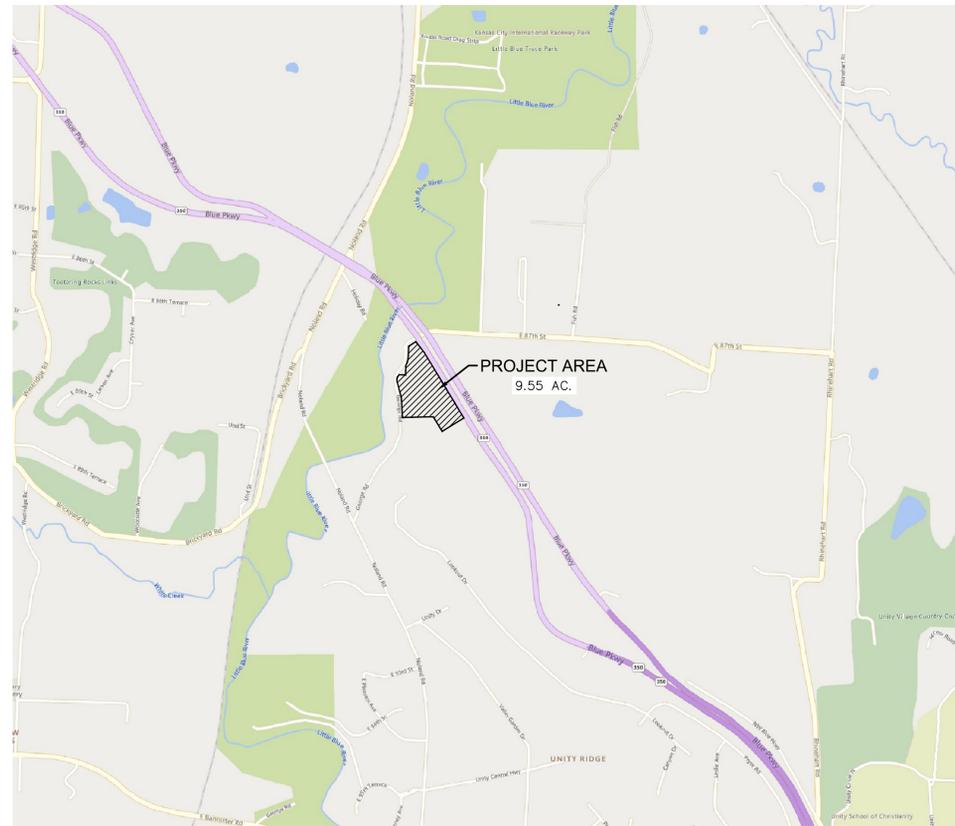
ALL AMERICAN CONTRACTING BLUE PARKWAY & EAST STATE ROUTE 350 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 23, TOWNSHIP T48N, RANGE R32W
IN KANSAS CITY, JACKSON COUNTY, MO



VICINITY MAP
S23, T48N, R32W
SCALE 1"=2000'

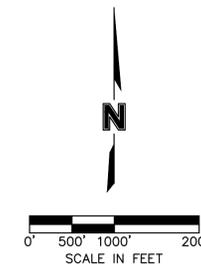
PROJECT TEAM & UTILITY CONTACT LIST	
OWNER ALL AMERICAN CONTRACTING CONTACT: MIKE CURRAN, PRESIDENT PHONE: 816.215.7747 EMAIL: MIKE@AACNKC.COM	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORK PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
ENGINEER OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.442.6030 EMAIL: JHODSON@OLSSON.COM	
SURVEYOR OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.442.6059 EMAIL: JROUDEBUSH@OLSSON.COM	
ARCHITECT SULLIVAN PALMER ARCHITECTS 8621 JOHNSON DR. MERRIAM KS, 66202 PHONE: 913.88.8540	



PROPERTY DESCRIPTION:

