



CITY PLAN COMMISSION REPORT

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

March 1, 2022

Project Name 9700 North Oak

Docket # Request
8 CD-CPC-2021-00208
Rezoning to MPD

Applicant
Chris Holmquist
Olsson
1301 Burlington
North Kansas City, MO 64116

Owner
Jeff Berg
7121 W. 79th Street
Overland Park, KS 66204

Location	9700 N. Oak Trfy
Area	About 7.2 acres
Zoning	MPD
Council District	2 nd
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: undeveloped (zoned MPD)
East: single-family residential (zoned R-7.5)
West: multi-family residential (zoned MPD)
South: Commercial/QuikTrip (zoned MPD)

Major Street Plan
North Oak Trafficway at this location is a designated thoroughfare, requiring six traffic lanes.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to New Mark Brooking Homes Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request.

EXISTING CONDITIONS

The subject property, north of the northwest corner of North Oak Trafficway and NE 97th Street. The property is currently undeveloped, a part of a previously approved MPD plan which includes the previously approved QuikTrip and Mazuma Credit Union to the south and a multi-family development to the west.

NEARBY DEVELOPMENTS

North: undeveloped
East: single family residences
South: Mazuma Credit Union & QuikTrip
West: Cottages at North Oak apartments

SUMMARY OF REQUEST

The applicant is proposing a major amendment to a previously approved MPD plan in order to create five lots for restaurants, retail, auto service and a car wash along N. Oak Trafficway between NE 97th Street and NE 98th Terrace.

KEY POINTS

- Rezoning from MPD to MPD in order to amend a previously approved plan
- Creation of five (5) lots
- Drive-through restaurants, limited auto repair, car wash, multi-tenant retail

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
8 Approval with conditions

CONTROLLING CASE

Case No. CD-CPC-2020-00191 – Ordinance 210364 was passed by the City Council on April 29, 2021 approving rezoning of about 31.2 acres from MPD (Master Planned Development) to District MPD (Master Planned Development).

RELATED RELEVANT CASES

Case 12419-MPD-3 – Ordinance 150538 was passed by the City Council on July 9, 2015 approving rezoning of about 33 acres from District R-80 (Residential 80) to District MPD (Master Planned Development) and approved a preliminary development plan. This is the approved preliminary development plan for this parcel.

12419-MPD-4: Final plan for the development of QuikTrip

CD-CPC-2019-00001: Rezoning to MPD to develop Cottages of North Oak

CD-CPC-2019-00091: Final MPD plan for the Cottages of North Oak

HISTORY

The subject property was originally rezoned to MPD as part of a master planned development package that included about 33 acres of land. Adjacent sites to the south and west have since been developed.

PLAN REVIEW**Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Yes	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

ANALYSIS

The plan, as proposed, is in general conformance with the applicable plans. All the proposed uses fit the neighborhood context and conform to the area plan. Primary vehicular access will be from North Oak Trafficway using NE 98th Terrace and NE 97th Street. Internal vehicular access is served by an access drive located on the western edge of the site that connects to the south at NE 96th Street. There is currently a sidewalk located along North Oak Trafficway and the applicant is providing a sidewalk along NE 97th Street, details for pedestrian circulation for each lot will be examined through the MPD Final Plan process. The proposed development does meet all landscaping requirements and exceeds the minimum requirements for street trees and interior vehicle use areas.

The applicant will work with staff to establish design guidelines prior to approval of any MPD final plans. The purpose is to ensure a uniform design and that each building will fit the nearby characteristics of nearby developments. Each lot will require a Final MPD plan where pedestrian and vehicular circulation and design guidelines will be reviewed by staff.

88-515-08-A. conformance with adopted plans and planning policies;

The plan, as proposed, complies with the applicable plans and policies including the Gashland/Nashua Area Plan.

88-515-08-B. zoning and use of nearby property;

Adjacent properties are zoned MPD and a part of the overall development. To the west of the proposed development is multi-family residential and to the east is single-family residential.

88-515-08-C. physical character of the area in which the subject property is located;

North Oak Trafficway is a designated thoroughfare with many commercial uses located along it. The addition of a credit union is a compatible use.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Infrastructure and services are expected to be built to City standards in a manner which will be adequate for the development.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is suitable for commercial/drive-through uses as proposed in the MPD plan.

88-515-08-F. length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties,

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval with Conditions

Respectfully submitted,

A handwritten signature in cursive script that reads "Xue Wood".

Xue Wood
Lead Planner



Plan Conditions

Report Date: February 14, 2022

Case Number: CD-CPC-2021-00208

Project: 9700 N Oak

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

1. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (11/29/2021)
2. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (11/29/2021)
3. The developer must dedicate additional right of way for North Oak Trafficway as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (11/29/2021)
4. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (11/29/2021)
5. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (11/29/2021)
6. The developer must 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. (11/29/2021)
7. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (11/29/2021)
8. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (11/29/2021)
9. 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. (11/29/2021)
10. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (11/29/2021)
11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (11/29/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

12. 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. (11/29/2021)
13. The owner/developer must 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. (11/29/2021)
14. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for _____ and to a tie-in point with the existing sidewalks at _____ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (11/29/2021)
15. The developer must design and construct all interior streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. Tract A must also be covered by a cross access easement to ensure the connection to the development located to the west of this property. (12/20/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

16. Design Guidelines Work with staff on developing a design guideline to the overall development prior to approval of MPD final plans for each phase/lot. (12/01/2021)
17. 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. (12/01/2021)
18. 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. (12/01/2021)
19. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit. (12/01/2021)
20. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (12/01/2021)
21. That Ordinance No.210364, including all conditions provided therein, shall remain in full force and effect. (12/01/2021)
22. That 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. (12/01/2021)
23. 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. (12/01/2021)
24. Landscape Continue work with staff on improving landscape for each lot upon submittal of MPD final plans. (12/22/2021)
25. Unresolved corrections The applicant shall make the following corrections prior to request for ordinance:
 - a. Bring the multi-tenant building on Lot 3 closer to the street to create a continuous street view. (12/22/2021)

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

26. Water Flow The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (12/01/2021)
27. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1
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 -2013 § 8.7.2) (12/01/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

28. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (11/30/2021)

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

29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(11/29/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

30. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(11/24/2021)
31. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(11/30/2021)



