
Joseph Rexwinkle, AICP
Secretary of the Commission



R.L. Buford & Associates Engineering, LLC

LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

August 30, 2023

Mullins Corner Development Plan Guidelines

Mullins Corner may be developed in stages as potential buyers come forward. Lot 4B will be developed and built first as a proposed car wash. Lots 4A and 4C will follow these guidelines in addition to any further recommendations by the City of Kansas City.

1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

2. DESIGN INTENT

The overall design theme for this development is to prioritize the pedestrian with safe access to facilitate vehicular traffic. The guidelines are intended to be recommendations that can be altered in appropriate circumstances.

3. DESIGN CRITERIA

a. GENERAL GUIDELINES


Project Design Review Process to be prepared in coordination with City of Kansas City Planning and Development Department staff to address all sites within the development area, guidelines and plans as submitted. All plans are subject to final review and approval by the Developer and the city of Kansas City.

b. COMMERCIAL GUIDELINES

General

- Commercial uses in commercial areas are encouraged to be mixed and integrated. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other




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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




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paving and landscaping. Internal circulation should prevent as many vehicle and pedestrian conflicts as possible.

- Buildings should generally face the street and have no more than 2 rows of parking between the building and the public or private drive.
- The grounds around the building should be landscaped with shade trees, evergreen trees or shrubs, or flower planting areas in accordance with 88-425

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.

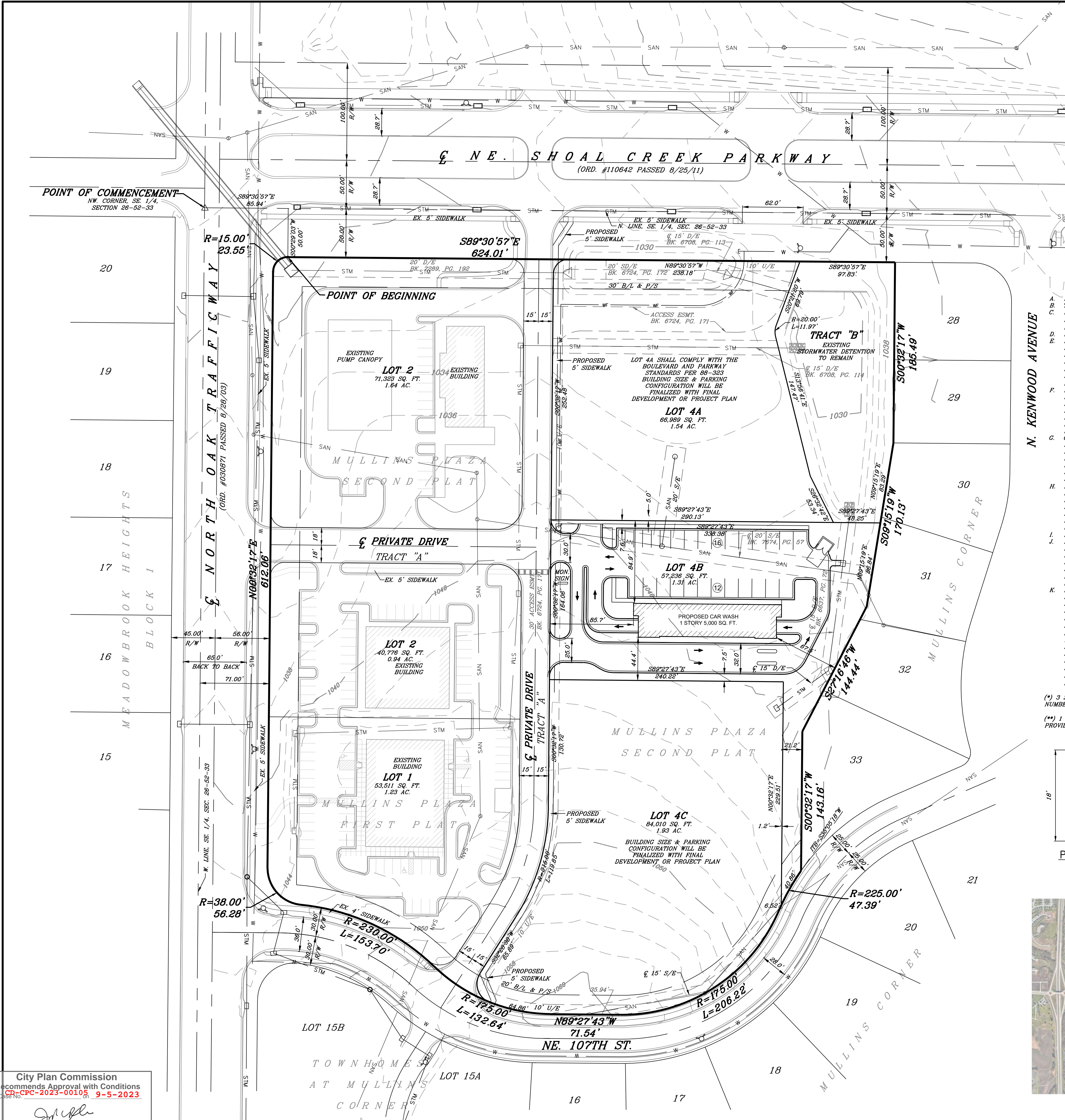
c. COMMUNITY GUIDELINES

- 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.



