

Docket #7

CD-CPC-2023-00105

Development Plan - Nonresidential

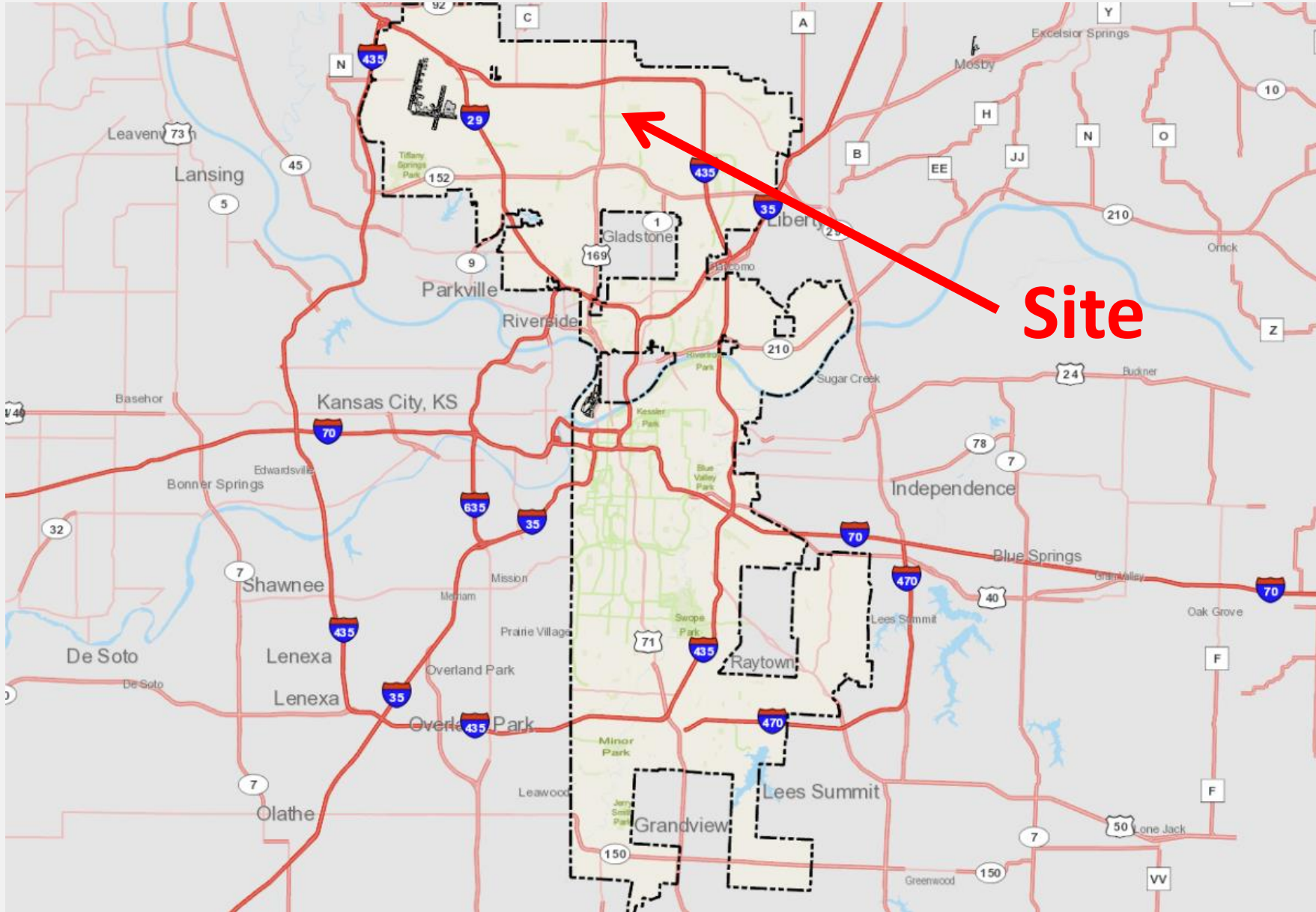
Mullins Corner – 520 NE 107th St

