

# BANNISTER GOODWILL

## AMENDMENT TO DEVELOPMENT PLAN

### 5000 E BANNISTER RD

### KANSAS CITY, MO

### 8/2/2024

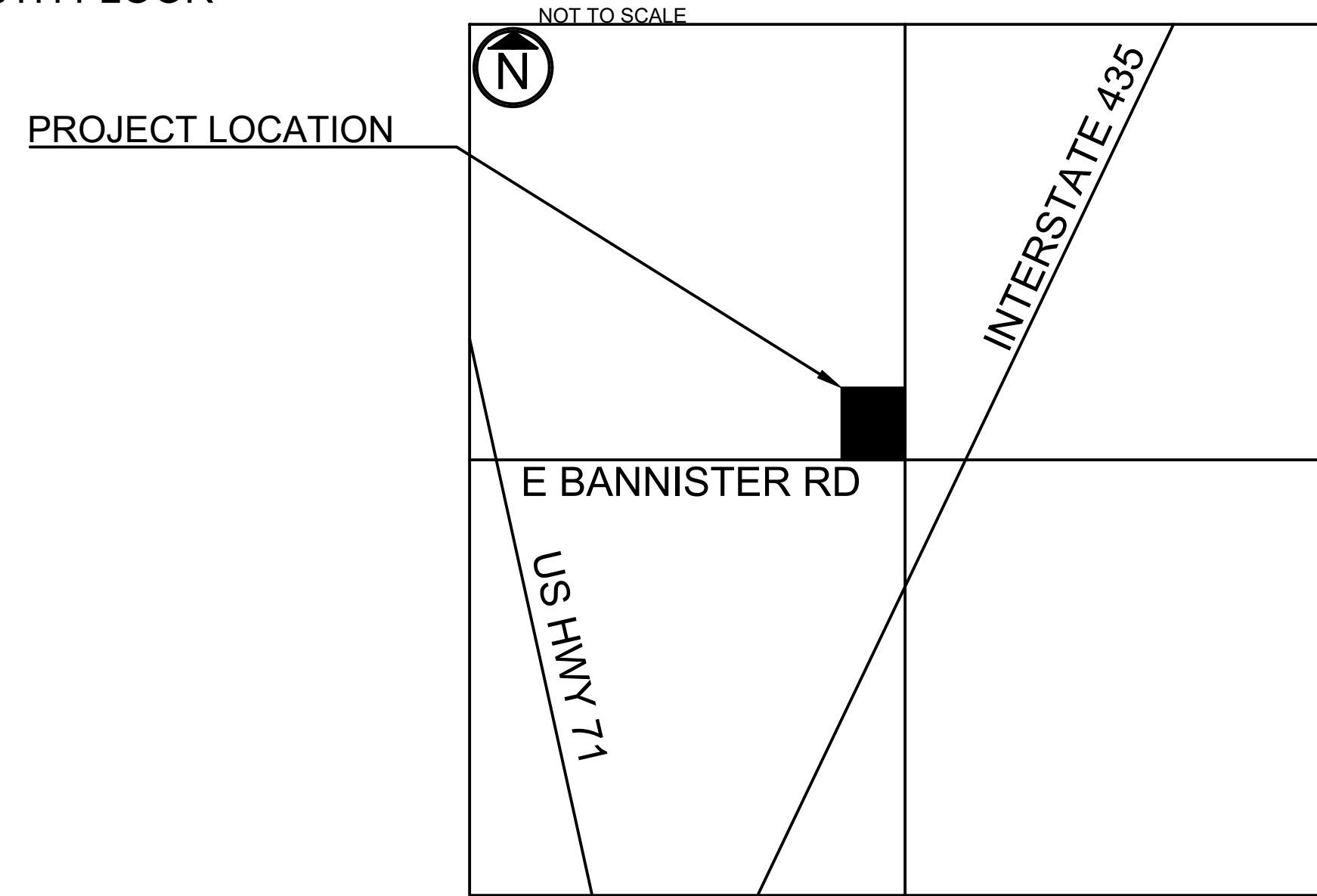
#### MUNICIPAL CONTACT LIST

##### CITY PLANNING

GENEVIEVE KOHN  
414 E 12TH STREET  
KANSAS CITY, MO 64106  
GENEVIEVE.KOHN@KCMO.ORG

##### STORMWATER ENGINEERING

DI ZHAO  
414 EAST 12TH STREET, 5TH FLOOR  
KANSAS CITY, MO 64106  
DI.ZHAO@KCMO.ORG



NE QUARTER SECTION S26-T48N-R33W  
KANSAS CITY, JACKSON, MO

#### UTILITY CONTACT LIST

##### NATURAL GAS

SPIRE ENERGY  
7500 E 35TH TER.  
KANSAS CITY, MO 64129  
(800) 582-1234

##### ELECTRIC

EVERGY  
1200 MAIN ST.  
KANSAS CITY, MO 64105  
(888) 471-5275

##### WATER

KANSAS CITY WATER SERVICES  
414 E 12TH ST.  
KANSAS CITY MO, 64106  
(816) 513-1313

#### SHEET LIST

- C1 SITE AND UTILITY PLAN
- C2 PHOTOMETRIC PLAN
- A1 ELEVATIONS