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

BB N OAK DEV CO LLC PROPERTY MPD DEVELOPMENT PLAN & PRELIMINARY PLAT

S 35, T52N, R33W, KANSAS CITY, CLAY COUNTY, MISSOURI

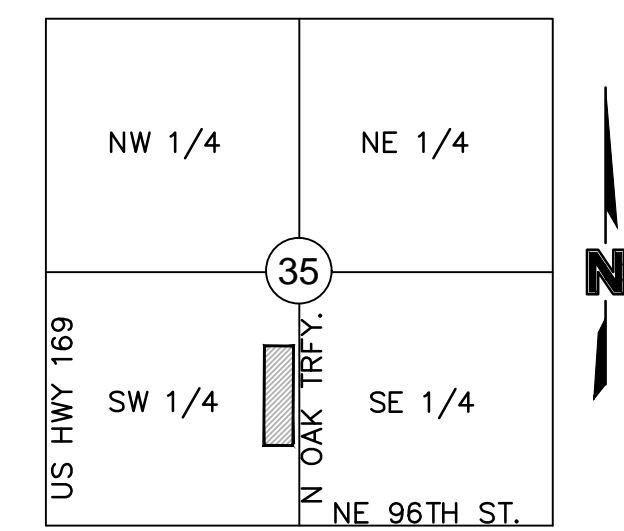
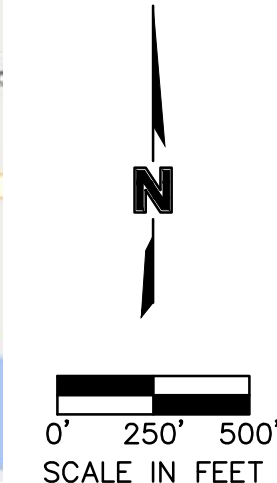
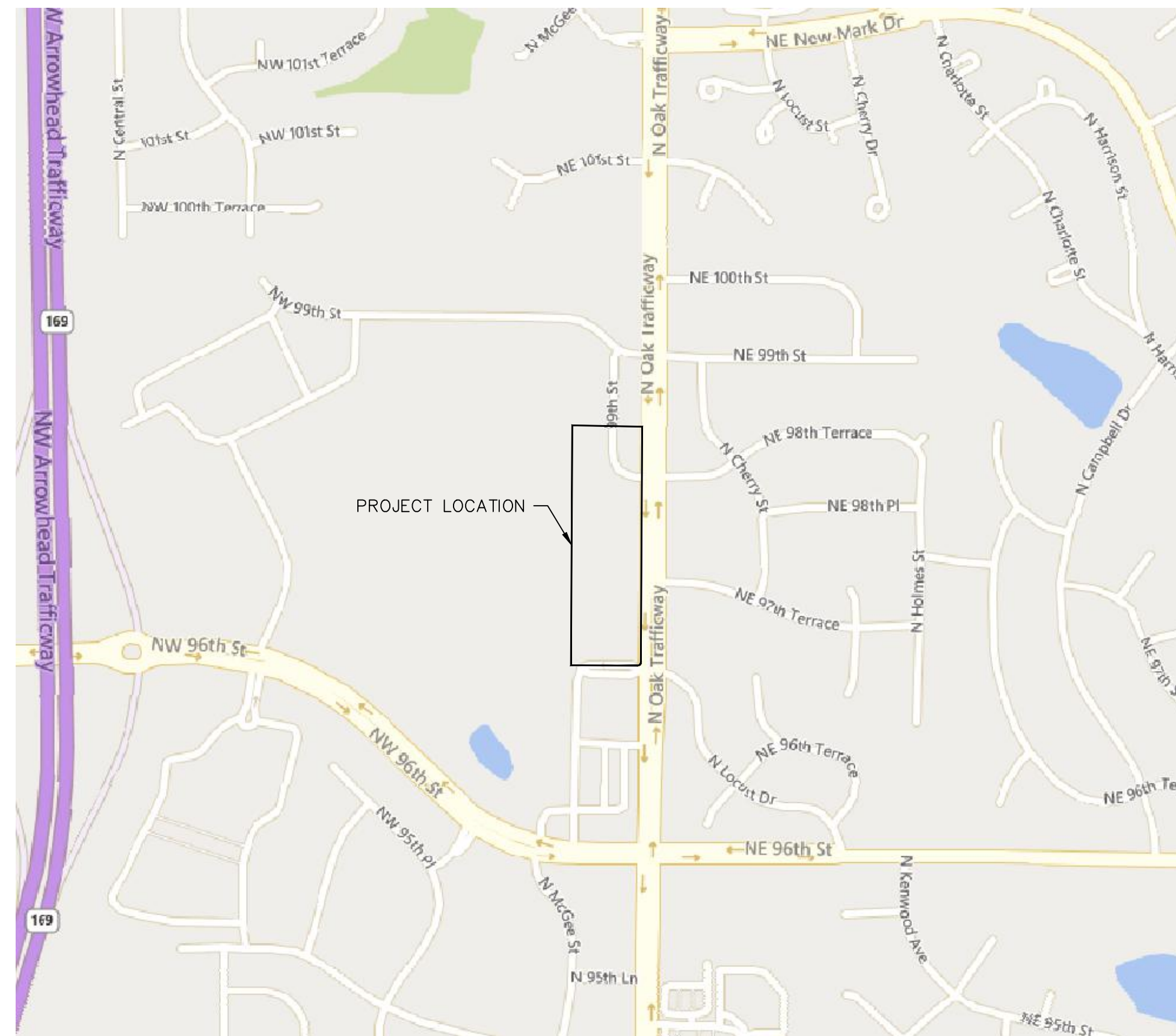
PROJECT CONTACTS

DEVELOPER:

HENZLIK REAL ESTATE COMPANIES, LLC
7121 W 79TH ST.
OVERLAND PARK, KS 66204
CONTACTS: DOUG HENZLIK, JODY STRINGER
PHONE: 913.725.0406
EMAIL: DOUG@HENZLIKREALESTATE.COM, JODY@HENZLIKREALESTATE.COM

CIVIL ENGINEERS, PLANNERS, & LANDSCAPE ARCHITECTS:

OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACTS: DAVID EICKMAN, CHRIS HOLMQUIST
PHONE: 816.361.1177
EMAIL: DEICKMAN@OLSSON.COM, CHOLMQUIST@OLSSON.COM



LOCATION MAP
SECTION 35-T52N-R33W
(N.T.S.)

PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of Section 35, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092 as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°19'32" East, on the East line of said Southwest Quarter, 831.13 feet; thence leaving said East line, North 89°40'28" West, 50.00 feet a point on the Existing Westerly right-of-way line of North Oak Trafficway, as know established, also being the Northeast corner of QUIKTRIP STORE 221R, a subdivision of land in said Kansas City, recorded as Instrument Number 2017031605 in Book I at Page 8.1 in Clay County Recorder of Deeds Office, also being the Point of Beginning of the tract of land to be herein described; thence leaving said Existing Westerly right-of-way line, Southwesterly on the Existing Northerly right-of-way line of N.E. 97th Street, as established by said QUIKTRIP STORE 221R, along a curve to the right having an initial tangent bearing of South 00°19'32" West with a radius of 15.00 feet, a central angle of 89°59'55" and an arc distance of 23.56 feet; thence North 89°40'33" West, on said Existing Northerly right-of-way line, 287.67 feet to a point on the Easterly line of 97 AT NORTH OAK, a subdivision of land in said Kansas City recorded as Instrument Number 2021024642 in Book I at Page 136.4 in said Clay County Recorder of Deeds Office; thence North 00°19'49" East, on said Easterly line, 1,039.16 feet to the Northeast corner of said 97 AT NORTH OAK, also being a point on the Easterly line of NORTHLAND CATHEDRAL, a subdivision of land in said Kansas City recorded as Instrument Number R42190 in Cabinet F at Sleeve 36 in said Clay County Recorder of Deeds Office; thence South 88°54'51" East, on said Easterly line, 302.61 feet to a point on said Existing Westerly right-of-way line; thence leaving said Easterly line, South 00°19'32" West, on said Existing Westerly right-of-way line, 1,020.14 feet to the Point of Beginning. Containing 313,818 square feet or 7.20 acres, more or less.

SHEET LIST	
NUMBER	TITLE
C001	TITLE SHEET
C100	EXISTING CONDITIONS
C200	SITE PLAN & PRELIMINARY PLAT
C300	PRELIMINARY GRADING PLAN
C400	PRELIMINARY UTILITY PLAN
L100	PRELIMINARY LANDSCAPE PLAN
E100	SITE LIGHTING PHOTOMETRICS PLAN
E101	SITE LIGHTING PHOTOMETRICS PLAN
E102	SITE LIGHTING PHOTOMETRICS PLAN

- NOTES:**
1. THIS PLAN SHALL SERVE AS MPD DEVELOPMENT PLAN AND PRELIMINARY PLAT.
 2. EXISTING ZONING: MPD; PROPOSED ZONING: MPD
 3. EXISTING USE: UNDEVELOPED; PROPOSED USES: RESTAURANT, RETAIL, AUTO SERVICE, CAR WASH
 4. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT APPROVALS.
 5. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING AND DEVELOPMENT CODE SECTION 88-445.
 6. NO STREAM BUFFER ZONES ARE PRESENT ON SITE.

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Olsson - Civil Engineering
Missouri Certificate of Authority #001932
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsosn.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.12.17	REVISED PER DRC COMMENTS	CJH
2	2022.01.28	REVISED PER NEIGHBORHOOD COMMENT	CJH

TITLE SHEET

BB N OAK DEV CO LLC PROPERTY
MPD DEVELOPMENT PLAN

KANSAS CITY, MO

2021

drawn by: _____ CJH

checked by: _____ DE

approved by: _____ DE

QA/QC by: _____ CJH

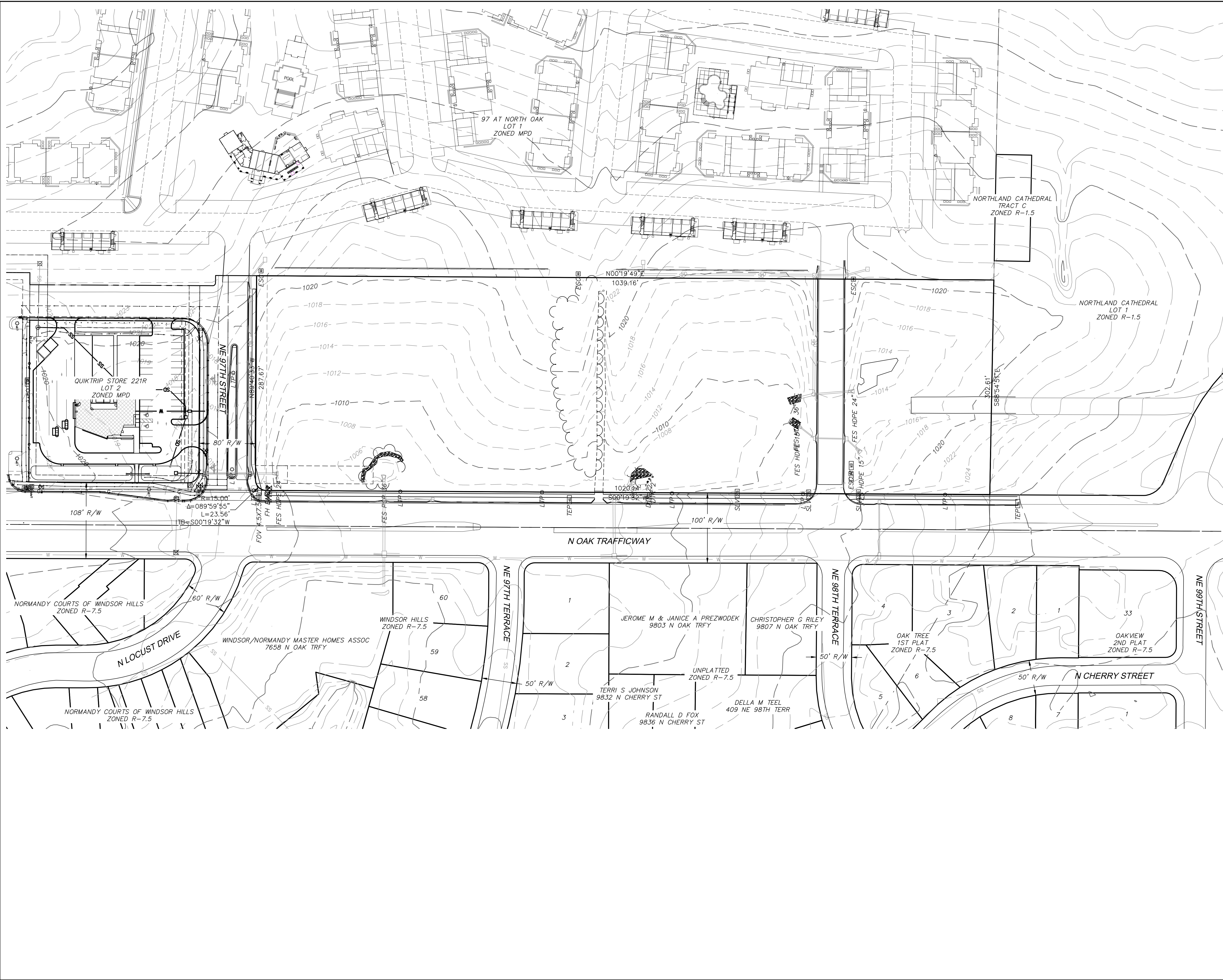
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drawing no.: C-TTL01_02104305

