



CITY PLAN COMMISSION REPORT

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

Project Name Hogan Truck Leasing

Docket # Request
8 CD-CPC-2022-00071
Development Plan
(Non-Residential)

Applicant
Aaron Moore
Kaw Valley Engineering

Owner
Hogan Truck Leasing

Location 7501 Stadium Drive
Area About 5.437 acres
Zoning M1-5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses
North: zoned M1-5, light industrial
South: Interstate 435
East: Interstate 435
West: zoned M1-5, light industrial

Land Use Plan
The Riverfront Industrial Area Plan recommends light industrial for the land use.

Major Street Plan
Stadium Drive is identified as a two-lane thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No registered neighborhood association or civic organization were found at this location. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on June 2, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The applicant will be adding a 2,000 square foot addition to an existing 11,000 square foot industrial building on the 5.437 acre lot.

NEARBY DEVELOPMENTS

The subject property is located within an industrial area and is adjacent to Interstate 435.

SUMMARY OF REQUEST

A request to approve a 2,000 square foot building addition for vehicle leasing and service facility in District M1-5 (Manufacturing).

KEY POINTS

- All adjacent parcels are zoned for light industrial
- Applicant is expanding the existing building
- Applicant will also be adding a fuel tank pad

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Recommendation
Approval with Conditions.

CONTROLLING CASE

On September 19, 2006 the City Plan Commission approved a final plan to allow for the construction of 30' by 45' freestanding canopy over the westerly portion of the existing drive (**Case No. 11609-P-6**).

RELATED RELEVANT CASES

This site was rezoned from residential to light industrial on March 30, 1995 (**Ordinance No. 950257**).

The City Plan Commission on December 19, 1995, recommended approval of a final plan for the truck and equipment sales and service facility (**Case No. 11609-P-1**).

PLAN REVIEW

The existing 11,000 square foot building was constructed in the late 1990's. The applicant is proposing to add a 2,000 square foot addition on the south end of the building which currently serves as a parking area. The proposed addition triggers a major amendment to the controlling plan and requires a development plan with final approval from the City Council. The proposed addition will match the existing architectural style and materials of the existing building.

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, subject to conditions | |
| <i>Outdoor Lighting Standards (88-430)</i> | Yes | Yes, subject to conditions | |
| <i>Sign Standards (88-445)</i> | Yes | Yes, subject to conditions | |
| <i>Pedestrian Standards (88-450)</i> | Yes | Yes | |

PLAN ANALYSIS

The proposed addition complies with the lot and the building standards and will match the same style as the existing building. The applicant will also provide an additional eight (8) trees to the site.

PLAN REVIEW CRITERIA

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The plan, as proposed, complies with the Riverfront Industrial Area Plan and City code.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The existing use (equipment sales, rentals and vehicle service) is permitted in the M1-5 (manufacturing) zoning district.

88-516-05-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.

The applicant is not proposing any changes to the pattern of any adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The existing building was constructed and in operation prior to the required bicycle parking ordinance and it is not required for this project as the applicant is not expanding the vehicular use area. Employees and customers can park their bicycles inside the building. Based on the use and hours of this business bicycle parking racks shall not be required.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The site is currently served by all utilities.

88-516-05-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 existing site location, orientation and architectural features are compatible with the exiting industrial character of the surrounding area.

88-516-05-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 existing landscaping on the site will remain and the applicant is proposing to add eight (8) trees to the site. As the site is located next to the highway and within an isolated industrial area there will be no negative influences related to noise or lighting to adjacent properties.

88-516-05-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 project is not increasing the total amount of impervious surfaces as it is replacing a parking area with a building addition.

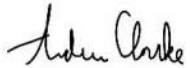
88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

None of the existing trees are being removed.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke

Staff Planner



Plan Conditions

Report Date: June 15, 2022

Case Number: CD-CPC-2022-00071

Project: Hogan Truck Leasing

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. 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.
2. 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.
3. 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.
4. All dumpsters and mechanical equipment shall be screened and comply with 88-425-08.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

5. The developer shall submit a storm drainage letter for review and approval by Land Development Division prior to issuance of any building permits.

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

6. Installation of a fuel storage tank shall meet the requirements of IFC (2018) Chapters 23 and 57.

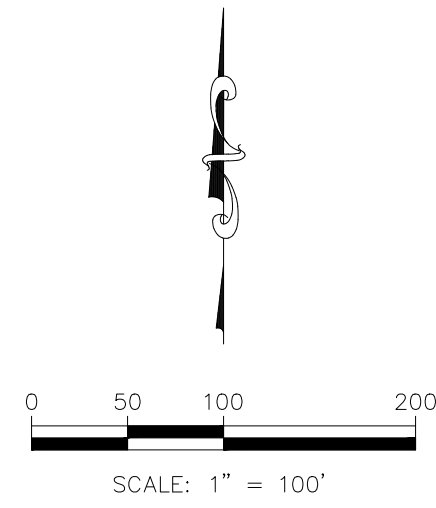
Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

7. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to building permit.
8. The developer shall install missing street trees along Stadium Drive in accordance with 88-425-03-C.

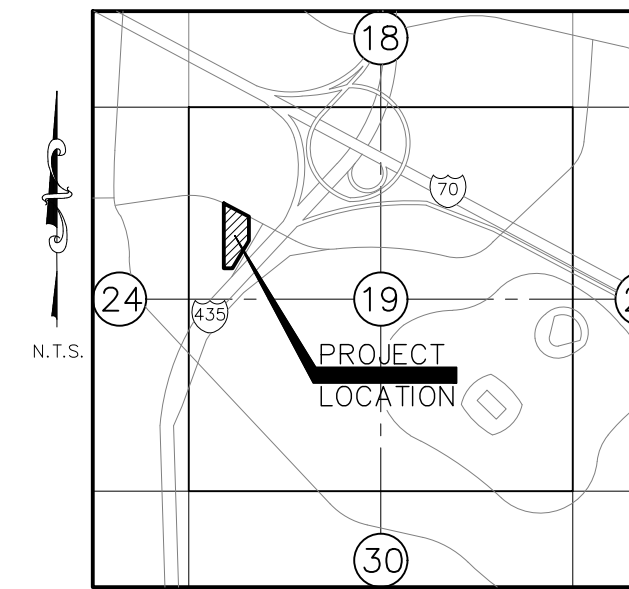
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

9. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
10. The developer shall have the existing fire and domestic service lines killed to bring up to code.