City Plan Commission
Recommends Approval with Conditions
CPC-2023-00105 9-5-2023

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Secretary of the Commission



PROPERTY DESCRIPTION
CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES

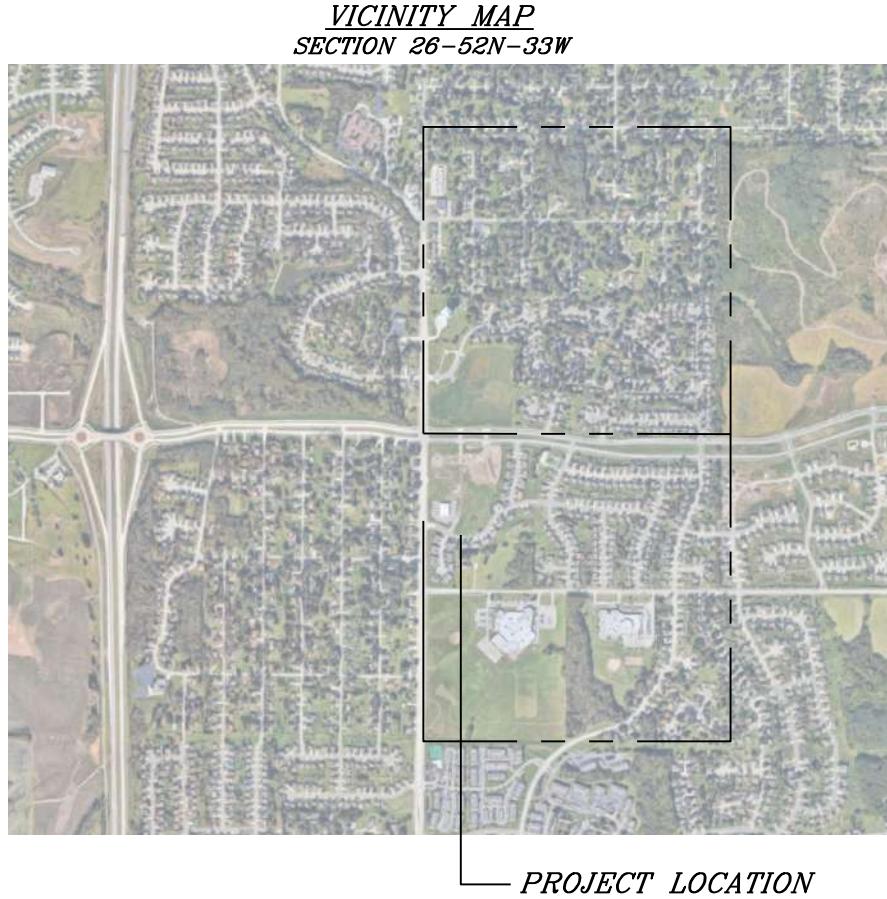
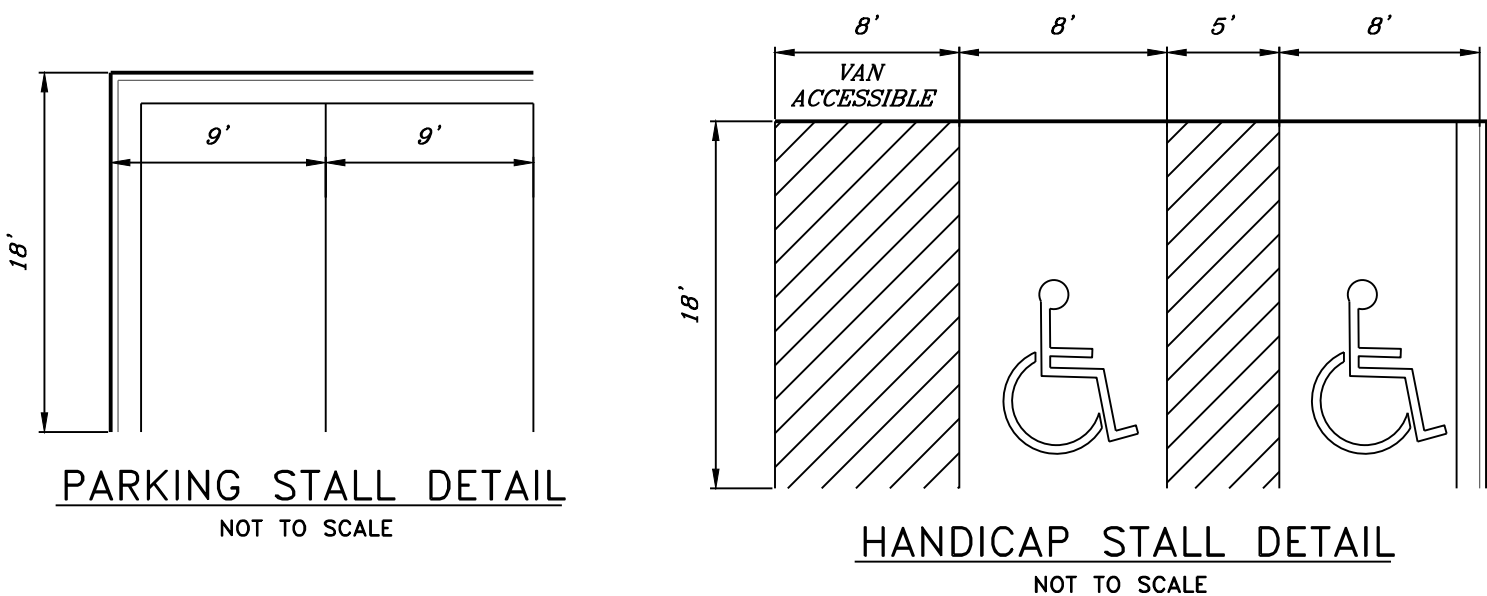
ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 85.94 FEET; THENCE S00°29'03"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY, ALSO BEING A POINT ON THE NORTH LINE OF LOT 2, MULLINS PLAZA 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY, ALSO BEING THE NORTH LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 624.01 FEET TO THE NORTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°32'17"W, ALONG THE EAST LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE WEST LINE OF SAID MULLINS CORNER, A DISTANCE OF 185.49 FEET; THENCE CONTINUING ALONG SAID LINE, S09°15'19"W, A DISTANCE OF 170.13 FEET; THENCE CONTINUING ALONG SAID LINE, S27°16'48"W, A DISTANCE OF 144.44 FEET; THENCE CONTINUING ALONG SAID LINE, S00°32'17"W, A DISTANCE OF 143.16 FEET TO THE SOUTHEAST CORNER OF SAID MULLINS PLAZA 2ND PLAT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 33 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE 107TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID MULLINS PLAZA 2ND PLAT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE 107TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S35°05'18"W AND A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 47.39 FEET; THENCE CONTINUING NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 153.70 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 56.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH OAK TRAFFICWAY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT; THENCE N00°32'17"E, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE WEST LINE OF SAID MULLINS PLAZA 2ND PLAT, A DISTANCE OF 612.06 FEET; THENCE NORTHEASTERLY ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT DATA:

- A. EXISTING ZONING - B2-2
B. TOTAL LAND AREA - 433,161 SQ. FT. OR 9.94 ACRES
C. RIGHT OF WAY AREA
EXISTING - N/A
PROPOSED - N/A
D. NET LAND AREA - 433,161 SQ. FT. OR 9.94 ACRES
E. PROPOSED USE OF BUILDINGS
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - OFFICE/RETAIL
LOT 4B - CAR WASH
LOT 4C - OFFICE/RETAIL
F. BUILDING HEIGHT
LOT 1 - EXISTING 1 STORY
LOT 2 - EXISTING 1 STORY
LOT 3 - EXISTING 1 STORY
LOT 4A - 1 STORY
LOT 4B - 1 STORY
LOT 4C - 1 STORY
G. GROSS AREA PER FLOOR
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - 10,725 SQ. FT.
LOT 4B - 5,000 SQ. FT.
LOT 4C - 15,700 SQ. FT.
H. BUILDING COVERAGE (FAR)
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - 0.18
LOT 4B - 0.09
LOT 4C - 0.22
I. RESIDENTIAL DENSITY - N/A
J. PARKING SPACES
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - 2.5 PER 1,000 SQ. FT.
LOT 4B - NONE
LOT 4C - 2.5 PER 1,000 SQ. FT.
K. BICYCLE PARKING - SHORT TERM
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - (*)
LOT 4B - (*)
LOT 4C - (*)
BICYCLE PARKING - LONG TERM
LOT 1 - EXISTING
LOT 2 - EXISTING
LOT 3 - EXISTING
LOT 4A - (**)
LOT 4B - (**)
LOT 4C - (**)

(*) 3 SHORT TERM SPACES REQUIRED OR EQUAL IN NUMBER TO AT LEAST 10% OF THE ACTUAL NUMBER OF OFF-STREET SPACES PROVIDED.
(**) 1 + 1 PER 10,000 SQ. FT. LONG TERM SPACES REQUIRED. LONG TERM SPACES WILL BE PROVIDED INSIDE OF THE PROPOSED BUILDINGS.