A tract of land in the Southwest Quarter of Section 23 Township 48 North, Range 32 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jason S Roudeshush, P.L.S. 2002014092 as follows: Commencing at the West Quarter corner of said Section 32; thence South 02°17'01" West on the West line of said Section 32, a distance of 139.13 feet; thence leaving said West line South 87°43'15" East, 551.43 feet to a point on the existing Southwesterly right-of-way line of Highway 350 as now established also being the Point of Beginning of the tract of land to be herein described; thence South 38°01'35" East on said existing Southwesterly right-of-way line, 170.49 feet; thence South 31°12'37" East on said existing Southwesterly right-of-way line, 891.67 feet to a point on the Northerly line of Lot 1, O'SULLIVAN BUSINESS PARK, a subdivision of land in said Jackson County recorded as Instrument Number 2003i0108702 in Book 78 at Page 30 in the Jackson County Recorder of Deeds Office; thence leaving said existing Southwesterly right-of-way line South 58°47'23" West on said Northerly line, 300.00 feet; thence leaving said Northerly line North 31°12'37" West a distance of 200.00 feet; thence South 88°45'47" West, 365.70 feet to a point on the existing Easterly right-of-way line of George Road as now established; thence North 02°54'37" West on said Easterly line for the following three calls, 229.08 feet; thence North 14°29'10" West, 200.95 feet; thence Northerly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of 55°29'53" and an arc distance of 72.65 feet; thence North 41°00'43" East, 12.93 feet; thence leaving said existing Easterly right-of-way line South 87°44'37" East, 74.55 feet; thence North 02°17'01" East, 109.63 feet to a point on said existing Easterly right-of-way line; thence Northerly on said existing Easterly right-of-way line along a curve to the left having an initial tangent bearing of North 25°50'24" East with a radius of 300.00 feet, a central angle of 23°33'23" and an arc distance of 123.34 feet; thence North 02°17'01" East on said existing Easterly right-of-way line, 109.70 feet; thence North 57°26'22" East, 98.67 feet to the Point of Beginning. Containing 415,829 square feet or 9.55 acres, more or less.

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C201	SITE PLAN & PRELIM PLAT
C301	GRADING & UTILITY PLAN
C401	NOTES
L101	LANDSCAPE PLAN
E101	SITE LIGHTING PHOTOMETRICS PLAN
A100	BUILDING ELEVATIONS



NOT FOR CONSTRUCTION

REVIEWED FOR CONSTRUCTION

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olsson

Olsson - Civil Engineering
Missouri Certification Authority #
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TITLE SHEET
MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
ALL AMERICAN CONTRACTING
BLUE PARKWAY & EAST STATE ROUTE 350
KANSAS CITY, MO

drawn by: JH
checked by: MD
approved by: ENG
QA/QC by: NH
project no.: 022-01533
drawing no.: C_TTL01_02201533
date: 02/19/23

SHEET
C100

REVISIONS

2022



Plan Conditions

Report Date: March 29, 2023

Case Number: CD-CPC-2023-00024

Project: All American Contracting on Blue Parkway

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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.
4. Place all land within the floodplain into its own tract and dedicate it as "preservation" with a note that it cannot be developed prior to the issuance of any certificate of occupancy.
5. 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.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
8. Lot 1 shall be connected to sanitary sewer prior to the issuance of any building permit.
9. No driveway ingress or egress shall be constructed along Missouri State Highway 350.
10. Prior to ordinance request the applicant shall remove drive-through facility and recycling services limited from the allowed uses and move to prohibited uses.
11. Prior to the approval of any MPD Final Plan the applicant shall resolve KC Water's correction related to the fire hydrant location.
12. Prior to ordinance request the plans shall be revised to remove the proposed septic system.
13. Prior to the approval of any MPD Final Plan the applicant shall show the existing water service line that serves the existing house. The water line shall be killed or relocated.

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

14. 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.
15. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and MDNR requirements, prior to recording the Final Plat.
16. 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.