HOGAN TRUCK LEASING KANSAS CITY, JACKSON COUNTY, MISSOURI DEVELOPMENT PLAN



| SHEET LIST | |
|------------|----------------|
| C001 | COVER SHEET |
| C100 | SITE PLAN |
| C200 | GRADING PLAN |
| C300 | UTILITY PLAN |
| R100 | ELEVATION PLAN |



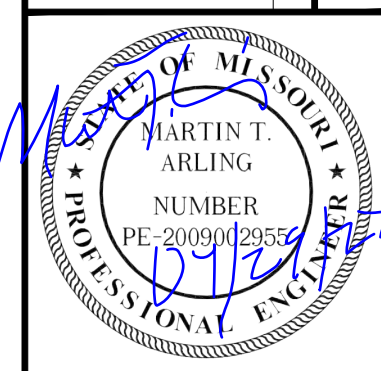
SECTION VICINITY MAP
SEC. 19 - TWP49N - RNG32W

PREPARED BY:
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: MARTIN ARLING
PHONE: 816-468-5858
EMAIL: ARLING@KVENG.COM

OWNER:
HOGAN TRUCK LEASING
7501 STADIUM DRIVE
KANSAS CITY, MO. 64129

ARCHITECT:
IRELAND ARCHITECTS, INC.
CONTACT: STEPHANIE IRELAND, OWNER
PHONE: 417-881-3409
E-MAIL: STEPHANIE@IRELANDARCHITECTS.COM

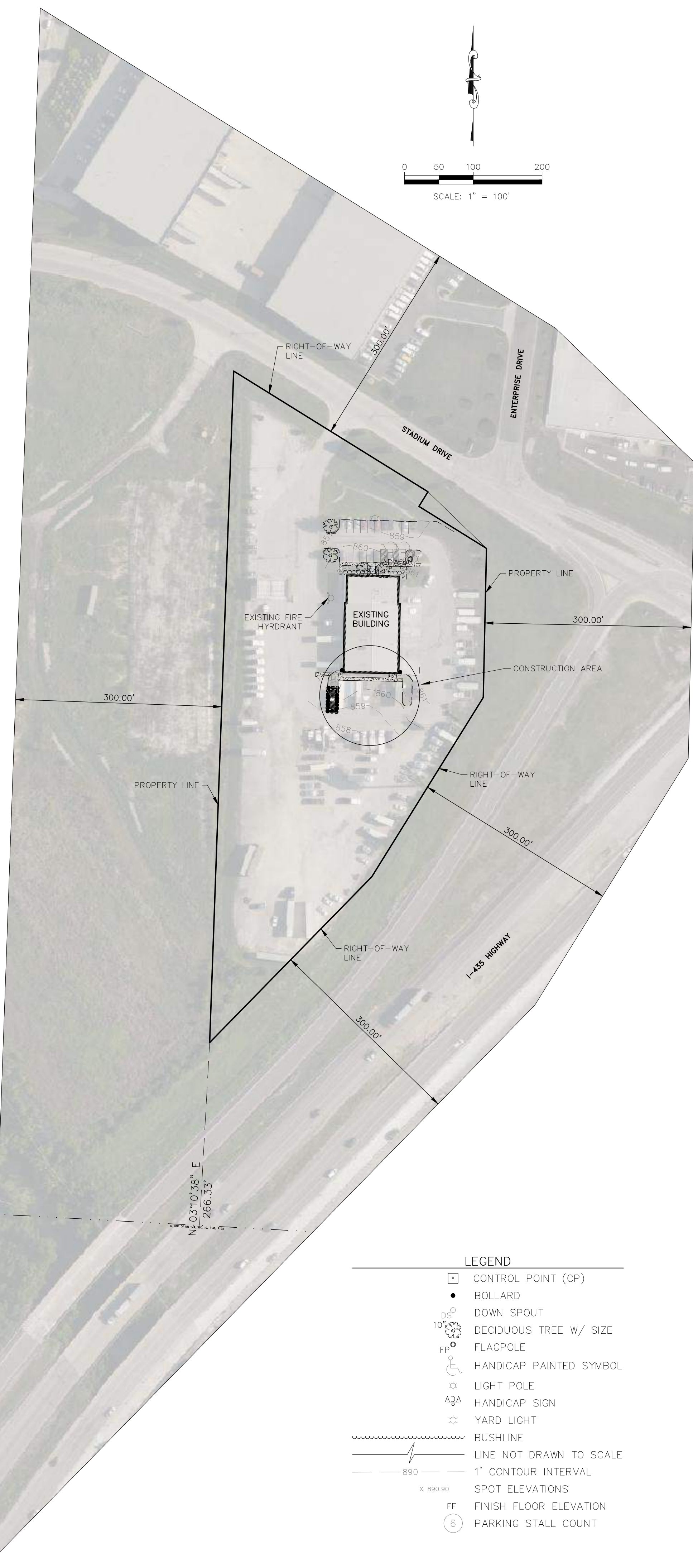
| REV | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 0 | 04/29/22 | INITIAL SUBMITTAL |



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ENGINEER
MO # 2009002955

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www.kawvalley.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23



PROPERTY DESCRIPTION:

ALL OF LOT 1, GUNTER SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE 86°40'37"E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 417.12 FEET; THENCE N02°11'37"E A DISTANCE OF 226.37 FEET TO THE POINT OF BEGINNING OF THE TRACK OF LAND TO BE DESCRIBED; THENCE N02°11'37"E A DISTANCE OF 976.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STADIUM DRIVE AS IT IS NOW ESTABLISHED; THENCE S58°00'22"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 332.64 FEET; THENCE S31°59'37"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE S58°00'21"E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 115.71 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 435 AS IT IS NOW ESTABLISHED; THENCE S01°22'40"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 216.82 FEET; THENCE S32°01'52"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 307.20 FEET; THENCE S44°31'25"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 336.92 FEET TO THE POINT OF BEGINNING.

REQUESTED PLAN SHEET EXEMPTIONS:

AN EXEMPTION IS REQUESTED TO OMIT THE LANDSCAPE PLAN SINCE THE DEVELOPMENT DOES NOT MEET THE REQUIREMENTS OF ZONING AND DEVELOPMENT CODE SECTION 88-425.

FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X, NON-SHADED" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, COMMUNITY PANEL NO. 29095C0286G, EFFECTIVE ON 01/20/2017.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID12B MODEL.

