



CITY PLAN COMMISSION STAFF REPORT

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

February 5, 2025

Project Name

Chatham Ave Self Storage

Docket #6.1, 6.2, 6.3

Request

CD-CPC-2024-00199

Area Plan Amendment

CD-CPC-2024-00197

Rezoning

CD-CPC-2024-00196

Development Plan (non-residential)

Applicant

Daniel Goodwin
Olsson

Owner

Nicholas McFee
64th Land LLC

Location	City PIN 283727, 283728 163978, 163979
Area	About 2.84 Acres
Zoning	B3-2
Council District	2 nd
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Commercial uses, zoned B3-2

South: Commercial uses, zoned B3-2

East: Commercial uses, zoned B3-2

West: Commercial uses, zoned B2-2

KC Spirit Playbook Alignment

CD-CPC-2024-00196 Low alignment

Land Use Plan

The Line Creek Valley Area Plan recommends Mixed Use Community for this location. The proposed plan does not align with this designation. See Criteria A for more information.

Major Street Plan

North Chatham Avenue is identified on the City's Major Street Plan as a Thoroughfare.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an Area Plan amendment to the Line Creek Valley Area Plan from a future land use recommendation of Mixed Use Community to Commercial, rezoning from district B3-2 to district B4-3, and development plan, also serving as a preliminary plat, to allow a self-storage warehouse in proposed district B4-3 on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue.

PROJECT TIMELINE

The application for the subject request was filed on 12/16/2024. No scheduling deviations from 2024 Cycle #2.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 1/21/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is undeveloped and generally slopes towards the southwestern corner of the site. There was previously a stream crossing the western side of the site.

CONTROLLING + RELATED CASES

CD-BZA-2024-00158 - A request to approve a variance to the floor area limits for industrial establishments to permit a self-storage warehouse on the subject site on about 2 acres generally located ~600 ft north of NW 64th St along N Chatham Ave, plus any additional variances. *Continued off-docket until development plan case is approved.*

PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Approval

Docket #6.2 Approval

Docket #6.3 Approval with Conditions

[illegible]

The proposed plan consists of one, three-story, 114,400 square foot self-storage warehouse building. The self-storage warehouse is expected to have 865 storage units. The subject site contains four existing parcels to be replatted into two lots and two tracts. Lot 1 will contain the proposed building, and Lot 2 at the northwestern corner of the site will remain undeveloped. Tract A will contain the existing private access road and Tract B at the northeastern corner of the site will remain the entry area for the existing building to the north.

Landscaping proposed includes Honey Locust, Juniper, Oak, and Bald Cypress trees.

Architectural materials include architectural metal panel, and masonry on the ground floor level.

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

*indicates adjustment/deviation

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	No*	Seeking a variance to 88-120-06 – Floor Area Limits for Industrial Establishments.

Standards	Applicability	Meets	More Information
Use- Specific Standards (88-369 – Self Storage Warehouse)	Yes	Yes, subject to conditions	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Tree Preservation and Protection (88-424)	No	N/A	
Parking and Loading Standards (88-420)	Yes	No*	Seeking a variance to the number of required parking spaces.
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	Police staff requested revised plans showing enhanced outdoor lighting prior to ordinance request.
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The proposed rezoning from B3-2 to B4-3 does not align with the Line Creek Valley Area Plan, thus an Area Plan Amendment is included with this project. The Area Plan recommends Mixed Use Community and the applicant is requesting to amend the designation from Mixed Use Community to Commercial to be more in line with the proposed zoning district. The need for the amendment and rezoning come from the Zoning and Development Code identifying self-storage warehouse as an industrial use rather than a commercial use, although it is typically found in commercial use areas.

B. Zoning and use of nearby property;

All adjacent properties are commercial and zoned B3-2 and there is a residential area zoned R-5 to the northwest of the site.

C. Physical character of the area in which the subject property is located;

The physical area is primarily developed and sloping to the southwest. There was a stream at one point to the west of the site that now has stormwater infrastructure and other utilities around it.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Existing public facilities are adequate to serve the proposed development, subject to conditions from Water Services and Public Works.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

Under the current B3-2 zoning, the site could be developed without rezoning, as the current zoning is not overly restrictive on permitted uses. The main challenges of developing the site are related to the topography and existing utility easements.

F. Length of time the subject property has remained vacant as zoned;

The subject site has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

Considering the existing commercial development in the area, the proposed rezoning and use are not expected to have a detrimental impact on nearby properties.

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.

There is no expected gain to public health, safety, or welfare in the event this application is denied. In the case of denial, there is minimal hardship imposed on the property owner as the site can be developed under the current zoning.

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 development plan complies with applicable standards in the Zoning and Development Code except 88-120-06 – Floor Area Limits for Industrial Establishments and 88-420-06 – Parking Ratios. The applicant is seeking a variance from the Board of Zoning Adjustment for both standards. The floor area limits for industrial establishments allow a maximum floor area of 25,000 square feet in B zoning districts, which the proposed building (114,400 square feet) greatly exceeds. The vehicle parking ratio is established by the number of storage units, which for this development would require 15 parking spaces and the applicant is proposing nine parking spaces.

Long Range Planning Division reviewed and determined low alignment with the Area Plan and Playbook based on the following comments: "This project is somewhat difficult to grade since it is a storage unit facility. The use itself does not lend itself to many of the supporting goals or community supported actions from the Area Plan. The project is, however, acceptable due to the design complementing the surrounding area and quality landscaping." – Michael Sutton

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

Self-storage warehouse use is permitted in the proposed B4 zoning district.

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 access and circulation around the site are adequate. All vehicular circulation will be from the private access road and behind the building.

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

The plans show a sidewalk connecting the entrance of the building to the existing sidewalk along the east side of the site (N Chatham Avenue). Pedestrian activity to the site is expected to be low, but the proposed facilities meet Chapter 88 requirements.

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

Existing public facilities are adequate to serve the proposed development, subject to conditions from Water Services and Public Works.

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 architectural features are consistent with other storage facilities. Per 88-369, standards for self-storage warehouses, the ground floor façade will contain at least 50 percent masonry veneer. Additionally, the corners of the building most visible from the right-of-way will have windows extending up all three stories.

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 landscape plan did not receive a full review until the resubmittal after Development Review Committee meeting because the plan lacked information. There are corrections and plan revisions related to street trees and species required prior to the ordinance request.

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 total amount of impervious surface was not provided on the plans, but is typical for commercial/industrial development. The southern portion of the site will be seeded with a native grass seed mix as there is no construction on this portion of the site due to utility easements.

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.