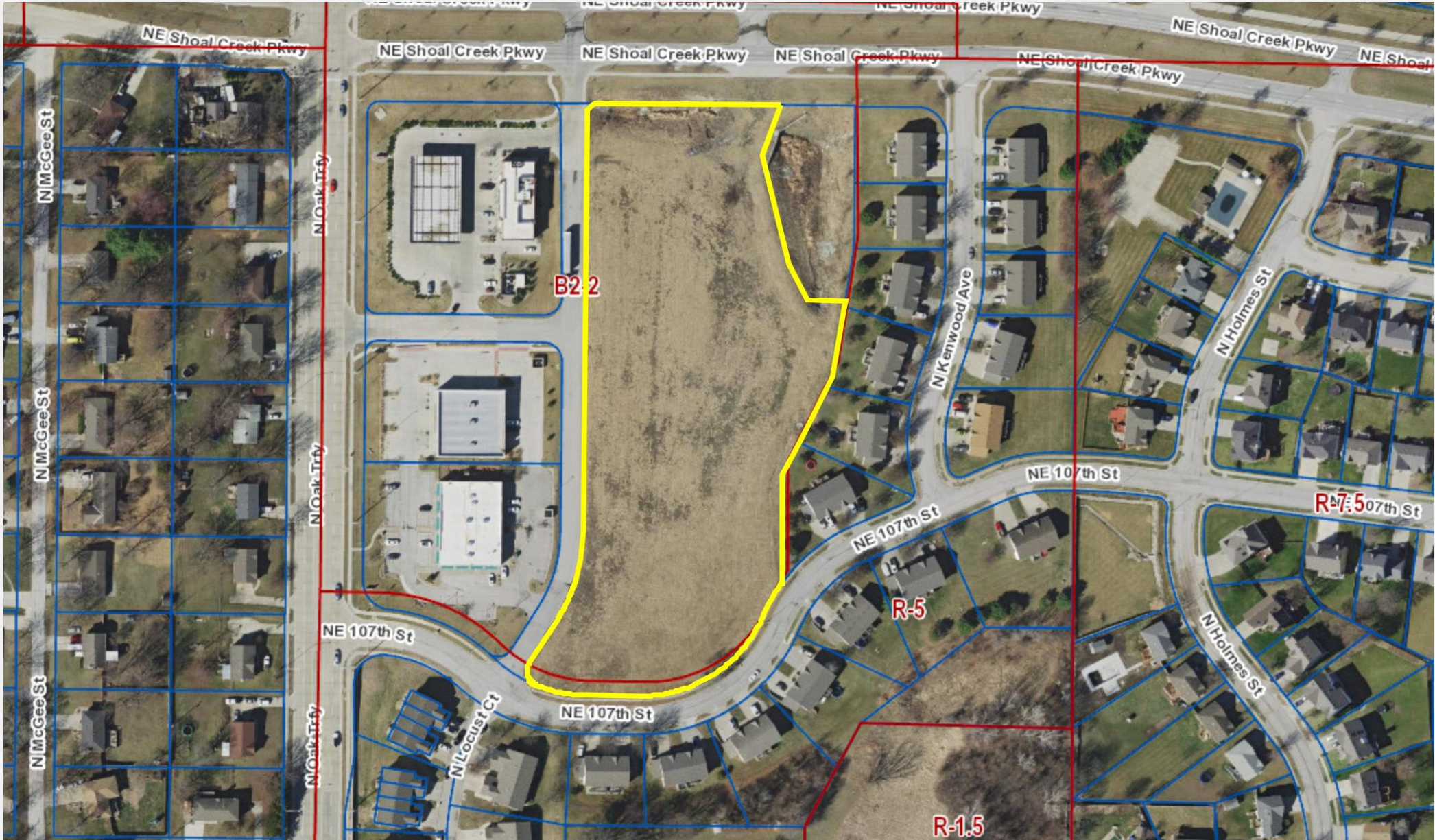
September 5, 2023

Prepared for

City Plan Commission





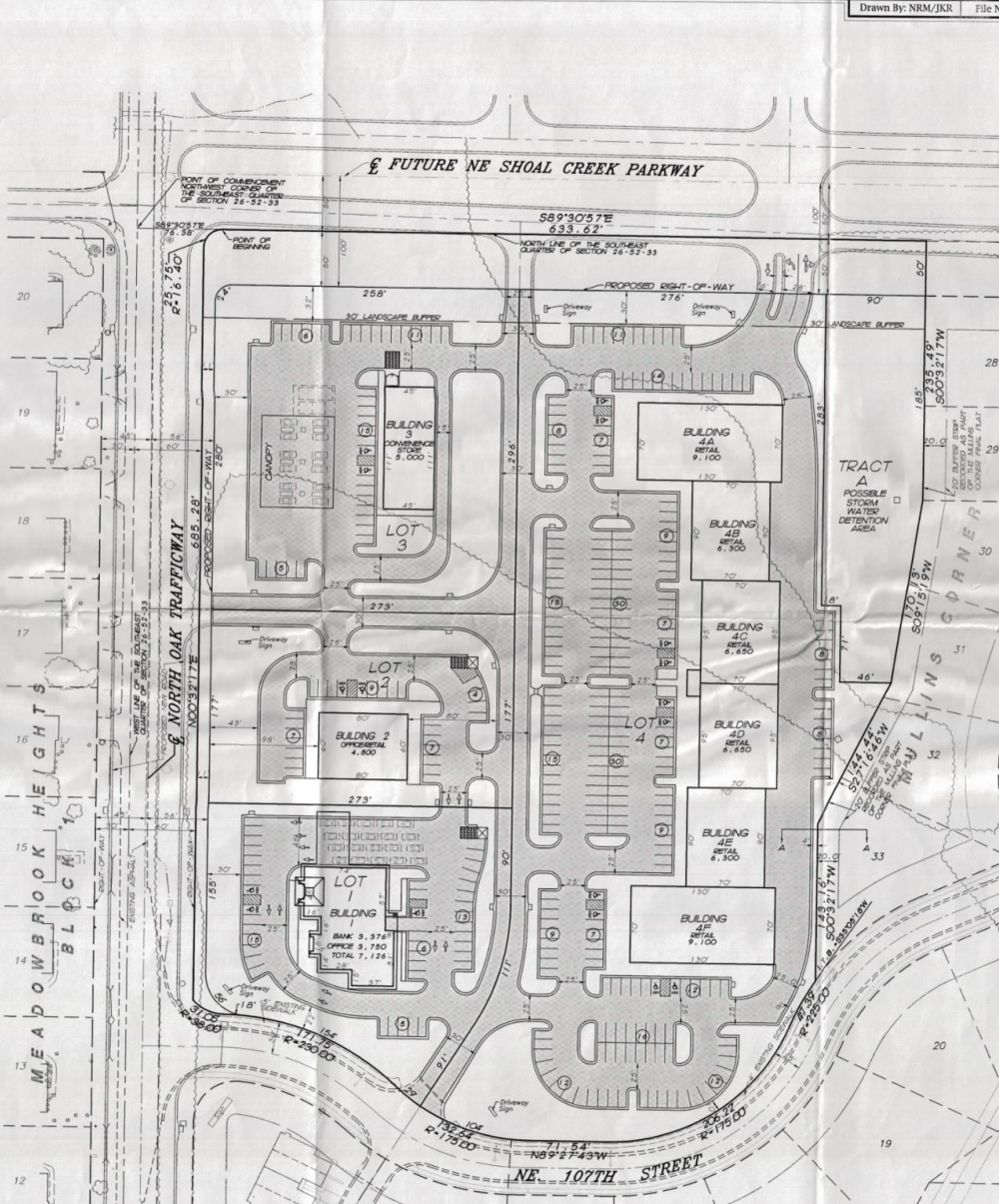
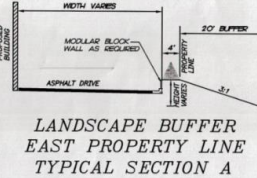
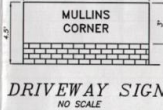
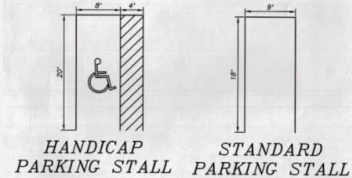