BENCHMARKS:

| | | |
|--|--|--|
| CP100: MAG NAIL N=1052170.77 E=2789980.43 ELEV=859.90 | CP101: MAG NAIL N=1051888.36 E=2789967.23 ELEV=860.81 | CP500: MAG NAIL N=1052086.68 E=2789790.82 ELEV=859.35 |
|--|--|--|

DISTURBED AREA:

6,885 SQ. FT / 0.16 ACRES

DEVELOPMENT INFORMATION

| | SITE DATA | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|----|---------------------|------------|------------|----------------------|----------|
| a. | ZONING | M1-5, R7.5 | M1-5, R7.5 | NO | |
| b. | LAND AREA | 5.437 AC. | 5.437 AC. | NO | |
| c. | RIGHT OF WAY | 0 | 0 | NO | |
| d. | NET LAND | 5.437 AC. | 5.437 AC. | NO | |
| e. | USAGE | COMMERCIAL | COMMERCIAL | NO | |
| f. | BUILDING HEIGHT | 21'-6" | 21'-6" | NO | |
| g. | BUILDING FLOOR AREA | 11,000 SF | 13,000 SF | NO | |
| h. | FLOOR AREA RATIO | 4.6% | 5.5% | NO | |
| i. | RESIDENTIAL | N/A | N/A | -- | |

PARKING SUMMARY:

PROPOSED REQUIRED SPACES=(13,000/1000)x1=13=LIGHT EQUIPMENT SALES/RENTAL 1 PER 1000 SF OF OFFICE SPACE AND DISPLAY AREA
EXISTING AND PROPOSED SPACES=18

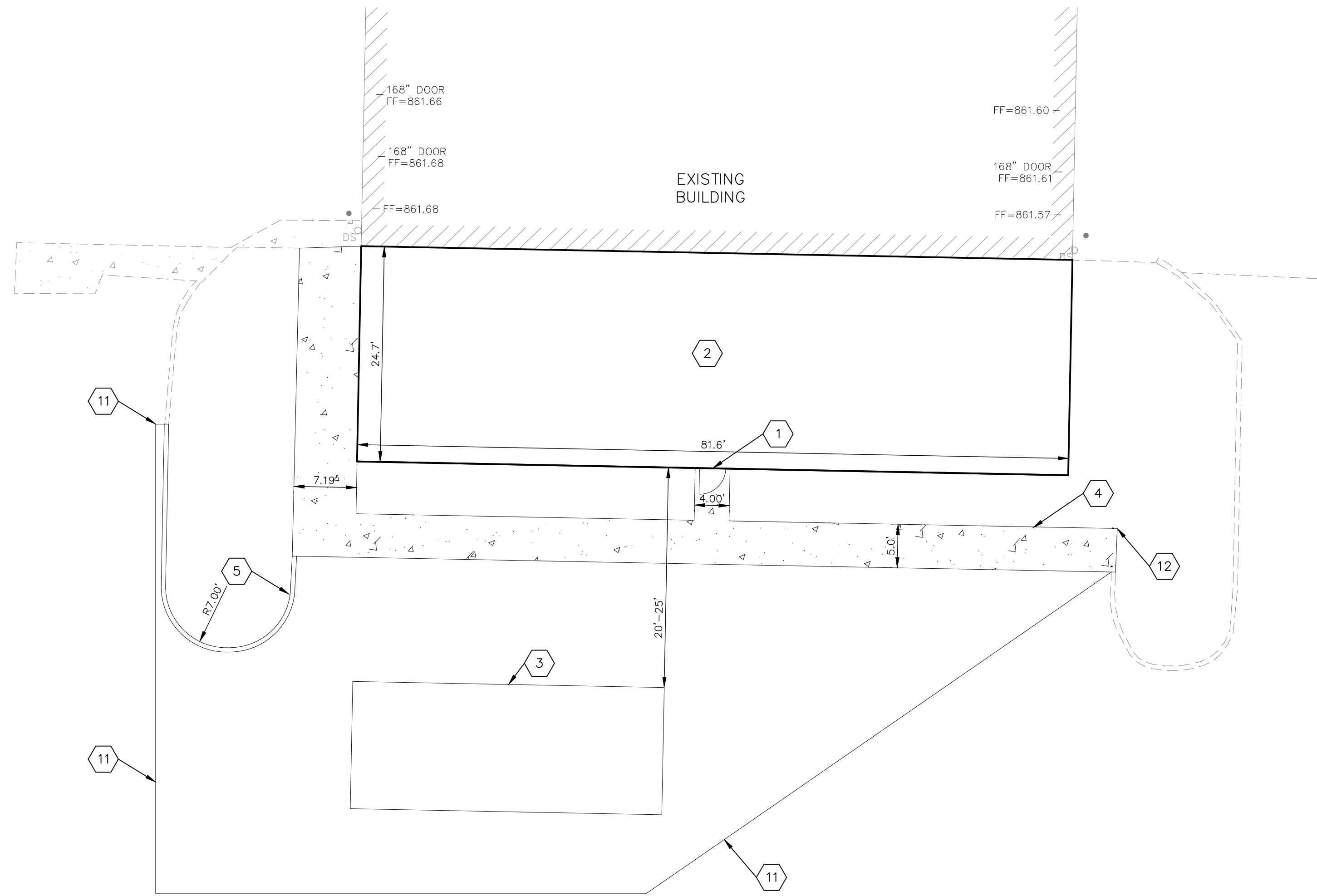
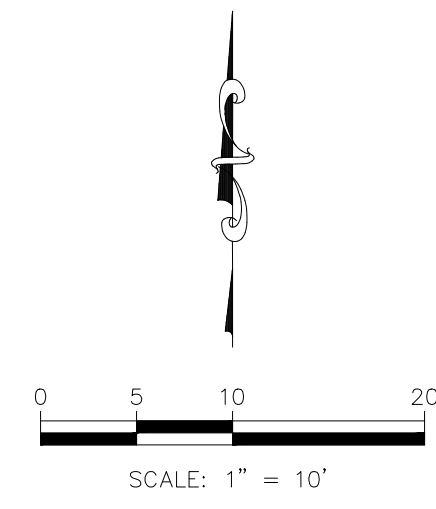
LEGEND

- CONTROL POINT (CP)
- BOLLARD
- DOWN SPOUT
- DECIDUOUS TREE W/ SIZE
- FLAGPOLE
- HANDICAP PAINTED SYMBOL
- LIGHT POLE
- HANDICAP SIGN
- YARD LIGHT
- BUSHLINE
- LINE NOT DRAWN TO SCALE
- 1" CONTOUR INTERVAL
- SPOT ELEVATIONS
- FF FINISH FLOOR ELEVATION
- (6) PARKING STALL COUNT



HOGAN TRUCK LEASING
7501 STADIUM DRIVE
KANSAS CITY, MO 64129
DEVELOPMENT PLAN
COVER SHEET

| | |
|-----------|----------|
| PROJ. NO. | B22D4429 |
| DESIGNER | ARM |
| DRAWN BY | JNG |
| CFN | 4429CVR |
| SHEET | 0 |