There are minimal to no trees being removed onsite. The existing vegetative buffers on the south side of the site will be retained. No tree preservation plan was required with this application.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. *KC Spirit Alignment*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval** of the Area Plan amendment, **approval** of the rezoning, and **approval with conditions** as stated in the conditions report of the development plan.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Genevieve Kohn". The signature is fluid and cursive, with the first name "Genevieve" written in a larger, more prominent script than the last name "Kohn".

Genevieve Kohn, AICP
Lead Planner



Plan Conditions, Corrections, & Suggestions Report

Report Date: January 30, 2025

Case Number: CD-CPC-2024-00196

Project: Chatham Ave Self Storage

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. Per 88-369: Any wall abutting public right-of-way and over 75 feet in length shall include a combination of at least two of the following features: facade setbacks, change of building materials, varied roof line, a water table, or pilasters. Indicate which 2 features utilized on elevation sheets. UPDATE 1/23/25: Couldn't locate any notes identifying 2 of the above features on the plans as stated in the response letter. (1/21/2025)
2. Street trees are required along N Chatham Ave. Revise Table 5. UPDATE 1/23/25: Street trees are required. Per 88-425-03-C(2) "Required street trees must be installed within the street right-of-way or within 10 feet of the street right-of-way. If street trees are to be located outside of the right-of-way, the city is authorized to require the establishment of a 15-foot landscape maintenance easement." If you can't fit the street trees in their required location, you still have to put them on-site within an easement. (1/21/2025)
3. In Table 1, revise proposed lot information to 1 industrial lot and any tracts per platting comments from Matthew Barnes. Remove "other". UPDATE 1/23/25: Total proposed lots in Table 1 lists 3, but the rest of the table says 2 lots and 2 tracts. Revise for clarification. (1/21/2025)
4. Provide landscape plan prepared by a landscape architect in compliance with Section 88-425-12 of the Zoning and Development Code. Label proposed species under each category in the plant schedule. UPDATE 1/23/25: Replace Gold Lace Juniper, Siberian Spirea, and Japanese Yew with native plant varieties. (1/21/2025)

Correction(s) by Police of the KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

5. Consider changing light fixtures to increase illumination of the parking lot. The illumination Engineering Society (IES) standard for parking lots is an average maintained foot-candle of 3 with the average to minimum ratio to be 4:1 (updated 1/23/2025). (1/21/2025)
6. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed (updated 1/23/2025). (1/21/2025)



Plan Conditions

Report Date: January 30, 2025

Case Number: CD-CPC-2024-00196

Project: Chatham Ave Self Storage

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. The developer shall receive approval of a variance from the Board of Zoning Adjustment to the maximum floor area limits for industrial establishments (88-120-06) prior to issuance of building permit.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
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. 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.
7. The developer shall receive approval of a variance from the Board of Zoning Adjustment to the minimum number of parking spaces, or receive approval of an alternative parking compliance plan prior to issuance of building permit.
8. The applicant shall revise plans to resolve all outstanding corrections prior to ordinance request.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

9. That prior to submittal of the Final Plat the applicant submit and gain approval of a Street Name Plan through the Street Name Committee. Please reach out to Justin.Smith@kcmo.org if you have any questions regarding submittal requirements.
10. That prior to issuance of any Certificate of Occupancy, the applicant submit and gain approval of a Final Plat.

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

11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
14. 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
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
16. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

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

18. The proposed building shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
19. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
20. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

21. The applicant's proposal to dedicate the existing street as City's ROW is denied. City does not want to maintain a dead-end road that is developer's driveway. City has no interest in maintaining a little stub of a road that City has to plow and maintain.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

22. 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.
23. 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.

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

24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - David Gilyard 816-513-4772
25. 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>

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

26. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
27. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.
28. 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.
29. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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 Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

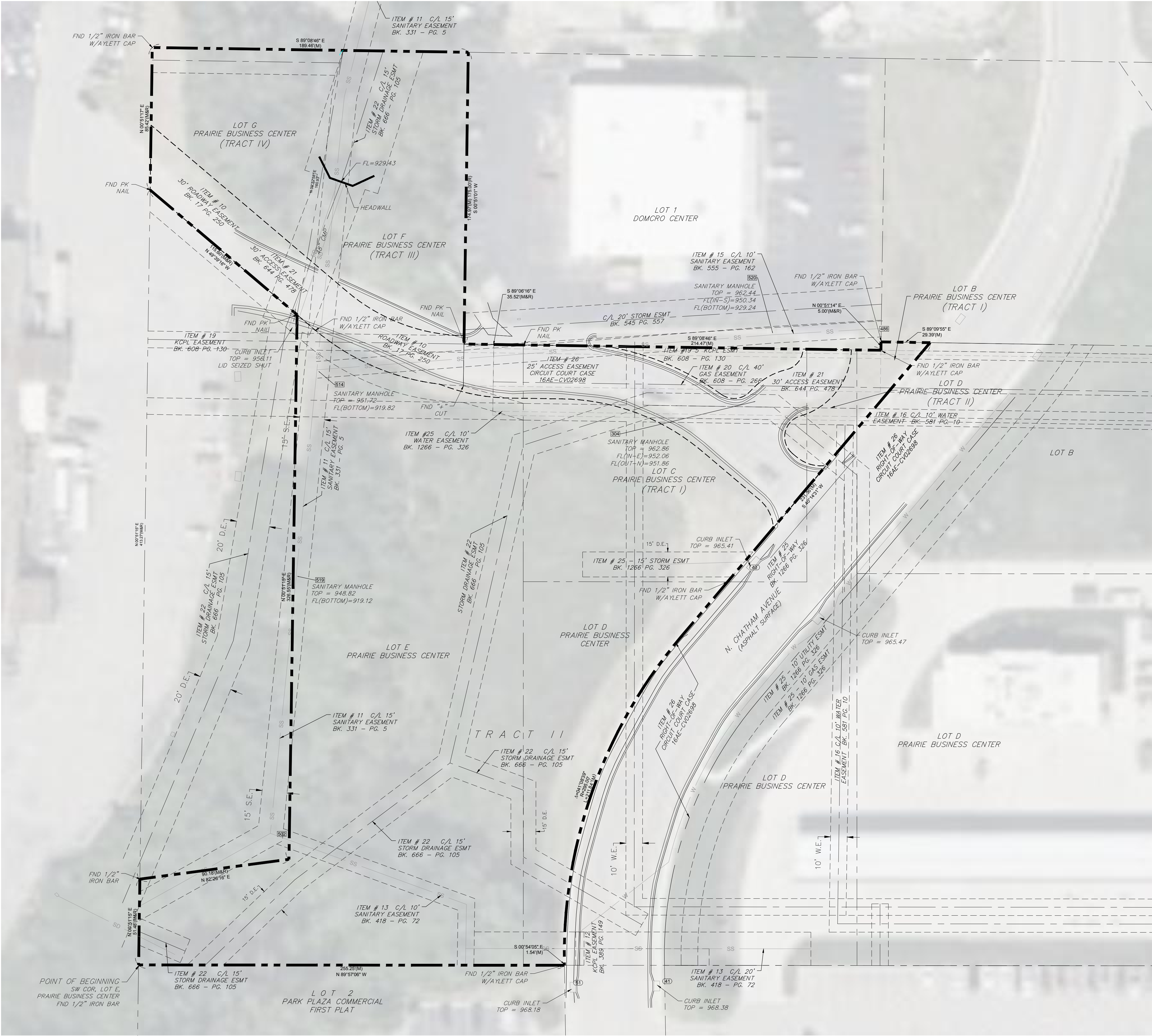
30. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
31. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by KC Water. As built drawings shall be provided to document the new depth of the sewers caused by placement of additional fill.
32. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
33. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
34. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
35. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to KC Water for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the city's G.I.S. mapping within the subject parcels.