date: 2021.11.12

SHEET
C001

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EXISTING CONDITIONS

BB N OAK DEV CO LLC PROPERTY
 MPD DEVELOPMENT PLAN

KANSAS CITY, MO

2021

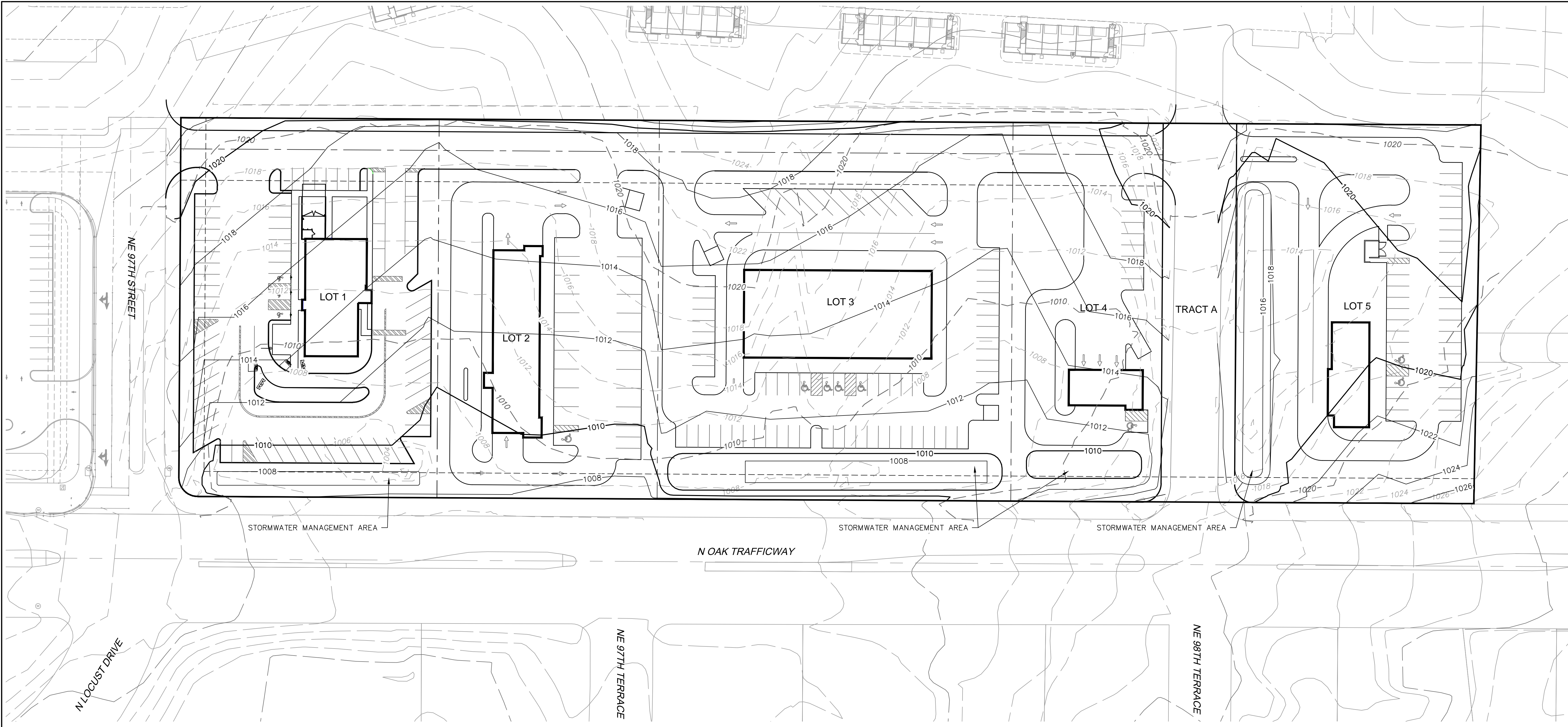
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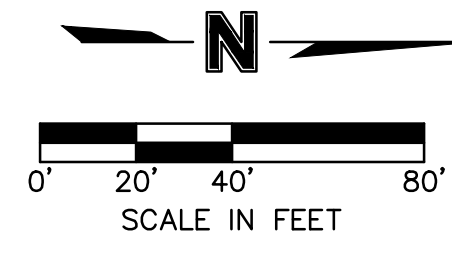
olsson
 Olsson - Civil Engineering
 Missouri Certification of Authority #001592
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 North Kansas City, MO 64116
 TEL 816.361.1177
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drawn by: CJH
 checked by: DE
 approved by: CJH
 QA/QC by: CJH
 project no.: 021-04305
 drawing no.: C_EX001-02104305
 date: 2021.11.12

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LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS



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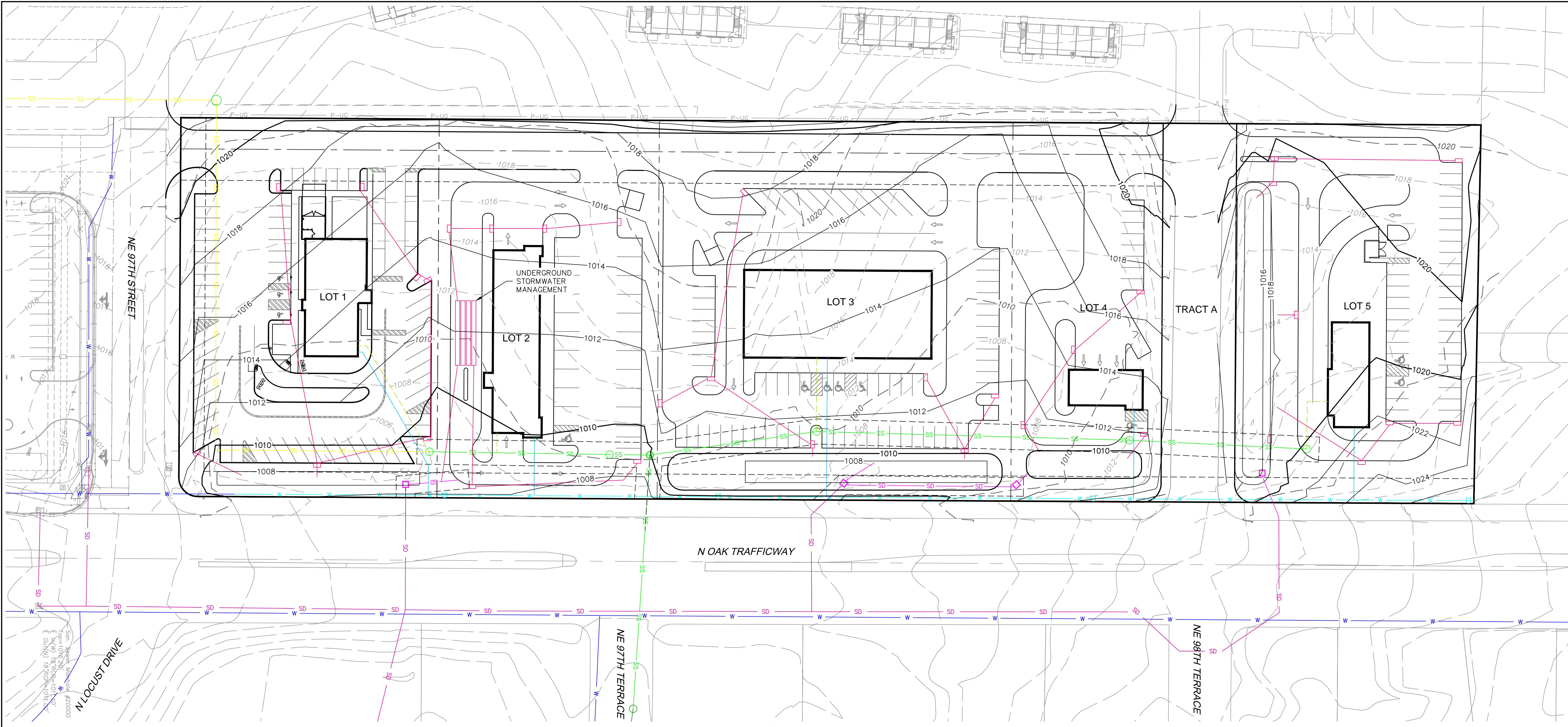
PRELIMINARY GRADING PLAN
 BB N OAK DEV CO LLC PROPERTY
 MPD DEVELOPMENT PLAN
 KANSAS CITY, MO
 2021

drawn by: CJH
 checked by: DE
 approved by: DE
 QA/QC by: CJH
 project no.: 021-04305
 drawing no.: C_GRD01_02104305
 date: 2021.11.12

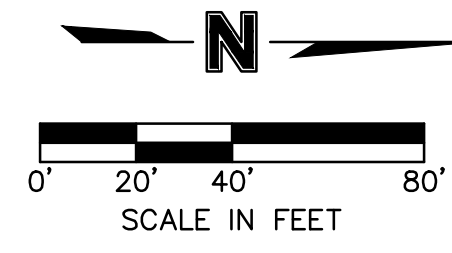
SHEET
 C300

olsson
 Olsson - Civil Engineering
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LEGEND	
SS	EXISTING SANITARY SEWER
SS	PROPOSED PUBLIC SANITARY SEWER
SS	PROPOSED SANITARY SEWER SERVICE
SD	EXISTING STORM SEWER
SD	PROPOSED PUBLIC STORM SEWER
SD	PROPOSED PRIVATE STORM SEWER
W	EXISTING WATER LINE
W	PROPOSED PUBLIC WATER LINE
W	PROPOSED WATER SERVICE
-100	EXISTING INDEX CONTOURS
-100	EXISTING INTERMEDIATE CONTOURS
-100	PROPOSED INDEX CONTOURS
-100	PROPOSED INTERMEDIATE CONTOURS



<p>PRELIMINARY UTILITY PLAN</p> <p>BB N OAK DEV CO LLC PROPERTY MPD DEVELOPMENT PLAN</p> <p>KANSAS CITY, MO</p>		<p>2021</p>											
		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISIONS DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2021.12.17</td> <td>REVISED PER DRC COMMENTS</td> <td>CJH</td> </tr> <tr> <td>2</td> <td>2022.01.28</td> <td>REVISED PER NEIGHBORHOOD COMMENT</td> <td>CJH</td> </tr> </tbody> </table>		REV. NO.	DATE	REVISIONS DESCRIPTION	BY	1	2021.12.17	REVISED PER DRC COMMENTS	CJH	2	2022.01.28
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<p>olsson</p> <p><small>Olsson - Civil Engineering Missouri Certificate of Authority #001932 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olsson.com</small></p>		<p>drawn by: CJH checked by: DE approved by: DE QA/QC by: CJH project no.: 021-04305 drawing no.: C-UTL01-02104305 date: 2021.11.12</p>											
<p>SHEET C400</p>													