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

17. 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.
18. 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.
19. 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.
20. The developer shall 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.

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

21. 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)
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. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

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

Condition(s) by Public Works Department. Contact Monica Kearney at (816) 513-9886 / monica.kearney@kcmo.org with questions.

25. Driveways must be located in a manner to conform to KCMO standards.
26. A traffic study will need to be completed if the anticipated peak-hour traffic exceeds 100 vehicle trips.

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

27. 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>
28. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
29. 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 - Pedro Colato – 816-513-4892

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

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

30. The maximum public fire hydrant spacing is 300' along the developed length of the Blue Parkway frontage. The current plan will require installing one public fire hydrant in front of the proposed building in or near the road right-of-way. The developer must submit public fire hydrant installation drawings prepared by a registered professional Engineer in Missouri to the water 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>)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

31. The developer shall extend 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.
32. Any proposed private sewage disposal systems must comply with Department of Health requirements, prior to recording the Final Plat.
33. Any proposed private sewer mains must provide a private sanitary sewer easement and a Covenant to Maintain Private Sanitary Sewers document acceptable to KC Water.
34. The developer shall 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.
35. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
36. 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.
37. 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.
38. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
39. 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.
40. The developer shall obtain permits from KC Water to either kill or relocate the water service line to the existing house that runs under the proposed development.

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GENERAL NOTES:

- EXISTING ZONING IS R-80. PROPOSED ZONING IS MPD.TOTAL LAND AREA: 9.55 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 0.0 AC.
- LAND AREA IN NON-BUILDABLE FLOODWAY: 1.43 AC
- NET LAND AREA: 8.12 AC.
- PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
- FINAL BUILDING HEIGHTS SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN.
- GROSS BUILDING AREA FOR PROJECT SHALL NOT EXCEED 157,015 SF
- GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 5.0.
- RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
- NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:
 PHASE 1 - 2023 - 2024
 PHASE 2 - 2024 - 2049
 ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR PHASE TWO ARE SUBJECT TO CHANGE AND ARE DEPENDENT UPON MARKET DEMAND.
- FINAL MPD PLANS SHALL REQUIRE APPROVAL OF THE CITY PLAN COMMISSION.
- PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- PROPOSED BUILDING SETBACKS: 20' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
- SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
- SUSTAINABLE ELECTRIC GENERATION SHALL BE ALLOW IN ANY CONFIGURATION BELOW ONE HUNDRED FEET (100') ABOVE FINISHED GRADE. BUILDING MOUNTED SUSTAINABLE ELECTRIC GENERATION SHALL BE ALLOW IN ANY CONFIGURATION.
- LANDSCAPE PLANS SHALL BE APPROVED WITH EACH MPD FINAL PLAN. LANDSCAPING PLANT PALETTE SHALL CONSIST OF A MAJOR OF NATIVE PLANTS WITH THE INTENT OF CREATING A NATURALIZED VIEW FROM BLUE PARKWAY.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.
- THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES, SO IF ONE PHASE DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.

ALLOWED USES:

- PUBLIC/CIVIC**
- BICYCLE SHARING FACILITY
 - CLUB, LODGE, OR FRATERNAL ORGANIZATION
 - COLLEGE/UNIVERSITY
 - DAY CARE
 - HOSPITAL
 - PARK/RECREATION
 - RELIGIOUS ASSEMBLY
 - SAFETY SERVICE
 - SCHOOLS
 - UTILITIES AND SERVICES (INCLUDING BASIC, MINOR)
- COMMERCIAL**
- ANIMAL SERVICE
 - ARTIST WORK OR SALES SPACE
 - BUILDING MAINTENANCE SERVICE
 - BUSINESS EQUIPMENT SALES AND SERVICE
 - BUSINESS SUPPORT SERVICE (EXCEPT DAY LABOR EMPLOYMENT AGENCY)
 - COMMUNICATIONS SERVICE ESTABLISHMENTS
 - DRIVE-THROUGH FACILITY/EATING AND DRINKING ESTABLISHMENTS
 - ENTERTAINMENT AND SPECTATOR SPORTS
 - FINANCIAL SERVICES (EXCEPT PAWN SHOP AND SHORT TERM LOAN ESTABLISHMENT)
 - FOOD AND BEVERAGE RETAIL SALES
 - MOBILE VENDOR PARK
 - OFFICE/MEDICAL
 - REPAIR OR LAUNDRY SURFACE, CONSUMER
 - OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
 - PARKING, ACCESSORY
 - PARKING, NON-ACCESSORY
 - PERSONAL IMPROVEMENT SERVICE
 - RESEARCH SERVICE
 - UNDERGROUND COMMERCIAL
 - RETAIL SALES**
 - OUTDOOR RETAIL SALES - CLASS A
 - OUTDOOR RETAIL SALES - CLASS B
 - SPORTS AND RECREATION, PARTICIPANT
- INDUSTRIAL**
- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE**
 - ARTISAN
 - LIMITED
 - RECYCLING SERVICE**
 - LIMITED
 - WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT**
 - INDOOR
- AGRICULTURAL**
- AGRICULTURAL, ANIMAL
 - AGRICULTURAL, CROP
 - AGRICULTURAL, URBAN
 - COMMUNITY GARDEN
 - COMMUNITY SUPPORTED AGRICULTURAL (CSA)
- ACCESSORY SERVICES**
- WIRELESS COMMUNICATION FACILITY
 - FREESTANDING
 - CO-LOCATED ANTENNA

PROHIBITED USES:

- RESIDENTIAL**
- HOUSEHOLD LIVING
 - SINGLE-FAMILY HOME
 - IN SINGLE-PURPOSE RESIDENTIAL BUILDING
 - IN MIXED-USE BUILDING
- PUBLIC/CIVIC**
- DETENTION AND CORRECTIONAL FACILITY
 - HALFWAY HOUSE
- COMMERCIAL**
- ADULT BUSINESS
 - ADULT MEDIA STORE
 - ADULT MOTION PICTURE THEATER
 - SEX SHOP
 - DAY LABOR EMPLOYMENT AGENCY
 - PAWN SHOP
 - SHORT-TERM LOAN ESTABLISHMENT
 - FUNERAL AND INTERMENT SERVICE**
 - CEMETERY/COLUMBARIUM/MAUSOLEUM
 - CREMATING
 - UNDERTAKING
 - REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL) IF PROPOSED USE IS NOT PERMITTED
 - VEHICLE SALES AND SERVICES**
 - MOTOR VEHICLE REPAIR, LIMITED
 - MOTOR VEHICLE REPAIR, GENERAL
 - VEHICLE STORAGE/TOWING
- INDUSTRIAL**
- JUNK/SALVAGE YARD
 - MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE**
 - INTENSIVE
 - WASTE RELATED USE**
 - COMPOSTING FACILITY
 - DEMOLITION DEBRIS LANDFILL
 - SOLID WASTE SEPARATION FACILITY
 - TRANSFER STATION

CONTENT EXEMPTIONS REQUESTED:

- THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED CONTENT CHECKLIST ARE BEING REQUESTED:
- LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
 - LOCATION OF PROPOSED BUILDINGS AND STRUCTURES WITH DIMENSIONS OF SETBACK FROM PROPOSED STREET RIGHT-OF-WAY AND ADJACENT PROPERTY LINES, DIMENSIONS OF BUILDING WIDTH AND LENGTH, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL BUILDING AREA (FOR EACH INDIVIDUAL BUILDING).
 - IDENTIFICATION OF PROPOSED USE WITH EACH BUILDING, BUILDING ENTRANCES AND EXITS, SERVICE ENTRANCES, SALES AREAS, AND OTHER PAVED AREAS.
 - LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES; NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.
 - LOCATION AND IDENTIFICATION OF BUILDINGS, STRUCTURES, ACCESS, AND PARKING AREAS IN THE SECOND PHASE.