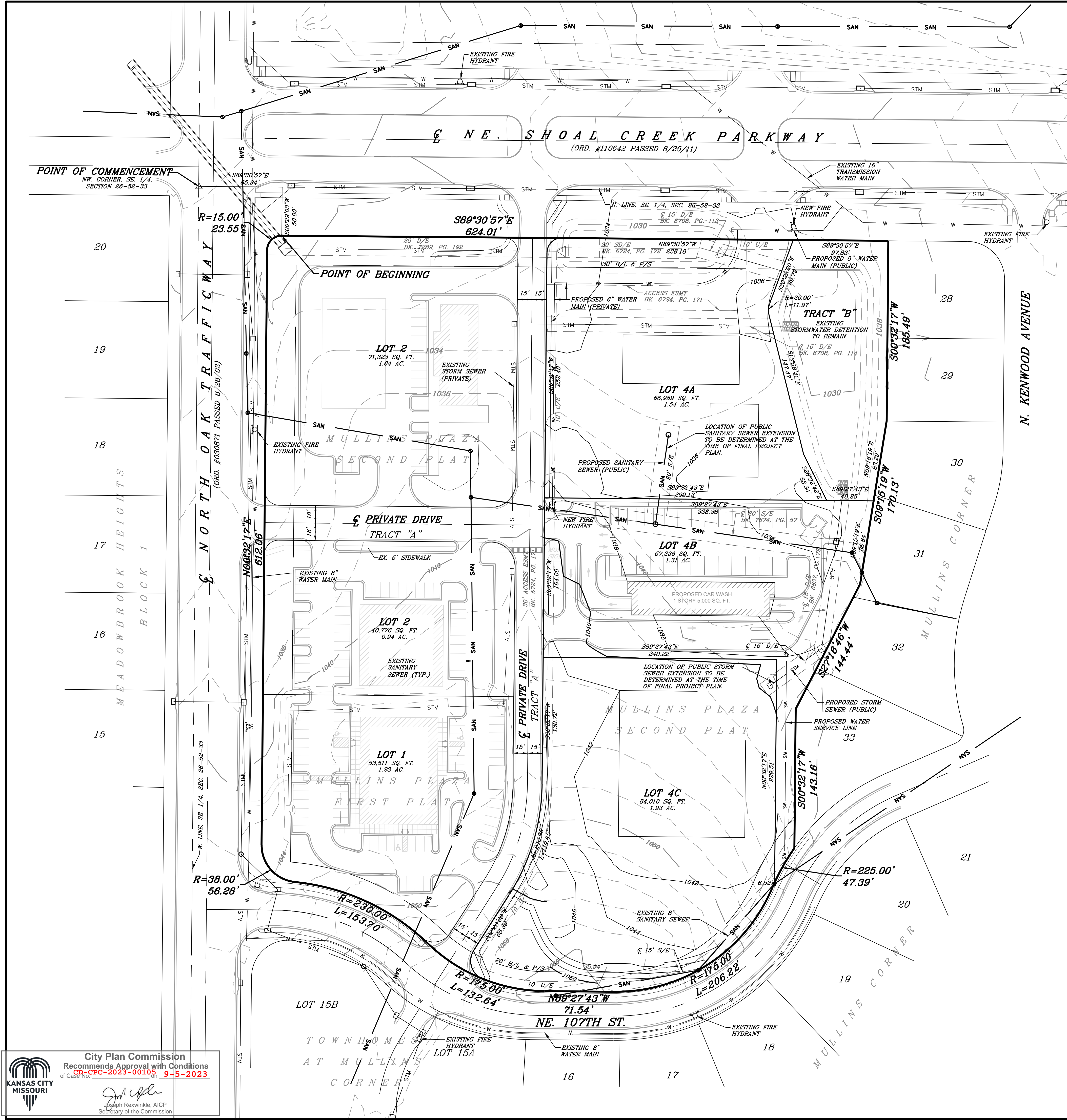


SITE DATA	Existing	Proposed	Deviation Requested	Approved
Zoning	B2-2	B2-2		
Gross Land Area				
in square feet	208,235	208,235		
in acres	4.78	4.78		
Right-of-way Dedication				
in square feet	N/A			
in acres	N/A			
Net Land Area				
in square feet	208,235	208,235		
in acres	4.78	4.78		
Building Area (sq. ft.)	0	34,425		
Floor Area Ratio	N/A	0.17		
Residential Use Info				
Total Dwelling Units	N/A			
Detached House	N/A			
Zero lot line House	N/A			
Cottage House	N/A			
Semi-attached House	N/A			
Townhouse	N/A			
Two-unit House	N/A			
Multi-unit House	N/A			
Colonnade	N/A			
Multiplex	N/A			
Multi-unit Building	N/A			
Total Lots				
Residential	N/A			
Public/Civic	N/A			
Commercial	0	3		
Industrial	N/A			
Other	N/A			

MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
DEVELOPMENT PLAN

ENGINEER'S SEAL
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD
E-09997
8-21-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD
E-09997
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
FOR WB SEVENTEEN, LLC
SEC. 26-52N-33W
PLAN DATE
JUNE 2023
SHEET NO. 2 OF 7

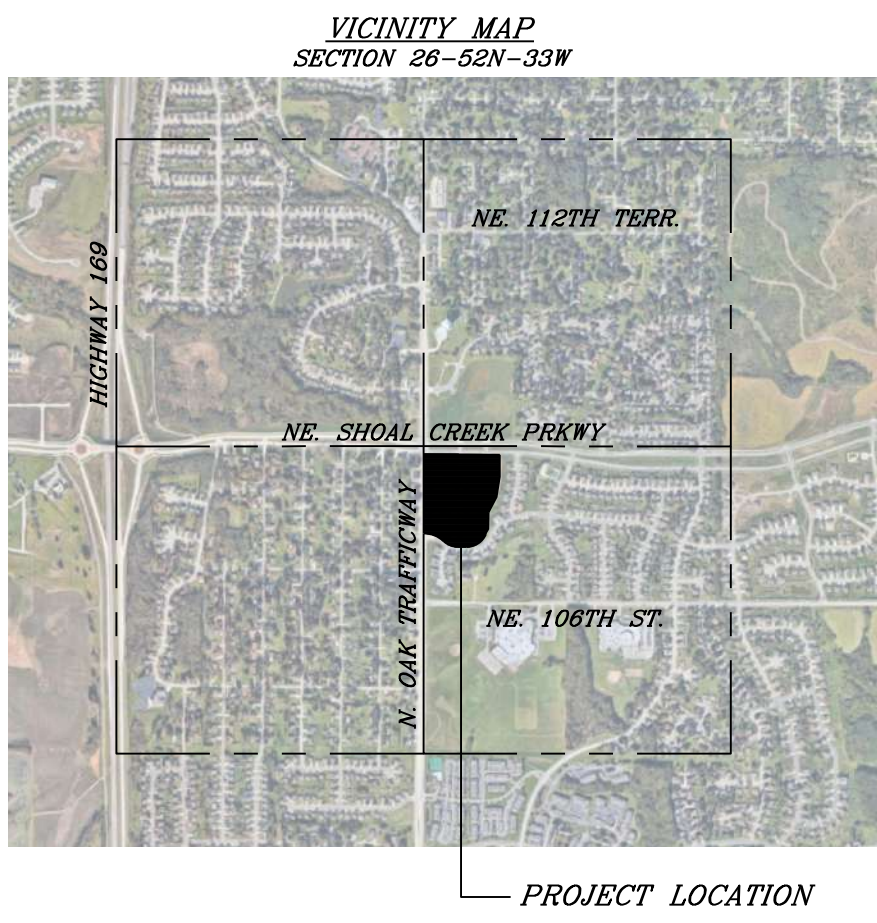
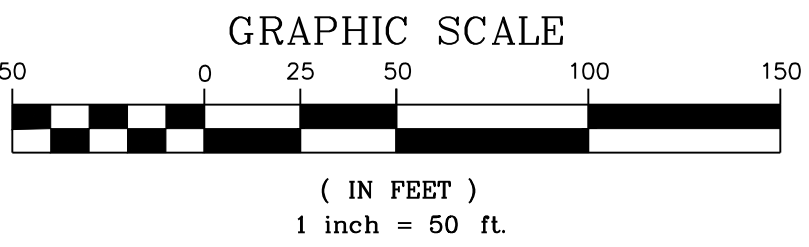


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NOTE: ALL LOTS SHALL BE SERVICED BY NECESSARY UTILITIES AND REVIEWED BY CITY STAFF AT THE TIME OF PROJECT PLAN



City Plan Commission
Recommends Approval with Conditions
CPC-2023-00105 9-5-2023
Joseph Rexwinkel, AICP
Secretary of the Commission

MULLINS CORNER
KANSAS CITY, CLAY COUNTY, MISSOURI
UTILITY & GRADING PLAN

ENGINEER'S SEAL
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD, LICENSED PROFESSIONAL ENGINEER
E-20997
8-21-23

FOR

WB SEVENTEEN, LLC

SEC. TWP. - RGE.

14N-25E

COUNTY

CLAY

JOB NO.

23-001

DATE

2023

CHECKED BY

SMW

REVIEW COMMENTS

NO.