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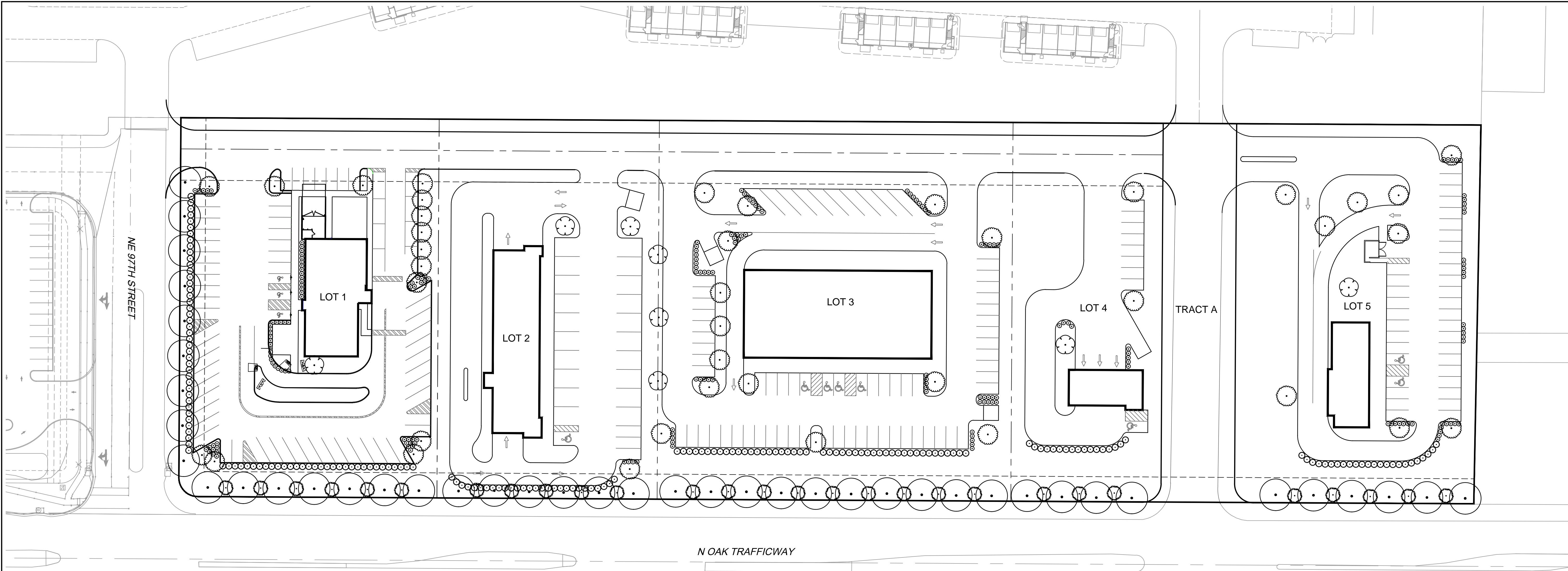


TABLE 3B - LANDSCAPE SCHEDULE

88-425 LANDSCAPE SCHEDULE	SYMBOL
88-425-03 STREET TREES	
88-425-04 GENERAL	
88-425-05 PERIMETER VEHICULAR USE AREA	
- ADJACENT TO STREETS	
BUFFER WIDTH	10'+
TREES	
SHRUBS/WALL/BERM	
-ADJACENT TO RES. ZONES	
BUFFER WIDTH	N/A
SHRUBS/BERM/FENCE/WALL	N/A
88-425-06 INTERIOR VEHICULAR USE AREA	
INTERIOR AREA	
TREES	
SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	3'+ EVERGREEN SHRUB SCREEN
88-425-09 OUTDOOR USE SCREENING	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	42	42	NO	N/A
88-425-04 GENERAL	8	8	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	35	42 (STREET TREES)	NO	N/A
SHRUBS/WALL/BERM	YES	189 SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	6,615 SF	11,251 SF	NO	N/A
TREES	39	39	NO	N/A
SHRUBS	189	189	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	YES	YES	NO	N/A

LANDSCAPE CALCULATIONS

REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED VEHICULAR USE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
LOT 1	4,500	70	397	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	74	2450 3002	14 14	70 70	1 1
LOT 2	6,000	4	153	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	28	140 1252	1 1	4 4	2 2
LOT 3	12,000	70	225	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	46	2450 2956	14 14	70 70	3 3
LOT 4	2,500	9	98	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	17	315 1026	2 2	9 9	1 1
LOT 5	3,000	36	131	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	24	1260 3015	8 8	36 36	1 1
TOTAL	28,000	189	1,004	REQUIRED: SEE TABLE BELOW PROVIDED: SEE TABLE BELOW	10' WIDE BUFFER 10' WIDE MIN.	189	6,615 11,251	39 39	189 189	8 8

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
LOT 1	453	16	16
LOT 2	171	6	6
LOT 3	287	10	10
LOT 4	105	4	4
LOT 5	176	6	6
TOTALS	42	0	42

NOTES: ALL MECHANICAL EQUIPMENT AND TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL, PER LANDSCAPING CODE SECTION 88-425-08, AND SHALL BE SUBMITTED ON PROJECT PLAN FOR DEVELOPMENT OF INDIVIDUAL LOTS.

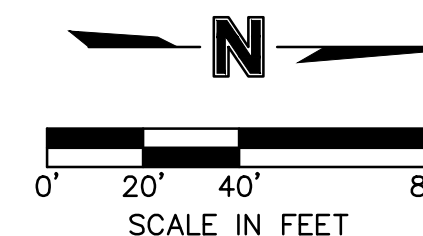
LANDSCAPE REQUIREMENTS DESCRIPTIONS

- (1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
- (2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
- (3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE
- (3B) 1 TREE PER 5 PARKING SPACES
- (3C) 1 SHRUB PER PARKING SPACE
- (4) 1 TREE PER 5,000 SF OF BUILDING
- (5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

NOTE: LANDSCAPE PLANTINGS ALONG N OAK SHALL PRIORITIZE LOCAL/NATIVE SPECIES. FINAL PLANTING DESIGN AND SELECTION TO BE APPROVED WITH MPD FINAL PLAN.

