CITY PLAN COMMISSION STAFF REPORT

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

January 15, 2025

Project Name
Envision

Docket # 5.1, 5.2, 5.3

Request
CD-CPC-2024-00141
Area Plan Amendment
CD-CPC-2024-00144
Rezoning
CD-CPC-2024-00145
Development Plan (Non-Residential)

Applicant
Lindsay Vogt
RL Buford

Owner
Bill Mann
Mann Company – WB Ten LLC

Location	7401 NW Cookingham D
Area	About 50 Acres
Zoning	AG-R
Council District	1st
County	Platte
School District	Platte County R-III

Surrounding Land Uses
North: Village of Ferrelview, undeveloped uses, zoned B3-3, R-6
South: I-435, undeveloped uses, zoned M2-5
East: Undeveloped, agricultural uses, zoned AG-R
West: Commercial, industrial uses, zoned B4-5

KC Spirit Playbook Alignment
CD-CPC-2024-00145: Medium. See Criteria A for details.

Land Use Plan
The KCI Area Plan recommends Mixed Use Community Future Land Use for this location. The proposed plan for industrial uses does not align with this designation. See Criteria A for more information.

Major Street Plan
North Congress Avenue and NW Cookingham Drive are identified on the City's Major Street Plan as Thoroughfares.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of an Area Plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial future land use, rezoning from district AG-R to districts M2-1, B3-2, and R-5 and a development plan, also serving as a preliminary plat, to allow construction of commercial and industrial buildings on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive.

PROJECT TIMELINE
The application for the subject request was filed on 9/27/2024. Scheduling deviations from 2024 Cycle 11.2 have occurred. The case was heard on 11/20/2024 and continued to 12/18/24 after concerns brought up in public testimony. Due to changes in the proposed rezoning, the case was readvertised to the hearing on 1/15/2025.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 11/12/2024. A second public engagement meeting was held on 12/4/2024. A summary of the second meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is undeveloped and has been used for agriculture.

CONTROLLING + RELATED CASES
None

PROFESSIONAL STAFF RECOMMENDATION
Docket #3.1 Approval
Docket #3.2 Approval
Docket #3.3 Approval with conditions

VICINITY MAP

PLAN REVIEW

The proposed plan and preliminary plat will subdivide the subject site into four lots and one detention tract. Lots 1 and 2 will contain proposed industrial uses, Lot 3 will contain commercial uses, and Lot 4 will contain residential uses with details to be provided with a later application. All lots are still somewhat speculative with limited details, thus the future development of each lot will require a project plan to review all site and building details. Thus far, Lot 2 is planned to be a self-storage facility. Lot 1 is expected to be developed by Altec, a company that services, stores, and tests large equipment as well as training individuals how to operate the equipment. The approximate total proposed speculative floor area on the subject site is 164,025 square feet.

All proposed lots have public street frontage and utility extensions are required to serve the proposed development.

There are proposed design guidelines associated with the plan to support cohesive development as each lot is built out. Guidelines include general placement of buildings and parking, building materials, and pedestrian connectivity.

PLAN ANALYSIS

Residential, Commercial, and Industrial Lot and Building (88-110, 88-120, 88-140), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110, 88-120, 88-140)	Yes	Yes, subject to conditions	All setbacks and buildings will be reviewed with individual project plans
Accessory or Use- Specific Standards	Yes	Yes, subject to	All outdoor storage will

(88-378)		conditions	comply with 88-378
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	Yes	Yes	Exempt by 88-424-03-I
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	All parking will be reviewed with individual project plans.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	All landscaping will be reviewed with individual project plans.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	All lighting will be reviewed with individual project plans.
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (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 request to rezone to M2-1 does not conform to the recommended future land use in the KCIA Area Plan. The recommended future land use is Mixed Use Community and the applicant is proposing to amend this designation to Commercial/Industrial, which is more suitable for the proposed M2-1 zoned areas. Most of the land to the south and west has a future land use designation of Commercial/Industrial, so the request to amend is consistent with the surrounding area. The request to rezone one lot to B3-2 and one lot to R-5 conforms to the recommended future land use of Mixed Use Community.

Long Range Planning determined the requests have a medium alignment with the KC Spirit Playbook and medium alignment with the KCIA Area Plan. "The project is located in the contiguous development zone designated by the KCI area plan which acts as a priority development area. The mix of uses brings diversity to the area, and the addition of buffer areas helps transition from residential uses to other uses. Project has the opportunity to create public green space with future project plan submittals." – Alexis Berra

B. Zoning and use of nearby property;

Most of the properties south of the site are zoned M2 and contain industrial uses that are already constructed or have an approved plan. The site is just east of the airport, which contributes to the industrial uses in the area. The area proposed to be an R-5 district abuts other residential properties.

C. **Physical character of the area in which the subject property is located;**
The physical character of the area around the subject site contains stream corridors and cleared land for agricultural use. At some point in time there was a stream crossing the adjacent property to the west and a portion of the subject site. The stream was previously disturbed and filled.

D. **Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**
Public infrastructure is around the site but will need to be extended to serve the entire subject site. Utilities were reviewed with the development plan associated with this rezoning.

E. **Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**
The site has been limited to primarily agricultural uses under the current AG-R zoning.

F. **Length of time the subject property has remained vacant as zoned;**
The property has been used for agriculture in previous years.

G. **The extent to which approving the rezoning will detrimentally affect nearby properties; and**
The rezoning is not expected to detrimentally affect nearby properties; however, there will be some impact of potential added traffic. There are many industrial uses in the area that have trucks driving on North Congress Avenue and Northwest Cookingham Drive and this rezoning may increase the amount of truck traffic. The design guidelines associated with development plan require a 25-foot buffer between commercial and residentially zoned properties and 35-foot buffer between industrial and residentially zoned properties.

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 hardship on the landowner in the event of denial would be the inability to substantially develop the land and any financial gains associated with future development.