MULLINS CORNER Amended CP-2 Preliminary Development Plan & Preliminary Plat A Commercial Development in Kansas City, Clay County, Missouri

Description All that part of the Southeast Quarter of Section 26, Township 52, Range 33, Kansas City, Clay County, Missouri being described as follows: Commencing at the Northeast corner of said Southeast Quarter, thence South 89 degrees 30 minutes 27 seconds East, along the North line of said Southeast Quarter, a distance of 75.38 feet to a point on the Easement Right-of-Way line of North Oak Trafficway, also being the Point of Beginning of the tract of land herein to be described, thence continuing along the North line of said Southeast Quarter, South 89 degrees 30 minutes 27 seconds East, a distance of 633.62 feet to the Northwest corner of MULLINS CORNER, a subdivision of land in Kansas City, Clay County, Missouri, thence along the Western line of said MULLINS CORNER the following 7 courses: South 00 degrees 32 minutes 17 seconds West, a distance of 235.49 feet, thence South 00 degrees 15 minutes 19 seconds West, a distance of 170.13 feet, thence South 27 degrees 15 minutes 45 seconds West, a distance of 143.16 feet, thence South 00 degrees 09 degrees 32 minutes 17 seconds West, a distance of 170.13 feet, thence North 89 degrees 27 minutes 15 seconds East, a distance of 143.16 feet, thence along the Northernly Right-of-Way line of said Northeast 107th Street the following 6 courses: Southwesterly along a curve to the left, having an initial tangent bearing of South 35 degrees 05 minutes 18 seconds West, a radius of 225.00 feet, an arc length of 47.39 feet, thence along a reverse curve, having a radius of 175.00 feet, an arc length of 206.22 feet, thence North 89 degrees 27 minutes 43 seconds West, a distance of 71.54 feet, thence along the Northernly line of said MULLINS CORNER, the following 2 courses along a reverse curve, having a radius of 230.00 feet, an arc length of 171.75 feet, thence along a reverse curve, having a radius of 38.00 feet, an arc length of 31.02 feet to the Easement Right-of-Way line of said North Oak Trafficway, thence North 00 degrees 32 minutes 17 seconds East, along the Easement Right-of-Way line of said North Oak Trafficway, Northwesterly along a curve to the right, being tangent to the last described course, having a radius of 16.40 feet, an arc length of 25.75 feet to the Point of Beginning. Said tract contains 10.86 Acres, more or less.

Table with 10 columns: LOT NO, ACREAGE, UNIT, PROPOSED BUILDING CONST., USE, LAND USE, PARKING CALCULATION, PARKING PROVIDED, FLOOR AREA, IMPERVIOUS AREA, RATIO. Includes a summary row for TOTAL.



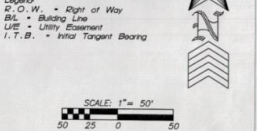
Drawn By: NRM/JKR File Name: 43580PPC Job No: 43580 Sheet 1 of 2

- 1. POINTS OF PRELIMINARY DEVELOPMENT PLAN A. SCALE 1"=50' B. PROPERTY LINES REFER TO PLAN C. CONTOUR INTERVAL - 5' REFER TO PLAN D. EXISTING CONDITIONS REFER TO PLAN E. BUILDING LAYOUT REFER TO PLAN & CHART F. BUILDING USE REFER TO PLAN G. RIGHT-OF-WAY & BASEMENTS REFER TO PLAN H. PHASING REFER TO PLAN & CHART I. FLOOR AREA OF BUILDINGS REFER TO CHART J. NET DENSITY OF DWELLING REFER TO CHART