1

DATE

8/21/23

REVISIONS

DESCRIPTION

CHECKED BY

SMW

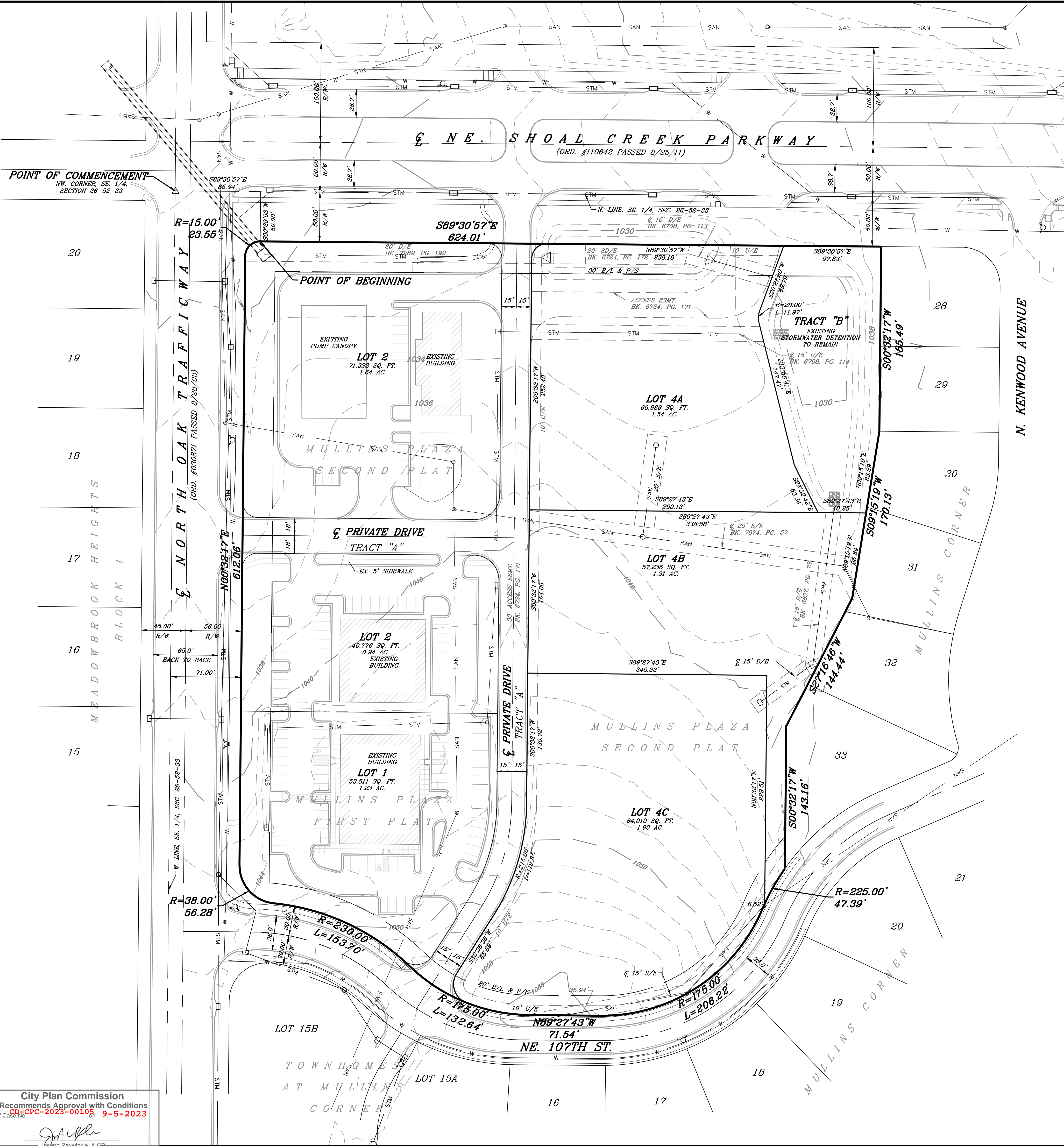
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OF

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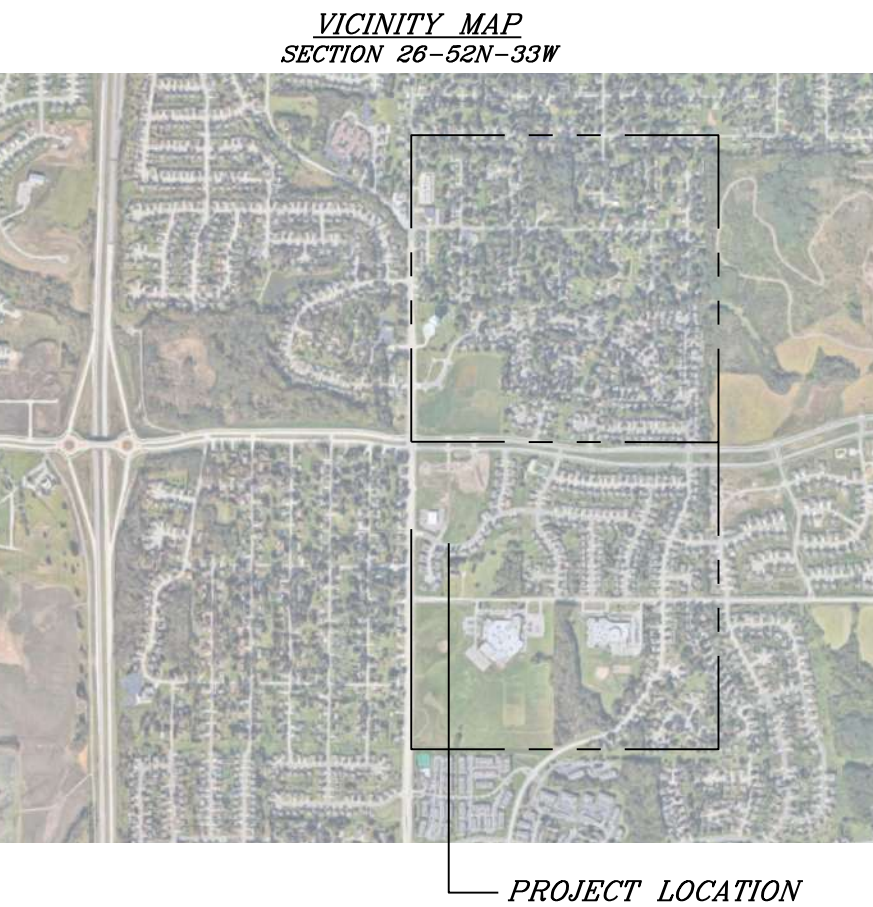
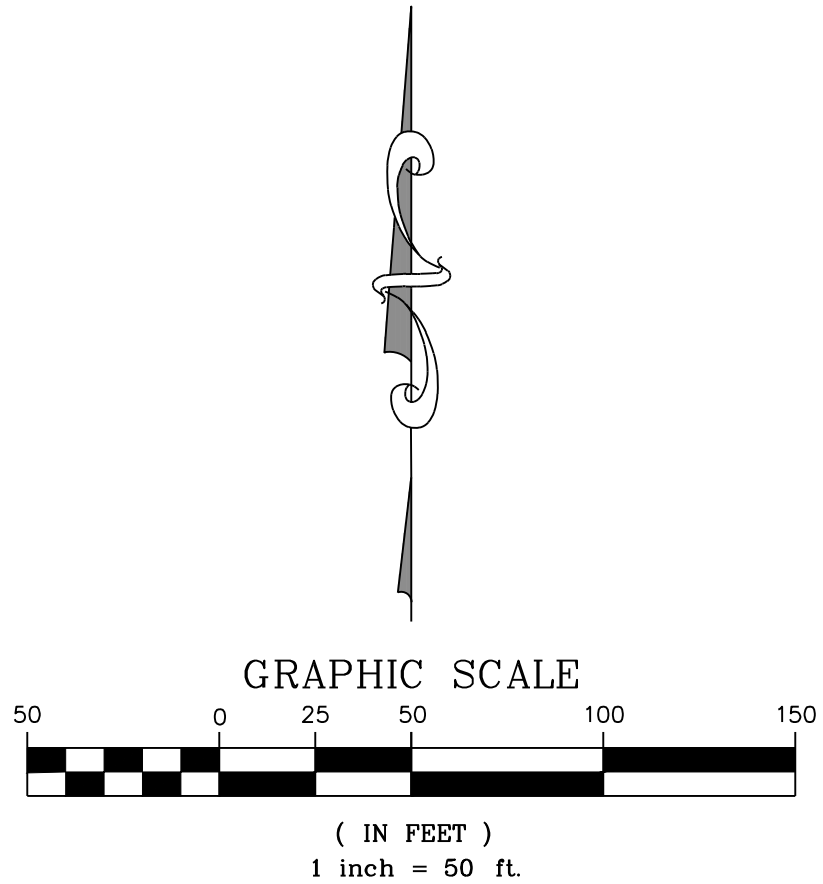
COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



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REVISIONS

NO.	DATE	DESCRIPTION	REVIEW	COMMENTS
1	8/21/23		JKR	
2				
3				
4				
5				
6				
7				

MULLINS CORNER

KANSAS CITY, CLAY COUNTY, MISSOURI

PRELIMINARY PLAT

ENGINEER'S SEAL

8-21-23

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

1000 W. 12TH ST., SUITE 200

P.O. BOX 14069, PARKVILLE, MO. 64112 (816) 741-6132

FOR

WB SEVENTEEN, LLC

SEC. - MAP - PREP.

