



CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2024

Project Name

Foley Equipment

Docket # 5**Request**

CD-CPC-2024-00025
Rezoning to UR/MPD

Applicant

Perla Diosdada
Kimley-Horn

Owner

Craig Highfill
Foley Industries, Inc.

Location	5701 E. 87 th Street
Area	About 30.26 Acres
Zoning	UR
Council District	5 th
County	Jackson
School District	Hickman Mills 140

Surrounding Land Uses

North: B3-2, B4-2, and UR, commercial and residential.

South: UR, undeveloped land and industrial

East: Interstate 435

West: UR, industrial

KC Spirit Playbook Alignment

N/A

Land Use Plan

The Hickman Mills Area Plan recommends Commercial and Open Space/Buffer land use for the subject property.

Major Street Plan

E 87th Street is classified as a four-lane thoroughfare requiring between 100-120 ft of right-of-way. No additional right-of-way dedication for E 87th Street is required.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 3/8/2024. No scheduling deviations from 2024 Cycle 4.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 3/28/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 30.26-acre site is currently home to the Foley Equipment facility located at the southwest corner of I-435 and E. 87th Street.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to increase the impervious surface for twenty-nine (29) additional parking stalls on about 30.26 acres generally located at E. 87th Street and Interstate 435.

CONTROLLING + RELATED CASES

CD-CPC-2020-00058 – approval of a major amendment to a previously approved UR Plan per Ordinance No. 130144 to include stream re-alignment, a larger building to the west in the future, and building additions to the existing building on Lot 1 was approved by the CPC on June 1st, 2021 (Ordinance No. 210501).

CD-AA-2021-00105- approval of a UR final plan to amend the proposed orientation of the proposed building on Lot 2 and the defined layout of the employee parking.

CD-CPC-2022-00132 – Approval of a major amendment to a previously approved UR Plan to construct two buildings and a fuel island (Ordinance No. 220871).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

5 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is seeking approval from the City Council to allow for the construction of twenty-nine (29) additional parking stalls on the thirty (30) acre industrial site. The additional parking stalls will serve the existing buildings. 88-516-06-A of the Zoning and Development Code requires a major amendment to a previously approved plan if the total impervious surface coverage is increased by more than 10% (of the total project area) or 2,000 square feet, whichever is less. The applicant is removing an existing landscape area that is immediately adjacent to the office but is providing 108 Dallas Blues Switchgrass (three gallon container in size) along the southern perimeter of E. 87th Street.

Standards	Applicability	Meets	More Information
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The proposed plan complies with the Zoning and Development and the previously approved preliminary UR Plan and all other applicable City ordinances and policies.

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

The proposed use is permitted within the approved UR Plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular ingress and egress to and from the site is not being altered with this application.

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

The proposed twenty-nine parking stalls will not have a significant impact related to pedestrian and bicycle movement. The applicant will provide an additional interior sidewalk connection.

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

The plan does provide for adequate utilities based on City standards.

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 applicant is only proposing to expand the existing vehicular parking area.

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.

The applicant will reinforce the landscape buffer along E. 87th Street.

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 increasing the total amount of impervious surfaces with the parking lot expansion. The plan has been reviewed and approved by the Land Development Division and the project is subject to meet code.

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 applicant is removing an established landscape and recreation area that buffers the existing parking area from the office. The applicant will provide additional landscaping along E. 87th Street in lieu of removing the original landscaped area.

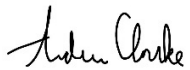
ATTACHMENTS

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,

A handwritten signature in black ink, appearing to read "Andrew Clarke".