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 all applicable sections of the Zoning and Development Code, subject to conditions and one correction to remove parking areas from the plan drawings as they are speculative and haven't been evaluated against the design standards associated with this application.

Long Range Planning determined this development plan and rezoning are likely to achieve both KCI area plan and KC Spirit Playbook goals. "Since the initial submission, the developer has revised their design guidelines based on staff feedback to better align with the area plan and playbook. Additionally, the area is located in the contiguous development zone which has been determined as a priority development area in the KCI planning area." – Alexis Berra

B. The proposed use must be allowed in the district in which it is located;
The proposed development is speculative and identifies some general uses. The plans identify all uses permitted in M2 will be permitted on the lots to be zoned M2 and all uses permitted in B3 are permitted on Lot 3. There is one identified tenant, Altec, anticipated to develop Lot 1 for large vehicle and equipment repair and service. This use falls under General Manufacturing and outdoor storage in the Zoning and Development Code and is permitted in M2 districts. The R-5 zoning district only allows residential uses and any future subdivision into new lots will go through a City process.

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 access to the site is anticipated to be adequate to serve all lots proposed on the site.

North Congress Avenue and Northwest Cookingham Drive are identified on the City's Major Street Plan; therefore, the developer is not required to construct half-street improvements. There is general concern from the Public Works Department about additional truck traffic on Northwest Cookingham Drive and potential wear and tear on the right-of-way due to increased truck traffic that may occur when the site is developed. Rather than paying an arterial impact fee for North Congress Avenue and Northwest Cookingham Drive the Public Works Department is requesting the applicant build improvements to serve the immediate impact generated by the site at the time of development.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
Project plans are required for each lot as they are built out. Staff will review details of pedestrian circulation with each project plan.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Public infrastructure is around the site and the developer is required to extend water and sewer to serve each proposed lot on the subject site.

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.
Building elevations and materials will be reviewed at the time of each project plan. The design guidelines associated with this plan provide guidance on suggested materials and earth tone color pallet for the commercial and industrial buildings.

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.
Landscaping for each lot will be reviewed at the time of project plan.

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.
Parking and impervious surface will be reviewed in detail at the time of each project plan. Due to the speculative nature of the proposed development, reviewing parking and impervious surface is premature until specific tenants are identified.

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.

All trees onsite were removed between 2023 and 2024 and the site exempt per 88-424-03-I. "Properties with existing agricultural uses for at least one planting season." Staff speculates tree canopy was removed not for agricultural purposes but in anticipation of future development of the agricultural property.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional Documents – Proposed Design Standards, KC Spirit Playbook Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval** of the Area Plan amendment, **approval** of the rezoning, and **approval with conditions** as stated in the conditions report of the development plan.

Respectfully Submitted,

Genevieve Kohn, AICP
Lead Planner

Plan Conditions

Report Date: January 09, 2025

Case Number: CD-CPC-2024-00145

Project: Envision

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall comply with all MODOT requirements and regulations.
2. The developer shall secure approval of a project plan for each lot from the City Plan Commission prior to building permit. All detailed landscaping, lighting, and other site details will be reviewed at the time of each project plan.
3. Per the Public Works Department, the developer shall install ADA ramps where Public Works deems necessary prior to certificate of occupancy for each building. Coordinate with Bailey Waters in the Mobility Division when completing this condition.
4. The applicant shall revise plans to resolve all outstanding corrections prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

5. That prior to submittal of an application for a Final Plat the applicant must submit and gain approval of a Street Name Plan. Please email justin.smith@kcmo.org if you have any questions.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

6. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
7. 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)
8. 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)
9. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. 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)
11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
13. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
14. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
15. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
16. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
17. 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 241-2013 § 8.7.2)

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

18. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

19. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

20. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems. (IFC-2018 § D104.2)

21. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

22. 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 Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.

23. Cookingham Dr and Congress Ave are both very narrow roads without shoulders, and therefore commercial and industrial development is not recommended without improvements. PW requests that the roadways be improved to 12-ft wide lanes with 3-ft paved shoulders prior to this development being issued building permits. The limits of the improvements should be as follows: Cookingham - from Skyview to Congress, Congress - from Cookingham south approximately 2,500 feet.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

24. 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.

25. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

26. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

27. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

28. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

29. The developer shall dedicate additional right of way [and provide easements] for NW Cookingham Dr. and N Congress Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.

30. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

31. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

32. 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

33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis 816-513-0423
    North of River contact - David Gilyard 816-513-4772

34. No water service tap permits will be issued until the public water main is released for taps.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

35. The developer shall submit water main extension plans for a new 12" or larger water main along the projects frontage with N Congress Ave, and providing public fire hydrants at 300' max. spacing. The water main extension plans shall also include distribution main extensions along NE Cookingham sufficient in size and length to provide tap locations and fire hydrants spaced at 300' max. The water main extension plans shall be submitted through Compass KC and follow KC Water Rules and Regulations.
    The proposed grading within the existing transmission main easement along NW Cookingham Drive shall be pre-approved by the KC Water Director and shall provide a minimum of 60" of cover.

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

36. 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, as amended, commonly known as the Development Regulations.

37. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.

38. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

39. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

40. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

41. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

42. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

43. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

44. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

45. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of any regulated streams and vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

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

46. Prior to the approval of this case by KC Water, the Developer shall provide a letter from a licensed Missouri Professional Engineer explaining the current status of the stream buffer. Indicate that the mature riparian areas adjacent to the stream have been previously removed by agricultural operations prior to the adoption of the stream buffer ordinance and explain why the stream buffer requirements should not apply to this development.