LEGEND

- STREET TREE
- PARKING LOT TREE
- GENERAL LANDSCAPING TREE
- SCREENING SHRUB
- PARKING LOT SHRUB
- N OAK SCREENING EVERGREEN TREE (ADDITIONAL SCREENING, NOT INCLUDED IN LANDSCAPE CALCULATIONS OR REQUIREMENTS)



PRELIMINARY LANDSCAPE PLAN

BB N OAK DEV CO LLC PROPERTY MPD DEVELOPMENT PLAN

KANSAS CITY, MO

2021

REVISIONS

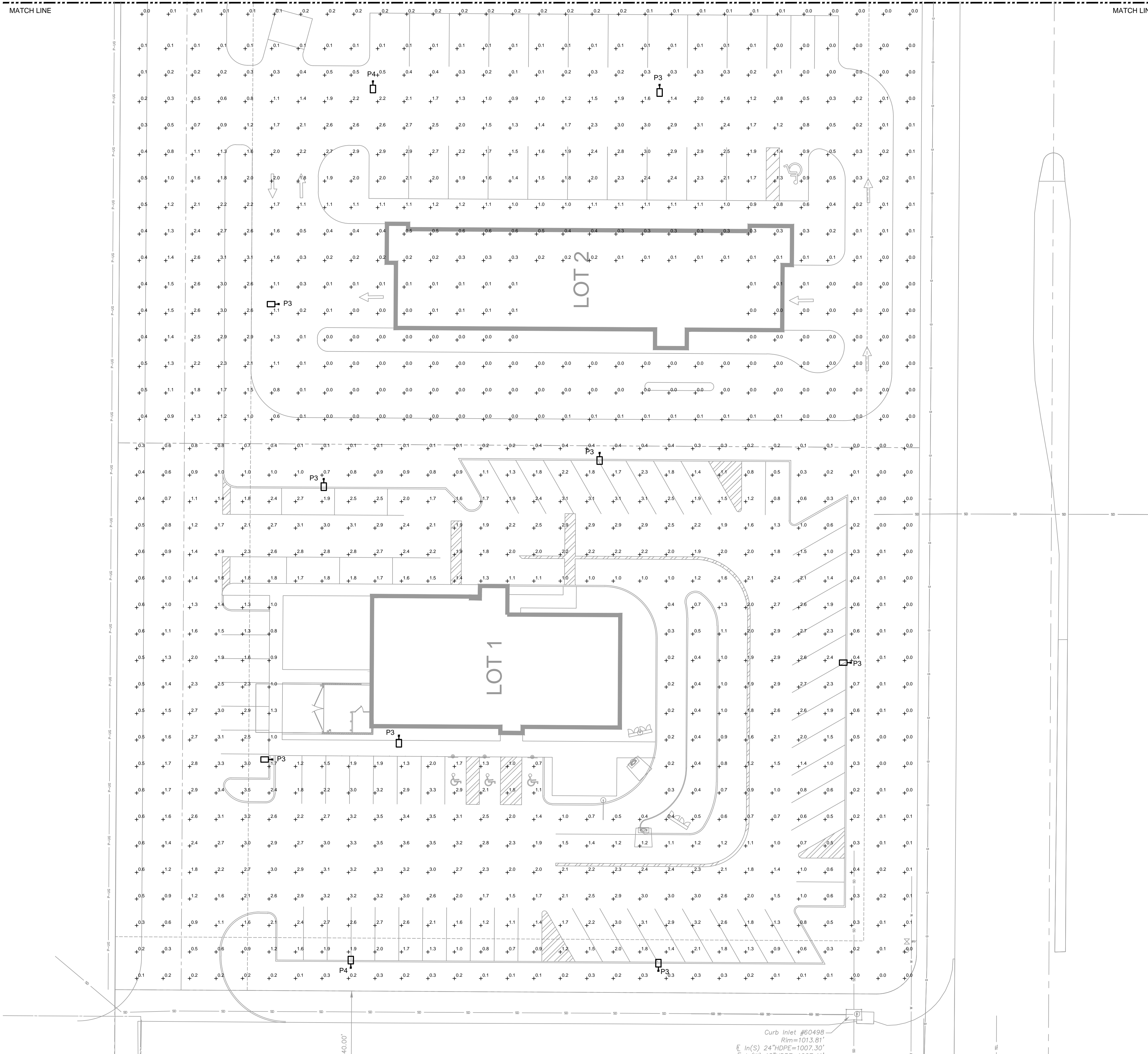
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.12.17	REVISED PER DRC COMMENTS	C/JH
2	2022.01.28	REVISED PER NEIGHBORHOOD COMMENT	C/JH

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 Missouri Certification of Authority #001892
 1301 Burlington Street
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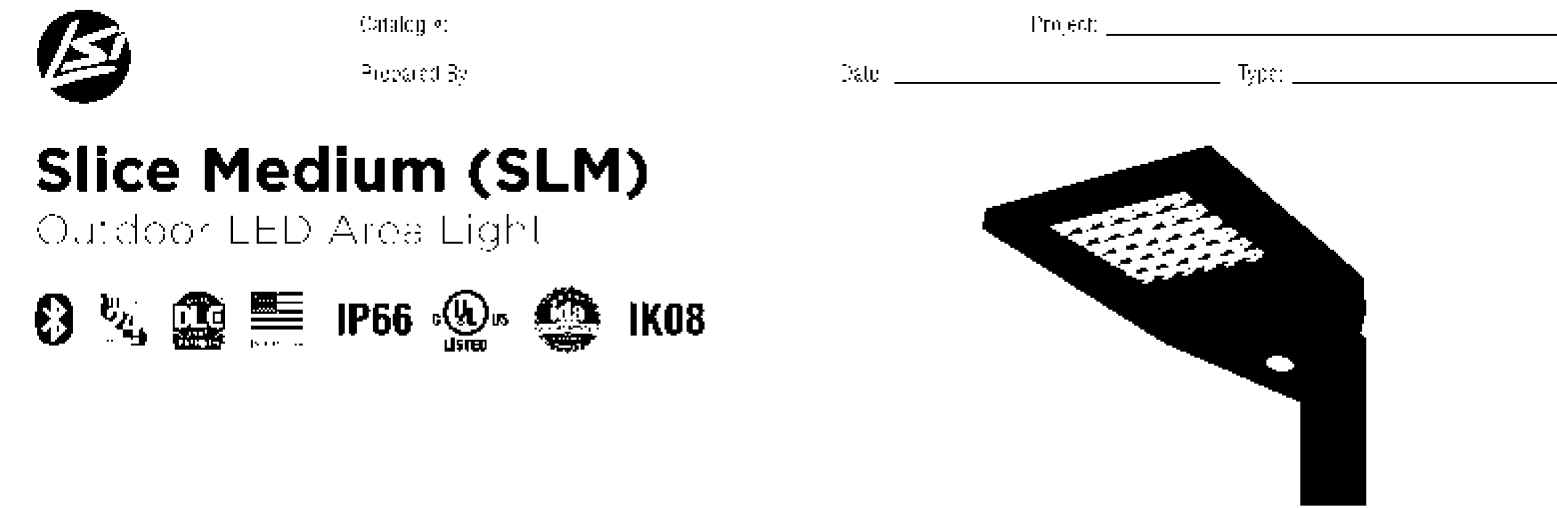
drawn by: C/JH
 checked by: DE
 approved by: DE
 QA/QC by: C/JH
 project no.: 021-04305
 drawing no.: C_LSC01_02104305
 date: 2021.11.12