Andrew Clarke, AICP
Planner



Plan Conditions

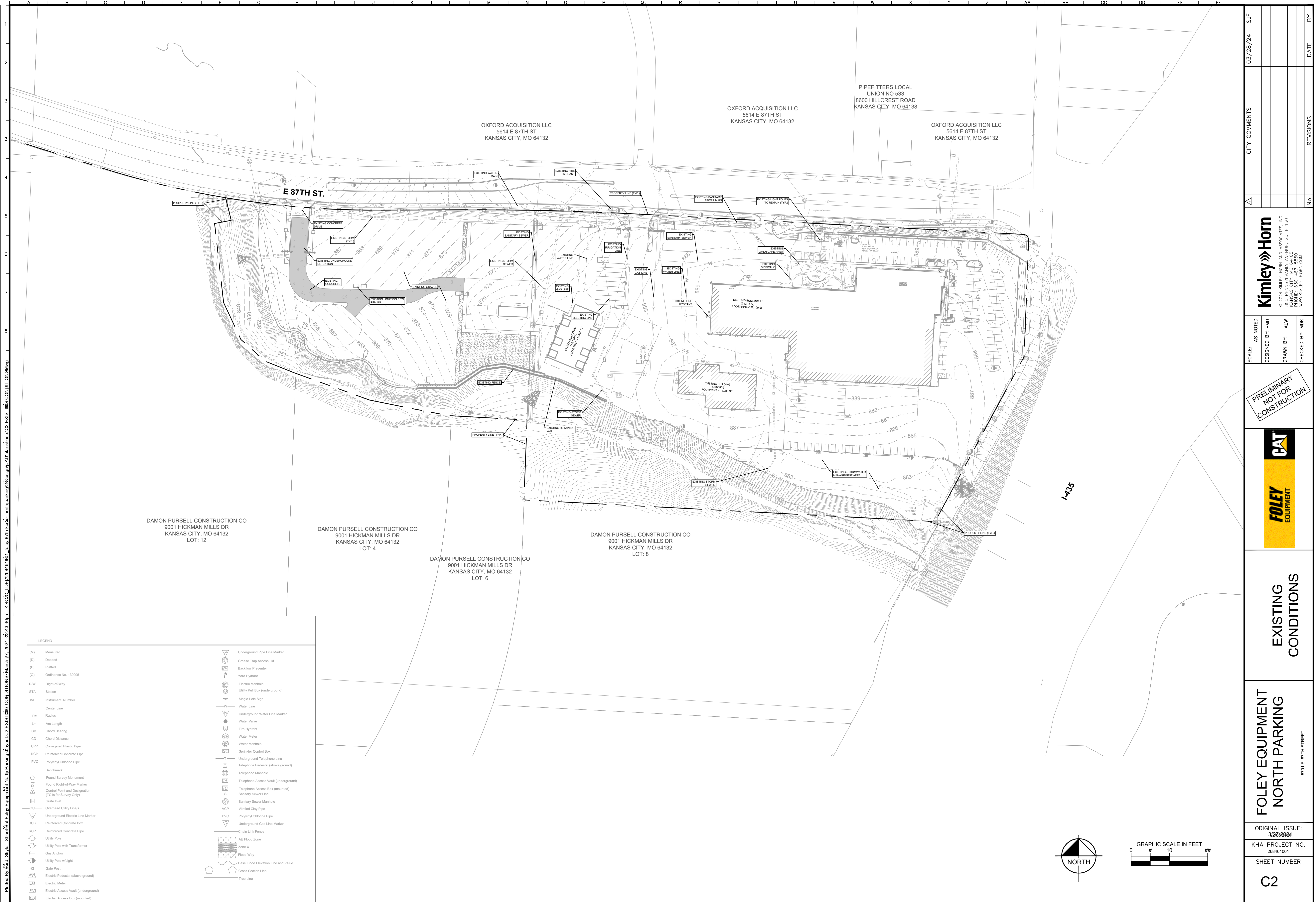
Report Date: April 10, 2024

Case Number: CD-CPC-2024-00025

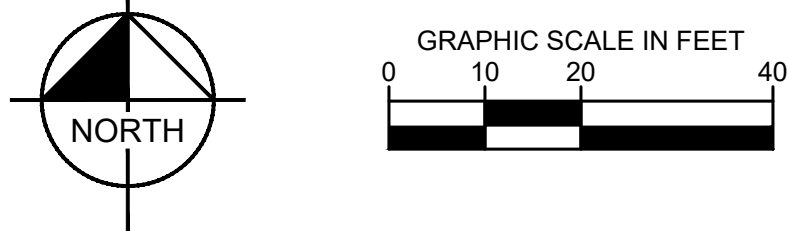
Project: Foley Equipment

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 secure approval of a UR final plan from Development Management Division staff prior to building permit.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. 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.
7. That Ordinance No. 220871, including all conditions provided therein, shall remain in full force and effect.