PLAN DATE

CHECKED BY

DRAWN BY

JOB NO.

COUNTY

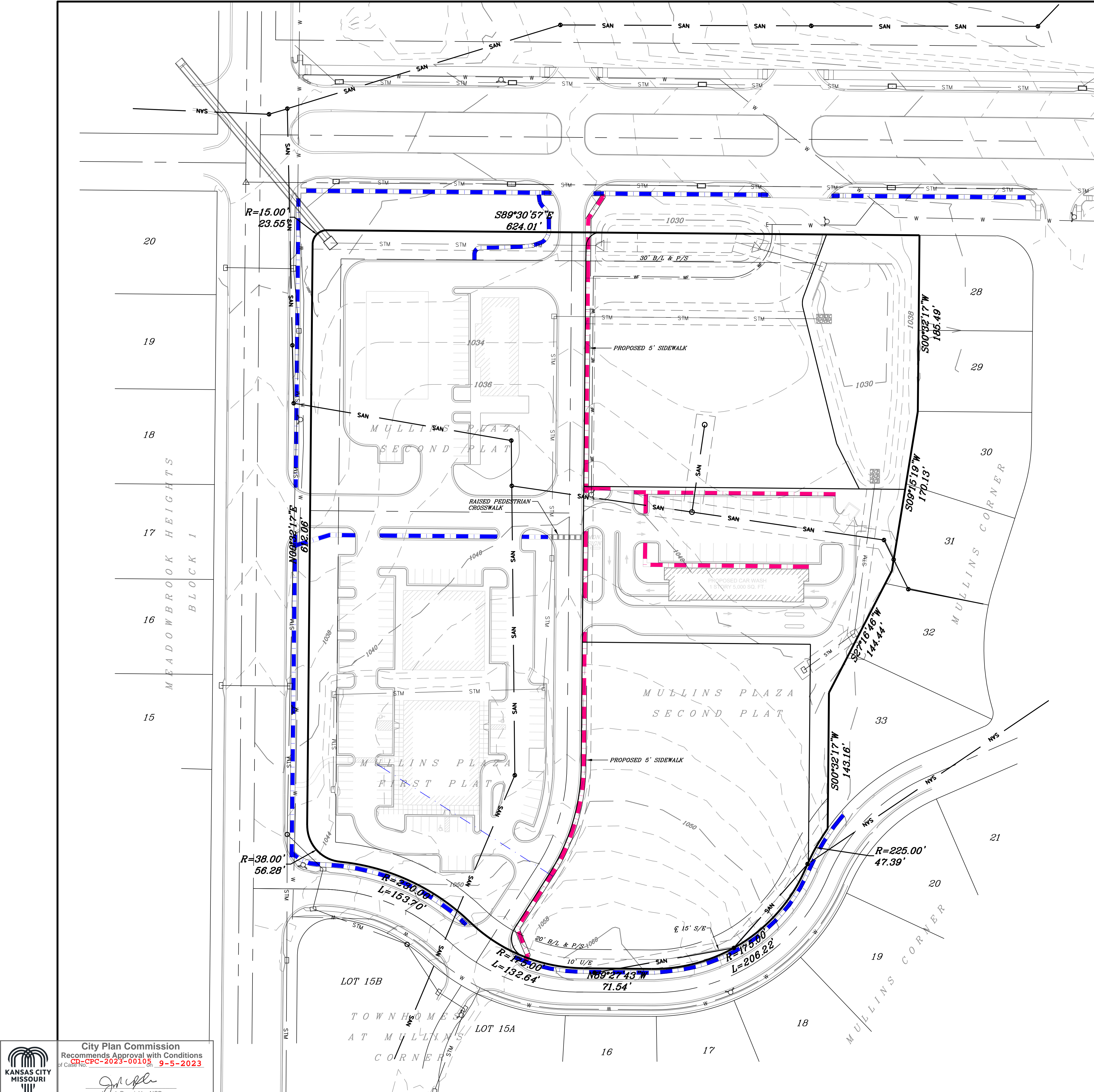
DATE

BY

SHEET NO.

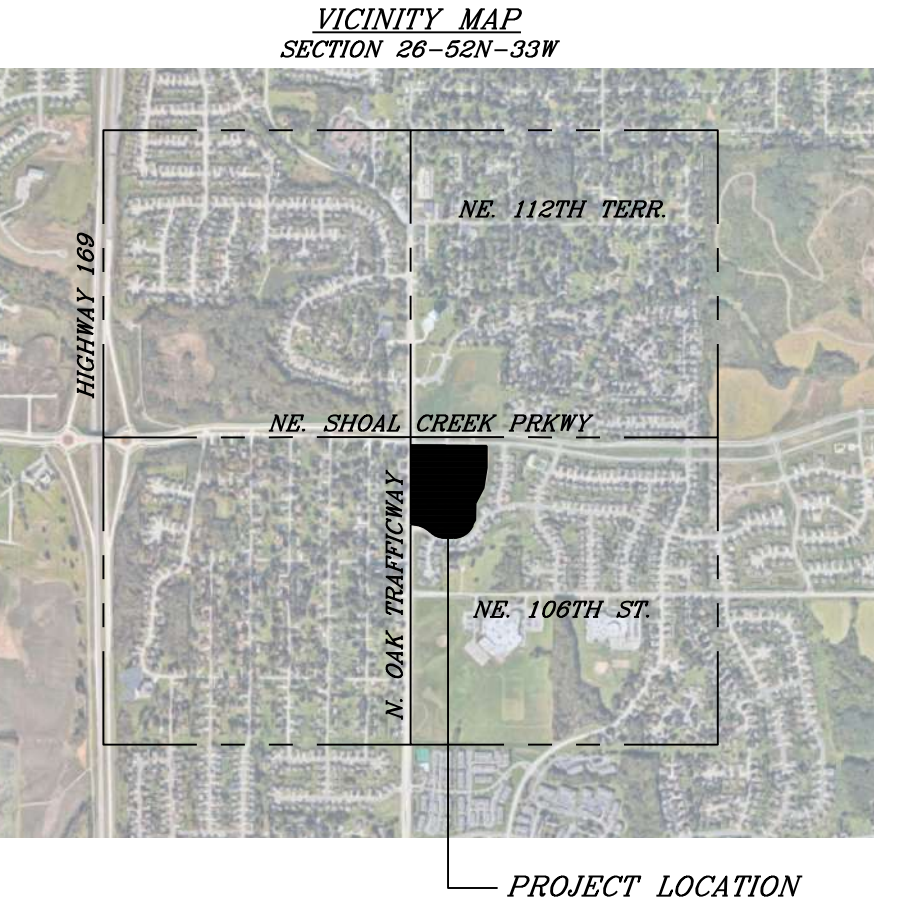
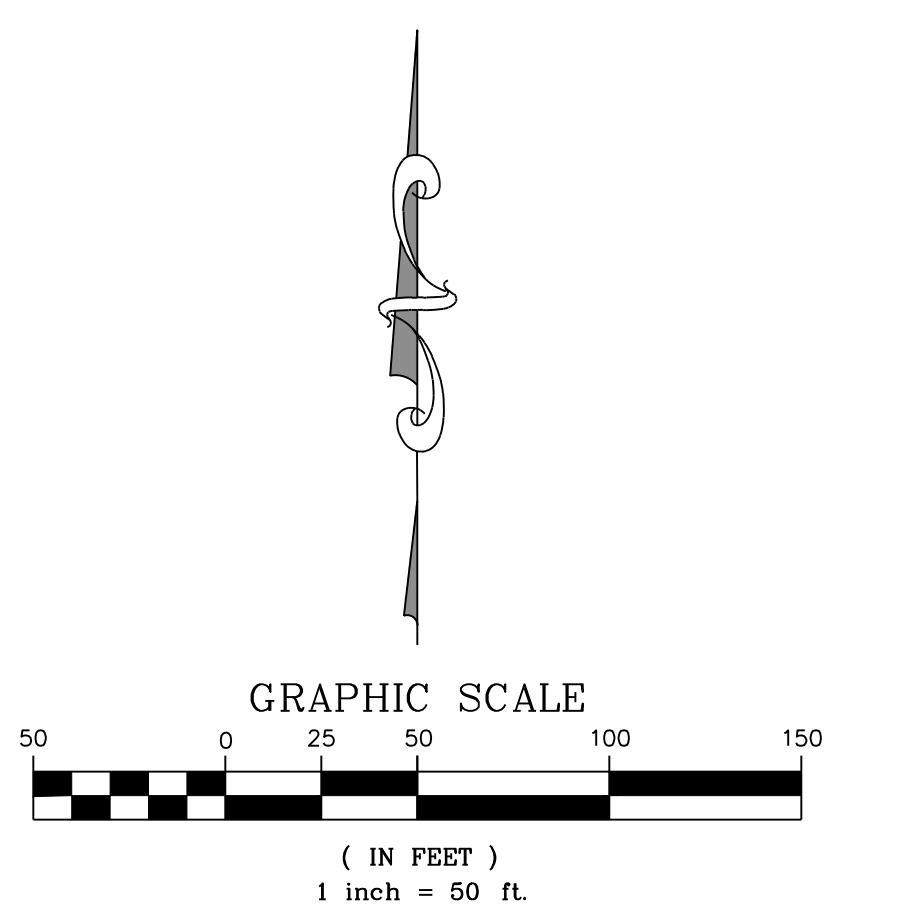
4 OF 7