SHEET
L100

DWG: F:\2021\04001-04500\021-04500\40-Design\AutoCAD\Pre\Pre\021-04500.dwg
 DATE: Jan 28, 2022 12:53pm
 USER: chelmuqst
 E_PHOTO_02104305
 E_BLK_02104305
 C_XBASE_02104305



1 SITE LIGHTING PHOTOMETRICS PLAN
 SCALE: 1" = 40'-0"



OVERVIEW	
Lumen Package	9,000 - 18,000
Wattage Range	65 - 401
Efficacy Range (lm/w)	112 - 156
Weight (lbs/kit)	30 (3.6)

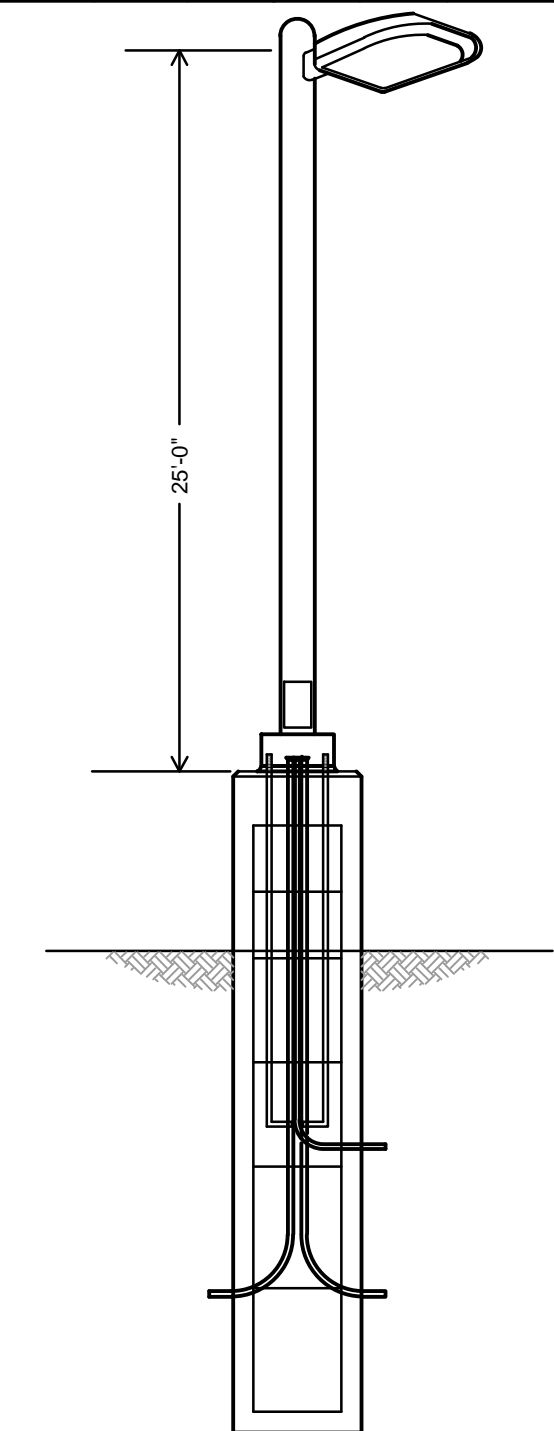
- QUICK LINKS**
- Ordering Guide
 - Performance
 - Photometrics
 - Dimensions
- FEATURES & SPECIFICATIONS**
- Construction**
- Rugged die-cast aluminum housing contains factory provided driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 37 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 7, 5, SW, FT, and AM.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplight.
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity of 600lm.
 - Minimum CRI of 70.
 - Integral lower (L) and house-side shield (H) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.
- Electrical**
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
 - L80 Calculated Life - 100k Hours (50c Lumen Maintenance on Page 5)
 - Total harmonic distortion < 20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
 - Power factor > 90.
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High efficiency LEDs mounted to mini-core circuit board to maximize heat dissipation.
 - Driver is fully enclosed in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Installation**
- A single fastener secures the hinged door underneath the housing and provides quick & easy access to the electrical compartment.
 - Included terminal block accepts up to 12 ga wires.
 - Utilizes LSI's traditional B3 drill pattern (See drawing on page 9)
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-conditions> for more information.
- Listings**
- Listed to UL 1595 and UL 8750.
 - Meets Day-After-Glare (DAG) requirements.
 - IDA compliant with 5000K color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet locations.
 - IP66 rated luminaire per IEC 60598-1.
 - 30 rated for ANSI C136-31 high vibration applications; components are qualified.
 - IK08 rated luminaire per IEC 62262 mechanical impact code.
 - Design Lights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products list at www.designlights.org/QPL to confirm which versions are qualified.
 - Patented Silicone Optics (US Patent NO 10,816,855 B2)
- Controls**
- Optional integral passive infrared (PIR) motion and photocell sensor. Features operate independently and can be commissioned via IOS or Android configuration app.
 - LSI's Air Link™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P3	12	LSI INDUSTRIES, INC.	SLM-LED-18L-SIL-3-40-70CRH-L		1	12554	0.9	135
	P4	6	LSI INDUSTRIES, INC.	SLM-LED-18L-SIL-FT-40-70CRH-L		1	12045	0.9	135

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOT 1	X	1.9 fc	3.6 fc	0.2 fc	18.0:1	9.5:1
LOT 2	X	1.7 fc	3.1 fc	0.2 fc	15.5:1	8.5:1
LOT 3	X	1.5 fc	3.1 fc	0.2 fc	15.5:1	7.5:1
LOT 4	X	1.4 fc	3.0 fc	0.2 fc	15.0:1	7.0:1
LOT 5	X	1.3 fc	2.9 fc	0.2 fc	14.5:1	6.5:1



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REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION

PRELIMINARY UTILITY PLAN
 BB N OAK DEV CO LLC PROPERTY
 MPD DEVELOPMENT PLAN
 KANSAS CITY, MO

drawn by: SH
 checked by: TB
 approved by: TB
 QA/QC by: TB
 project no.: 021-04305
 drawing no.: E_NSITE_2104305
 date: 2021.11.12

SHEET C400