Drawing name: K:\KNC_LDEV\268461001_59th kmo- north parking\2 Design\CAD\plan\sheet\3 SITE PLAN.dwg C3 SITE PLAN Mar 27, 2024 12:36pm by: skyler.tord
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Plotted By: Skyler Tord



SITE PLAN LEGEND

STANDARD DUTY ASPHALT PAVEMENT

STANDARD DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

FLUSH CURB & GUTTER

PARKINGNEW PARKING STALLS: 41
PARKING STALL REMOVED: 12
NET ADDITIONAL PARKING STALLS: 29 STALLS**LANDSCAPE**

LANDSCAPE REQUIREMENTS	
REQUIRED	1,435 SF
PROVIDED	1,548 SF
BASED ON 88-425-06-B(1) INTERIOR LANDSCAPE AREA.	
* 35 SF LANDSCAPE PER STALL	

NOTE:
1. ALL TREE/ PLANT PROTECTION MUST BE INSTALLED AND APPROVED PER LANDSCAPE ARCHITECTURAL PLANS, DETAILS, AND SPECIFICATIONS PRIOR TO THE BEGINNING OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY. REF: L1 FOR LANDSCAPE ARCHITECTURAL PLANS.

Development Summary Table				
A	Zoning		Deviation Requested?	Approved
	Existing	UR	no	
B	Proposed	UR	no	
	Total Land Area		Deviation Requested?	
	Existing	1318129.696	SF	no
C	Existing	30.26	Acres	no
	Right-of-way		Deviation Requested?	
	Proposed	0	Acres	no
D	Net Land Area		Deviation Requested?	
	Existing	30.26	Acres	no
	Proposed	30.26	Acres	no
E	Proposed Uses		Deviation Requested?	
	Urban Redevelopment (UR)		no	
F	Vehicle Parking		Alertnatives Proposed?	
	Stalls Required			no
	Stalls Provided			no
G	Timeline			
	Estimated Start Date		6/31/2024	
	Estimated Completion Date		12/31/2024	
H	Parkland Dedication		N/A	
I	Stream Buffer		Stream buffer plan submitted with previous phase.	
J	Outdoor Lighting		Photometric Plans submitted.	

CITY COMMENTS

03/28/24

SJF

REVISIONS

No.

DATE

BY

Kimley»Horn
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KANSAS CITY, MO 64105
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SCALE: AS NOTED
DESIGNED BY: PND
DRAWN BY: ALW
CHECKED BY: MDK

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**FOLEY
EQUIPMENT**
CAT

SITE PLAN

**FOLEY EQUIPMENT
NORTH PARKING**
5701 E. 87TH STREET

ORIGINAL ISSUE:
02/06/2024
KHA PROJECT NO.
268461001
SHEET NUMBER
C3

Drawing name: K:\VNC_LDEV\268461001_foley 87th kmo- north parking\2_Design\CAD\plansheets\C4 GRADING & UTILITIES March 27, 2024 12:36pm by: skyer.ted

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Plotted By: RSD, Skyler Shuler, Set Foley Equipment

Project: North Parking Skyler Shuler, Set Foley Equipment

Revision: 1

Revision: 2

Revision: 3

Revision: 4

Revision: 5

Revision: 6

Revision: 7

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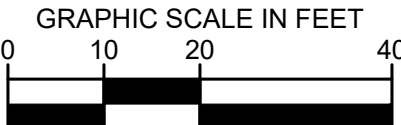
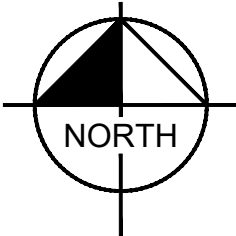
Revision: 312

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Revision: 314

Drawing name: K:\VNC_LDEV\268461001_16ey 87th kcmo- north parking\2 Design\CAD\luminaires\PI PHOTOMETRIC PLAN.dwg Mar 27, 2024 12:36pm By: skyerford