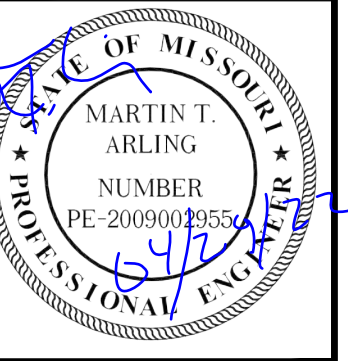


- NOTES:**
1. PROPOSED ENTRY
 2. PROPOSED BUILDING ADDITION
 3. PROPOSED FUEL TANK PAD
 4. PROPOSED SIDEWALK
 5. PROPOSED CURB
 11. SAW CUT EXISTING PAVEMENT & MATCH EXISTING CROSS-SLOPE
 12. SAW CUT & REMOVE EXISTING CURB AND MATCH EXISTING PAVEMENT

LEGEND

| | |
|--|-------------------------|
| | CONTROL POINT (CP) |
| | BOLLARD |
| | DOWN SPOUT |
| | DECIDUOUS TREE W/ SIZE |
| | FLAGPOLE |
| | HANDICAP PAINTED SYMBOL |
| | LIGHT POLE |
| | HANDICAP SIGN |
| | YARD LIGHT |
| | BUSHLINE |
| | LINE NOT DRAWN TO SCALE |
| | 1' CONTOUR INTERVAL |
| | SPOT ELEVATIONS |
| | FINISH FLOOR ELEVATION |
| | PARKING STALL COUNT |

| | | | | | |
|---|----------|-------------------|-----|-----|-----|
| 0 | 04/29/23 | INITIAL SUBMITTAL | ARM | JNG | CHK |
| | | | DSN | DWN | |
| | | | | | |



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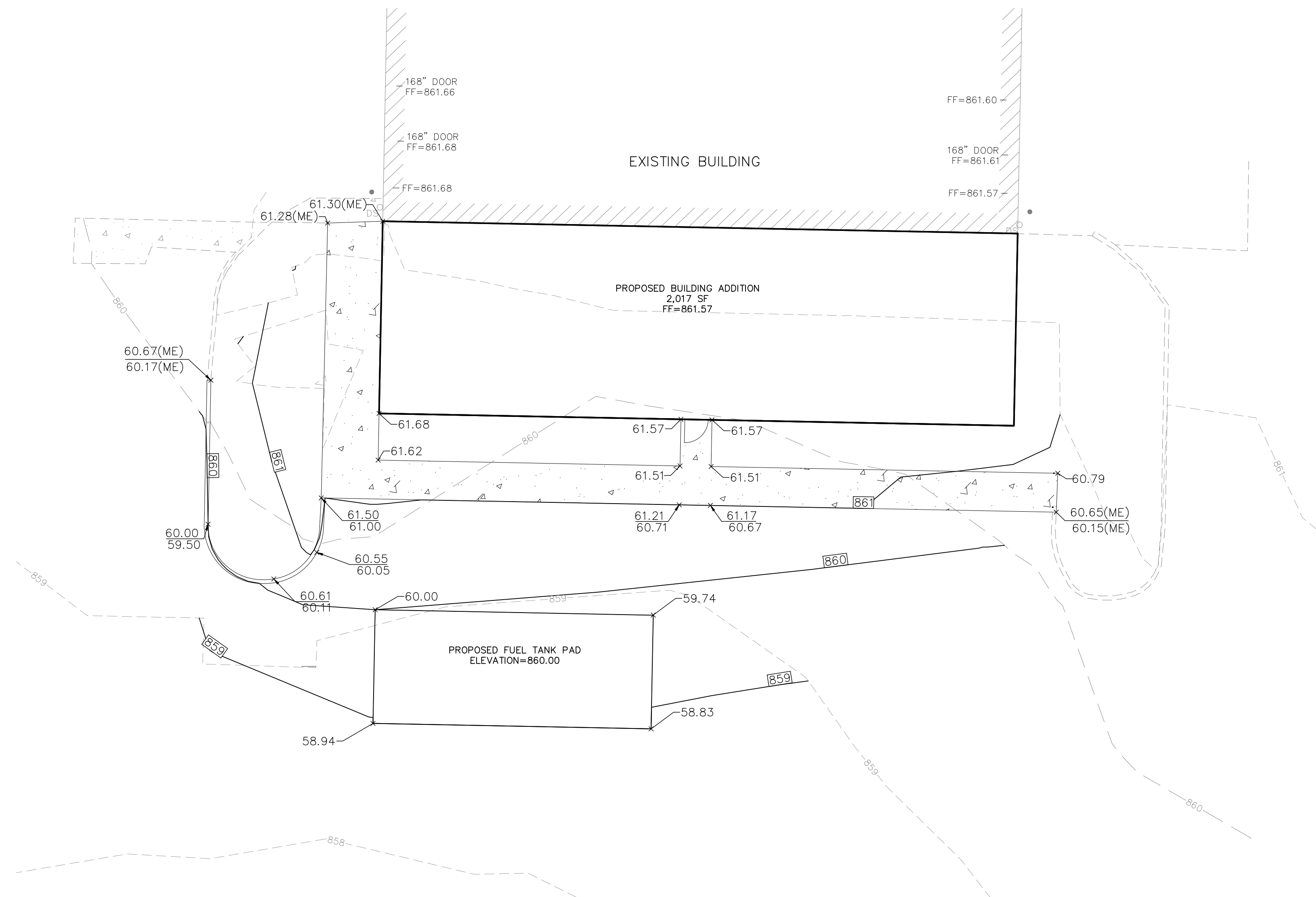
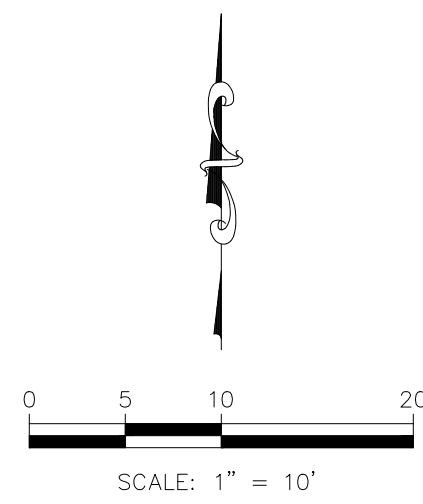
KAW VALLEY ENGINEERING

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HOGAN TRUCK LEASING
7501 STADIUM DRIVE
KANSAS CITY, MO 64129

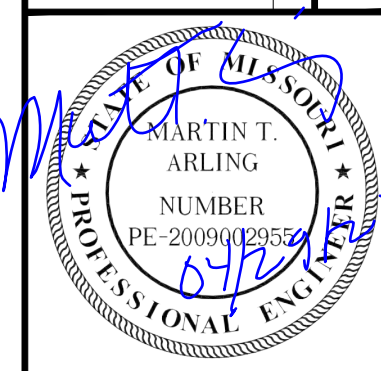
DEVELOPMENT PLAN
SITE PLAN

| | |
|-----------|----------|
| PROJ. NO. | B22D4429 |
| DESIGNER | ARM |
| DRAWN BY | JNG |
| CFN | 4429SP |
| SHEET | C100 |
| REV | 0 |