47. KC Water public utility easements shall be exclusive and should not overlap with the general utility easements.

ENVISION

DEVELOPMENT PLAN & PRELIMINARY PLAT

PLATTE COUNTY

KANSAS CITY, MISSOURI

SEC. 24-52-34

PROJECT CONTACT LIST

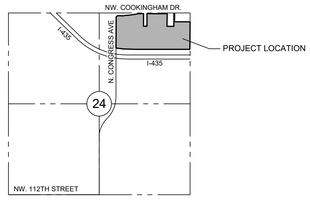
PROPERTY OWNER:
WB TEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN
billmann@manncokc.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

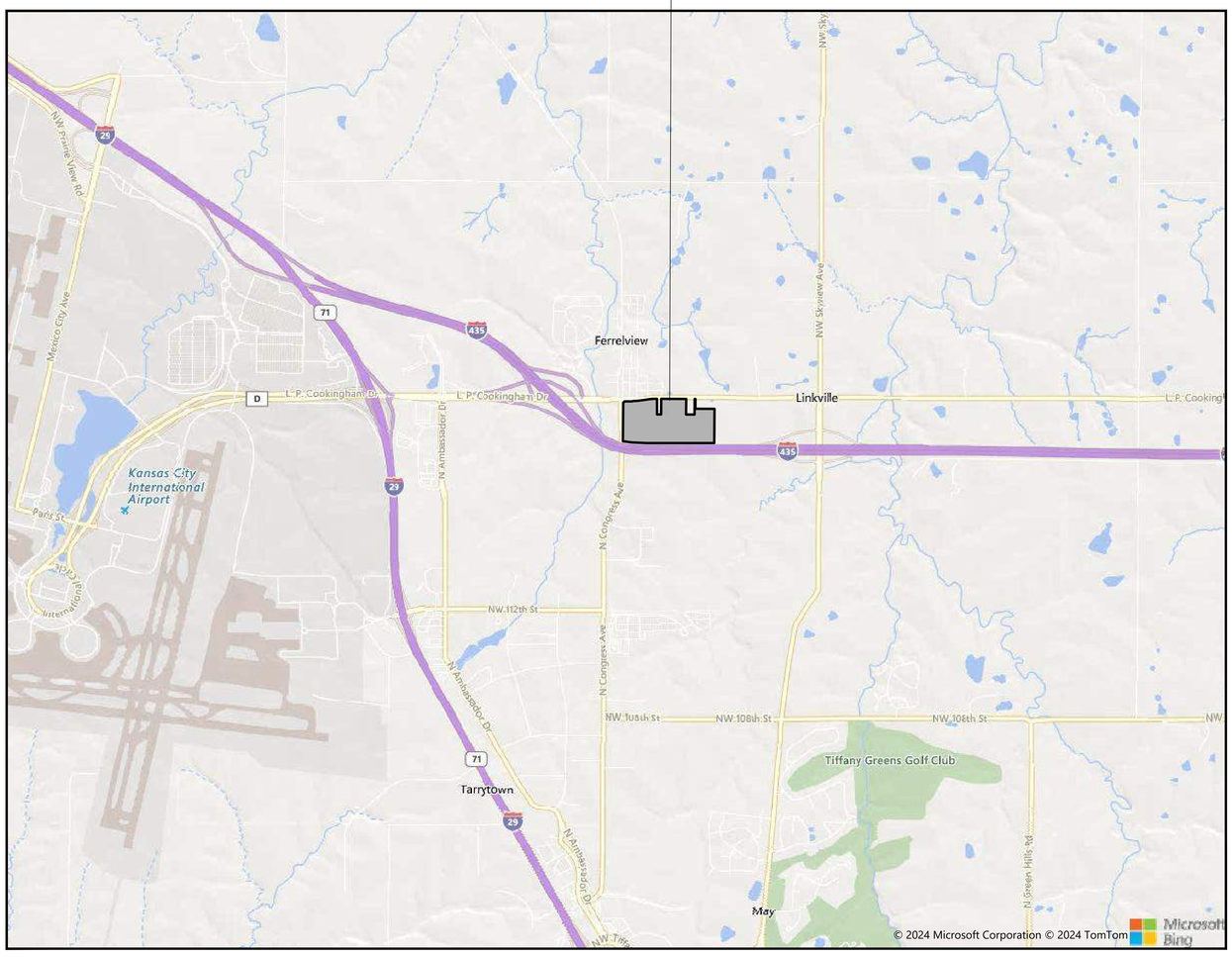
ENGINEER:
R.L. BUFORD & ASSOCIATES ENGINEERING, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
LINDSAY VOGT
lindsay@rlbuford.com

VICINITY MAP

NE. 1/4, SECTION 24-52-34,
KANSAS CITY, PLATTE COUNTY, MISSOURI



PROJECT LOCATION



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
DP1	TITLE SHEET
DP2	EXISTING CONDITIONS
DP3	OVERALL SITE PLAN
DP4	INTERNAL BICYCLE & PEDESTRIAN PLAN
DP5	GRADING & UTILITY PLAN
DP6	PRELIMINARY PLAT - (1 OF 2)
DP7	PRELIMINARY PLAT - (2 OF 2)

DEVELOPER:
WB TEN, LLC
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN

PROJECT NOTES

1. THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
2. EXISTING ZONING: AG-R; PROPOSED ZONING: B3, M2
3. EXISTING USE: UNDEVELOPED
4. PROPOSED USE: MIXED USE COMMERCIAL - INDUSTRIAL
5. LEGAL DESCRIPTION IS DESCRIBED IN PLAN SET.
6. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
7. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
8. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
9. ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
10. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
11. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
12. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
13. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE--RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
14. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
15. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT (SHEETS DP6 & DP7).

LOCATION MAP

NOT TO SCALE

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/24	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

ENVISION
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
TITLE SHEET

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

SEC.-TWP.-RGE.	24-52-34
COUNTY	PLATTE
PLAN DATE	SEPTEMBER 2024
JOB NO.	2024-14
DRAWN BY	JKR
CHECKED BY	LV

FOR WB TEN, LLC

SHEET NO.
DP1

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NOTE:
ALL TREE CANOPY ONSITE WAS REMOVED PER 88-424-03-1 - PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT LEAST ONE PLANTING SEASON.