REVISIONS

EXISTING CONDITIONS

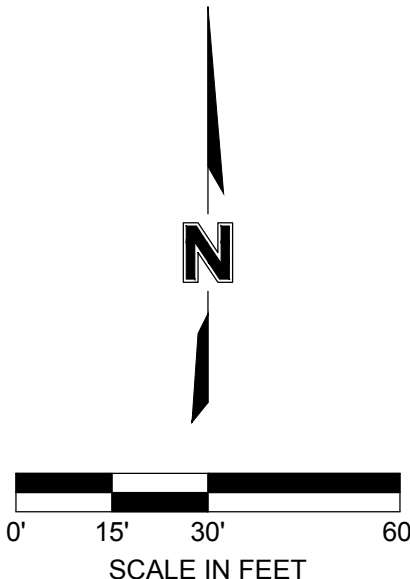
CHATHAM AVE SELF STORAGE
DEVELOPMENT PLAN

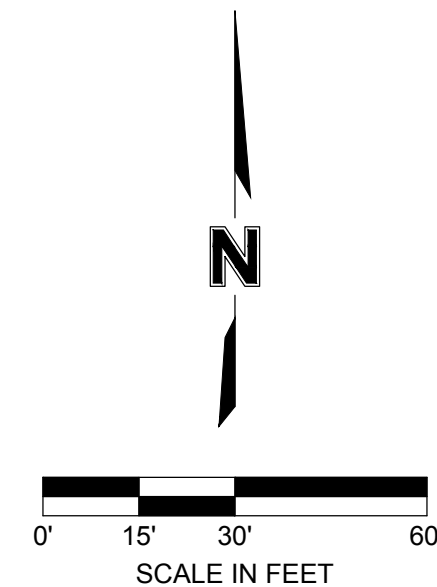
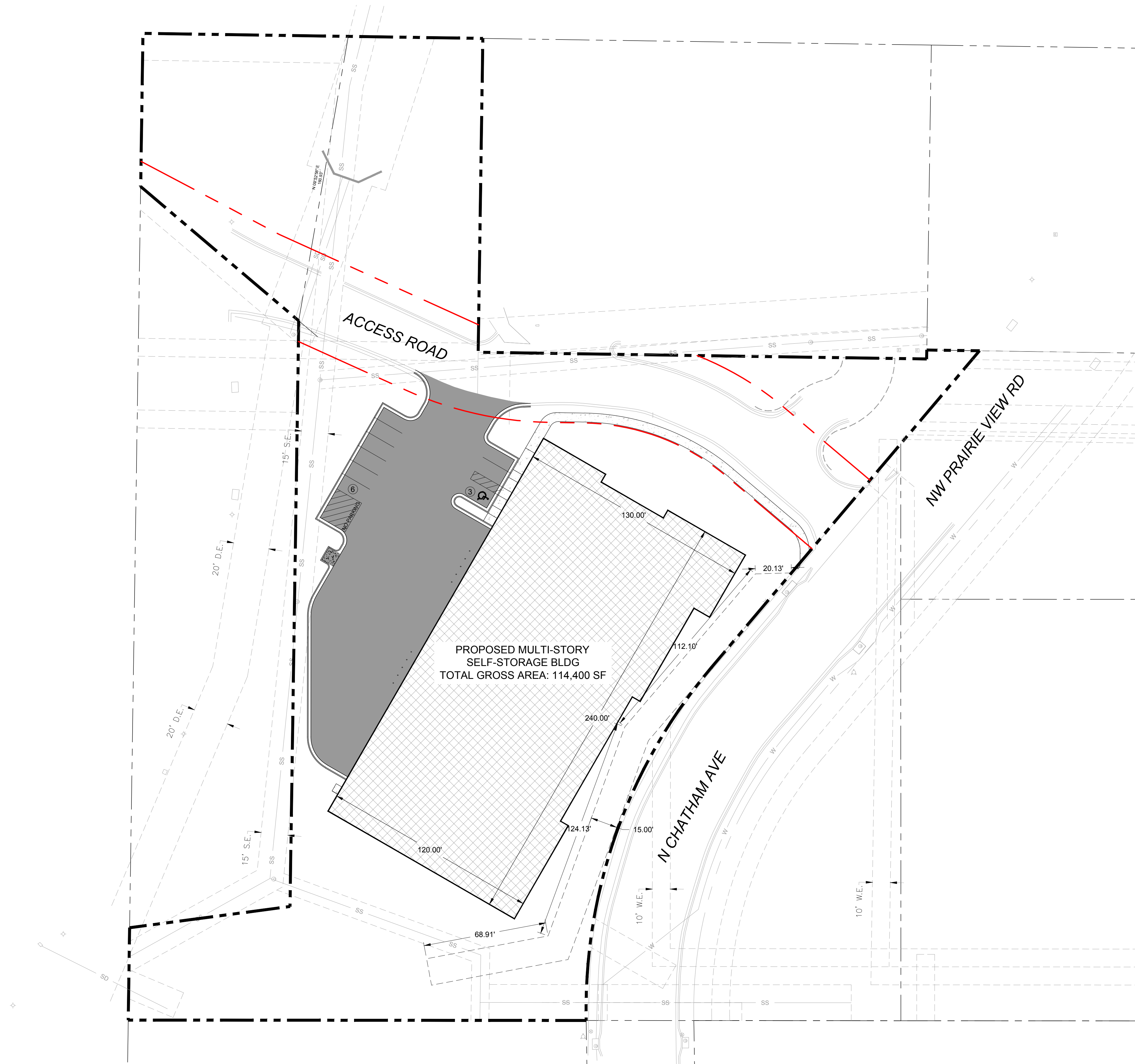
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PRELIMINARY PLAT	CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN	2024
KANSAS CITY, MO		