- LEGEND
- (ME) MATCH EXISTING
 - 82.92 SPOT ELEVATION (ADD 800), TOP OF PAVEMENT
 - 83.60 TOP OF CURB (ADD 800)
 - 83.10 FLOWLINE OF CURB (ADD 800)
 - FLOW DIRECTION
 - 800 FINISHED 1' CONTOUR INTERVALS
 - 800 EXISTING 1' CONTOUR INTERVALS

| | | | |
|---|----------|------|-------------------|
| | | | |
| | | ARM | JNG |
| | | DSN | DWN |
| | | DATE | DESCRIPTION |
| 0 | 04/29/22 | | INITIAL SUBMITTAL |
| | | | |



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HOGAN TRUCK LEASING
7501 STADIUM DRIVE
KANSAS CITY, MO 64129

DEVELOPMENT PLAN
GRADING PLAN

| | |
|-----------|----------|
| PROJ. NO. | B22D4429 |
| DESIGNER | ARM |
| DRAWN BY | JNG |
| CFN | 4429GP |
| SHEET | C200 |
| REV | 0 |

LIGHTING FIXTURE SCHEDULE

| MARK | MANUFACTURER | CATALOG NUMBER | FIXTURE DESCRIPTION | MTC. | COLOR | SOURCE | | | FIXTURE LUMENS | FIXTURE WATTAGE | VOLTAGE | EQUIVALENT | NOTES |
|------|--------------|------------------------|-----------------------|------|--------|--------|------------|-----|----------------|-----------------|---------|------------|-------|
| | | | | | | TYPE | COLOR TEMP | QTY | | | | | |
| A | COOPER | GLEON-SAC-740-U-SL2-BZ | POLE MOUNT SITE LIGHT | POLE | BRONZE | LED | 4000K | 70 | 34600 | 279 | UNV | SUBMIT | 2 |
| B | COOPER | GLEON-SAC-740-U-T3-BZ | POLE MOUNT SITE LIGHT | POLE | BRONZE | LED | 4000K | 70 | 42300 | 333 | UNV | SUBMIT | 3 |
| C | COOPER | GLEON-SAC-740-U-T3-BZ | POLE MOUNT SITE LIGHT | POLE | BRONZE | LED | 4000K | 70 | 84600 | 667 | UNV | SUBMIT | 1 |
| D | COOPER | GLEON-SAC-740-U-SWG-BZ | POLE MOUNT SITE LIGHT | POLE | BRONZE | LED | 4000K | 70 | 22700 | 166 | UNV | SUBMIT | --- |
| G | COOPER | GWC-SAZB-740-U-T4T-BZ | SECURITY WALL PACK | WALL | BRONZE | LED | 4000K | 70 | 12000 | 86 | UNV | SUBMIT | --- |

NOTES:
1. INSTALL (2) LIGHT FIXTURES IN BACK-TO-BACK ORIENTATION ON EXISTING 40' LIGHT POLE.
2. PROVIDE 40' SQUARE POLE IN FINISH MATCHING LIGHT FIXTURE AND ALL ACCESSORIES AS REQUIRED TO INSTALL FIXTURE AS SHOWN ON PLAN.
3. INSTALL ON EXISTING 40' POLE.

ABBREVIATIONS:
CO - COOPER LIGHTING PRODUCTS OFL - COMPACT FLUORESCENT MFG - MANUFACTURER UNV - UNIVERSAL
FP - FOCAL POINT MFG - MOUNTING QTY - QUANTITY
HU - HUBBELL LIGHTING PRODUCTS REC - RECESSED FLR - FLUORESCENT
AC - ACQUITY LIGHTING PRODUCTS SUR - SURFACE INC - INCANDESCENT
PH - PHILLIPS GRD - GROUND HID - HIGH INTENSITY DISCHARGE
WI - WILLIAMS

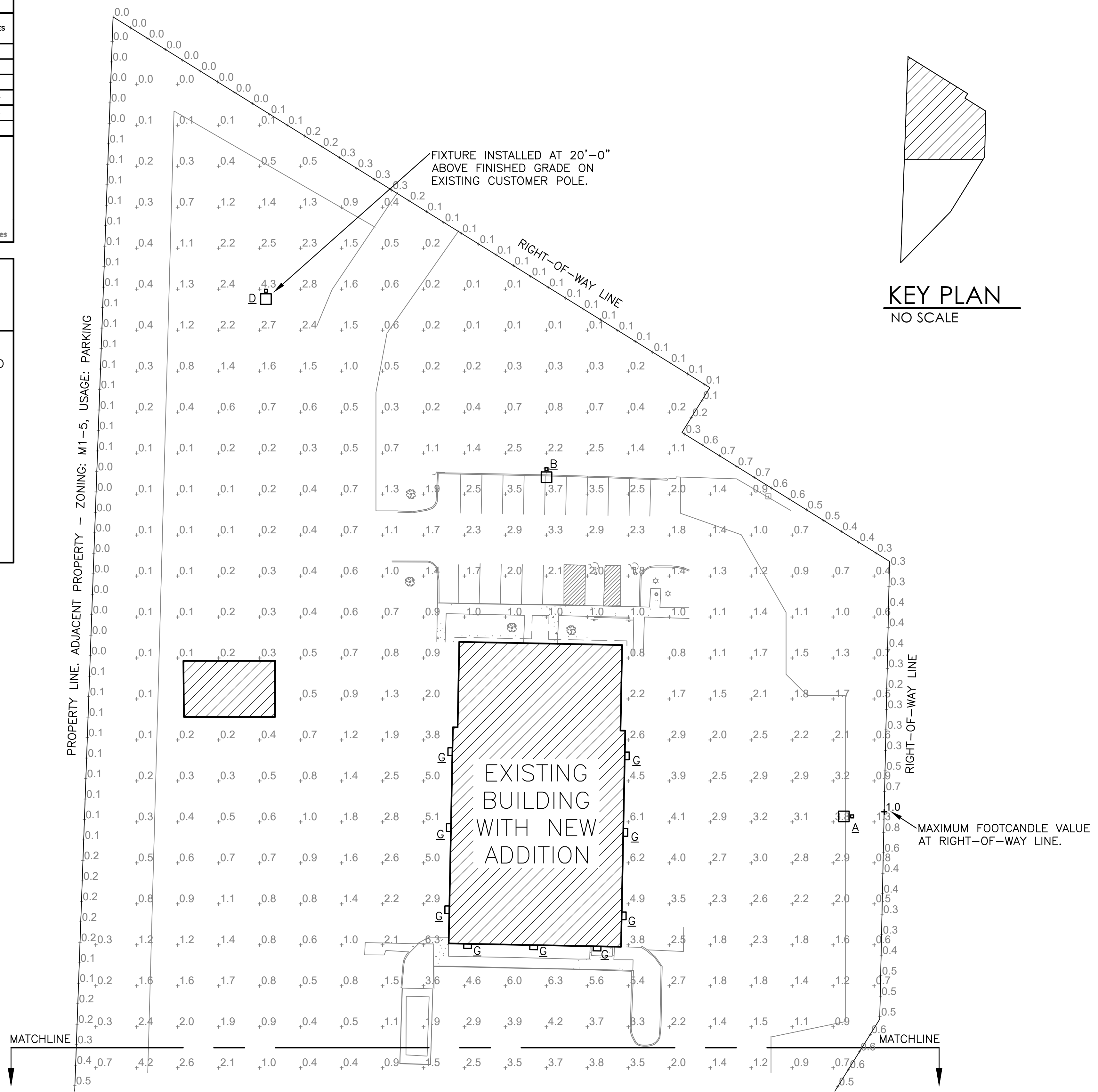
KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE

SECTION 88-430-05-A
ALL SCHEDULED LIGHT FIXTURES PRODUCE MORE THAN 4,050 LUMENS. NO MORE THAN 2.5% OF LIGHT SHALL BE EMITTED ABOVE THE HORIZONTAL.

| FIXTURE | PERCENT UPLIGHT |
|---------|-----------------|
| A | 0.0% |
| B | 0.0% |
| C | 0.0% |
| D | 0.0% |
| E | 0.0% |

SECTION 88-430-05-C
SPILLOVER LIGHT ONTO PUBLIC RIGHT OF WAY SHALL NOT EXCEED 1.0 FOOTCANDLES AT THE PROPERTY LINE.

MAXIMUM FOOTCANDLE ON PROPERTY LINE: 1.0 FC



1 PARTIAL SITE LIGHTING PLAN
SCALE: 1"=30'-0"

Professional Seal

Revisions

| | |
|--|--|
| | |
| | |
| | |

interpres
building solutions
1201 South Campbell / Springfield, MO 65807
417.831.4895 / www.interpresbuild.com

NEW ADDITION FOR
HOGAN TRUCK LEASING & RENTAL
7501 STADIUM DRIVE
KANSAS CITY, MO, 64129

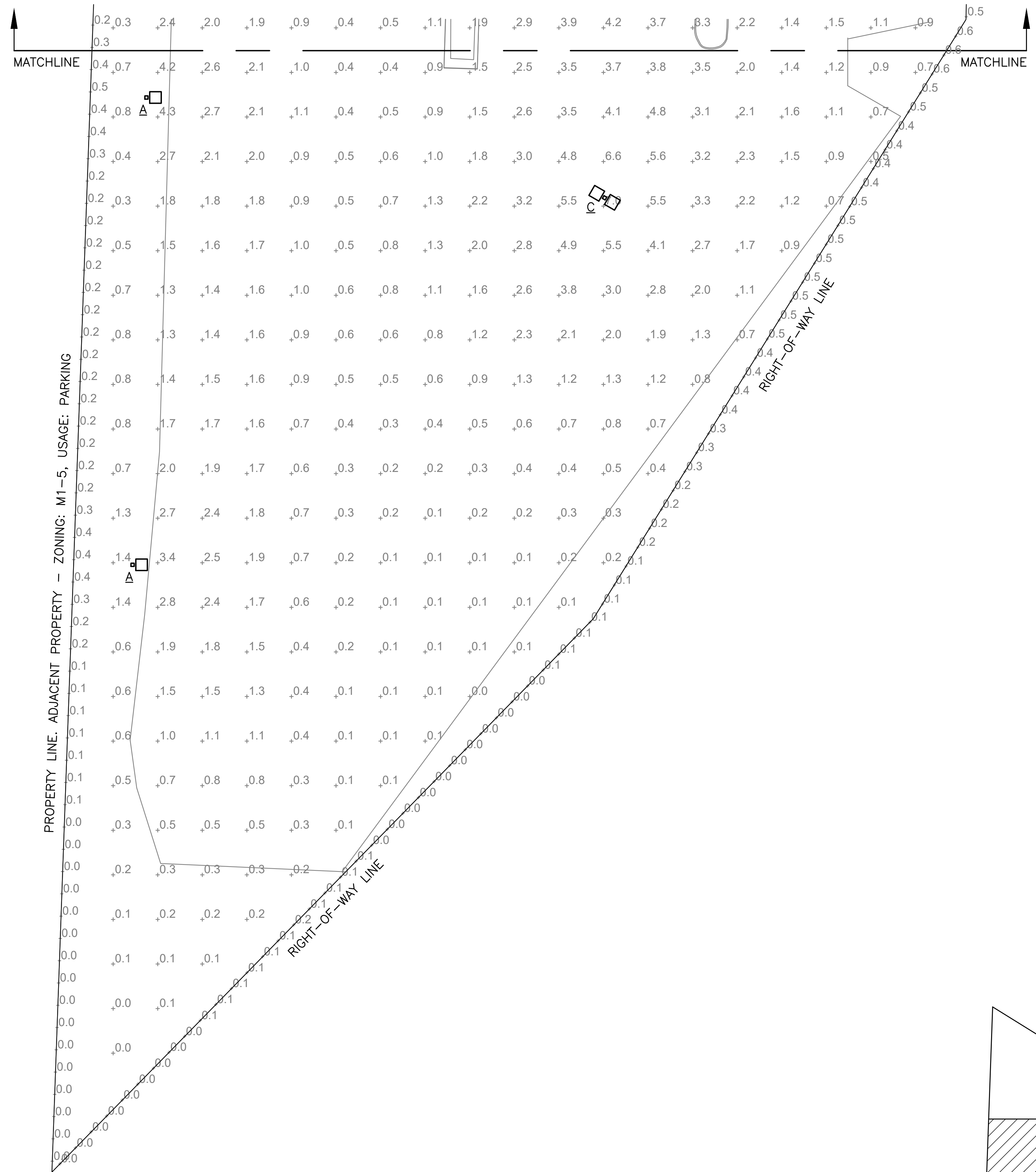
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Project Number: HTKC
Drawn By: KET
Reviewed By: TKD
Date: 05.10.2022