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

PROPERTY DESCRIPTION

CONTAINING 2,186,779 SQUARE FEET OR 50.20 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 274.89 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING S00°32'52"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435; THENCE N90°00'00"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1674.32 FEET; THENCE N87°58'32"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 357.71 FEET; THENCE N82°24'06"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 228.20 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. CONGRESS AVENUE; THENCE N00°23'45"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 951.37 FEET; THENCE N45°31'25"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 51.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°23'13"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 210.54 FEET, THENCE N01°05'08"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S89°26'35"E, A RADIUS OF 1176.28 FEET, AN ARC DISTANCE OF 183.79 FEET; THENCE N81°36'16"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 197.58 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1116.28 FEET, AN ARC DISTANCE OF 165.88 FEET; THENCE S89°53'24"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.10 FEET; THENCE S00°15'37"W, A DISTANCE OF 385.16 FEET; THENCE S89°49'01"E, A DISTANCE OF 104.47 FEET; THENCE N00°15'37"E, A DISTANCE OF 385.29 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 615.97 FEET; THENCE S00°33'00"W, A DISTANCE OF 386.09 FEET; THENCE S89°49'01"E, A DISTANCE OF 208.71 FEET; THENCE N00°37'14"E, A DISTANCE OF 386.36 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY ROUTE 291, ALSO KNOWN AS NW. COOKINGHAM DRIVE; THENCE S89°53'24"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE S00°37'59"W, A DISTANCE OF 243.89 FEET; THENCE S89°43'15"E, A DISTANCE OF 475.41 FEET TO THE POINT OF BEGINNING.

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24-52-34
N00°34'33"E (D)
N01°05'08"E (M)
10.00' (D&M)
ITB=S89°25'15"E
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-52-34
R=1116.28' (D&M)
L=165.88' (D&M)
N81°36'16"E (D&M)
197.58' (D&M)
S89°53'24"E (M)
46.10' (D&M)
S89°53'24"E (M)
615.97' (M)
S89°52'53"E (D)
616.15' (D)
OWNER:
HENRY RIFFE TRUST
POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24-52-34
(MO. STATE HIGHWAY NO. 291)
℄ NW. COOKINGHAM DRIVE
S89°53'24"E (M)
20.00' (D&M)
N45°31'25"E
51.02'
S89°23'13"E (M)
210.54' (M)
S89°25'27"E (D)
210.46' (D)
EXISTING WATER MAIN
20' WATER LINE ESMT.
B-327, P-60
FLOODZONE AE
FIRM MAP #29095C0041G
REV. JANUARY 20, 2017
EXISTING 8" SANITARY
DRAINAGE ESMT.
B-717, P-48
B-717, P-49
N00°15'37"E (M)
385.16' (M)
S00°33'00"W (M)
386.09' (M)
N00°37'14"E (M)
386.36' (M)
S00°37'59"W (M)
243.89' (M)
OWNER:
OLOC
GROUPS, LLC
OWNER:
WILLARD & DORIS
ROBERSON
OWNER:
LISA REINIER
N89°49'01"W (M)
104.47' (M)
S89°43'37"E (D)
104.30' (D)
S89°43'37"E (D)
S89°49'01"E (M)
208.71' (D&M)
S89°43'15"E (M)
475.41' (M)
S89°43'37"E (D)
475.00' (D)
POINT OF BEGINNING
OWNER:
NORTH CONGRESS
STORAGE, LLC
WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24-52-34
℄ N. CONGRESS AVENUE
N00°23'45"E (M)
951.37' (M)
S00°23'55"W (D)
951.40' (D)
SLOPE ESMT.
B-717, P-48
B-717, P-49
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24-52-34
S00°32'52"W (M)
842.94' (M)
S00°32'02"W (D)
843.02' (D)
OWNER:
HWY 291 INVESTMENT CO.
EXISTING CROPS
N82°24'06"W (M)
228.20' (M)
N82°25'29"W (D)
228.18' (D)
N87°58'32"W (D&M)
357.71' (D&M)
N90°00'00"W
1674.32'
1674.35' (D)
INTERSTATE 435
ASHALT
TREE MASS
MH
SAN
950
940
960
970
980
990
1000

REVISIONS				
NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/2024	REVIEW COMMENTS	JKR	LV
2				
3				
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ENVISION
KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT
EXISTING CONDITIONS

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rlb@rlbuford.com
P.O. BOX 14059, PARKVILLE, MO. 64152. (816) 741-6152

