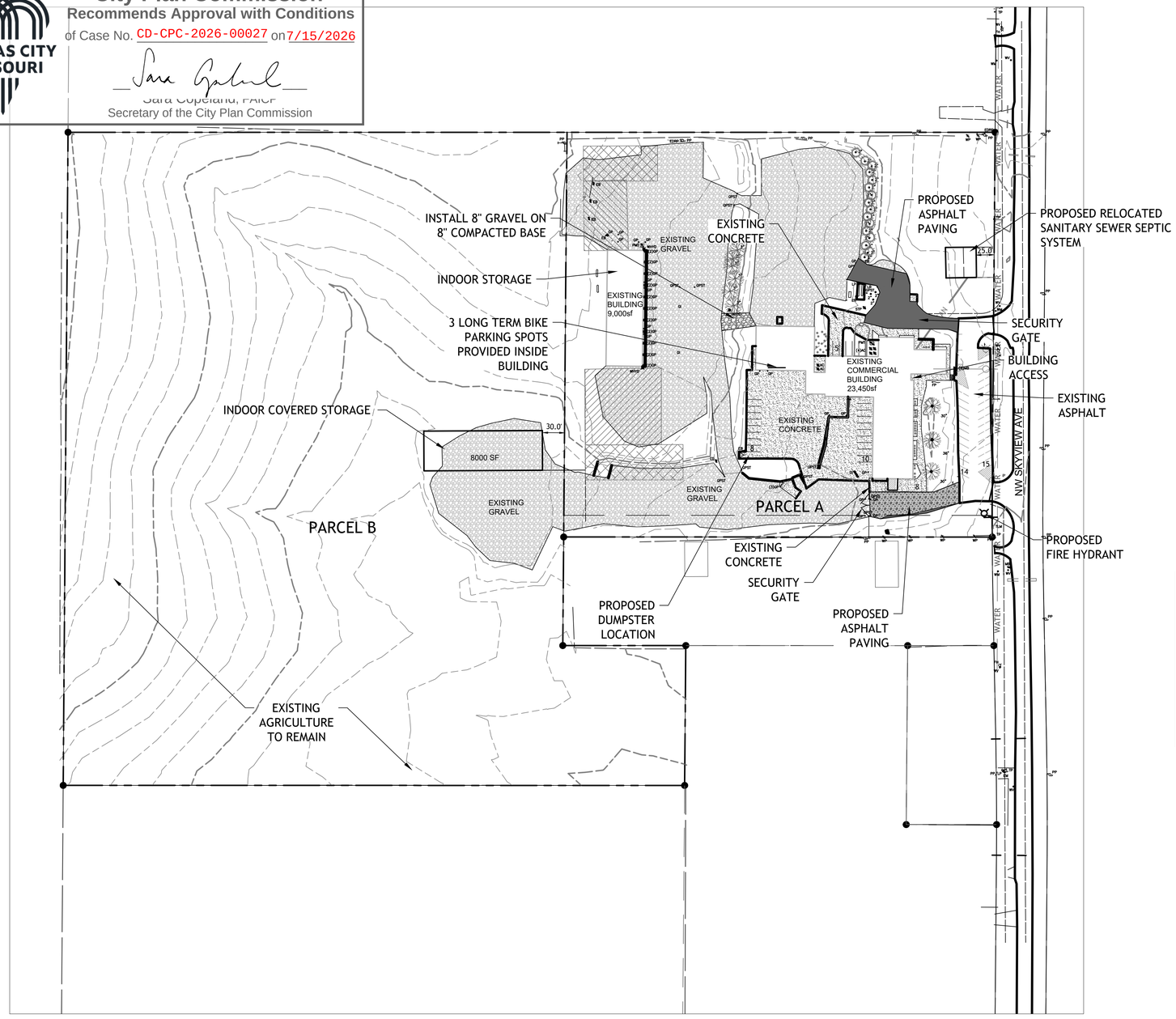
KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00027 on 7/15/2026

