



## Agenda

### Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

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**Wednesday, November 8, 2023**

**1:30 PM**

**26th Floor, Council Chamber**

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**Webinar Link: <https://us02web.zoom.us/j/84530222968>**

#### PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

\*\*\*Public Testimony is Limited to 2 Minutes\*\*\*

Beginning of Consent(s)

#### **Director of City Planning & Development**

**230912** Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Cosada Villas, an addition in Platte County, Missouri, on approximately fifteen (15) acres generally located along the east and west sides of North Granby Avenue, north of Northwest Barry Road, creating two lots for the purpose of creating eighty-six residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00002)

**Attachments:** [Docket Memo Cosada Villas Final Plat CLD-FnPlat-2023-00002](#)

**Director of City Planning & Development and City Plan Commission**

**230926**

Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Corners East Second Plat, an addition in Clay County, Missouri, on approximately 4.8 acres generally located at N.E. Barry Road and N. Indiana Avenue, creating two lots and two tracts for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00024)

**Attachments:**    [Docket Memo Staley Plat](#)

End of Consent(s)

**Director of City Planning & Development**

**230920**

Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Palestine Community Improvement District; establishing the Palestine Community Improvement District generally bounded by Linwood Boulevard to the north, Montgall Avenue to the east, E. 36th Street to the south, and Wabash Avenue to the west, in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

**Attachments:**    [Palestine CID - Docket Memo](#)  
[Palestine CID - Memo to Council 11.01.23](#)  
[Public Testimony - Palestine CID 11.7.2023](#)

**Director of City Planning & Development**

**230930**

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.59 acres generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard from District R-2.5 to District M1-5, to allow the property to be used for industrial and manufacturing purposes. (CD-CPC-2023-00142)

**Attachments:**    [Docket Memo](#)



**Bough, City Plan Commission and Director of City Planning & Development**

**230931** Sponsor: Councilmember Andrea Bough

RESOLUTION - Approving an amendment to the Martin City Area Plan by changing the recommended land use from residential medium density, residential low density and open space buffer land use designation to residential low density and open space buffer land use designation on about 365 acres, in an area generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west.  
(CD-CPC-2023-00074)

**Attachments:** [Docket Memo](#)

**Bough, City Plan Commission and Director of City Planning & Development**

**230933** Sponsor: Councilmember Andrea Bough

Rezoning an area of about 365 acres generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west from District R-80 to District R-7.5. (CD-CPC-2023-00073)

**Attachments:** [CD-CPC-2023-00073 CPCDispo 10 03 23](#)  
[Docket Memo](#)

**Lucas**

**230934** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jeffrey Turk and Troy Lillebo as successor directors to the 51st & Oak Community Improvement District.

**Attachments:** [No Docket Memo](#)

**City Plan Commission**

**230936** Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow persons with disabilities to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new Section 88-571, Relief for Reasonable Accommodation, and by repealing Sections 88-805-02, Residential Use Group, and 88-810-700, Household, and enacting in lieu thereof new sections of like number and subject matter for the purpose of ensuring the City's regulations are in compliance with federal law.

**Attachments:** [RA & Group Home Docket Memo.docx](#)  
[RA Ordinance Redline.docx](#)

**Director of City Planning & Development and City Plan Commission**

[230937](#)

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141) \*\*\*This item has been held for one week\*\*\*

**Attachments:** [Docket Memo - WHURP](#)

**Rogers and French**

[230941](#)

Sponsor: Councilpersons Wes Rogers and Lindsay French

Rezoning an area of about 42.64 acres generally located at the northwest corner of Highway 210 and Searcy Creek Parkway from District MPD (Master Planned Development) to District MPD (Master Planned Development), and approving an MPD preliminary development plan for a logistics center development consisting of one lot and one tract. (CD-CPC-2023-00151)

**Attachments:** [No Docket Memo](#)  
[Public Testimony 1](#)  
[Public Testimony 2](#)  
[3363 N Brighton Ave CPC Powerpoint](#)  
[CPCDispoLetter 3363NBrightonAve](#)  
[07 CD-CPC-2023-00151 3363NBrightonAve](#)  
[230941 Docket Memo Final](#)

HELD IN COMMITTEE

**Director of City Planning & Development**

[230740](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for twelve (12) detached dwellings. (CD-CPC-2023-00083)

**Attachments:** [Docket Memo CD-CPC-2023-00083](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org). Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at [www.kcmo.gov](http://www.kcmo.gov)
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: [http://kansascity.granicus.com/ViewPublisher.php?view\\_id=2](http://kansascity.granicus.com/ViewPublisher.php?view_id=2)

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



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**File #: 230912**

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### ORDINANCE NO. 230912

Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Cosada Villas, an addition in Platte County, Missouri, on approximately fifteen (15) acres generally located along the east and west sides of North Granby Avenue, north of Northwest Barry Road, creating two lots for the purpose of creating eighty-six residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00002)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Replat of Cosada Villas, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 3, 2023.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230912

Submitted Department/Preparer: City Planning

Revised 8/3/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the plat of Replat of Cosada Villas, an addition in Platte County, Missouri, on approximately fifteen (15) acres generally located at along the east and west sides of North Granby Avenue north of Northwest Barry Road, creating two (2) lots for the purpose of creating eighty-six (86) residential units; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00002)

### Discussion

Please see the City Plan Commission Staff Report. There are no requested deviations.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable as this is a zoning ordinance authorizing subdivision of subject property

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a zoning ordinance authorizing subdivision of subject property

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

#### Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population
  - ☐ Broaden the capacity and innovative use of funding sources for affordable housing
  - ☐ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
  - ☐ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
  - ☐ Address the various needs of the City's most vulnerable population
  - ☒ Utilize planning approaches to improve the City's neighborhoods

### Prior Legislation

#### CONTROLLING CASE

**Case No. CD-CPC-2022-00075** – On July 14, 2022 Ordinance 220566 approved a development plan and a preliminary plat for the construction of 86 townhomes in District R-1.5 (Residential 1.5) on about 15 acres generally located at Barry Road and North Granby Avenue allowing for the creation of 86 townhomes on 2 lots.

#### **RELEVANT CASES**

**Case No. 6000-P-5** – On July 17, 2016 Ordinance 160472 approved a request to rezone a 20-acre tract of land from District R-2.5 to District R-1.5.

Please see CPC Staff Report for further information.

### **Service Level Impacts**

No impact expected.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance authorizes the subdivision of land which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable.
3. How does this legislation contribute to a sustainable Kansas City?  
City Planning and Development Staff evaluated the preliminary plat against the sustainability goals/objectives in The KC Spirit Playbook.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
This is an application for the subdividing of land.
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)



6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 230926**

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### ORDINANCE NO. 230926

Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Corners East Second Plat, an addition in Clay County, Missouri, on approximately 4.8 acres generally located at N.E. Barry Road and N. Indiana Avenue, creating two lots and two tracts for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00024)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners East Second Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 4. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 5. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 6. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on October 17, 2023.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230926

Submitted Department/Preparer: City Planning

Revised 10/17/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the plat of Staley Corners East Second Plat, an addition in Clay County, Missouri, on approximately 4.8 acres generally located at NE Barry Road and N. Indiana Avenue, creating two lots and two tracts for the purpose of commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00024)

### Discussion

The ordinance is required to allow for the construction for the second phase of a development district common known as "Staley Corners East" located at the intersection of NE Barry Road and N. Indiana Avenue. The controlling ordinance for this development required the developer to construct a signal at the intersection of NE Barry and N. Indiana Avenue, but in May 2023 Ordinance No. 230320 was passed by Council and relieved the developer from such responsibilities.

The ordinance meets the CWBP by utilizing planning approaches to improve the City's neighborhoods.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing the subdivision of the subject property to allow for the construction of commercial development.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the subdivision of the subject property to allow for the construction of commercial development.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N. Indiana Avenue and NE Barry Road are on the City's Major Street Plan and future infrastructure improvements will become the City's responsibility. Ordinance No. 230320 passed in May 2023 relieved the developer from financial responsibility related to signalization and providing additional vehicular lanes.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes physical development of the subject property, which may generate revenue. The return on investment (in this case, sales tax revenue generated by the commercial activity) may be close to even over a period of time with the financial responsibility now placed on the City to construct additional lanes and signalization improvements.

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

#### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):  
  
☐  
☐  
☐

- ☐
- ☐
- ☒

## Prior Legislation

(Ord. No. 230320) Councilmember Heather Hall Amending Committee Substitute for Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

CD-CPC-2019-00025 and CD-CPC-2019-00026 – Rezoning about 27.15 acres from district B2-2 to district R-1.5 and district B2-2 generally located on the northeast corner of NE Barry Road and N. Indiana Avenue, and approving a development plan which also serves as a preliminary plat to allow for construction of multi-family residential, residential, fuel sales, and office/retail flex buildings (Ord. No. 200182).

## Service Level Impacts

This ordinance may have service level impacts to the Public Works Department and KCPD. The intersection of NE Barry Road and N. Indiana Avenue is not signalized. Public Works will be responsible for the construction of a signal and addition turn lanes. KCPD will continue to respond to multiple vehicular and possibly pedestrian accidents at a higher rate until the intersection is signalized.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
More commercial development at this intersection will create additional congestion at this intersection which can impact the safety of drivers, pedestrians and nearby residents.
2. How have those groups been engaged and involved in the development of this ordinance?

A final plat does not require public engagement.

3. How does this legislation contribute to a sustainable Kansas City?  
The ordinance allows for additional commercial development which can generate additional tax revenue for the City.

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this site is currently undeveloped.

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #:** 230920

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### ORDINANCE NO. 230920

*Sponsor: Director of City Planning and Development Department*

*Approving the petition to establish the Palestine Community Improvement District; establishing the Palestine Community Improvement District generally bounded by Linwood Boulevard to the north, Montgall Avenue to the east, E. 36th Street to the south, and Wabash Avenue to the west, in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.*

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

*Section 1. That the petition to establish the Palestine Community Improvement District ("District") as a political subdivision in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act ("Act"), and which is attached to this ordinance as Exhibit 1, is hereby approved in its entirety.*

*Section 2. That the District is hereby established for the purposes set forth in the petition, which the District shall have all the powers and authority authorized by the petition, the Act, and by law, and shall continue to exist for a period of twenty (20) years, unless extended pursuant to Section 67.1481.6, RSMo, and Section 74-302 of the Kansas City Code of Ordinances ("Code").*

*Section 3. That the District shall annually submit its proposed budget, annual report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo, and Section 74-304 of the Code.*

*Section 4. That upon the effective date of this ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development and state auditor pursuant to Section 67.1421.6, RSMo., by sending a copy of this ordinance to said entities.*

*Section 5. That the District shall enter into a cooperative agreement with the City, the form of which shall be substantially similar to that which is attached to this ordinance as Exhibit 2.*

..end



Approved as to form:

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Eluard Alegre  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230920

Submitted Department/Preparer: City Planning

Revised 8/3/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the Petition to establish the Palestine Community improvement District; establishing the Palestine Community Improvement District, generally bounded by Linwood Boulevard to the north, Montgall Avenue to the east, E. 36<sup>th</sup> Street to the south, and Wabash Avenue to the west, in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

### Discussion

This ordinance would approve a petition to establish the Palestine Community Improvement District for a 20-year timeframe, unless extended.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this district to the Missouri Department of Economic Development and the State auditor.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
1000-642044 General Fund - CID Support
3. How does the legislation affect the current fiscal year?  
There are City expenses incurred related to the mailing of notices. These expenses are off-set by reimbursement fees charged to the District.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

There are no recurring costs associated with this legislation.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No.

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |   |                             |
|---|---|-----------------------------|
| 1. This legislation is supported by the general fund. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

#### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Finance and Governance (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Reform the City's economic incentives to meet the policy objectives of the City Council
  - ☐ Ensure the resiliency of City government
  - ☐ Engage in workforce planning including employee recruitment, development, retention, and engagement
  - ☐ Ensure a responsive, representative, engaged, and transparent City government
  - ☐
  - ☐

### Prior Legislation

210565- Amending Chapter 74, Code of Ordinances, by enacting a new Article VII that establishes the City's comprehensive policy for the approval of new community improvement districts and existing community improvement districts; repealing Second Committee Substitute

for Resolution No. 120605 and Resolution No. 130844; and setting an effective date of forty-five days after adoption of this ordinance.

### **Service Level Impacts**

This ordinance will have no impact on existing service levels.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
No change
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
No change
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
[Click or tap here to enter text.](#)
5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
  
No(Press tab after selecting)



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November 1, 2023

City Council

Mayor Quinton Lucas (quinton.lucas@kcmo.org)  
Councilmember Kevin O'Neill (kevin.oneill@kcmo.org)  
Councilmember Nathan Willett (nathan.willett@kcmo.org)  
Councilmember Lindsay French (lindsay.french@kcmo.org)  
Councilmember Wes Rogers (wes.rogers@kcmo.org)  
Councilmember Melissa Patterson-Hazley (melissa.patterson-hazley@kcmo.org)  
Councilmember Melissa Robinson (melissa.robinson@kcmo.org)  
Councilmember Crispin Rea (crispin.rea@kcmo.org)  
Councilmember Eric Bunch (eric.bunch@kcmo.org)  
Councilmember Darrell Curls (darrell.curls@kcmo.org)  
Councilmember Ryana Parks-Shaw (ryana.parks-shaw@kcmo.org)  
Councilmember Andrea Bough (andrea.bough@kcmo.org)  
Councilmember Johnathan Duncan (johnathan.duncan@kcmo.org)

RE: Palestine Community Improvement District

Dear Councilmembers:

This letter addresses the criteria for establishment of a CID in accordance with Municipal Code Section 74-303, in connection with the Ordinance No. 230835, which would approve and establish the Palestine Community Improvement District ("Palestine CID"). I have attached the Palestine CID District Boundary Map ("Attachment 1") which includes properties on both sides of Prospect Avenue from Linwood Boulevard south to 36th Street. The proposed district will include existing and planned senior living residences for senior residents of central Kansas City, and a number of commercial businesses including a convenience store.

I have also attached the Palestine CID Five-Year Plan ("Attachment 2") which includes the purposes of the district, and the projected services, projects, public improvements, and anticipated funding for the first five years of the district. The Five-Year Plan gives priority to services that promote public safety, and additionally during the initial five years, the Palestine CID will collaborate with the private sector and the City to expand the resources reflected in the proposed budget to extend to other services including but not limited to trash removal, economic development, and business expansion within the proposed district. The Board representatives include representatives of both operators and owners of District businesses. The District Services and its administration will be financed by a sales tax and by assistance from the Public Improvements Advisory Committee.

Prior to approving a petition to establish a CID, Section 74-303 of the Municipal Code instructs the City Council to consider:

(1) alignment with City goals expressed in the City's comprehensive plan, area plans, and economic development policies;

(2) benefits to the community with preference for petitions that allocate at least ten percent of the CID's total projected sales tax revenues toward community benefits and services, including blight remediation;

(3) whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID as evidenced by a letter or similar evidence of support;

(4) the current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the city's ability to impose additional taxes; and

(5) whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

**1. Alignment with City goals expressed in the city's comprehensive plan, area plans, and economic development policies**

The proposed Palestine CID is located within the Heart of the City Area Plan (the "Area Plan"), the 35th and Prospect Station Area Plan, and the US TOD Overlay Plan. The Area Plan contains 4 primary goals: (1) people first, (2) create jobs, (3) promote sustainability, and (4) repopulation. Each of these goals is furthered by the purposes of the proposed Palestine CID.

**a. People First: Focus on human investments, creating residents that are productive, healthy, and caring**

The People First goal has several core tactics which the Palestine CID will support, including creating clean, safe, and walkable communities, encouraging, and promoting alternative modes of transportation, pursuing crime reduction and prevention strategies, and improving access to healthy food. The proximity to the Kansas City Area Transportation Authority ("KCATA") Prospect Bus Rapid Transit System promotes the public transit. The Palestine CID's top priorities are public safety and community development services, which will be a positive force to improve the residential and commercial developments and the existing environment of the corridor. The Palestine CID has already partnered with businesses within the proposed district, including Big D's Liquor and Grocery store, to reorient the focus from alcohol and liquor sales to healthy and fresh foods. These circumstances and efforts combined will ensure that the focus of the Palestine CID is on the citizens in the area.

The Palestine CID is a collaborative effort of the City of Kansas City, Palestine Economic Development Corporation, and the Kansas City Area Transportation Authority. The City, Palestine, and the KCATA executed that certain Funding Agreement effective July 7, 2022 under which the City funded Palestine's transportation-oriented development ("Palestine TOD"). The Palestine TOD has resulted in the commencement of an \$18,000,000 rehabilitation and reinvestment in the Palestine senior housing projects. The Plan also includes an assisted senior living project to be located near 35<sup>th</sup> & Prospect on the Project's campus. In connection with the objectives of the Funding Agreement, Palestine and the KCATA entered into a Settlement Agreement on November 30, 2022, with Basra LLC, which was the owner of Big D's Liquor and Grocery store. Basra has cooperated with Palestine and the KCATA to reduce liquor sales, increase the sale of healthy foods, change the store's name to "Big D's Convenience Store," and cooperate in a number of ways in the neighborhood. One of the cooperative objectives is the founding of the CID. Basra will have representatives on the Board of Directors and is subject to a sales tax of up to 1% on all sales which will provide revenue for the services of the CID. The KCATA is paying for transit improvements being added to 35<sup>th</sup> Street, just east of Prospect. The KCATA is also contributing land it owns for the Palestine TOD and providing funding for demolition

of blighted improvements and environmental remediation. The residents of Palestine and the neighborhood will benefit from both these improvements and the added safety for neighbors and users of the Prospect Bus Rapid Transit.

**b. Create Jobs: Increase employment opportunities within the Heart of the City and provide job skills**

The Palestine CID aligns with the core tactics of the Create Jobs goal, including creating an interconnected multimodal transportation system to ensure access for area employers and businesses and prioritizing infrastructure improvements that support growth and new development. The services provided by the Palestine CID will enhance the economic prospects of the area and will attract and retain additional businesses. Additionally, the proposed district's proximity to and cooperation with nearby CIDs associated with the Linwood Shopping Center provide a boost to the growth and prosperity of these areas.

**c. Promote Sustainability: Use sustainable practices to guide policy recommendations and development decisions**

The proposed Palestine CID's location on the KCATA's Prospect Bus Rapid Transit System will promote transportation-oriented development in the district, which will work towards the Area Plan's goal of promoting sustainability through reinforcing alternative modes of transportation, increasing transportation options and decreasing dependency on single occupancy automobiles. The Palestine CID will partner with the Kansas City Police Department and the KCATA's Transit Security Force to ensure the safety of and promote the public transportation.

**d. Repopulation: Increase population and focus on rebuilding desirable urban neighborhoods**

The Palestine CID furthers the Repopulation goal of the Area Plan through its focus and priority on public safety and community development services. In addition to the partnerships described above, the Palestine CID will work with private sector businesses including Palestine Economic Development Corporation, the Prospect Mini-Mart on the corner of 35th Street and Prospect Avenue, and Big D's Convenience Store to coordinate and implement the public safety efforts in the Prospect Corridor. These efforts will help to increase the public safety and desirability of the area within the district, attracting and retaining businesses and ultimately residents.

**2. Benefits to the community and CID's total projected sales tax revenues allocated toward community benefits and services**

As shown by the attached budget, nearly all of the revenue of the Palestine CID will go towards community benefits and services. Over 29% of the projected revenue of the Palestine CID will be used for the projected costs of security services that directly serve the public. The remaining revenue after covering administrative expenses (which are projected to total less than 5% of revenue in the initial five years) will go towards landscaping, streetscaping, maintenance, and other beautification efforts within the district.

**3. Existing CIDs within the boundaries of the proposed CID**

There are no existing CIDs within the boundaries of the proposed CID.

#### 4. Tax information

The current tax rate within the proposed district is 8.9750%, consisting of the following:

- 4.2250 % Missouri Sales Tax
- 1.3750 % Jackson County Sales Tax
- 3.2500 % Kansas City Sales Tax
- 0.1250 % Kansas City Zoological District Jackson County Sales Tax

If approved, the Palestine CID would have the power to impose a sales and use tax at a rate of up to one percent upon approval by the qualified voters of the district. Neighboring cities in Missouri have a similar or higher sales tax; in Downtown Lees Summit, the total tax rate is 9.4750%; in Raytown, the total tax rate is 8.4750%, and in Grandview, the total tax rate is 8.7250%.

#### 5. Term

Based upon the nature of the improvements and services and the projected budget, the petition requests that the Palestine CID have a term of 20 years. This is consistent with the 20-year limit permitted by Section 74-302 of the Municipal Code. A 20-year term will enable the district to obtain a greater number of the stated objectives and to improve the area and the environment. This impact will help the neighborhood and have a positive fiscal impact for the City. A shorter term would frustrate accomplishing the purposes of the district.

We appreciate your consideration of the Petition that has been filed. We would suggest that you attend the public hearing on November 8, 2023 before the Neighborhood Planning and Development Committee. We will make representatives of the proposed CID available at the hearing for any related questions. On behalf of the CID, please consider voting for the Ordinance and making this important improvement to this area of the City.

Very truly yours,

Lathrop GPM LLP

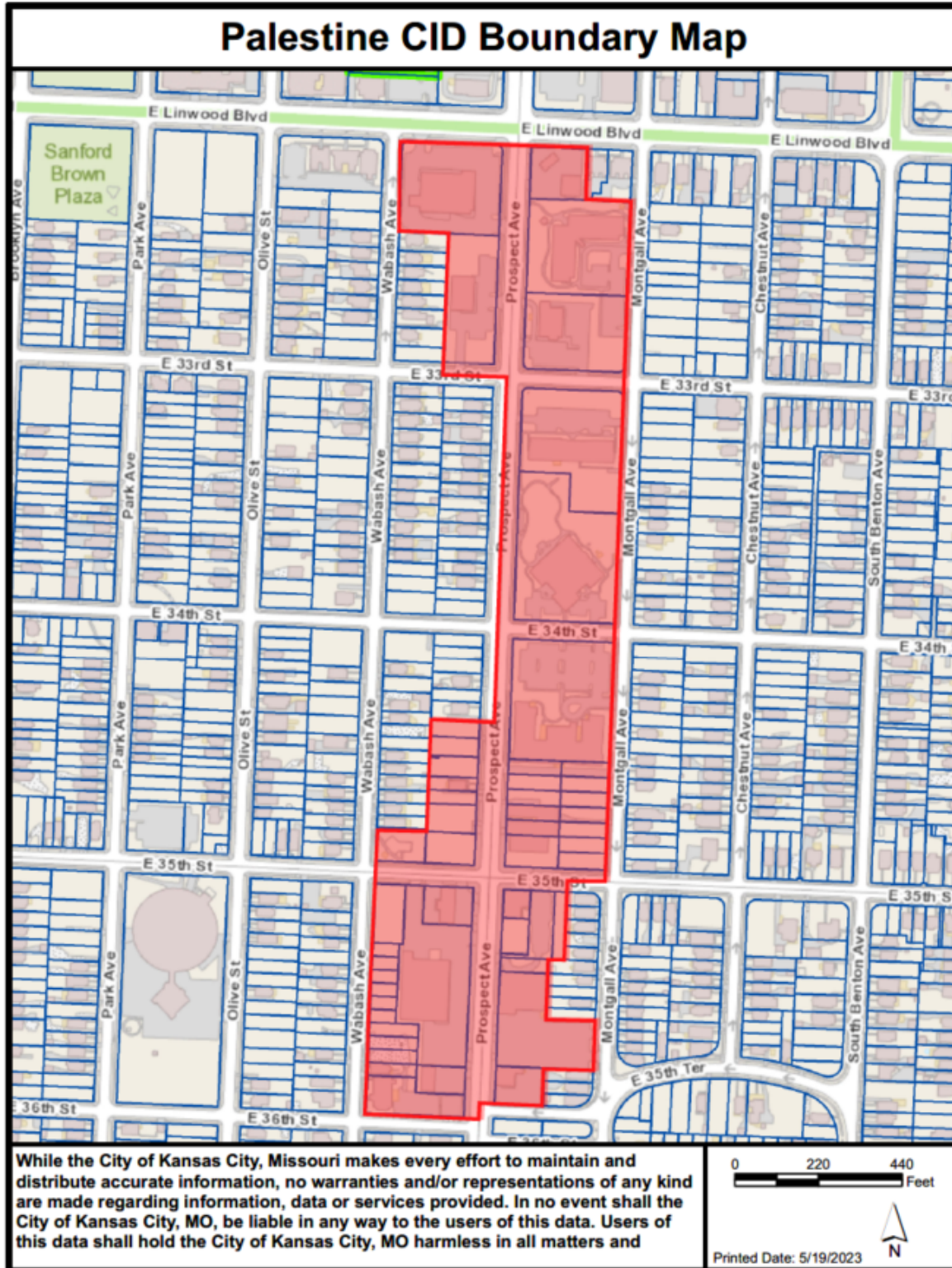


Jerry Riffel  
Senior Counsel

JDR:td  
Attachments



**Attachment 1**  
**CID District Boundary Map**



**Attachment 2**  
**Five-Year Plan**

See Attached.

This Five-Year Plan of the Palestine Community Improvement District considers the District's purposes, services, proposed projects and public improvements, and anticipated funding for the District as a management plan for the first five years of the District Term. The Five-Year Plan will commence upon the establishment of the District with the acknowledgement that these activities may continue for the entirety of the District Term. The implementation of the District Sales Tax is to occur within the first year of the District Term following voter approval.

## **I. DISTRICT PURPOSES**

The District's purposes shall be implemented according to the provisions of Section 67.1461.1 of the CID Act. In addition to those purposes set forth in Section 7 of this Petition, the District shall serve the following purposes:

- 1) Provide or cause to be provided for the benefit of the District, any of the services set forth in this Petition or in Section 2 of the Five-Year Plan;
- 2) Assist and implement financing tools such as bond issues, leaseback transactions, and other incentives to finance the costs incurred by carrying out the purposes District, District services and public improvement projects, or other costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the bonds;
- 3) Authorize and collect the District Sales Tax;
- 4) Hold fee simple interest in District properties;
- 5) Enter into agreements and partner with the City, development agencies, and other third-parties to complete projects, improvements, and services proposed by the District; and
- 6) Serve as an economic development tool that allows property or business owners, community partners, and others in the District to:
  - Coordinate efforts to improve the District and meet the District purposes;
  - Plan the District services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
  - Implement the District services and public improvements; and
  - Share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.
  - Initiate a petition to terminate the District pursuant to the CID Act and this Petition.

## **II. IMPLEMENTATION OF PUBLIC SAFETY PRIORITY DURING THE FIRST FIVE YEARS**

The District has established an initial budget of approximately One Hundred Thousand Dollars (\$150,000) annually, as shown in the budget attached to this Five-Year Plan and incorporated herein (the "Proposed District Budget"). The Board of Directors of the District intends to concentrate this funding on collaborative public safety efforts with the City of Kansas City, the Kansas City Area Transportation Authority, and the Linwood Shopping Center Community Improvement Districts located north of Linwood Boulevard on Prospect Avenue. The District is located on the KCATA's Prospect Bus Rapid Transit System and will promote transportation-oriented development in the District. The public safety plan to be implemented will include common security services and coordinated public safety objectives with the cooperative parties. The District will collaborate with the Kansas City Police Department and KCATA's professional security staff to better coordinate and implement new public safety efforts in the Prospect Corridor. Private sector businesses participating in the public safety plan will include Palestine and the Prospect Mini-Mart at the corner of 35<sup>th</sup> Street and Prospect Avenue. The Plan will also involve

residential and retail entities such as the Walgreens located at Linwood Boulevard and Prospect Avenue. The parties will include in the Plan common security services and coordinated public safety objectives that implement creative approaches to reducing crime resulting from environmental conditions in the Prospect Corridor.

### **III. DISTRICT SERVICES & PUBLIC SAFETY**

The District may undertake any service or activity set forth in Section 67.1461.1 of the CID Act or otherwise noted in this Petition to carry out the purposes and proposed improvements of the District. As stated herein, the Five-Year Plan will give priority to services that promote public safety. During the initial five (5) years, the District will also collaborate with the private sector and the City to expand the resources reflected in the Proposed District Budget to extend the Plan to other services authorized herein, including but not limited to trash removal, economic development, and business expansion of the District. The services will include the following:

- 1) Maintain, repair, construct, install or equip multi-modal transportation infrastructure and facilities to facilitate and improve access to public transportation within the District;
- 2) Manage and support transit-oriented development connecting to or within the District;
- 3) Contract, finance, coordinate, and provide public safety and security personnel and equipment within the District;
- 4) The cooperative parties will examine environmental conditions and implement specific actions that reduce crime. For example, a specific action as to a surface parking lot contributing to crime might be addressed with the cooperation of the property's owner.
- 5) Identify and address public nuisances, exterior code violations, and other issues requiring stabilization;
- 6) Coordinate communications, economic development, public improvements and projects, and public safety efforts between the City, District personnel, residents and/or businesses within the District, and other organizations, such as nearby Community Improvement Districts (CID) and partners;
- 7) Develop partnerships with the Linwood Shopping Center Community Improvement District and Linwood Square Community Improvement District to support the purposes and services of all CIDs and efficiently share resources;
- 8) Provide for the repair, maintenance, cleaning, and ongoing upkeep of public and private areas within the District, including but not limited to cleaning, litter and graffiti removal, landscaping, or snow and ice removal;
- 9) Assist and develop partnerships, marketing efforts, or other initiatives to attract investment and foster business expansion within the District; and
- 10) Plan, manage, finance, and implement the public improvements and economic development projects described in Section 67.1461.1 of the CID Act and this Petition.

#### IV. PROJECTS AND PUBLIC IMPROVEMENTS

Notwithstanding anything in the CID Act or this Petition to the contrary, the District may initiate any activity related to facilitating the management, planning, repair, maintenance, renovation, construction, or installation of any of the public improvements listed in RSMo. Section 67.1461.1, including but not limited to the following:

- 1) Pedestrian or shopping plazas;
- 2) Parks, lawns, trees, and landscaping;
- 3) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, and storm and sewer systems;
- 4) Streetscape and lighting, signage,
- 5) Site improvements that may include earthwork, retaining walls, abandoned or structurally unsound buildings;
- 6) Restrooms, information booths, kiosks, canopies, and other shelters;
- 7) Construction of pedestrian pathways and access improvements; and
- 8) Public transit, public transit facilities and connections, parking areas, and other facilities related to multi-modal transportation.

#### V. PROPOSED DISTRICT BUDGET FOR ESTIMATED COSTS OF DISTRICT SERVICES AND PROJECTS

The Five-Year Budget includes the estimated costs incurred for District services and public improvements as well as the anticipated sources of funding and their term to pay the costs.

REVENUE					
Source	Year 1	Year 2	Year 3	Year 4	Year 5
Sales Tax Income	\$160,000	\$168,000	\$176,400	\$185,220	\$204,205
<i>(throughout term of District)</i>					
PIAC		\$200,000	\$200,000		
<i>(two years only)</i>					
<i>Total revenue</i>	\$160,000	\$368,000	\$376,400	\$185,220	\$204,205
EXPENSES					
Type	Year 1	Year 2	Year 3	Year 4	Year 5
Security Services	\$105,000	\$109,200	\$113,568	\$118,111	\$122,835
Administration / Office					
Expenses	\$8,000	\$8,400	\$8,736	\$9,085	\$9,449
Events				\$5,000	\$5,200
Landscaping / Streetscape		\$200,000	\$200,000		
Maintenance	\$45,000	\$47,700	\$50,085	\$52,589	\$55,219
<i>Total expenses</i>	\$53,000	\$256,100	\$258,821	\$66,674	\$69,868



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**3. Existing CIDs within the boundaries of the proposed CID**

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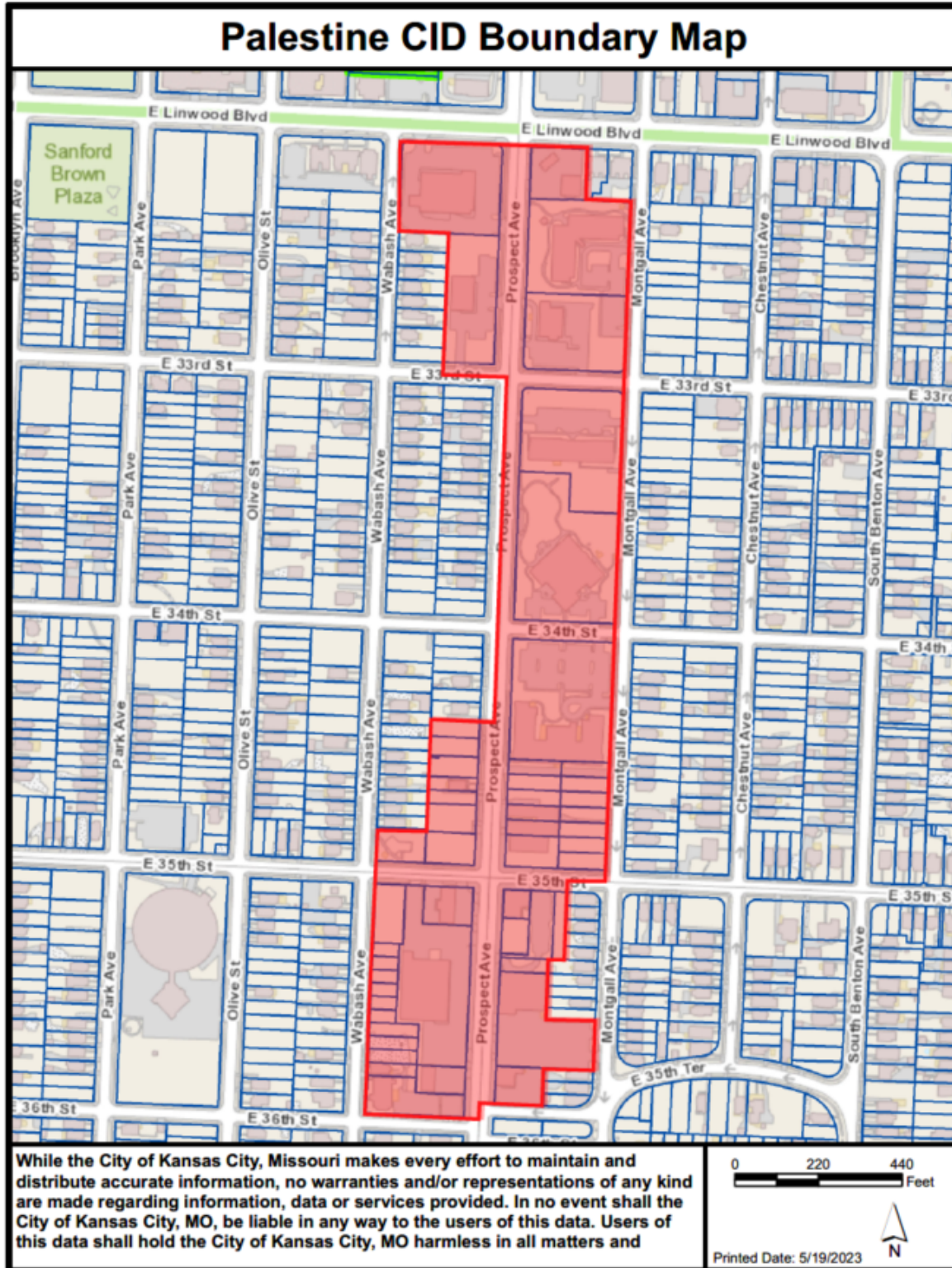
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- 3) Contract, finance, coordinate, and provide public safety and security personnel and equipment within the District;
- 4) The cooperative parties will examine environmental conditions and implement specific actions that reduce crime. For example, a specific action as to a surface parking lot contributing to crime might be addressed with the cooperation of the property's owner.
- 5) Identify and address public nuisances, exterior code violations, and other issues requiring stabilization;
- 6) Coordinate communications, economic development, public improvements and projects, and public safety efforts between the City, District personnel, residents and/or businesses within the District, and other organizations, such as nearby Community Improvement Districts (CID) and partners;
- 7) Develop partnerships with the Linwood Shopping Center Community Improvement District and Linwood Square Community Improvement District to support the purposes and services of all CIDs and efficiently share resources;
- 8) Provide for the repair, maintenance, cleaning, and ongoing upkeep of public and private areas within the District, including but not limited to cleaning, litter and graffiti removal, landscaping, or snow and ice removal;
- 9) Assist and develop partnerships, marketing efforts, or other initiatives to attract investment and foster business expansion within the District; and
- 10) Plan, manage, finance, and implement the public improvements and economic development projects described in Section 67.1461.1 of the CID Act and this Petition.

#### IV. PROJECTS AND PUBLIC IMPROVEMENTS

Notwithstanding anything in the CID Act or this Petition to the contrary, the District may initiate any activity related to facilitating the management, planning, repair, maintenance, renovation, construction, or installation of any of the public improvements listed in RSMo. Section 67.1461.1, including but not limited to the following:

- 1) Pedestrian or shopping plazas;
- 2) Parks, lawns, trees, and landscaping;
- 3) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, and storm and sewer systems;
- 4) Streetscape and lighting, signage,
- 5) Site improvements that may include earthwork, retaining walls, abandoned or structurally unsound buildings;
- 6) Restrooms, information booths, kiosks, canopies, and other shelters;
- 7) Construction of pedestrian pathways and access improvements; and
- 8) Public transit, public transit facilities and connections, parking areas, and other facilities related to multi-modal transportation.

#### V. PROPOSED DISTRICT BUDGET FOR ESTIMATED COSTS OF DISTRICT SERVICES AND PROJECTS

The Five-Year Budget includes the estimated costs incurred for District services and public improvements as well as the anticipated sources of funding and their term to pay the costs.

REVENUE					
Source	Year 1	Year 2	Year 3	Year 4	Year 5
Sales Tax Income	\$160,000	\$168,000	\$176,400	\$185,220	\$204,205
<i>(throughout term of District)</i>					
PIAC		\$200,000	\$200,000		
<i>(two years only)</i>					
<i>Total revenue</i>	\$160,000	\$368,000	\$376,400	\$185,220	\$204,205
EXPENSES					
Type	Year 1	Year 2	Year 3	Year 4	Year 5
Security Services	\$105,000	\$109,200	\$113,568	\$118,111	\$122,835
Administration / Office					
Expenses	\$8,000	\$8,400	\$8,736	\$9,085	\$9,449
Events				\$5,000	\$5,200
Landscaping / Streetscape		\$200,000	\$200,000		
Maintenance	\$45,000	\$47,700	\$50,085	\$52,589	\$55,219
<i>Total expenses</i>	\$53,000	\$256,100	\$258,821	\$66,674	\$69,868



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**File #: 230930**

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### ORDINANCE NO. 230930

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.59 acres generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard from District R-2.5 to District M1-5, to allow the property to be used for industrial and manufacturing purposes. (CD-CPC-2023-00142)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1415, rezoning an area of about 2.59 acres generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard from District R-2.5 (Residential 2.5) to District M1-5 (Manufacturing 1 (Dash 5)), said section to read as follows:

Section 88-20A-1415. That an area legally described as:

Prt SE 1/4 NE 1/4 Sec 23 49 33 all N 1/2 of sd 1/4 1/4 ly sly of Leeds Tfwy including N 1/2 of vac 38th St exc E 147.44 ft also exc prt in Topping Ave & Van Brunt Blvd.

is hereby rezoned from R-2.5 (Residential 2.5) to District M1-5 (Manufacturing 1 (Dash 5)), all as shown outlined on a map marked Section 88-20A-1415, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230930

Submitted Department/Preparer: City Planning

Revised 10/17/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Sponsor: Director of City Planning and Development Department  
Rezoning an area of about 2.59 acres generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard from District R-2.5 to District M1-5. (CD-CPC-2023-00142).

### Discussion

The request to rezone is required for Hiland Dairy to expand their operations. The applicant conducted public engagement as required by the Zoning and Development Code. Any future development will have to comply with the Boulevard and Parkway Standards.

Hiland Dairy is seeking to rezone this property (roughly 2.6 acres) in order to grow the operations of their existing plant which is located directly south of the subject property. This ordinance utilizes planning approaches to improve the City's neighborhoods.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

The rezoning will allow for Hiland Dairy to expand their operations.

#### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

#### Additional Discussion (if needed)

Click or tap here to enter text.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐
- ☐
- ☐
- ☐
- ☐
- ☒

### Prior Legislation

There is no prior legislation on the subject property.

### Service Level Impacts

This ordinance is to rezone 2.6 acres from residential to manufacturing. If the land is developed the property owner will be required to stabilize the steep slope along Leeds Trafficway and make stormwater improvements.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance can have a potential health impact to reduce the amount of illegal dumping that is currently occurring on and near this property.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed rezoning can allow for economic growth and physical improvements to stormwater management and illegal dumping within the immediate area.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
This is not applicable as the rezoning is intended to accommodate manufacturing uses.  
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
[Click or tap here to enter text.](#)
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 230931**

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### RESOLUTION NO. 230931

Sponsor: Councilmember Andrea Bough

RESOLUTION - Approving an amendment to the Martin City Area Plan by changing the recommended land use from residential medium density, residential low density and open space buffer land use designation to residential low density and open space buffer land use designation on about 365 acres, in an area generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west. (CD-CPC-2023-00074)

WHEREAS, on March 5, 2020, the City Council by Resolution No. 200184 adopted the Martin City Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Martin City Area Plan as it affects the above-described property by changing the recommended land use from residential medium density, residential low density and open space buffer land use to residential low density and open space buffer; and

WHEREAS, the City Plan Commission considered this amendment to the Martin City Area Plan on October 3, 2023; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on October 3, 2023, recommend approval of the proposed amendment to the Martin City Area Plan to the City Council; NOW, THEREFORE,

### BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Martin City Area Plan is hereby amended as to the future land use map in area generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west by changing the recommended land use from residential medium density, residential low density and open space buffer land use to residential low density and open space buffer.

Section B. That the amendment to the Martin City Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end

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# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230931

Submitted Department/Preparer: City Planning

Revised 10/17/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the request to amend the Martin City Area Plan by changing the recommended land use from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation on about 365 acres, in an area generally bordered by 150 Hwy on the north, E. 155<sup>th</sup> Street on the south, Prospect Avenue on the east and Holmes Road on the west. (CD-CPC-2023-00074)

### Discussion

This is a request for an amendment to the Martin City Area Plan to change the recommended land use plan from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation to allow for development of a detached residential development.

This is an amendment to the Martin City Area Plan to change the recommended land use to allow for the development of residential detached lots.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development.*
3. How does the legislation affect the current fiscal year?  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development.*
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
*This ordinance will allow residential development of the property and will permit the Development Review Committee to approve a pending preliminary plat for a 580-lot*

*residential subdivision. Once approved the developer will be required to install public infrastructure and once that is complete it will be accepted by the City and become the city's responsibility to maintain.*

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

*This ordinance authorizes physical development of the subject property, which may generate revenue.*

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Additional Discussion (if needed)**

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):  

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

**Prior Legislation**

A companion case to subdivide the property through the preliminary plat process is pending before the Development Review Committee. The DRC has final authority in approving preliminary plats when no waivers or modifications from code requirements, including public improvements, are proposed. None are proposed and therefore DRC can approve the preliminary plat if the rezoning before City Council is approved. After preliminary plat approval occurs, the developer will be required to construct required



public improvements and submit final plats for each phase of the subdivision. The final plats will come to Council for approval at that time.

## Service Level Impacts

*No impact expected.*

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
*This area plan amendment authorizes the change in future land use which has not been evaluated for its health impact.*
2. How have those groups been engaged and involved in the development of this ordinance?  
*The relevant policies from The KC Spirit Playbook were developed through a robust public engagement process.*
3. How does this legislation contribute to a sustainable Kansas City?  
*City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:*
  - *Preserves the existing lakes and dams.*
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 580  
Number of Affordable Units None
5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development and subdivision of the same.*
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #: 230933**

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### ORDINANCE NO. 230933

Sponsor: Councilmember Andrea Bough

Rezoning an area of about 365 acres generally bounded by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west from District R-80 to District R-7.5. (CD-CPC-2023-00073)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1414, Rezoning an area of about 365 acres generally bordered by 150 Highway on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), said section to read as follows:

Section 88-20A-1414. That an area legally described as:

All that part of the Northeast Quarter of Section 32 together with Section 33 and the Southeast Quarter of Section 34 all in Township 47 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at Southeast corner of the Northeast Quarter of said Section 32; thence N 86°27'03" W, along the South line of the Northeast Quarter of said Section 32, a distance of 447.17 feet to a point on the Easterly right-of-way line of Missouri D Highway/Holmes Road, as now established; thence along the Easterly right-of-way line of said Missouri D Highway/Holmes Road, for the following six (6) courses; thence N 3°25'42" W, a distance of 189.84 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 0°48'49" E and a radius of 11349.19 feet, an arc distance of 205.92 feet; thence N 21°35'38" E, a distance of 104.90 feet; thence Northerly on a curve to the right, said curve having an initial tangent bearing of N 2°21'23" E and a radius of 11314.19 feet, an arc distance of 197.47 feet; thence N 14°19'40" W, a distance of 97.53 feet; thence N 03°49'21" E, a distance of 526.53 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of said Section 32; thence S 86°22'21" E, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 32, a distance of 472.24 feet to the Northwest corner of the South One-

half of the Northwest Quarter of said Section 33; thence S 86°31'37" E, along the North line of the South One-half of the Northwest Quarter of said Section 33, a distance of 997.77 feet; thence S 3°37'39" W, a distance of 319.66 feet; thence S 46°29'36" E, a distance of 765.36 feet; thence S 3°35'38" W, a distance of 501.78 feet to a point on the South line of the Northwest Quarter of said Section 33; thence S 86°23'40" E, along the South line of the Northwest Quarter of said Section 33, a distance of 470.71 feet; thence N 46°01'50" E, a distance of 1149.13 feet; thence S 72°54'17" E, a distance of 676.21 feet; thence N 4°05'16" E, a distance of 1850.78 feet to a point on the Southerly right-of-way line of Missouri 150 Highway, as now established; thence along the Southerly right-of-way line of said Missouri 150 Highway, for the following six (6) courses; thence S 81°56'27" E, a distance of 400.19 feet; thence S 83°32'39" E, a distance of 820.74 feet; thence S 83°47'53" E, a distance of 120.58 feet; thence S 83°26'26" E, a distance of 210.36 feet; thence S 75°40'41" E, a distance of 151.90 feet; thence S 53°31'22" E, a distance of 58.70 feet to a point on the Westerly right-of-way line of Prospect Avenue, as now established; thence along the Westerly right-of-way line of said Prospect Avenue, for the following nine (9) courses; thence S 3°21'36" W, a distance of 319.92 feet; thence S 86°38'24" E, a distance of 19.37 feet; thence S 3°21'36" W, a distance of 2073.10 feet; thence S 3°11'05" W, a distance of 720.93 feet; thence Southeasterly on a curve to the left, said curve being tangent to the last described course and having a radius of 110.00 feet, an arc distance of 165.07 feet; thence S 82°47'56" E, a distance of 144.37 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 90.00 feet, an arc distance of 135.06 feet; thence S 3°11'05" W, a distance of 1662.71 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 40.00 feet, an arc distance of 63.20 feet to a point on the Northerly right-of-way line of E. 155th Street, as now established; thence along the Northerly right-of-way line of said E. 155th Street, for the following two (2) courses; thence N 86°17'09" W, a distance of 269.64 feet; thence N 86°19'25" W, a distance of 2669.34 feet to a point on the West line of the Southeast Quarter of said Section 33; thence N 3°26'52" E, along the West line of the Southeast Quarter of said Section 33, a distance of 1678.96 feet; thence N 28°19'59" W, a distance of 218.48 feet; thence N 36°19'19" W, a distance of 182.96 feet; thence N 74°57'43" W, a distance of 80.81 feet; thence N 38°41'18" E, a distance of 80.31 feet; thence N 51°18'42" W, a distance of 150.00 feet; thence S 38°41'18" W, a distance of 45.00 feet; thence N 51°18'42" W, a distance of 50.00 feet; thence N 57°23'26" W, a distance of 171.12 feet; thence N 74°13'35" W, a distance of 155.07 feet; thence N 88°06'41" W, a distance of 309.99 feet; thence N 1°53'19" E, a distance of 50.00 feet; thence N 88°06'41" W, a distance of 169.09 feet; thence N 68°36'48" W, a distance of 186.86 feet; thence N 53°32'25" W, a distance of 215.56 feet; thence N 48°59'10" E, a distance of 12.38 feet; thence N 29°51'23" W, a distance of 154.31 feet to a point on the South line of the Northwest Quarter of said Section 33; thence N 86°23'40" W, along the South line of the Northwest Quarter of said Section 33, a distance of 969.71 feet to the point of beginning, containing 363.1222 acres, more or less, subject to that part in streets and roads.

is hereby rezoned from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), all as shown outlined on a map marked Section 88-20A-1414, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

\_\_\_\_\_

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

[kcmo.gov/planning](http://kcmo.gov/planning)

October 20, 2023

Doug Ubben  
Phelps Engineering, Inc.  
1270 N Winchester  
Olathe, KS 66061

Re: **CD-CPC-2023-00073** - A request to approve a rezoning from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west.