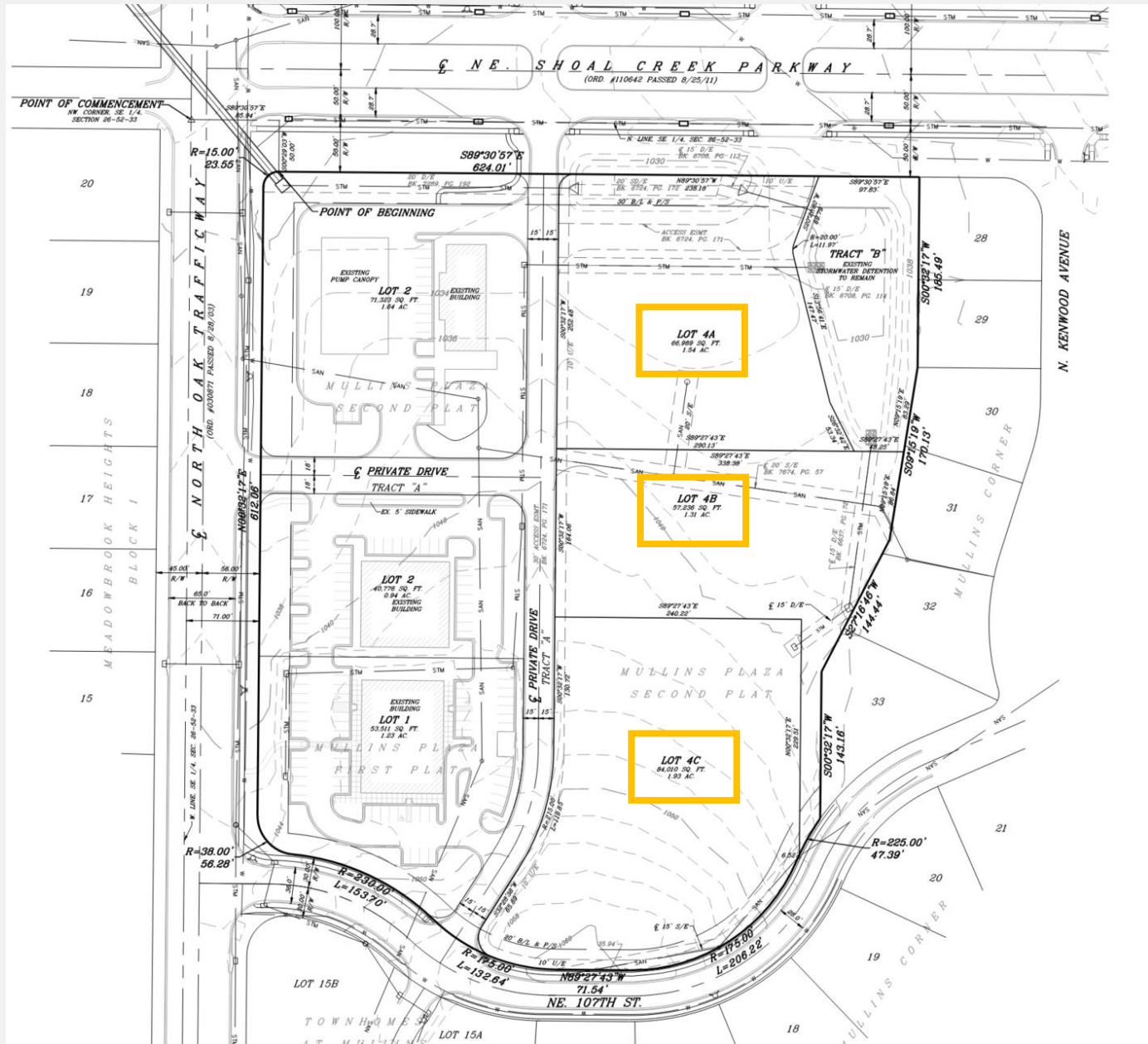
GENERAL NOTES 1. All Buildings/Tracts will utilize wet signs, in conformance with the Code of Ordinances. 2. See sheet 2 for Preliminary Easement, Setback, Utility and Grading Plan. 3. All display and storage, including that of seasonal goods, shall be within an approved building (as shown on this site plan) or within an approved area adjacent to the building (as shown on the site plan), screened in accordance with the architectural plan. There shall be no outdoor display or storage upon any portion of the development unless otherwise approved in accordance with the CP district development plan. 4. No advertising or informational banners (other than temporary grand opening banners), flags, or pennants shall be permitted unless otherwise approved in accordance with the CP district development plan. 5. All rooftop devices or mechanical equipment shall be screened by use of a parapet wall or other architectural features, to be detailed on elevation drawings. 6. All existing sidewalks are in good condition.