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LIGHTING NOTES

- ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN AND IN TABLES ARE IN FOOTCANDLES (FC): 1 FC = 10.76 LUX.
- CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- THE PHOTOMETRIC ANALYSIS ONLY INCLUDES EXISTING LIGHTING THAT IS CONSIDERED TO CONTRIBUTE TO THE ILLUMINANCE LEVELS WITHIN THE SCOPE (IDENTIFIED AS THE SHADED AREA). THE PHOTOMETRIC ANALYSIS EXCLUDES THE EXISTING POLE AND BUILDING MOUNTED LUMINAIRES THAT ARE OUTSIDE THE PROJECT LIMITS, AS WELL AS ALL OTHER EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING.
- THE EXISTING POLE MOUNTED AND WALL MOUNTED FIXTURES ARE A DISCONTINUED BRAND AND NO IES FILES ARE AVAILABLE FOR MODELING. A FIXTURE CONSIDERED TO BE EQUAL IN INTENSITY, DISTRIBUTION AND COLOR IS MODELED AS AN EQUAL FOR BOTH POLE MOUNTED AND WALL MOUNTED FIXTURES AS A CLOSE REPRESENTATION OF THE EXISTING CONDITIONS.
- ALL EXISTING FIXTURES SHALL REMAIN. PHOTOMETRICS ARE SHOWN FOR REFERENCE ONLY AND NO ADDITIONAL POLES OR WALL MOUNTED FIXTURES ARE PROPOSED AS PART OF THE PROJECT.

LIGHTING LEGEND

- EX1 EXISTING POLE MOUNTED LUMINAIRE, MOUNTED AT 33' AFG
- EX2 EXISTING WALL MOUNTED LUMINAIRE, MOUNTED AT 24' AFG

TARGET VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	-	-	0.2	-	20:1
PERIMETER	FC	-	1.0	-	-	-

PARKING LOT TARGET ILLUMINANCE LEVELS BASED ON THE IES RP-8-21 TABLE 17-2 (RECOMMENDED MAINTAINED ILLUMINANCE VALUES FOR PARKING LOTS). PERIMETER TARGET ILLUMINANCE LEVELS BASED ON THE KANSAS CITY, MISSOURI - ZONING AND DEVELOPMENT CODES 88 - 430 - OUTDOOR LIGHTING.

EXISTING VALUES

CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	FC	1.48	3.0	0.8	1.85	3.75
PERIMETER	FC	0.42	0.9	0.0	-	-

LUMINAIRE SCHEDULE

FIXTURE TAG	DESCRIPTION	MODEL NUMBER	LLF	LUMENS PER FIXTURE	WATTS PER FIXTURE	COLOR	MOUNTING HEIGHT	NOTES
EX1	EXISTING POLE MOUNTED LUMINAIRE	MRS-LED-30L-SIL-4-50-70CRI	0.6	31218	209	5000K	33FT	MODELED AS EQUAL TO THE LED2-ARD-240W-T4 WHICH HAS INITIAL OUTPUT OF 32,452 LUMENS AT 5000K WITH TYPE 4 DISTRIBUTION.
EX2	EXISTING WALL MOUNTED LUMINAIRE	WP2FA60	0.6	8084	60	5000K	24FT	MODELED AS EQUAL TO THE LED2-WPA-60W-50 WHICH IS A 60W WALL PACK FIXTURE AT 5000K.

CITY COMMENTS

03/28/24

SJF

AS NOTED

DESIGNED BY: N/A

DRAWN BY: CMD

CHECKED BY: RAW

PRELIMINARY

NOT FOR CONSTRUCTION

EXISTING PHOTOMETRIC PLAN

FOLEY EQUIPMENT NORTH PARKING

5701 E. 87TH STREET

ORIGINAL ISSUE:

3/27/2024

KHA PROJECT NO.