Dear Doug Ubben:

At its meeting on October 03, 2023, the City Plan Commission acted as follows on the above-referenced case.

Approved

The Commission's action is only a recommendation. Your request must receive final action from the NA. All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for NA consideration.

If you have any questions, please contact me at [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or (816) 513-8815.

Sincerely,

Olofu Agbaji  
Lead Planner



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230933

Submitted Department/Preparer: City Planning

Revised 10/17/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Approving the request to amend the Martin City Area Plan by changing the recommended land use from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation on about 365 acres, in an area generally bordered by 150 Hwy on the north, E. 155<sup>th</sup> Street on the south, Prospect Avenue on the east and Holmes Road on the west. (CD-CPC-2023-00074)

### Discussion

This is a request for an amendment to the Martin City Area Plan to change the recommended land use plan from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation to allow for development of a detached residential development.

This is an amendment to the Martin City Area Plan to change the recommended land use to allow for the development of residential detached lots.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development.*
3. How does the legislation affect the current fiscal year?  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development.*
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
*This ordinance will allow residential development of the property and will permit the Development Review Committee to approve a pending preliminary plat for a 580-lot*

*residential subdivision. Once approved the developer will be required to install public infrastructure and once that is complete it will be accepted by the City and become the city's responsibility to maintain.*

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

*This ordinance authorizes physical development of the subject property, which may generate revenue.*

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Additional Discussion (if needed)**

**Citywide Business Plan (CWBP) Impact**

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):  

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

**Prior Legislation**

A companion case to subdivide the property through the preliminary plat process is pending before the Development Review Committee. The DRC has final authority in approving preliminary plats when no waivers or modifications from code requirements, including public improvements, are proposed. None are proposed and therefore DRC can approve the preliminary plat if the rezoning before City Council is approved. After preliminary plat approval occurs, the developer will be required to construct required



public improvements and submit final plats for each phase of the subdivision. The final plats will come to Council for approval at that time.

## Service Level Impacts

*No impact expected.*

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
*This area plan amendment authorizes the change in future land use which has not been evaluated for its health impact.*
2. How have those groups been engaged and involved in the development of this ordinance?  
*The relevant policies from The KC Spirit Playbook were developed through a robust public engagement process.*
3. How does this legislation contribute to a sustainable Kansas City?  
*City Planning and Development Staff evaluated this against the following sustainability goals/objectives in The KC Spirit Playbook:*
  - *Preserves the existing lakes and dams.*
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)  
  
Total Number of Units 580  
Number of Affordable Units None
5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.  
  
No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
*Not applicable as this is a zoning ordinance authorizing use of the subject property for residential development and subdivision of the same.*
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



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**File #:** 230934

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### RESOLUTION NO. 230934

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jeffrey Turk and Troy Lillebo as successor directors to the 51st & Oak Community Improvement District.

WHEREAS, the 51st & Oak Community Improvement District was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 150507; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the 51st & Oak Community Improvement District; and

WHEREAS, the 51st & Oak Community Improvement District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the 51st & Oak Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jeffrey Turk  
Troy Lillebo

..end

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**No Docket Memo  
Provided for  
Resolution No.**

**230934**



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**File #: 230936**

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### ORDINANCE NO. 230936

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow persons with disabilities to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new Section 88-571, Relief for Reasonable Accommodation, and by repealing Sections 88-805-02, Residential Use Group, and 88-810-700, Household, and enacting in lieu thereof new sections of like number and subject matter for the purpose of ensuring the City's regulations are in compliance with federal law.

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow persons with disabilities to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new Section 88-571, Relief for Reasonable Accommodation, said section to read as follows:

#### **88-571 RELIEF FOR REASONABLE ACCOMMODATION**

##### **88-571-01 – INTENT**

It is the policy of the City of Kansas City, Missouri, pursuant to the federal Fair Housing Amendments Act of 1988, Title II of the Americans with Disabilities Act, and applicable state laws, to provide individuals with disabilities relief from requirements of this zoning and development code, city policies, and administrative practices to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities.

Nothing in this section requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this Section.

##### **88-571-03 – Requesting Reasonable Accommodations**

To make specific housing available to one (1) or more individuals with disabilities, a disabled person or a person acting on his/her behalf at his/her request (collectively, the "applicant") may request a reasonable accommodation in the form of relief from any standard of this zoning and development code, adopted city policy, or administrative practice of the city applicable to such housing.

1. A request by an applicant for reasonable accommodation requesting relief from any requirement of this zoning and development code, adopted city policy, or administrative procedure shall be made orally or in writing on a reasonable accommodation request form provided by the city planning and development director. The form shall contain:
  - a. Name and address of the individual or entity requesting reasonable accommodation. If the applicant is applying on behalf of an individual with a disability, the name and address of the individual with a disability shall also be provided;
  - b. Address of the property for which the accommodation is requested;
  - c. The name, phone number, and address of the owner of the fee interest of the property (if other than the applicant);
  - d. Attestation that the applicant is (a) an individual with a disability, (b) applying on behalf of an individual with a disability, or (c) a developer or provider of housing for one or more individuals with a disability;
  - e. The nature of the disability that requires the reasonable accommodation. In the event that the specific individuals who are expected to reside at the property are not known to the applicant in advance of making the application, the applicant shall not be precluded from filing the application but shall submit details describing the range of disabilities that prospective residents are expected to have to qualify for the housing. The applicant shall notify the department in the event the residents at the location are not within the range described. The department shall then determine if an amended application and subsequent determination of reasonable accommodation is appropriate;
  - f. The specific type of accommodation requested by the applicant, applicable sections of this zoning and development code, policy titles, and practices for which the accommodation is sought. To the extent practicable, this portion should include information concerning the impact of the reasonable accommodation on the adjoining properties and area, the number of people who are expected to be availing themselves of the reasonable accommodation, the estimated number of people in an average week who will be necessary to provide services to the person(s) with disabilities at the property on an on-going basis, whether or not this type of reasonable accommodation is required to obtain a license from any State or County authority to operate, and any other information the applicant thinks would assist in determining the reasonableness of the accommodation;

- g. Documentation that the specific accommodation(s) requested by the applicant is necessary for the individual(s) with the disability to use and enjoy the dwelling, or is necessary to make the development of housing for individuals with disabilities financially or practically feasible.

- h. The applicant should also note, if known, whether this accommodation requires any additional permits or licensure (e.g. business license); and
- i. Whether the accommodation requested may be necessary to afford one (1) or more disabled persons equal opportunity to use and enjoy a specific dwelling.
- j. Any other information that the code administrator or department concludes is necessary in order to make the findings required by this Section.

The city planning and development department will provide the assistance necessary to an applicant in making a request for reasonable accommodation, including information which the department deems necessary to complete a reasonable accommodation request form. Upon the City's receipt of the necessary information to process the applicant's request for reasonable accommodation, the department shall use the information to complete a reasonable accommodation request form. When the department prepares a request for reasonable accommodation form in response to an oral request the form shall be presented to the requester for their input and approval.

- 2. The department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the applicant.
- 3. Should the information provided by the applicant to the department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the department will treat such medical information as confidential.
- 4. The department shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application proceeding, of any request received by the department for disclosure of the medical information or documentation which the applicant has provided. The department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.
- 5. All medical information or records of the applicant will be destroyed by the City after the time for appeal of the decision has expired.i98o

#### **88-571-04 – Reviewing Authority**

- 1. Requests for reasonable accommodation made pursuant to this section shall be



reviewed by the city planning and development director, using the criteria set forth in 88-571-05.

2. The city planning and development director shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application, and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in 88-571-05.
3. If necessary to reach a determination on the request for reasonable accommodation, the city planning and development director may request further information from the applicant consistent with applicable fair housing laws, specifying in detail the information that is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the 30-day period to issue a written determination shall be stayed. The city planning and development director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within the 15-day period, the director shall issue a written determination within thirty (30) days after expiration of the 15-day period.

#### **88-571-05 – Required Findings**

1. The written decision to grant, grant with modifications or conditions, or deny a request for reasonable accommodation shall be consistent with applicable fair housing laws and based upon the following factors:
  - a. Whether the housing that is the subject of the request for reasonable accommodation will be used by an individual with a disability protected under the applicable fair housing laws.
  - b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the applicable fair housing laws.
  - c. Whether the requested accommodation would impose an undue financial or administrative burden on the city.
  - d. Whether the requested accommodation would require a fundamental alteration in the nature of the zoning and development code or building program.
  - e. Whether the requested accommodation would, under the specific facts of the case, result in a threat to the health or safety of other individuals or substantially damage the property of others.
2. Factors for Consideration – Necessity. The city planning and development director may consider, but is not limited to, the following factors in determining whether the

requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling:

- a. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
  - b. Whether the individual(s) with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.
  - c. In the case of developers or providers of housing for individuals with disabilities, whether the requested accommodation is necessary to make a facility or facilities of a similar nature or operation economically viable in light of the relevant market and market participants.
  - d. In the case of developers or providers of housing for individuals with disabilities, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individual(s) with a disability an equal opportunity to live in a residential setting.
3. Factors for Consideration – Fundamental Alteration/Reasonableness. The city planning and development director may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of a city program:
  - a. Whether the requested accommodation would fundamentally alter the character of a neighborhood.
  - b. Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
  - c. Whether granting the requested accommodation would substantially undermine any express purpose of any of the city’s comprehensive plan or the intent of this zoning and development code.
  - d. In the case of a developer or provider of housing for individuals with disabilities, whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature.
4. In making the findings, the director may approve alternative reasonable accommodations that provide an equivalent level of benefit to the applicant with respect to (a) enabling the individual(s) with the disability to use and enjoy the dwelling, or (b) making the development of housing for individuals with disabilities financially or practically feasible.

## **88-571-06 – Written Decision**

1. The written decision of the city planning and development director on a request for reasonable accommodation shall explain the basis of the decision, including those criteria in 88-571-05 which were dispositive. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeal process set forth in 88-571-07. The notice of decision shall be sent to the applicant by certified mail.
2. The written decision of the director shall be final unless an applicant files an appeal to the Board of Zoning Adjustment in accordance with 88-571-07.
3. If the city planning and development director fails to render a written decision on the request for reasonable accommodation within the thirty (30) day period established by 88-571-04, the request shall be deemed granted.

#### **88-571-07 – Appeals**

1. Within fifteen (15) days of the date of the city planning and development director's decision, an applicant may appeal an adverse decision to the board of zoning adjustment as set forth in 88-575.
2. If an individual needs assistance in filing an appeal on an adverse decision, the city planning and development director shall provide or arrange for assistance to ensure that the appeals process is accessible. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.
3. All appeals shall contain a written statement of the grounds for the appeal. Any personal information related to the disability status identified by an applicant as confidential shall be retained and transmitted in a manner so as to protect the privacy rights of the applicant and shall not be made available for public inspection.
4. In considering an appeal of the decision of the director, the board of zoning adjustment shall consider (a) the application requesting a reasonable accommodation, (b) the director's decision, (c) the applicant's written statement on the grounds for appeal, and (d) the provisions of this Section, in order to determine whether the director's decision was consistent with applicable fair housing laws and the required findings established in 88-571-05.
5. There shall be no fee to appeal a decision issued under 88-571-06.

#### **88-571-08 – Expiration**

1. Any approval granted for a reasonable accommodation in accordance with this Section shall expire twenty-four (24) months from the effective date of the approval unless:
  - a. Construction of the approved work has commenced in accordance with an approved building permit, where applicable.
  - b. A certificate of occupancy for the approved work has been issued.

- c. The use authorized by the reasonable accommodation is legally established.
  - d. An extension of time has been granted by the director in accordance with 88-571-08(2).
2. The director may approve up to three (3), one-year extensions of time for an approval of a reasonable accommodation, upon a showing of good cause by the applicant for each such extension. Any request for an extension of time for an approval of a reasonable accommodation shall be made in writing to the director at least thirty (30) days prior to the expiration date.

**88-571-09 – Future Interest of Accommodation**

Any accommodation granted to an individual with a disability shall be considered personal to that individual and shall not run with the land. Accordingly, the director (or the board of zoning adjustment on appeal) may condition the approval of any such accommodation on (a) removal of any improvements constructed pursuant to the accommodation, where the removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists; (b) time limits and/or expiration of the accommodation, when the need for which the accommodation was granted no longer exists; or (c) recordation of a covenant, building restriction, or deed restriction putting prospective buyers of the subject property on notice regarding the personal nature of the accommodation and any conditions relating thereto.

**88-571-10 – Resubmission**

No request for reasonable accommodation that has been denied in whole or in part may be resubmitted within one (1) year of the date of the denial, except upon a showing of materially changed conditions.

**88-571-11 – Modification**

Any request to modify an approved accommodation shall be treated as a new application unless, in the opinion of the director, the requested modification results in only a minor change, is within the authority of the director to approve, and is consistent with the original approval.

**88-571-12 – Fees**

The city shall not impose any additional fees or costs in connection with a request for reasonable accommodation under the provisions of this section or an appeal of a denial of such request by the city planning and development director. Nothing in this section obligates the city to pay an applicant's attorney fees or costs.

**88-571-13 – Stay of Enforcement**

While an application for reasonable accommodation or appeal of a denial of said application is pending, the city will not enforce the subject zoning ordinance against the applicant. All other laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

**88-571-14 – Record-Keeping**

The city planning and development director shall maintain records of all oral and written requests submitted under the provisions of this section and the city's responses thereto, as required by State law.

Section B. Repealing Sections 88-805-02, Residential Use Group, and 88-810-700 Household and enacting in lieu thereof new sections of like number and subject matter for the purpose of ensuring the City's regulations are in compliance with federal law. .

### **88-805-02 RESIDENTIAL USE GROUP**

The residential use group includes uses that provide living accommodations to one or more persons. The group includes two use categories: household living and group living.

#### **88-805-02-A. HOUSEHOLD LIVING**

Residential occupancy of a dwelling unit by a household with tenancy arranged on a basis of 30 consecutive days or more.

#### **88-805-02-B. GROUP LIVING**

Residential occupancy of a structure by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries, nursing homes and the following specific use types:

##### **1. GROUP HOME**

A single dwelling occupied on a permanent basis by a group of unrelated persons with disabilities, including those recovering from alcoholism or addiction to drugs. Group homes may also be occupied by paid staff and caregivers. It expressly excludes halfway houses for alcoholics, drug addicts, prisoners or juvenile delinquents. Group homes for eight or fewer unrelated persons with disabilities, with up to two additional persons acting as houseparents or guardians, are considered "households" and are allowed as-of-right in all districts that allow household living uses.

##### **2. DOMESTIC VIOLENCE RESIDENCE**

A residential building in which temporary housing is provided for up to 8 persons who are victims of domestic violence. Any children or support staff using sleeping accommodations at a domestic violence residence will be counted in determining maximum occupancy.

##### **3. DOMESTIC VIOLENCE SHELTER**

A building in which temporary housing is provided for more than 8 persons who are victims of domestic violence.

**4. NURSING HOME**

As defined in Chapter 198, RSMO.

**5. CONVENT/MONASTERY**

A residential building housing persons (such as nuns or monks) under religious vows.

**88-810-700 - HOUSEHOLD**

A household is any of the following:

- a. An individual; or
- b. Two or more persons related by blood, marriage, or adoption; or
- c. A group of not more than five persons, excluding servants, who need not be related by blood or marriage, living together and subsisting in common as a separate nonprofit housekeeping unit which provides one kitchen; or
- d. A group of eight or fewer unrelated disabled persons, including those recovering from alcoholism or addiction to drugs, which may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the disabled persons residing in the home.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230936

Submitted Department/Preparer: City Planning

Revised 8/3/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

This is an amendment to the zoning and development code proposed by the Law Department as part of a settlement of a lawsuit.

### Discussion

Under federal law the city must provide reasonable accommodation to all persons with a disability when such persons formally request such. The city does comply with this as a matter of practice, however the zoning and development code contain no language outlining the request process or expressly authorizing the city planning and development director to grant relief from standards of the zoning and development code if such relief is necessary to provide the reasonable accommodation requested. This amendment provides such a process and authorizes the director to grant relief when necessary to provide accommodation. It also clarifies the definition of group living so that it matches federal law. The existing definition of group home states that group homes are for disabled persons but expressly excludes alcoholics and drug addicts (who are not actively using) which is in conflict with federal law because both are considered disabilities.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
None identified.
3. How does the legislation affect the current fiscal year?  
Unknown.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Unknown. While CPD staff currently provide reasonable accommodation it is typically in the form of providing the accommodation during a public hearing, rather than for relief from a zoning standard and is done informally (i.e. no



records are collected, no application form, etc.). The typical process for obtaining relief from a zoning standard is pursuing a variance from the Board of Zoning Adjustment, which is an approximately 5 week process from beginning to end. The applicant must prove hardship or practical difficulty to obtain the variance. A disabled person requiring such relief would usually receive the variance due to their being disabled. It is possible, though unlikely, this will result in an increased workload for CPD and we are not permitted to collect a fee for this service.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No. It is CPD's understanding that federal law prohibits us from collecting a fee for this service.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |   |                              |  |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

There is no account string to verify as this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population
  - ☐ Broaden the capacity and innovative use of funding sources for affordable housing
  - ☒ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
  - ☐ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
  - ☒ Address the various needs of the City's most vulnerable population

- ☒ Utilize planning approaches to improve the City's neighborhoods

## Prior Legislation

None.

## Service Level Impacts

The amendment would formalize the existing accommodations process, providing for an application procedure for requesting reasonable accommodation and require the department to retain certain records regarding such requests. This will increase workload for the department, but the extent to which it will affect the department's service delivery is unknown. Such provisions are not customary in other city's zoning codes so it is not something easily compared.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Unknown.
2. How have those groups been engaged and involved in the development of this ordinance?  
This is an amendment initiated from the settlement of a lawsuit.
3. How does this legislation contribute to a sustainable Kansas City?  
Unknown.
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

ORDINANCE NO. ENTER NUMBER HERE

..title

Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow property owners to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new section 88-571, Relief for Reasonable Accommodation, and by repealing Sections 88-805-02-B-1 Group Home, and 88-810-700 Household and replacing both with sections of like text and same section numbers for the purposes and aligning the city's definition of group homes with that of federal law.

..body

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. Amending Chapter 88, the Zoning and Development Code, for the purpose of creating a process to allow property owners to apply for a reasonable accommodation to the Zoning and Development Code, by enacting a new section 88-571, Relief for Reasonable Accommodation, said section to read as follows:

**88-571 RELIEF FOR REASONABLE ACCOMMODATION**

**88-571-01 – INTENT**

It is the policy of the City of Kansas City, Missouri, pursuant to the federal Fair Housing Amendments Act of 1988, Title II of the Americans with Disabilities Act, and applicable state laws, to provide individuals with disabilities relief from requirements of this zoning and development code, city policies, and administrative practices to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities.

Nothing in this section requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this Section.

**88-571-03 – Requesting Reasonable Accommodations**

To make specific housing available to one (1) or more individuals with disabilities, a disabled person or a person acting on his/her behalf at his/her request (collectively, the “applicant”) may request a reasonable accommodation in the form of relief from any standard of this zoning and development code, adopted city policy, or administrative practice of the city applicable to such housing.

1. A request by an applicant for reasonable accommodation requesting relief from any requirement of this zoning and development code, adopted city policy,

or administrative procedure shall be made orally or in writing on a reasonable accommodation request form provided by the city planning and development director. The form shall contain:

- a. Name and address of the individual or entity requesting reasonable accommodation. If the applicant is applying on behalf of an individual with a disability, the name and address of the individual with a disability shall also be provided;
- b. Address of the property for which the accommodation is requested;
- c. The name, phone number, and address of the owner of the fee interest of the property (if other than the applicant);
- d. Attestation that the applicant is (a) an individual with a disability, (b) applying on behalf of an individual with a disability, or (c) a developer or provider of housing for one or more individuals with a disability;
- e. The nature of the disability that requires the reasonable accommodation. In the event that the specific individuals who are expected to reside at the property are not known to the applicant in advance of making the application, the applicant shall not be precluded from filing the application but shall submit details describing the range of disabilities that prospective residents are expected to have to qualify for the housing. The applicant shall notify the department in the event the residents at the location are not within the range described. The department shall then determine if an amended application and subsequent determination of reasonable accommodation is appropriate;
- f. The specific type of accommodation requested by the applicant, applicable sections of this zoning and development code, policy titles, and practices for which the accommodation is sought. To the extent practicable, this portion should include information concerning the impact of the reasonable accommodation on the adjoining properties and area, the number of people who are expected to be availing themselves of the reasonable accommodation, the estimated number of people in an average week who will be necessary to provide services to the person(s) with disabilities at the property on an on-going basis, whether or not this type of reasonable accommodation is required to obtain a license from any State or County authority to operate, and any other information the applicant thinks would assist in determining the reasonableness of the accommodation;
- g. Documentation that the specific accommodation(s) requested by the applicant is necessary for the individual(s) with the disability to use and enjoy the dwelling, or is necessary to make the development of housing for individuals with disabilities financially or practically feasible.
- h. The applicant should also note, if known, whether this accommodation requires any additional permits or licensure (e.g. business license); and
- i. Whether the accommodation requested may be necessary to afford one (1) or more disabled persons equal opportunity to use and enjoy a specific dwelling.

- j. Any other information that the code administrator or department concludes is necessary in order to make the findings required by this Section.

The city planning and development department will provide the assistance necessary to an applicant in making a request for reasonable accommodation, including information which the department deems necessary to complete a reasonable accommodation request form. Upon the City's receipt of the necessary information to process the applicant's request for reasonable accommodation, the department shall use the information to complete a reasonable accommodation request form. When the department prepares a request for reasonable accommodation form in response to an oral request the form shall be presented to the requester for their input and approval.

2. The department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the applicant.
3. Should the information provided by the applicant to the department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the department will treat such medical information as confidential.
4. The department shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application proceeding, of any request received by the department for disclosure of the medical information or documentation which the applicant has provided. The department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.
5. All medical information or records of the applicant will be destroyed by the City after the time for appeal of the decision has expired.i98o

#### **88-571-04 – Reviewing Authority**

1. Requests for reasonable accommodation made pursuant to this section shall be reviewed by the city planning and development director, using the criteria set forth in 88-571-05.
2. The city planning and development director shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application, and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in 88-571-05.

3. If necessary to reach a determination on the request for reasonable accommodation, the city planning and development director may request further information from the applicant consistent with applicable fair housing laws, specifying in detail the information that is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the 30-day period to issue a written determination shall be stayed. The city planning and development director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within the 15-day period, the director shall issue a written determination within thirty (30) days after expiration of the 15-day period.

### **88-571-05 – Required Findings**

1. The written decision to grant, grant with modifications or conditions, or deny a request for reasonable accommodation shall be consistent with applicable fair housing laws and based upon the following factors:
  - a. Whether the housing that is the subject of the request for reasonable accommodation will be used by an individual with a disability protected under the applicable fair housing laws.
  - b. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the applicable fair housing laws.
  - c. Whether the requested accommodation would impose an undue financial or administrative burden on the city.
  - d. Whether the requested accommodation would require a fundamental alteration in the nature of the this zoning and development code or building program.
  - e. Whether the requested accommodation would, under the specific facts of the case, result in a threat to the health or safety of other individuals or substantially damage the property of others.
2. Factors for Consideration – Necessity. The city planning and development director may consider, but is not limited to, the following factors in determining whether the requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling:
  - a. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
  - b. Whether the individual(s) with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.
  - c. In the case of developers or providers of housing for individuals with disabilities, whether the requested accommodation is necessary to make a facility or facilities of a similar nature or operation economically viable in light of the relevant

market and market participants.

- d. In the case of developers or providers of housing for individuals with disabilities, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individual(s) with a disability an equal opportunity to live in a residential setting.
3. Factors for Consideration – Fundamental Alteration/Reasonableness. The city planning and development director may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of a city program:
  - a. Whether the requested accommodation would fundamentally alter the character of a neighborhood.
  - b. Whether the accommodation would result in a substantial increase in traffic or insufficient parking.
  - c. Whether granting the requested accommodation would substantially undermine any express purpose of any of the city's comprehensive plan or the intent of this zoning and development code.
  - d. In the case of a developer or provider of housing for individuals with disabilities, whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature.
4. In making the findings, the director may approve alternative reasonable accommodations that provide an equivalent level of benefit to the applicant with respect to (a) enabling the individual(s) with the disability to use and enjoy the dwelling, or (b) making the development of housing for individuals with disabilities financially or practically feasible.

#### **88-571-06 – Written Decision**

1. The written decision of the city planning and development director on a request for reasonable accommodation shall explain the basis of the decision, including those criteria in 88-571-05 which were dispositive. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeal process set forth in 88-571-07. The notice of decision shall be sent to the applicant by certified mail.
2. The written decision of the director shall be final unless an applicant files an appeal to the Board of Zoning Adjustment in accordance with 88-571-07.
3. If the city planning and development director fails to render a written decision on the request for reasonable accommodation within the thirty (30) day period established by 88-571-04, the request shall be deemed granted.



### **88-571-07 – Appeals**

1. Within fifteen (15) days of the date of the city planning and development director's decision, an applicant may appeal an adverse decision to the board of zoning adjustment as set forth in 88-575.
2. If an individual needs assistance in filing an appeal on an adverse decision, the city planning and development director shall provide or arrange for assistance to ensure that the appeals process is accessible. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.
3. All appeals shall contain a written statement of the grounds for the appeal. Any personal information related to the disability status identified by an applicant as confidential shall be retained and transmitted in a manner so as to protect the privacy rights of the applicant and shall not be made available for public inspection.
4. In considering an appeal of the decision of the director, the board of zoning adjustment shall consider (a) the application requesting a reasonable accommodation, (b) the director's decision, (c) the applicant's written statement on the grounds for appeal, and (d) the provisions of this Section, in order to determine whether the director's decision was consistent with applicable fair housing laws and the required findings established in 88-571-05.
5. There shall no fee to appeal a decision issued under 88-571-06.

### **88-571-08 – Expiration**

1. Any approval granted for a reasonable accommodation in accordance with this Section shall expire twenty-four (24) months from the effective date of the approval unless:
  - a. Construction of the approved work has commenced in accordance with an approved building permit, where applicable.
  - b. A certificate of occupancy for the approved work has been issued.
  - c. The use authorized by the reasonable accommodation is legally established.
  - d. An extension of time has been granted by the director in accordance with 88-571-08(2).
2. The director may approve up to three (3), one-year extensions of time for an approval of a reasonable accommodation, upon a showing of good cause by the applicant for each such extension. Any request for an extension of time for an approval of a reasonable accommodation shall be made in writing to the director at least thirty (30) days prior to the expiration date.

### **88-571-09 – Future Interest of Accommodation**

Any accommodation granted to an individual with a disability shall be considered personal to that individual and shall not run with the land. Accordingly, the director (or the board of zoning adjustment on appeal) may condition the approval of any such accommodation on (a) removal

of any improvements constructed pursuant to the accommodation, where the removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists; (b) time limits and/or expiration of the accommodation, when the need for which the accommodation was granted no longer exists; or (c) recordation of a covenant, building restriction, or deed restriction putting prospective buyers of the subject property on notice regarding the personal nature of the accommodation and any conditions relating thereto.

#### **88-571-10 – Resubmission**

No request for reasonable accommodation that has been denied in whole or in part may be resubmitted within one (1) year of the date of the denial, except upon a showing of materially changed conditions.

#### **88-571-11 – Modification**

Any request to modify an approved accommodation shall be treated as a new application unless, in the opinion of the director, the requested modification results in only a minor change, is within the authority of the director to approve, and is consistent with the original approval.

#### **88-571-12 – Fees**

The city shall not impose any additional fees or costs in connection with a request for reasonable accommodation under the provisions of this section or an appeal of a denial of such request by the city planning and development director. Nothing in this section obligates the city to pay an applicant's attorney fees or costs.

#### **88-571-13 – Stay of Enforcement**

While an application for reasonable accommodation or appeal of a denial of said application is pending, the city will not enforce the subject zoning ordinance against the applicant. All other laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

#### **88-571-14 – Record-Keeping**

The city planning and development director shall maintain records of all oral and written requests submitted under the provisions of this section and the city's responses thereto, as required by State law.

Section B. Repealing Sections 88-805-02-B-1 Group Home, and 88-810-700 Household and replacing both with sections of like text and same section numbers for the purposes and aligning the city's definition of group homes with that of federal law.

### **88-805-02-B. GROUP LIVING**

Residential occupancy of a structure by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries, nursing homes and the following specific use types:

### **1. GROUP HOME**

A single dwelling occupied on a permanent basis by a group of nine or more unrelated persons with disabilities. Group homes may also be occupied by paid staff and caregivers. A single dwelling occupied by a group of eight or fewer unrelated persons with disabilities is considered household living and is not considered a group home.

### **2. DOMESTIC VIOLENCE RESIDENCE**

A residential building in which temporary housing is provided for up to 8 persons who are victims of domestic violence. Any children or support staff using sleeping accommodations at a domestic violence residence will be counted in determining maximum occupancy.

### **3. DOMESTIC VIOLENCE SHELTER**

A building in which temporary housing is provided for more than 8 persons who are victims of domestic violence.

### **4. NURSING HOME**

As defined in Chapter 198, RSMO.

### **5. CONVENT/MONASTERY**

A residential building housing persons (such as nuns or monks) under religious vows.

## **88-810-700 - HOUSEHOLD**

A household is any of the following:

- a. An individual; or
- b. Two or more persons related by blood, marriage, or adoption; or
- c. A group of not more than five persons, excluding servants, who need not be related by blood or marriage, living together and subsisting in common as a separate nonprofit housekeeping unit which provides one kitchen; or
- d. A group of eight or fewer unrelated disabled persons, which may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the disabled persons residing in the home.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

..end

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Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney



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**File #: 230937**

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### ORDINANCE NO. 230937

Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141) **\*\*\*This item has been held for one week\*\*\***

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W/ 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and

WHEREAS, the Land Clearance for Redevelopment Authority has found the area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Westside Heritage Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission has reviewed and provided no recommendation of the Westside Heritage Urban Renewal Plan on October 17, 2023; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; and

WHEREAS, Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance No. 200497, as amended, provides that notwithstanding the guidelines set forth therein, the Council retains its discretion to authorize the capture and

redirection, or abatement or exemption, in whole or in part of ad valorem real property taxes to the full extent authorized by any provision of law; and

WHEREAS, City Code § 3-622(d), provides prevailing wage requirements for certain construction projects and development plans, and further provides for the waiver of said requirements, giving particular consideration to the enumerated extraordinary qualifications; NOW, THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:**

Section 1. That the proposed Westside Heritage Urban Renewal Plan area, an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, and more specifically described as found on exhibit A attached hereto, is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal are hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Section 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Westside Heritage Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain. Z

Section 4. That the Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Section 5. That pursuant to and in accordance with Section 9 of Ordinance No. 160383, as amended, as modified by Second Committee Substitute for Ordinance 200497, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by Section 99.700, RSMo.

Section 6. That pursuant to and in accordance with City Code § 3-622(d), the City Council recognizes that the projects located in the Westside Heritage Urban Renewal Plan that provide affordable housing or housing at deeper levels of affordability, as defined in Code § 74-11, support affordable housing and extremely affordable housing as defined in Code § 3-622(d)(2), connect residents living in a continuously distressed census tracts to new employment opportunities as defined in Code § 3-622(d)(3), OR involve the renovation or rehabilitation of a historic structure, as provided in Code § 3-622(d)(4), are eligible for the waiver of prevailing wage requirements and confirms the LCRA's authority to issue such a waiver for qualifying projects.

..end

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Approved as to form:

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Emalea Black  
Associate City Attorney



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230937

Submitted Department/Preparer: City Planning

Revised 8/3/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

A request to approve a the Westside Heritage Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31st Street on the south, and the Stateline/ 25th St./Kansas City Terminal Railway tracks on the west. (CD-CPC-2023-00141)

### Discussion

The intent of the Westside Heritage Urban Renewal Plan is to stabilize and maintain the presence of long-term low- and moderate-income homeowners and long-term homeowners.

In order to stabilize and maintain the presence of long-term, low- and moderate-income homeowners within the Plan Area, the Plan sets forth the following eligibility and minimum investment criteria for the implementation of the Plan by eligible applicants:

1. Homeowners must demonstrate that they have owned and resided in the property for at least ten (10) consecutive years prior to the date of application for tax abatement;
2. Eligible homeowners must document that they meet the criteria as a low- or moderate-income person at the time of application for tax abatement;
3. Eligible homeowners must document that at least \$3,500.00 of physical improvements (notwithstanding the requirements of the Authority's Workable Program) have been or is the process of being completed at the time of application for tax abatement; and, further,
4. That at least 25% of funds spent are for improvements made or being made for exterior physical improvements.

These criteria are intended to reduce or eliminate the economic pressure of the ongoing gentrification of the Westside on the existing long-term, low- or moderate-income homeowners in the Plan Area.



The following types of entities shall also be eligible for tax abatement under the specified conditions:

1. Mixed-use properties with two (2) or more apartments and multifamily properties shall be eligible for property tax abatement if 50% or more of the apartments are leased to low- or moderate-income residents at the time of application and throughout the term of the tax abatement;
2. Rental single-family homes owned by long-term residents and occupied by low- or moderate-income residents of a family member;
3. Commercial properties owned by long-term (10 or more years) residents of the Westside neighborhood;
4. Vacant land owned by long-term, low- or moderate-income residents, provided, however, said vacant land must remain vacant throughout the term of the tax abatement except for the property owners use for agricultural uses; and
5. Any property placed into a community land trust intended for the creation or preservation of affordable housing.

The additional eligible property owners are intended to stabilize and maintain existing affordable rental housing, protect commercial properties owned by long-term neighborhood residents, reduce economic pressures on long-term, low- or moderate-income residents that own vacant land, and to encourage the maintenance and expansion of the number of affordable housing units within the Plan Area.

Property owners that do not meet these criteria shall not be eligible for tax abatement under the provisions of this Plan. Any tax abatement awarded shall terminate upon the sale, transfer, or lease to non-family persons or entities or if the dwelling is demolished. Projects seeking tax abatement under the provisions of this Plan must be approved within five years of the date of this Plan's approval by City Council.

At the City Plan Commission hearing on September 19, 2023, the City Plan Commission recommended a continuance of the Plan to October 17, 2023 to allow time for additional public engagement meetings. At the City Plan Commission on October 17, 2023 the Commission discussed the definition of blight, the public engagement process, and the contents of the Plan. After public testimony and discussion, the Commissioner's made a motion of No Recommendation for the application. There were multiple public comments made both in support and opposition of the project; written statements from the City Plan Commission hearing on September 19, 2023 and October 17, 2023 are attached to the ordinance.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
No City funding is required. Private equity and debt will be used to finance all home rehabilitation activities contemplated.

3. How does the legislation affect the current fiscal year?  
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
No. Eligible properties will receive 10 years abatement of the increased property taxes resulting from construction or rehabilitation work. Properties receiving tax abatement will continue to pay property taxes on their “frozen” assessed values.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Eligible projects will use private equity and debt to finance their projects. No new revenues will be generated until the end of the 10 year property tax abatements.

**Office of Management and Budget Review**  
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

**Additional Discussion (if needed)**  
Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population
  - ☒ Broaden the capacity and innovative use of funding sources for affordable housing
  - ☒ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures

- ☒ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- ☐ Address the various needs of the City's most vulnerable population
- ☐ Utilize planning approaches to improve the City's neighborhoods

## Prior Legislation

None.

## Service Level Impacts

Residents within the Westside Heritage Urban Renewal Plan area will apply for tax abatement. Any application that meets the requirements for a Development Plan or Rezoning per Chapter 88, Kansas City Code of Ordinances, shall require approval of a rezoning to district UR along with the concurrent approval of a preliminary development plan and final plan as set forth in the same chapter.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Housing stability is critical to the physical health and emotional well-being of our community's low- and moderate-income residents.
2. How have those groups been engaged and involved in the development of this ordinance?  
The Hispanic Economic Development Corporation, in consultation with a variety of neighborhood residents, is the proponent of the Westside Heritage Urban Renewal Plan.
3. How does this legislation contribute to a sustainable Kansas City?  
The removal of blight through housing rehabilitation by low- and moderate income homeowners will lead to the retention of existing housing throughout the Westside neighborhood.
4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 100

Number of Affordable Units 100

No, the legislation will not create new housing units. It will preserve existing housing units through the removal of blight and rehabilitation activities. Approximately 100 units of existing affordable housing will be preserved.

5. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Privately-financed housing rehabilitation activities are not subject to this requirement.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



## Legislation Text

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**File #: 230941**

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### ORDINANCE NO. 230941

Sponsor: Councilpersons Wes Rogers and Lindsay French

Rezoning an area of about 42.64 acres generally located at the northwest corner of Highway 210 and Searcy Creek Parkway from District MPD (Master Planned Development) to District MPD (Master Planned Development), and approving an MPD preliminary development plan for a logistics center development consisting of one lot and one tract. (CD-CPC-2023-00151)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A\_\_\_\_ rezoning an area of about 42.64 acres generally located at the northwest corner of Highway 210 and Searcy Creek Parkway from District MPD (Master Plan Development) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20A\_\_\_\_. That an area legally described as:

A tract of land located in the Southeast Quarter of Section 8, Township 50 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northwest corner of said Southeast Quarter; thence South 89°37'47" East, along the north line of said Southeast Quarter, 30.00 feet to a point on the east right-of-way line of N. Brighton Avenue, as now established, said point also being the point of beginning; thence South 89°37'47" East, along said north line, 930.00 feet to a point on the west right-of-way line of Searcy Creek Parkway, as now established; thence South 07°23'18" East, along said west right-of-way line, 1405.34 feet to a point on the north right-of-way line of 210 Highway, as now established; thence along said north right-of-way line the following six courses; thence South 81°51'19" West, 78.65 feet; thence South 79°35'00" West, 529.86 feet; thence South 66°38'52" West, 518.97 feet; thence on a curve to the right, having an initial tangent bearing North 12°31'00" West, a radius of 1352.41 feet and an arc length of 193.46 feet; thence North 04°19'10" West, 195.10 feet; thence South 85°40'50" West, 16.34 feet to a point on the east right-of-way line of said N. Brighton Avenue; thence along said east right-of-way line the following six courses; thence North 01°02'14" East, 117.17 feet; thence North 09°54'47" East,

24.57 feet; thence on a curve to the left, tangent to the last described course, having a radius of 2430.00 feet and an arc length of 564.78 feet; thence North 03°24'12" West, 215.46 feet; thence on a curve to the right, tangent to the last described course, having a radius of 2970.00 feet and an arc length of 228.23 feet; thence North 01°02'14" East, 180.69 feet to the point of beginning.

and

A tract of land located in the Southeast Quarter of Section 8, Township 50 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the northwest corner of said Southeast Quarter; thence South 89°37'47" East, along the north line of said Southeast Quarter, 960.00 feet to a point on the west right-of-way line of Searcy Creek Parkway, as now established; thence South 89°37'47" East, continuing along said north line, 203.61 feet; thence South 08°20'58" East, 1385.04 feet to a point on the north right-of-way line of 210 Highway, as now established; thence South 86°07'44" West, along said north right-of-way line, 147.92 feet; thence South 81°03'52" West, continuing along said north right-of-way line, 77.36 feet to a point on said west right-of-way line of Searcy Creek Parkway; thence North 07°23'18" West, along said west right-of-way line, 1405.34 feet to the point of beginning.

is hereby rezoned from District MPD (Master Plan Development) to District MPD (Master Planned Development), as shown outlined on a map marked Section 88-20A\_\_\_\_, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a MPD preliminary development plan, that will also serve as a preliminary plat, for the area legally described above is hereby approved, subject to the following conditions:

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

\_\_\_\_\_  
Secretary, City Plan Commission

Approved as to form:

\_\_\_\_\_  
Sarah Baxter  
Senior Associate City Attorney

**No Docket Memo  
Provided for  
Ordinance No.**

**230941**



## West, Daliah

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**From:** Tonilynn Shoff <assistant@northbrighton.com>  
**Sent:** Thursday, November 2, 2023 11:33 AM  
**To:** Clerk  
**Cc:** Elizabeth Tharp  
**Subject:** Public Testimony for Ordinance No. 230941.  
**Attachments:** Letter to City Plan Commission.pdf; Petition for City Plan Commission.pdf

Good Morning,

Attached is a letter signed by Board of Directors President & On-site Manager, the petition signed by members of North Brighton for better sound proofing barriers and request of change in hours of operation.

I will be attaching pictures in a following email.

On Behalf of North Brighton Townhouses, Inc.

Cooperatively yours,

*Tonilynn Shoff*

Tonilynn Shoff  
Assistant Manager  
Phone: 816-454-2500  
Fax: 816-454-2459



5057 N E 37TH STREET • KANSAS CITY, MISSOURI 64117 • (816) 454-2500 • FAX (816) 454-2459

October 26, 2023

City Plan Commission  
ATTN: Larisa Chambi  
414 E 12<sup>th</sup> Street  
Kansas City, MO 64113

RE: Case Nos. CD-CPC-2023-00151, letter to be addressed at hearing.

Dear City Plan Commission & Larisa Chambi,

This letter is being written to you on behalf of the Board of Directors and Members of North Brighton Townhouses, Inc. Our property is 56 acres with 382 townhomes residing on the property, established in 1968. We are writing to you with concerns regarding an application that will be presented to you on November 7, 2023, regarding Brighton Parking, Case Nos. CD-CPC-2023-00151. We would also like this letter to be addressed at the application hearing.

Attorney Patricia R. Jenson with Rouse Frets White Goss Gentile Rhodes, P.C. representing Precision Vehicle Holdings was kind enough to hold a zoom meeting on October 24, 2023, that we participated in. During this zoom meeting, some concerns were raised regarding the property located at the northeast corner of Highway 210 and N. Brighton Avenue. As you may recall, two (2) years ago, The City Plan Commission approved a Master Planned Development Plan for two industrial buildings for storage/distribution businesses. The new application that will be proposed to you on November 7, 2023, is for a parking facility for Ford Transit Vehicles.

North Brighton Townhouses, Inc. is the immediate neighbor to the north of said property. Two years ago, the previous plan removed all forty (40) year old trees and sound barriers bordering the property line. The removing of the trees not only removed any shade or buffering of noise from 210 Highway, but it also caused an excessive amount of dirt and dust. During the zoom meeting, Ms. Jensen provided a visual PowerPoint presentation, containing pictures of a sound barrier with trees, which do not exist at this time, all that remains is dirt and cliffs.

When we brought this to her attention, she stated a six (6) foot wood fence would be provided with landscaping. We do not believe a six (6) foot wood fence would help buffer any sounds. When we questioned the issue regarding the sound barrier, we were informed that the fence would block the visual of the parking lot and the landscaping would help buffer the sound.

In this meeting, we were also informed that this operation would be twenty-four hours, seven days a week. Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffering along with plants/trees of mature age to replace what was demolished previously.

We have included a petition regarding the change of operation of the industrial park with members' signatures, as well as present day pictures of the industrial property residing next to North Brighton Townhouses, Inc. Again, we would like this letter to be addressed at the application hearing on November 7, 2023. Thank you for your time and consideration.

On behalf of North Brighton Townhouses, Inc.

Cooperatively yours,



Elizabeth Tharp, On-site Manager  
North Brighton Townhouses, Inc.  
5057 NE 37<sup>th</sup> Street  
Kansas City, MO 64117  
Phone: 816-454-2500



Willia Bailey, President  
North Brighton Townhouses, Inc.  
5330 NE 36<sup>th</sup> Street  
Kansas City, MO 64117

# PETITION

Date: 10/27/2023

To the Council of the City of Kansas City – City Plan Commission

**Petition Summary:** Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffering along with plants/trees of mature age to replace what was demolished previously.

**Action Petitioned for:** We, the undersigned residents of the North Brighton Townhouses, Inc. petition the City Plan Commission and ask that the hours of operation coincide with the Kansas City Noise Ordinance, a noise buffering/sound proofing wall & mature trees planted.

The contact person for this petition is:

North Brighton Townhouses, Inc.

5057 NE 37<sup>th</sup> Street, KCMO 64117

816-454-2500

Name



Address

Phone

We note that any petition received maybe publicly available by the Council, unless we specifically advise otherwise.