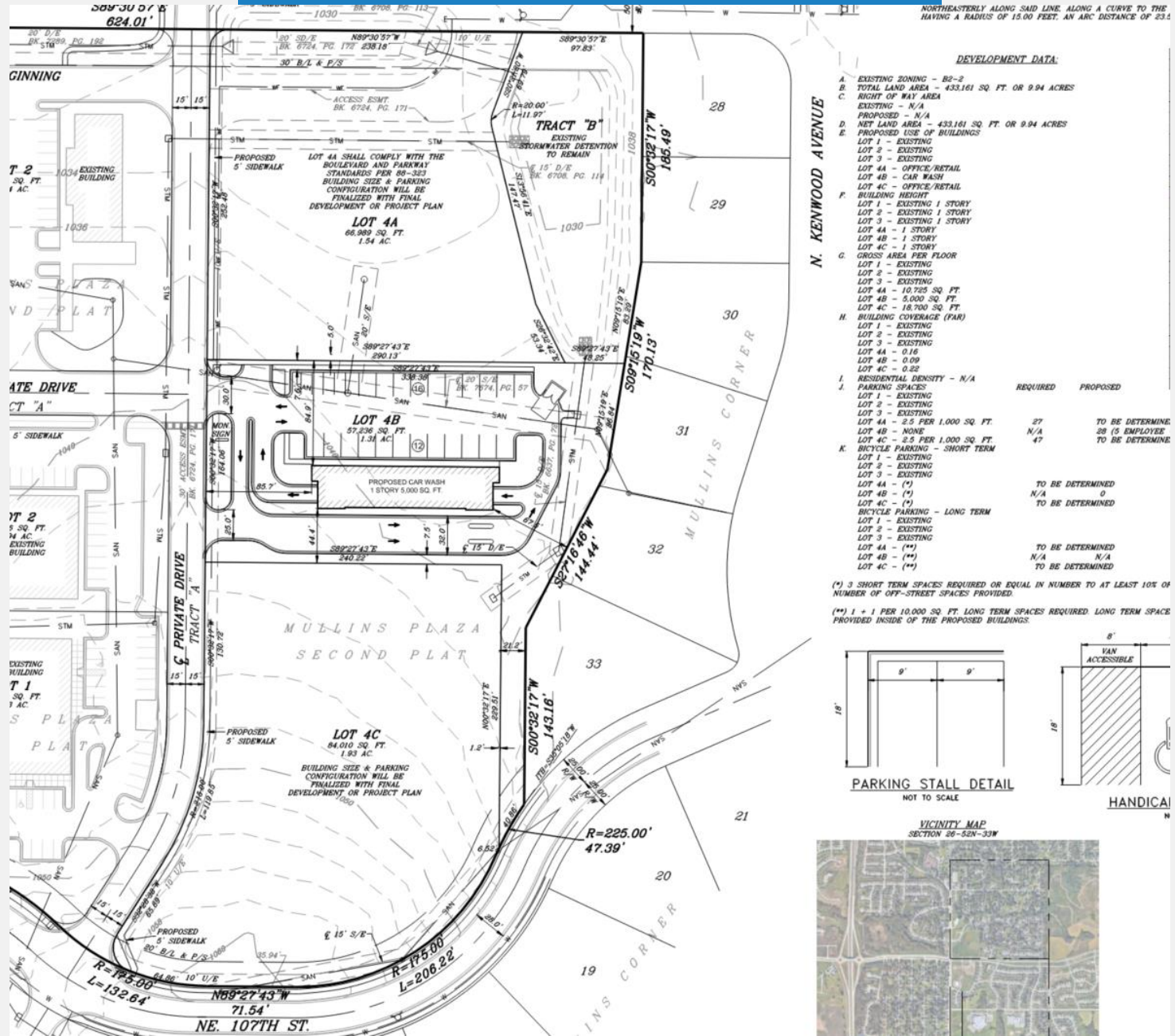


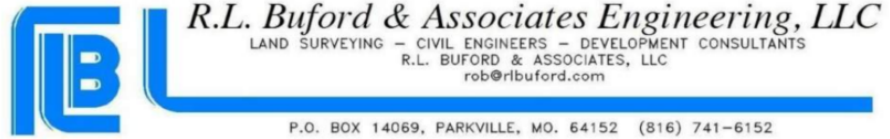
SEC: 26-52-33 Location Map Prepared by R and Coran SLS Ord 070359 on 04-19-07 11924CP8