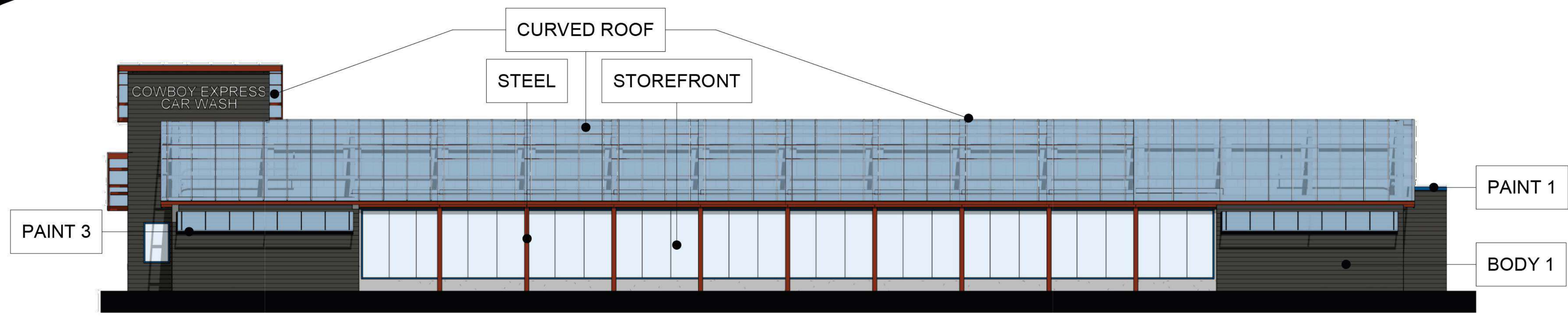
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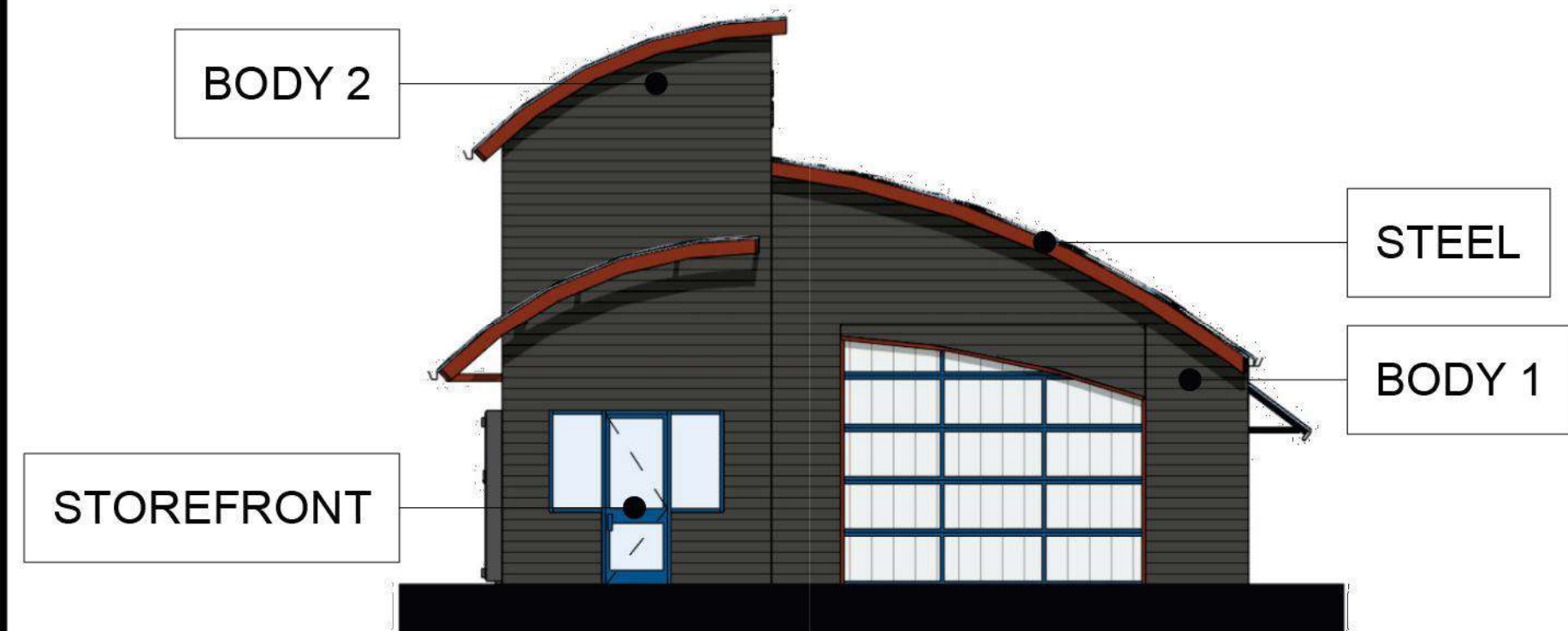
PROPERTY DESCRIPTION
CONTAINING 433,161 SQUARE FEET OR 9.94 ACRES
ALL OF MULLINS PLAZA 2ND PLAT BEING FURTHER DESCRIBED AS FOLLOWS:
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S89°30'57\"/>