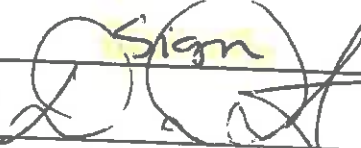


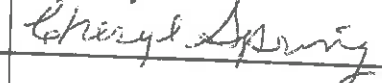

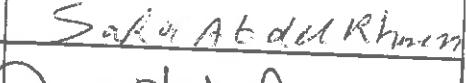











	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1	Kathy Solightly	5218 NE 36 <sup>th</sup>	816-454-7195	Kathy Solightly
2	Patricia A. Rader	5123 NE 37 <sup>th</sup> St	816-582-8400	P. Rader
3	Karma Kern	4921 NE 38 <sup>th</sup> St <sup>B</sup>	816-730-4109	Karma Kern
4	Timothy CATES	5016 NE 37 <sup>th</sup> St APT A	816-842-8202	Timothy Cates
5	Abdipatah Osman	5030 NE 37 <sup>th</sup> St	816-209-5810	Osman
6	Cathy Monahan	5331 NE 36 <sup>th</sup> St	816-433-0091	Cathy Monahan
7	Linne M. Jones	5008 NE 37 <sup>th</sup> St <sup>APT</sup> H	816-868-3129	Linne M. Jones

8	NEAL K. DAKE	5010 NE 37th ST APT A	(716) 561-1602	MU H. Dake
9	Emmylou Guillory	4979 NE 37th ST	816 745 9372	Emmylou Guillory
10	Jerrusha Keesea	5110 NE 37th ST	816-878-2986	Jerrusha Keesea
11	LLEDA CAMMACK	5155 NE 37th ST	816-452-5928	Allide Cammack
12	Paul Osiek	5237 NE 37th ST	816-838-1855	Paul Osiek
13	Federico De La Rosa	5100 NE 36th ST	816-659-2914 816-454-5344	Federico De La Rosa
14	Elena Arenzibia	5177 NE 37th ST	816-560-6480	Elena Arenzibia
15	ALFREDO J. ARENCIBIA	5004B NE 37th ST	816-803-0891	Alfredo Arenzibia
16	Michael Starlipor	4906 NE 37th ST	816 479 9887	Michael Starlipor
17	Kyle Thayer	5167 NE 37th ST	816-675-8611	Kyle Thayer
18	Elizabeth Thayer	4900 NE 37th ST	816 698 9634	Elizabeth Thayer
19	Jesse Lopez	4967 NE 37th ST	816-599-7056	Jesse Lopez
20	Timothy J Forbes	5302 NE 36th ST	816-454-0917	Timothy Forbes
21	Steven Crows	4915 NE 37th ST	918-314-4700	Steven Crows
22	William B. Bailey	5330 NE 36th ST	816-456-0534	William B. Bailey
23	Rosemarie Gilmore	5301 NE 36th ST	816-706-7732	Rosemarie Gilmore
24	Lindsey Carpenter	5375 NE 37th ST	816-419-1114	Lindsey Carpenter
25	JAMES FRANKLIN	5371 NE 37th ST	816-419-3667	James Franklin
26	James Franklin	5047 NE 37th ST	816-488-3240	James Franklin

	Print	Address	Phone	Sign
27	Deborah Wiegand	5212 NE 37 <sup>th</sup> St	KCMO 64117	816-868-8163
28	Florencia Alvarenga	4937 NE 37 <sup>th</sup> St	KC MO. 64117	816-522-4005
29	Ariel Alvarado	5019 NE 37 <sup>th</sup> St	KC MO 64117	
30	Frankie Arling	5124 NE 36 <sup>th</sup> St	KCMO 64117	816-807-1992
31	DONA SARMAN	5311 NE 36 <sup>th</sup> St	816-806 1811	Mona Sarman
32	ANTHONY GINTER	5069 NE 37 <sup>th</sup> St	KC. 816-812-6361	
33	Sierra Stawicki	5065 NE 37 <sup>th</sup> St	816-781-8668	Sierra Stawicki
34	Shonda Grether	5332 NE 36 <sup>th</sup> St	816 876 5705	
35	Linda Mathys	5180 NE 37 <sup>th</sup> St	816-294-3480	Linda Mathys
36	Nancy Mattis	5180 NE 37 <sup>th</sup> St	816-294-8952	Nancy Mattis
37	Carol Dunn	5112 NE 37 <sup>th</sup> St	816-517-5241	Carol Dunn
38	Catherine Swinney	4911 NE 38 <sup>th</sup> Street	KCMO 64117	816 588 7411 Catherine Swinney
39	Judith A. James	4883 NE 37 <sup>th</sup> St	816-621-1149	Judith A. James
40	Connie Kanatkar	4975 NE 37 <sup>th</sup> St	816 615-1552	Connie Kanatkar
41	Alpha Jo Jett	5120 NE 36 <sup>th</sup> St	816 810-1351	Alpha Jo Jett
42	Margaret Morgan	5122 NE 36 <sup>th</sup> St	816-459-9991	Margaret Morgan
43	Lisa Basteb	5343 NE 36 <sup>th</sup> St	816-645-5698	Lisa A Basteb
44	Liana McGinnis	5055 NE 37 <sup>th</sup> St	816-807-5493	Liana Mc Ginnis
45	Valerie Clark	5314 NE 36 <sup>th</sup> St	816 352 7878	V Clark

	Print	Address	Phone	Sign
46	John W Darling	5124 N. E KCMO	516-809-4247	John W. Darling
47	Samantha Runyon	4929 NE 37 <sup>th</sup> St <sup>KCMO</sup> 64117	913-433-4244	Samantha Runyon
48	Brenda DaMitz	5041 N. E 37 <sup>th</sup> St. KCMO 64117	816-878-1789	Brenda DaMitz
49	Susan Friend	5128 NE 36 <sup>th</sup> St	816-520-3906	Sue Friend
50	V. Logan	5206 NE 36 <sup>th</sup> St	913-671-8001	V. Logan
51	Ahmed Yusuf	4887 NE 37 <sup>th</sup> St	816-4336895	Ahmed Yusuf
52	PATRICIA DENNECKE	5165 NE 37 <sup>th</sup> ST.	816-454-7008	Patricia A. Dennecke
53	Walter Salmeron	4949 NE 37 <sup>th</sup> St	(816) 519-4605	Walter Salmeron
54	Ben Brown	5325 NE 37 <sup>th</sup> St	713-244-9732	Ben Brown
55	Scott Watkins	5059 NE 37 <sup>th</sup> St.	816-324-3571	Scott Watkins
56	Calli Wyss	5157 NE 31 <sup>th</sup> St	816-516-7096	Calli Wyss
57	Mindy Saucedo	5151 NE 37 <sup>th</sup> St	816-803-8768	Mindy Saucedo
58	BOB SAUCEDA	5151 NE 37 <sup>th</sup> St	816-359-9974	Bob Saucedo
59	DE NISE CILIBERTI	4966 NE 37 <sup>th</sup> St	816-405-6035	Denise Ciliberti
60	Denise Miller	5349 N. E 37 <sup>th</sup> St	816-896-8109	Denise Miller
61	Autumn Gabriel	5361 N. E 37 <sup>th</sup> St	(816) 716-7776	Autumn Gabriel
62	Abdelhamid Abdelhamid	5004 N. E 37 <sup>th</sup> St	(816)-316-9280	Abdelhamid Abdelhamid
63	Joannette Mornino	5307 NE 36 <sup>th</sup> St	816-996-1178	Joannette Mornino
64	David Smith	5055 NE 37 <sup>th</sup> St	816-805-1149	David Smith



	Print	Address	Phone	Sign
65	Daniuan Best	5172 NE 37 <sup>th</sup> St	816-365-3651	
66	Michelle Wilson	5022 NE 37 <sup>th</sup> Apt B	(816) 206-0701	
67	Tammy Gillispie	5168 NE 37 <sup>th</sup> St	816-820-9913	
68	Cheryl Spring	5203 NE 37 <sup>th</sup>	816-452-1220	
69	Ellen Abdelhamed	5018 A NE 37 <sup>th</sup> St	816-277-4207	
70	Saka Abdel Rahman	5355 NE 32 <sup>th</sup> St	816-268-1951	
71	Jodi GEMAS	5305 NE 36 <sup>th</sup> St	816-374-4281	
72	Betty MALTBLIA	5239 NE 37 <sup>th</sup> St	816-260-1559	
73	Mohamud Farrah	4902 NE 37 <sup>th</sup> St	816-682-7617	
74	LYNETTE PECORARO	516 N 33 <sup>rd</sup> St	816-877-6665	
75	Gordon Clark	5149 NE 37 <sup>th</sup> St	(816) 734-7340	
76	Heather Taylor	5201 NE 37 <sup>th</sup> St	816-582-7505	
77	Michael Foster	5160 NE 37 <sup>th</sup> St	816-589-2282	
78	<del>Cassandra Foster</del>	5120 NE 37 <sup>th</sup> St	816-566-3144	
79	TERENCE J. JESSON	5046 N.E. 37 <sup>th</sup> St.	816-663-3134	
80	Terry Mendotti	5204 NE 36 <sup>th</sup>	816-797-6044	
81	Makenzie	5210 36 St	913-605-6765	
82				
83				



**West, Daliah**

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**From:** Tonilynn Shoff <assistant@northbrighton.com>  
**Sent:** Thursday, November 2, 2023 11:33 AM  
**To:** Clerk  
**Cc:** Elizabeth Tharp  
**Subject:** Public Testimony for Ordinance No. 230941  
**Attachments:** CPC Pics.pdf

Good Morning,

I have attached the pictures of the property that North Brighton is requesting to be better sound proofed.

On Behalf of North Brighton Townhouses, Inc.

Cooperatively yours,

*Tonilynn Shoff*

Tonilynn Shoff  
Assistant Manager  
Phone: 816-454-2500  
Fax: 816-454-2459

























# **CD-CPC-2023-00151**

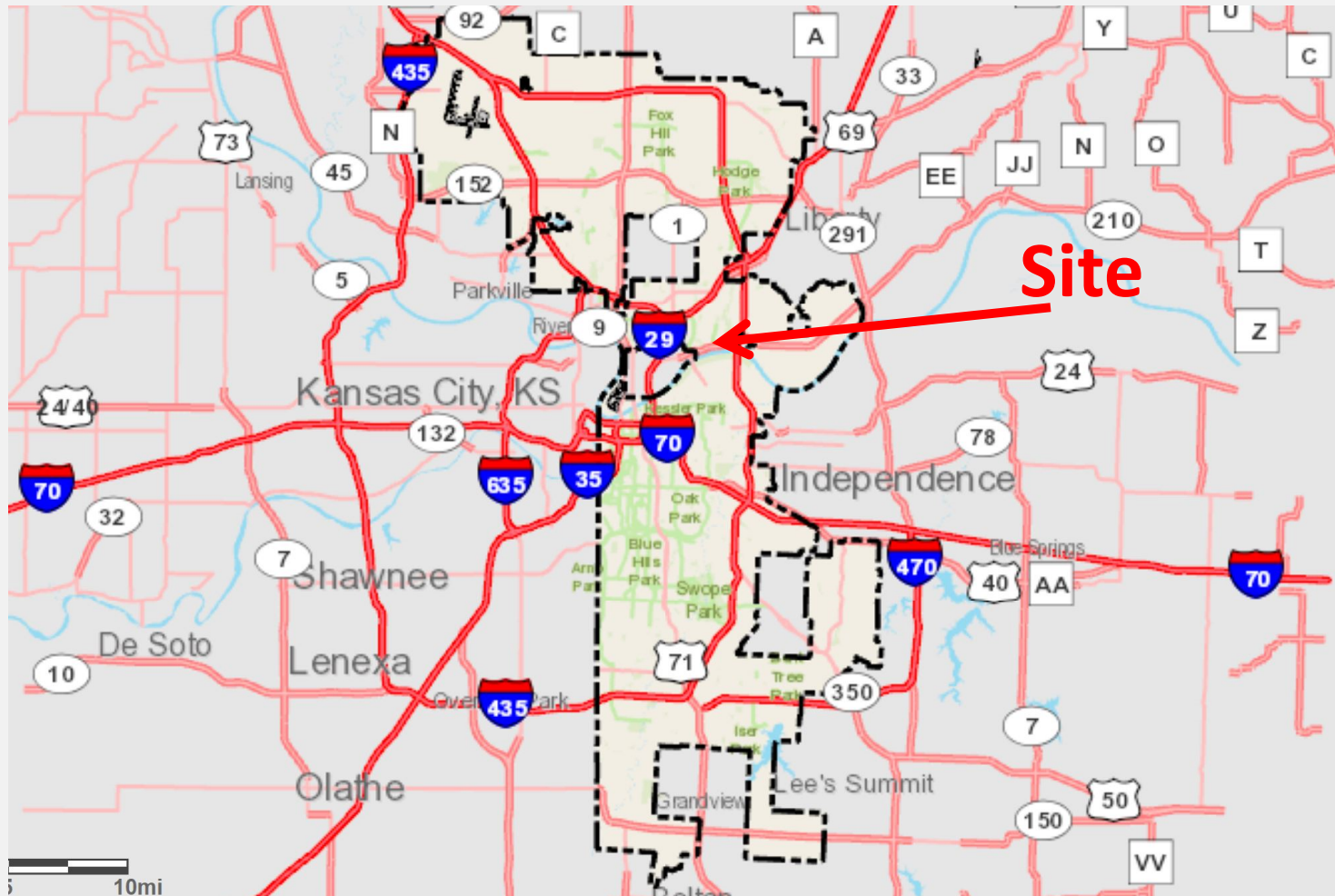
## **Major Amendment to a Master Planned Development**

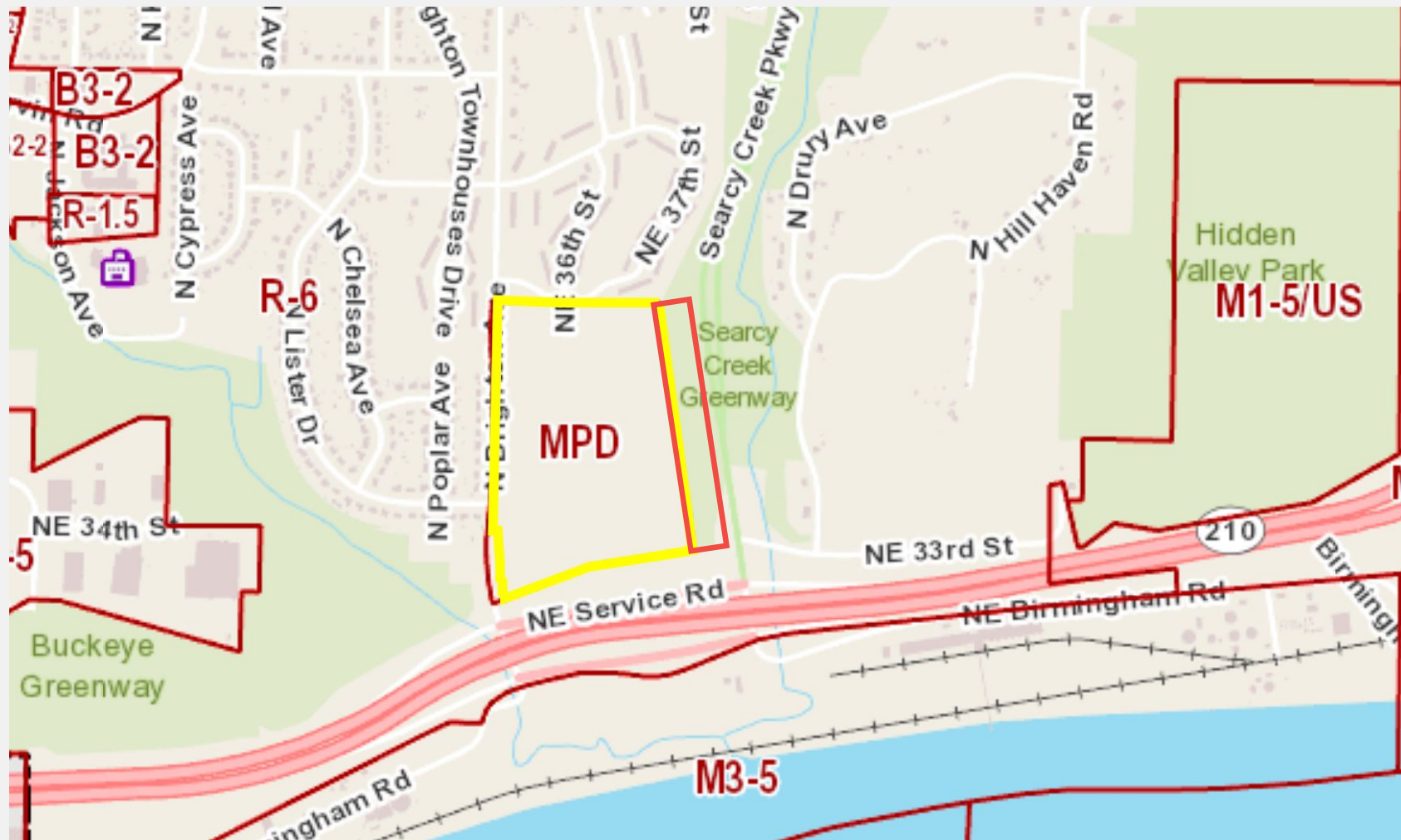
3363 N. Brighton Avenue

11/07/2023

City Plan Commission







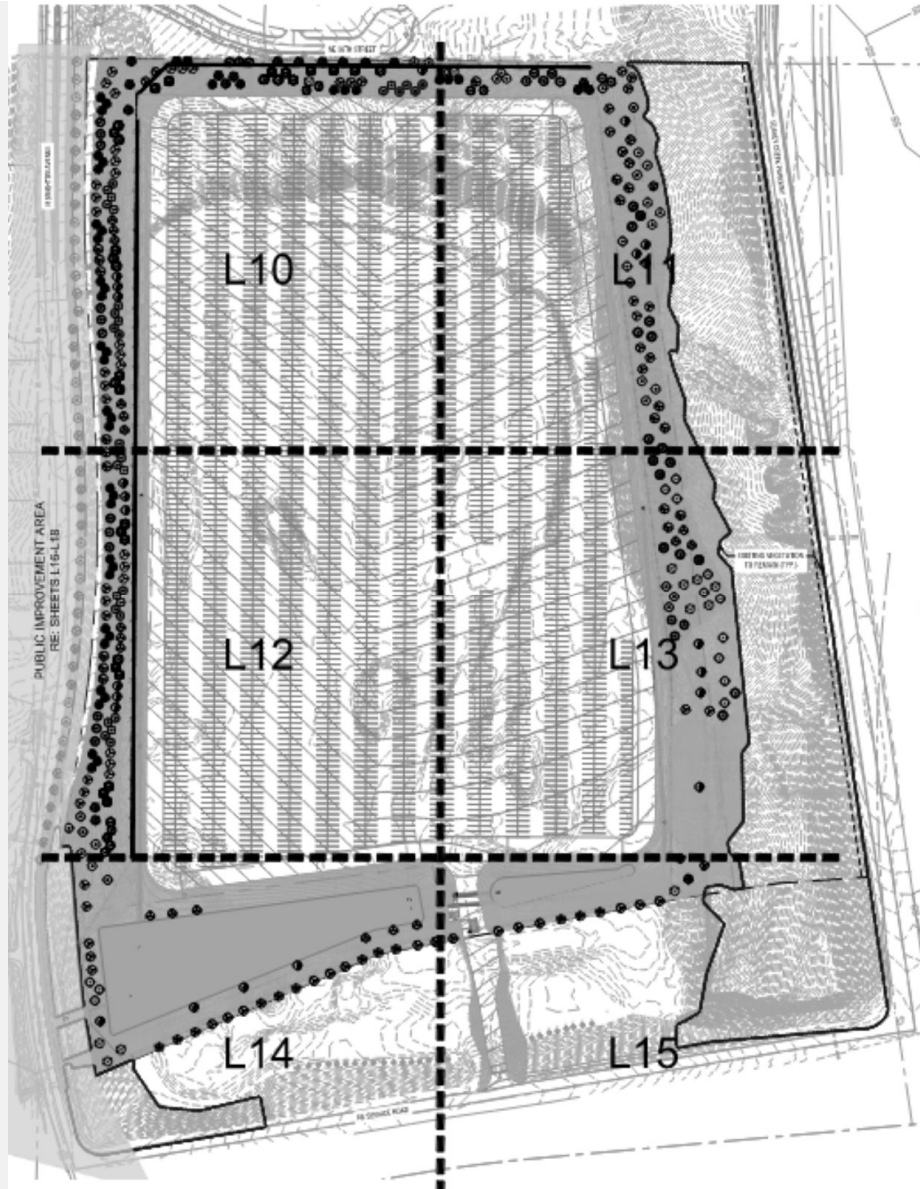








**KANSAS CITY  
MISSOURI**



The major amendment does not comply with the purpose of MPD (Master Planned Development):

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include:

**1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

**2. TRADITIONAL URBAN DEVELOPMENT**

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

**3. MIXED-USE DEVELOPMENT**

Developments that contain a complementary mix of residential and nonresidential uses.

**4. MIXED HOUSING DEVELOPMENT**

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

**88-280-01-B. SPECIFIC OBJECTIVES**

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.



## Changes to Conditions

Condition 30 – remove

Conditions 10 – 19 be combined into one condition:

- That the City Council hereby grants the following deviations pursuant to Section 88-280-05-A:
  - a) A deviation to the number of bicycle parking spaces required by Section 88-420-09-B-a to provide 3 short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces.
  - b) A deviation to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The developer will not provide a connection to the adjacent properties.
  - c) A deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west, north, east and south sides of the property. The developer will require a 500 foot deviation along the west, north, east and south sides.
  - d) A deviation to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building.
  - e) A deviation to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots to permit 368 trees instead of the required 634 trees.
  - f) A deviation to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lot to permit 702 shrubs instead of the required 3,169 shrubs.



Corner of NE 36<sup>th</sup> Street and N Brighton Avenue



View from NE Service Road





View of the Southern portion of the property from N Brighton Avenue

# **Staff Recommendation:**

**Case No. CD-CPC-2023-00151**  
**Denial**



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

[kcmo.gov/planning](http://kcmo.gov/planning)

November 07, 2023

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation  
4510 Belleview Ave  
Kansas City, MO 64111

Re: **CD-CPC-2023-00151** - A request to approve a major amendment to an Master Planned Development to allow for vehicle storage including 3,169 parking spaces in district MPD on about 42.64 acres generally located on the NE corner of Highway 210 and north Brighton Avenue.

Dear Rachelle Biondo:

At its meeting on November 07, 2023, the City Plan Commission acted as follows on the above-referenced case.

Denial

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi  
Lead Planner



## Plan Conditions

Report Date: November 07, 2023

Case Number: CD-CPC-2023-00151

Project: Brighton Parking

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) with questions.*

1. 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.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
5. 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.
6. That Ordinance No. 210398, including conditions 23, 24, 25, 26, 35, and 36 shall remain in full force and effect.
7. 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.
8. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
9. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to certificate of occupancy.
10. That a deviation be granted to Section 88-420-09-B-a requiring all nonresidential development to provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. The developer shall provide three short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces.
11. That a deviation be granted to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The developer will not provide a connection to the adjacent properties.
12. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west of the property. The developer will require a 500 foot deviation along the west.
13. That a deviation be granted to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building.
14. No electric vehicles shall be stored on this site. Should the property owner decide to place electric vehicles on the subject property, approval of a minor amendment to the approved MPD will be required prior to the placement of electric vehicles on the site will be required.
15. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the north of the property. The developer will require a 500 foot deviation along the north.

*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

16. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the east of the property. The developer will require a 500 foot deviation along the east.
17. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the south of the property. The developer will require a 500 foot deviation along the south.
18. That a deviation be granted to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots. The applicant is proposing 368 trees instead of the required 634 trees.
19. That a deviation be granted to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lots. The applicant is proposing 702 shrubs instead of the required 3,169 shrubs.
20. The applicant shall apply for and receive approval of any necessary permit as required by the Missouri Department of Transportation (MoDOT).
21. Should the Missouri Department of Transportation request that the access point be moved to any adjoining street, the applicant shall be required to apply for and receive approval of a Major Amendment to the MPD prior to the issuance of any permits.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

22. The developer shall 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer shall dedicate additional right of way [and provide easements] for N. Brighton 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.
24. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
25. 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.
26. The developer shall submit a streetscape plan for approval and permitting to the Land Development Division showing the streetscape improvements in the public right of way, the construction of ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired, and a street tree planting plan in compliance with 88-425-03 for review by the Parks and Recreation Department, Land Development Division, and Development Management Division prior to building permit.
27. 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.
28. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.



*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

29. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

30. 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.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

31. The shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

32. 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) Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

33. 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>

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Bryan Wagner 816-513-0275  
North of River contact - Pedro Colato 816-513-4892

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

35. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

November 7, 2023

**Project Name**  
Brighton Parking

**Docket #7**

**Request**

CD-CPC-2023-00151  
Major Amendment to a Master Planned Development

**Applicant**

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

**Owner**

Star Development Corp.

Location	3363 N Brighton Avenue
Area	About 42.64 acres
Zoning	MPD
Council District	2 <sup>nd</sup>
County	Clay County
School District	NKC 250

**Surrounding Land Uses**

**North:** Residential Uses, zoned R-6

**South:** HWY 210, zoned R-6

**East:** Park, zoned R-6

**West:** Residential Uses, zoned R-6

**Major Street Plan**

Searcy Creek Parkway is identified as an established Parkway on the City's Major Street Plan. North Brighton is identified as a thoroughfare on the City's Major Street Plan. M-210 Highway is identified as a freeway under MoDOT jurisdiction.

**Land Use Plan**

The Briarcliff-Winnwood Area Plan recommends Light Industrial for this location.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on 09/15/2023. No scheduling deviations from 2023 Cycle T have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is not located with a registered neighborhood or homes associations.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 10/24/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The site is currently undeveloped. The subject property is bounded by North Brighton Avenue on the west, NE Service Road and M-210 Highway on the south, NE Searcy Creek Parkway to the east and NE 36<sup>th</sup> Street on the north. Access to the site is provided by NE Service Road, which serves as an off ramp of M-210 Highway. A majority of the trees on the site were removed after the approval of the previous Master Planned Development request, the site has also already been graded.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a major amendment to an approved Master Planned Development. The amendment would change the proposed use from two warehouses to a 3,169 parking space vehicle storage facility.

**CONTROLLING + RELATED CASES**

CD-CPC-2021-00049 – request to approve a Rezoning from District R-6 (Residential 6) to District MPD (Master Planned Development) and approval of an MPD preliminary Development Plan and Preliminary plat for the development of light industrial uses. City Staff and the City Plan Commission recommended Denial. The application was approved with conditions via Ordinance No. 210398 on May 20, 2021.

CD-CPC-2021-00048 – request to approve an Area Plan Amendment to change the recommended land use of the Residential Low Density with Conservation District to Light Industrial. City Staff and the City Plan Commission recommended Denial. The application was approved via Resolution No. 210397 on May 20, 2021.

CD-CPC-2021-00207 – request to approve a Final MPD Plan for Brighton Industrial Park. The application was approved with conditions on January 4, 2022.

Ordinance No. 220021 – calling for a submission to the voters of Kansas City at a special election on April 5, 2022 to remove an area generally located on the west side of Searcy Creek between 210 Highway and approximately NE 36<sup>th</sup> street and serves as right of way for parkway purpose. The ordinance was approved 01/13/2022, and the result of the election was to remove the land in the area described previously.

Ordinance No. 230941 – Introduced by Councilwoman French and Councilman Rogers on October 26, 2023. The ordinance is scheduled to be presented at NPD Committee on November 8, 2023.

#### **PROFESSIONAL STAFF RECOMMENDATION**

Docket #7 Denial

#### **PLAN REVIEW**

The proposed Major Amendment to a Master Planned Development requests to change the previously approved plan to allow for a 3,169-parking space parking lot to allow for the storage of vehicles for the Ford Motor Company. The proposed parking area is made up of heavy duty concrete and light-duty asphalt pavement.

The applicant is proposing a wood fence around the entire property to shield the use of the property from the surrounding properties. The proposed landscaping and lighting is in compliance with the Zoning and Development Code.

The applicant is proposing a vehicle drop off area in the southeastern part of the property to allow for vehicles to be unloaded as far away from the residential uses to the west and north. The proposed use will have 6-7 employees on site daily (with a total of 20 employees assigned to the site). The site will have 24/7 onsite security and security cameras.

There is one guard shack proposed for the property at the entrance of the site.

#### **PLAN ANALYSIS**

*\*indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
MPD, Master Planned Development District (88-280)	Yes	No	See MPD Section of the staff report.
Vehicle Storage and Towing (88-375)*	Yes	No	The applicant is requesting deviations to this section. See below.
Boulevard and Parkway Standards (88-323)	No	Yes	See below

Parkland Dedication (88-408)	No	Yes	
Parking and Loading Standards (88-420)*	Yes	No	The applicant is requesting deviations to this section. See below.
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	No	The applicant is requesting deviations to this section. See below.
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	

### SPECIFIC REVIEW CRITERIA

Boulevard and Parkway Standards 88-323 – The subject property is west of a portion of property that was previously identified as right-of-way for a parkway; Searcy Creek Parkway is an established Parkway. Ordinance No. 220021 was introduced April of 2022, the ordinance called for a special election to remove an area of land on the west side of Searcy Creek Parkway between 210 Highway and approximately NE 36<sup>th</sup> street. The result of the election was to remove the land as parkway right-of-way, the parkway designation for Searcy Creek Parkway remains unchanged. Vehicle Storage and Towing is prohibited when adjacent to and within 150 feet of public parks, boulevards, or parkways. The applicant will be required to keep the subject property and the property to the east as two separate parcels to allow for the Vehicle Storage and Towing use on the property. Should the applicant combine the properties, they would require a deviation to allowed uses in the Boulevard and Parkway standards. An MPD district can only request deviations to the city's *Standards, Specifications, and Design Criteria* for streets, sidewalks, stormwater management and any other public improvements, not a use.

### Deviations –

1. The applicant is requesting a deviation to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building. The proposed use will not create pedestrian circulation within the site or to adjacent rights-of-way as stated in the Operations document attached to this report.
2. The applicant is requesting a deviation to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The applicant will not provide a connection to the adjacent properties.
3. The applicant is requesting a deviation to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots. The applicant is proposing 368 trees instead of the required 634 trees.

4. The applicant is requesting a deviation to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lots. The applicant is proposing 702 shrubs instead of the required 3,169 shrubs.
5. The applicant is requesting a deviation to Section 88-420-09-B-a requiring all nonresidential development to provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. The applicant shall provide three short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces. Staff is supportive of this deviation.
6. The applicant is requesting a deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the north of the property. The applicant will require a 500-foot deviation along the north.
7. The applicant is requesting a deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west of the property. The applicant will require a 500-foot deviation along the west.
8. The applicant is requesting a deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the east of the property. The applicant will require a 500-foot deviation along the east.
9. The applicant is requesting a deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the south of the property. The applicant will require a 500-foot deviation along the south.

#### **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 applicant amended the Briarcliff/Winnwood Area Plan in 2021 from Residential Low Density and Conservation to Industrial. The proposed amendment before you complies with the area plan. The proposed plan is not in compliance with the Zoning and Development Code, the applicant is requesting multiple deviations from the Code; including deviations to landscaping, connectivity, and placement of uses.

The applicant is proposing a use that is not in alignment with the recently adopted KC Spirit Playbook. A few of the KC Spirit Playbook goals state that new developments in the city contribute to the city's environmental sustainability and resiliency goals, lead to equitable and sustainable growth or revitalization, promote high quality design, fit within or add value to the character of the surrounding area, and improve access to daily needs. The applicant has stated that the proposed use will provide a centralized parking area for 14 of Ford's parking lots that are currently located throughout the city. The centralized location of the parking area will reduce the number of miles the vehicles have to be moved for storage. While staff agrees that a centralized parking area is a great addition, a different location for the parking lot would align more closely with the KC Spirit Playbook.

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

The proposed use was listed as a "prohibited use" in the previous MPD application, the applicant is seeking a major amendment to allow for Vehicle Storage and Towing on the property. Per the Zoning and Development Code, Vehicle Storage and Towing is not allowed within 500 feet of residential zoning districts, the applicant is requesting deviations on all sides of the property for this requirement. Should the major amendment to the MPD be approved with the associated deviations, the proposed use will be allowed on the subject property.

**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 is limited to one access point on NE Service Road. The road is in MoDOT jurisdiction, MoDOT has not completed their review of the project as of the publication of the staff report. Therefore, staff has included a condition stating that the applicant will be required to apply for and receive any permits as required by MoDOT. At the public engagement meeting the applicant held with the surrounding properties, those in attendance stated that the removal of the accesses point off North Brighton Avenue was an improvement and the one access point off NE Service Road was preferred. Staff has added a second condition stating, "should MoDOT have any concerns with the access to the site and require the access point be moved to a different location the applicant shall apply for and receive approval of a major amendment prior to issuance of any permit" to ensure the adjoining properties are informed of any changes to the access of the property should MoDOT require them.

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

The applicant submitted operating standards, those standards describe a maximum of 6 employees on site at all time. The proposed amendment provides a sidewalk extension along the west side of the property and a 10' (foot) trail easement on the property to the east. There are no proposed connections from the existing sidewalk to the entrance of the site and no proposed internal connections. The applicant is seeking a deviation from the pedestrian standards; due to the lack of public access to the site and the proposed use of the property, staff is supportive of these deviations. The applicant is also seeking a deviation from the required number of bicycle parking spaces on site, due to the limited number of employees and nature of the proposed use, staff is supportive of this deviation. The applicant is proposing three bicycle parking spaces located next to the guard shack at the entrance of the property.

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

The plan provides 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 proposed use includes a 3,169-space parking lot and guard shack. The property is adjacent to residential uses on the west and north, open space on the east, and highway 210 on the south. The amount of asphalt that is proposed is not compatible with the adjacent properties.

**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 worked with staff to provide a 25-foot-wide landscape buffer along the north and west of the property. They are also proposing a wood fence around the entire use to act as a visual buffer from the adjacent properties and to reduce any noise pollution from the adjoining properties. The applicant is also proposing a circular turn around on the property to act as a drop off zone for the vehicles, the turnaround is located in the southeastern part of the property and will help reduce the noise that will be produced on site. The proposed lighting complies with the Zoning and Development Code. The applicant will retain the eastern property in its natural state.

**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 proposed use is a 3,169-parking space parking lot, the site of the parking lot has been graded. The vehicle storage facility will consist of heavy duty concrete and light-duty asphalt pavement. There is a small detention area to the south. While the proposed amount of asphalt is to be expected with the proposed use, the location of the use is not consistent with the character of the surrounding area. The access to the property is existing.

**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 plan identifies which trees will be preserved during the development of the subject property. The property to the east will remain in its natural state, a line of trees on the south of the property will be preserved. The rest of the subject property has already been cleared of trees.

**Master Planned Developments (88-520-03-G)**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

**A. The preliminary development plan's consistency with any adopted land use plans for the area;**

The applicant requested an area plan amendment in 2021 to allow for Industrial uses on the property, City Staff and the City Plan Commission recommended denial, however the request was approved via Resolution No. 210397 by City Council. The development plan is consistent with the Briarcliff/Winnwood Area Plan.

**B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and**

Major Amendments to MPD districts require a complete review to all the criteria listed in the Master Planned Development section. Use of the MPD district can be used to accommodate development that may be difficult to carry out under otherwise applicable zoning district standards. Developments may benefit from the Master Planned Development tools when they include the following: Enhanced Protection of Natural Resources, Traditional Urban Development, Mixed-Use Development, and Mixed Housing Development. The proposed amendment does not use the above listed tools that are required



for MPD zoned districts. The land to the east of the property was previously listed as a parkway right-of-way, the applicant recently purchased the property and will keep it in its native state. The proposed amendment is located on a property that previously received approval of an MPD, therefore all the previous tree canopy was removed, and grading began.

The MPD district is intended to accommodate development that may be difficult to carry out under the applicable zoning district ordinances. The proposed use is listed as a "prohibited use" in the previous MPD application, the applicant is seeking a major amendment to allow for Vehicle Storage and Towing on the property. The proposed use is not allowed within 500 feet of residential zoning districts, the applicant is requesting deviations on all sides for this requirement.

Section 88-280-01-B of the code describes the objectives that MPD are intended to promote.

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;

- Staff Review: The proposed use could be placed in an M1 zoning district further than 150 feet from a park, boulevard, or parkway. The use on a different lot with an M1 zoning district would remove the need for four deviations.

2. implementation and consistency with the city's adopted plans and policies;

- Staff review: The Briarcliff/Winnwood Area Plan was amended to allow for Industrial land uses in 2021. Staff believes that the proposed use of the property does not align with the goals of the KC Spirit Playbook.

3. efficient and economical provision of public facilities and services;

- Staff review: The proposed use is a private facility and will have a staff of 6-7 employees on site daily, and a maximum of 20 people assigned to the site. All accesses to the property are already placed.

4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;

- Staff review: No residential uses are proposed. The lot is proposed to be covered in heavy duty asphalt for a 3,169-space parking lot. This use is a drastic change from the residential and open spaces uses to the west, north, and east. The large amount of asphalt and lack of trees throughout the site will contribute to the heat island effect and runoff quantities in the area.

5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;

- Staff review: No residential is proposed for the site.

6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;



- Staff review: No residential or mixed uses are proposed for the site. The lot to the east of the subject property will remain in it's natural state.

7. a coordinated transportation system that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;

- Staff review: No coordinated transportation system designed for pedestrians, bicycles, or vehicles is proposed on the site. The applicant has proposed to extend the sidewalk on the west to the NE Service Road and has shown a trail easement on the property to the east as required by the KC Trails Plan.

8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;

- Staff review: The proposed use is a 3,169-space parking lot. The access to the property is located on NE Service Road, while the removal of access points on North Brighton Avenue is an improvement to the previous plan, the drastic increase in impervious surface on the property does not encourage a high-quality livable environment. The applicant has worked with staff to increase the landscaping to the north and west to provide a better buffer of the proposed use from the residential uses.

9. the incorporation of open space amenities and natural resource features into the development design;

- Staff review: The applicant previously received approval of an MPD to allow for two warehouses, the lot has been cleared of trees and grading has been initiated. The property to the east was recently acquired by the applicant and will be retained in it's natural state.

10. low-impact development (LID) practices; and

- Staff review: The applicant is proposing a 3,169-space parking lot. The applicant is proposing native vegetation along the areas of steep grade and detention areas. All the trees were removed prior to the submittal of this application.

11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

- Staff review: The applicant is providing lighting and landscaping in compliance with the zoning and development code. The applicant is proposing a wood fence as an added buffer to the proposed use. Signage has not been reviewed with this application and will require a sign permit in compliance with Section 88-445.

**C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**

The proposed conditions will protect the interest of the public of the properties surrounding the MPD. Staff has included a condition that requires a Major Amendment should the access to the property change since the public that attended the public engagement meeting state a preference to no access points on North Brighton Avenue. Staff has added another condition requiring a Minor

Amendment should the applicant decide to store electric vehicles on site, the fire department is concerned with the random combustibility of electric vehicles. Electric vehicle fires are virtually impossible to put out, leaving the fire fighters to watch as the vehicle burns. Due to the number of parking spaces proposed, if the applicant wishes to store electric vehicles on site, a minor amendment would ensure the Fire Department can review any proposed changes to the parking layout and assess accessibility and distancing for the vehicles. The proposed conditions will also ensure the property is properly screened from the adjacent properties.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Public Testimony

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **DENIAL** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP  
Lead Planner



## Plan Conditions

Report Date: November 02, 2023

Case Number: CD-CPC-2023-00151

Project: Brighton Parking

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) with questions.*

1. 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.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
5. 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.
6. That Ordinance No. 210398, including conditions 23, 24, 25, 26, 35, and 36 shall remain in full force and effect.
7. 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.
8. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
9. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to certificate of occupancy.
10. That a deviation be granted to Section 88-420-09-B-a requiring all nonresidential development to provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. The developer shall provide three short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces.
11. That a deviation be granted to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The developer will not provide a connection to the adjacent properties.
12. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west of the property. The developer will require a 500 foot deviation along the west.
13. That a deviation be granted to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building.
14. No electric vehicles shall be stored on this site. Should the property owner decide to place electric vehicles on the subject property, approval of a minor amendment to the approved MPD will be required prior to the placement of electric vehicles on the site will be required.
15. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the north of the property. The developer will require a 500 foot deviation along the north.

*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

16. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the east of the property. The developer will require a 500 foot deviation along the east.
17. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the south of the property. The developer will require a 500 foot deviation along the south.
18. That a deviation be granted to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots. The applicant is proposing 368 trees instead of the required 634 trees.
19. That a deviation be granted to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lots. The applicant is proposing 702 shrubs instead of the required 3,169 shrubs.
20. The applicant shall apply for and receive approval of any necessary permit as required by the Missouri Department of Transportation (MoDOT).
21. Should the Missouri Department of Transportation request that the access point be moved to any adjoining street, the applicant shall be required to apply for and receive approval of a Major Amendment to the MPD prior to the issuance of any permits.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

22. The developer shall 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer shall dedicate additional right of way [and provide easements] for N. Brighton 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.
24. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
25. 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.
26. The developer shall submit a streetscape plan for approval and permitting to the Land Development Division showing the streetscape improvements in the public right of way, the construction of ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired, and a street tree planting plan in compliance with 88-425-03 for review by the Parks and Recreation Department, Land Development Division, and Development Management Division prior to building permit.
27. 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.
28. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

29. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
30. 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.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

31. The shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
32. 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) Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

33. 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>
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Bryan Wagner 816-513-0275  
North of River contact - Pedro Colato 816-513-4892

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

35. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.



MAJOR AMENDMENT TO APPROVED  
MASTER PLANNED DEVELOPMENT (MPD) PLAN  
FOR  
BRIGHTON VEHICLE LOGISTICS CENTER

LOCATED AT  
3363 N. BRIGHTON AVE  
KANSAS CITY, MO 64117

LEGAL DESCRIPTIONS

TRACT 1 LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°37'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. BRIGHTON AVENUE, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°37'47" EAST, ALONG SAID NORTH LINE, 930.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEACRY CREEK PARKWAY, AS NOW ESTABLISHED; THENCE SOUTH 07°23'18" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1405.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 210 HIGHWAY, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES; THENCE SOUTH 81°51'19" WEST, 78.65 FEET; THENCE SOUTH 79°35'00" WEST, 529.86 FEET; THENCE SOUTH 66°38'52" WEST, 518.97 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 12°31'00" WEST, A RADIUS OF 1352.41 FEET AND AN ARC LENGTH OF 193.46 FEET; THENCE NORTH 04°19'10" WEST, 195.10 FEET; THENCE SOUTH 85°40'50" WEST, 16.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N. BRIGHTON AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES; THENCE NORTH 01°02'14" EAST, 117.17 FEET; THENCE NORTH 09°54'47" EAST, 24.57 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2430.00 FEET AND AN ARC LENGTH OF 564.78 FEET; THENCE NORTH 03°24'12" WEST, 215.46 FEET; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2970.00 FEET AND AN ARC LENGTH OF 228.23 FEET; THENCE NORTH 01°02'14" EAST, 180.69 FEET TO THE POINT OF BEGINNING.

TRACT 2 LEGAL DESCRIPTION:

A TRACT OF LAND LOATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°37'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 960.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEACRY CREEK PARKWAY, AS NOW ESTABLISHED; THENCE SOUTH 89°37'47" EAST, CONTINUING ALONG SAID NORTH LINE, 203.61 FEET; THENCE SOUTH 08°20'58" EAST, 1385.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 210 HIGHWAY, AS NOW ESTABLISHED; THENCE SOUTH 86°07'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 147.92 FEET; THENCE SOUTH 81°03'52" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 77.36 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SEACRY CREEK PARKWAY; THENCE NORTH 07°23'18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1405.34 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM

DEVELOPER  
PRECISION VEHICLE HOLDINGS  
4401 FLETCHER STREET  
WAYNE, MI 48184  
TEL: (734) 716-1282  
CONTACT: DEAN ANOS

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & LIGHTING  
KIMLEY-HORN AND ASSOCIATES, INC.  
805 PENNSYLVANIA AVENUE  
KANSAS CITY, MO 64105  
TEL: (816) 652-0350  
PRIMARY CONTACT: TYLER WYSONG, P.E.  
EMAIL: TYLER.WYSONG@KIMLEY-HORN.COM

ATTORNEY  
ROUSE FRETS WHITE GOSS GENTILE RHODES  
4510 BELLEVIEW AVENUE #300  
KANSAS CITY, MO 64111  
(816) 753-9200  
CONTACT: PATRICIA JENSEN  
EMAIL: PJENSEN@ROUSEPC.COM

MPD LIST OF INFRASTRUCTURE DEVIATIONS  
FOR  
BRIGHTON VEHICLE LOGISTICS CENTER

The proposed MPD zoning allows the developer the option to deviate from "Typical" development standards. Because of this, the following Deviations are being requested:

1. Required Distance of Vehicular Storage Areas from Residential Districts

Per City requirements, all vehicular storage areas on the property must be located at least 500 feet from any Residential district. This MPD plan requests the following deviations:

- a. Deviation of 439.2 Feet to the West  
b. Deviation of 500 Feet to the North

2. Required Bicycle Parking Spaces for all Nonresidential Development

Per City requirements, all nonresidential development requires three (3) short term bicycle parking spaces or at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. This would result in 317 bicycle parking spaces, which is not justified with the proposed use. This MPD plan requests that only three (3) long-term bicycle parking spaces be provided instead.

3. Interior Landscape of Parking Lots - Required Tree Plantings

Per City requirements, one (1) tree is required per five (5) proposed parking spaces, resulting in 634 new trees in the proposed development. This MPD plan requests that 368 trees as well as the preservation of 8.1 acres of existing native vegetation be sufficient instead.