SEC.-TWP.-RGE.	JOB NO.
24-52-34	P-24-13
COUNTY	
PLATTE	
PLAN DATE	CHECKED BY
9/17/2024	LV
	DRAWN BY
	JKR

FOR
WB TEN, LLC

SHEET NO.
DP2

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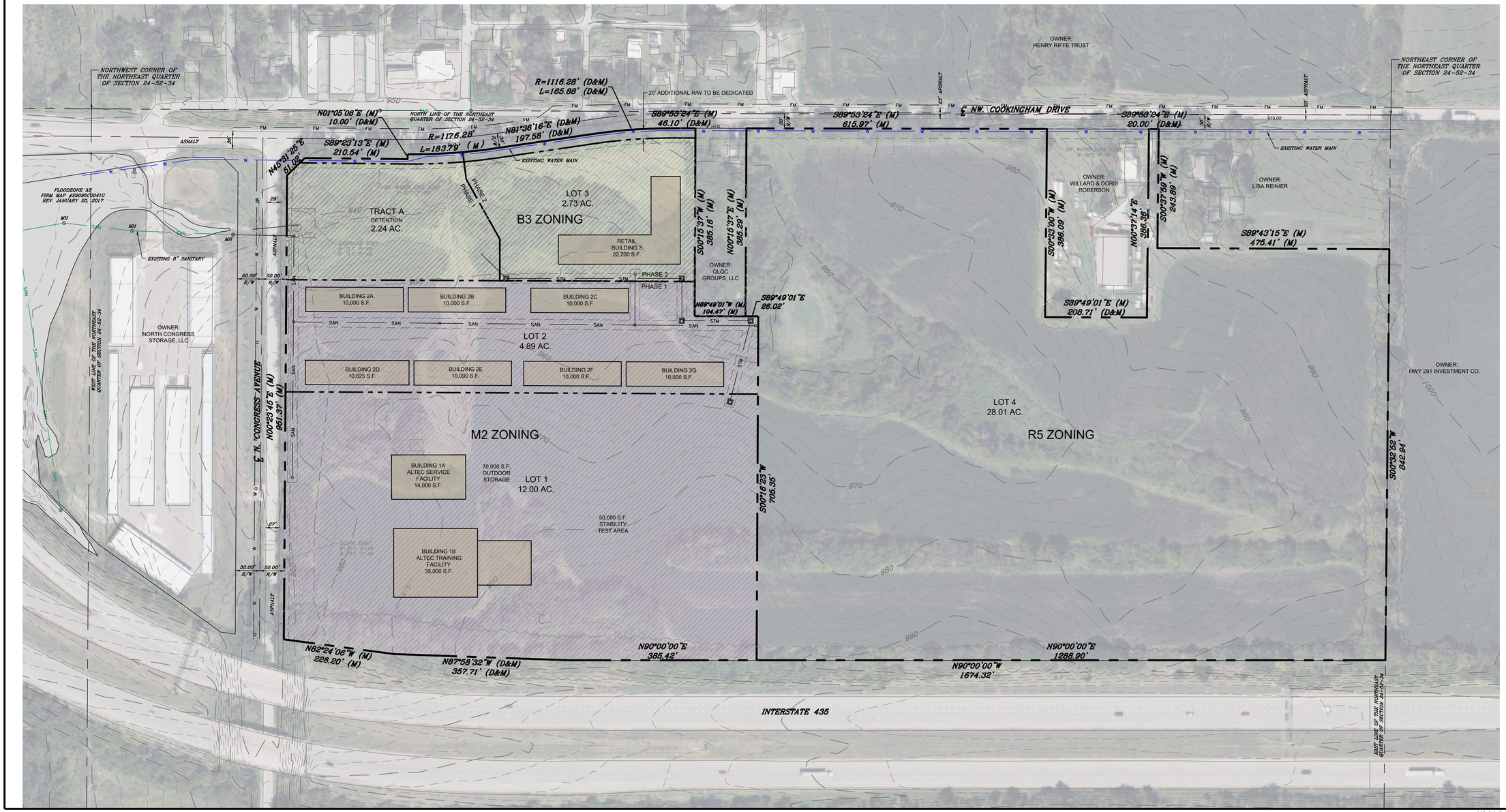
ENVISION DEVELOPMENT DATA

LOT	PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	NET AREA	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	BUILDING COVERAGE (SQ. FT.)	FAR
1	1	AG	M2	ALL USES PERMITTED IN M2	12.00	N/A	N/A	12.00	1	49,000	49,000	0.09
2	1	AG	M2	ALL USES PERMITTED IN M2	4.89	N/A	N/A	4.89	1	70,625	70,625	0.33
3	2	AG	B3	ALL USES PERMITTED IN B3	2.95	0.22	N/A	2.95	2	22,200 22,200	22,220	0.17
DETENTION	1	AG	B3		2.35	0.11	2.24					
4		AG	R5	ALL USES PERMITTED IN R5	28.01	N/A	N/A	28.01				
TOTALS					**50.20**	**0.33**	**2.24**	**47.63**		**164,025**	**141,845**	**0.16**

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.



REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/2024	REVIEW COMMENTS	JKR	LV
2	12/9/2024	REVIEW COMMENTS	JKR	LV
3				
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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

OVERALL SITE PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14059, PARKVILLE, MO. 64152 (816) 741-6152
RLBuford@RLBuford.com

SEC.-TWP.-RGE.	24-52-34
COUNTY	PLATTE
PLAN DATE	9/17/2024
JOB NO.	P-24-14
CHECKED BY	LV
DRAWN BY	JKR

FOR WB TEN, LLC

SHEET NO. DP3

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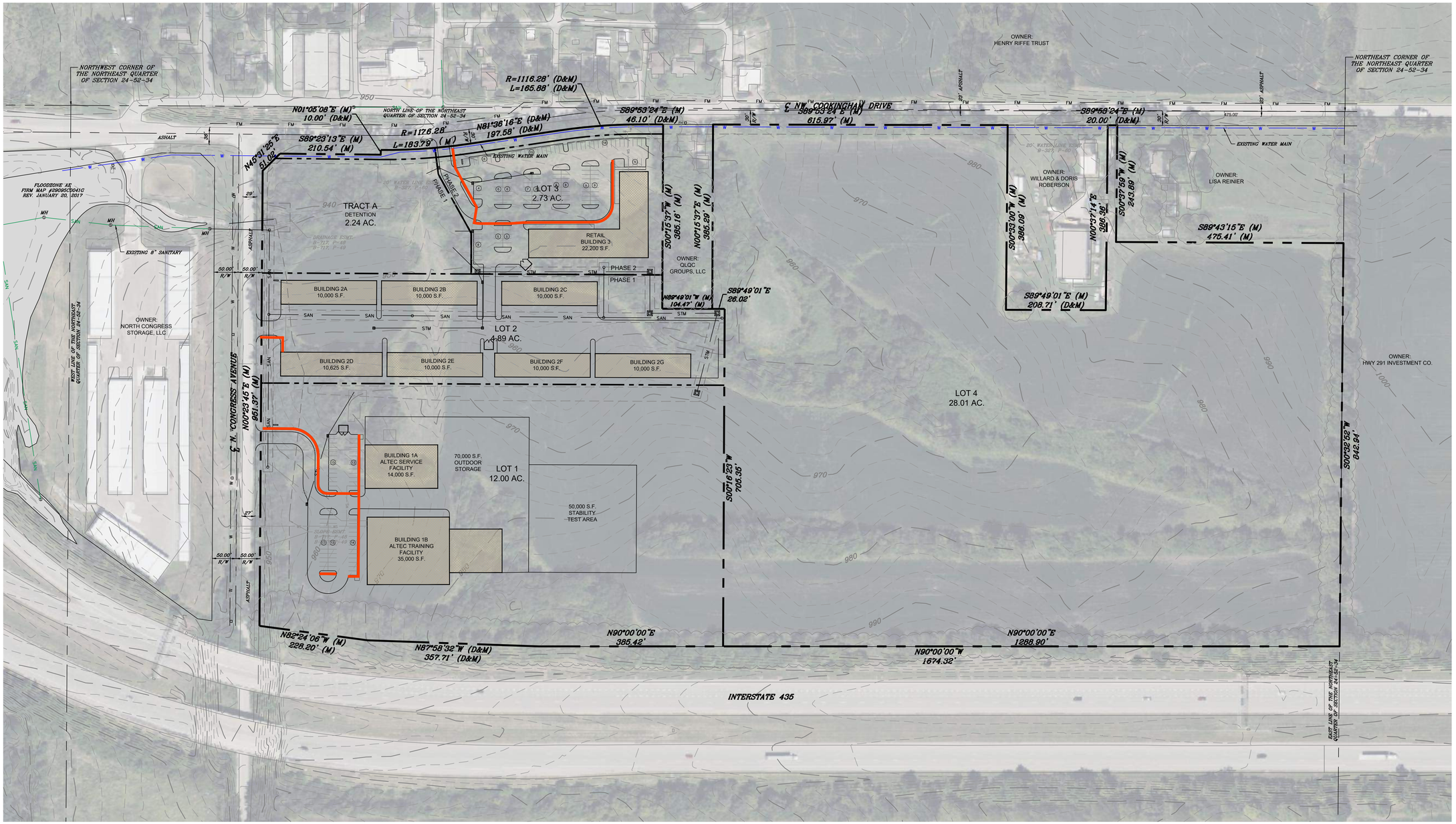