--- EXISTING SIDEWALK
--- PROPOSED SIDEWALK

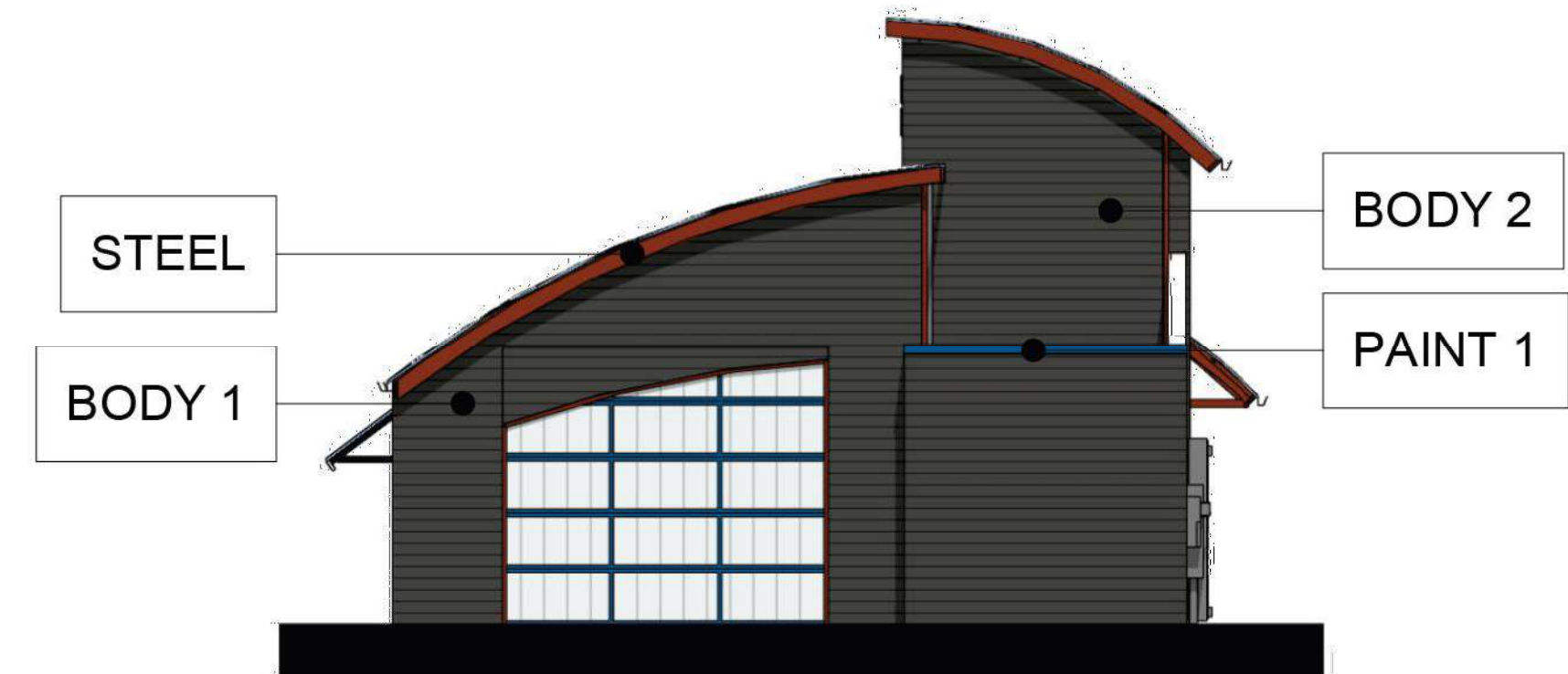




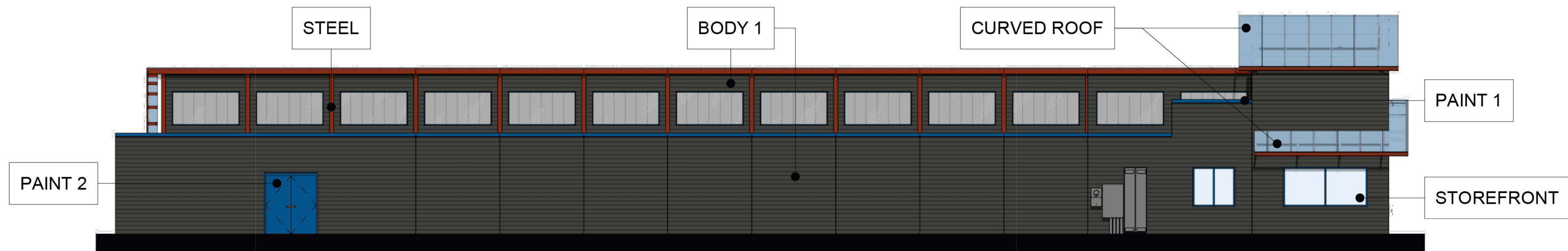
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION

CURVED ROOF

EXPOSED STEEL

POLYCARBONATE ROOF

BODY 1

STUCCO

BODY 2

METAL PANEL

MASONRY

PAINT

WALL TRIM PAINT 1

DOORS & FRAMES PAINT 2

AWNING PAINT 3

STOREFRONT

STOREFRONT

0

8'

16'

32'