- L1 LANDSCAPE PLAN

#### PROJECT CONTACTS

##### ARCHITECT

DAVID ESKOV ARCHITECT  
21466 W 120TH ST  
OLATHE, KS 66061  
ESKOVARCH@OUTLOOK.COM

##### ENGINEER OF RECORD

AUBRY ENTERPRISES  
JAY D. O'DELL, P.E.  
15105 METCALF AVE UNIT A  
OVERLAND PARK, KS 66223  
JAY.ODELL@AUBRYENTERPRISES.COM

##### DEVELOPER

MOKAN GOODWILL  
800 E 18TH STREET  
KANSAS CITY, MO 64108  
JAY KETTERLING  
JKETTERLING@MOKANGOODWILL.ORG

##### LAND USE ATTORNEY

STINSON LLP  
1201 WALNUT STREET, SUITE 2900  
KANSAS CITY, MO 64106-2150  
JAMES E. MOSIMANN  
JIM.MOSIMANN@STINSON.COM



JAY D. O'DELL  
PE-2017019021 8/2/2024

CLIENT  
**MOKAN GOODWILL**  
800 E 18TH STREET  
KANSAS CITY, MO 64108

ENGINEERING FIRM OF RECORD  
**aubry enterprises.**  
KANSAS OFFICE  
15105 METCALF AVE UNIT A  
OVERLAND PARK, KS 66223  
COLORADO OFFICE  
48700 COUNTY RD FF  
AKRON, COLORADO 80720