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission



LEGEND

- FIRE WOOD AND TEMPORARY LOG STORAGE
- PAVED TRUCK AND TRAILER PARKING - 16,950sf
- CONTAINER STORAGE
- GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE

PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

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PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)

TRACT 3:
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	

TOTAL AREA OF GRAVEL SURFACE = 152,220sf

VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT

THE FOLLOWING USES ARE PERMITTED
1. RELIGIOUS ASSEMBLY
2. ANIMAL SERVICES- SALES AND GROOMING
3. ARTIST WORK AND SALES SPACE
4. BUILDING MAINTENANCE SERVICE
5. BUSINESS EQUIPMENT SALES AND SERVICE
6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
7. INDOOR SMALL VENUE
8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
9. ACCESSORY AND NON-ACCESSORY PARKING
10. PERSONAL IMPROVEMENT SERVICE
11. INDOOR SPORTS AND RECREATION
12. CAR WASHING AND CLEANING SERVICE
13. MOTOR VEHICLE REPAIR GENERAL
14. VEHICLE PARKING/TOWING
15. ARTISAN MANUFACTURING
16. SELF-STORAGE WAREHOUSE
17. TEMPORARY TRUCK AND TRAILER PARKING

PARKING
OFFICE ADMIN. PROFESSIONAL OR GENERAL; 1-2 / 1000 SF - (11,450 SF) 11 TO 23 PARKS
RELIGIOUS ASSEMBLY; 1-2 / 7 SEATS - (5,000 SF, 100 SEATS) 14 TO 28 PARKS
COMMUNITY CENTER; 2.5-5 / 1000 SF - (5,000 SF) 13 TO 25 PARKS
MOTOR VEHICLE REPAIR; 2-4 / SERVICE BAY - (2,000 SF, 2 BAYS) 4 TO 8 PARKS
TOTAL PARKS REQUIRED = 42 TO 84 PARKS
TOTAL PROVIDED = 60
BILE SPACES REQUIRED AND PROVIDED = 3

OPERATING CHARACTERISTICS
1. SECURITY CAMERAS ARE IN PLACE AND ARE CONTINUALLY MONITORED.
2. SECURITY GATES LIMIT ACCESS TO BACK OF THE PROPERTY.

N
1"=80'
0 40' 80'

SM Engineering
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Manhattan Kansas, 66503
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STATE OF MISSOURI
MONTE MILLER
PE-2010020753
PROFESSIONAL ENGINEER
6-29-26

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C1.0
Civil
SITE PLAN
permit
25 FEBRUARY 2026

