

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

March 24, 2021

VIA U.S. MAIL

Adjacent Neighbors

VIA U.S. MAIL AND E-MAIL

chouteauestatesneighbors@gmail.com

Shaun Johnson, President

Chouteau Estates Neighborhood Association

3609 N Lister

Kansas City, MO 64117

Re: Brighton Industrial – Neighborhood Meeting

Dear Property Owner:

We represent Star Development Corporation concerning property located generally at the northeast corner of N. Brighton Avenue and Missouri Highway 210. We submitted applications to the City Plan Commission to: (1) amend the Briarcliff-Winnwood Area Plan for approximately 35.83 acres from Residential Low Density and Conservation District to Light Industrial; and (2) rezone this area from R-6 (Residential 6) to District MPD (Master Planned Development) and requested approval of a MPD Development Plan and Preliminary Plat (Case Numbers CD-CPC-2021-00048 and CD-CPC-2021-00049) to allow for development of two light industrial buildings. Attached are copies of the Site Plan, Landscape Plan and renderings from the MPD Plan.

Approval of our application will allow for the development of the 35.83 acres for light industrial uses consisting of 576,400 square feet.

You are receiving this letter since City Code requires a public meeting be held regarding our applications and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the applications and discuss these plans with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Given the current State of Emergency and the COVID 19 crisis, this public meeting will be held by Zoom conference call Tuesday, April 6, 2021, at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: ID: 890 1692 5557
Passcode: 332686
Or dial: (312) 626-6799

Any questions or concerns can be addressed to:

Name: Patricia R. Jensen
Email: pjensen@rousepc.com
Phone: (816) 502-4723

{30689 / 70830; 914746. }

Adjacent Neighbors
Shaun Johnson, President
March 24, 2021
Page 2

Title/Role: Attorney
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Representing: Star Development Corporation

If you are unable to participate in the Zoom conference call on Tuesday, April 6, 2021, at 6:00 p.m. and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The area plan amendment, rezoning to MPD and MPD Development Plan applications will be heard by the City Plan Commission on Tuesday, April 20, 2021.

Very truly yours,

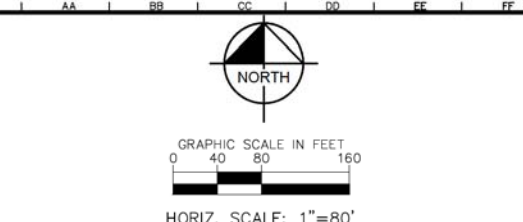


Patricia R. Jensen

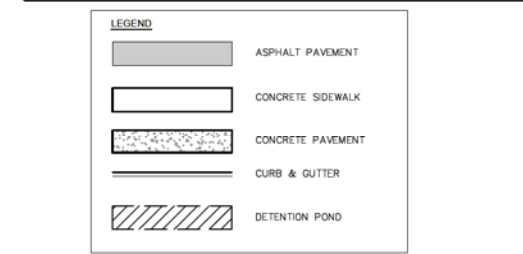
PRJ:krm
enclosure

cc: Tonee Christensen, Vice-President, Chouteau Estates Neighborhood Association (via U.S. Mail and via e-mail, w/ encl.)
Christopher Hughey, KCMO City Planning & Development Department, (via e-mail, w/ encl.)
City Planning and Development, publicengagement@kcmo.org, w/ encl.
Robert De La Fuente (via e-mail, w/ encl.)
Blake Fulton (via e-mail, w/ encl.)
Matt Kist (via e-mail, w/ encl.)
Tyler Wysong (via e-mail, w/ encl.)
Kellee R. Madinger (via e-mail, w/ encl.)