PLAN SHEET EXEMPTIONS REQUESTED:

- THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:
- PHASE 2 LANDSCAPE PLAN (CONCEPT)
 - PHASE 2 BUILDING ELEVATIONS (CONCEPT)
 - PHASE 2 SITE LIGHTING PLAN (CONCEPT)

GENERAL DESIGN GUIDELINES:

- MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
- ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
- SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
- EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
- FENCING FOR SCREENING OR SECURITY PURPOSES SHALL MEET KCMO STANDARDS.



OUTDOOR RECREATION + SUSTAINABILITY



MIXED-USED RETAIL



PEDESTRIAN FRIENDLY + BUSINESS



AGRONOMY + OPEN SPACE



HORTICULTURE, AGRICULTURE + INDUSTRIAL

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET C501
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #14 ON THIS SHEET (C401)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SHALL BE APPROVE BY CITY COUNCIL
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.

olsson

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 Missouri Certificate of Authority #
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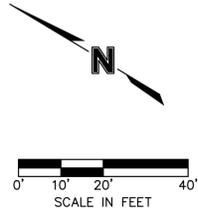
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

NOTES AND DETAILS
 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
 ALL AMERICAN CONTRACTING
 BLUE PARKWAY & EAST STATE ROUTE 350
 KANSAS CITY, MO

drawn by: _____ JH
 checked by: _____ MD
 approved by: _____ ENG
 QA/QC by: _____ NH
 project no.: 022-01533
 drawing no.: C_DTL01_02201533
 date: 02/19/23

SHEET
 C401

DWG: F:\2022\01501-02201533\02-01533\0-Design\AutoCAD\preliminary\plans\Sheets\CONV\C_LSC01_02201533.dwg USER: jhedeen DATE: Mar 21, 2023 4:48pm XREFS: C:\PTBLK_02201533 C:\PBASE_02201533 C:\PPATT_02201533 C:\PSBUF_02201533 C:\PUTIL_02201533 C:\PLSCP_02201533 C:\PSSWR_02201533



LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF.)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	10,000	29	143	REQUIRED: 5	10' WIDE BUFFER	CONTINUOUS SCREEN	1,117	6	29	2
				PROVIDED: 5	15' WIDE BUFFER	CONTINUOUS SCREEN	1,117	6	30	3

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, PER LANDSCAPING CODE SECTION 88-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

- LANDSCAPE REQUIREMENTS DESCRIPTIONS**
- (1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
 - (2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
 - (3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE
 - (3B) 1 TREE PER 5 PARKING SPACES
 - (3C) 1 SHRUB PER PARKING SPACE
 - (4) 1 TREE PER 5,000 SF OF BUILDING
 - (5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

PRELIMINARY PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	SIZE
	AA	6	ACER X FREEMANII 'JEFFERSRED'	2" CAL
	CC	2	CERCIS CANADENSIS	1.5" CAL
	GS	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE
	CK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL
	JF	39	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL
	TD	24	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL

- NOTES:**
- ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUND COVER SHALL BE PLANTED WITH TURF SEED - DROUGHT TOLERANT DWARF FESCUE BLEND.
 - PLANTING BEDS AND TREE PLANTING AREAS SHALL RECEIVE BROWN HARDWOOD MULCH AT A DEPTH OF 3" WITH SHOVEL-CUT EDGE OR STEEL EDGING AS CALLED OUT ON PLAN.
 - COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 - AREAS OF TURF SEED PLANTED ON SLOPES EXCEEDING 4:1 (SEE GRADING PLANS) SHALL BE INSTALLED WITH AN EROSION CONTROL MEASURE PER MANUFACTURER'S SPECIFICATIONS.
 - QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - ALL UNDERGROUND UTILITIES ARE TO BE FIELD-VERIFIED PRIOR TO COMMENCEMENT OF WORK.
 - LANDSCAPE CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF SEED, SOIL, AND MULCH, AND REPRESENTATIVE PHOTOS OF TREES AND SHRUBS, TO LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCEMENT OF WORK. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
 - INSTALLATION OF LANDSCAPING SHALL TAKE PLACE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
 - IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES OR SHRUBS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTIONS. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND GENERAL HEALTH OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE. ANY MATERIAL WHICH DIES PRIOR TO ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
 - LANDSCAPE BEDS SHALL BE FREE OF WEEDS AND VOLUNTEER PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY UNDER THIS GUARANTEE (AS PER DIRECTION OF OWNER).