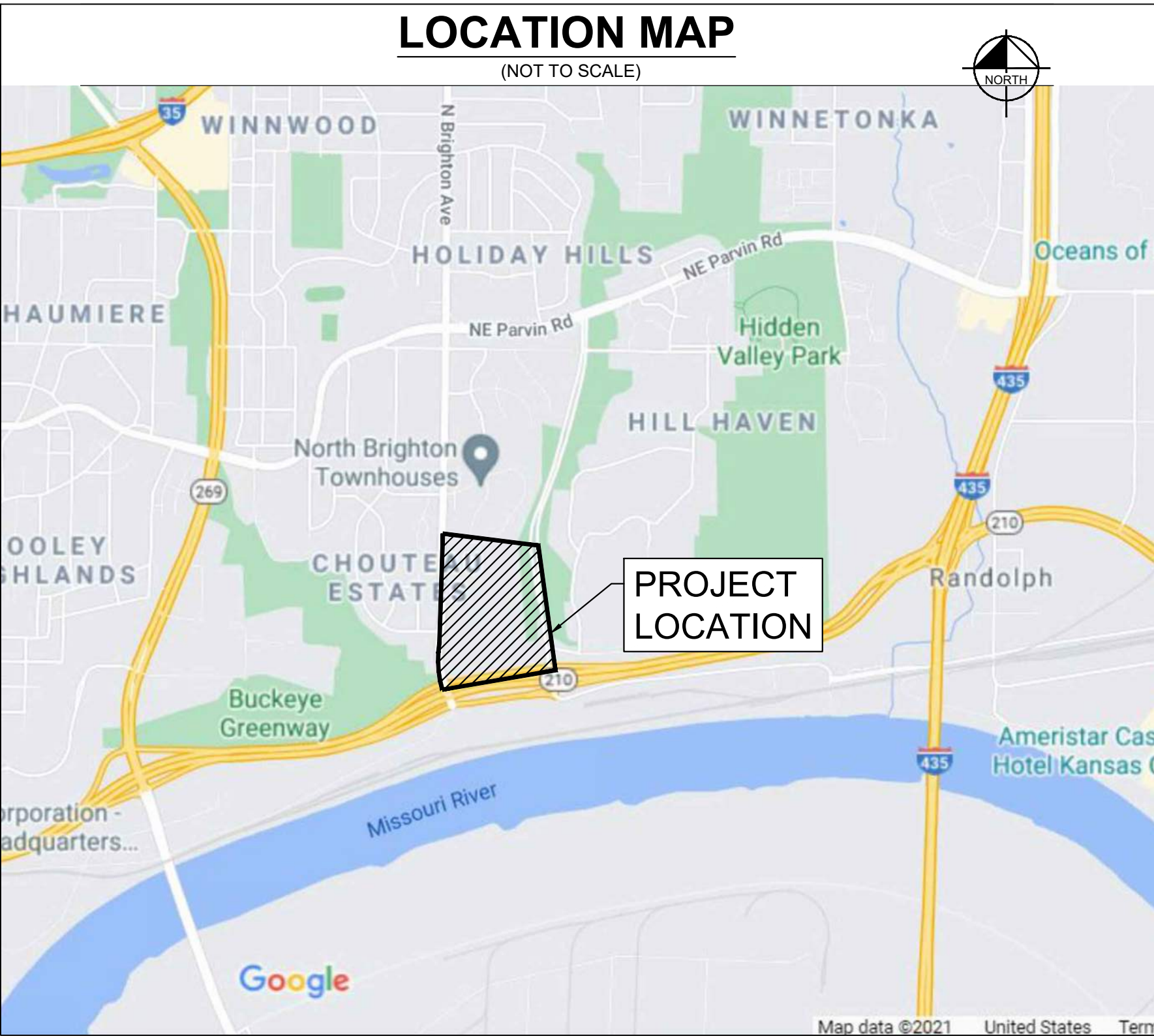
4. Interior Landscape of Parking Lots - Required Shrub Plantings

Per City requirements, one (1) shrub is required per one (1) proposed parking spaces, resulting in 3,169 new shrubs in the proposed development. This MPD plan requests that 702 shrubs as well as the preservation of 8.1 acres of existing native vegetation be sufficient instead.

PROJECT STATEMENT: THE PROPOSED SITE IS PLANNED FOR NEW VEHICLE STAGING WITH LIMITED TRAFFIC AND LIMITED NUMBER OF EMPLOYEES. ELECTRIC VEHICLES WILL NOT TO BE STORED ON THIS SITE WITHOUT FURTHER APPROVAL FROM THE FIRE DEPARTMENT THROUGH APPROVAL OF A MINOR AMENDMENT TO THE MDP DEVELOPMENT PLAN.

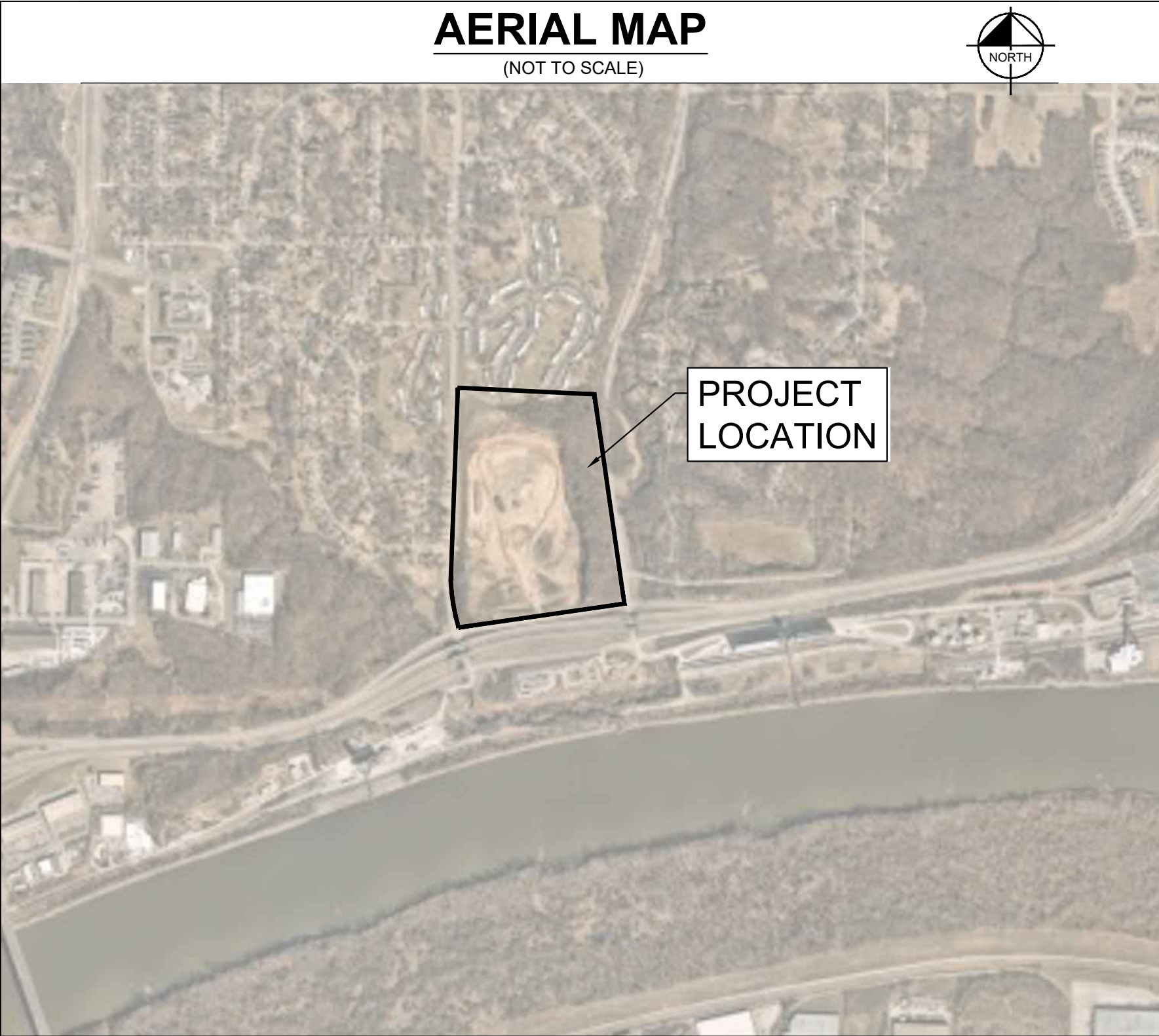
LOCATION MAP

(NOT TO SCALE)



AERIAL MAP

(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	GRADING & UTILITY PLAN
L0	TREE PRESERVATION KEY
L1	TREE PRESERVATION PLAN
L2	TREE PRESERVATION PLAN
L3	TREE PRESERVATION PLAN
L4	TREE PRESERVATION PLAN
L5	TREE PRESERVATION PLAN
L6	TREE PRESERVATION PLAN
L9	LANDSCAPE KEY
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L11	LANDSCAPE PLAN
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L13	LANDSCAPE PLAN
L14	LANDSCAPE PLAN
L15	LANDSCAPE PLAN
L16	LANDSCAPE STREETSCAPE PLAN
L17	LANDSCAPE STREETSCAPE PLAN
L18	LANDSCAPE STREETSCAPE PLAN
L19	SPECIES DIVERSITY DATA
L23	COLORLED SITE PLAN
L24	SCREENING PERSPECTIVE VIEW
L25	SCREENING PERSPECTIVE VIEW
L26	SCREENING PERSPECTIVE VIEW
PH1	SITE PHOTOMETRIC PLAN
PH2	SITE PHOTOMETRIC PLAN

SURVEY LEGEND

- - MONUMENT FOUND AS NOTED
- - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- (D) - DEED DISTANCE
- B/L - BUILDING SETBACK LINE
- U/E - UTILITY EASEMENT
- [W] - WATER METER
- ⊗ - WATER VALVE
- ⚡ - FIRE HYDRANT
- ⚡ - POWER POLE
- - GUY WIRE
- OHE — - OVERHEAD ELECTRIC

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PHONE: 816-652-0350  
FAX: 816-652-0351  
PROFESSIONAL ENGINEER #001612  
EXPIRES 12/31/23

SCALE:  
AS NOTED

DESIGNED BY: AB

DRAWN BY: AB

CHECKED BY: TW

NOT FOR  
CONSTRUCTION

PRECISION  
VEHICLE LOGISTICS

COVER SHEET

BRIGHTON  
VEHICLE LOGISTICS  
CENTER

3363 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUE:

09/15/2023

KHA PROJECT NO.

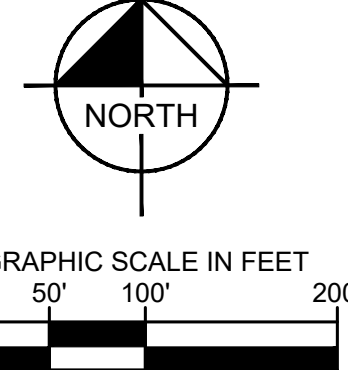
268399000

SHEET NUMBER

C0



Drawing name: K:\VNC\_LDE\A\268399000\_Brighton Parking\2 Design\CAD\PlanSheets\0001 - EXISTING CONDITIONS.dwg    Oct 31, 2023    9:34am    by: Adam Bendick  
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### LEGAL DESCRIPTIONS

**TRACT 1 LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°37'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. BRIGHTON AVENUE, AS NOW ESTABLISHED; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°37'47" EAST, ALONG SAID NORTH LINE, 930.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEARCY CREEK PARKWAY, AS NOW ESTABLISHED; THENCE SOUTH 07°23'18" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1405.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 210 HIGHWAY, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES; THENCE SOUTH 81°51'19" WEST, 78.65 FEET; THENCE SOUTH 79°35'00" WEST, 529.86 FEET; THENCE SOUTH 66°38'52" WEST, 518.97 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING NORTH 12°31'00" WEST, A RADIUS OF 1352.41 FEET AND AN ARC LENGTH OF 193.46 FEET; THENCE NORTH 04°19'10" WEST, 195.10 FEET; THENCE SOUTH 85°40'50" WEST, 16.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N. BRIGHTON AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES; THENCE NORTH 01°02'14" EAST, 117.17 FEET; THENCE NORTH 09°54'47" EAST, 24.57 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2430.00 FEET AND AN ARC LENGTH OF 564.78 FEET; THENCE NORTH 03°24'12" WEST, 215.46 FEET; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2970.00 FEET AND AN ARC LENGTH OF 228.23 FEET; THENCE NORTH 01°02'14" EAST, 180.69 FEET TO THE POINT OF BEGINNING.

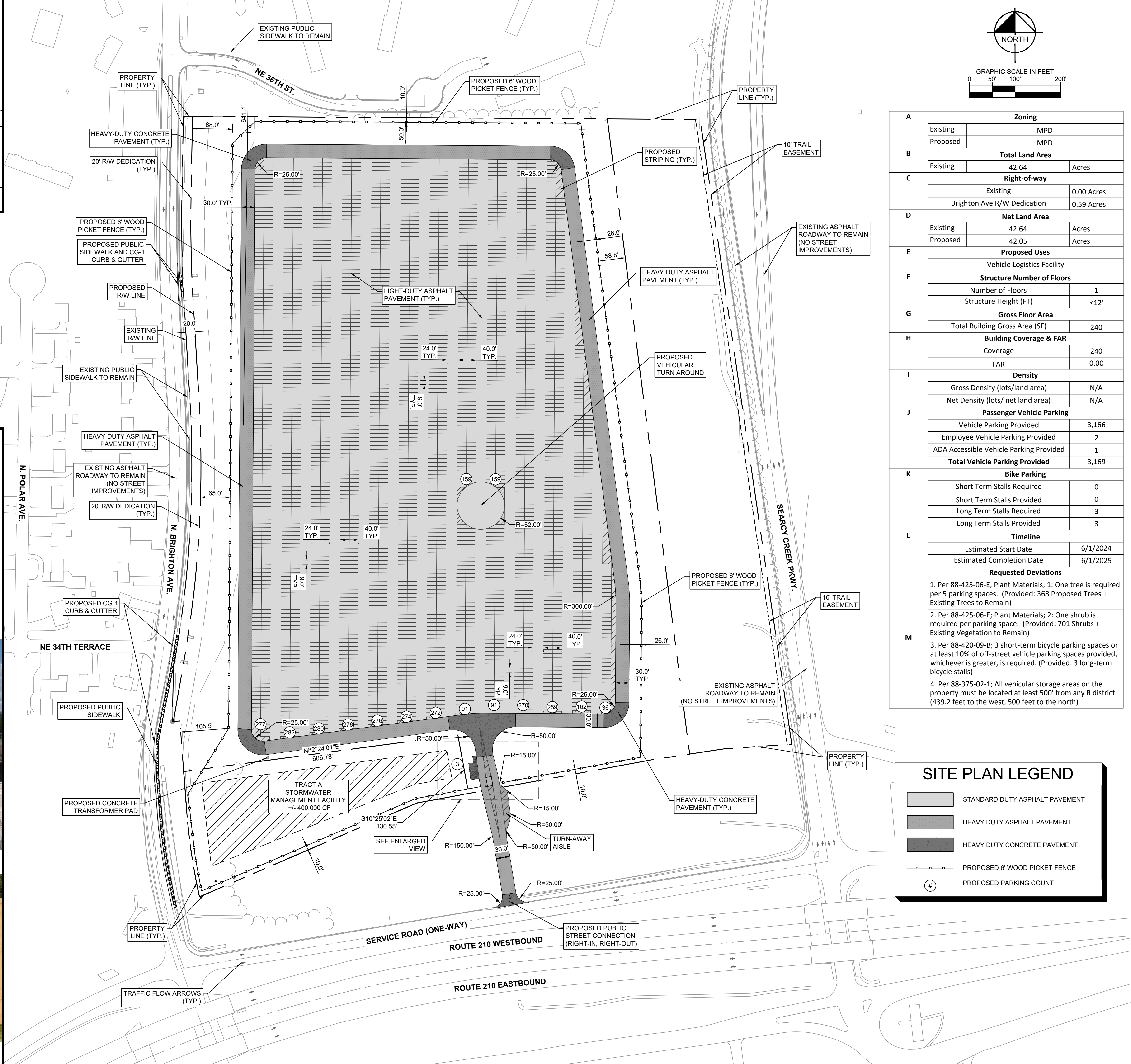
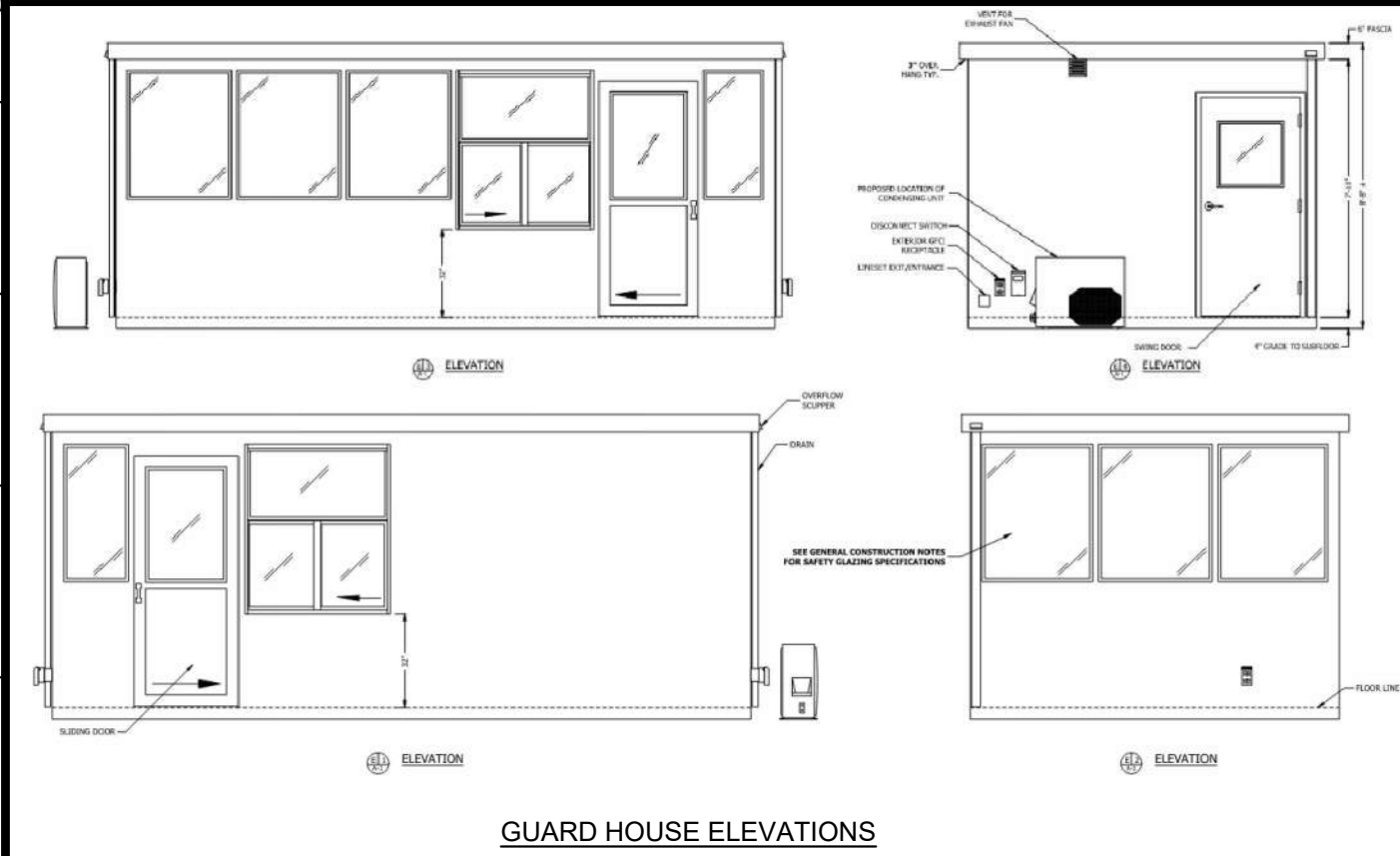
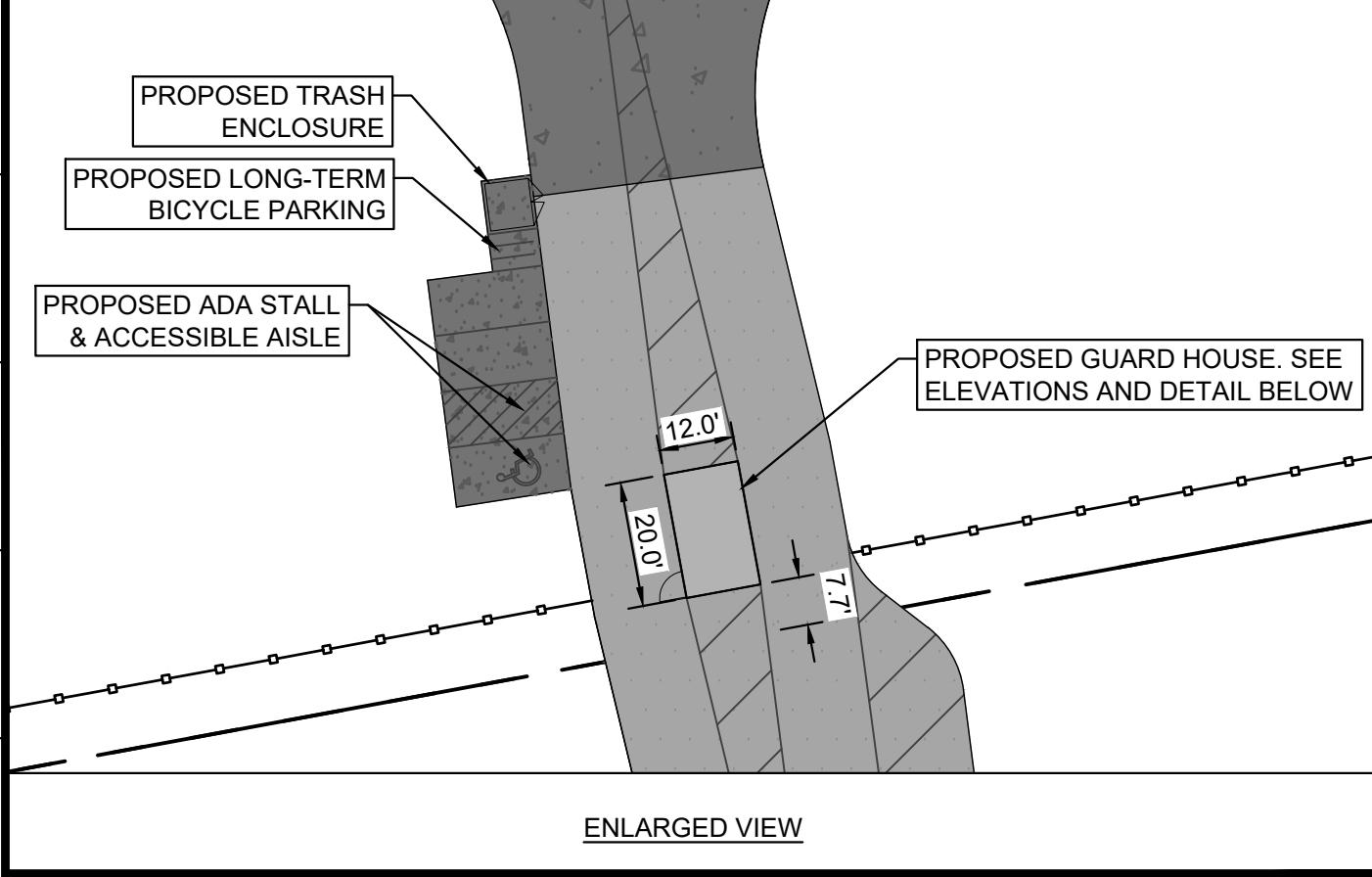
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BY		DATE		REVISIONS	
No.					
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SCALE:	AS NOTED	DESIGNED BY:	AB	DRAWN BY:	AB
		CHECKED BY:	TW		
<b>NOT FOR CONSTRUCTION</b>					
<b>PRECISION VEHICLE LOGISTICS</b>					
<b>BRIGHTON VEHICLE LOGISTICS CENTER</b> 3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117					
EXISTING CONDITIONS					
ORIGINAL ISSUE: 09/15/2023					
KHA PROJECT NO. 268399000					
SHEET NUMBER					
C1					





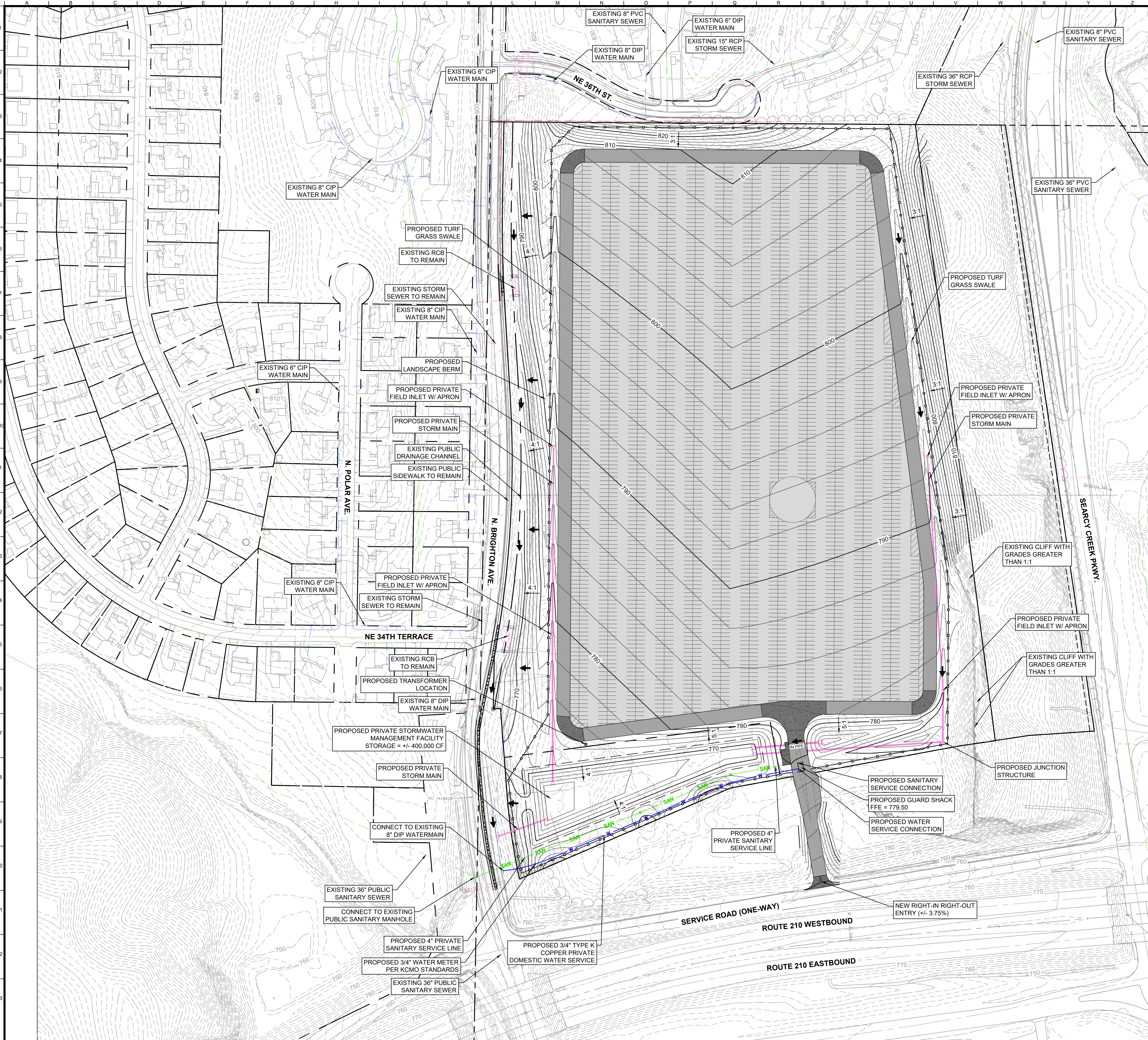
A	Zoning		
	Existing	MPD	
B	Proposed	MPD	
	Total Land Area		
C	Existing	42.64	Acres
	Right-of-way		
	Brighton Ave R/W Dedication		0.59 Acres
D	Net Land Area		
	Existing	42.64	Acres
	Proposed	42.05	Acres
E	Proposed Uses		
	Vehicle Logistics Facility		
F	Structure Number of Floors		
	Number of Floors		1
	Structure Height (FT)		<12'
G	Gross Floor Area		
	Total Building Gross Area (SF)		240
H	Building Coverage & FAR		
	Coverage		240
	FAR		0.00
I	Density		
	Gross Density (lots/land area)		N/A
	Net Density (lots/ net land area)		N/A
J	Passenger Vehicle Parking		
	Vehicle Parking Provided		3,166
	Employee Vehicle Parking Provided		2
	ADA Accessible Vehicle Parking Provided		1
	Total Vehicle Parking Provided		3,169
K	Bike Parking		
	Short Term Stalls Required		0
	Short Term Stalls Provided		0
	Long Term Stalls Required		3
L	Timeline		
	Estimated Start Date		6/1/2024
	Estimated Completion Date		6/1/2025
M	Requested Deviations		
	1. Per 88-425-06-E; Plant Materials; 1: One tree is required per 5 parking spaces. (Provided: 368 Proposed Trees + Existing Trees to Remain)		
	2. Per 88-425-06-E; Plant Materials; 2: One shrub is required per parking space. (Provided: 701 Shrubs + Existing Vegetation to Remain)		
	3. Per 88-420-09-B; 3 short-term bicycle parking spaces or at least 10% of off-street vehicle parking spaces provided, whichever is greater, is required. (Provided: 3 long-term bicycle stalls)		
	4. Per 88-375-02-1; All vehicular storage areas on the property must be located at least 500' from any R district (439.2 feet to the west, 500 feet to the north)		

## SITE PLAN LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 6" WOOD PICKET FENCE
	PROPOSED PARKING COUNT



Drawing name: K:\VNC\_LDE\A\268399000\_Brighton Parking\2 Design\CAD\PlanSheets\C3 - GRADING & UTILITY PLAN.dwg Oct 31, 2023 9:34am by Adam Bendrick  
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## STORM WATER NOTES

**EXISTING DRAINAGE CONDITIONS**  
THE EXISTING SITE GENERALLY SURFACE DRAINS SOUTH EAST TO AN EXISTING DRAINAGE CHANNEL NEAR THE WESTERN EDGE OF THE PROPERTY, OR DRAINS EAST ONTO SEACRY CREEK PARKWAY. THE RUNOFF ULTIMATELY IS COLLECTED INTO PUBLIC STORM SEWER AND DRAINED SOUTH ACROSS THE HIGHWAY.

**PROPOSED DRAINAGE CONDITIONS**  
PROPOSED DRAINAGE CONDITIONS WILL BE LARGELY UNCHANGED FROM EXISTING CONDITIONS. SITE STORMWATER WILL BE COLLECTED & CONVEYED THROUGH A PRIVATE STORM SYSTEM AND ROUTED TO THE PROPOSED EXTENDED DRY DETENTION BASIN LOCATED IN THE SOUTHWEST CORNER OF THE SITE. THE STORMWATER WILL BE DETAINED AND RELEASED AT PRE-DEVELOPMENT RATES TO THE EXISTING PUBLIC DRAINAGE CHANNEL ALONG THE WESTERN EDGE OF THE PROPERTY. THE UNDISTURBED AREA DRAINING TOWARDS SEACRY CREEK PARKWAY WILL BE REDUCED, IMPROVING FLOW RATES COMPARED TO THE PREDEVELOPMENT CONDITION.

**STORMWATER & BMP REQUIREMENTS**  
THE STORMWATER ON SITE WILL BE TREATED PER THE 2008 MARC BMP MANUAL ADOPTED BY KCMO. RUNOFF WILL BE ROUTED THROUGH TWO TURF GRASS SWALES, WHICH CONVEYS FLOW SOUTHWEST TOWARDS THE EXTENDED DRY DETENTION BASIN, RESULTING IN A TREATMENT TRAIN. ADDITIONALLY, PRESERVED AND ESTABLISHED NATIVE VEGETATION IS INTEGRATED INTO THE SITE DESIGN.

## GENERAL NOTES

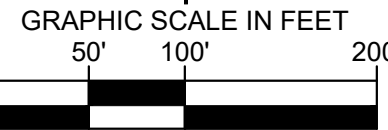
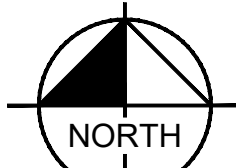
1. THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
2. EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
3. ALL PROPOSED UTILITIES SHALL BE PRIVATE UTILITIES UNLESS OTHERWISE NOTED.

## GRADING LEGEND

- XXX PROPOSED CONTOUR
- XXX EXISTING CONTOUR
- OVERFLOW PATH

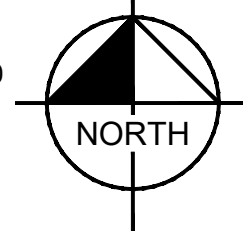
## UTILITY LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- PROPOSED FIELD INLET W/ APRON
- PROPOSED WATER LINE



Kimley»Horn		BY	
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REVISIONS		No.	
SCALE:	AS NOTED	DESIGNED BY:	AB
		DRAWN BY:	AB
		CHECKED BY:	TW
NOT FOR CONSTRUCTION			
PRECISION VEHICLE LOGISTICS			
BRIGHTON VEHICLE LOGISTICS CENTER 3963 N. BRIGHTON AVE. KANSAS CITY, MO 64117			
ORIGINAL ISSUE: 09/15/2023			
KHA PROJECT NO. 268399000			
SHEET NUMBER C3			





1. CONTRACTOR SHALL ADDRESS TO ALL TREE PRESERVATION REQUIREMENTS LISTED IN THE TREE PRESERVATION SPECIFICATIONS AND/OR THE CITY OR COUNTY ZONING CODE (LATEST EDITION)—WHICHEVER IS MORE STRINGENT SHALL APPLY.

2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

3. ANY DEMOLITION OR EXCAVATION WITHIN THE DRIP LINE OF AN EXISTING TREE SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF SHROUDS, PROTECTIVE BRACING OR KNIFE EXCAVATION, AND/OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS, OR SOIL. CONTRACTOR SHALL COORDINATE SUCH PROCEDURES WITH THE PROJECT ARBORIST.

4. EXISTING TREE LOCATIONS AND AREAS ARE ESTIMATES BASED ON AERIAL PHOTOGRAPHY DATED FEBRUARY 23RD, 2023. CONTRACTOR TO FIELD-VERIFY LOCATION OF EXISTING VEGETATION AND NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT ARBORIST OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

5. NO SIGNS, BUILDING PERMITS, WIRES, OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.

6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.

7. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINE, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE UNLESS OTHERWISE NOTED—REFERENCE TREE PRESERVATION DETAILS.

8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.

9. IF TREE ROOT ZONE IS TO BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

10. ROOT PRUNING/TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.

11. CONTRACTOR TO COORDINATE ALL EARTHWORK OPERATIONS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

12. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.

13. CONTRACTOR'S ACCESS TO SPENCED TREE PROTECTION AREAS SHALL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST. NO MATERIALS, EQUIPMENT, FOUL, WASTE, OR WASHOUT WATER MAY BE DISPOSED, STORED, OR PARKED WITHIN 20 FEET OF ANY TREE PROTECTION ZONE.

15. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO REMOVAL OF TREE PROTECTION FENCING.

Tree Preservation Calculation	
Existing Tree Area:	Preserved Tree Area:
Approx. 9.5 Acres	Approx. 8.0 Acres
<p>Note: Area calculations are approximations based upon aerial photography dated February 23rd, 2023.</p> <p>Actual site conditions may differ.</p>	

Note: Area calculations are approximations based upon aerial photography dated February 23rd, 2023. Actual site conditions may differ.

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KANSAS CITY, MO 64105  
PHONE: 816-652-0350  
WWW.KIMLEY-HORN.COM  
MO CERTIFICATE OF AUTHORITY #001512

SHEET NUMBER

KHA PROJECT NO.  
268399000

ORIGINAL ISSUE:  
10/31/2023





TREE PROTECTION  
FENCING (TYP.)

ST

EXISTING VEGETATION  
TO REMAIN (TYPE)

MATCHLINE: SEE SHEET L2

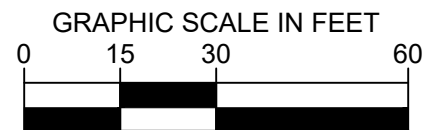


13

1

2

\_\_\_\_\_



# TREE PRESERVATION PLAN

**BRIGHTON  
CLE LOGIS  
CENTER**  
3363 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUE  
10/31/2023

KHA PROJECT NO  
268399000

SHEET NUMBER

L1

NOT FOR CONSTRUCTION



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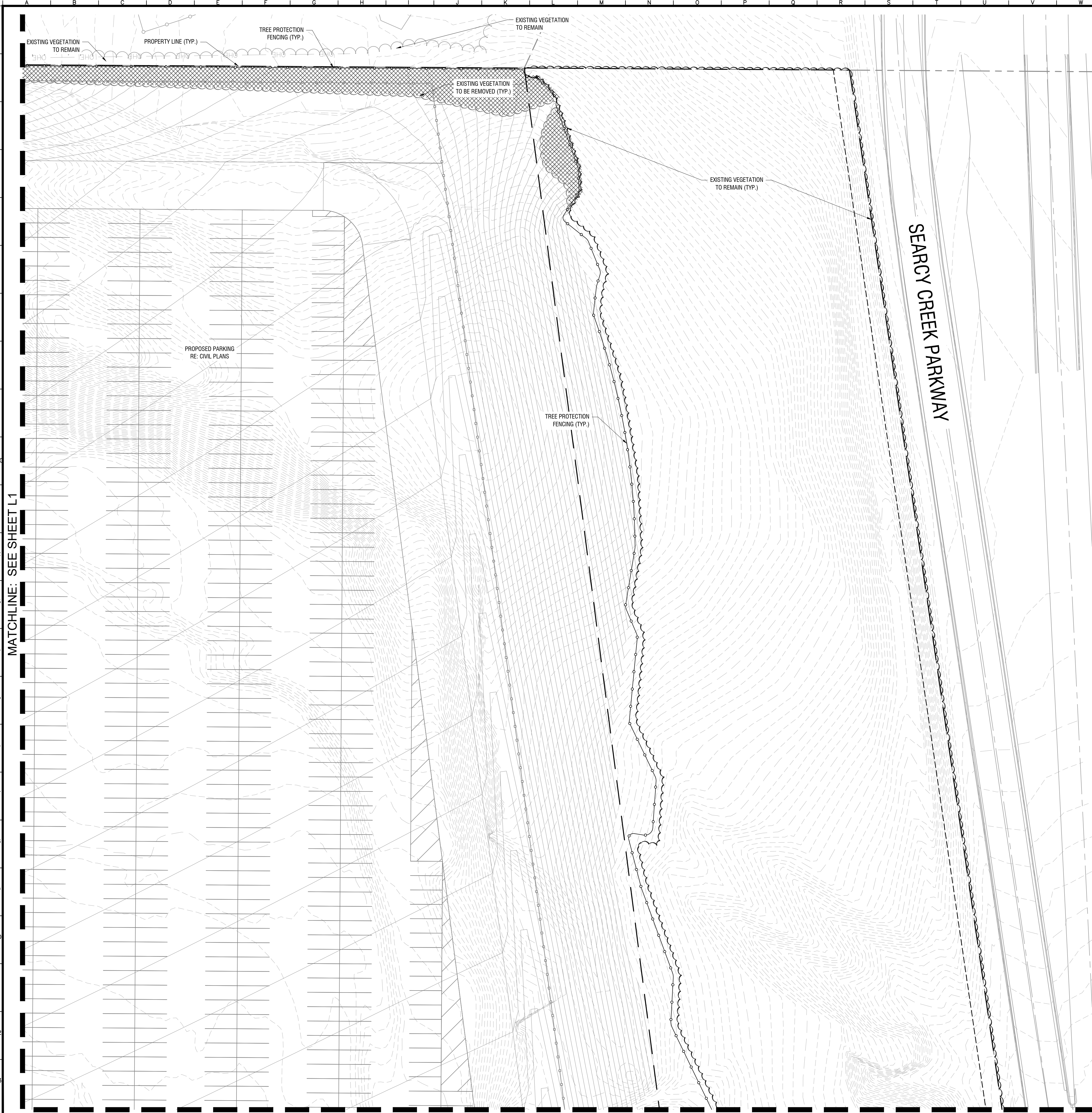
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PENNSYLVANIA AVE., SUITE 150  
KANSAS CITY, MO 64105  
PHONE: 816-652-0350  
WWW.KIMLEY-HORN.COM  
MO CERTIFICATE OF AUTHORITY #001512,  
EXPIRES 12/31/23

SCALE:	AS NOTED
DESIGNED BY:	AMS
DRAWN BY:	CMS
CHECKED BY:	SAR

[illegible]

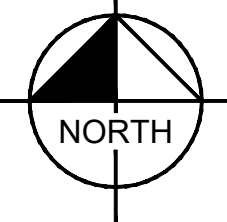
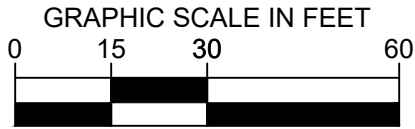
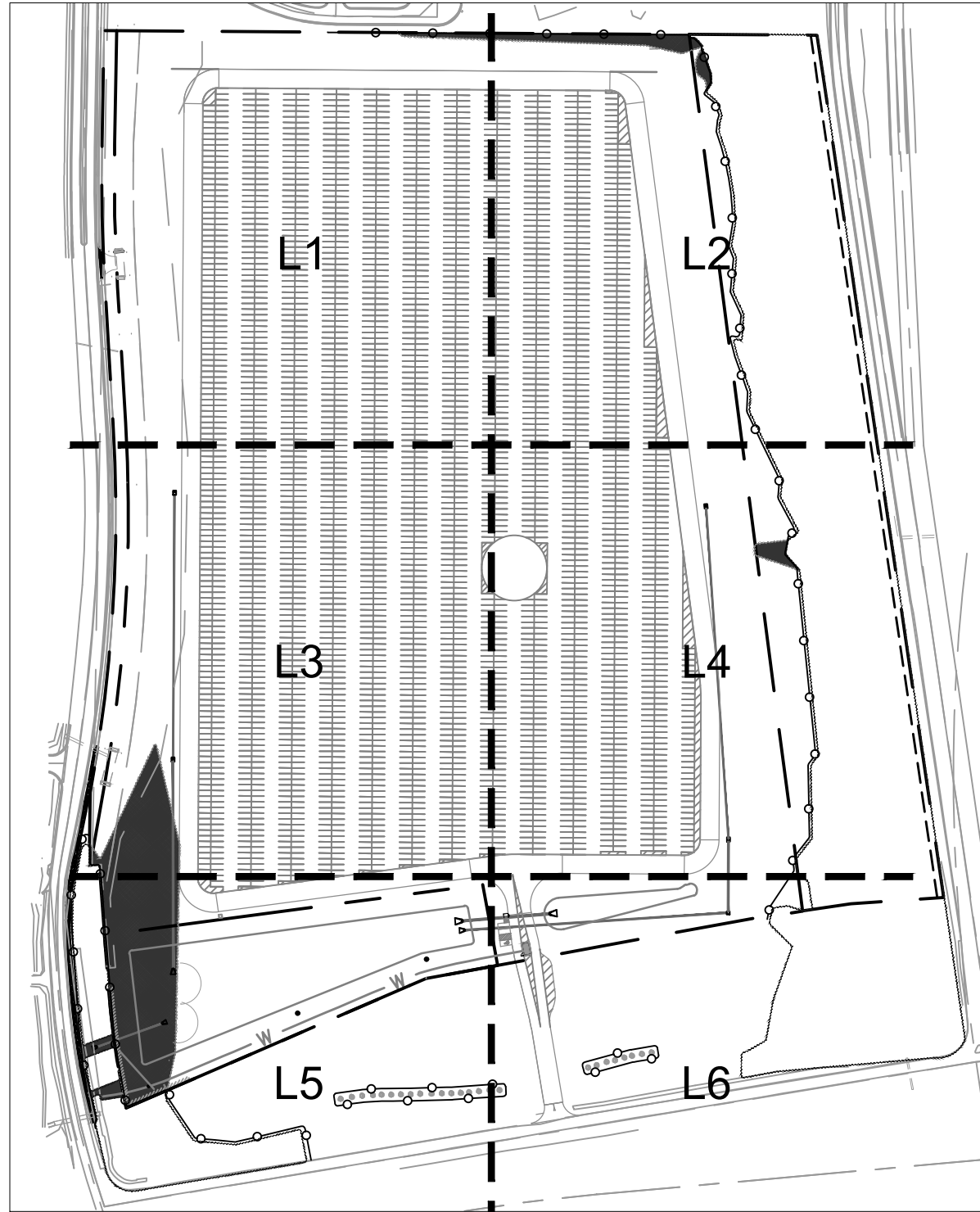


Drawing name: K:\KNC\DEA\268399000\_Brighton Parking\2 Design\CAO\PlanSheets\L200 - TREE PRESERVATION PLAN.dwg    PLAN (2)    Oct 31, 2023 11:21am    by: coron.schwer  
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SEARCY CREEK PARKWAY