268461001

SHEET NUMBER

P1

REVISIONS

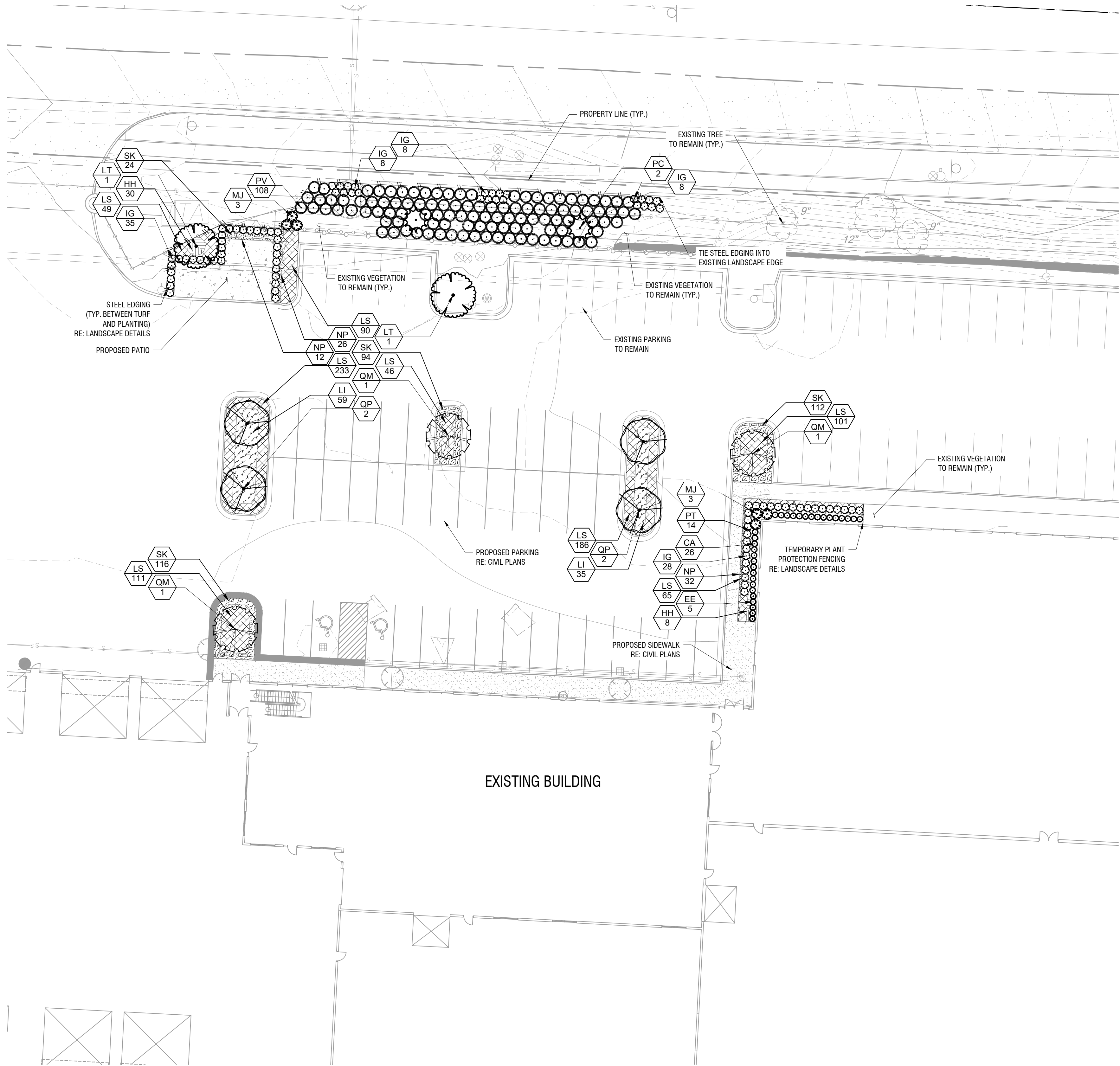
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BY

Kimley»Horn

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805 PENNSYLVANIA AVENUE, SUITE 150
KANSAS CITY, MO 64105
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Drawing name: K:\KNC_LDEV\268461001_North Parking\2 Design\CAD\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg PLAN Mar 28, 2024 8:11am by: carson.scheer
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Plotted By: Scheer, Carson Sheet Set: Foley Equipment North Parking Layout: PLAN March 28, 2024 09:14:09am K:\KNC_LDEV\268461001_Foley 87th KCMO- North Parking\2 Design\CAD\PlanSheets\LANDSCAPE ARCHITECTURAL PLAN.dwg