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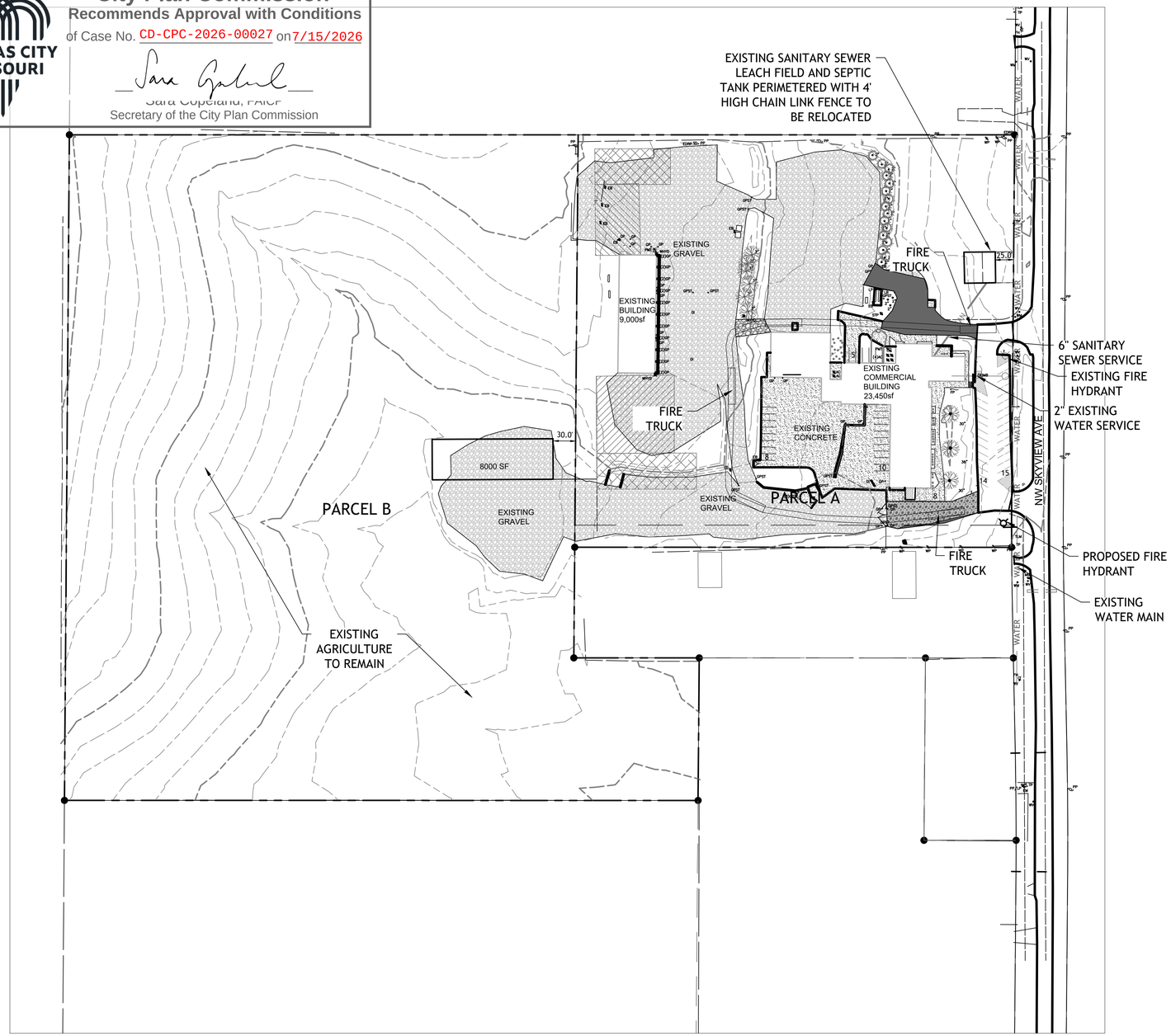

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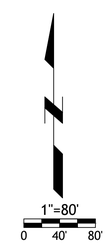