SHEET
C103





SITE PLAN LEGEND

PROPERTY LINE

RIGHT-OF-WAY LINE

LOT LINE

EXISTING EASEMENT LINE

INSTALL 4" THICK PCC SIDEWALK

INSTALL PARKING AREA ASPHALT

PROPOSED BUILDING

PARKING STALLS COUNT

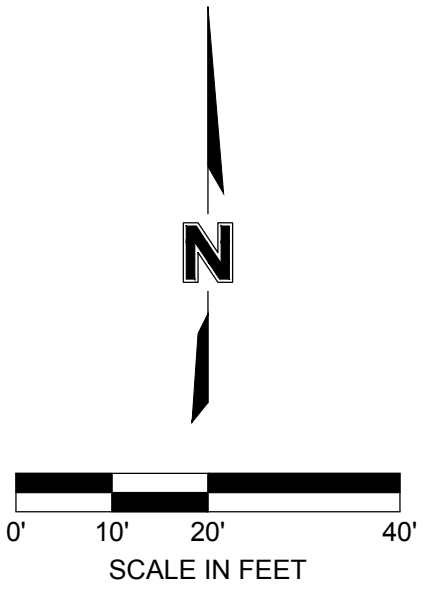
olsson®

1301 Burlington Street
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TEL 816.361.1177
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Olsson - Engineering
Missouri COA #001592

drawn by: _____ SM designed by: _____ DWP project no.: _____ 024-05939 date: _____ 12.18.2024 SHEET C104	OVERALL SITE PLAN		REV. NO.	DATE	DESCRIPTION
	CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN				
	KANSAS CITY, MO				
	2024				REVISIONS



SITE PLAN LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	INSTALL 4" THICK PCC SIDEWALK
	INSTALL PARKING AREA ASPHALT
	INSTALL HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	PARKING STALLS COUNT

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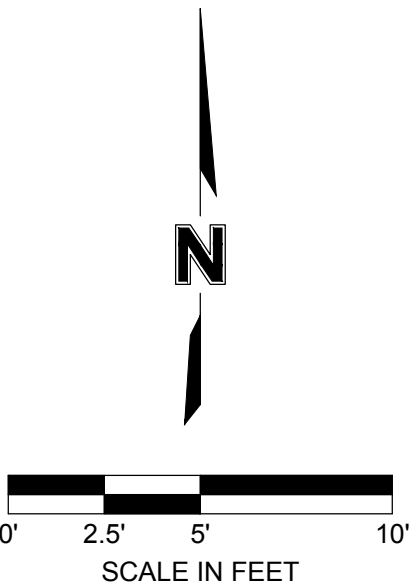
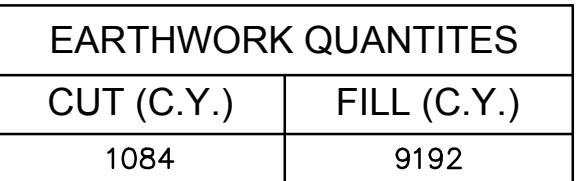
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OVERALL GRADING PLAN	2024
CHATHAM AVE SELF STORAGE DEVELOPMENT PLAN	
KANSAS CITY, MO	

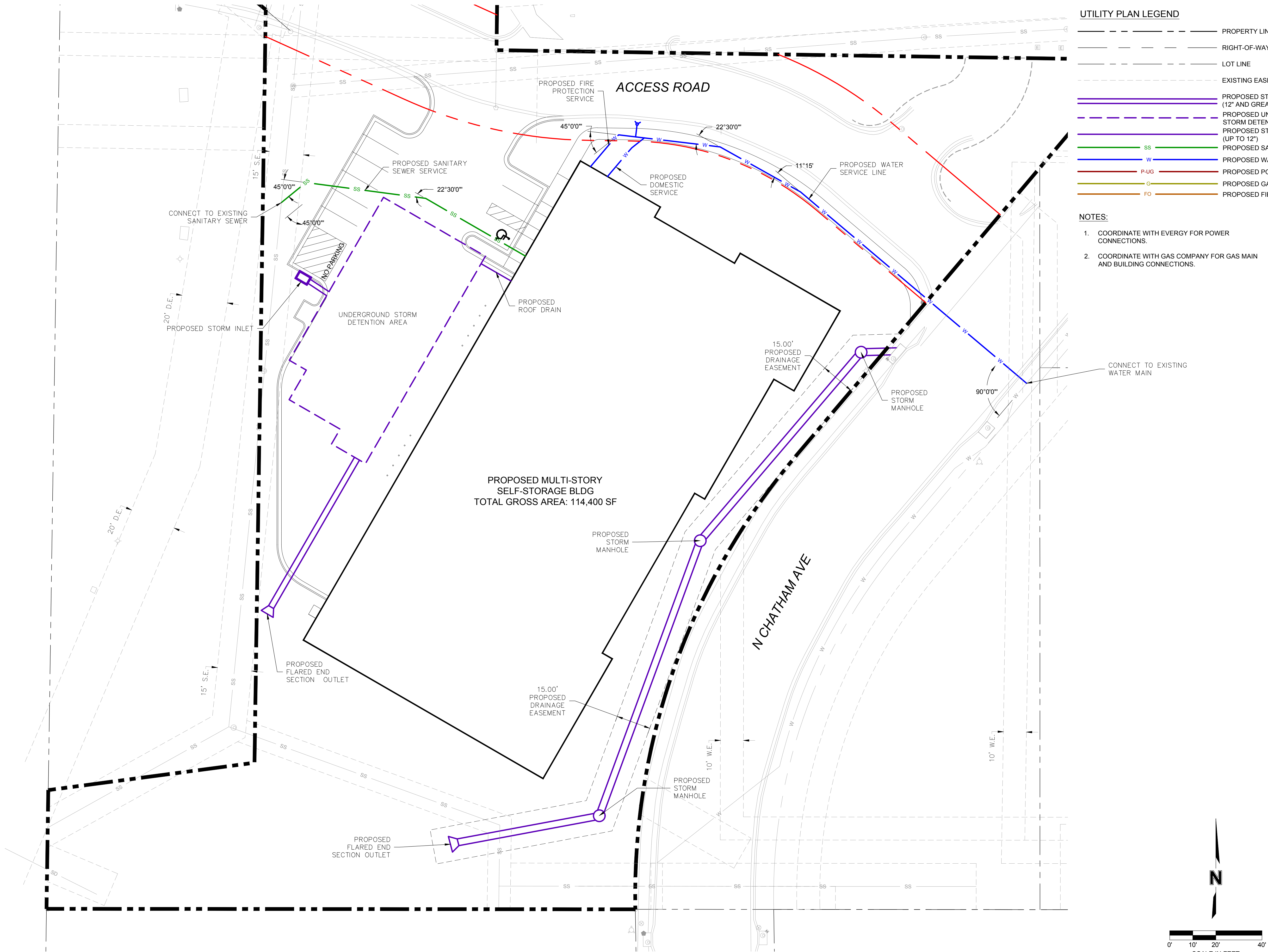
drawn by: _____ SM
designed by: _____ DWP
project no.: _____ 024-05939
date: _____ 12.18.2024