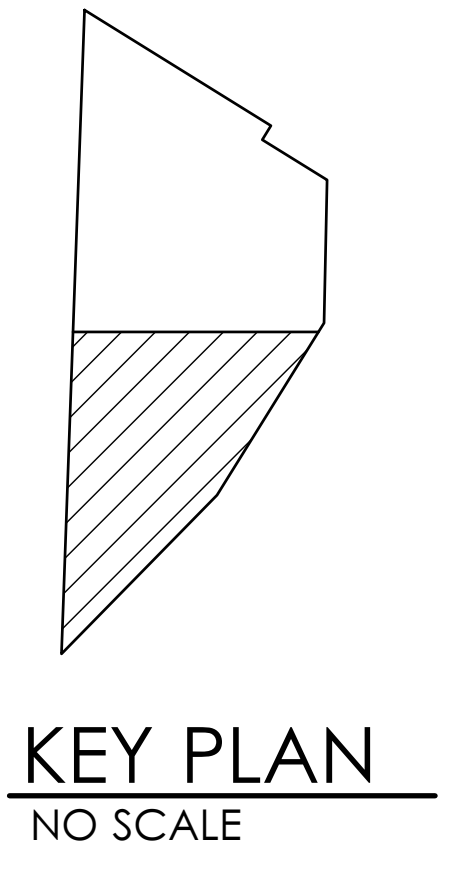
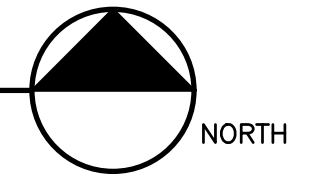
PHOTOMETRIC PLAN

DEVELOPMENT PLAN

Sheet Number
MEP1



1 PARTIAL SITE LIGHTING PLAN
SCALE: 1"=30'-0"



Professional Seal



Revisions

| | |
|--|--|
| | |
| | |
| | |
| | |



NEW ADDITION FOR
HOGAN TRUCK LEASING & RENTAL
7501 STADIUM DRIVE
KANSAS CITY, MO, 64129

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Project Number: HTKC
Drawn By: KET
Reviewed By: TKD
Date: 05.10.2022

PHOTOMETRIC PLAN

DEVELOPMENT PLAN

Sheet Number
MEP2

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

One street tree is required for each 30 feet of street frontage.
 448 LF frontage along Stadium Drive. 15 trees required 15 Trees Provided
 Requirement Met.

TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

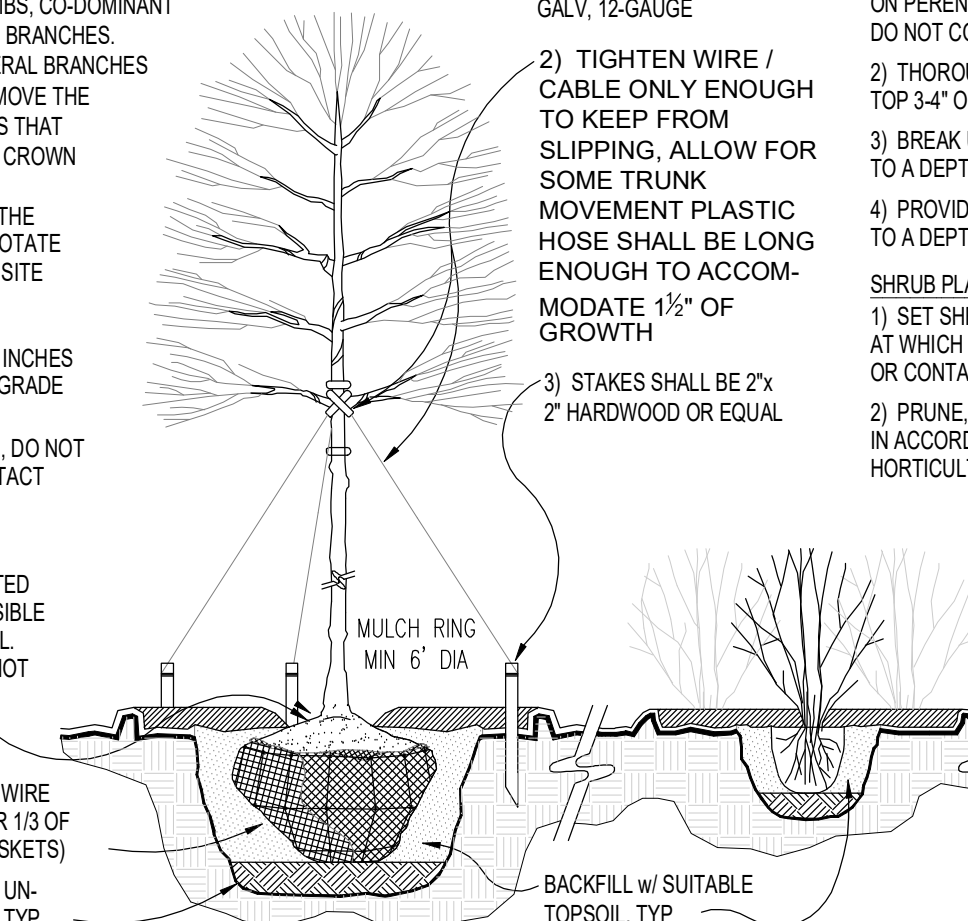
STAKING REQUIREMENTS:

- 1) WIRE / CABLE SHALL BE GALV. 12-GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
- 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