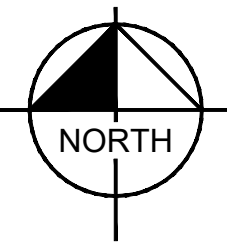
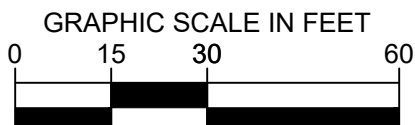
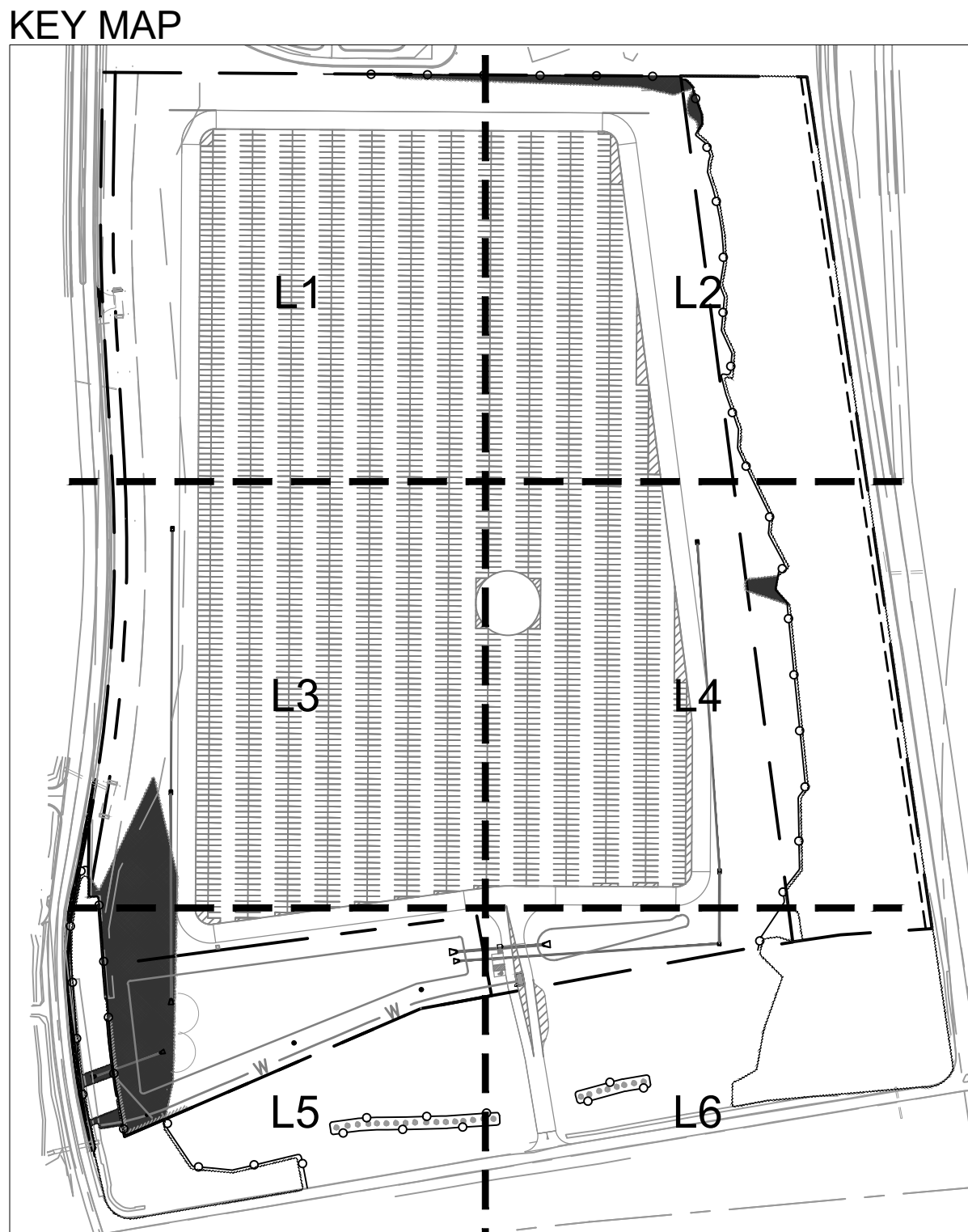
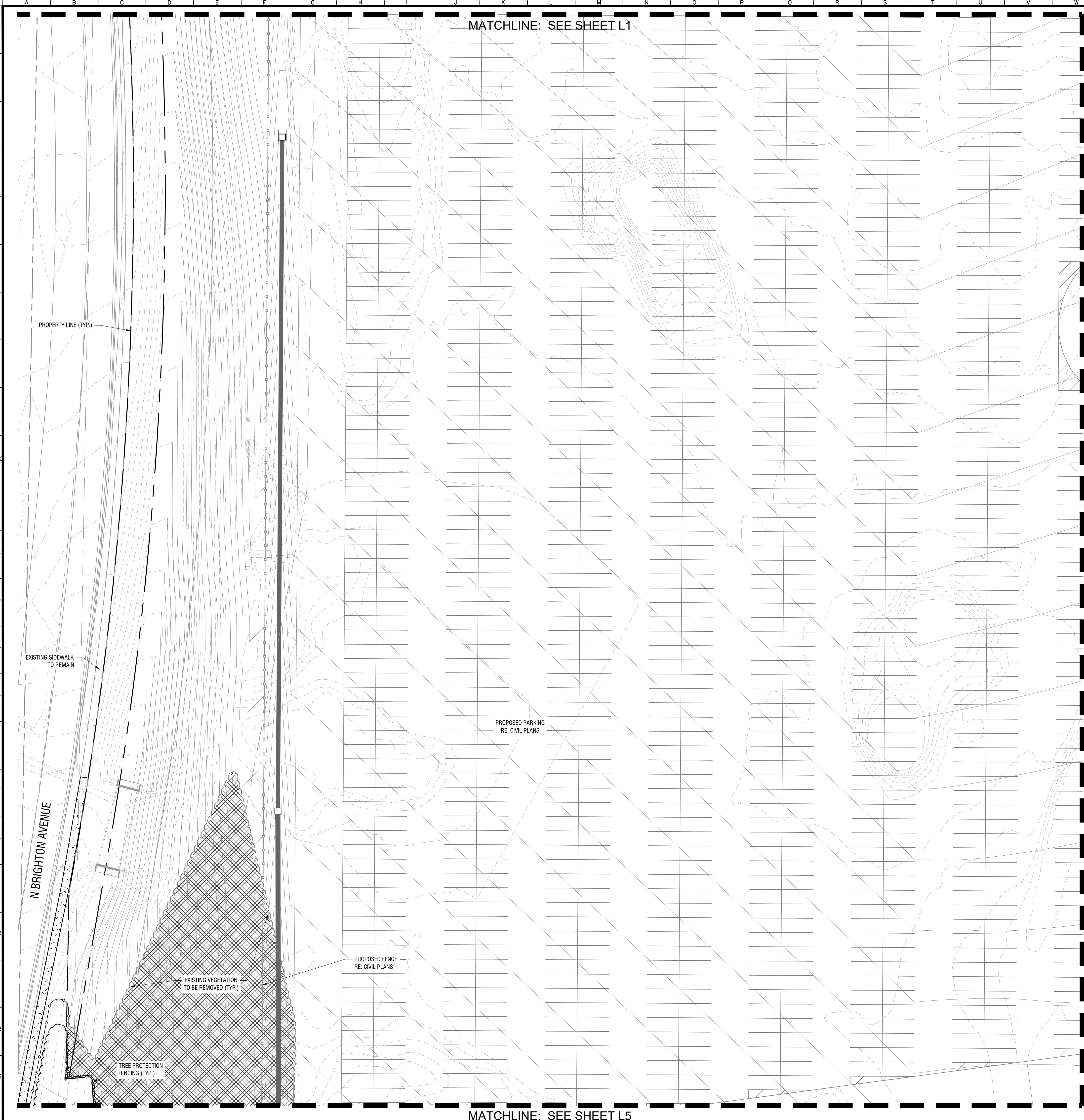
KEY MAP



BRIGHTON VEHICLE LOGISTICS CENTER 3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117	TREE PRESERVATION PLAN				SCALE: AS NOTED	DESIGNED BY: AMS	DRAWN BY: CMS	CHECKED BY: SAR		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. PENNSYLVANIA AVE., SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM EPA REG. #001512	No.	REVISIONS	DATE	BY
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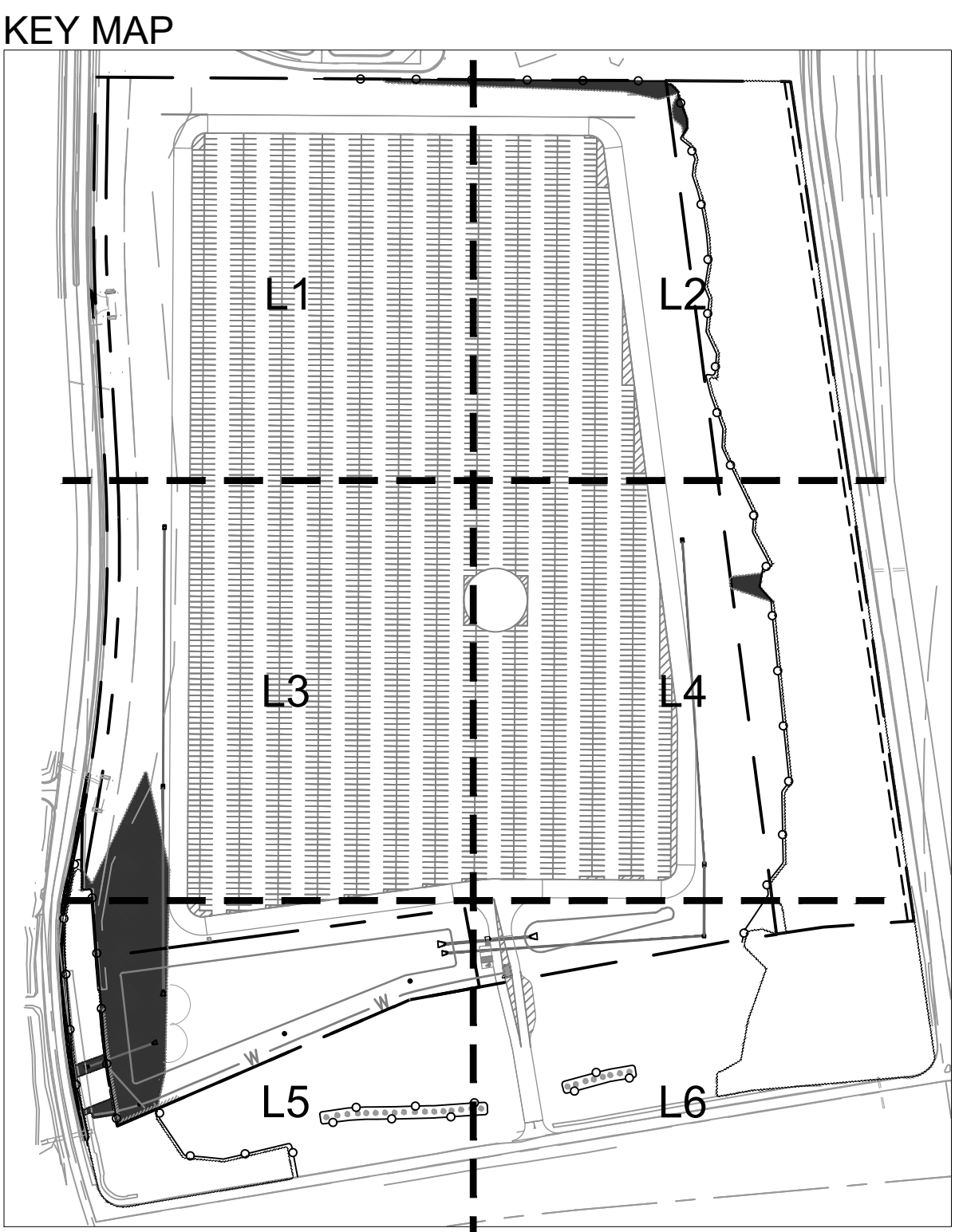
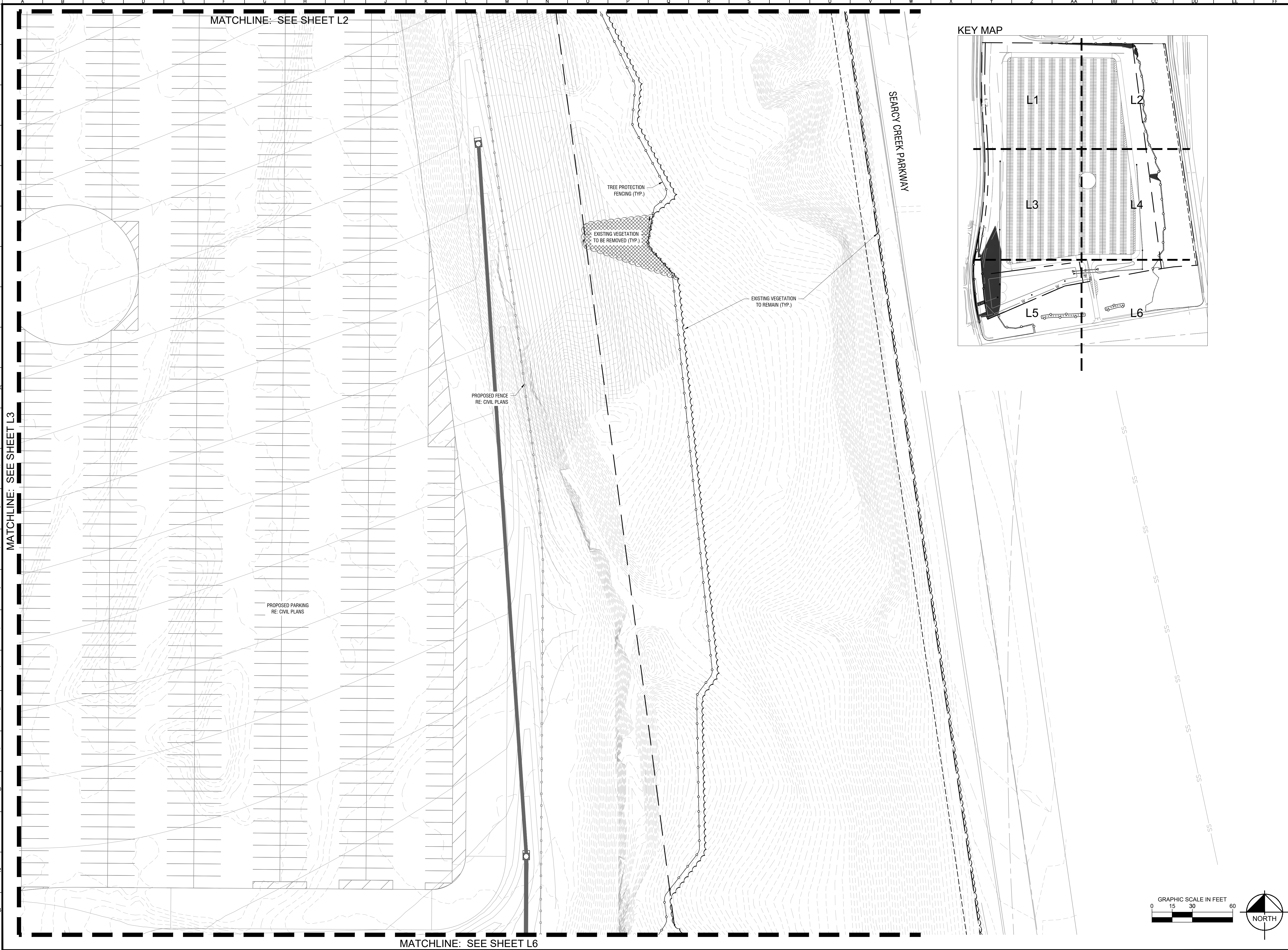
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	ORIGINAL ISSUE: 10/31/2023 KHA PROJECT NO. 268399000 SHEET NUMBER L3		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. PENNSYLVANIA AVE., SUITE 100 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM KANSAS REG. NO. 0000000000 KANSAS REG. NO. 0000000000 EXPIRES 12/31/23						
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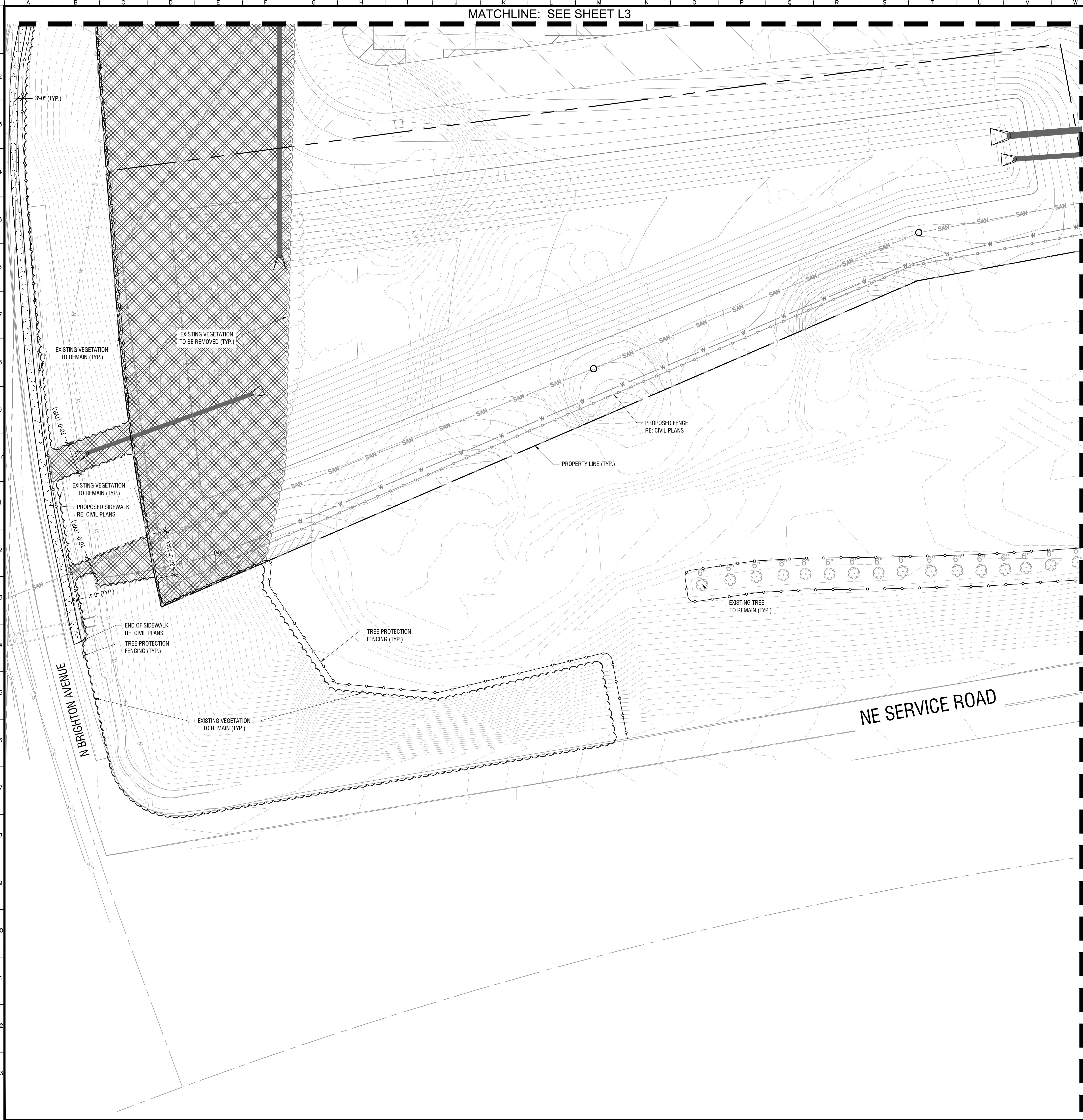
BRIGHTON VEHICLE LOGISTICS CENTER 3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117		TREE PRESERVATION PLAN				 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM KANSAS STATE BOARD OF SURVEYORS & LAND ENGINEERS 003152		NO.	REVISIONS	DATE	BY
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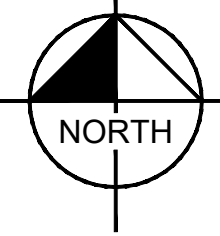
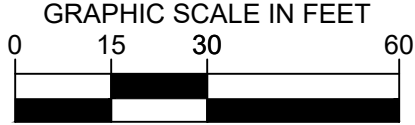
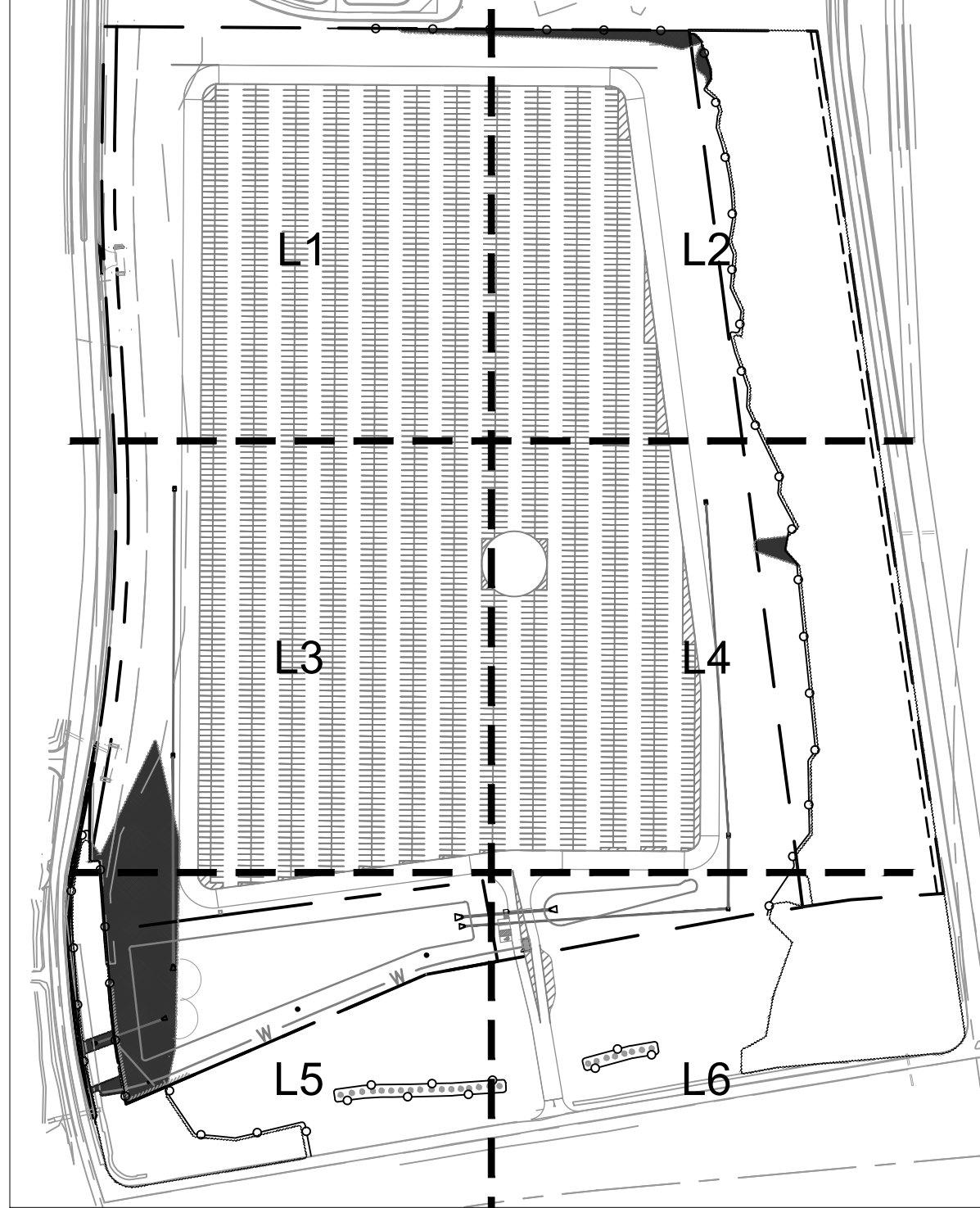
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MATCHLINE: SEE SHEET L3

MATCHLINE: SEE SHEET L6



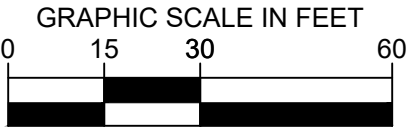
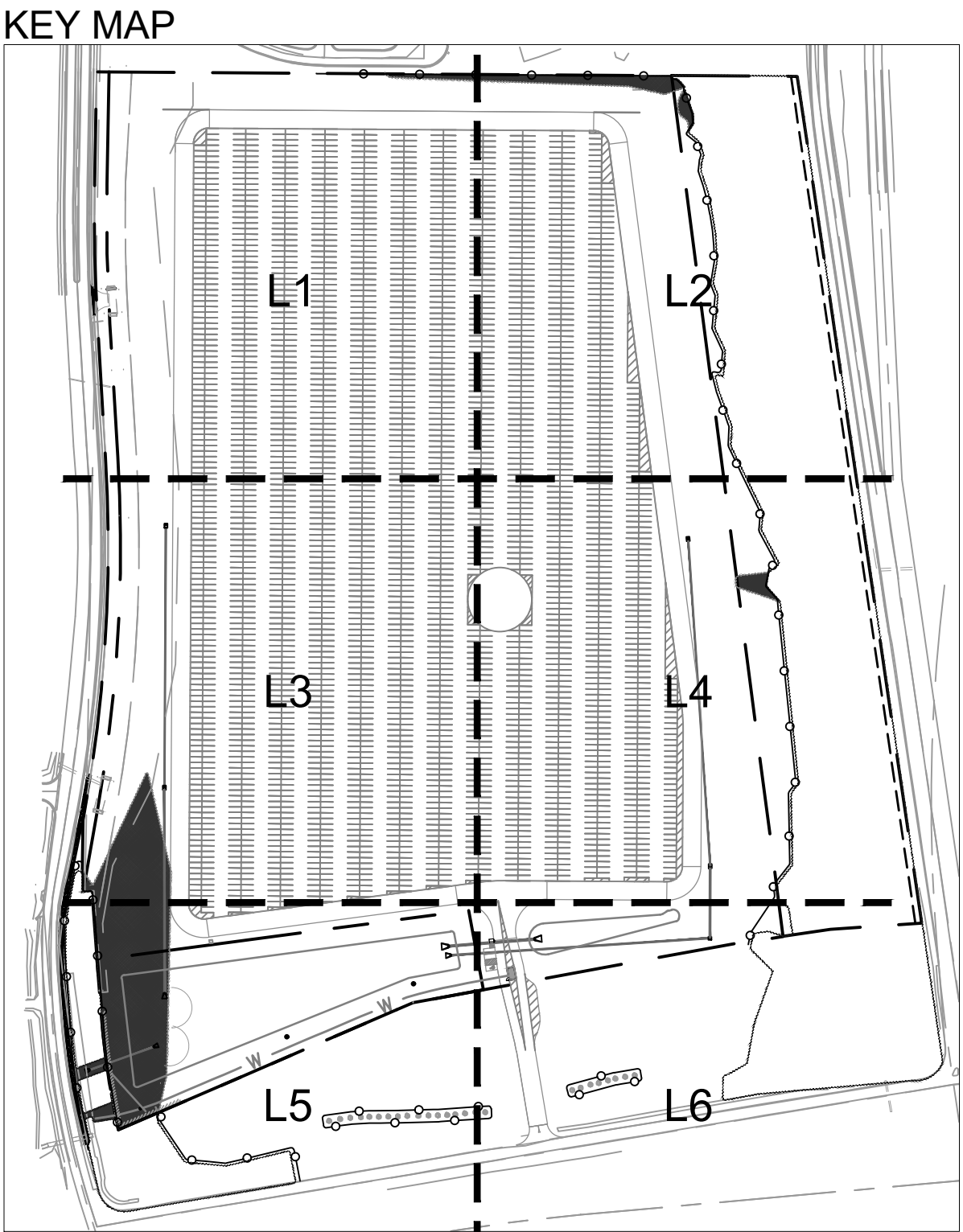
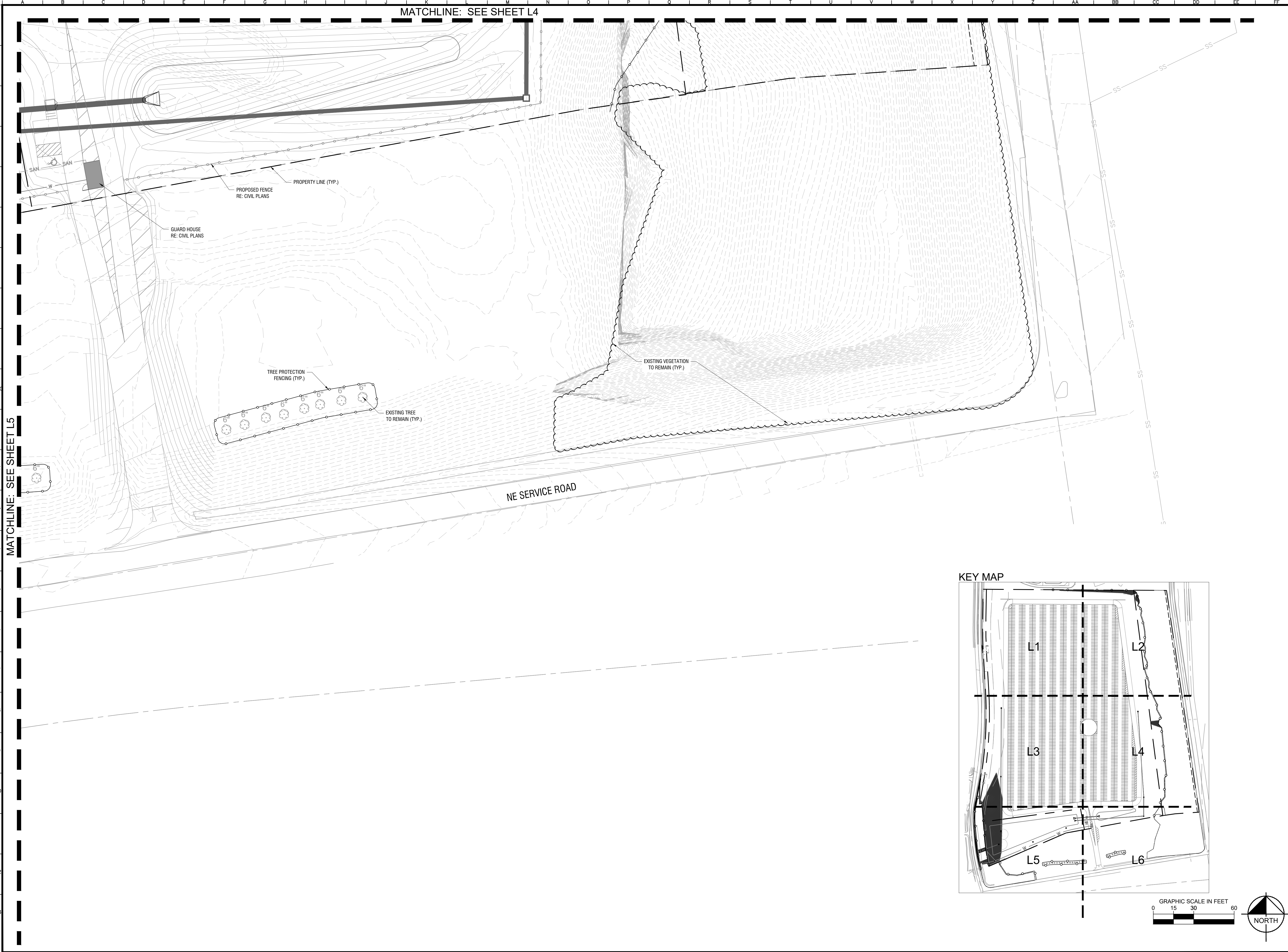
KEY MAP



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	KHA PROJECT NO. 268399000		DESIGNED BY: AMS	
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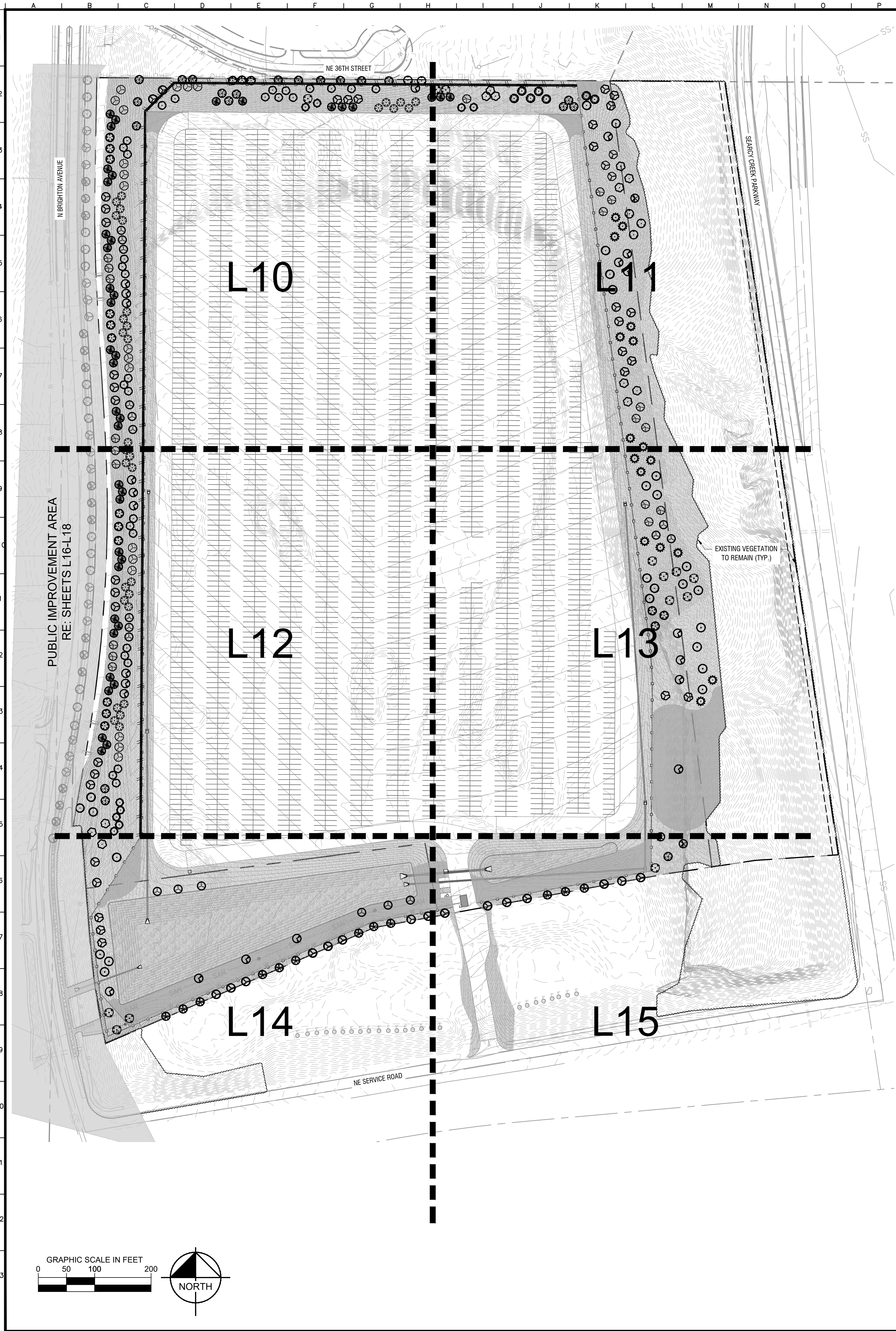


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Drawing name: K:\KING\DEA\264399000\_Brighton Parking\2 Design\CAD\PlanSheets\L100 - LANDSCAPE PLAN.dwg KEY (1) Oct 31, 2023 11:21am by: carson.scheer  
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NOTES: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.  
IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.  
REFER TO SHEET L19 FOR COMBINED PUBLIC AND PRIVATE PLANT QUANTITIES  
AND SPECIES DIVERSITY CALCULATIONS.

PLANT SCHEDULE (PRIVATE DEV.)									
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS		
	FG	12	FAGUS GRANDIFOLIA / AMERICAN BEECH	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	TD	18	TAXODIUM DISTICHUM / BALD CYPRESS	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	MM	13	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	MG	16	MAGNOLIA GRANDIFLORA / BRACKENS BROWN BEAUTY / BRACKENS BROWN BEAUTY MAGNOLIA	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	QP	22	QUERCUS PAEGODA / CHERRYBARK OAK	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	MA	19	MAGNOLIA ACUMINATA / CUCUMBERTREE	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	GT	16	GLEDITSIA TRIACANTHOS / HONEYLOCUST	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	GO	7	GYNOCALADUS DOICA / KENTUCKY COFFEETREE	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	TA	17	TILIA AMERICANA WANDILL / LEGEND BASSWOOD	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	GB	16	GINKGO BILOBA / MAIDENHAIR TREE	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	QL	3	QUERCUS LYRATA / OVERCUP OAK	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	CI	17	CARYA ILLINOENSIS / PECAN HICKORY	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	QS	3	QUERCUS STELLATA / POST OAK	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	UA	12	ULMUS AMERICANA LEWIS & CLARK / PRARIE EXPEDITION AMERICAN ELM	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	SA	13	SASSAPRAS ALBIDUM / SASSAPRAS	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	CO	12	CARYA OVATA / SHAGBARK HICKORY	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	PO	20	PLATANUS OCCIDENTALIS 'GREENKEL' / SILVERWOOD™ AMERICAN SYCAMORE	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	LT	18	LIRIODENDRON TULIPIFERA / TULIPTREE	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	QA	5	QUERCUS ALBA / WHITE OAK	8.8 B	2" CAL. MIN.	12' - 14' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS		
	CL	41	* CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	CONT.	N/A	6' - 8' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	TP	31	THUJA PLICATA GROVEPL / SPRING GROVE ARBORVITAE	CONT.	N/A	6' - 8' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	CS	9	CEDRUS LIBANOTICA STENOCDMA / STENOCDMA CEDAR OF LEBANON	CONT.	N/A	6' - 8' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
	PG	29	PICEA GLAUCA VAR. DENSATA 'MONCHET' / SUNBURST™ BLACK HILLS SPRUCE	CONT.	N/A	6' - 8' HT.	SINGLE STRAIGHT LEADER FULL AND MATCHING		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS		
	CP	224	CHAMAECYPARIS PISIFERA DOW WHITING / SOFT SERVICE SAWARA FALSE CYPRESS	CONT.	4" HT. MIN.	36" O.C.	FULL AND MATCHING		
	TM	225	TAXUS * MEDIA 'SMITHCO' / STONKENGES ANGLO-JAPANESE YEW	CONT.	4" HT. MIN.	36" O.C.	FULL AND MATCHING		
	TO	243	THUJA OCCIDENTALIS 'SMITHCO' / UPTOWN™ EMERALD ARBORVITAE	CONT.	4" HT. MIN.	36" O.C.	FULL AND MATCHING		
SEED	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS		
	UP	70,133 SF	UPLAND POLLINATOR SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES		
	DB	70,329 SF	DETENTION BASIN SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES		
	NL	163,900 SF	NATIVE LAWN SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES		
	SV	279,335 SF	SAVANNA SEED MIX	SEED	N/A	N/A	WEED FREE--SEE NOTES FOR MIXES		

Kansas City, Missouri - Landscape Data Table			REQUIRED		PROVIDED		
Site Area: 42.64 acres (1,857,399 sqft) - Master Planned Development (MPD)							
Section 88-425 Landscape and Screening							
88-425-03-C - Tree Planting Requirements							
At least one street tree is required for each 30' of street frontage			Brighton Ave. - See Streetscape Plans 36th St. - 180' Int / 20' = 9 Trees		Brighton Ave. - See Streetscape Plans 36th St. - 180' Int / 20' = 9 Trees		
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)			Yes		Yes		
88-425-05 - Perimeter Landscaping of Vehicular Use Areas							
When a vehicular use area is located adjacent to a public right-of-way, perimeter landscaping must be provided to provide physical and visual separation between the vehicular use area and the right-of-way			Yes		Yes		
Trees planted to satisfy the street tree planting requirements of 88-425-03-C may be counted towards satisfying the tree planting requirements of 88-425-05-B							
A 10' landscape buffer strip with one tree per 30' linear feet of landscape strip and enough evergreen shrubs to form a continuous visual screen at least 3' in height at the time of planting			99 Trees		99 Trees		
2,251' Int landscape buffer / 330' Int = 68 Trees							
On sites containing more than 250 surface outdoor, all-grades parking spaces, when a vehicular use area is adjacent to a public right-of-way, required landscaping must be provided in the form of:			Yes		Brighton Ave. - Option A 36th St. - Option B		
a) a berm with a minimum height of 3 feet and a maximum slope of 3:1, planted with at least 3 trees and 25 shrubs per 100 feet of berm length; or							
b) a landscape buffer strip with a minimum width of 25 feet, planted with at least 5 trees and 35 shrubs per 100 feet of buffer length			Brighton Ave. - 51 Trees, 425 Shrubs 36th St. - 12 Trees, 70 Shrubs		Brighton Ave. - 51 Trees, 425 Shrubs 36th St. - 12 Trees, 70 Shrubs		
Brighton Ave. / 1,856' Int / 100' x 3 = 51 Trees / 1,856' Int / 100' x 25 = 425 Shrubs 36th St. / 180' Int / 100' x 3 = 12 Trees / 180' Int / 100' x 25 = 70 Shrubs							
88-425-05-D - Adjacent to Parkways							
When a vehicular use area is adjacent to a parkway, perimeter landscaping must be provided for a physical and visual separation between the vehicular use area and the parkway ROW in the form of trees (deciduous and evergreen) and shrubs to form a continuous visual screen at least 4' in height after the first growing season, consisting of:			Yes		Yes - Option 2 - Existing Trees To Remain		
1. A berm with a minimum height of 4' and a maximum slope of 3:1, planted with at least 3 trees and 25 shrubs per 100' of berm							
2. A landscape buffer strip with a minimum width of 30', planted with at least 6 trees and 35 shrubs per 100' of buffer length							
88-425-06-E - Minimum Interior Landscape Area							
One tree is required per 5 parking spaces			634 Trees		388 Proposed Trees - Existing Trees to Remain (See Tree Preservation Plan for square footage)		
3,169 Parking Spaces / 5 = 634 Trees							
One shrub is required per parking space			3,169 Shrubs		720 Shrubs - Existing Vegetation to Remain (See Tree Preservation Plan for square footage)		
2,169 Parking Spaces x 1 = 2,169 Shrubs							
88-425-09-B - Outdoor Work Areas, Warehousing, Storage/Trailer, and Towing/Vehicle Storage							
1. Required Fencing: Outdoor uses shall be separated by a fence with a minimum height of 6 feet and a maximum height of 8 feet			Yes		Yes		
2. Screening from Other Living Districts: All areas situated on a lot with side property lines or rear property lines contiguous with property in an R or SR district must be effectively screened along such side property lines or rear property lines by a wall or fence. Fences and walls must be:			Yes		Yes		
a. Solid masonry or concrete wall or							
b. Wrought iron or other similar decorative metal fencing or vinyl coated chain-link planted with a continuous row of evergreen shrubs and/or trees to form a continuous visual screen at least 3 ft. in height after the first growing season			Yes		Yes - Option A		
3. Screening from Public Streets: All outdoor use areas must be screened from view of public streets (other than alleys), as follows:			Yes		Yes		
a. By either permitted structures and/or by a continuous row of evergreen shrubs and/or trees to form a continuous visual screen at least 3 ft. in height after the first growing season							
b. Such screening must be located between the perimeter of the outdoor use area and any property line abutting a public street			Yes		Yes - Option A		
c. In R and D districts, any fencing adjacent to a public street shall be wrought iron or other similar decorative metal fencing. In M districts, fencing adjacent to public streets shall be either vinyl coated chain-link or wrought iron or other similar decorative metal fencing			Yes		Yes - Option A		
88-425-10-B - Trees							
1. More than 0 trees are required, no more than 65% 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		

#### PLANTING NOTES:

- CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE.
- 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.
- 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.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY NATIVE LAWN MIX 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 BUFFALOGRASS SOD.
- 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.
- CONTRACTOR SHALL WARRANT 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.
- 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.
- 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 TWIGGS/BRANCHES.

#### DETENTION BASIN SEED MIX NOTES

- KS 643 EASTERN KANSAS CP42 WET-MESIC PRAIRIE SEED MIX:**  
SEED SUPPLIER: TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- DETENTION BASIN SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEED AT 40 PLS/SF.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE DETENTION BASIN SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE A, SHEET L19 FOR SEED MIX SPECIES DATA.

#### WET FOREST SEED MIX NOTES

- KS 643 EASTERN KANSAS FORESTED WETLAND SEED MIX:**  
SEED SUPPLIER: TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- WET FOREST SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEED AT 40 PLS/SF.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE WET FOREST SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE B, SHEET L19 FOR SEED MIX SPECIES DATA.

#### SAVANNA SEED MIX NOTES

- KS 643 EASTERN KANSAS SAVANNA WET-MESIC SEED MIX:**  
SEED SUPPLIER: TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- SAVANNA SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEED AT 40 PLS/SF.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE SAVANNA SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE C, SHEET L19 FOR SEED MIX SPECIES DATA.

#### UPLAND POLLINATOR SEED MIX NOTES

- KS 327 UPLAND CP42 POLLINATOR—MONARCH SEED MIX:**  
SEED SUPPLIER: TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- UPLAND POLLINATOR SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEED AT 40 PLS/SF.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE SAVANNA SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE D, SHEET L19 FOR SEED MIX SPECIES DATA.

#### NATIVE LAWN SEED MIX NOTES

- TURF ALTERNATIVE—SUN/SHADE SEED MIX:**  
SEED SUPPLIER: PURE AIR NATIVES, INC.
- GENERAL SEED MIX NOTES:**
- NATIVE LAWN SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEED AT 80 PLS/SF.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE NATIVE LAWN SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE E, SHEET L19 FOR SEED MIX SPECIES DATA.

#### ESTABLISHMENT NOTES

- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE NATIVE SEED. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR GRASS ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABEL RECOMMENDATIONS.
- DO NOT LIME OR USE FERTILIZER TO IMPROVE SOIL CONDITIONS
- BROADCASTING - APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT. AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR TULIPACKER TO ENSURE GOOD SEED TO SOIL CONTACT. IF USING STRAW MULCH ON SEEDED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH. GENERALLY, NATURAL RAINFALL EVENTS PROVIDE SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS.