PLANTING NOTES:

1. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
4. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
5. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
9. LAY TALL FESCUE SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE TALL FESCUE SOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
12. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
14. FERTILIZER: FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

Kansas City, Missouri - Landscape Data Table		
Site Area: 0.97acres (42,330 sqft) - Urban Redevelopment (UR)		
	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-06-B - Minimum Interior Landscape Area		
At least 35 sqft of interior landscape area must be provided for each parking space.		
41 Parking Spaces x 35 sqft = 1,435 sqft Landscape Area	1,435 sqft Landscape Area	1,435 sqft Landscape Area
88-425-06-E - Minimum Interior Landscape Area		
One tree is required per 5 parking spaces		
41 Parking Spaces / 5 = 9 Trees	9 Trees	9 Trees
One shrub is required per parking space		
41 Parking Spaces x 1 = 41 Shrubs	41 Shrubs	41 Shrubs
Ground cover plants must cover all interior landscape areas.	Yes	Yes
88-425-10-B - Trees		
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.	Yes	Yes

PLANT SCHEDULE

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	QP	4	QUERCUS PAGODA / CHERRYBARK OAK	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QM	3	QUERCUS MONTANA / CHESTNUT OAK	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	LT	2	LIRIODENDRON TULIPIFERA 'AUROE-MARGINATUM' / MAJESTIC BEAUTY® TULIPTREE	B&B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	PC	2	PICEA PUNGENS / COLORADO BLUE SPRUCE	B & B		6' HT. MIN.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	EE	5	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR	3 GAL. MIN.	3" HT. MIN.	24" O.C.	FULL AND MATCHING
	MJ	6	MAGNOLIA 'JURMAG' PP #20,346 / BURGUNDY STAR MAGNOLIA	CONT.	5" HT. MIN.	60" O.C.	FULL AND MATCHING
	PV	108	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCHGRASS	3 GAL. MIN.	3" HT. MIN.	48" O.C.	FULL AND MATCHING
	CA	26	CALAMAGROSTIS × ACUTIFLORA 'KARL FOERSTER' / KARL FEORSTER FEATHER REED GRASS	3 GAL. MIN.	2" HT. MIN.	24" O.C.	FULL AND MATCHING
	IG	87	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY	3 GAL. MIN.	3" HT. MIN.	30" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LS	881	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	12" HT. X 10" W.	14" O.C.	FULL AND MATCHING
	PT	14	PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER	CONT.	4" HT. X 8" W.	18" O.C.	FULL AND MATCHING
	SK	346	SEDUM KAMTSCHATICUM / ORANGE STONECROP	CONT.	4" HT. X 10" W.	12" O.C.	FULL AND MATCHING
	NP	70	NARCISSUS 'PETIT FOUR' / PETIT FOUR NARCISSUS	CONT.	4" HT. X 8" W.	10" O.C.	FULL AND MATCHING
	LI	94	LAVANDULA × INTERMEDIA 'TESSERACT' / SENSATIONAL® LAVENDER	CONT.	12" HT. X 16" W.	24" O.C.	FULL AND MATCHING
	HH	38	HELLEBORUS × HYBRIDUS 'AMETHYST GEM' / WINTER JEWEL® AMETHYST GEM HELLEBORE	CONT.	12" HT. X 10" W.	12" O.C.	FULL AND MATCHING

AS NOTED

DESIGNED BY: CMS

DRAWN BY: CMS

CHECKED BY: SAR

Kimley»Horn

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LANDSCAPE ARCHITECTURAL PLAN

FOLEY EQUIPMENT NORTH PARKING

5701 E. 87TH STREET

ORIGINAL ISSUE:
3/28/2024

KHA PROJECT NO.
268461001

SHEET NUMBER
L1

REVISIONS

DATE

BY

Meeting Sign-In Sheet

Project Name and Address

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):