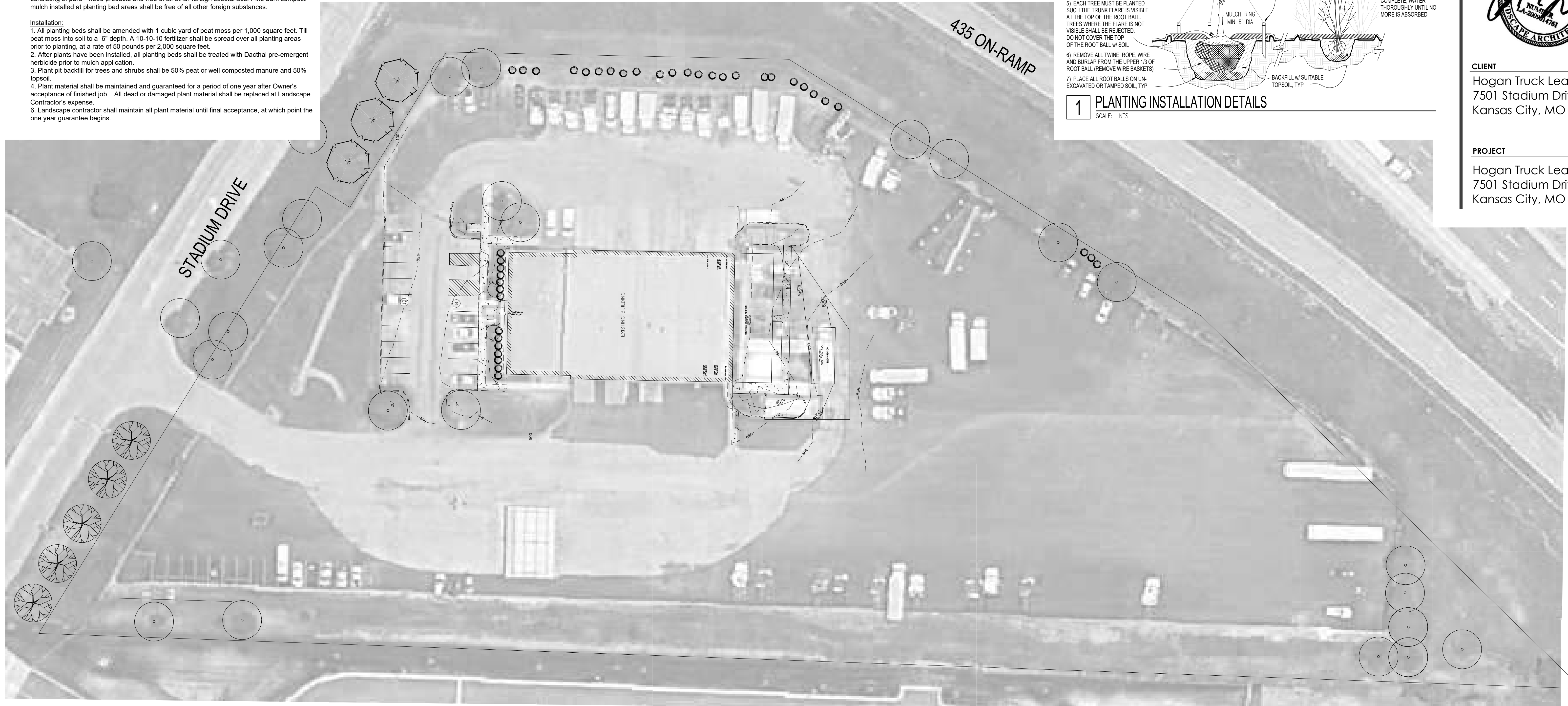
- 1) APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
 - 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - 2) PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
 WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



1 PLANTING INSTALLATION DETAILS

SCALE: NTS

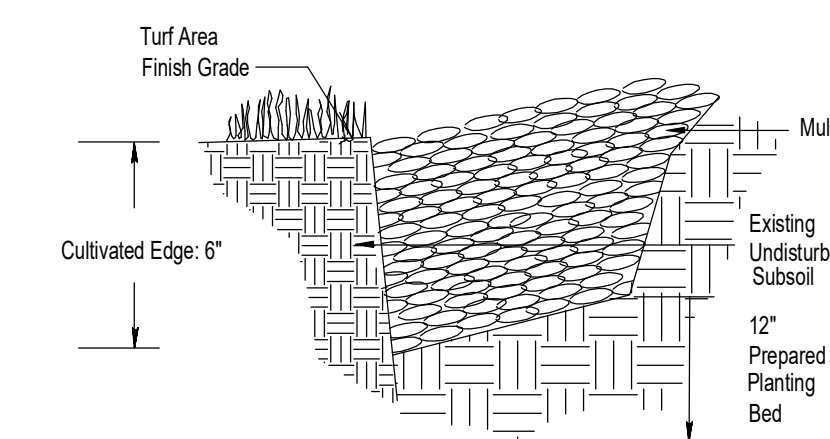


2 LANDSCAPE PLAN

SCALE: 1"=30'-0"

Landscape Schedule

| Symbol | Qty. | Botanical Name | Common Name | Min.Root | Min.Size | Caliper | Remarks |
|------------------------------|------|-------------------------------------|-------------------------|---------------------------------------|----------|----------------------------------|---------|
| OVERSTORY TREES | | | | | | | |
| | 3 | Gleditsia triacanthos "Shademaster" | Shademaster Honeylocust | | 2.5" | 6" min. clear., ground to canopy | |
| | 5 | Acer x truncatum "Warrenred" | Pacific Sunset Maple | | 2.5" | 6" min. clear., ground to canopy | |
| EXISTING TREES TO BE REMOVED | | | | EXISTING TREES/SHRUBS TO BE PRESERVED | | | |
| | | | | | | | |
| | | | | | | | |



3 CULTIVATED EDGE DETAIL

SCALE: NTS

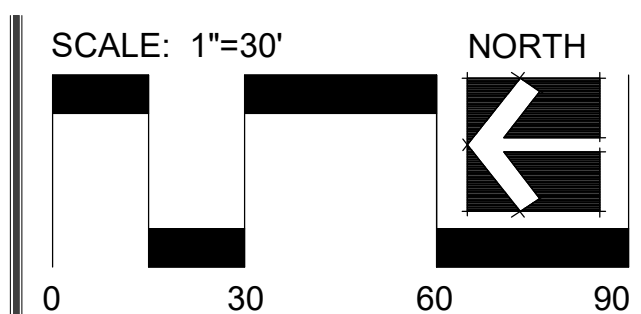


CLIENT

Hogan Truck Leasing
 7501 Stadium Drive
 Kansas City, MO 64129

PROJECT

Hogan Truck Leasing
 7501 Stadium Drive
 Kansas City, MO 64129



Date: 5.6.2022
 Project #: 904
 Landscape Plan

L1



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00071

Meeting Date: June 2, 2022

Meeting Location: 8040 N. Oak Trafficway, Kansas City, MO

Meeting Time (include start and end time): 5:30 PM - 6:15 PM

Additional Comments (optional): None.

Public Meeting Notice

Aaron R. Moore of Kaw Valley Engineering, Inc.

Please join _____

for a meeting about Development Plan _____

case number CD-CPC-2022-00071 _____

proposed for the following address: 7501 Stadium Drive

Meeting Date: June 2, 2022

Meeting Time: 5:30 PM Central Time

Meeting Location: Kaw Valley Engineering, Inc.
8040 N. Oak Trafficway
Kansas City, MO 64118 **OR**

Join the Zoom meeting at: <https://zoom.us/j/2848609661?pwd=OWRWaXVtM1VKY1NDd3lwdnhlcUZ2Zz09>

Meeting ID: 284 860 9661 Passcode: d0HW5E

Project Description:

Expansion of the existing Hogan Truck Leasing building.

If you have any questions, please contact:

Name: Aaron R. Moore

Phone: (816) 468-5858

Email: aaronm@kveng.com

Title: EIT

Company: Kaw Valley Engineering, Inc.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

EIT