Drawing name: K:\VNC_LDP\168916004_Brighton Industrial\2 Design\168916004_Brighton Industrial\168916004_Site Plan.dwg
 Date: 05/2021 11:48am
 by: Tyler Myung
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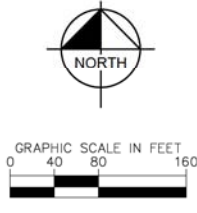
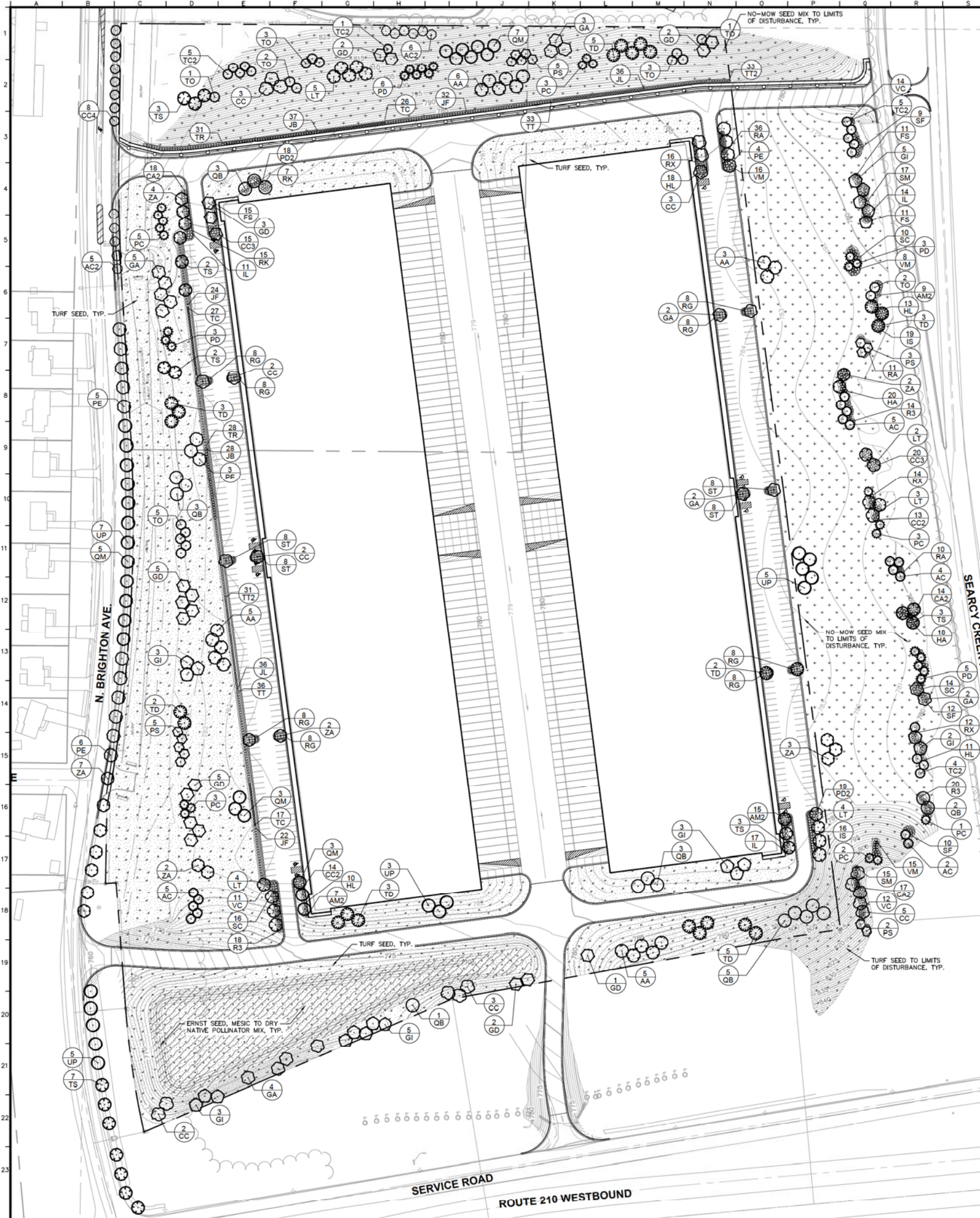
- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE ELECTRICAL PLANS FOR SITE LIGHTING & PHOTOMETRIC DRAWINGS.
 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



