

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00133



KANSAS CITY
Planning & Dev

Executive Park Lot 6 Major Amendment

October 1, 2025

Docket #4

Request

Rezoning to UR - Major Amendment

Applicant

Jacob Schweikert
GBA

Owner

MDC Ep Land No 2 LLC

Site Information

Location 6830 Corporate Drive
Area 10.86 Acres
Zoning UR
Council District 4th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Use, M3-5
South: Use, UR
East: Use, M3-5
West: Use, M3-5

KC Spirit Playbook Alignment

CD-CPC-2025-00133 - medium

Land Use Plan

The Riverfront Industrial Area Plan recommends Light Industrial for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Corporate Drive is not identified as a Major Arterial in this location.

Approval Process



Overview

The applicant seeks to receive approval of a major amendment to an approved UR to amend the allowed uses on Lot 6 of the Executive Park UR plan, to allow outdoor storage.

Existing Conditions

The subject property is currently undeveloped. There are no trees or streams located on the property.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 24, 2025. A meeting summary is attached; see Attachment #3.

Controlling Case

10333-URD-3 - approved an amendment to allow for the expansion of the Medline facilities (approved 04/08/2004 via Ordinance No. 040299).

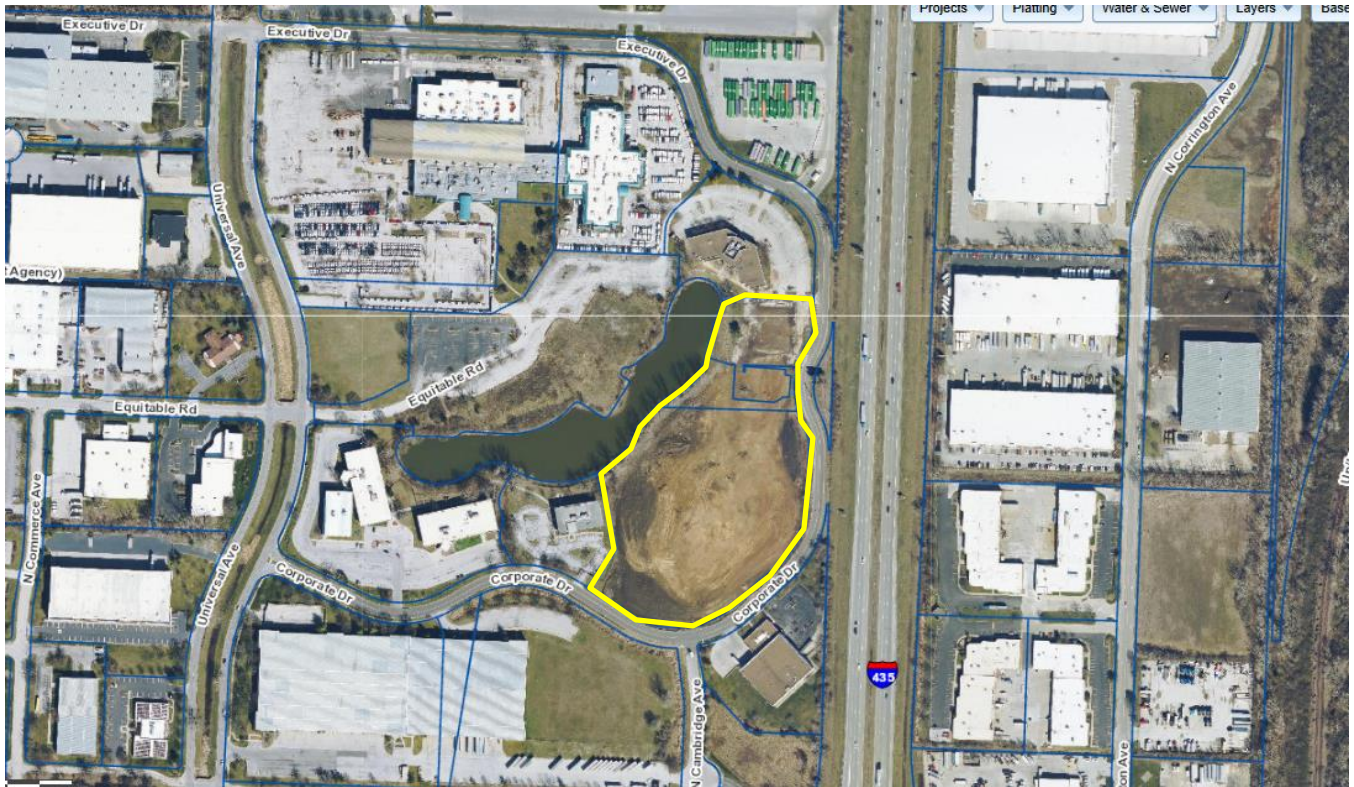
Project Timeline

The application was filed on August 11, 2025. Scheduling deviations have occurred to allow the applicant time to complete public engagement as required by the Zoning and Development Code.