MULLINS CORNER Amended Preliminary Development Plan Prepared For: HAWKEYE DEVELOPMENT, L.L.C. 806 NE 82ND TERRACE KANSAS CITY, MO 64118 PHONE NO. (816) 505-2805 Prepared By: SAM'S SURVEY COMPANY, INC. LAND SURVEYING - LAND PLANNING - CIVIL ENGINEERING 201 NW 72ND STREET - GLADSTONE, MISSOURI 64118 Phone: 436-0732 - Fax: 436-0767 Date: April 16, 2007 Job No: 43580







themes. These guidelines are meant to achieve a cohesive look for the development of the three lots.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Lot 4A design will be subject to the Boulevard and Parkway Standards outlined in Chapter 88.

Materials

- The exterior finish material on all facades that face a street or provide public access from parking lot should be constructed of high-quality materials such as glass, brick, marble, real or cast stone, coarsely textured stucco, or enhanced concrete panels.
- Enhanced Concrete panels must incorporate casting of facing brick into the surface to give the appearance of a masonry wall or similar high finish applications with city approval.

Colors

- The predominant colors of building exteriors shall be compatible with the colors of adjacent buildings in character with the surrounding area, generally providing a complimentary diversity. Colors in the earth tone palette are encouraged. Trim is encouraged to be of a contrasting color.

Façade

- Buildings with multiple storefronts shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures to create complementary character.
- Rooftop screening will be provided to protect against adjacent viewing per Section 88.

Glass/Window

- Glass shall be clear or lightly tinted only. Sliding doors and sliding windows and overhead doors are permitted.

Roofs

- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- Parapets may be appropriate pending design review.

Site Design

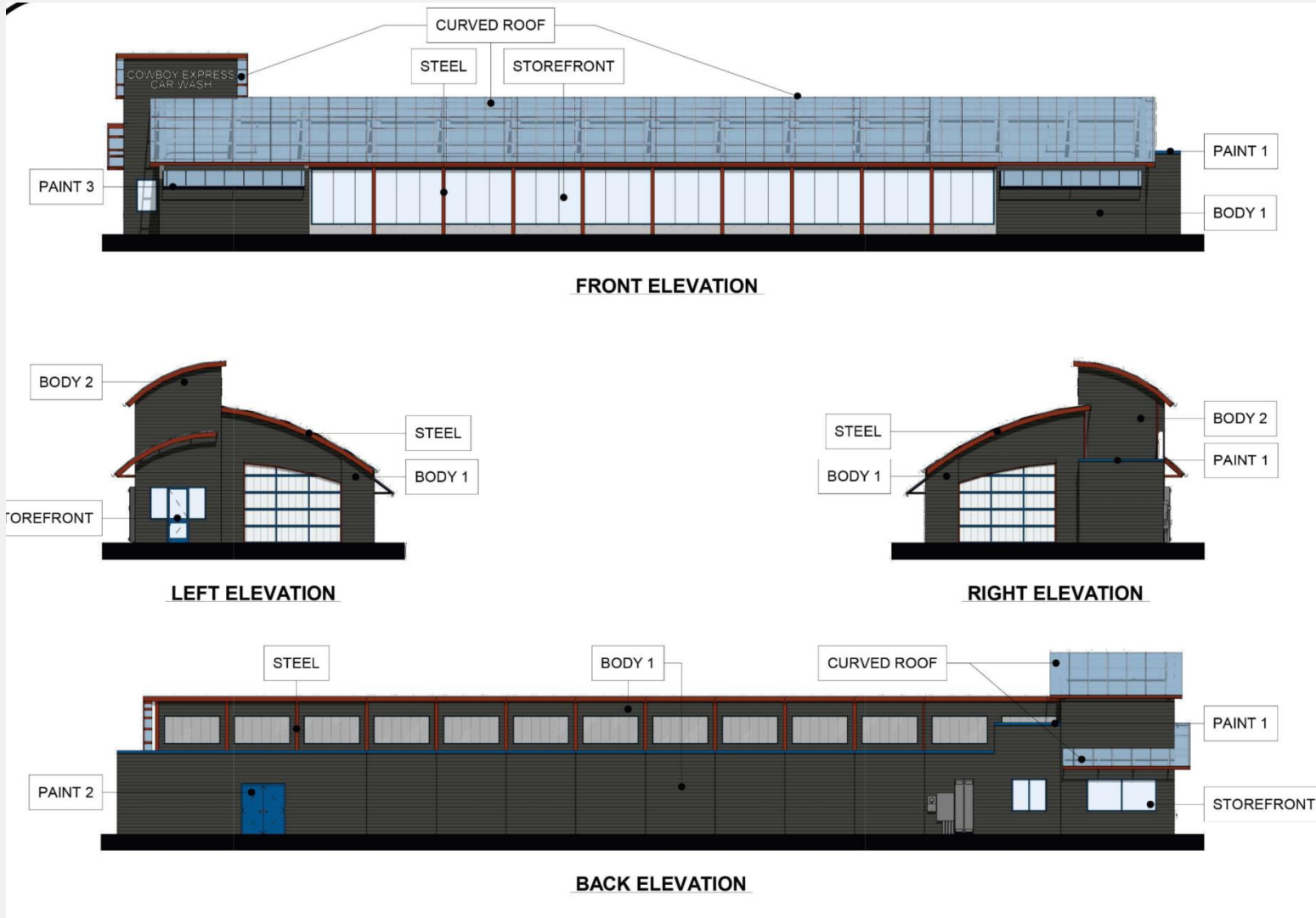
- The site shall provide a pedestrian friendly environment, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings via designated and clearly defined pedestrian routes which may include raised walkways, pattern