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/2024	REVIEW COMMENTS	JKR	LV
2				
3				
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5				
6				
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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

INTERNAL BICYCLE & PEDESTRIAN PLAN

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

SEC.-TWP.-RGE.	COUNTY	JOB NO.
24-52-34	PLATTE	P-23329
PLAN DATE	CHECKED BY	DRAWN BY
9/17/2024	LV	JKR

FOR WB TEN, LLC

SHEET NO. DP4

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UTILITIES LEGEND

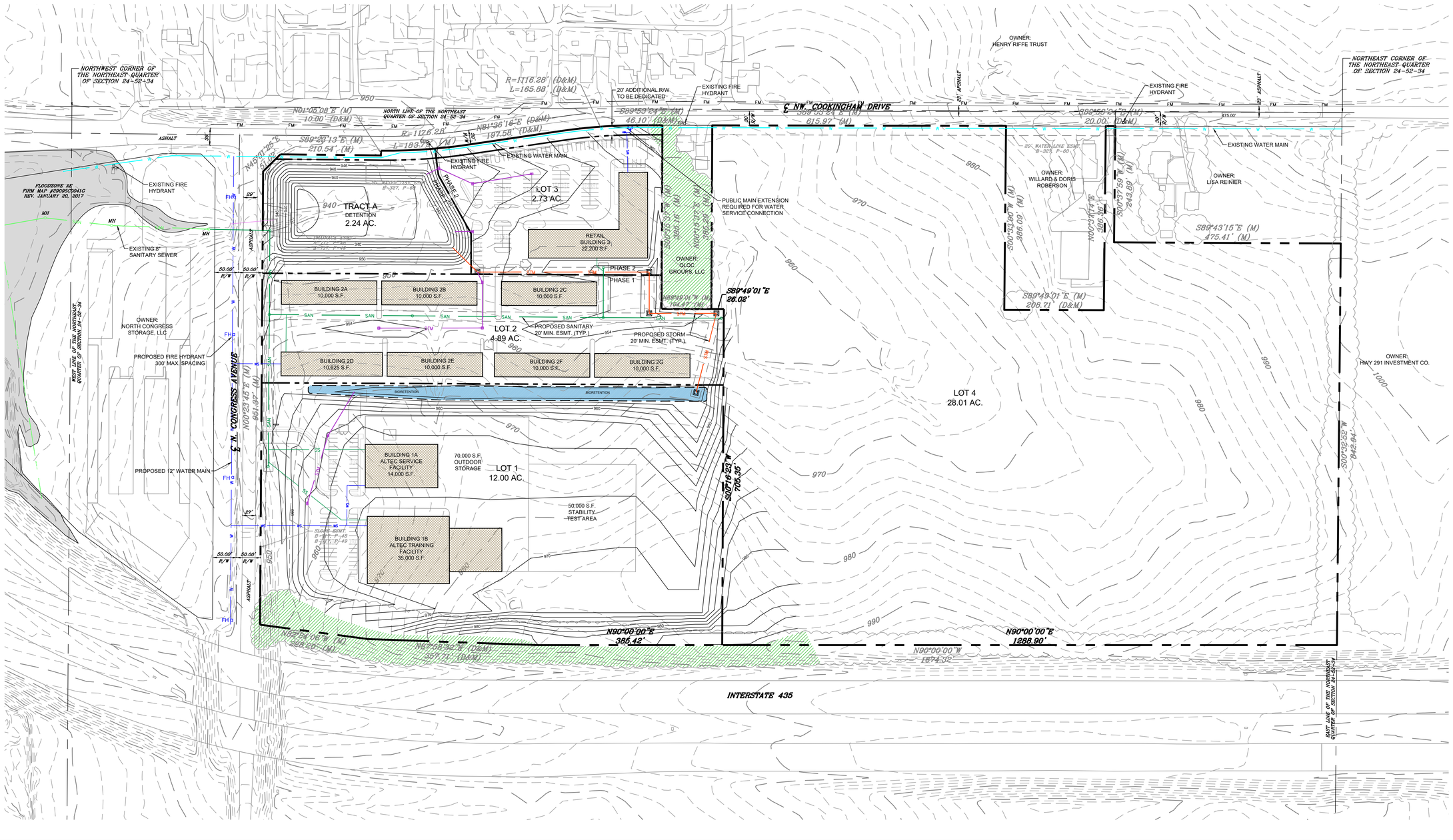
SAN	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
STM	EXISTING STORM SEWER
SAN	PROPOSED SANITARY SEWER
SS	PROPOSED SANITARY SERVICE LINE
W	PROPOSED WATER LINE
WS	PROPOSED WATER SERVICE LINE
STM	PROPOSED STORM SEWER (PUBLIC)
STM	PROPOSED STORM (PRIVATE)

TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN
- BMP AREA (BIORETENTION)

NOTE:
ALL EXISTING TREES HAVE BEEN REMOVED FOR AGRICULTURAL PURPOSES.