REV	DESCRIPTION	DATE

**BANNISTER GOODWILL**

**8/2/2024**  
CIVIL IMPROVEMENTS

5000 E BANNISTER RD  
KANSAS CITY, MO  
64132

TITLE

#### APPROVED BY

NAME DATE





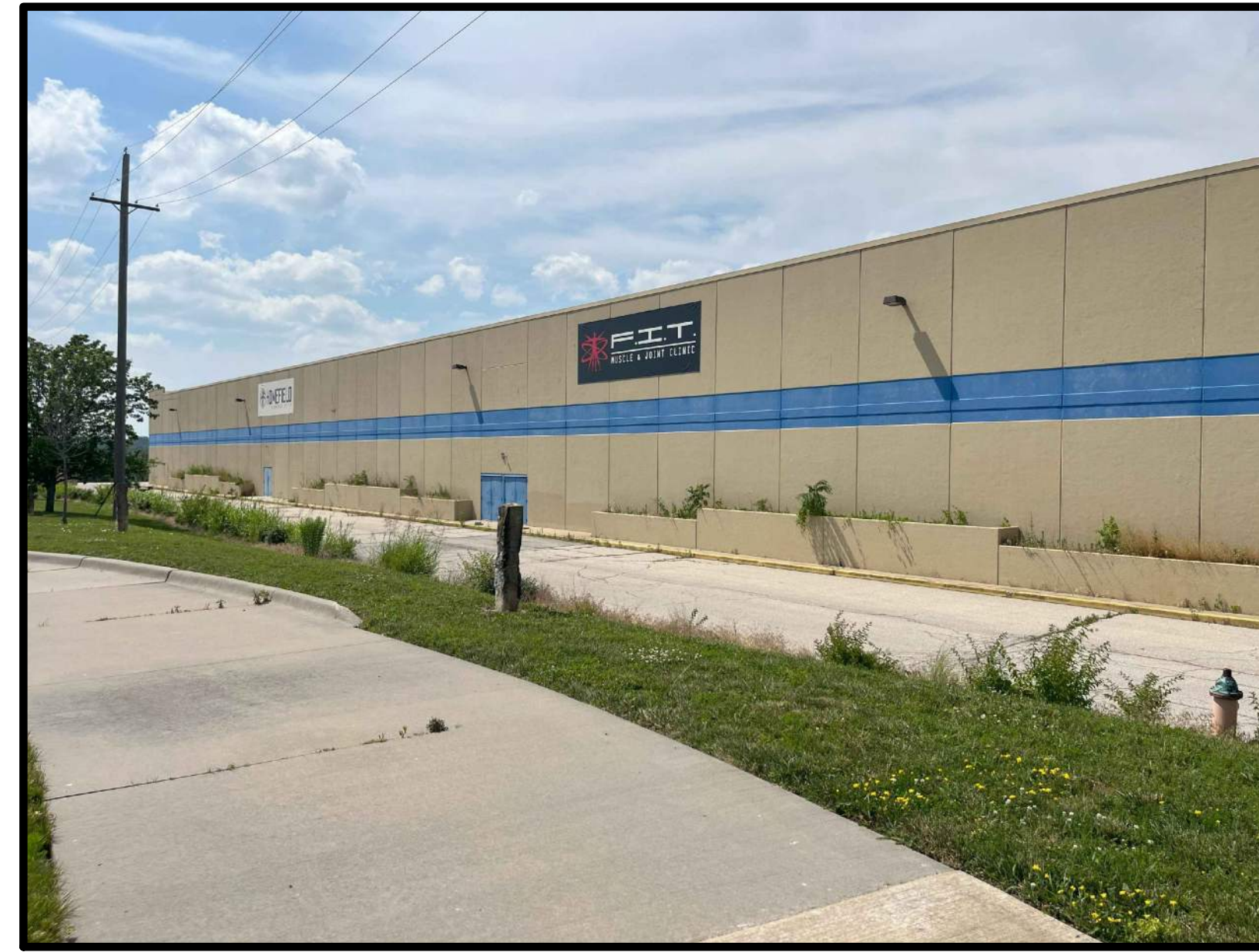








**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



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64132

**ELEVATIONS**

**KANSAS CITY MISSOURI**

**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2024-00102** on **8/21/24**

*Diane Binkckley*  
Diane Binkckley, AICP  
Secretary of the City Plan Commission



REVIEWED FOR CODE COMPLIANCE

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	20	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
⊙	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
⊙	85	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
⊙	85	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
⊙	80	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.

Greg Franzen, P.E., M.C.P.