A	Zoning	
	Existing	R6
B	Total Land Area	
	Existing	35.83 Acres
C	Right-of-way	
	Existing	0.00 Acres
D	Net Land Area	
	Existing	35.83 Acres
E	Proposed Uses	
	Industrial	
F	Structure Number of Floors	
	Number of Floors	1
	Structure Height (FT)	42
G	Gross Floor Area & # of Units	
	Building #1 Gross Area (SF)	288,200
	Building #2 Gross Area (SF)	288,200
	Total Building Gross Area (SF)	576,400
H	Building Coverage & FAR	
	Coverage	576,400
I	Density	
	Gross Density (lots/land area)	N/A
	Net Density (lots/ net land area)	N/A
J	Passenger Vehicle Parking	
	Building #1 Vehicle Parking Provided	212
	Building #2 Vehicle Parking Provided	212
	Total Passenger Vehicle Parking Provided	424
	Truck Vehicle Parking	
	Building #1 Truck Parking	78
	Building #2 Truck Parking	78
Total Truck Parking	156	
Total Parking Required**	400	
Total Parking Provided	580	
K	Bike Parking	
	Short Term Stalls Required	43
	Short Term Stalls Provided	43
	Long Term Stalls Required	80
L	Timeline	
	Estimated Start Date	7/1/2021
M	Requested Deviations	
	1. Light Industrial use adjacent to Searcy Creek Parkway 2. Curb cut along Searcy Creek Parkway will require board approval 3. Parking lot abutting Searcy Creek Parkway will require board approved landscape & screening plan 4. Deviation of min. setback of 75 feet from Parkway (88-323-02-1) 5. Deviation of requirement that no more than 30% of a site's frontage adjacent to parkway may be used for vehicular use (88-323-02-B) 6. Deviation of minimum of 33% transparency on ground level facade facing the parkway (88-323-02-D)	

SCALE: AS NOTED	DESIGNED BY: TW	DRAWN BY: AS	CHECKED BY: MK	NO.	DATE
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1528 WALKER STREET, SUITE 100-100 KANSAS CITY, MO 64108 WWW.KIMLEY-HORN.COM PROFESSIONAL AUTHORITY #001912 EXPIRES 12/31/21					
SITE PLAN					
BRIGHTON INDUSTRIAL PARK					
3383 N. BRIGHTON AVE. KANSAS CITY, MO 64117					
ORIGINAL ISSUE: 3/5/2021 KHA PROJECT NO. 168916004					
SHEET NUMBER					
C003					

Drawing name: K:\VNC\DEV\168916004_Brighton Industrial\02_Landscape\01_Landscape Plan.dwg
 Date: 3/5/2021 10:52am
 Designer: Christina Merrill
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ZONING ORDINANCE	REQUIREMENT	PROPOSED
88-425-03-C. TREE PLANTING REQUIREMENTS		
AT LEAST 1 STREET TREE IS REQUIRED FOR EACH 30 FEET OF STREET FRONTAGE. REQUIRED STREET TREES DO NOT NEED TO BE REGULARLY SPACED.	LENGTH ALONG BRIGHTON AVE. = 1,655.51 FT. 1,655.51 FT. / 30 FT. = 55.18 55 STREET TREES REQUIRED ALONG BRIGHTON AVE.	55 STREET TREES PROVIDED ALONG BRIGHTON AVE.
	LENGTH ALONG 36TH ST. = 179.89 FT. 179.89 FT. / 30 FT. = 5.99 6 STREET TREES REQUIRED ALONG 36TH ST.	6 STREET TREES PROVIDED ALONG 36TH ST.
	LENGTH ALONG THE SOUTH SERVICE ROAD = 1,081.22 FT. 1,081.22 FT. / 30 FT. = 36.04 36 STREET TREES REQUIRED ALONG THE SOUTH SERVICE ROAD	36 STREET TREES PROVIDED ALONG THE SOUTH SERVICE ROAD
88-425-04-D. TREES		
AT LEAST 1 TREE MUST BE PROVIDED PER 5,000 SQUARE FEET OF PRINCIPAL BUILDING COVERAGE (BUILDING FOOTPRINT).	TOTAL BUILDING SQ. FT. = 578,153.96 SQ. FT. 578,153.96 SQ. FT. / 5,000 SQ. FT. = 115.63 116 TREES REQUIRED THROUGHOUT THE SITE	116 DECIDUOUS AND EVERGREEN TREES PROVIDED THROUGHOUT THE SITE
88-425-05-C. VEHICULAR USE AREA ADJACENT TO RESIDENTIAL ZONING DISTRICTS		
THE LANDSCAPE BUFFER STRIP MUST BE AT LEAST 30 FEET IN WIDTH AND BE PLANTED WITH ENOUGH EVERGREEN SHRUBS TO FORM A CONTINUOUS VISUAL SCREEN AT LEAST 4 FEET IN HEIGHT.	LANDSCAPE BUFFER STRIP REQUIRED ALONG BRIGHTON AVE. AND 36TH ST.	LANDSCAPE BUFFER STRIPS PROVIDED ALONG BRIGHTON AVE. AND 36TH ST.
88-425-05-D. VEHICULAR USE AREA ADJACENT TO PARKWAYS		
THE LANDSCAPE BUFFER STRIP MUST BE AT LEAST 30 FEET IN WIDTH AND BE PLANTED WITH AT LEAST 6 TREES AND 35 SHRUBS PER 100 FEET OF BUFFER LENGTH.	LENGTH OF BUFFER ALONG SEARCY CREEK PARKWAY = 1,162.83 FT. 1,162.83 FT. / 100 FT. = 11.63 11.63 * (6 TREES AND 35 SHRUBS) = 69.8 TREES AND 407.05 SHRUBS 70 TREES AND 407 SHRUBS REQUIRED ALONG SEARCY CREEK PARKWAY	70 DECIDUOUS AND EVERGREEN TREES AND 407 SHRUBS ARE PLANTED ALONG SEARCY CREEK PARKWAY
88-425-06-B. INTERIOR LANDSCAPE AREA		
AT LEAST 35 SQUARE FEET OF INTERIOR LANDSCAPE AREA MUST BE PROVIDED FOR EACH PARKING SPACE.	TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES x 35 SQ. FT. = 14,840 14,840 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED	77,619.10 SQ. FT. OF INTERIOR LANDSCAPE IS PROVIDED THROUGHOUT THE SITE
88-425-06-E. PLANT MATERIALS		
ONE TREE IS REQUIRED PER 5 PARKING SPACES.	TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES / 5 = 84.8 85 INTERIOR TREES REQUIRED	85 TREES ARE PROVIDED THROUGHOUT THE PARKING LOT AREAS
ONE SHRUB IS REQUIRED PER PARKING SPACE.	TOTAL NUMBER OF PARKING SPACES = 424 424 SPACES / 1 = 424 424 INTERIOR SHRUBS REQUIRED	424 SHRUBS ARE PROVIDED THROUGHOUT THE PARKING LOT AREAS