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.



REVISIONS				
NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/5/2024	REVIEW COMMENTS	JKR	LV
2	12/9/2024	REVIEW COMMENTS	JKR	LV
3				
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6				
7				

ENVISION
KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT
GRADING & UTILITY PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERING – DEVELOPMENT CONSULTANTS
R.L. BUFORD, PRESIDENT, PLS, PE, CFM, LEED AP, CEO, BUFORD, LLC
P.O. BOX 14099, PARKVILLE, MO. 64152 (816) 741-6152
R.L. BUFORD@rlbuford.com

SEC.-TWP.-RGE.	24-52-34
COUNTY	PLATTE
PLAN DATE	9/17/2024
JOB NO.	24-0-10
DRAWN BY	JKR
CHECKED BY	LV

FOR WB TEN, LLC

SHEET NO.
DP5

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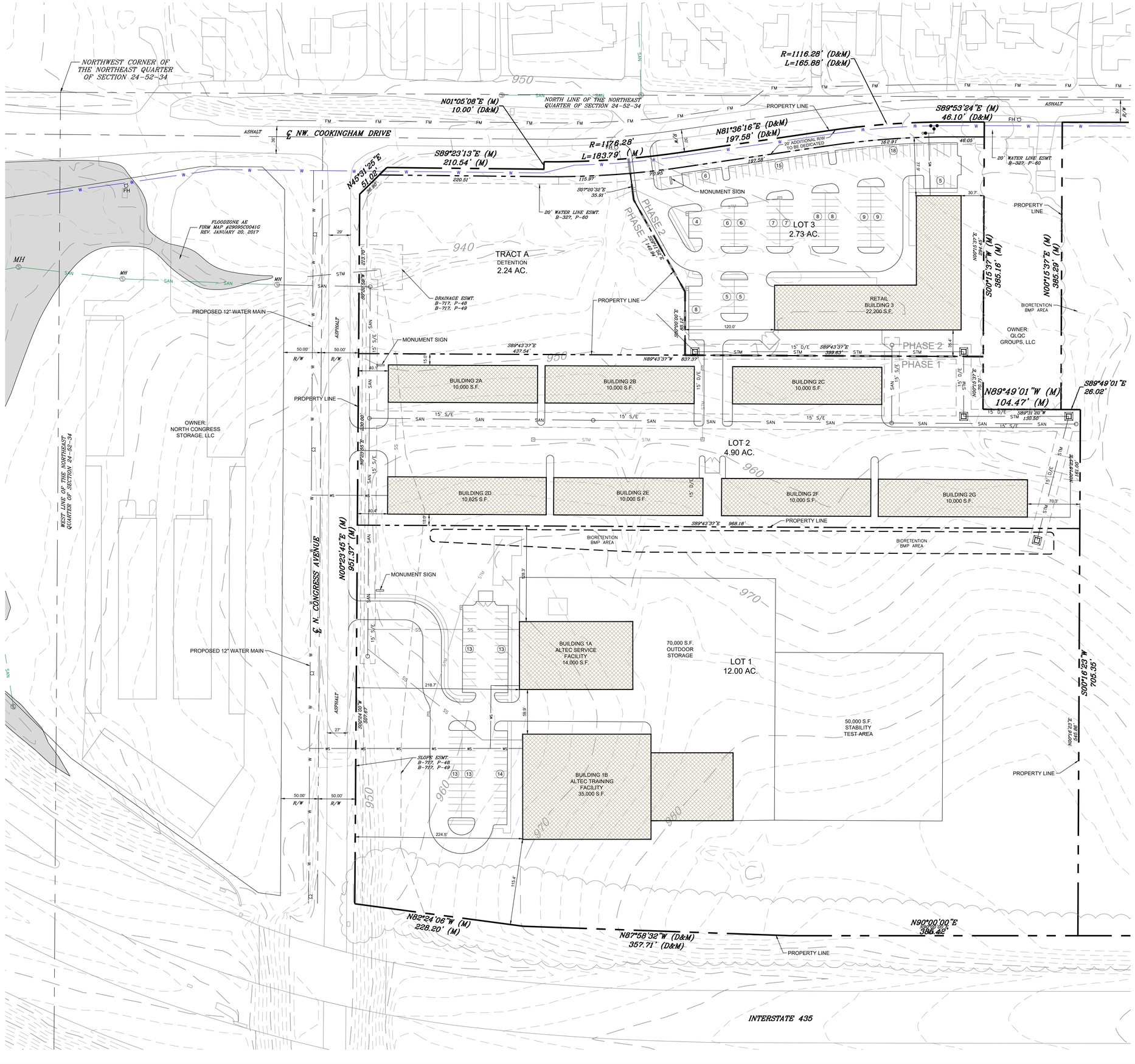

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/2024	REVIEW COMMENTS	JKR	LV
2	12/9/2024	REVIEW COMMENTS	JKR	LV
3				
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6				
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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - (1 OF 2)