Building Official

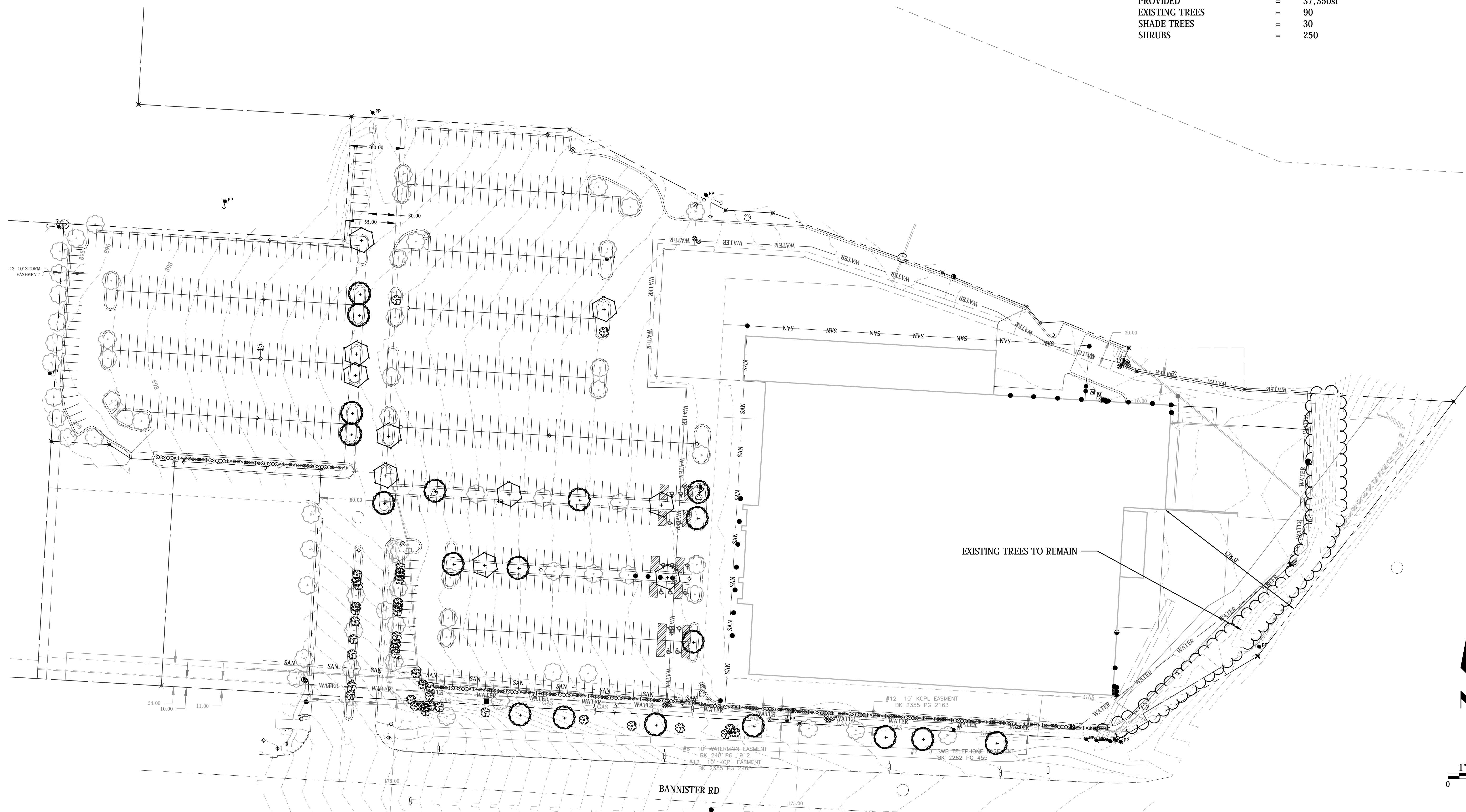
Date: 07/08/2019 By: apemell30

**LANDSCAPE DATA:**

BANNISTER REQUIRED	885.00'
STREET TREES 1/30'	30
PROVIDED EXISTING TREES	= 23
STREET TREES	= 7

**LANDSCAPE DATA:**

REQUIRED INTERIOR	670 PARKING STALLS
35sf LANDSCAPE AREA/STALL	= 23,450sf
1 TREE / 5 STALLS	= 74
1 SHRUB / STALLS	= 670
PROVIDED EXISTING TREES	= 37,350sf
SHADE TREES	= 90
SHRUBS	= 30
	= 250



DATE	11/14/24
PROJECT	ELITE SPORT
DESIGNER	[Signature]
CHECKER	[Signature]
DATE	11/14/24
PROJECT	ELITE SPORT
DESIGNER	[Signature]
CHECKER	[Signature]