SHEET
C106



ADA DETAIL

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DATE: Jan 17, 2025 12:12pm USER: cgoodwin



UTILITY PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED STORM SEWER (12" AND GREATER)
- PROPOSED UNDERGROUND STORM DETENTION
- PROPOSED STORM SEWER (UP TO 12")
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED FIBER LINE

NOTES:

- COORDINATE WITH EVERGY FOR POWER CONNECTIONS.
- COORDINATE WITH GAS COMPANY FOR GAS MAIN AND BUILDING CONNECTIONS.

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1301 Burlington Street
North Kansas City, MO 64116

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FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REV. NO.	DATE	DESCRIPTION

REVISIONS

OVERALL UTILITY PLAN

CHATHAM AVE SELF STORAGE
DEVELOPMENT PLAN

KANSAS CITY, MO

2024

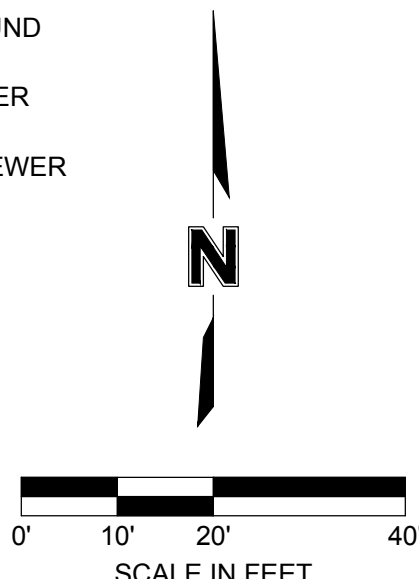
drawn by: _____ SM
designed by: _____ DWP
project no.: 024-05939
date: 12.18.2024

SHEET
C107

REVISIONS

KANSAS CITY, MO

SHEET
C108



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2" CAL.	B&B	4
	HV	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	8-10' HT		4
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	8-10' HT	B&B	11
	JT	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	8-10' HT	B&B	4
	QL	QUERCUS ROBUR X BICOLOR 'LONG' REGAL PRINCE® OAK	2" CAL.	B&B	6
	TD2	TAXODIUM DISTICHUM BALD CYPRESS	2" CAL.	B&B	6
SHRUBS					
	JL	JUNIPERUS CHINENSIS 'GOLD LACE' GOLD LACE JUNIPER	3 GAL		11
	SB	SIBIRAEA LAEVIGATA SIBERIAN SPIREA	3 GAL		11
	TD3	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL		8
SYMBOL		BOTANICAL / COMMON NAME			QTY

88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	N/A SEE NOTE #1	N/A	NO	N/A
88-425-04 GENERAL	23	23	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	9	9	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	CONTINUOUS SCREEN	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	315 SF	315 SF	NO	N/A
TREES	2	2+	NO	N/A
SHRUBS	9	9+	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	N/A	N/A	NO	N/A

NOTES

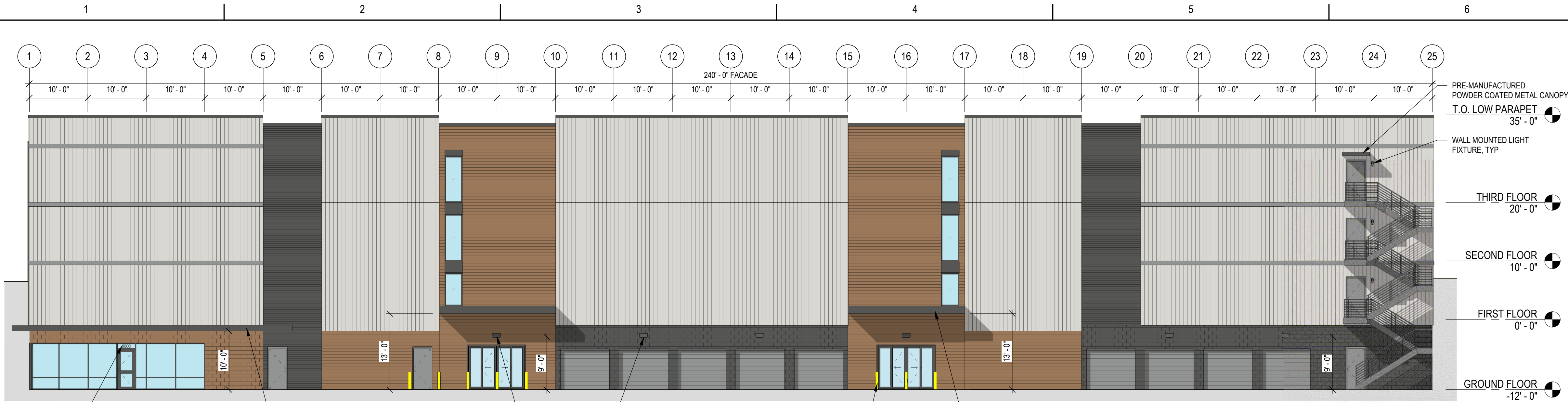
1. STREET TREES SHALL NOT BE PLANTED IN R.O.W. PLANTING AREA IF WIDTH IS LESS THAN 5 FEET. (PER KCMO PARKS & RECREATION DEPARTMENT - FORESTRY TECHNICAL SERVICES STREET TREE PLANTING REQUIREMENTS).