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

SEC.-TWP.-RGE.	COUNTY	JOB NO.
24-52-34	PLATTE	P-23329
PLAN DATE	CHECKED BY	DRAWN BY
9/17/2024	LV	JKR

FOR WB TEN, LLC

SHEET NO. DP6

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GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	12/2/2024	REVIEW COMMENTS	JKR	LV
2				
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ENVISION

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - (2 OF 2)

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rlba@rlbuford.com
P.O. BOX 1468, PARKVILLE, MO. 64152 (816) 741-6152

SEC., TWP., RNGE: 24-52-34	JOB NO. P-23329
PLAT DATE 9/17/2024	DRAWN BY JKR
	CHECKED BY LV

FOR WB TEN, LLC

SHEET NO.
DP7

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DEVELOPMENT GUIDELINES

Envision may be developed in stages as potential buyers come forward. Lot 1 will be developed and built first as a proposed truck service and training center. Lot 2 could be developed next as a self-storage complex. All other lots will be developed as the market demands. All the lots 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 pedestrians 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. M-2 ZONING GUIDELINES

General

- 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 themes. These guidelines are meant to achieve a cohesive look for the development of the eight industrially oriented lots.
- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 35 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

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. Metal buildings are not desirable but will be allowed.
- 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 or neutral greys 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.

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 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

- Design new development to relate with adjoining properties to minimize incompatible conditions, to maximize useful interconnections, and to enhance the appearance of the properties from the street.
- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Example Building:

c. B3 ZONING GUIDELINES

General

- 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 themes.

- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 25 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

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.

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 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
- Design new development to relate with adjoining properties to minimize incompatible conditions, to maximize useful interconnections, and to enhance the appearance of the properties from the street.
- In commercial (general office and retail) areas, limit the amount of parking and vehicular circulation located between the building and the street.

Building Example:

D. COMMUNITY GUIDELINES

- Building and parking lot design shall comply with applicable ADA accessibility requirements.
- 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.

- Street crossing distances should be minimized by including refuge medians
- Pedestrian crossings should be marked with colored pavement or paves to create a mixture of pattern and texture
- 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.

Public Meeting Notice

Please join WB Ten, LLC

for a meeting about proposed Envision development

case number CD-CPC-2024-00145, CD-CPC-2024-00141, CD-CPC-2024-00144

proposed for the following address: 7401 NW Cookingham Drive

Kansas City, MO 64163

Meeting Date: Wednesday, December 4th, 2024

Meeting Time: 5:00 P.M. - 6:00 P.M.

Meeting Location: Hilton Kansas City Airport (Meeting Room Salon C)

8801 NW 112th Street, Kansas City, MO 64153

Project Description:

We have submitted an application to the City Plan Commission for approval of a development plan, area plan amendment and a rezoning from AG-R to B3-2 and M2-1

If you have any questions, please contact:

Name: Sarah Cunningham

Phone: 816-591-5348

Email: scunningham@manncokc.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

COMPASSKC

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,

Sarah Cunningham

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00141
CD-CPC-2024-00144
CD-CPC-2024-00145

Meeting Date: 12/4/2024

Meeting Location:
Hilton Airport 8801 NW 112th Street, KC, MO 64153

Meeting Time (include start and end time):
5pm - 6pm

Additional Comments (optional):

Area residences were concerned about the area developing into industrial, they were concerned about the additional traffic along Congress & Cookingham, concerned about the utilities (water supply) & fire control) extending along the property/area. Concerned about air pollution and property values of their homes.

Meeting Sign-In Sheet

Project Name and Address

Envision

7401 NW Cookingham Drive, KC, MO 64153

Name	Address	Phone	Email
Mary Jo Stumpf	6100 NW Cookingham DR		
Rachel Stumpf	6124 NW. Cookingham DR KCMO 64164	(816) 405-8785	Stumpf.rachel@yahoo
Todd Ieslein	6124 NW Cookingham DR KCMO 64164	(816) 405-8785	
Mike McNeal	7901 NW 122 St	816-328-4040	
Dean & Denisa Snyder	14415 Todd Creek Rd PCMO	(816) 8078739	
LISA REINIER	6901 NW Cookingham DR KCMO 64163	816 547 5683	
CARLA BUSH	7900 NW 122nd CT KCMO 64163		MCNAM4 (AT) SBCGLOBAL.net
TIM BUSH	"	"	
Jon Thomas			jb@galilkey.com
Stacy Hepton	116 Francis Ferrelview		
Kimberly Trent	300 1st St Ferrelview	816-400-3401	kimberlytrent1979@gmail.com

Jared Wittmer	206 Keith Dr	816 591 1976	wittmerjared @ Yahoo
[illegible]		816 510 5937	
David Hansen	15900 N Winan RD platte city	816-516-0508	
Wilford Roberson	6919 Cochin Hwy	816 596 6301	
Mary Sutter	312 1st St	816 803 5687	
Bill Lain	411 st 500 FT Street	816-682-6613	
Cyprine Baxter	205 NW Heady Ferrelview MO 64163	816-853-0546	vof.cityclerk @gmail.com
Elizabeth Damm	324 N. 6th St	816-695-1418	
Louise Boller	14205 Todd CR Rd PC MO 64079	816 550 6862	
Jeana Houlahan	14615 Todd Creek Rd Platte City MO 64079	816-985-7289	
Tracy Hansen	15900 N. Winan Rd Platte City. MO 64079	816-853-4972	thansend @ gmail.com
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SUMMARY

Area Plan Alignment:
*High, **Medium**, Low*

KC Spirit Playbook Alignment:
*High, **Medium**, Low, N/A*

For Playbook Checklist reviews only: Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	SEG SAN	SEG: Project is located within the contiguous development zone designated by the KCI area plan. SAN: Project has a mix of commercial/industrial zoning and residential zoning.
Low	HE	HE: Project does not currently preserve/create open space.

Alignment Comments:
Project is located in the contiguous development zone designated by the KCI area plan which acts as a priority development area. The mix of uses brings diversity to the area, and the addition of buffer areas helps transition from residential uses to other uses. Project has the opportunity to create public green space with future project plan submittals.