ORIGINAL ISSUE:
3/5/2021
KHA PROJECT NO.
168916004
SHEET NUMBER
L001

3383 N. BRIGHTON AVE.
KANSAS CITY, MO 64117

BRIGHTON INDUSTRIAL PARK
LANDSCAPE PLAN

SCALE: AS NOTED
DESIGNED BY: TW
DRAWN BY: AS
CHECKED BY: MK

ENTERTAINMENT PLAN
NOT FOR CONSTRUCTION

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 PROFESSIONAL AUTHORITY #009152
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REVISIONS
 NO. DATE BY

Drawing name: G:\KNC_LIVE\168916004_Brighton Industrial\3 Design\CAD\Sheets\Exterior\A002 - SITE PLAN.dwg Layout1 Mar 03, 2021 2:46pm by Tyler Wessing
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Perspective - Northwest Building Entrance



Perspective - West Building Entrance Looking North



Perspective - Northwest Looking Southeast on N Brighton Ave



Perspective - Southwest Looking Northeast on N Brighton Ave



Perspective - Looking East from N Brighton Ave



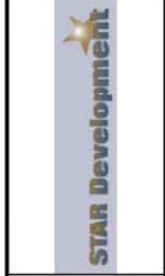
Perspective - Northeast Looking Southwest on Searcy Creek Pkwy

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 PHOENIX, ARIZONA 85007
 PHONE: 602-442-0320
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 NO. CERTIFICATE OF AUTHORITY # 001912
 EXPIRES 12/31/21

SCALE: AS NOTED
 DESIGNED BY: TW
 DRAWN BY: AS
 CHECKED BY: MK

ENTITLEMENT PLAN
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 CONSTRUCTION



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 3663 N. BRIGHTON AVE
 KANSAS CITY, MO 64117

ORIGINAL ISSUE:
 3/5/2021
 KHA PROJECT NO.
 168916004

SHEET NUMBER
A002



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Sign-in Sheet: Birhgton Industrial Public Engagement Meeting by Zoom
April 6, 2021

Name (Original Name)	Address/Company
18167164709	
JERRY	
Chris Anzalone	N Brighton
Ed Bennett	4805 NE 34th Ter
Santos Chavez	N Lister Drive
Tonee Christensen	38th Street
Lauren Clark	37th & N Lister Drive
Mardean Edwards	Chouteau Estates
John Hickernell	38th Street
Rick Hunter	Chouteau Estates
Deborah P	4805 NE 34th Ter
Robert de la Fuente	Star Development
Blake Fulton	Star Development
Patricia Jensen	Rouse Frets White Goss
Kellee Madinger	Rouse Frets White Goss
Matt Kist	Kimley-Horn
Jon Gripka	BRR Architecture
Andrew Mechler	BRR Architecture
Dan Popp	BRR Architecture