SCALE: AS NOTED

DESIGNED BY: AMS

DRAWN BY: CMS

CHECKED BY: SAR

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PROJECT NO. 264399000

**PRECISION**  
VEHICLE LOGISTICS

**BRIGHTON**  
VEHICLE LOGISTICS  
CENTER

3363 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUE:  
10/31/2023  
KHA PROJECT NO.  
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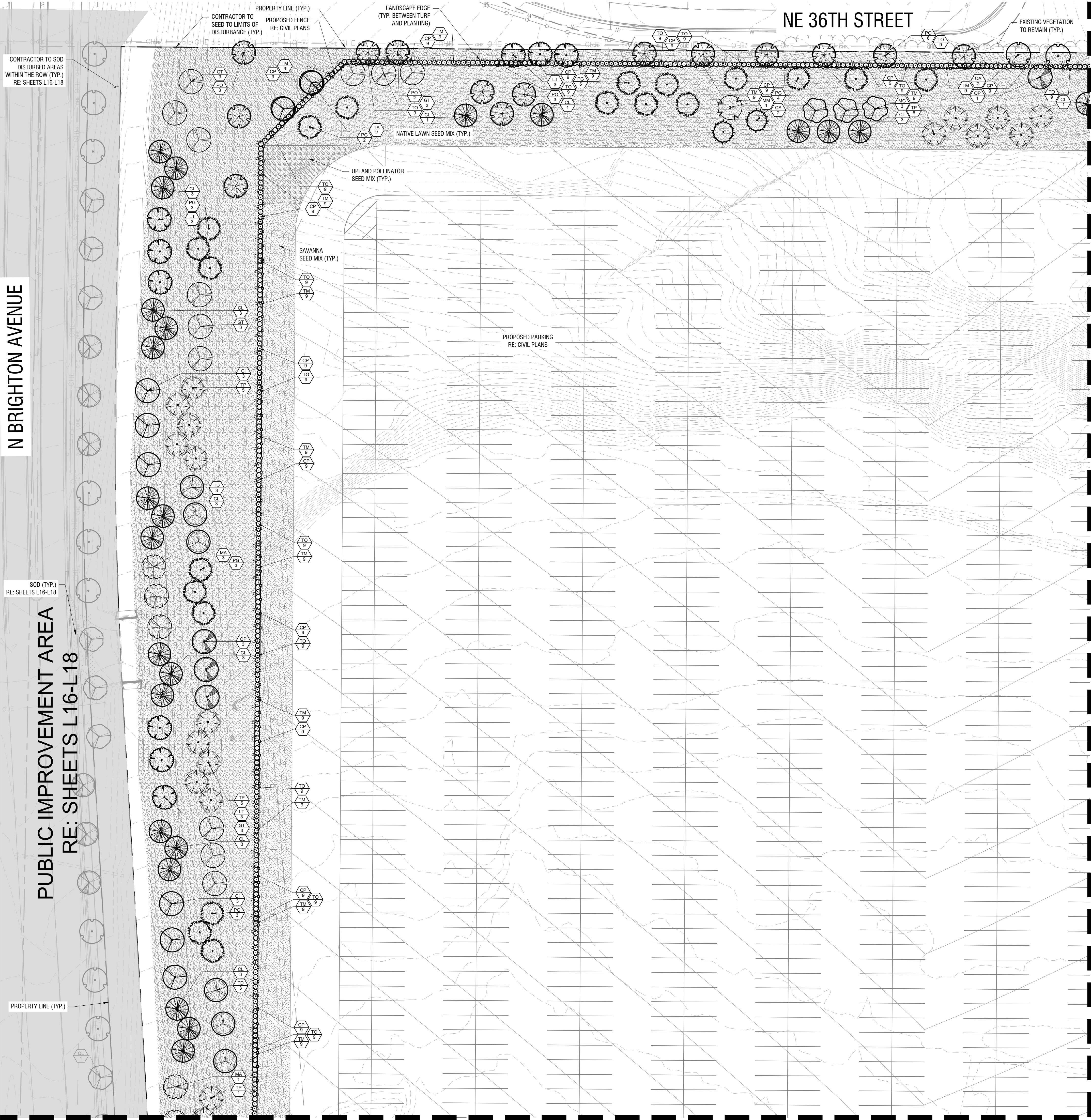
L9



Drawing name: K:\KING\_LDA\268399000\_Brighton Parking\2 Design\CAO\PlanSheets\L100 - LANDSCAPE PLAN.dwg    PLAN (1)    Oct 31, 2023    11:27am    by: caryn.scherer  
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N BRIGHTON AVENUE

PUBLIC IMPROVEMENT AREA  
RE: SHEETS L16-L18



NE 36TH STREET

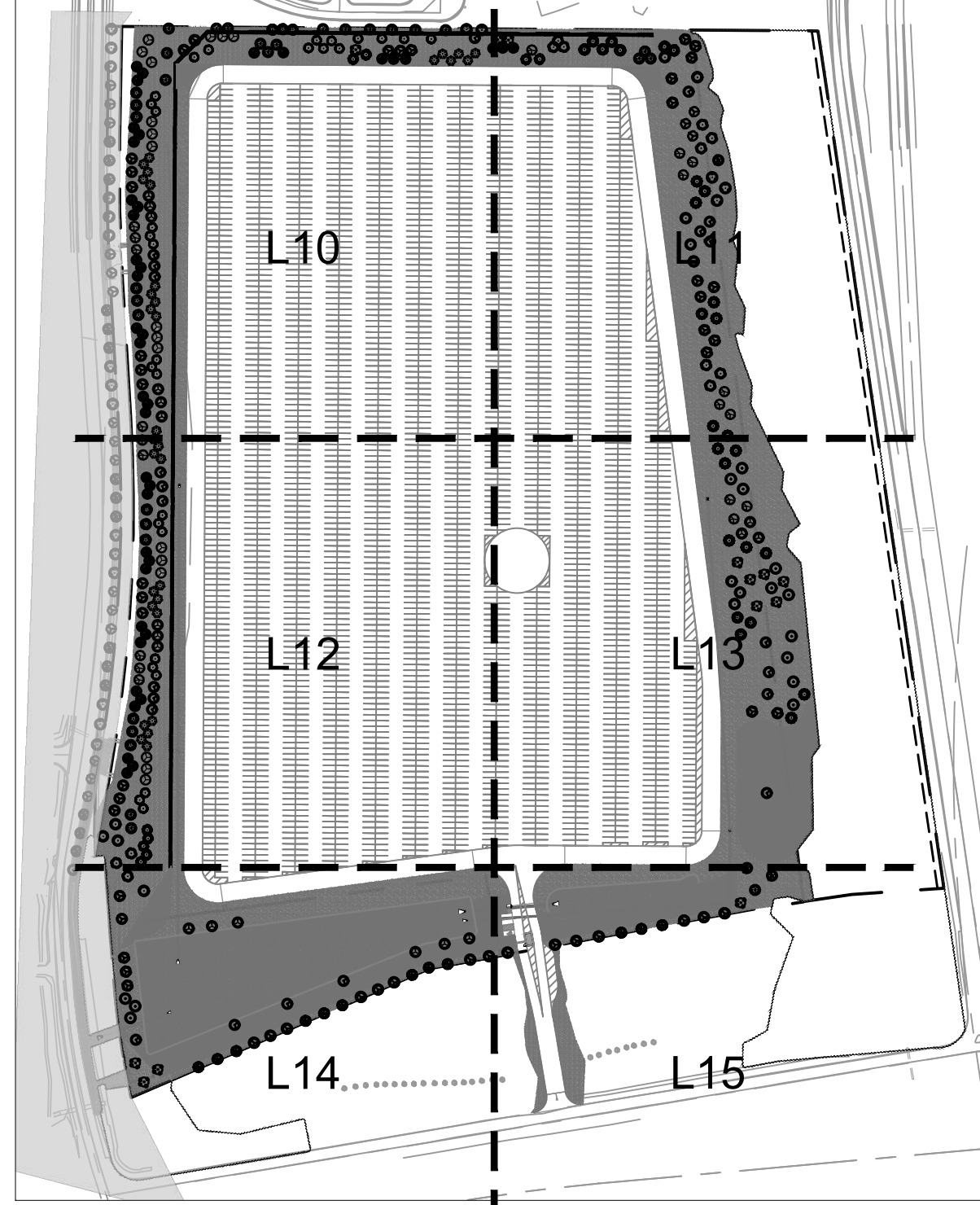
MATCHLINE: SEE SHEET L11

PLANT SCHEDULE (PRIVATE DEV.)

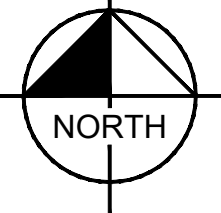
NOTE: SEE SHEET L9  
FOR FULL PLANT SCHEDULE.

SHADE TREES	
CODE	BOTANICAL / COMMON NAME
FG	FAGUS GRANDIFOLIA / AMERICAN BEECH
TD	TAXODIUM DISTICHUM / BALD CYPRESS
MM	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA
MG	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MAGNOLIA
QP	QUERCUS PASCOA / CHERRYBARK OAK
MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
GT	GLEDITSIA TRIACANTHOS / HONEYLOCUST
GO	GYMNOCADUS DOICA / KENTUCKY COFFEETREE
TA	TILIA AMERICANA 'VANDEL' / 'LEGEND' BASSWOOD
GB	GINKGO BILOBA / MAIDENHAIR TREE
QL	QUERCUS LYRATA / OVERCUP OAK
CI	CARYA ILLINOENSIS / PECAN HICKORY
OS	QUERCUS STELLATA / POST OAK
UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
SA	SASSAFRAS ALBIDUM / SASSAFRAS
CO	CARYA OVATA / SHAGBARK HICKORY
PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
LT	LIRIODENDRON TULIPIFERA / TULIPTREE
QA	QUERCUS ALBA / WHITE OAK
EVERGREEN TREES	
CODE	BOTANICAL / COMMON NAME
CL	× CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
TP	THUJA PLICATA 'GROVEPELT' / SPRING GROVE® ARBORVITAE
CS	CEDRUS LIBANITICA STENOCCOMA / STENOCCOMA CEDAR OF LEBANON
PG	PICEA GLAUCA VAR. DENSATA 'MONCHET' / 'SUNBURST'™ BLACK HILLS SPRUCE
SHRUBS	
CODE	BOTANICAL / COMMON NAME
CP	CHAMAECYPARIS PISIFERA 'DOW WHITING' / SOFT SEVER® SAWARA FALSE CYPRESS
TM	TAXUS × MEDIA 'SMYTHOC' / STONHENGER ANGIO-JAPANESE YEW
TO	THUJA OCCIDENTALIS 'SMTOBMS' / UPSTANDING™ EMERALD ARBORVITAE
SEED	
CODE	BOTANICAL / COMMON NAME
UP	UPLAND POLLINATOR SEED MIX
DB	DETENTION BASIN SEED MIX
NL	NATIVE LAWN SEED MIX
SV	SAVANNA SEED MIX

KEY MAP



GRAPHIC SCALE IN FEET  
0 15 30 60



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SCALE: AS NOTED  
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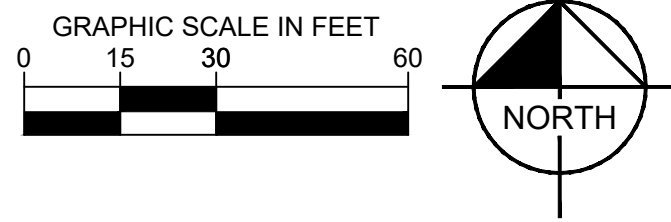
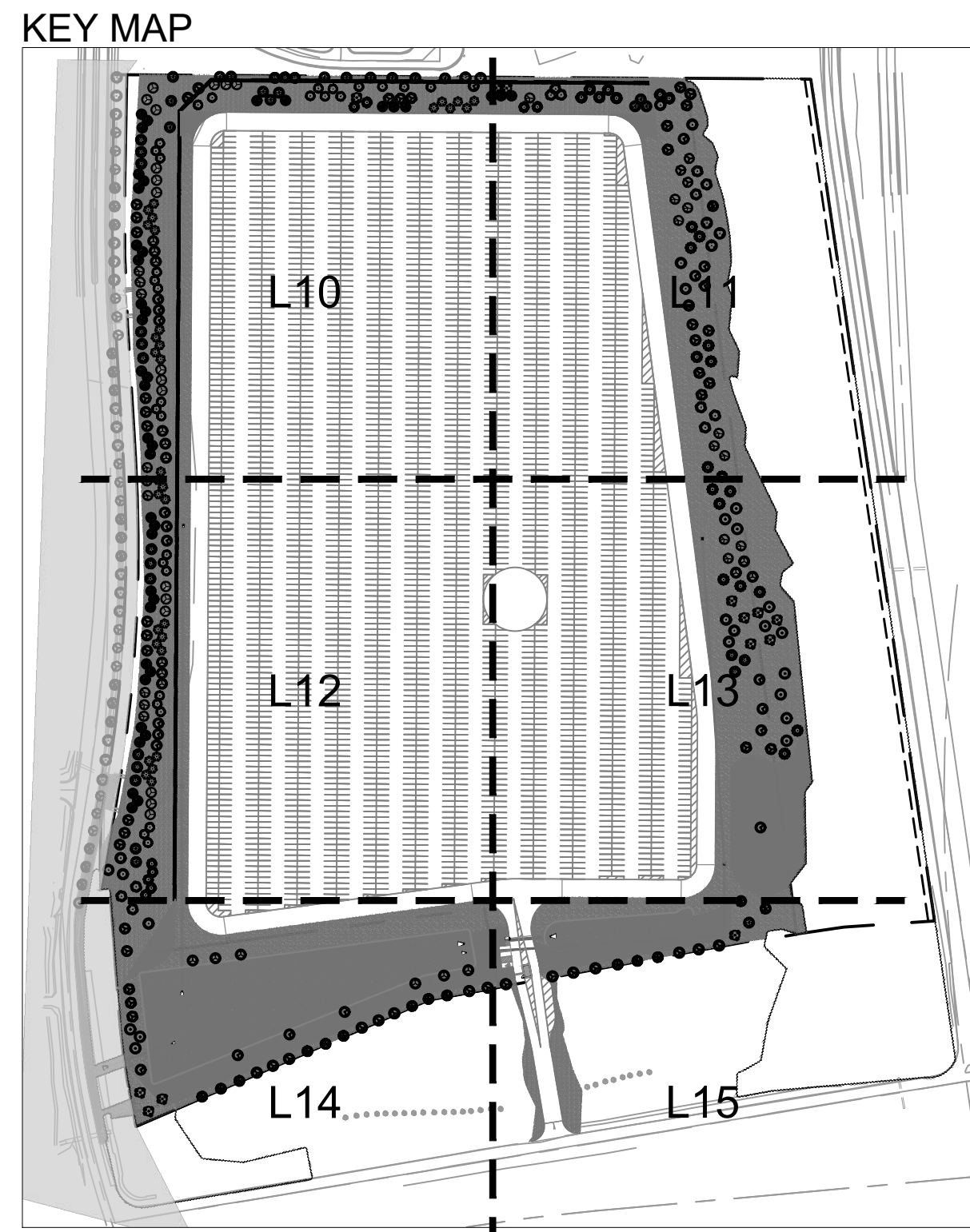
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L10



































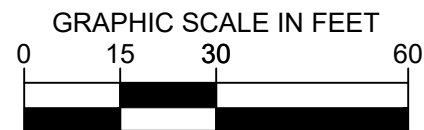
PLANT SCHEDULE (PRIVATE DEV.)			FOR FULL PLANT SCHEDULE
SHADE TREES	CODE	BOTANICAL / COMMON NAME	
	FG	FAGUS GRANDIFOLIA / AMERICAN BEECH	
	TD	TAXODIUM DISTICHUM / BALDCYPRESS	
	MM	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA	
	MG	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MAGNOLIA	
	QP	QUERCUS PAEGODA / CHERRYBARK OAK	
	MA	MAGNOLIA ACUMINATA / CLOUMBERTREE	
	GT	GLEDITSIA TRIACANTHOS / HONEYLOCUST	
	GD	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	
	TA	TILIA AMERICANA 'WANDILL' / LEGEND® BASSWOOD	
	GB	GINKGO BILOBA / MAIDENHAIR TREE	
	QL	QUERCUS LYRATA / OVERCUP OAK	
	CI	CARYA ILLINOENSIS / PECAN HICKORY	
	QS	QUERCUS STELLATA / POST OAK	
	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM	
	SA	SASSAFRAS ALBIDUM / SASSAFRAS	
	CO	CARYA OVATA / SHAGBARK HICKORY	
	PD	PLATANUS OCCIDENTALIS 'GRENCHIEL' / SILVERWOOD™ AMERICAN SYCAMORE	
	LT	LIRIODENDRON TULIPIFERA / TULIPTREE	
	QA	QUERCUS ALBA / WHITE OAK	
EVERGREEN TREES			
	CL	* CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	
	TP	THUJA PLICATA 'GROVELL' / SPRING GROVE® ARBORVITAE	
	CS	CEDRUS LIBANOTICA STENOCOMA / STENOCOMA CEDAR OF LEBANON	
	PG	PICEA GLAUCA VAR. DENSATA 'MONCHET' / SUNBURST™ BLACK HILLS SPRUCE	
SHRUBS			
	CODE	BOTANICAL / COMMON NAME	
	CP	CHAMAECYPARIS PISIFERA 'DOW WHITING' / SOFT SERVICE SAWARA FALSECYPRESS	
	TM	TAXUS * MEDIA 'SMITHDICI' / STONEHENG® ANGLO-JAPANESE YEW	
	TO	THUJA OCCIDENTALIS 'SMITHDICI' / UPSTANDING™ EMERALD ARBORVITAE	
SEED			
	CODE	BOTANICAL / COMMON NAME	
	UP	UPLAND POLLINATOR SEED MIX	
	DB	DETENTION BASIN SEED MIX	
	NL	NATIVE LAWN SEED MIX	
	SV	SAVANNA SEED MIX	

[illegible]





PLANT SCHEDULE (PRIVATE DEV.)			NOTE: SEE SHEET L9 FOR FULL PLANT SCHEDULE
SHADE TREES	CODE	BOTANICAL / COMMON NAME	
	FG	FAGUS GRANDIFOLIA / AMERICAN BEECH	
	TD	TAXODIUM DISTICHUM / BALD Cypress	
	MM	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA	
	MG	MAGNOLIA GRANDIFLORA / BRACKENS BROWN BEAUTY / BRACKENS BROWN BEAUTY MAGNOLIA	
	QP	QUERCUS PAGODA / CHERRYBARK OAK	
	MA	MAGNOLIA ACUMINATA / CUMCUMBERTREE	
	GT	GLEDTISIA TRIACANTHOS / HONEYLOCUST	
	GD	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	
	TA	THUIA AMERICANA / WANDELL / LEGEND® BASSWOOD	
	GB	GINKGO BILOBA / MAIDENHAIR TREE	
	QL	QUERCUS LYRATA / OVERCUP OAK	
	CI	CARYA ILLINOENSIS / PECAN HICKORY	
	QS	QUERCUS STELLATA / POST OAK	
	UA	ULMUS AMERICANA / LEWIS & CLARK / PRAIRIE EXPEDITION® AMERICAN ELM	
	SA	SASSAFRAS ALBIDUM / SASSAFRAS	
	CO	CARYA OVATA / SHAGBARK HICKORY	
	PO	PLATANUS OCCIDENTALIS / GRENCKEL / SILVERWOOD™ AMERICAN SYCAMORE	
	LT	LIQUIDAMBAR STYRACIFLUA / TULIPTREE	
	QA	QUERCUS ALBA / WHITE OAK	
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	
	CL	* CUPRESSUS SEMPERVIRENS / LEYLANDI / LEYLAND CYPRSS	
	TP	THUIA PLICATA / GROVEPLY / SPRING GROVES ARBORVITAE	
	CS	CEDRUS LIBANANTICA STENOCOMA / STENOCOMA CEDAR OF LEBANON	
	PG	PICEA GLAUCA VAR. DENSATA / MONDCHET / SUNBURST™ BLACK HILLS SPRUCE	
SHRUBS	CODE	BOTANICAL / COMMON NAME	
	CP	CHAMAECYPARIS PISIFERA DOW WHITING / SOFT SERVER SAWARA FALSESPRYPRESS	
	TM	TAXUS * MEDIA / SMITHOC / STONEHENGERS ANGLO-JAPANESE YEW	
	TO	THUIA OCCIDENTALIS / SMTOBAY / UPSTANDING™ EMERALD ARBORVITAE	
SEED	CODE	BOTANICAL / COMMON NAME	
	UP	UPLAND POLLINATOR SEED MIX	
	DB	DETENTION BASIN SEED MIX	
	NL	NATIVE LAWN SEED MIX	
	SV	SAVANNA SEED MIX	



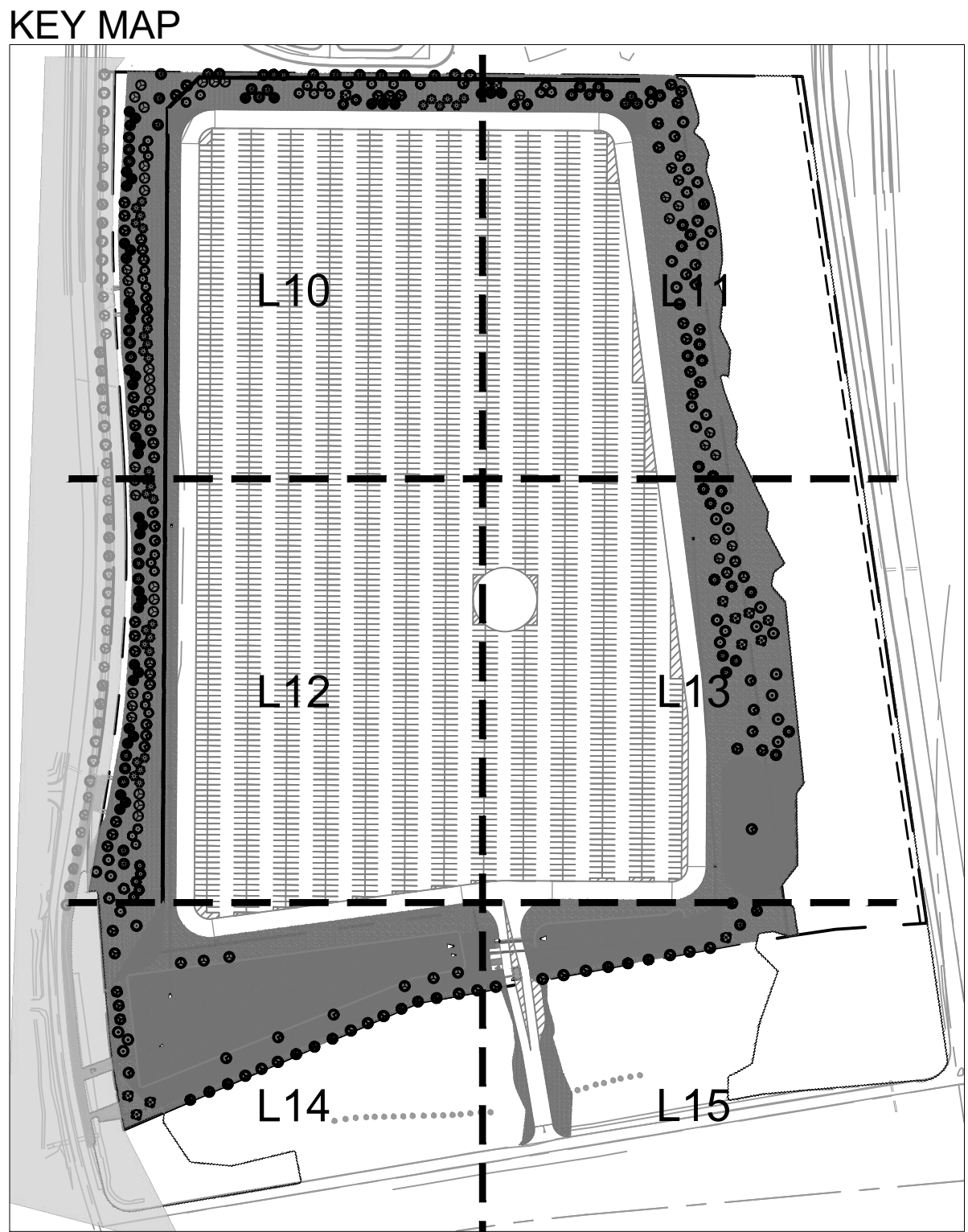


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PLANT SCHEDULE (PRIVATE DEV.)  
NOTE: SEE SHEET L9 FOR FULL PLANT SCHEDULE.

SHADE TREES	
CODE	BOTANICAL / COMMON NAME
FG	FAGUS GRANDIFOLIA / AMERICAN BEECH
TD	TAXODIUM DISTICHUM / BALDCYPRESS
MM	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA
MG	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MAGNOLIA
QP	QUERCUS PASCOA / CHERRYBARK OAK
MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
GT	GLEDITSIA TRIACANTHOS / HONEYLOCUST
GD	GYMNOCADUS DOICA / KENTUCKY COFFEETREE
TA	TILIA AMERICANA 'VANDELII' / LEGEND® BASSWOOD
GB	GINKGO BILOBA / MAIDENHAIR TREE
QL	QUERCUS LYRATA / OVERCUP OAK
CI	CARYA ILLINOENSIS / PECAN HICKORY
QS	QUERCUS STELLATA / POST OAK
UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
SA	SASSAFRAS ALBIDUM / SASSAFRAS
CO	CARYA OVATA / SHAGBARK HICKORY
PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
LT	LIRIODENDRON TULIPIFERA / TULIPTREE
QA	QUERCUS ALBA / WHITE OAK
EVERGREEN TREES	
CODE	BOTANICAL / COMMON NAME
OL	× CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
TP	THUJA PLICATA 'GROVE/PL' / SPRING GROVE® ARBORVITAE
CS	CEDRUS LIBANITICA STENOCOMA / STENOCOMA CEDAR OF LEBANON
PG	PICEA GLAUCA VAR. DENSATA 'MONCHET' / SUNBURST™ BLACK HILLS SPRUCE
SHRUBS	
CODE	BOTANICAL / COMMON NAME
CP	CHAMAECYPARIS PISIFERA 'DOW WHITING' / SOFT SEVER® SAWARA FALSECYPRESS
TM	TAXUS × MEDIA 'SMYTHOC' / STONEHENGER ANGIO-JAPANESE YEW
TO	THUJA OCCIDENTALIS 'SMITFORM' / UPSTANDING™ EMERALD ARBORVITAE
SEED	
CODE	BOTANICAL / COMMON NAME
UP	UPLAND POLLINATOR SEED MIX
DB	DETENTION BASIN SEED MIX
NL	NATIVE LAWN SEED MIX
SV	SAVANNA SEED MIX



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KANSAS STATE BOARD OF AUTHORITY #001612  
EXPIRES 12/31/24

SCALE: AS NOTED  
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DRAWN BY: CMS  
CHECKED BY: SAR

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**PRECISION**  
VEHICLE LOGISTICS

**BRIGHTON VEHICLE LOGISTICS CENTER**  
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KANSAS CITY, MO 64117

**LANDSCAPE PLAN**





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SHEET NUMBER

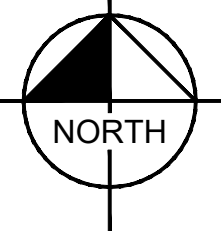
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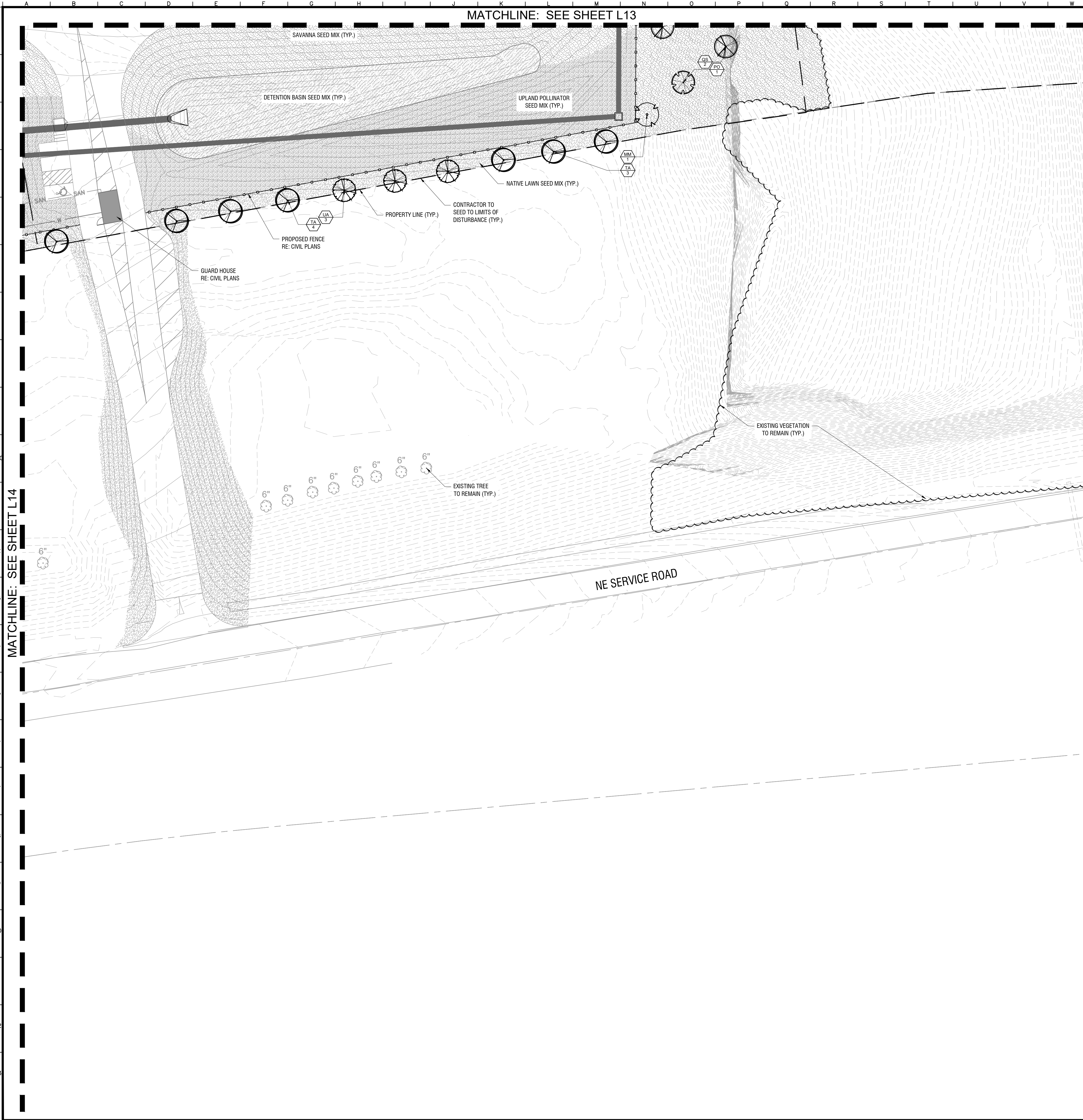
**NOTE: SEE SHEET L9  
FOR FULL PLANT SCHEDULE**

	UP	UPLAND POLLINATOR SEED MIX
	DB	DETENTION BASIN SEED MIX
	NL	NATIVE LAWN SEED MIX
	SV	SAVANNA SEED MIX





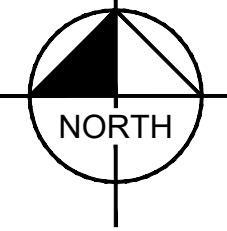
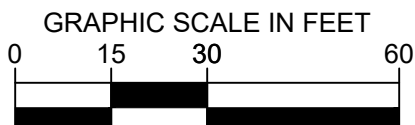
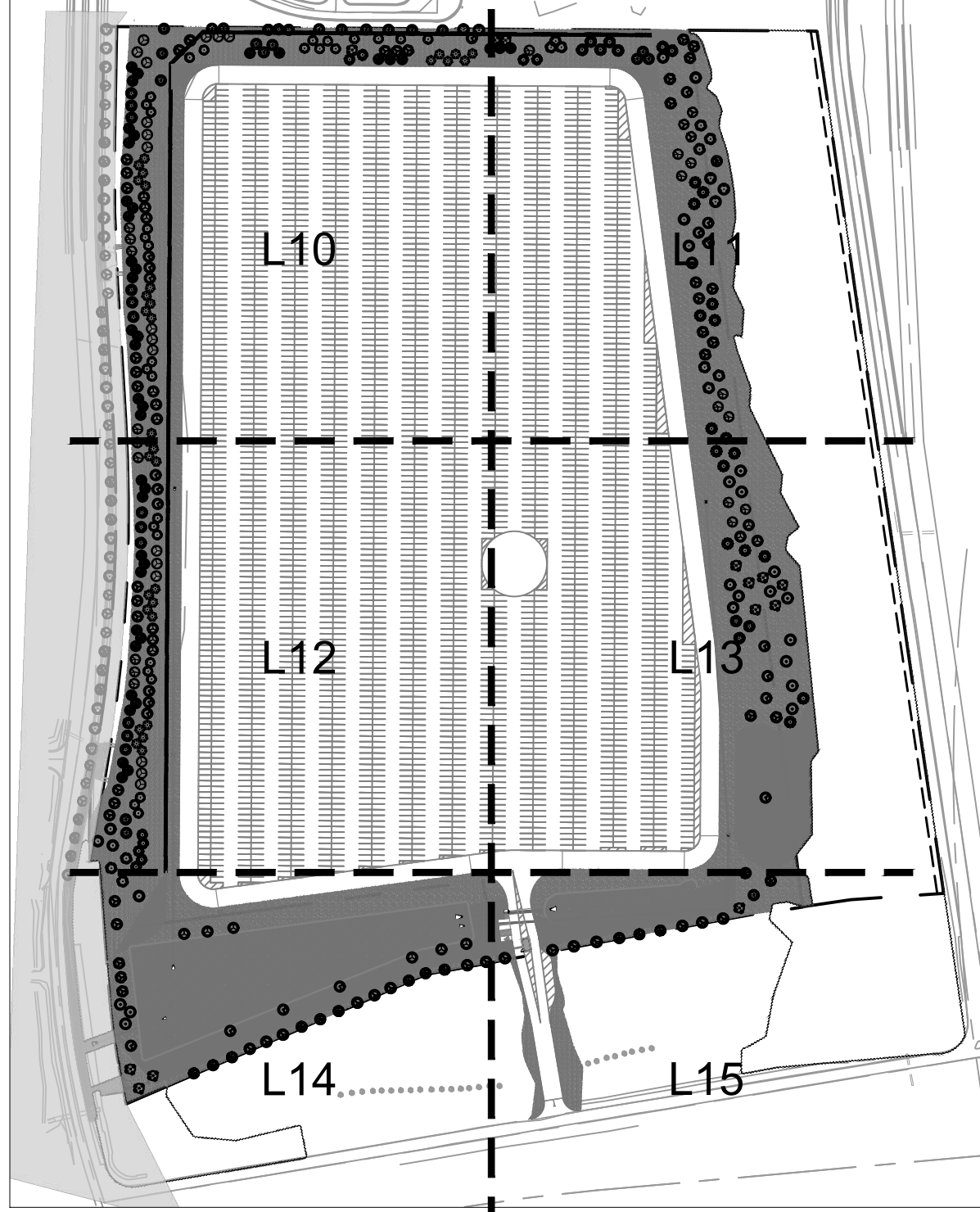
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PLANT SCHEDULE (PRIVATE DEV.)  
NOTE: SEE SHEET L9 FOR FULL PLANT SCHEDULE.

SHADE TREES	CODE	BOTANICAL / COMMON NAME
FG	FG	FAGUS GRANDIFOLIA / AMERICAN BEECH
TD	TD	TAXODIUM DISTICHUM / BALD CYPRESS
MM	MM	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA
MG	MG	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MAGNOLIA
QP	QP	QUERCUS PASCOA / CHERRYBARK OAK
MA	MA	MAGNOLIA ACUMINATA / CUCUMBERTREE
GT	GT	GLEDITSIA TRIACANTHOS / HONEYLOCUST
GO	GO	GYMNOCADUS DOICA / KENTUCKY COFFEETREE
TA	TA	TILIA AMERICANA 'VANDEL' / LEGEND® BASSWOOD
GB	GB	GINKGO BILOBA / MAIDENHAIR TREE
QL	QL	QUERCUS LYRATA / OVERCUP OAK
CI	CI	CARYA ILLINOENSIS / PECAN HICKORY
OS	OS	QUERCUS STELLATA / POST OAK
UA	UA	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
SA	SA	SASSAFRAS ALBIDUM / SASSAFRAS
CO	CO	CARYA OVATA / SHAGBARK HICKORY
PO	PO	PLATANUS OCCIDENTALIS 'GREENICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
LT	LT	LIRIODENDRON TULIPIFERA / TULIPTREE
QA	QA	QUERCUS ALBA / WHITE OAK
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
CL	CL	× CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
TP	TP	THUJA PLICATA 'GROVEPELT' / SPRING GROVE® ARBORVITAE
CS	CS	CEDRUS LIBANITICA STENOCOMA / STENOCOMA CEDAR OF LEBANON
PG	PG	PICEA GLAUCA VAR. DENSATA 'MONCHET' / SUNBURST™ BLACK HILLS SPRUCE
SHRUBS	CODE	BOTANICAL / COMMON NAME
CP	CP	CHAMAECYPARIS PISIFERA 'DOW WHITING' / SOFT SEVER® SAWARA FALSE CYPRESS
TM	TM	TAXUS × MEDIA 'SMYTHOC' / STONEMENGER ANGIO-JAPANESE YEW
TO	TO	THUJA OCCIDENTALIS 'SMITOMBO' / UPSTANDING™ EMERALD ARBORVITAE
SEED	CODE	BOTANICAL / COMMON NAME
UP	UP	UPLAND POLLINATOR SEED MIX
DB	DB	DETENTION BASIN SEED MIX
NL	NL	NATIVE LAWN SEED MIX
SV	SV	SAVANNA SEED MIX

KEY MAP



**Kimley»Horn**

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SCALE: AS NOTED  
DESIGNED BY: AMS  
DRAWN BY: CMS  
CHECKED BY: SAR

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**PRECISION**  
VEHICLE LOGISTICS

**BRIGHTON**  
**VEHICLE LOGISTICS**  
**CENTER**  
**PLAN**

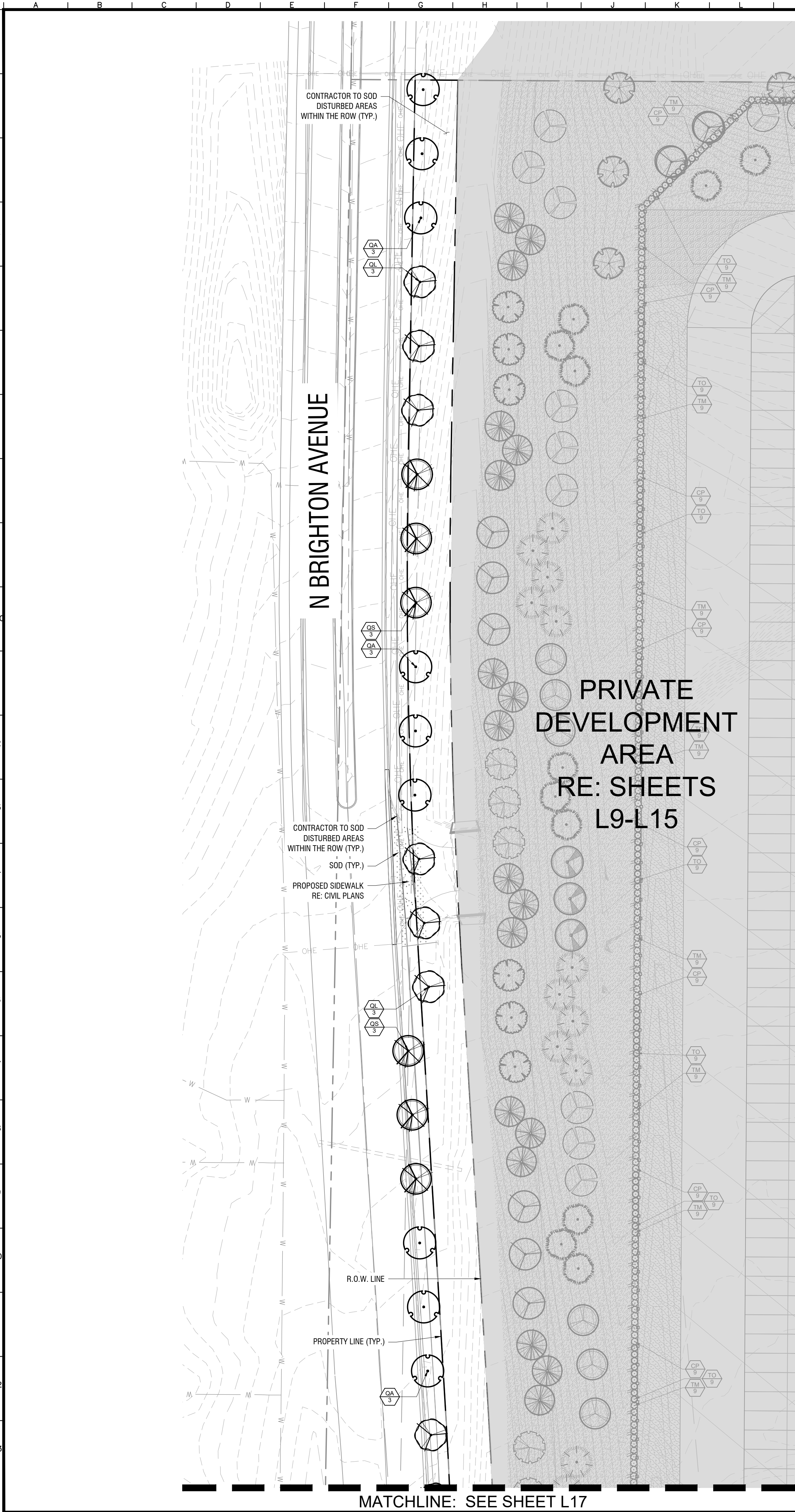
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ORIGINAL ISSUE:  
10/31/2023  
KHA PROJECT NO.  
268399000  
SHEET NUMBER

L15



Drawing name: K:\KNC\LEVA\268399000\_Brighton Parking\2 Design\CAD\PlanSheet\L100 - STREETSCAPE PLAN.dwg PLAN (1) Oct 31, 2023 11:21am By: coron.scheer  
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NOTES: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. REFER TO SHEET L19 FOR COMBINED PUBLIC AND PRIVATE PLANT QUANTITIES AND SPECIES DIVERSITY CALCULATIONS.

PLANT SCHEDULE (STREETSCAPE)

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	HEIGHT	REMARKS
	QP	1	QUERCUS PAGODA / CHERRYBARK OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QL	15	QUERCUS LYRATA / OVERCUP OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QS	15	QUERCUS STELLATA / POST OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	QA	15	QUERCUS ALBA / WHITE OAK	B & B	2" CAL. MIN.	12' - 14' HT.	SINGLE, STRAIGHT LEADER FULL AND MATCHING
SEED	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	FW	5,916 SF	WET FOREST SEED MIX	SEED	N/A	N/A	WEED FREE - SEE NOTES FOR MIXES
SOD	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	7,619 SF	BOUTELOUA DACTYLOIDES / BUFFALOGRASS	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND-FILLED JOINTS. ROLLED. SOD TO BE FREE OF WEEDS, PESTS, AND DISEASE

PLANTING NOTES:

- CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE.
- 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.
- 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.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY NATIVE LAWN MIX FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN (SEE SHEET L9). ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD UNLESS OTHERWISE NOTED TO RECIEVE SEED MIX.
- 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.
- 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.
- 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.
- 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.

Kansas City, Missouri - Landscape Data Table		
Site Area: 42.64 acres (1,857,399 sqft) - Master Planned Development (MPD)		
	REQUIRED	PROVIDED
Section 88-425 Landscape and Screening		
88-425-03-C. Tree Planting Requirements		
At least one street tree is required for each 30' of street frontage.	Yes	Yes
Brighton Ave: 1,656 bdt / 30' = 55 Trees	55 Trees	46 Proposed Trees 9 Existing Trees
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement)	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

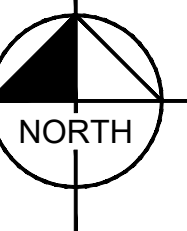
WET FOREST SEED MIX NOTES

- KS 643 EASTERN KANSAS FORESTED WETLAND SEED MIX:**  
SEED SUPPLIER: TAYLOR CREEK RESTORATION NURSERIES
- GENERAL SEED MIX NOTES:**
- WET FOREST SEED MIX SHALL BE PROVIDED WHERE INDICATED ON THE PLAN.
  - THE MIX INDICATED ABOVE IS TO BE SEEDED AT 40 PLSR'.
  - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
  - CONTRACTOR SHALL **NOT** MOW THE LOCATIONS OF THE WET FOREST SEED MIX. NATURAL GROWTH AND PROGRESSION SHOULD OCCUR.
  - SEE TABLE B, SHEET L19 FOR SEED MIX SPECIES DATA.

ESTABLISHMENT NOTES

- ENSURE ALL WEED COMPETITION IS CONTROLLED PRIOR TO PLANTING THE NATIVE SEED. WHEN POSSIBLE, ALLOW TIME FOR WEEDS TO SPROUT PRIOR TO ESTABLISHING SEEDS. ONCE WEEDS SPROUT, SPRAY THE ENTIRE AREA THAT IS BEING PREPARED FOR GRASS ESTABLISHMENT WITH HERBICIDE BASED ON WEED TYPES. ALLOW THE HERBICIDE TO SETTLE FOR THE RECOMMENDED TIME AS STATED BY THE HERBICIDE MANUFACTURER BEFORE PROCEEDING WITH SEED ESTABLISHMENT. WHEN USING HERBICIDES FOLLOW ALL LABELED RECOMMENDATIONS.
- DO NOT LIME OR USE FERTILIZER TO IMPROVE SOIL CONDITIONS.
- BROADCASTING - APPLY SEED EVENLY IN TWO OR INTERSECTING DIRECTIONS. REMOVE ANY THATCH OR MATERIAL THAT MAY PREVENT SEED TO SOIL CONTACT. AFTER BROADCASTING ROLL THE SITE WITH A ROLLER OR CULTI-PACKER TO ENSURE GOOD SEED TO SOIL CONTACT. IF USING STRAW MULCH ON SEEDED AREAS STRAW IS TO BE OATS OR WHEAT STRAW FREE FROM WEEDS. FOREIGN MATTER DETRIMENTAL TO PLANT LIFE AND HAY, OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. TAKE SPECIAL CARE TO SPREAD A THIN LAYER OF STRAW AND DO NOT LEAVE CLUMPS OR PIECES OF BALES UNSPREAD. WHEN USING EROSION CONTROL BLANKETS, ENSURE THE USE OF OAT OR WHEAT STRAW FREE OF WEEDS. THE EROSION CONTROL BLANKET MESH + MATERIAL MUST BE THIN IN NATURE AS TO ALLOW SUNLIGHT THROUGH.
- GENERALLY, NATURAL RAINFALL EVENTS PROVIDE SUFFICIENT WATER BUT LIGHT WATERING MAY BE NEEDED IN PERIODS OF DROUGHT TO START THE GERMINATION PROCESS.