UTILITY PLAN LEGEND

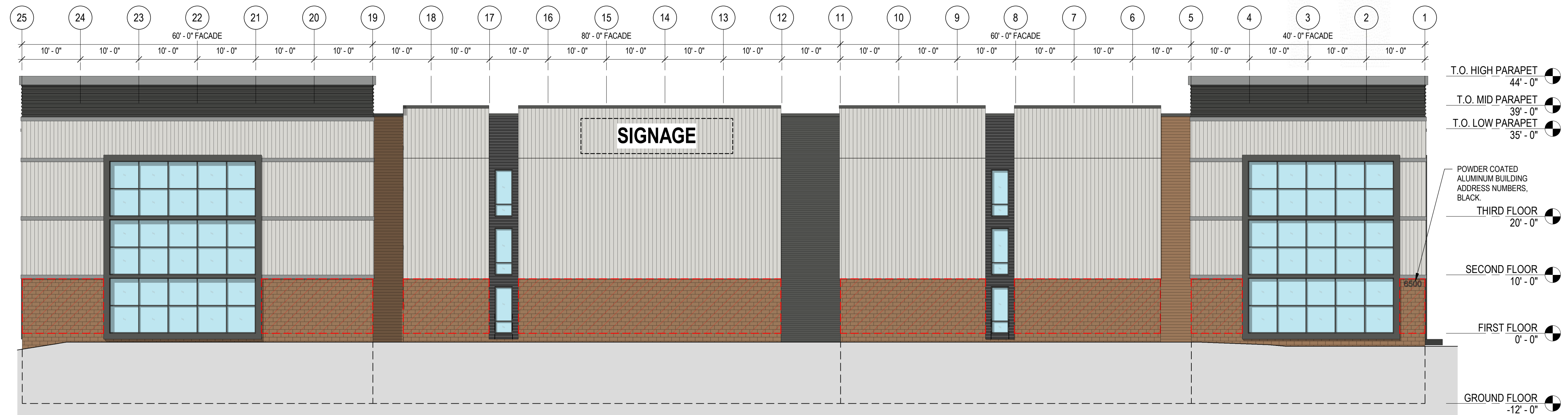
-
- | | |
|-------|---|
| --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | LOT LINE |
| --- | EXISTING EASEMENT LINE |
| ===== | PROPOSED STORM SEWER
(12" AND GREATER) |
| ----- | PROPOSED UNDERGROUND
STORM DETENTION |
| ===== | PROPOSED STORM SEWER
(UP TO 12") |
| SS | PROPOSED SANITARY SEWER |
| W | PROPOSED WATER LINE |
| P-UG | PROPOSED POWER LINE |
| G | PROPOSED GAS LINE |
| FO | PROPOSED FIBER LINE |

1/14/2025 11:45:34 AM

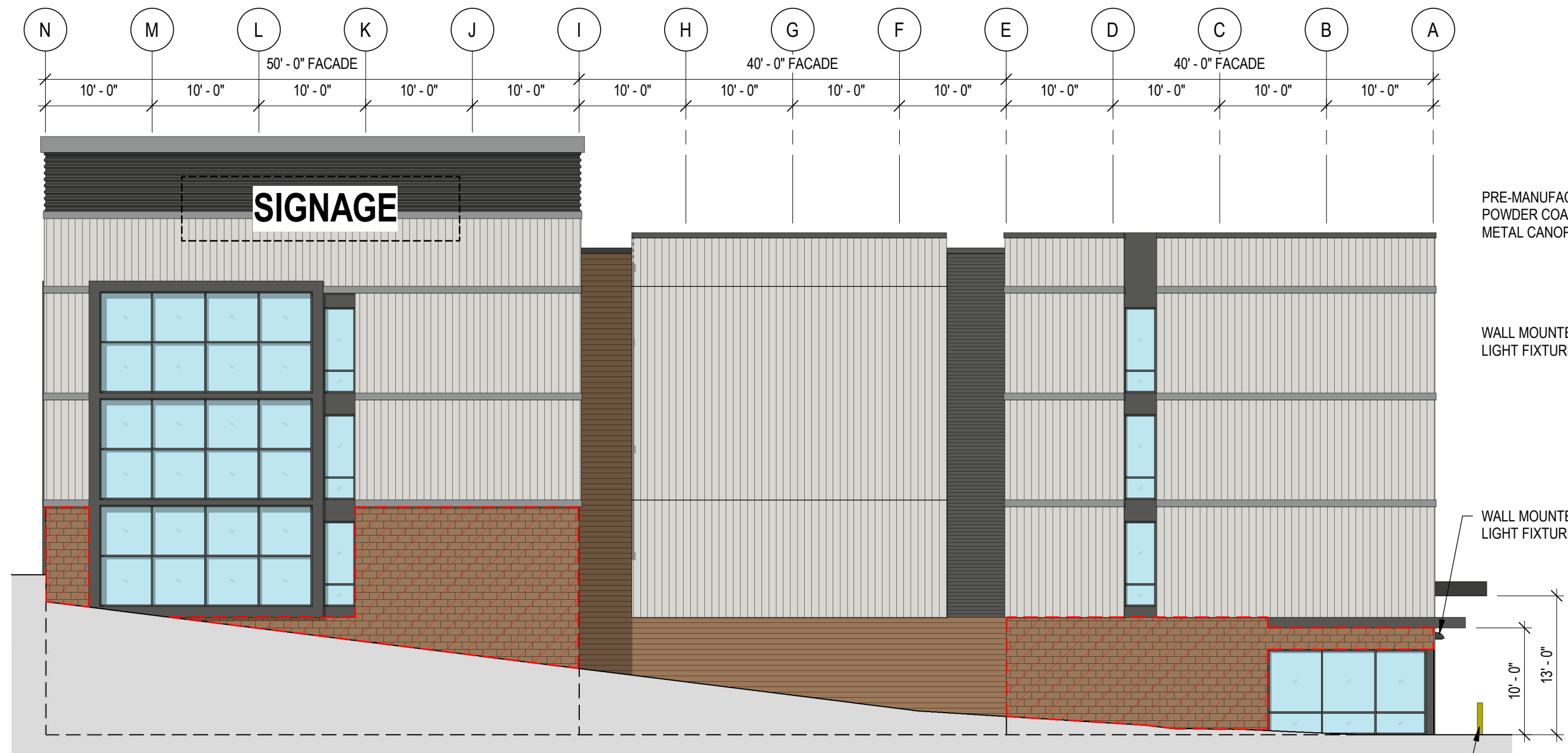
C:\Users\c_gf\OneDrive\Documents\Chatham Ave Storage_F24_v6_cw\elevs\BNEG.rvt