olsson

Olsson - Civil Engineering
Missouri Certification of Authority #
1307 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsosn.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

LANDSCAPE PLAN & PRELIMINARY PLAT

MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT

ALL AMERICAN CONTRACTING

BLUE PARKWAY & EAST STATE ROUTE 350

KANSAS CITY, MO

2022

drawn by: _____ JH

checked by: _____ MD

approved by: _____ ENG

QA/QC by: _____ NH

project no.: 022-01533

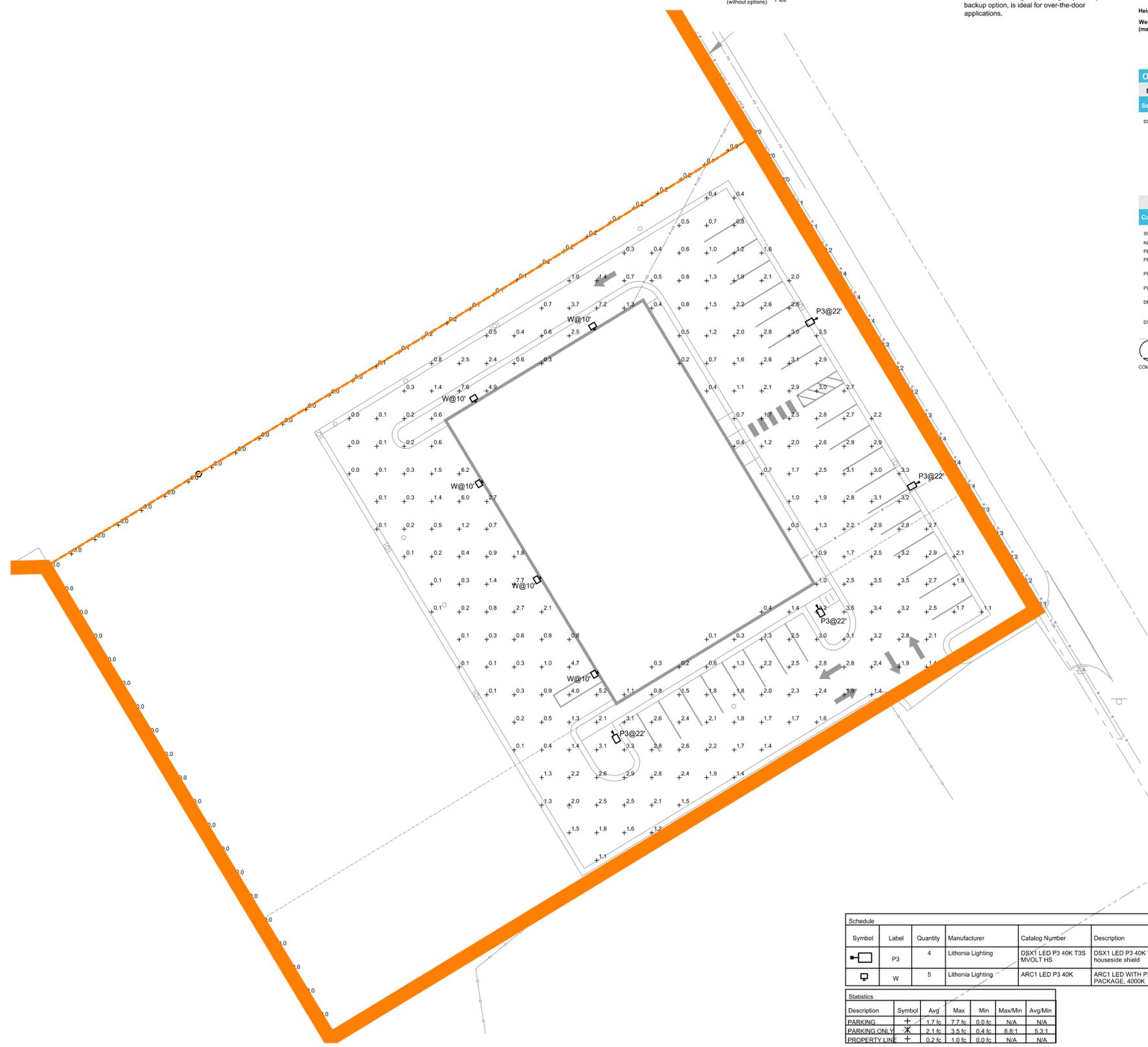
drawing no.: C_LSC01_02201533

date: 02/19/23

SHEET

L101

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 USER: jhodson
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1 SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 20'-0"

ARC1 LED Architectural Wall Luminaire

Specifications
 Depth (D1): 6.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight: 7 lbs (without options)

Introduction
 The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

D-Series Size 1 Legacy LED Area Luminaire

Specifications
 EPA: 1,01 ft² (93.8 cm²)
 Length: 33" (83.8 cm)
 Width: 13" (33.0 cm)
 Height H1: 7-1/2" (19.0 cm)
 Height H2: 3-1/2" (8.9 cm)
 Weight (max): 27 lbs (12.2 kg)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P4 1 P7 1 P2 P5 1 P8 P3 P6 1 P9 1 Rounded optics P10 2 P12 P11 2 P13 1 2	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	TSVS Type V very short 3 TSS Type V short 3 TSM Type V medium 3 