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

COWBOY EXPRESS CAR WASH

MULLENS PLAZA
KANSAS CITY, MO

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



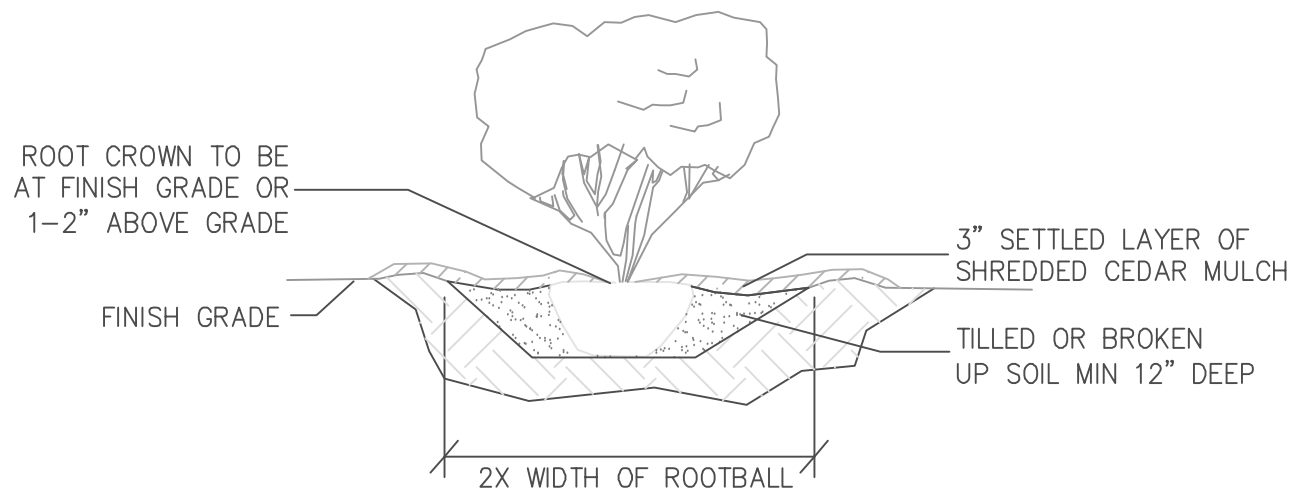
BUILDING ELEVATIONS



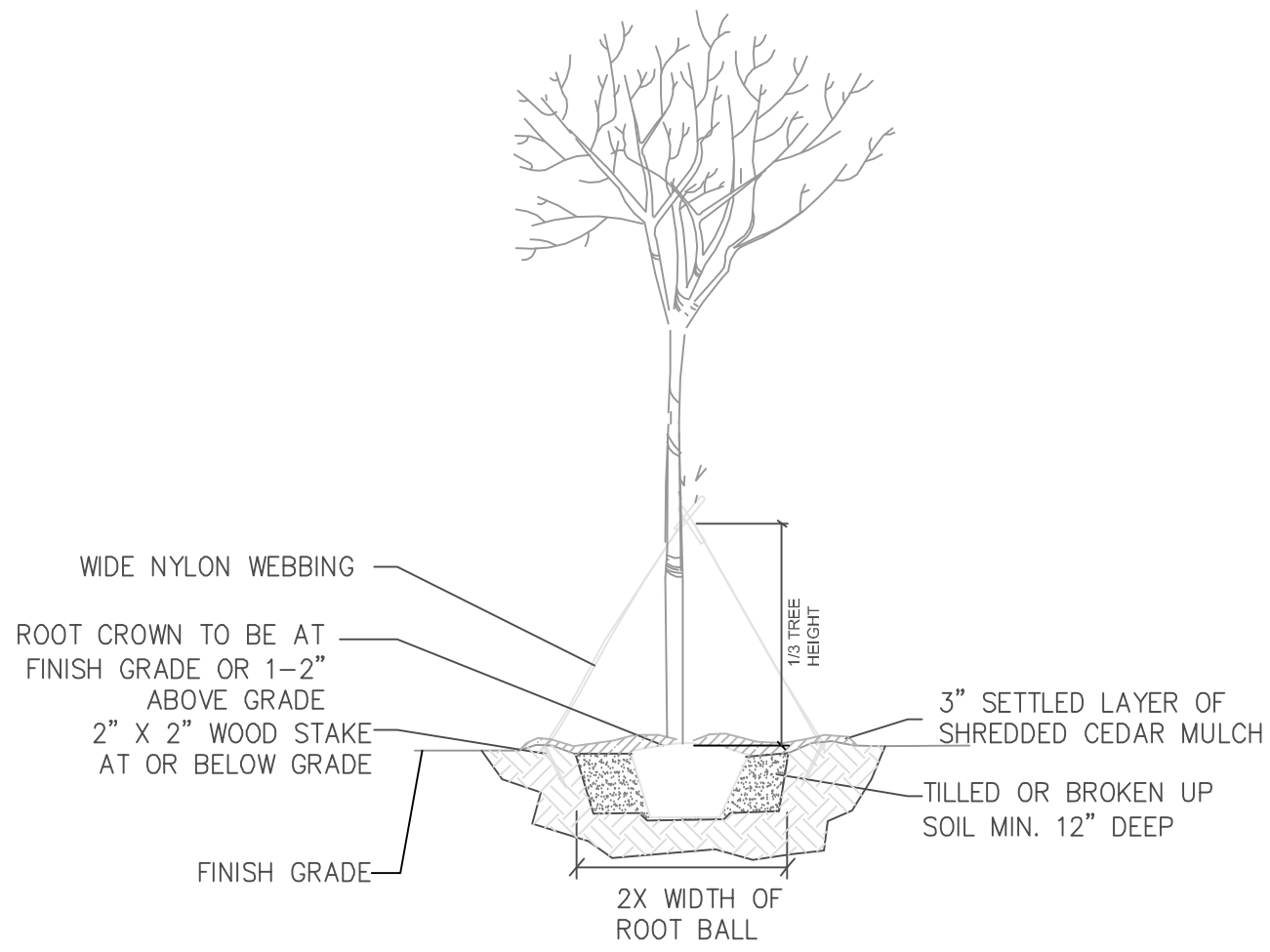
DISCLAIMER
THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING.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

NOTES: TYPICAL SHURB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR SHREDDED CEDAR MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



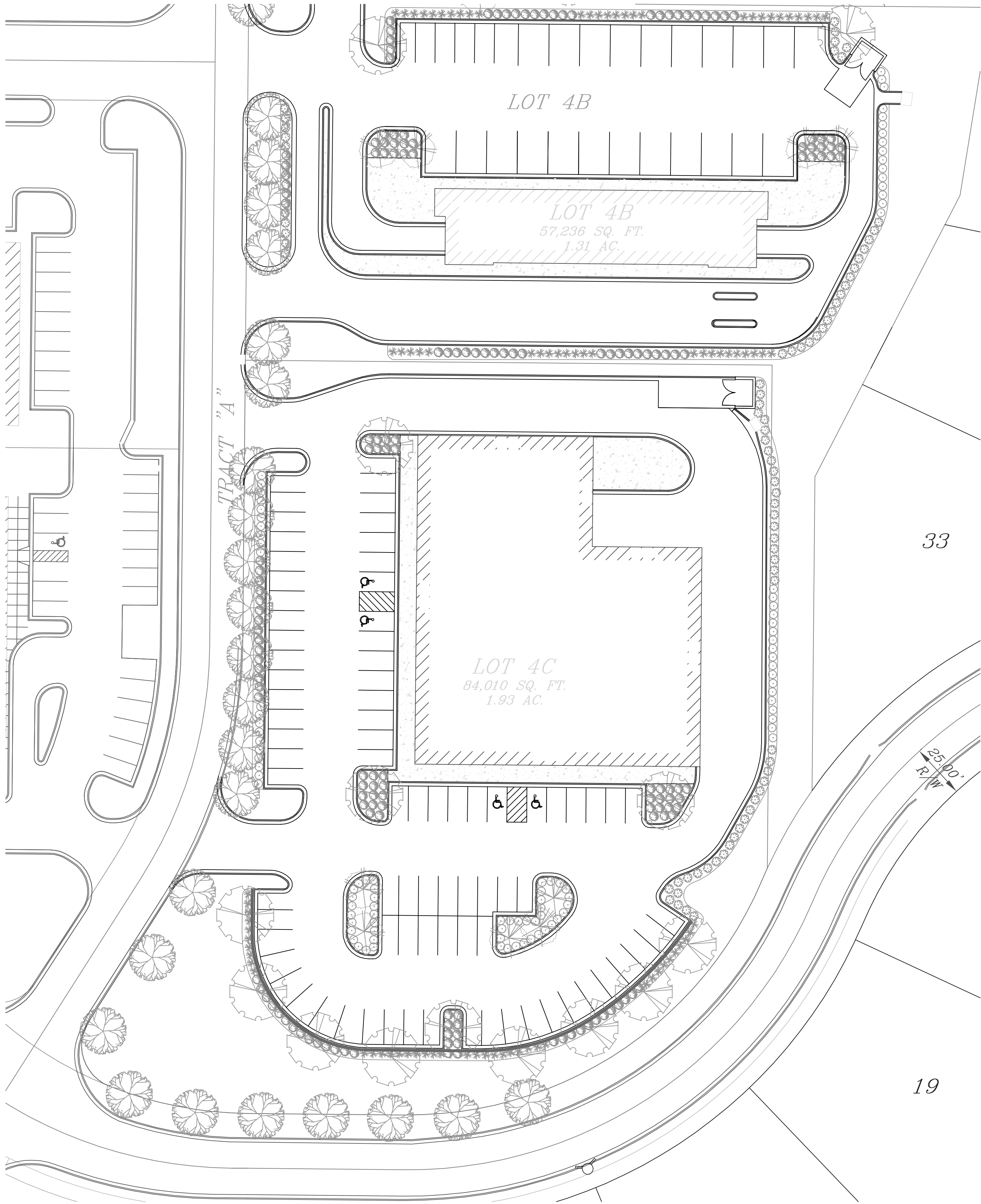
SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

* LANDSCAPE PLANS FOR 4A & 4C WILL BE SUBJECT TO PROJECT PLAN REVIEW.

* ALL PLANT COUNTS AND SPECIES WILL BE DETERMINED AT TIME OF FINAL PROJECT REVIEW AND WILL COMPLY WITH 88-425



LANDSCAPE PLAN

0 30' 1"

City Plan Commission
Recommends Approval with Conditions
CPC-2023-00105 9-5-2023
of Case No. 105
Joseph Rexwinkle, AICP
Secretary of the Commission

Revisions

Rachel Clark
Landscape Design
& Consultation
316.737.8372
rachelclarkdesign@gmail.com

MAYER
DESIGN
GROUP
P.C.
4400 South Lindbergh Blvd.
Suite 3
St. Louis, Missouri
63127-1603
Telephone: (314) 849-8777
Facsimile: (314) 849-4743
Email Address:
mayerdesigngroup@earthlink.net

Adams
Architectural
Associates
P.O. BOX 230
CHESTERFIELD, MO
63006-0230
(636)537-9333
(536)537-1267 -FAX

ADAMS ARCHITECTURAL ASSOCIATES, P.C.
MISSOURI STATE CERTIFICATE OF
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Seal

Project Code
L-22290

Project Title
Amended
Development
Plan for
MULLINS
CORNER

Shoal Creek
Kansas City, MISSOURI

Drawing Title

Date Drawn Checked
6/05/2023 rc/mm MA/RC

Drawing Number
L-01