GRAPHIC SCALE IN FEET  
0 15 30 60



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**PRECISION**  
VEHICLE LOGISTICS

**LANDSCAPE  
STREETSCAPE  
PLAN**

**BRIGHTON  
VEHICLE LOGISTICS  
CENTER**  
3363 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

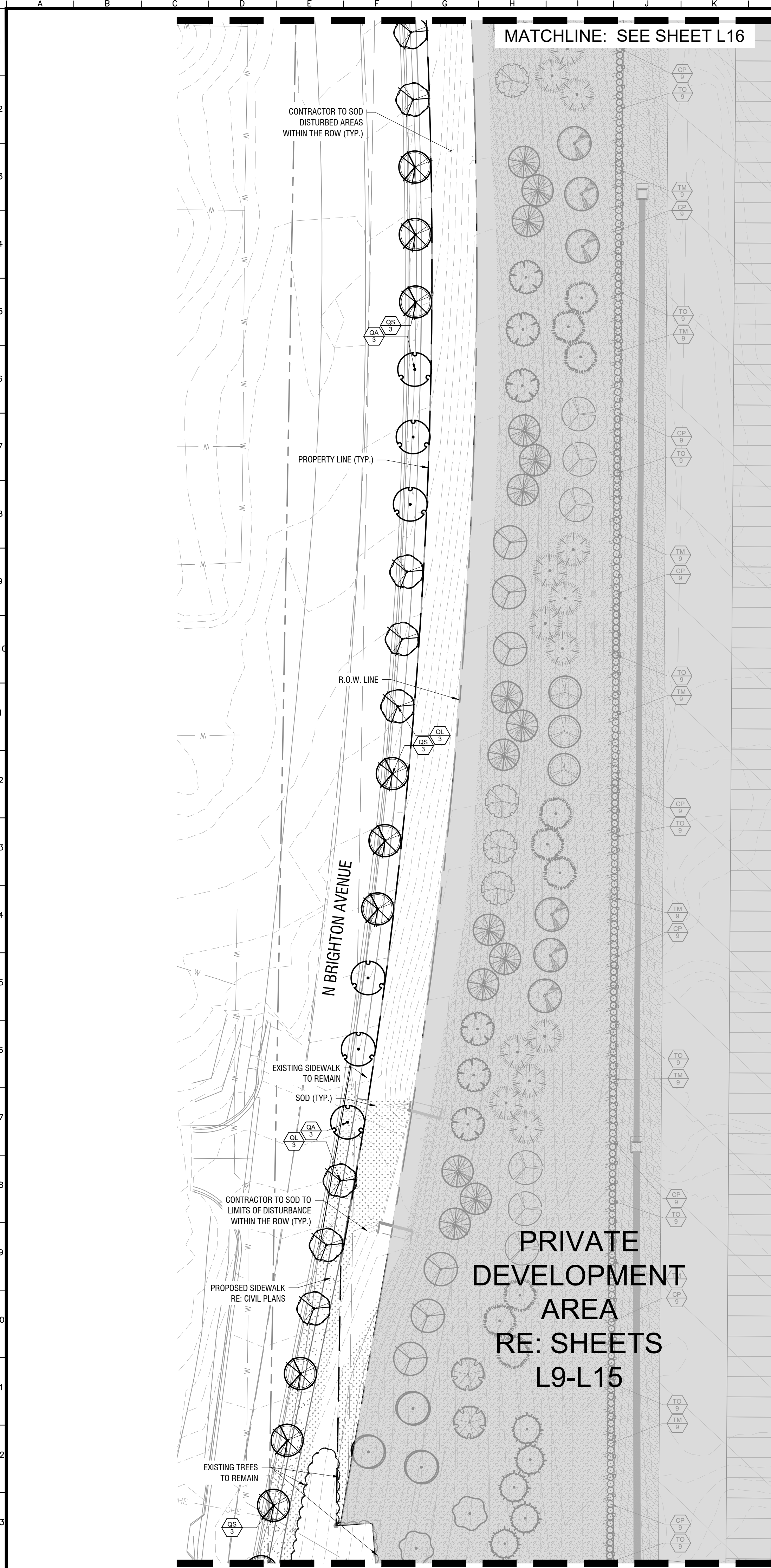
ORIGINAL ISSUE:  
10/31/2023  
KHA PROJECT NO.  
268399000  
SHEET NUMBER

L16



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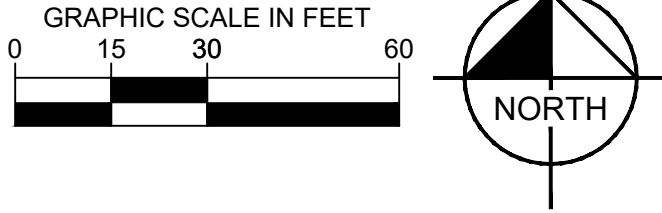
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PLANT SCHEDULE (STREETSCAPE)

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	QL	QUERCUS LYRATA / OVERCUP OAK
	QS	QUERCUS STELLATA / POST OAK
	QA	QUERCUS ALBA / WHITE OAK
SEED	CODE	BOTANICAL / COMMON NAME
	FW	WET FOREST SEED MIX
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L16 FOR FULL PLANT SCHEDULE.

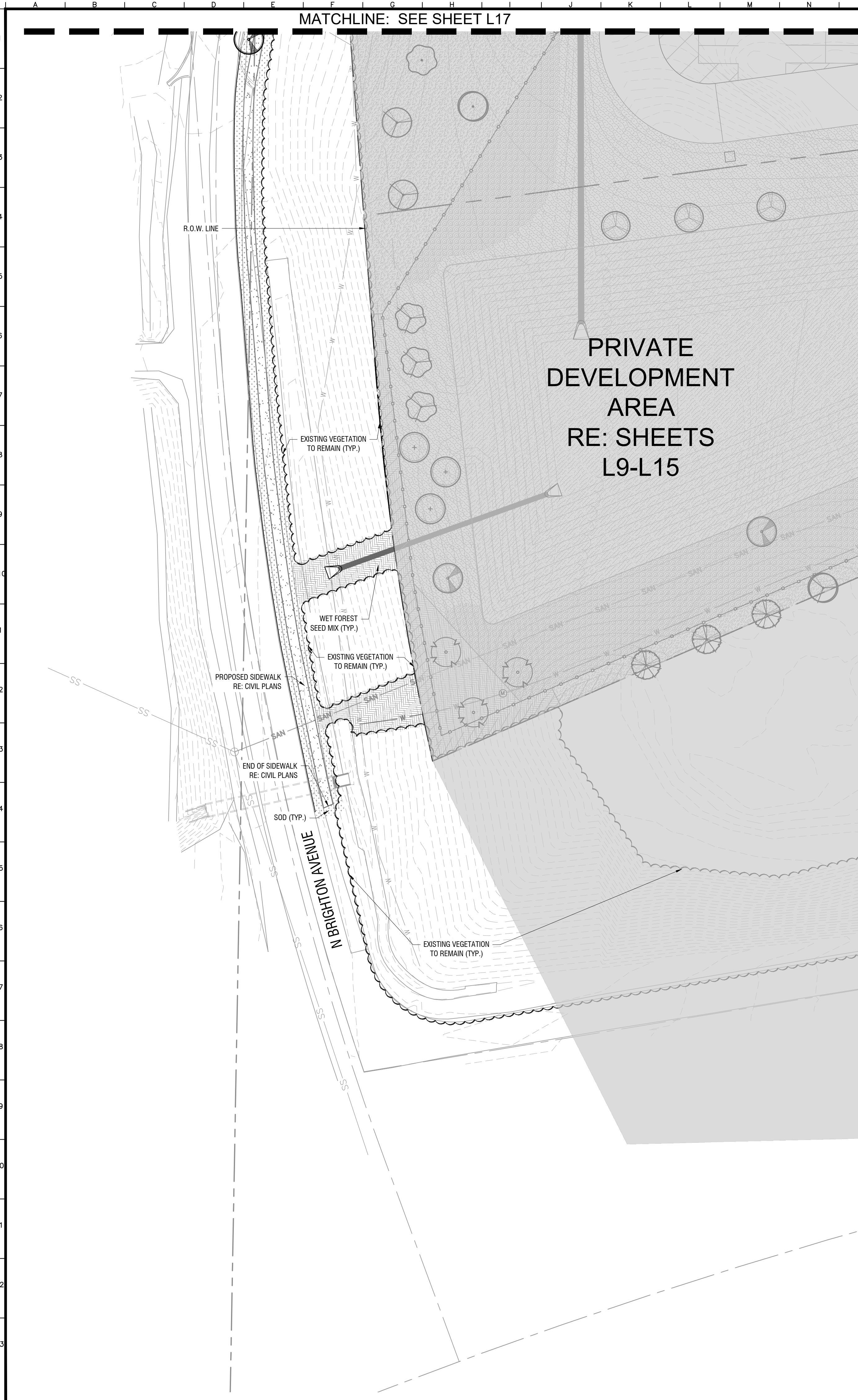


BRIGHTON VEHICLE LOGISTICS CENTER 3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117	LANDSCAPE STREETSCAPE PLAN			NOT FOR CONSTRUCTION	SCALE: AS NOTED	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. PENNSYLVANIA AVE., SUITE 150 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM KANSAS PROFESSIONAL ENGINEERING LICENSE #001612
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KHA PROJECT NO. 268399000		INC.				
SHEET NUMBER						
L17						



Drawing name: K:\KNC\LEA\268399000\_Brighton Parking\2 Design\CAO\PlanSheets\L100 - STREETSCAPE PLAN.dwg    Oct 31, 2023, 11:21am    by: ccorcoran

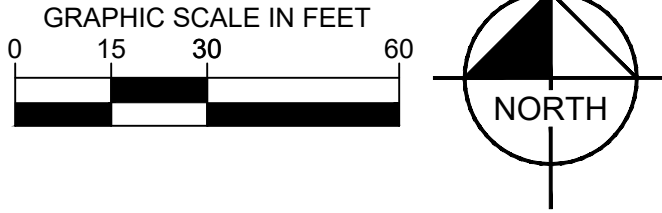
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PLANT SCHEDULE (STREETSCAPE)

SHADE TREES	CODE	BOTANICAL / COMMON NAME
	QP	QUERCUS PAGODA / CHERRYBARK OAK
	QL	QUERCUS LYRATA / OVERCUP OAK
	QS	QUERCUS STELLATA / POST OAK
	QA	QUERCUS ALBA / WHITE OAK
SEED	CODE	BOTANICAL / COMMON NAME
	FW	WET FOREST SEED MIX
SOD	CODE	BOTANICAL / COMMON NAME
	SOD	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L16 FOR FULL PLANT SCHEDULE.



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	ORIGINAL ISSUE: 10/31/2023 KHA PROJECT NO. 268399000 SHEET NUMBER									
L18										



% seed pstl	Botanical Name	Common Name
2.29%	<i>Panicum virgatum</i>	Switch grass
2.84%	<i>Elymus canadensis</i>	Canada wild rye
4.37%	<i>Glyceria striata</i>	Fowl menna grass
7.86%	<i>Sorghastrum nutans</i>	Indian grass
4.37%	<i>Andropogon gerardii</i>	Big bluestem
5.24%	<i>Juncus dudleyi</i>	Dudley's rush
7.10%	<i>Carex vulpinoidea</i>	Fox sedge, Brown fox sedge
0.45%	<i>Spartina pectinata</i>	Prairie cord grass
5.46%	<i>Juncus effusus</i>	Common rush
4.58%	<i>Carex scoparia</i>	Broom sedge
4.91%	<i>Carex annectens</i>	Yellow-fruited sedge
4.37%	<i>Agalinis tenuifolia</i>	Slenderleaf false foxglove
0.02%	<i>Allium canadense</i>	Wild garlic
0.11%	<i>Anemone canadensis</i>	Meadow anemone
0.07%	<i>Chamaecrista fasciculata</i>	Partridge pea
1.47%	<i> Dalea purpurea</i>	Purple prairie clover
0.15%	<i>Desmodium canadense</i>	Showy tick trefoil
1.05%	<i>Eupatirium perfoliatum</i>	Common boneset
0.85%	<i>Helenium autumnale</i>	Sneezeweed
4.97%	<i>Penstemon digitatus</i>	Beardtongue
5.19%	<i>Hypericum ascyron</i>	Great St. Johns wort
4.78%	<i>Euthamia graminifolia</i>	Common grass-leaved goldenrod
0.15%	<i>Liatris pycnostachya</i>	Prairie blazing star
3.27%	<i>Lobelia siphilitica</i>	Great lobelium
4.91%	<i>Lythrum alatum</i>	Winged loosestrife
1.15%	<i>Monarda fistulosa</i>	Wild bergamot
1.23%	<i>Oenothera biennis</i>	Common evening primrose
1.12%	<i>Oligoneuron rigidum</i>	Stiff goldenrod
2.06%	<i>Pycnanthemum tenuifolium</i>	Slender mountain mint
0.82%	<i>Ratibida pinnata</i>	Yellow coneflower
2.51%	<i>Rudbeckia hirta</i>	Black-eyed Susan
1.86%	<i>Rudbeckia triloba</i>	Brown-eyed susan
0.04%	<i>Silphium perfoliatum</i>	Cup plant
0.90%	<i>Symphyotrichum novae-angliae</i>	New England aster
0.65%	<i>Vernonia fasciculata</i>	Common ironweed
6.55%	<i>Veronicastrum virginicum</i>	Culver's root
0.30%	<i>Zizia aurea</i>	Golden alexanders











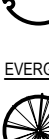






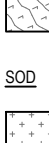



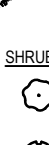






% seed psd	Botanical Name	Common Name
2.95%	<i>Leersia oryzoides</i>	Rice cut grass
2.96%	<i>Elymus hystrix</i>	Buttlebrush grass
9.36%	<i>Glyceria striata</i>	Fowl manna grass
2.64%	<i>Elymus virginicus</i>	Virginia wild ryegrass
2.96%	<i>Muhlenbergia mexicana</i>	Leash snail grass
2.93%	<i>Carex normalis</i>	Spreading oval sedge
8.89%	<i>Juncus effusus</i>	Common rush
7.37%	<i>Carex vulpinoidea</i>	Fox sedge, Brown fox sedge
8.83%	<i>Carex scoparia</i>	Broom sedge
5.91%	<i>Carex cristatella</i>	Crested sedge
0.87%	<i>Carex mollesta</i>	Field oval sedge
2.95%	<i>Carex shortiana</i>	Short's sedge
0.55%	<i>Zizia aurea</i>	Golden alexanders
0.59%	<i>Verbesina alternifolia</i>	Wingsum
1.46%	<i>Epilobium coloratum</i>	Cinnamon willow herb
0.59%	<i>Anemone canadensis</i>	Meadow anemone
0.20%	<i>Symphoricarpos lanceolatus</i>	Panicled aster
0.88%	<i>Thalictrum dasycarpum</i>	Purple meadow rue
0.28%	<i>Solidago ulmifolia</i>	Elm-leaved goldenrod
0.06%	<i>Sanguinaria canadensis</i>	Bloodroot
5.89%	<i>Lobelia cardinalis</i>	Cardinal flower
0.15%	<i>Hydrophyllum virginianum</i>	Virginia waterleaf
2.93%	<i>Lobelia siphilitica</i>	Great blue lobelia
0.03%	<i>Desmodium glutinosum</i>	Pointed leaf tick trefoil
0.30%	<i>Desmodium canadense</i>	Showy tick trefoil
2.08%	<i>Ageratina altissima</i>	White snakeroot
1.52%	<i>Eupatorium altissimum</i>	Tall bonset
2.93%	<i>Trodianus perfoliata</i>	Venus's looking glass
0.88%	<i>Decalothene meada*</i>	Shooting star
8.80%	<i>Hypericum punctatum</i>	Spotted St. John's wort
2.96%	<i>Blephilia hirsuta</i>	Hairy pagoda plant
0.01%	<i>Silphium perfoliatum</i>	Cup plant
0.57%	<i>Claytonia virginica*</i>	Spring beauty
0.03%	<i>Allium canadense</i>	Wild garlic
4.49%	<i>Agastache nepetoides</i>	Yellow giant hyssop
0.15%	<i>Coreopsis tripteris</i>	Tall coreopsis
0.15%	<i>Rudbeckia laciniata</i>	Wild golden glow
3.12%	<i>Vernoniastrum virginicum</i>	Culver's root
0.60%	<i>Physostegia virginiana</i>	Prairie obedient plant
0.30%	<i>Dicentra cucullaria</i>	Dutchman's britches
0.88%	<i>Euthiodium purpureum</i>	Purple joe weed
0.30%	<i>Dicentra cucullaria</i>	Dutchman's britches
0.74%	<i>Cephalanthus occidentalis</i>	Butterbush

% seed psf	Botanical Name	Common Name
2.25%	<i>Andropogon gerardii</i>	Big bluestem
3.27%	<i>Carex cristatella</i>	Crested sedge
0.47%	<i>Carex molesta</i>	Field oval sedge
1.69%	<i>Carex normalis</i>	Spreading oval sedge
3.15%	<i>Carex scoparia</i>	Broom sedge
0.64%	<i>Carex shortiana</i>	Short's sedge
7.51%	<i>Carex vulpinoidea</i>	Fox sedge, Brown fox sedge
1.17%	<i>Elymus virginicus</i>	Canada wild rye
1.42%	<i>Elymus virginicus</i>	Virginia wild rye
6.00%	<i>Juncus effusus</i>	Common rush
0.32%	<i>Panicum virgatum</i>	Switch grass
3.38%	<i>Schizachyrium scoparium</i>	Little bluestem
1.80%	<i>Sorghastrum nutans</i>	Indian grass
2.03%	<i>Agastache nepetoides</i>	Yellow giant hyssop
0.25%	<i>Allium cernuum</i>	Nodding wild onion
0.08%	<i>Anemone canadensis</i>	Meadow anemone
0.06%	<i>Aquilegia canadensis</i>	Wild columbine
0.18%	<i>Amoroglossum atriplicifolium</i>	Pale Indian plantain
0.09%	<i>Asclepias incarnata</i>	Swamp milkweed
0.64%	<i>Campanulastrum americanum</i>	Tall bellflower
0.16%	<i>Cephalanthus occidentalis</i>	Buttombush
0.41%	<i>Chamaecrista fasciculata</i>	Partridge pea
0.11%	<i>Coreopsis tripteris</i>	Tall coreopsis
3.04%	<i> Dalea purpurea</i>	Purple prairie clover
0.08%	<i>Desmodium canadense</i>	Shooting stick trefoil
0.45%	<i>Dodecatheon meadia</i> *	Shooting star
1.88%	<i>Epilobium coloratum</i>	Cinnamon willow herb
1.13%	<i>Eupatorium altissimum</i>	Tall boneset
3.00%	<i>Eupatorium perfoliatum</i>	Common boneset
0.95%	<i>Eutrochium purpureum</i>	Purple Joe pye weed
0.45%	<i>Geum aleppicum strictum</i>	Yellow avens
8.71%	<i>Heurum punctatum</i>	Spotted St. John's wort
0.25%	<i>Liatris pycnostachya</i>	Prairie blazing star
4.50%	<i>Lobelia cardinalis</i>	Cardinal flower
5.63%	<i>Lobelia spidialis</i>	Great blue lobelia
0.62%	<i>Oligenoeuron rigidum</i>	Stiff goldenrod
5.67%	<i>Pycnanthemum tenuifolium</i>	Slender mountain mint
0.16%	<i>Rudbeckia laciniata</i>	Wild golden glow
0.02%	<i>Silphium perfoliatum</i>	Cup plant
0.71%	<i>Solidago speciosa</i>	Showy goldenrod
0.66%	<i>Symphphyotrichum lanceolatum</i>	Panicked aster
1.50%	<i>Symphytotrichum oentlangiense</i>	Sky-blue aster
0.41%	<i>Thalictrum dasycarpum</i>	Purple meadow rue
4.50%	<i>Triodanis perfoliata</i>	Venus's looking glass
0.20%	<i>Verbesina alternifolia</i>	Wingsstem
13.96%	<i>Verbena hastata</i>	Blue vervain
4.20%	<i>Veronicastrum virginicum</i>	Culver's root
0.25%	<i>Zizia aurea</i>	Golden alexanders

% seed psf	Botanical Name	Common Name
19.86%	<i>Schizachyrium scoparium</i>	Little bluestem
4.84%	<i>Bouteloua curtipendula</i>	Side oats grama
5.18%	<i>Agastache nepetoides</i>	Yellow giant hyssop
0.42%	<i>Asclepias syriaca</i>	Common milkweed
0.74%	<i>Asclepias tuberosa</i>	Butterfly weed
0.29%	<i>Ceropegis palmata</i>	Prairie covecrops
4.15%	<i>Dalea purpurea</i>	Purple prairie clover
2.19%	<i>Dalea candida</i>	White prairie clover
0.60%	<i>Echinacea pallida</i>	Pale purple coneflower
0.43%	<i>Eryngium yuccifolium</i>	Rattlesnake master
4.84%	<i>Heuchera richardsonii</i>	Prairie alum root
4.43%	<i>Monarda fistulosa</i>	Wild bergamot
5.18%	<i>Monarda punctata</i>	Horse mint
5.47%	<i>Solidago speciosa</i>	Showy goldenrod
3.54%	<i>Oligoneuron rigidum</i>	Stiff goldenrod
11.92%	<i>Rudbeckia hirta</i>	Black-eyed Susan
5.07%	<i>Symphoricarum polyanthesense</i>	Sky-blue aster
0.46%	<i>Tradescantia hiemalis</i>	Spiderwort
6.45%	<i>Verbena stricta</i>	Hoary vervain
0.46%	<i>Anemone cylindrica</i>	Thimbleweed
5.61%	<i>Penslemon digitalis</i>	Beardtongue
5.30%	<i>Potentilla arguta</i>	Prairie cinquefoil
2.59%	<i>Ratibida pinnata</i>	Yellow coneflower

% seed pst	Botanical Name	Common Name
21.71%	<i>Juncus tenuis</i>	Poverty rush
15.00%	<i>Bouteloua gracilis</i>	Blue Grama
16.66%	<i>Carex vulpinoidea</i>	Fox sedge
21.71%	<i>Poa palustris</i>	Fowl bluegrass
2.78%	<i>Carex brevior</i>	Plains oval sedge
20.00%	<i>Elymus trachycaulus</i>	Slender wheatgrass
1.03%	<i>Bouteloua dactyloides</i>	Buffalograss
1.11%	<i>Sporobolus heterophyllus</i>	Prairie dropseed

**NOTE:** COMPREHENSIVE PLANT SCHEDULE PROVIDED FOR SPECIES DIVERSITY CALCULATIONS ONLY.  
REFERENCE SHEET L9 FOR PRIVATE DEVELOPMENT PLANT SCHEDULE AND SHEET L16 FOR PUBLIC IMPROVEMENT PLANT SCHEDULE.

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME
	FG	12	FAGUS GRANDIFOLIA / AMERICAN BEECH
	TD	18	TAXODIUM DISTICHUM / BALD Cypress
	MM	13	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA
	MG	16	MAGNOLIA GRANDIFOLIA / BRACKENS BROWN BEAUTY / BRACKEN'S BROWN BEAUTY MAGNOLIA
	QP	23	QUERCUS PAGODA / CHERRYBARK OAK
	MA	19	MAGNOLIA ACUMINATA / CUCUMBERTREE
	GT	18	GLEDITSIA TRACANTHOS / HONEYLOCUST
	GD	7	GYNOCCLADUS DIOICA / KENTUCKY COFFEETREE
	TA	17	TILIA AMERICANA / WANDLEL / LEGEND® BASSWOOD
	GB	16	GINKGO BILOBA / MADDENHAR TREE
	QL	18	QUERCUS LYRATA / OVERCUP OAK
	CI	17	CARYA ILLINOENSIS / PECAN HICKORY
	QS	18	QUERCUS STELLATA / POST OAK
	UA	12	ULMUS AMERICANA / LEWIS & CLARK / PRAIRIE EXPEDITION® AMERICAN ELM
	SA	13	SASSAFRAS ALBIDUM / SASSAFRAS
	CO	12	CARYA OVATA / SHAGBARK HICKORY
	PO	20	PLATANUS OCCIDENTALIS / DRECKEL / SILVERWOOD™ AMERICAN SYCAMORE
	LT	18	LIQUIDAMBAR STYRACIFLUA / TULIPTREE
	QA	20	QUERCUS ALBA / WHITE OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CL	41	× CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
	TP	31	THUJA PLICATA / GROVEL® / SPRING GROVE® ARBORVITAE
	CS	9	CEDRUS LIBANANTICA / STENOCCOMA / STENOCOMA CEDAR OF LEBANON
	PG	29	PICEA GLAUCA VAR. DENSATA / MONCHET / SUNBURST™ BLACK HILLS SPRUCE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CP	234	CHAMAECYPARIS PISIFERA / DOW WHITING / SOFT SERVICE® SAWARA FALSECYPRESS
	TM	225	TAXUS × MEDA / SMITHOC / STONEHENGER® ANGLO-JAPANESE YEW
	TO	243	THUJA OCCIDENTALIS / SMTOMB® / UPSTANDING™ EMERALD ARBORVITAE
SEED	CODE	QTY	BOTANICAL / COMMON NAME
	UP	70,133 SF	UPLAND POLLINATOR SEED MIX
	FW	5,616 SF	WET FOREST SEED MIX
	DB	70,329 SF	DETENTION BASIN SEED MIX
	NL	163,809 SF	NATIVE LAWN SEED MIX
	SV	279,336 SF	SAVANNA SEED MIX
SOD	CODE	QTY	BOTANICAL / COMMON NAME
	SDD	7,619 SF	BOUTELLOUA DACTYLOIDES / BUFFALOGRASS

Tree Species Diversity Calculator				
Total # trees to be planted = <b>414</b>				
Genus	max # allowed in genus (30% of 414)	max # per species (20% of 414)	PROVIDED	
Fagus	124	82	12	IMPLICATIONS: No more than 82 trees of any one species may be planted.
Taxodium	124	82	18	
Magnolia	124	82	48	
Quercus	124	82	78	
Gleditsia	124	82	18	
Gymnocladus	124	82	7	
Tilia	124	82	17	
Ginkgo	124	82	14	
Carya	124	82	29	
Ulmus	124	82	12	
Sassafras	124	82	13	
Platanus	124	82	20	
Liriodendron	124	82	18	
× Cupressorcypris	124	82	41	
Thuja	124	82	31	
Cedrus	124	82	9	
Picea	124	82	29	

<p><b>BRIGHTON VEHICLE LOGISTICS CENTER</b></p> <p>3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117</p>	<p><b>SPECIES DIVERSITY DATA</b></p>		<p><b>NOT FOR CONSTRUCTION</b></p>	<p>SCALE:</p>	<p><b>Kimley»Horn</b></p> <p>1000 WEST 10TH AVENUE, SUITE 100 PENSACOLA, FL 32506 KANSAS CITY, MO 64105 WWW.KIMLEY-HORN.COM KANSAS CITY AUTHORITY #601012, EXPRESS 12/31/23</p>
				AS NOTED	
				DESIGNED BY: AMIS	
				DRAWN BY: CMS	
				CHECKED BY: SAR	
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				REVISIONS	
				DATE	
				BY	



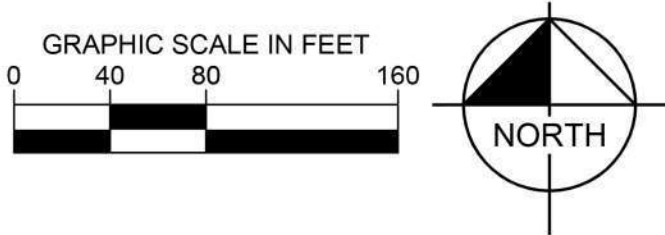
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PLANT SCHEDULE (PUBLIC + PRIVATE)

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME
	FG	12	FAGUS GRANDIFOLIA / AMERICAN BEECH
	TD	18	TAXODIUM DISTICHUM / BALDCYPRESS
	MM	13	MAGNOLIA MACROPHYLLA / BIGLEAF MAGNOLIA
	MG	16	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BROWN BEAUTY MAGNOLIA
	QP	23	QUERCUS PAGODA / CHERRYBARK OAK
	MA	19	MAGNOLIA ACUMINATA / CUCUMBERTREE
	GT	18	GLEDITSIA TRIACANTHOS / HONEYLOCUST
	GD	7	GYMNOCADUS DIOICA / KENTUCKY COFFEETREE
	TA	17	TILIA AMERICANA 'WANDELL' / LEGEND® BASSWOOD
	GB	16	GINKGO BILOBA / MAIDENHAIR TREE
	QL	18	QUERCUS LYRATA / OVERCUP OAK
	CI	17	CARYA ILLINOINENSIS / PECAN HICKORY
	QS	18	QUERCUS STELLATA / POST OAK
	UA	12	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM
	SA	13	SASSAFRAS ALBIDUM / SASSAFRAS
	CO	12	CARYA OVATA / SHAGBARK HICKORY
	PO	20	PLATANUS OCCIDENTALIS 'GRENNICKEL' / SILVERWOOD™ AMERICAN SYCAMORE
	LT	18	LIRIODENDRON TULIPIFERA / TULIPTREE
	QA	20	QUERCUS ALBA / WHITE OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CL	41	× CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS
	TP	31	THUJA PLICATA 'GROVEPLT' / SPRING GROVE® ARBORVITAE
	CS	9	CEDRUS LIBANITICA STENOCOMA / STENOCOMA CEDAR OF LEBANON
	PG	29	PICEA GLAUCIA VAR. DENSATA 'MONCHET' / SUNBURST™ BLACK HILLS SPRUCE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CP	234	CHAMAECYPARIS PISIFERA 'DOW WHITING' / SOFT SERVICE® SAWARA FALSECYPRESS
	TM	225	TAXUS × MEDIA 'SMITHDC' / STONEHENGE® ANGLO-JAPANESE YEW
	TO	243	THUJA OCCIDENTALIS 'SMT0BM3' / UPSTANDING™ EMERALD ARBORVITAE
SEED	CODE	QTY	BOTANICAL / COMMON NAME
	UP	70,133 SF	UPLAND POLLINATOR SEED MIX
	FW	5,916 SF	WET FOREST SEED MIX
	DB	70,329 SF	DETENTION BASIN SEED MIX
	NL	163,909 SF	NATIVE LAWN SEED MIX
	SV	279,335 SF	SAVANNA SEED MIX
SOD	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	7,619 SF	BOUTELOUA DACTYLOIDES / BUFFALOGRASS

NOTE: SEE SHEET L9 FOR FULL PLANT SCHEDULE.



NOTE: THIS PLAN IS NOT DESIGNED TO BE USED FOR  
CODE COMPLIANCE. SEE SHEETS L9 AND L16 FOR  
LANDSCAPE CALCULATIONS AND REQUIREMENTS.

SCALE: AS NOTED

DESIGNED BY: AMS

DRAWN BY: CMS

CHECKED BY: SAR

NOT FOR CONSTRUCTION

COLORED LANDSCAPE PLAN

BRIGHTON VEHICLE LOGISTICS CENTER  
3363 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUE:  
10/31/2023  
KHA PROJECT NO.  
268399000  
SHEET NUMBER  
L23

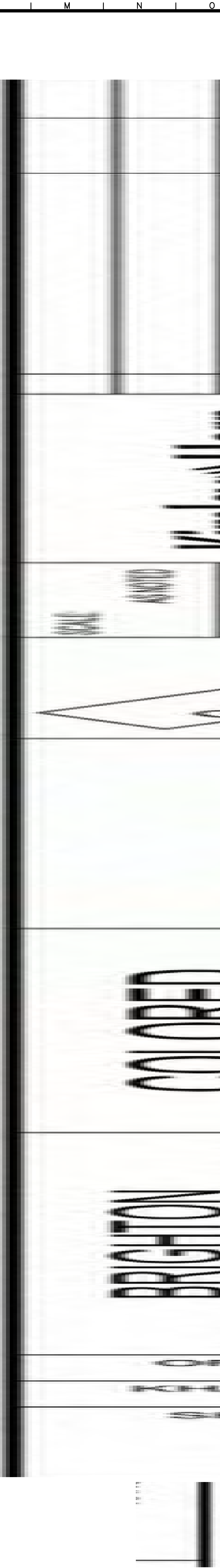
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PLAN (NTS)



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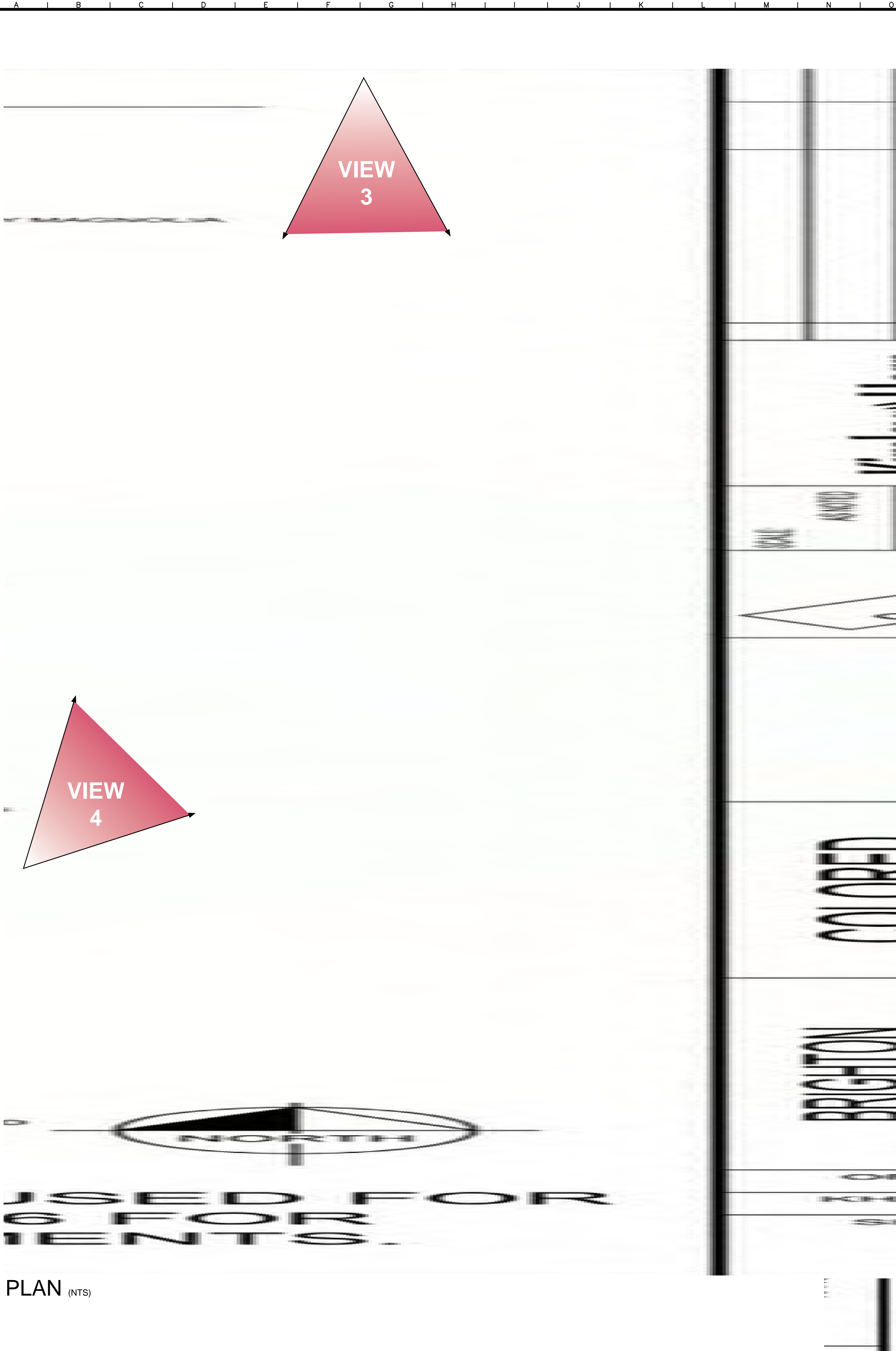


VIEW 2  
FROM N BRIGHTON AVE. LOOKING S

ORIGINAL ISSUE: 10/31/2023		INC.		REVISIONS		DATE	BY
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SHEET NUMBER L24							
BRIGHTON VEHICLE LOGISTICS CENTER 3363 N. BRIGHTON AVE. KANSAS CITY, MO 64117							
SCREENING PERSPECTIVE VIEWS							
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PLAN (NTS)



VIEW 3  
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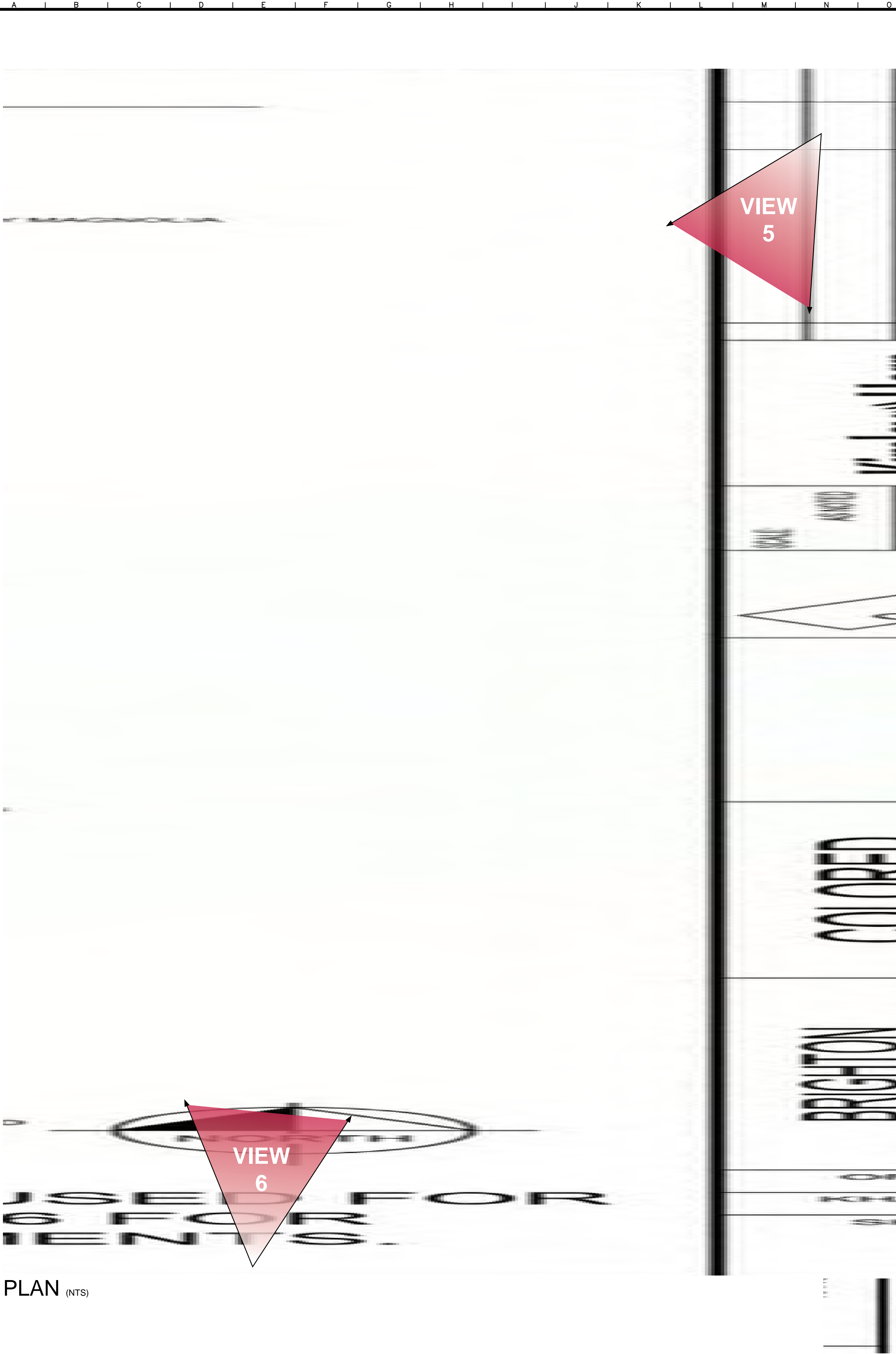


VIEW 4  
FROM N BRIGHTON AVE. LOOKING NE

 <small>© 2023 KIMLEY-HORN &amp; ASSOCIATES, INC.          PENNSYLVANIA AVE., SUITE 101          KANSAS CITY, MO 64105          WWW.KIMLEY-HORN.COM          KANSAS STATE OF AUTHORITY #001612          EXPIRES 12/31/24</small>		SCALE: AS NOTED DESIGNED BY: AMS DRAWN BY: CHS CHECKED BY: SAR	NO FOR CONSTRUCTION
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ORIGINAL ISSUE: 10/31/2023 KHA PROJECT NO. 268399000		REVISIONS NO. DATE BY	
SHEET NUMBER <b>L25</b>			



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PLAN (NTS)



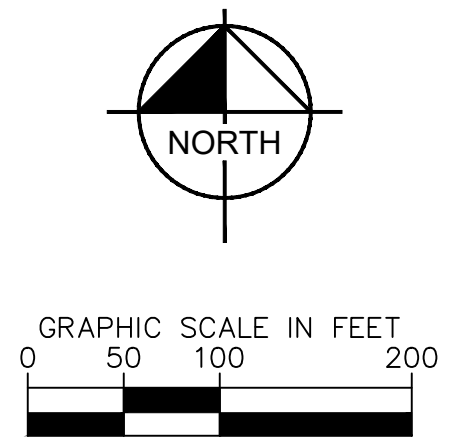
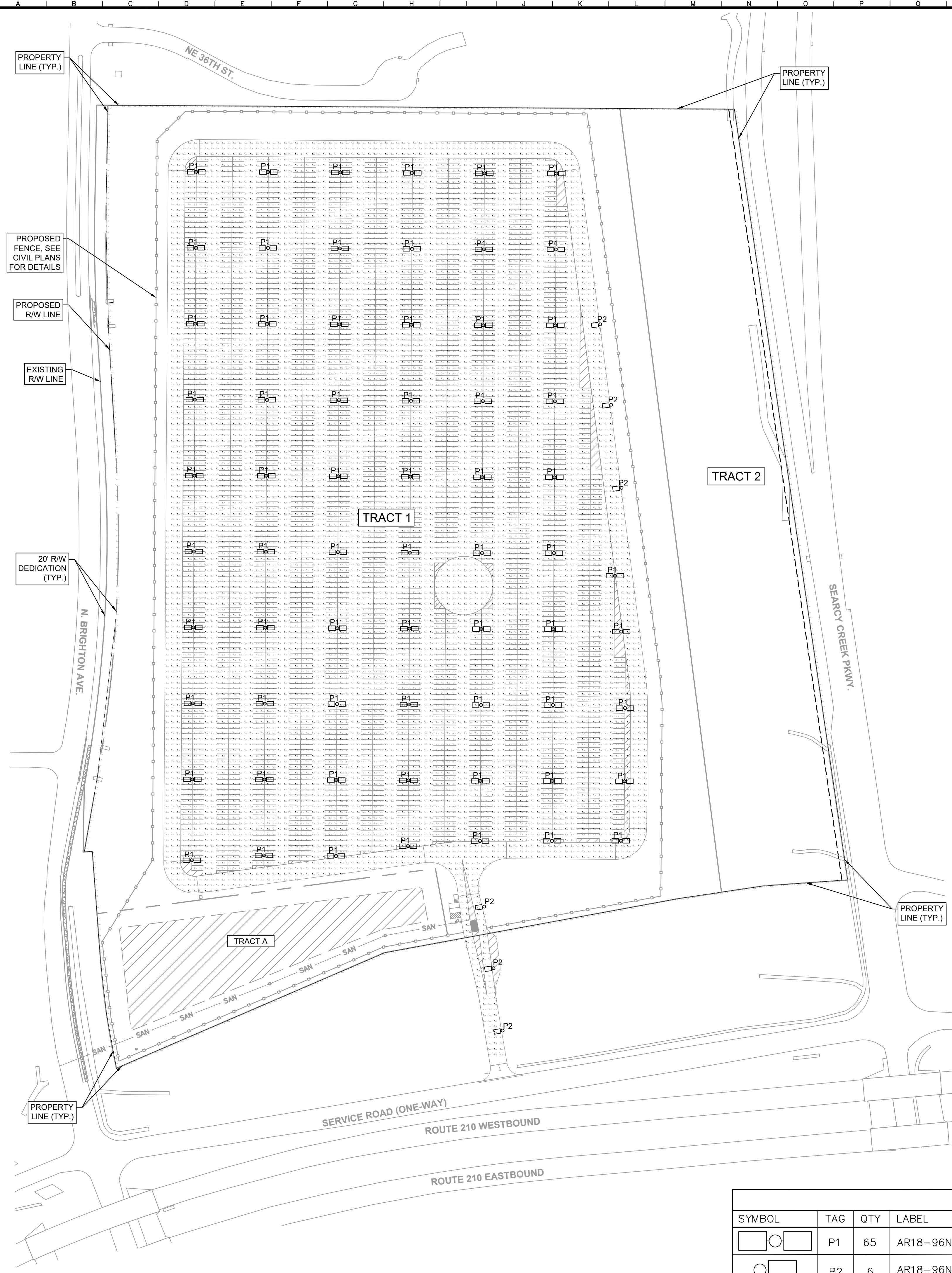
VIEW 5  
FROM SEARCY CREEK PKWY. LOOKING SW



VIEW 6  
FROM NE SERVICE RD. LOOKING N

ORIGINAL ISSUE: 10/31/2023		KHA PROJECT NO. 268399000		SHEET NUMBER <b>L26</b>	
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**PHOTOMETRICS LEGEND**

SINGLE LUMINAIRE MOUNTED AT 30' AFG INCLUDING WOODEN POLE AND FOUNDATION. SEE LIGHT FIXTURE SCHEDULE FOR DETAILS.

DOUBLE LUMINAIRE MOUNTED AT 30' AFG INCLUDING WOODEN POLE AND FOUNDATION. SEE LIGHT FIXTURE SCHEDULE FOR DETAILS.



X X CALCULATION POINT

# PHOTOMETRICS NOTES

1. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX.
2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH ITS FILES.
3. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
4. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING, BUILDING LIGHTING AND LANDSCAPE LIGHTING.
5. CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
6. CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES WITH OWNER PRIOR TO PURCHASE. ALL PROPOSED LUMINAIRE STYLES AND COLORS SHALL BE SUBMITTED AND APPROVED BY OWNER.
7. ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. EXACT LOCATION AND SETBACKS SHALL BE FIELD COORDINATED.
8. FINAL ELECTRICAL DESIGN AND POLE FOUNDATION DETAILS ON ELECTRICAL PLANS. ALL LUMINAIRE ACCESSORIES AND CONTROL PROVISIONS SHALL BE COORDINATED WITH ELECTRICAL PLANS AND SHALL BE ORDERED WITH LUMINAIRES.
9. LIGHTING DESIGN BASED ON OWNER STANDARDS AND THE KANSAS CITY, MO – CODE OF ORDINANCES CHAPTER 88-430 – OUTDOOR LIGHTING STANDARDS. THE MORE STRINGENT OF THE TWO REQUIREMENTS ARE OBSERVED.

PARKING LOT CALCULATION SUMMARY							
	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
IES TARGET VALUES	ILLUMINANCE	FC			0.20		20.00
BRIGHTON REQUIREMENTS	ILLUMINANCE	FC			2.00		
PARKING LOT	ILLUMINANCE	FC	4.32	12.5	2.00	2.16	6.25
DRIVING AISLE	ILLUMINANCE	FC	4.76	9.90	2.00	2.38	4.95

PERIMETER CALCULATION SUMMARY							
	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
KCMO REQUIREMENTS	ILLUMINANCE	FC		0.50			
BRIGHTON INDUSTRIAL ROW	ILLUMINANCE	FC	0.04	0.40	0.00	N/A	N/A

LIGHT FIXTURE SCHEDULE									
SYMBOL	TAG	QTY	LABEL	MANUFACTURER	LLF	LUMENS	WATTAGE	COLOR	DESCRIPTION
	P1	65	AR18-96N-MV-NW-5-BK-400	LEOTEK	0.900	40990	297	4000K	POLE MOUNTED, 35' POLE PLANTED 5' IN THE GROUND.
	P2	6	AR18-96N-MV-NW-3-BK-400	LEOTEK	0.900	40990	297	4000K	POLE MOUNTED, 35' POLE PLANTED 5' IN THE GROUND.