TSW Type V wide 3 BLC Backlight control 4 LCCO Left corner cutoff 4 RCCO Right corner cutoff 4	MVOLT 5 XVOLT (277V-480V) 6,7,8 120 9 208 9 240 9 277 9 347 9 480 9	Shipped installed SPA Square pole mounting RPA Round pole mounting 10 WBA Wall bracket 3 SPUMBA Square pole universal mounting adaptor 11 RPMUBA Round pole universal mounting adaptor 9 Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) 12

Control options	Other options	Finish (required)	Generation (req)
Shipped installed NLTAR2 rLight AIR generation 2 enabled 13 PIRHN Network, high/low motion/ambient sensor 15 PER NEMA baseblock receptacle only (controls ordered separately) 15 PER5 Five-pin receptacle only (controls ordered separately) 15, 16 PER7 Seven-pin receptacle only (controls ordered separately) 15, 16 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17 DS Dual switching 15, 19, 20	PIR High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 06:20:21 PIRHN High/low, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 06:20:21 PER5 High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 16:20:21 PIRHNFCV B-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16:20:21 FAD Field adjustable output 20.22	PS House-side shield 23 SF Single fuse (120, 277, 347V) 9 LW Left rotated optics 2 RW Right rotated optics 2 HA 50° ambient operations 1 BAA BAA Buy American) Act Compliant ES Bird cases 24 EGS External glass shield	DSX1 LED G1 Rev. 09/11/22 Page 1 of 8