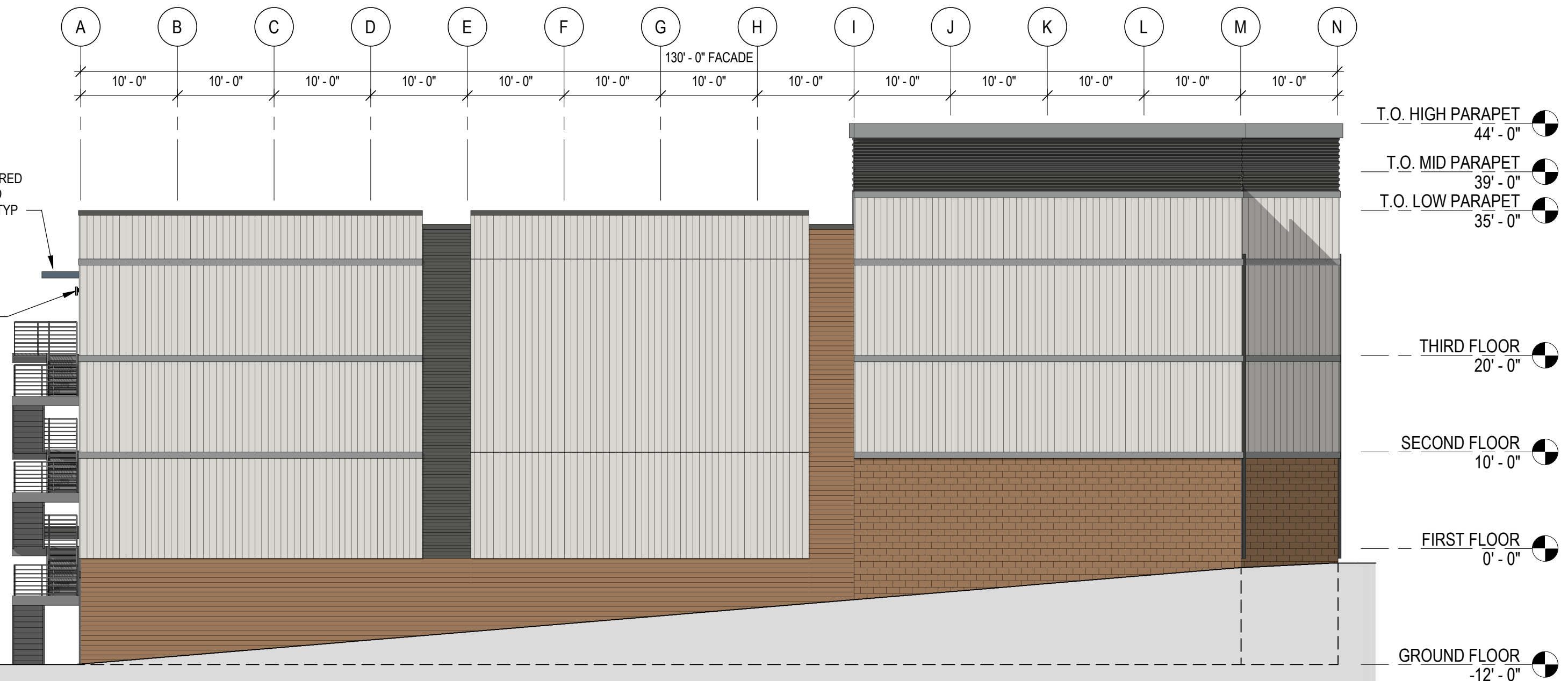
D1 BUILDING ELEVATION - WEST
3/32" = 1'-0"



C1 BUILDING ELEVATION - EAST
3/32" = 1'-0"



A1 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



A4 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

BLDG. ELEVATION NOTES

1. THESE ELEVATIONS WHEN PRINTED IN COLOR ARE INTENDED TO REPRESENT THE FINISH COLORS OF SIDING AND TRIM TO ILLUSTRATE DESIGN INTENT. NOT ALL TRIM ON THE PROJECT IS SHOWN. IF CONFLICTS BETWEEN THE COLORS SHOWN AND THE DRAWING INSTRUCTIONS, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
2. ALL FIXTURES MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.

EXTERIOR FINISH COLOR INSTRUCTIONS, UNLESS NOTED OTHERWISE

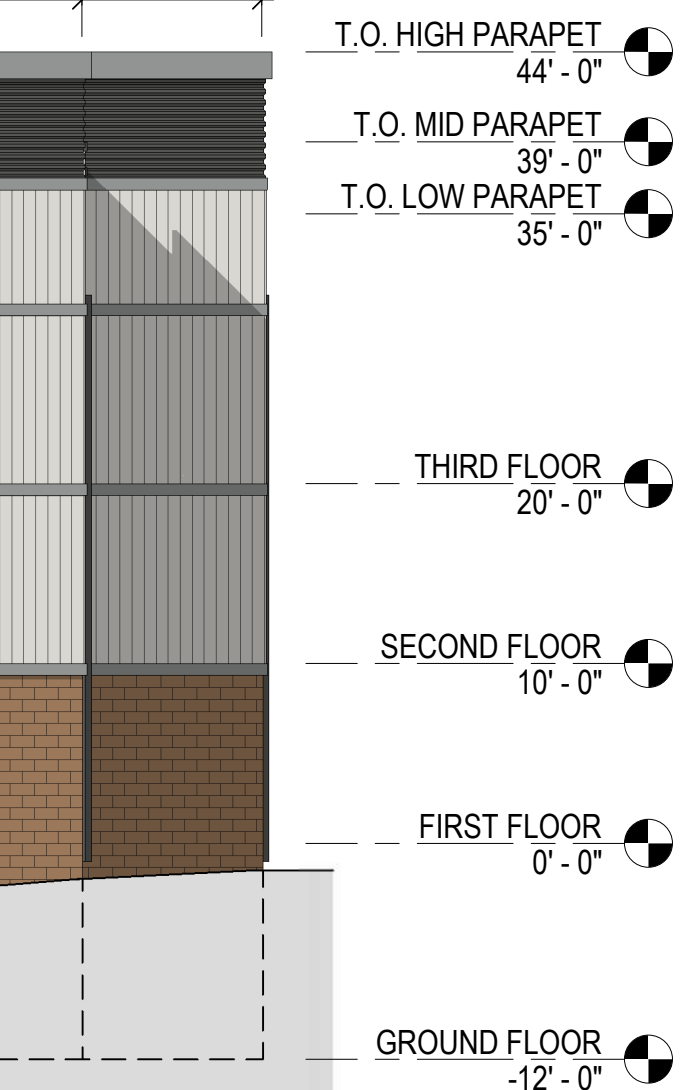
1. EXPOSED TRIMS AND/OR FLASHINGS TO MATCH PAINT COLOR OF ADJACENT SIDING. IF ADJACENT TO TWO OR MORE COLORS AND NO FURTHER DIRECTION IS GIVEN, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
2. HOLLOW METAL MAN DOORS AND FRAMES PAINT TO MATCH ADJACENT SIDING.
3. HORIZONTAL FLASHING TRIM SHALL BE COLOR OF SIDING BELOW.
4. WINDOW SURROUND TRIMS AND FLASHING TO MATCH ADJACENT SIDING, WHERE THE METAL PANEL COLOR IS MIXED TRIM SHALL BE COLOR.
5. METAL OUTSIDE CORNER TRIM IS TO MATCH ADJACENT SIDING. WHERE THE METAL PANEL COLOR IS MIXED, TRIM SHALL BE COLOR.
6. METAL INSIDE CORNER TRIM IS TO MATCH ADJACENT SIDING, WHERE THE METAL PANEL COLOR IS MIXED TRIM SHALL BE COLOR. SEE DETAIL.
7. PARAPET CAP, ROOF CAP, GUTTERS AND DOWNSPOUTS TO BE COLOR.