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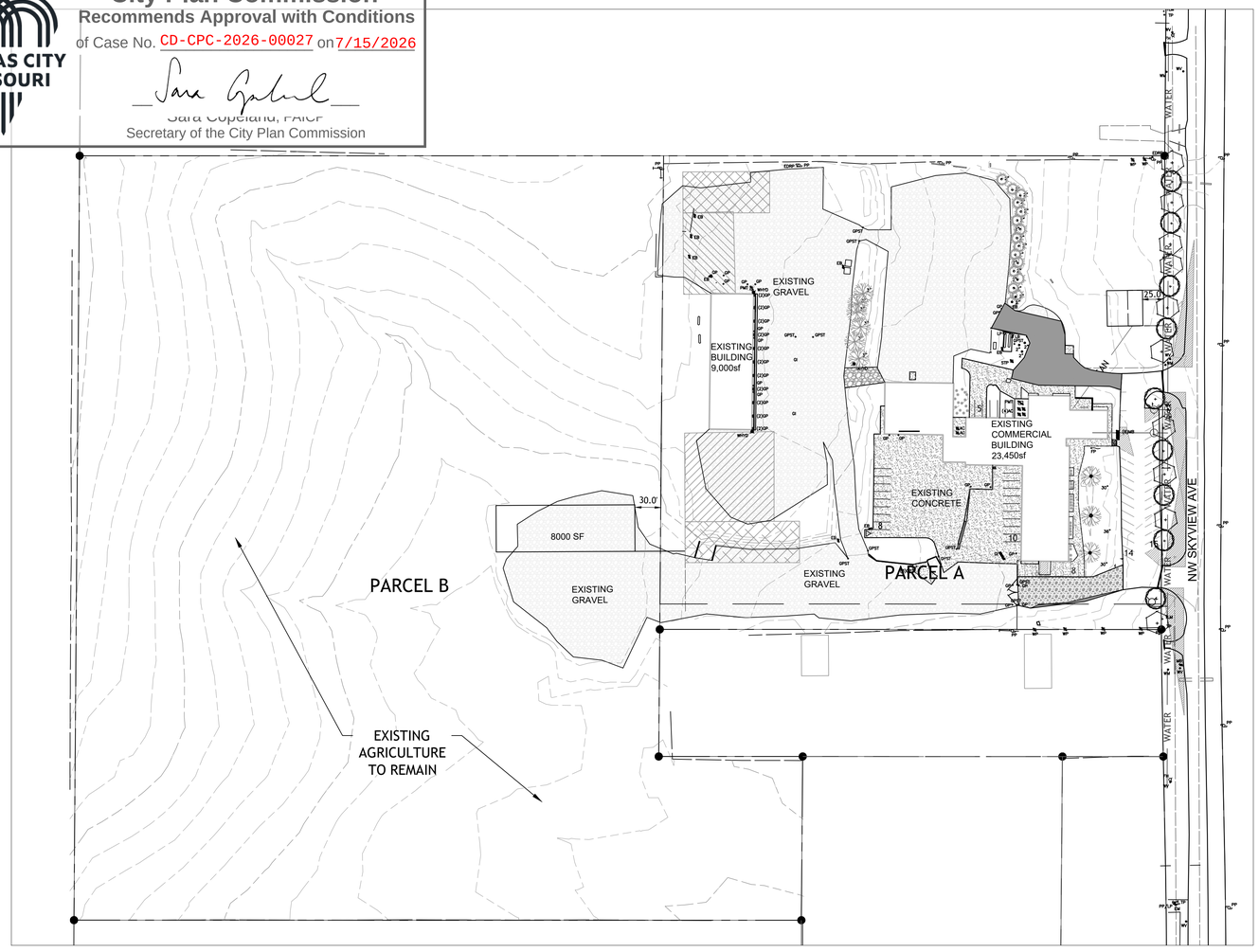


LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

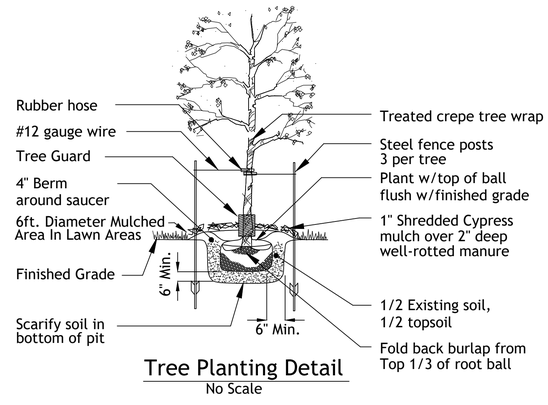
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Tree Planting Detail
No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
+	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

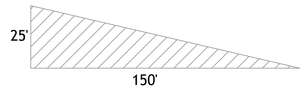
LANDSCAPE DATA:

WINNER RD 560'
REQUIRED
STREET TREES 1/30' = 19

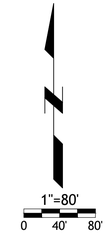
PROVIDED
STREET TREES = 19

INTERIOR LANDSCAPE
REQUIRED
PARKING AREA 35SF / STALL = 1,295 SF
PARKING STALLS 1 TREE / 5 STALLS = 7
PARKING STALLS 1 SHRUB / STALL = 37

PROVIDED
PARKING AREA = 1,877 SF
EXISTING TREES = 20
EXISTING SHRUBS = 42



SIGHT TRIANGLE



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