<b>BRIGHTON VEHICLE LOGISTICS CENTER</b>	<b>SITE PHOTOMETRIC PLAN</b>		NOT FOR CONSTRUCTION	<b>Kimley»Horn</b>  © 2021 KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED KANSAS CITY, MO 64108 <a href="http://WWW.KIMLEY-HORN.COM">WWW.KIMLEY-HORN.COM</a> EXPIRES 12/31/23	No.	Date	By
ORIGINAL ISSUE: 10/20/2023	KHA PROJECT NO. 268399000						
SHEET NUMBER	PH1						



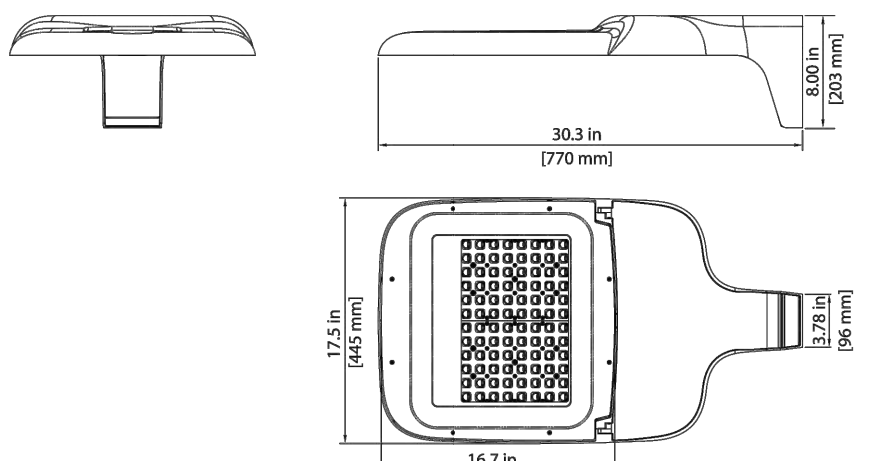
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## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

### Luminaire Data

**Weight** 24 lbs [10.9 kg]  
**EPA** 0.55 ft²



### Ordering Information

Sample Catalog No. AR18 96N MV NW 3 DB 400 BLS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish¹	Output Code²	Options
AR18	96N	MV 120-277V HV 347-480V	WW 3000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5 AFR Auto Front Row	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	WW -3000K 140 180 210 240 270 300 340 380 NW -4000K CW -5000K 150 190 220 250 290 330 380 400	BLS³ Back Light Shield (Factory Installed) FOC⁴ Fixed Output Code NEMA Photocontrol Receptacle PCR7⁵ ANSI 7-wire Photocontrol Receptacle PCR7-CR⁶ Control Ready 7-wire Photocontrol Receptacle MSL7⁷ Motion Sensor with L7 Lens MSL3⁷ Motion Sensor with L3 Lens SP2 20kV/10kA Surge Protector PND1¹ Part-Night Dimming PND2¹ Part-Night Dimming PND3¹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label DS⁸ Dual Switching

- 1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes. See page 2 for specifications.
- 2 Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.
- 3 Flush mounted enhanced back light shield, factory installed.
- 4 No field adjustable output. Specified output code set at the factory.
- 5 Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).
- 6 Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.
- 7 See L7 or L3 Lens coverage details on page 4. Consult factory for M5 specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- 8 For PND profile options see page 5. Only available with MV (120-277V).
- 9 Specify Color (GY, DB, BK, WH, NA)
- 10 Specify MV (120-277V) or HV (347V-480V)
- 11 Provides 50/50 fixture operation via two independent drivers. Requires two separately switched circuits. Not available with PCR3 or PCR7.

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AR18\_N Series\_Spec Sheet\_07-01-19. Specifications subject to change without notice.

Accessories*	
BLS	Enhanced Back Light Shield
RPA¹	Round Pole Adapter
PTF1¹	Square Pole Top Fitter Single
PTF2¹	Square Pole Top Fitter Twin at 180°
PTF4¹	Square Pole Top Fitter Quad
WM¹	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC²	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool



Page 1



## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

### Luminaire Specifications

#### Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without re-drilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

#### Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K, 4000K, or 5000K and 70 CRI minimum. LEDs are 100% mercury and lead free.

#### Field Adjustability

An output selector is supplied to adjust light output for local conditions (not available with PCR7-CR option). The specified output code will be factory set.

#### Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

#### Optical Systems

Micro-lens optical systems are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, Un0). Auto Front Row (AFR) optics are designed to enhance light levels at site perimeter while minimizing wattage and backlight. Optional enhanced Back Light Shield (BLS) is designed to meet strict light trespass and LEED requirements. Optics may be rotated right or left with options ORR/ORL, respectively.

#### Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Standard surge protection complies with IEEE/ANSI C62.41 and ANSI C136.2-2015, Enhanced (10kV/5kA). SP2 option provides Extreme level (20kV/10kA).

#### Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

#### Finish

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

#### Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ Premium Classification qualified product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

#### Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

#### Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

#### Standards

Luminaire complies with:  
ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77  
Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

### Color Specifications

Order Code	Color	RAL #	Pantone Equivalent
GY	Gray	7040	429C
BK	Black	9004	426C
DB	Dark Bronze	6022	BLACK 2C
WH	White	9003	11-0601
NA	Natural Aluminum	9006	N/A

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AR18\_N Series\_Spec Sheet\_07-01-19. Specifications subject to change without notice.

Page 2



## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

### Performance Data 3000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)¹	Efficacy (Lm/W)	Field Adjustable Output Range²
96N	140	350	103	14600	142	↑
	180	450	129	18170	141	
	210	540	150	20940	140	
	240	600	170	23620	139	
	270	750	207	27400	132	↑
	300	820	234	30300	129	
	340	930	268	34010	127	
	380	1050	299	37780	126	

### Performance Data 4000K & 5000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)¹	Efficacy (Lm/W)	Field Adjustable Output Range²
96N	150	350	104	15650	150	↑
	190	450	130	19330	149	
	220	540	152	22900	151	
	250	600	170	25670	151	
	290	750	206	29770	145	↑
	330	820	235	33830	144	
	380	930	272	38070	140	
	400	1050	297	40990	138	

- Notes:  
1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.  
2 Performance codes available in two ranges for adjustable output as shown in performance data tables. Output set at factory to specified performance code.

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## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

### Motion Sensor (Optional) Specifications

#### Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection. Available with both MV or HV input voltage options.

#### Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

#### Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

#### Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

#### Listings/Ratings

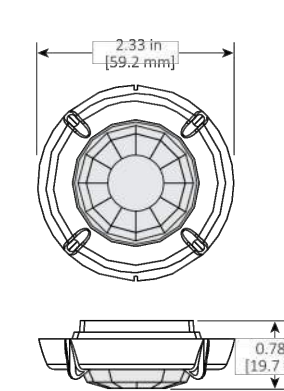
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

#### Warranty

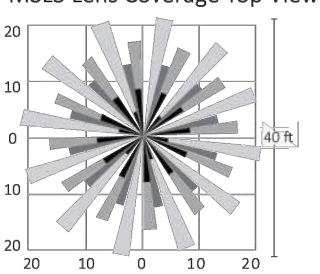
5-year limited warranty on luminaires and components with a motion sensor.

### Motion Sensor (Optional) Data

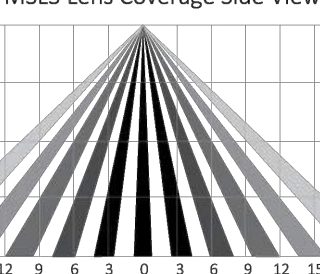
#### MSL3 Lens Dimensions



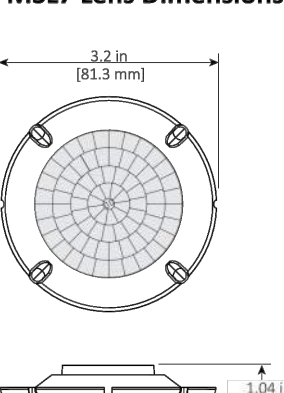
#### MSL3 Lens Coverage Top View



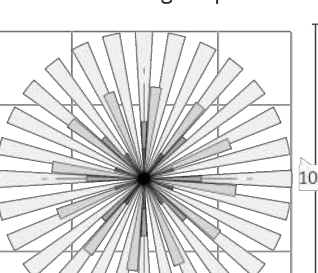
#### MSL3 Lens Coverage Side View



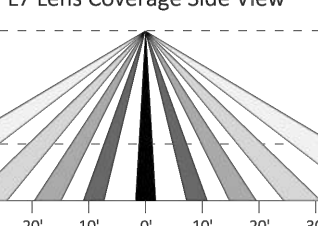
#### MSL7 Lens Dimensions



#### L7 Lens Coverage Top View



#### L7 Lens Coverage Side View



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## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

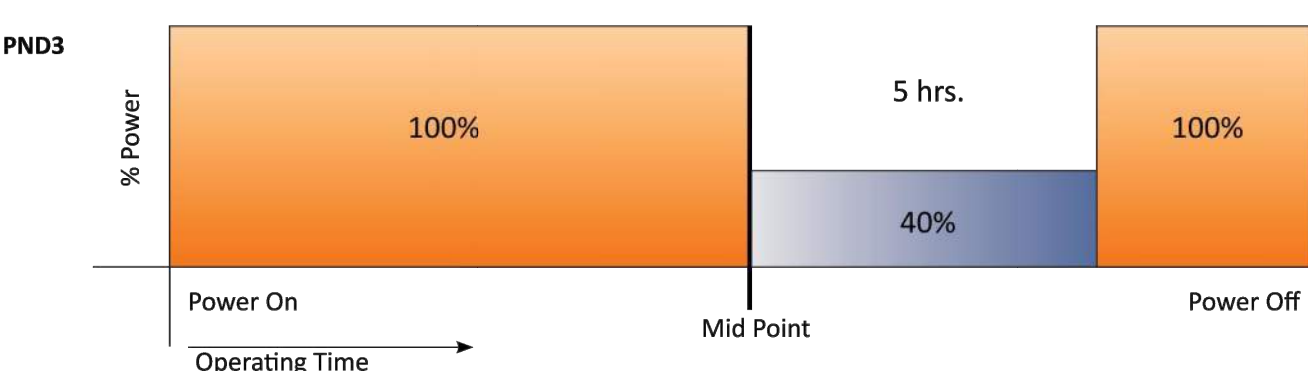
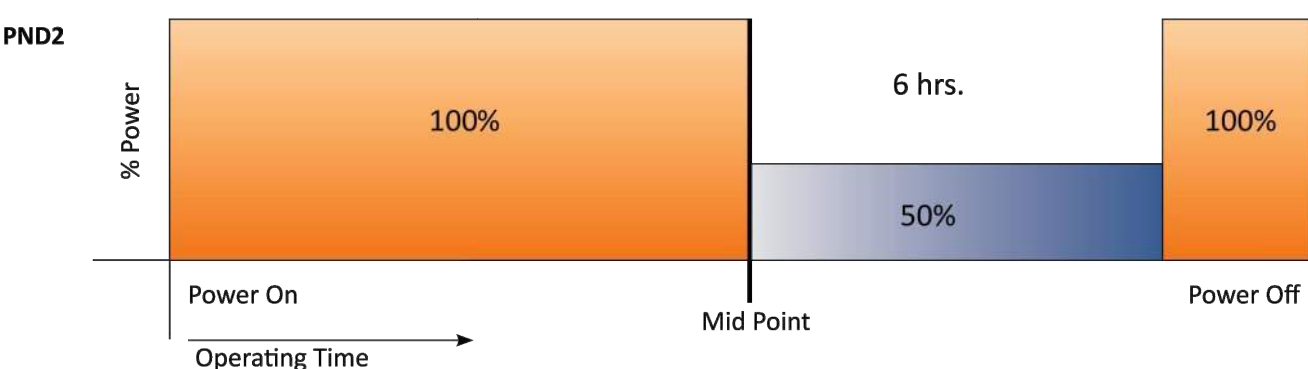
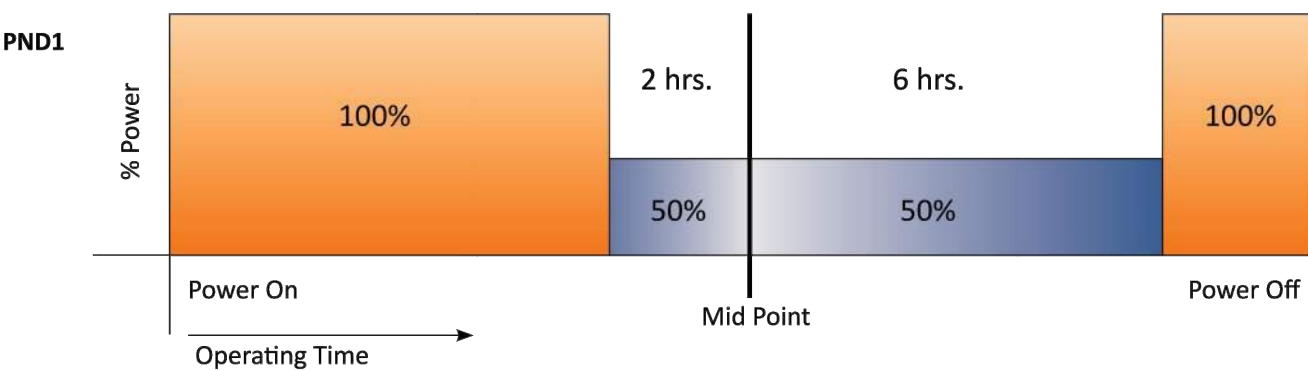
### Part-Night Dimming Specifications

#### Description

Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. PND does not provide power on/off control which is provided by external controls (example: time clock) or a photocontrol using PCR3 or PCR7 option. Dimming profile of PND option is not field adjustable.

#### Operation

Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the nighttime mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. A motion sensor (MSL3 or MSL7) can be used with PND to temporarily override the dimming profile when motion is detected. Three factory programmed PND profiles are available for selection:



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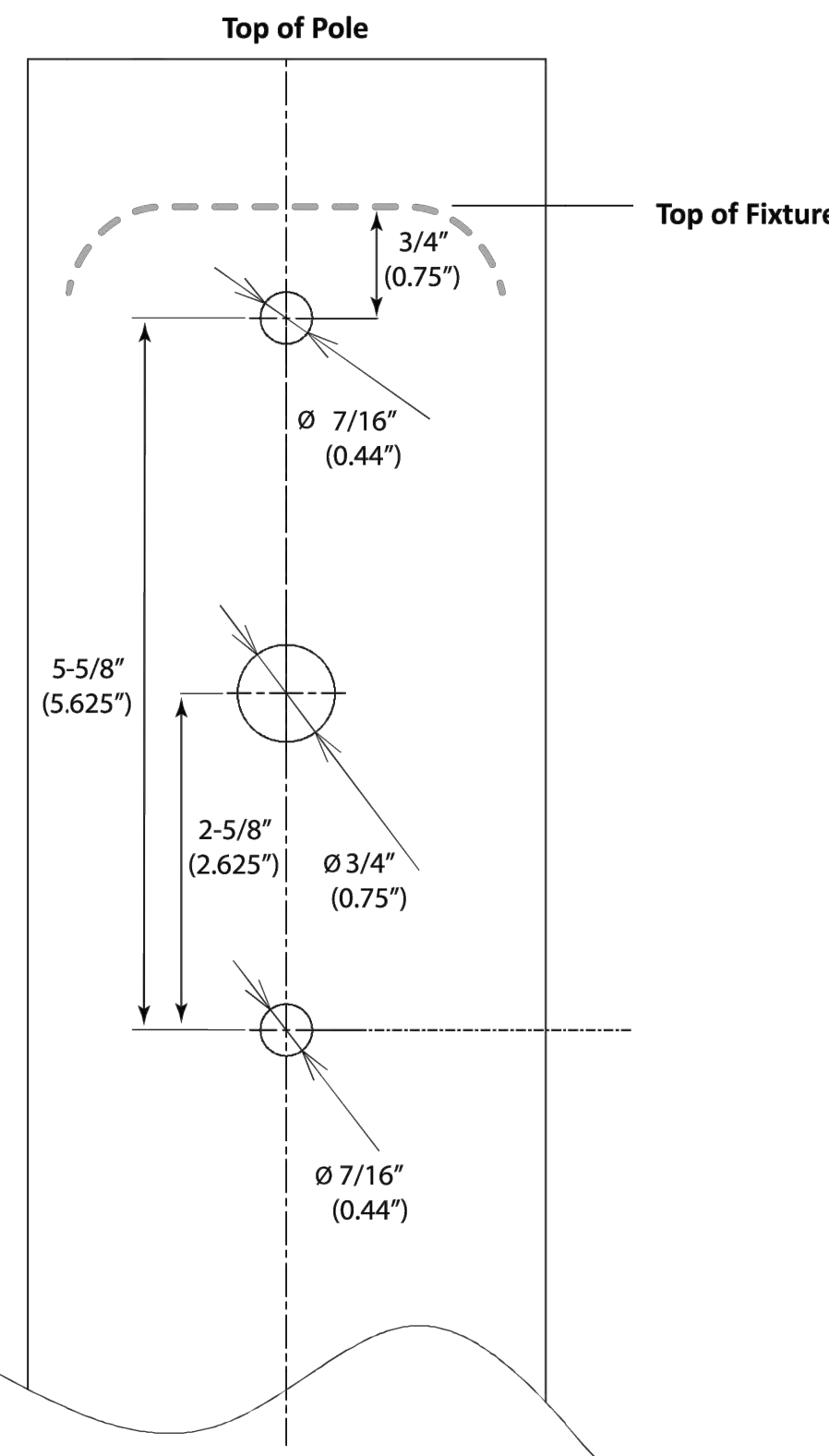
Page 5



## ARIETA™ 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

### Pole Mount Drilling Dimensions for New Construction

For more details, consult the Arieta Installation Guide



Mounting Pole Drilling Dimensions for New Construction

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Page 6

BY

DATE

REVISIONS

No.

Kimley»Horn

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PENNSYLVANIA AVE., SUITE 150  
PHILADELPHIA, PA 19102  
WWW.KIMLEY-HORN.COM  
PHONE 815-625-0350  
FAX 815-625-0351  
EXPRES 12/1/23

SCALE: AS NOTED

DESIGNED BY: CWW

DRAWN BY: CWW

CHECKED BY: RJW

NOT FOR CONSTRUCTION

PRECISION  
VEHICLE LOGISTICS

SITE  
PHOTOMETRIC  
PLAN

BRIGHTON  
VEHICLE LOGISTICS  
CENTER  
3963 N. BRIGHTON AVE.  
KANSAS CITY, MO 64117

ORIGINAL ISSUE:  
10/20/2023

KHA PROJECT NO.  
268399000

SHEET NUMBER

PH2



## **Proposed New Vehicle Production Storage & Loading Facility**

**About Precision:** Precision is a customer service organization currently committed to service excellence in finished vehicle logistics. We want to be the world's best finished logistics solution provider.

Bret Griffin and Darrin McElroy (Mac) founded Precision in 2014 because we had a clear vision of what great vehicle processing could be and just didn't see it in the marketplace – not where we had been, not where we were, and not anywhere else. We partnered with River Trading Company (now called Liberty Hill Equity Partners).

Liberty Hill, of Cincinnati, Ohio are a family owned (4<sup>th</sup> generation) energy solutions and industrial services company that traces its roots to 1882. Its core business includes logistics and terminal operations. They are active partners, providing critical strategic, financial, and administrative support to the Precision team. They provide the crucial behind-the-scenes items that allow our operations and people teams to focus on the customer. They have provided a great balance of standing behind us without standing on our shoulder.

Liberty Hill is not a typical private equity group as they look to acquire companies and hold them forever, they do not seek outside investors, and they do not utilize any financial leverage. They are well capitalized and well positioned to be successful for the next 100 years and beyond.

**Site Access and Traffic.** Access to the subject property will be provided off Highway 210. There will be no access to the site from either N. Brighton Avenue or Searcy Creek Parkway. The vehicles will be brought on site by either car carrier onto the site or individually driven.

**Employees:** 20 employees maximum will be assigned to the site. We estimate that there will be 6 to 7 employees there during each shift.

**Security.** In addition to 24/7 on-site security, the facility will have 24/7 video camera surveillance throughout the Facility. Security guards will be one at the gate to the site, one roaming the site and one in the security booth at all times.

**Hours of Operation:** Brighton Parking will be operated 24 hours a day, 7 days a week.





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):

## Meeting Sign-In Sheet

### Project Name and Address

---

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Name	Address	Phone	Email
Elizabeth Thrap,	North Brighton	Townhomes	
Lisa Mindardi			
Catherine Swinny,	North Brighton	Townhomes	
Tonee Christensen,	Chateau Estates	Neighborhood Association	
Lorri Kopp, N. Lister			



# Public Comments

## Chambi, Larisa

---

**From:** jmormino15@gmail.com  
**Sent:** Wednesday, November 1, 2023 1:27 PM  
**To:** French, Lindsay; Minardi, Lisa; Rogers, Wes; Justis, Amy  
**Cc:** Chambi, Larisa; Public Engagement  
**Subject:** RE: Concerns and objection to City Planning Commission CD-CPC-2023-00151  
Brighton Parking (formerly Brighton Industrial Park at 3363 North Brighton, Kansas City, MO 64117  
**Attachments:** Parking lot.docx; Distance between property line and our backyards they butt right up.jpg; out my back window.jpg; It used to look like this on the entire lot not much room between the lot and my home.jpg; big ugly hole.jpg

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

**RE: Concerns and objection to City Planning Commission CD-CPC-2023-00151  
Brighton Parking (formerly Brighton Industrial Park and formerly 2 other prior rejected projects)  
3363 North Brighton, Kansas City, MO 64117 – Asking for project to be denied**

Dear Councilmember French, Councilmember Rogers and Planning Commission,

Please stop the parking lot from being put in at this site, our community does not need a giant parking lot. I have lived at my residence at the North Brighton Townhouse complex of (350 + units) since the early 1990's. My unit backs up to and is less than 300 feet from the proposed parking lot. I found out about the parking lot with a note on my door. (See attachment of notification). I can't even read the fine print it's so small.

They tore down an old growth tree stand bluff for a warehouse, and now they want to put in a parking lot to stage cars 24 hours a day 7 days a week. We've been dealing with these people and their "stories and promises" for several years. The entire time they told us they would leave the stands of trees at the property line to give us some shade and a wind break since they had torn down the old trees and dug massive quantities of dirt out of the bluff.

**We desperately need a wind break as the wind off the river can pick up 50 – 100 lb pots and sling them into the air and common grounds, save the old growth trees and bluffs along Searcy Creek Parkway so we can at least try to control the microenvironment in the area? Try to limit the destruction for our health and safety.**

Two years ago, when they were talking about the warehouses, they said again they would leave the trees on the property line. The warehouses were barely approved when they started to tear down all the trees along the property line, just culling them after I called the owner.

Last fall they tore down the rest of the trees and left a giant pile of dirt. (See Attached Pictures)  
It's like they tore out my soul watching them destroy something we loved so much.

- How can they be allowed to run a massive parking lot 24 hours 7 days a week, inside a residential area?  
We will never get any rest, our lives will cease to exist as we know them.  
What exactly will they do and how is a 6-foot fence and some cheap landscaping going to drown out the lights, noises, smells and pollution of a 43 acres heavy duty asphalt parking lot. This project needs to be halted, if not, we need to have significant specifics in place regarding what will be done to protect our neighborhood and they need to be held accountable for completing those as well as maintaining them.
- The asphalt smell, exhaust smell and the tire particulates are all dangerous to everyone in the neighborhood, especially the children, with an elementary and middle school not too far away.
- **Asphalt will cause the temperatures in the summer to be 25 - 80 degrees hotter.**



For example, if it's 85 degrees, then the blacktop temperature is 110. If the air temperature is over 100 degrees, then the blacktop can reach **160 to 180 degrees** causing urban heatwave effect.

<https://www.cnn.com/2021/07/14/weather/worst-urban-heat-island-cities>

- **Tire study from Yale** <https://e360.yale.edu/features/tire-pollution-toxic-chemicals#:~:text=According%20to%20a%20recent%20report,reproductive%2C%20and%20cancer%20outcomes.%E2%80%9D> **9D Each tire releases 100 times the amount of volatile organic compounds as a modern tailpipe.**  
The particulates are so small they can pass through lung tissue into the bloodstream and cross the blood-brain barrier or be breathed in and travel directly to the brain, causing a range of problems.
- Engine exhaust – well that just speaks for itself.

We would appreciate your help with his matter

Thank you in advance for your time and consideration.

Jeannette Mormino –  
jmormino15@gmail.com  
5307 NE 36th Street, Kansas City, MO 64117















---

5057 N.E. 37TH STREET • KANSAS CITY, MISSOURI 64117 • (816) 454-2500 • FAX (816) 454-2459

---

October 26, 2023

City Plan Commission  
ATTN: Larisa Chambi  
414 E 12<sup>th</sup> Street  
Kansas City, MO 64113

RE: Case Nos. CD-CPC-2023-00151, letter to be addressed at hearing.

Dear City Plan Commission & Larisa Chambi,

This letter is being written to you on behalf of the Board of Directors and Members of North Brighton Townhouses, Inc. Our property is 56 acres with 382 townhomes residing on the property, established in 1968. We are writing to you with concerns regarding an application that will be presented to you on November 7, 2023, regarding Brighton Parking, Case Nos. CD-CPC-2023-00151. We would also like this letter to be addressed at the application hearing.

Attorney Patricia R. Jenson with Rouse Frets White Goss Gentile Rhodes, P.C. representing Precision Vehicle Holdings was kind enough to hold a zoom meeting on October 24, 2023, that we participated in. During this zoom meeting, some concerns were raised regarding the property located at the northeast corner of Highway 210 and N. Brighton Avenue. As you may recall, two (2) years ago, The City Plan Commission approved a Master Planned Development Plan for two industrial buildings for storage/distribution businesses. The new application that will be proposed to you on November 7, 2023, is for a parking facility for Ford Transit Vehicles.

North Brighton Townhouses, Inc. is the immediate neighbor to the north of said property. Two years ago, the previous plan removed all forty (40) year old trees and sound barriers bordering the property line. The removing of the trees not only removed any shade or buffering of noise from 210 Highway, but it also caused an excessive amount of dirt and dust. During the zoom meeting, Ms. Jensen provided a visual PowerPoint presentation, containing pictures of a sound barrier with trees, which do not exist at this time, all that remains is dirt and cliffs.

When we brought this to her attention, she stated a six (6) foot wood fence would be provided with landscaping. We do not believe a six (6) foot wood fence would help buffer any sounds. When we questioned the issue regarding the sound barrier, we were informed that the fence would block the visual of the parking lot and the landscaping would help buffer the sound.

In this meeting, we were also informed that this operation would be twenty-four hours, seven days a week. Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffering along with plants/trees of mature age to replace what was demolished previously.

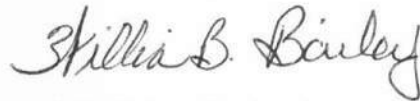
We have included a petition regarding the change of operation of the industrial park with members' signatures, as well as present day pictures of the industrial property residing next to North Brighton Townhouses, Inc. Again, we would like this letter to be addressed at the application hearing on November 7, 2023. Thank you for your time and consideration.

On behalf of North Brighton Townhouses, Inc.

Cooperatively yours,



Elizabeth Tharp, On-site Manager  
North Brighton Townhouses, Inc.  
5057 NE 37<sup>th</sup> Street  
Kansas City, MO 64117  
Phone: 816-454-2500



Willia Bailey, President  
North Brighton Townhouses, Inc.  
5330 NE 36<sup>th</sup> Street  
Kansas City, MO 64117





























# PETITION

Date: 10/27/2023

To the Council of the City of Kansas City – City Plan Commission

**Petition Summary:** Our concern for our property is the continuous noise in relation to the Kansas City Noise Ordinance, Chapter 46 regarding the residential neighbors. We understand that we have no control over who owns and controls the land. If we are unable to control the noise, with consideration for residential neighbors during their hours of operation, we would like to see in their planned proposal, when it comes to the fencing and landscaping, perhaps a wall or barrier made for sound proofing and noise buffing along with plants/trees of mature age to replace what was demolished previously.

**Action Petitioned for:** We, the undersigned residents of the North Brighton Townhouses, Inc. petition the City Plan Commission and ask that the hours of operation coincide with the Kansas City Noise Ordinance, a noise buffering/sound proofing wall & mature trees planted.

The contact person for this petition is:

North Brighton Townhouses, Inc.

5057 NE 37<sup>th</sup> Street, KCMO 64117

816-454-2500

Name

Address


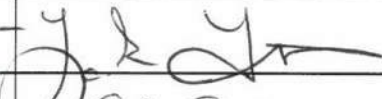

Phone

We note that any petition received maybe publicly available by the Council, unless we specifically advise otherwise.

	NAME	ADDRESS	PHONE NUMBER	SIGNATURE
1	Kathy Delightly	5218 NE 36 <sup>th</sup>	816-454-7195	Kathy Delightly
2	Patricia A. Rader	5163 NE 37 <sup>th</sup> St	816-582-8400	P. Rader
3	Hanna Kern	4921 NE 38 <sup>th</sup> St <sup>B</sup>	816-730-4109	Hanna Kern
4	Timothy CATES	5016 NE 37 <sup>th</sup> St APT A	816-812-8202	Timothy Cates
5	Abdifatah Osman	5030 NE 37 <sup>th</sup> St	816-209-5810	Abdifatah Osman
6	Cathy Monahan	5331 NE 36 <sup>th</sup> St	816-433-0091	Cathy Monahan
7	Anne M. Jones	5008 NE 37 <sup>th</sup> St <sup>APT A</sup>	816-868-3129	Anne M. Jones



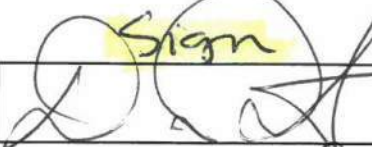
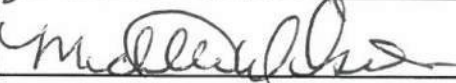
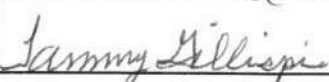
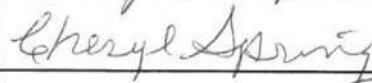

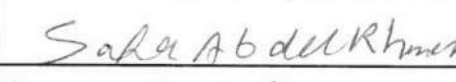
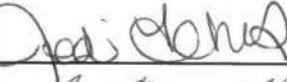
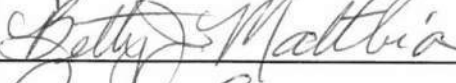
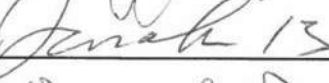
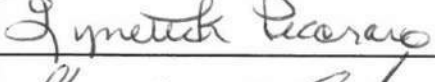

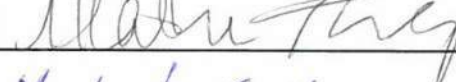
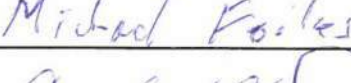

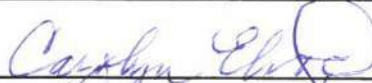
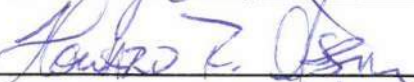
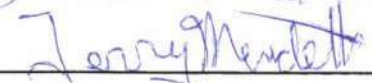

8	NEAL K. DAKE	5010 NE 37th ST APT A	(716) 561-1602	MU 15 Dake
9	Emmylou Guillory	4979 NE 37th St	816 745 9372	Emmylou Guillory
10	Jerrusha Keesee	5110 NE 37th St	816-878-2986	Jerrusha Keesee
11	ALLEN A. CAMMACK	5155 NE 37th St	816-452-5928	Allen Cammack
12	Sarah Osiek	5237 NE 37th St	816-838-1855	Sarah L Osiek
13	Federico De La Rosa	5100 NE 36th ST	816-659-2914 816-454-5344	Federico De La Rosa
14	Elena Arencebia	5177 NE 37th St	816-560-6480	Elena Arencebia
15	ALFREDO J. ARENCIBIA	5004B NE 37th St	816-803-0891	Alfredo Arencebia
16	Michael Starlinger	4906 NE 37th St	816 489 9887	Michael Starlinger
17	Kyle Thompson	5167 NE 37th St	816-675-8611	Kyle Thompson
18	Elizabeth Thayer	4900 NE 37th St	816 698 9634	Elizabeth Thayer
19	Jesse Lopez	4967 NE 37th St	816.599-7056	Jesse Lopez
20	Timothy J Forbes	5302 NE 36th St	816-454-0917	Timothy J Forbes
21	Steven Cray	4915 NE 37th St	913-314-4700	Steven Cray
22	William B. Bailey	5330 NE 36th St	816-456-0534	William B. Bailey
23	Rosemarie Gilmore	5301 NE 36th St	816-706-7732	Rosemarie Gilmore
24	Lindsey Carpenter	5375 NE 37th St	816-419-1114	Lindsey Carpenter
25	JAMES FRANKLIN	5371 NE 37th St	816-719-3667	James Franklin
26	Francis B. Benson	5047 NE 37th St	816-489-3240	Francis Benson

	Print	Address	Phone	Sign
27	Deborah Wiegand	5212 NE 37 <sup>th</sup> St	KCMO 64117	816-868-8163
28	Florencia Alvarenga	4937 NE 37 <sup>th</sup> St	KC MO. 64117	816-522-4005
29	Aileen Amadorin	5019 NE 37 <sup>th</sup> St	KC MO 64117	
30	Andrea Darling	5124 NE 36 <sup>th</sup> St	KCMO 64117	816-807-1992
31	MONA SARMAN	5311 NE 36 <sup>th</sup> St	816-806 1811	Mona Sarman
32	ANTHONY GONZALEZ	5069 NE 37 <sup>th</sup> St	KC. 816-812-6361	
33	Sierra Stawicki	5065 NE 37 <sup>th</sup> St	816-701-8668	Sierra Stawicki
34	LaShonda Grether	5332 NE 36 <sup>th</sup> St	816 876 5705	
35	Linda Mathys	5180 NE 37 <sup>th</sup> St	816-294-3480	Linda Mathys
36	Nancy Mattys	5180 NE 37 <sup>th</sup> St	816-294-8952	
37	Graciela Duran	5112 NE 37 <sup>th</sup> St	816-517-5241	Graciela Duran
38	Catherine Swinney	4911 NE 38 <sup>th</sup> Street	KCMO 64117	816 588 7417 Catherine Swinney
39	Judith A. James	4883 NE 37 <sup>th</sup> St	816-621-1149	Judith A. James
40	Connie Kanatzar	4975 NE 37 <sup>th</sup> St	(816) 615-1552	Connie Kanatzar
41	Alpha Jo Jett	5120 NE 36 <sup>th</sup> St	816 810-1351	Alpha Jo Jett
42	Margaret Morgan	5122 N.E. 36 <sup>th</sup> St	816-459-9991	Margaret Morgan
43	Lisa Bastob	5343 NE 36 <sup>th</sup> St	816-645-5698	Lisa A Bastob
44	Luana McGinnis	5055 NE 37 <sup>th</sup> St	816-807-5493	Luana Mc Ginnis
45	Valerie Clark	5314 NE 36 <sup>th</sup> St	816 352 7878	V Clark



	Print	Address	Phone	Sign
46	John W. Darling	5124 N.E. KC. MO	516-809-4247	John W. Darling
47	Samantha Runyon	4929 NE 37 <sup>th</sup> St <sup>KC MO</sup> 64117	913-433-4244	Samantha Runyon
48	Brenda DaMitz	3041 N.E. 37 <sup>th</sup> St. KC. MO. 64117	816-878-1789	Brenda DaMitz
49	Susan Friend	5128 NE 36 <sup>th</sup> St	816-520-3906	Sue Friend
50	V Logan	5206 NE 36 <sup>th</sup> St	913-671-8001	V Logan
51	Ahmed Yusuf	4887 NE 37 <sup>th</sup> St	816-4336895	Ahmed Yusuf
52	PATRICIA DENNECKE	5165 NE 37 <sup>th</sup> ST.	816-454-7008	Patricia A. Dennecke
53	Walter Salmeron	4949 NE 37 <sup>th</sup> St	(816) 519-1465	Walter Salmeron
54	Bea Brown	5308 NE 37 <sup>th</sup> St	713-244-9932	Bea Brown
55	Scott Watkins	5059 NE 37 <sup>th</sup> St.	816-824-3871	Scott Watkins
56	Calli Wynne	5157 NE 37 <sup>th</sup> St	816-516-7096	Calli Wynne
57	Mindy Saucedo	5151 NE 37 <sup>th</sup> St	816-805-8768	Mindy Saucedo
58	BOB SAUCEDA	5151 NE 37 <sup>th</sup> St	816-359-9974	Bob Saucedo
59	DENISE Ciliberti	4969 NE 37 <sup>th</sup> St	816-405-6033	Denise Ciliberti
60	Denise Miller	5349 N.E. 37 <sup>th</sup> St	816-896-8707	Denise A. Miller
61	AUTUMN GABRIEL	5367 N.E. 37 <sup>th</sup> ST.	(816) 716-7776	Autumn Gabriel
62	Abdelhamed Abdelhamed	5004 N.E. 37 <sup>th</sup> St	(816)-316-9288	Abdelhamed Abdelhamed
63	Jeannette Mormino	5307 NE 36 <sup>th</sup> St	816-996-1178	Jeannette Mormino
64	David Smith	5055 NE 37 <sup>th</sup> St	816-805-1144	David Smith



	Print	Address	Phone	Sign
65	Danivan Best	5172 NE 37 <sup>th</sup> St	816-365-3651	
66	Michelle Wilson	5022 NE 37 <sup>th</sup> Apt B	(816) 206-0701	
67	Tammy Gillispie	5148 NE 37 <sup>th</sup> St	816-820-9913	
68	Cheryl Spring	5203 NE 37 <sup>th</sup>	816-452-1220	
69	Ethan Abdelhamed	5018 A NE 37 <sup>th</sup> St	816-277-4207	
70	Sara Abdel Rhman	5355 NE 37 <sup>th</sup> St	816-768-1951	
71	Jodi GERS	5305 NE 36 <sup>th</sup> St	816-377-4281	
72	Betty MALTBI	5229 NE 37 <sup>th</sup> St	816-260-1559	
73	Mohamud Farah	4902 NE 37 <sup>th</sup> St	816-682-7617	
74	LYNETTE PECORARO	5166 N 33 <sup>rd</sup> St	816-877-6665	
75	Gordon Clark	5149 NE 37 <sup>th</sup> St	(816) 734-7340	
76	Heather Tharp	5201 NE 37 <sup>th</sup> St	816-582-7563	
77	Michael Foiles	5160 NE 37 <sup>th</sup> St	816-589-2286	
78		5120 NE 37 <sup>th</sup> St	816-868-2144	
79	Howard R. Jenson	5040 N.E. 37 <sup>th</sup> St.	816-663-3134	
80	Terry Meredith	5204 NE 36 <sup>th</sup>	816-797-6044	
81	mehonze	5210 36 St	913 605 6765	
82				
83				





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: Please Select

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

A request to approve a major amendment to an Master Planned Development to allow for vehicle storage of approximately 3,000 parking spaces in district MPD on about 42.64 acres generally located on the NE corner of Highway 210 and north Brighton Avenue. (CD-CPC-2023-00151)

### Discussion

The applicant is requesting a major amendment to an approved MPD to allow for a 3,169-parking space parking lot for the Ford Motor Company. The proposed vehicle storage and towing use will have a wood fence surrounding the parking lot, 24/7 security, and only one access point off of NE Service Road. The parking lot will consist of heavy duty concrete and light-duty asphalt pavement. The applicant will extend the sidewalk on the west side of the property south and has provided a 10' trail easement on the eastern property in compliance with the KC Trails Plan. The proposed amendment does not comply with the purpose of the MPD zoning district or the specific objectives as listed in Section 88-280-01-B.

Staff is recommending denial of the project, therefore believes that the proposed major amendment does not meet the goals of the Citywide Business Plan, which is why the Citywide Business Plan section of the docket memo has remained blank.

The public engagement meeting showed adjoining property owner's concern with the operating hours of the property and a preference of only one access compared to the two access points on N Brighton Avenue of the previously approved plan. The Missouri Department of Transportation has not completed the review of this application, should they required a change in the access point of the property a major amendment to the plan will be required to ensure the adjoining property owners are kept informed of the changes. The applicant completed a public engagement meeting as required by the Zoning and Development Code, where four property owners attended. Staff received a petition signed by 82 of the adjoining neighbors in opposition to the project.

At the City Plan Commission, the Commission discussed the landscaping and fencing to the north, operating characteristics of the proposed use, and the impacts that will affect the surrounding residential properties. Two residents provided public testimony stating concerns with the urban heat island effect, tire particulates, noise, and the current condition of the site. Since the previously approved MPD plan the adjacent properties have seen an increase in uncontrolled dust and increased wind speed due to the removal of the tree buffer along the northern property line.

The City Plan Commission recommended denial of the project with a 3:2 vote.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing the physical development and proposed uses on the subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable this fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinances authorizes the construction of a public sidewalk along North Brighton Avenue and proposes a trail easement north/south on the eastern side of the property. Once completed, the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property. No revenue or return on investment is expected.

## Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☐ No
2. This fund has a structural imbalance. ☐ Yes ☐ No
3. Account string has been verified/confirmed. ☐ Yes ☐ No



### Additional Discussion (if needed)

Click or tap here to enter text.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

[CD-CPC-2021-00049](#) – request to approve a Rezoning from District R-6 (Residential 6) to District MPD (Master Planned Development) and approval of an MPD preliminary Development Plan and Preliminary plat for the development of light industrial uses. City Staff and the City Plan Commission recommended Denial. The application was approved with conditions via Ordinance No. 210398 on May 20, 2021.

[CD-CPC-2021-00048](#) – request to approve an Area Plan Amendment to change the recommended land use of the Residential Low Density with Conservation District to Light Industrial. City Staff and the City Plan Commission recommended Denial. The application was approved via Resolution No. 210397 on May 20, 2021.

[CD-CPC-2021-00207](#) – request to approve a Final MPD Plan for Brighton Industrial Park. The application was approved with conditions on January 4, 2022.

[Ordinance No. 220021](#) – calling for a submission to the voters of Kansas City at a special election on April 5, 2022 to remove an area generally located on the west side of Searcy Creek between 210 Highway and approximately NE 36<sup>th</sup> street and serves as right of way for parkway purpose.

The ordinance was approved 01/13/2022, and the result of the election was to remove the land in the area described previously.

## **Service Level Impacts**

Not applicable at this time, however should the applicant decide to store electric vehicles in the future the project will cause a strain on the Fire Department and Emergency Services if the layout of the use remains unchanged.

## **Other Impacts**

1. What will be the potential health impacts to any affected groups?  
The site will operate 24 hours a day, 7 days a week. The surrounding neighborhoods will most likely be affected by the noise of the loading/unloading of the vehicles on site, the lights of the cars, and the smell of idling cars while loading/unloading take place. The operation has also removed a vast majority of the trees on the site, residents to the north have been dealing with an increased wind speed coming from the south.
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by the Zoning and Development Code was completed. Four people attended the applicant's meeting. Staff received two pieces of public testimony, including one petition signed by 82 of the surrounding neighbors in opposition of the project.
3. How does this legislation contribute to a sustainable Kansas City?  
The proposed amendment is for a 3,169-parking space parking lot to allow for the storage of vehicles for the Ford Motor Company. The proposed parking area is made up of heavy duty concrete and light-duty asphalt pavement. The use will contribute significantly to the heat island effect for the surrounding area.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.



Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)



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**File #: 230740**

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### ORDINANCE NO. 230740

Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for twelve (12) detached dwellings. (CD-CPC-2023-00083)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1404, rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), and approving a development plan to allow for twelve (12) detached dwellings, said section to read as follows:

Section 88-20A-1404 That an area legally described as:

The south 32 feet of Lot 10, and all of Lots 11 through 20 inclusive, Springfield Park, a subdivision in Kansas City, Jackson County, Missouri being described as follows: Beginning at the southwesterly corner of said Lot 20; thence North 02°27'24" East, along the westerly lines of said Lots 10 through 20, a distance of 431.07 feet; thence South 87°26'18" East, a distance of 129.17 feet to a point on the easterly line of said Lot 10; thence South 02°22'35" West, along the easterly lines of said Lots 10 through 20, a distance of 431.13 feet to the southeasterly corner of said Lot 20; thence North 87°24'54" West, along the southerly line of said Lot 20, a distance of 129.77 feet to the point of beginning, containing 55,813 square feet or 1.28 acres.

is hereby rezoned from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1404; which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any



combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. If electing to dedicate open space to serve as parkland dedication, said space shall be platted into a private open space tract, reserved for park uses and improved to provide park amenities. Details will need to be submitted identifying the amenities proposed within these spaces via final UR submittal. This requirement shall be satisfied prior to a certificate of occupancy.

2. 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 a certificate of occupancy.
3. The developer must submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
4. The developer shall submit a storm drainage analysis from a Missouri licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a “Combined Sewer Overflow” (CSO) district, the project shall be designated to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
5. 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.
6. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division 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.
7. The west half of Oak Street shall be improved to residential local standards as required by Chapter 88, to current standards, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

8. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018.
9. No driveway access shall come from Oak Street and must utilize the alley to the west as required by the Infill Residential Development Ordinance which prohibits vehicular access when an improved alley is present.
10. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

1. That the City Council grants a waiver of the requirement for a final UR plan to be submitted for each lot.

Section D. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Joseph Rexwinkle, AICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney





# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution # 230740

Submitted Department/Preparer: City Planning

Revised 3/24/2023

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Rezoning an area of about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for 12 single unit houses.

### Discussion

Please see City Plan Commission Staff Report.

### Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
  
Not applicable as this is a rezoning request.
3. How does the legislation affect the current fiscal year?  
  
Not applicable as this is a rezoning request.
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
  
Not applicable as this is a rezoning request.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
  
Not applicable as this is a rezoning request.

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### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☐ No
2. This fund has a structural imbalance. ☐ Yes ☐ No

### **Additional Discussion (if needed)**

Click or tap here to enter text.

### **Citywide Business Plan (CWB) Impact**

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population
- ☐ Broaden the capacity and innovative use of funding sources for affordable housing
- ☐ Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- ☐ Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- ☐ Address the various needs of the City's most vulnerable population
- ☐ Utilize planning approaches to improve the City's neighborhoods

### **Prior Legislation**

See City Plan Commission Staff Report.

### **Service Level Impacts**

Not applicable as this is a rezoning request.

### **Other Impacts**

1. What will be the potential health impacts to any affected groups?
- Not applicable as this is a rezoning request.
2. How have those groups been engaged and involved in the development of this ordinance?



Not applicable as this is a rezoning request.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable as this is a rezoning request.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances ([Chapter 38, titled "Civil Rights"](#))?

Not applicable as this is a rezoning request.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances ([Chapter 3, titled "Contracts and Leases"](#))?

Not applicable as this is a rezoning request.