BUILDING FINISHES

- ARCHITECTURAL METAL PANEL - BROWN/TAN
- MASONRY - BROWN/TAN
- MASONRY - DARK GRAY
- ARCHITECTURAL METAL PANEL - LIGHT GRAY
- ARCHITECTURAL METAL PANEL - DARK GRAY



ARCHITECTURAL METAL PANEL EXAMPLES



GRAPHIC SCALE

ARIUM
ARCHITECTURE

511 Delaware Street | Suite 200 | Kansas City, MO 64105

ARIUM DEVELOPMENT
SELF STORAGE FACILITY

6500 N. CHATHAM AVE
KANSAS CITY, MO

PROJECT NO: 24-006
DATE ISSUED: 1.17.25
DESIGNED BY: DG
DRAWN BY: CW
CHECKED BY: DG

SHEET NAME:
BUILDING EXTERIOR
ELEVATIONS

SHEET NO:

A-201



C1 BUILDING PERSPECTIVE - NORTH WEST CORNER



A1 BUILDING PERSPECTIVE - NORTH EAST CORNER

SEAL

ARIUM DEVELOPMENT
SELF STORAGE FACILITY

6500 N. CHATHAM AVE
KANSAS CITY, MO

PROJECT NO:	24-006
DATE ISSUED:	1.17.25
DESIGNED BY:	DG
DRAWN BY:	CW
CHECKED BY:	DG

A SHEET NAME:
BUILDING EXTERIOR
PERSPECTIVES

SHEET NO:

A-202



C1 BUILDING PERSPECTIVE - SOUTH EAST CORNER

SEAL

ARIUM DEVELOPMENT
SELF STORAGE FACILITY

6500 N. CHATHAM AVE
KANSAS CITY, MO

PROJECT NO:	24-006
DATE ISSUED:	1.17.25
DESIGNED BY:	DG
DRAWN BY:	CW
CHECKED BY:	DG

A SHEET NAME:
BUILDING EXTERIOR
PERSPECTIVES

SHEET NO:

A-203



SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
PARKING LOT	+	1.0 fc	2.5 fc	0.2 fc	12.5:1	5.0:1



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements



This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- To learn more about A+,
visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:
[Link to Roam](#); [Link to DTL DLL](#)



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DSXW2-LED
Rev. 12/12/24
Page 1 of 4

Public Meeting Notice

Please join ARIUM Development

for a meeting about Chatham Self Storage Facility

case number CD-CPC-2024-00196

proposed for the following address: Prairie Business Center Lot E



Meeting Date: Tuesday, January 21st

Meeting Time: 5:30 PM

Meeting Location: Virtual (Teams) Use QR Code to join

Project Description:

Construction of self storage facility with approximately 865 storage units, along with associated parking and utilities.

If you have any questions, please contact:

Name: Daniel Goodwin

Phone: 816-791-7530

Email: dgoodwin@olsson.com

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,

A handwritten signature in cursive script, appearing to read "Daniel Goodwin".

Chatham Ave. Self-Storage Public Meeting

Tuesday, January 21st, 2025 @ 5:30 PM (Virtual on Teams)

Attendees: Jacob Hodson (Agent), Daniel Goodwin (EOR), Daniel Gregory (Owner), Peter Gregory (Owner), David Gregory (Owner), Nick McFee (Owner Rep), Walker (Owner Rep)

Meeting Start Time: 5:26:54 PM

Meeting End Time: 5:49:27 PM

Key Topics:

- **Project Introduction:** Jacob introduced himself as the landscape architect and group leader for the site civil design team at Olsson, and mentioned Daniel Goodwin as the engineer of record for the development case.
- **Development Plan and Schedule:** Jacob discussed the development plan, including the recent meetings and the upcoming City Planning Commission meeting on February 5th. He also mentioned the need for a variance to allow the use of a self-storage unit at the location.
- **Site Design and Layout:** Jacob described the proposed multi-story self-storage building with a gross area of just under 115,000 square feet and associated parking. He also mentioned the need for reconfiguration of the storm that currently runs through the lot.
- **Building Elevations and 3D Perspective:** Jacob mentioned that the building elevations have been revised per city staff's comments and provided a 3D perspective of the anticipated site.
- **Approval Process:** Jacob outlined the approval process, including the steps required for City Planning Commission, City Council, and the Board of Zoning Appeals (BZA). He emphasized the importance of getting approval from the City Planning Commission before refiling the application for the BZA variance.
- **City Council Hearings:** Jacob explained that the project will appear in front of the City Council three times, with the first reading on February 20th, followed by a presentation to the Neighborhood Planning and Development Committee, and then a final approval by the full City Council.

- **BZA Hearing Schedule:** Jacob discussed the potential schedule for the BZA hearing, aiming for the March 12th hearing if the City Planning Commission approval is obtained on February 5th. He mentioned the possibility of getting an earlier hearing if the BZA has tabled the previous discussion.
- **CPC Meeting Details:** Jacob confirmed that the City Planning Commission meeting on February 5th will be in person with a virtual component, but emphasized the importance of attending in person due to microphone issues.
- **Meeting Conclusion:** Jacob concluded the meeting, stating that he will transcribe the meeting and create a document to send to city staff, and prepare for the City Planning Commission meeting in a couple of weeks.

SUMMARY CD-CPC-2024-00196

Area Plan Alignment: **Low**

High, Medium, Low

KC Spirit Playbook Alignment: **Low**

High, Medium, Low, N/A

For Playbook Checklist reviews only: Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	SEG WDC	-Lead to equitable/sustainable growth -Promote high-quality design
Low	CC,DO,HE PAA	-Enhance or create new mobility options and foster a more connected city -Increase equity by embracing diversity and creating economic opportunity -Contribute to the city's environmental sustainability and resiliency -Attract and retain new residents while current residents can age in place

Alignment Comments:

2-4 sentences providing justification for the alignment.

This project is somewhat difficult to grade since it is a storage unit facility. The use itself does not lend itself to many of the supporting goals or community supported actions from the Area Plan. The project is, however, acceptable due to the design complementing the surrounding area and quality landscaping.