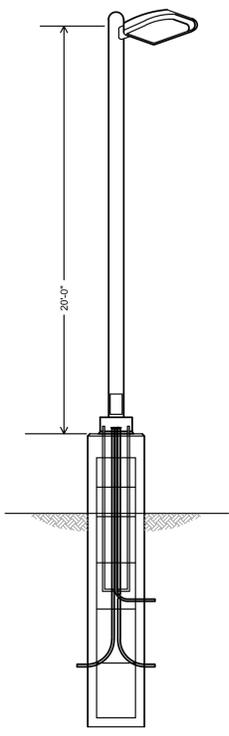
Control options
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 NLTAR2 rLight AIR generation 2 enabled 13
 PIRHN Network, high/low motion/ambient sensor 15
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 PER7 Seven-pin receptacle only (controls ordered separately) 15, 16
 DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17
 DS Dual switching 15, 19, 20

Other options
 PIR High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 06:20:21
 PIRHN High/low, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 06:20:21
 PER5 High/low, motion/ambient sensor, 6-15 mounting height, ambient sensor enabled at 16:20:21
 PIRHNFCV B-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 16:20:21
 FAD Field adjustable output 20.22

Finish (required)
 PS House-side shield 23
 SF Single fuse (120, 277, 347V) 9
 LW Left rotated optics 2
 RW Right rotated optics 2
 HA 50° ambient operations 1
 BAA BAA Buy American) Act Compliant
 ES Bird cases 24
 EGS External glass shield

Generation (req)
 DSX1 LED G1
 Rev. 09/11/22
 Page 1 of 8

NOTE
 1. LIGHT FIXTURE W IS AN ESTIMATION FOR BUILDING MOUNTED LIGHTING.



2 LIGHT POLE DETAIL
 SCALE: NOT TO SCALE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	P3	4	Lithonia Lighting	DSX1 LED P3 40K T3S MVOLT HS	DSX1 LED P3 40K T3S MVOLT with house-side shield	1	10442	0.9	102
□	W	5	Lithonia Lighting	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3021	0.9	24.5247

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.7 fc	7.7 fc	0.0 fc	N/A	N/A
PARKING ONLY	X	2.1 fc	3.5 fc	0.4 fc	8.8:1	5.3:1
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A

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 Missouri Certification of Authority #
 13071 Buffington Street
 North Kansas City, MO 64116
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 TEL 816.361.1177

REV. NO.	DATE	REVISIONS DESCRIPTION

BY

2022

SITE LIGHTING PHOTOMETRICS PLAN
 MPD REZONING DEVELOPMENT PLAN & PRELIMINARY PLAT
 ALL AMERICAN CONTRACTING
 BLUE PARKWAY & EAST STATE ROUTE 350
 KANSAS CITY, MO

drawn by: SH
 checked by: TB
 approved by: TB
 QA/QC by: TB
 project no.: 022-01533
 drawing no.: E SITE_2201533
 date: 02/19/23

SHEET
 E101

Public Meeting Notice

Please join All American Contracting

for a meeting about a proposed Master Plan Development

case number CD-CPC-2023-00024

proposed for the following address: 13821 Blue Pkwy, 13721 Blue Pkwy, 13801 Blue Pkwy
8801 George Rd , and 8803 George Rd

Meeting Date: March 20th, 2023

Meeting Time: 5pm to 6pm

Meeting Location: Teetering Rocks Golf Course
12040 East 86th St Kansas City MO 64138

Project Description:

A proposed rezoning of 9.55 acres to MPD.

If you have any questions, please contact:

Name: **Jacob Hodson**

Phone: **816-442-6030**

Email: **jhodson@olsson.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Hodson'.

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District R-80 to District MPD

Project Description:

Rezoning of 9.55 acres of land at 138121 Blue Parkway to Master Plan Development

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Jacob Hodson
Email: jhodson@Olsson.com
Phone: 816-442-6030
Title/Role: Agent / Applicant
Company/Employer: Olsson
All American Contracting LLC
Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,





Project location

Summer Time Massage

Cook Portable Warehouses of Raytown

350

Little Blue Trace Park

E 87 St

E 87

Central Self Storage

Blue Pkwy

Lano

Construction Anchors

Little Blue River

K G Tire Group

Knobtown Cycle

E State Rte 350