Drive Through Guidelines

- Any sites using a drive through option should provide functional and safe traffic, pedestrian, and bicycle movement.
- Provide safe vehicle stacking lane and site access placement, ideally on the interior side of the site or screened with a porte cochere.
- Safe and accessible pedestrian connections to the building from both public and private realms should be provided.
- If drive-through lanes are visible from public or private ROW, they shall be screened with berms and landscaping, or 3 foot tall masonry wall, or porte cochere.

c. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- Sidewalks shall be of a minimum width as required by code.
- Landscape areas may be placed adjacent to the building wall or adjacent to the curb to coordinate with building overhangs, awnings, and canopies.
- Pedestrian walkways will be provided, to the extent practical, within parking areas, between parking aisles to provide a connection to the primary entrance of the building served by the parking area. Walkways shall be wide enough to accommodate adequate room for vehicle bumper overhang over the curb. Parking areas should be designed to focus on safe and efficient pedestrian circulation.
- Streetlights shall be designed to complement the character of the community and conform to all applicable standards.
- Streets and sites shall be provided with adequate lighting.
- Bike Racks will be provided where appropriate and for long- and short-term bicycle parking per Chapter 88.
- Design aspects as per Chapter 88 shall be provided and adhered to, including street trees, bicycle parking, etc.



CURVED ROOF

EXPOSED STEEL [Red square] POLYCARBONATE ROOF [Blue square]

BODY 1

STUCCO [Grey square]

BODY 2

METAL PANEL [Dark grey square]

MASONRY

PAINT

WALL TRIM PAINT 1 [Blue square] DOORS & FRAMES PAINT 2 [Dark blue square]

AWNING PAINT 3 [Black square]

STOREFRONT

STOREFRONT [Light blue square]

0 8' 16' 32'

SCALE : 1/16" = 1'-0"

COWBOY EXPRESS CAR WASH

BUILDING ELEVATIONS

MULLENS PLAZA
KANSAS CITY, MO

PROJECT NO.: PDP22.CWB.002
DATE: 07/11/2022
DRAWN BY: MMK
CHECKED BY: JTK



DISCLAIMER
THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.



View north towards site from NE 107th St



View southeast towards site from NE Shoal Creek Pkwy



View from private drive towards proposed carwash site

Staff Recommendation

Case No. CD-CPC-2023-00105

Approval with Conditions