Professional Staff Recommendation

Docket #4 Approval with Conditions

VICINITY MAP



Related Cases

Case No 389-S-1 – Comm. Sub. Ord. No 910047, repealed Ord. No. 63830, declared the redevelopment plan area blighted, approved the Universal Floodwater Detention TIF Plan for construction of 2,800,000 to 3,300,000 of office and warehouse.

Case No. 10333-URD-1 – Ord. No. 911480, passed Dec. 19, 1991, rezoned 217.62 acres from M-2a and M-3 to URD and approved a site development plan for 2,800,00 – 3,300,00 sq. ft. of office and warehouse space and 52.5 acres of storm water detention facilities.

CD-AA-2023-00006 – Approved a Minor Amendment to allow for the development of office/warehouse uses in a 108,300 square foot building (approved on February 27, 2023).

PLAN REVIEW

The proposed major amendment to the previously approved plan will allow for “outdoor storage” on Lot 6 of the Executive Park UR Plan. While plans were not required to be submitted for this major amendment due to the decrease in size of the proposed building, the applicant provided a site plan, landscape plan, photometric plan, utility plan and elevations for staff to review.

The proposed major amendment has two accesses off Corporate Drive on either extreme of the property (North and South). The proposed change to allowed uses will allow for an outdoor storage area to be placed on the property, on the northern portion of the property. The outdoor storage

area will be screened with a fence made of 8’ metal panels with 9 foot masonry columns every 30 feet alone with a landscape buffer.

The applicant worked with staff to provide appropriate landscaping throughout the site. The applicant will be required to work with the Police Department prior to ordinance request regarding a remaining correction on the submitted photometric plan.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	Proposed plans comply with the controlling plan.
Parking & Loading (88-420)	NA	Previously approved plan provided parking ratios - application is in compliance with previously approved plan.
Landscaping & Screening (88-425)	Yes	
Outdoor Lighting (88-430)	Yes	There is an outstanding correction from the Police Department, correction will be addressed prior to ordinance request.
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (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 major amendment complies with adopted plans and policies. By amending the controlling plan the proposed “outdoor storage” use will be allowed on Lot 6.

This site is appropriate for light industrial uses, but the applicant should keep in mind that the neighboring use is a charter school. To improve the project’s Playbook and Area Plan alignment regarding design, the building should have large windows on all four elevations. The concern is that no one inside the building can see if there’s an issue outside the building. Additionally, the applicant should include the robust fencing and landscaping shown in the

first submittal even though it was left out of the second submittal. – Luke Ranker, Community Planning Division, 4th District Planner

B. Zoning and use of nearby property.

The proposed use is not listed as an allowed use on the controlling plan, therefore a major amendment is required to allow the outdoor storage. Properties nearby consist of industrial and civic uses.

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

The area the property is located in is mostly developed with larger buildings. The applicant has provided proposed elevations. Staff requested the applicant provide windows along the rear of the building, however the applicant decided to move forward with the elevations submitted.

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

Public facilities and services will be adequate to serve development allowed by the major amendment. While a plan wasn't required with this submittal, the applicant submitted plans for staff to review and

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

The subject property was originally approved for office space and later amended to include warehouse uses. The current proposal includes outdoor storage, due to the number of amendments to the original plan the property was not suitable for the use it was restricted to.

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

The property has been vacant since 1991 when the original URD plan was approved.

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

The rezoning will not detrimentally affect nearby properties, the proposed use matches the uses to the north across Equitable Road. The applicant is also proposing a high quality fence and landscaping to act as a buffer to the outdoor storage. The current proposal drastically reduces the footprint of the building to be more consistent with the surrounding buildings.

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.

Should the application be denied, the subject property would only be able to be used for a warehouse/office.

ATTACHMENTS

1. Conditions Report

2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval with Conditions as stated in the conditions report.

Respectfully submitted,



Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

Report Date: September 25, 2025

Case Number: CD-CPC-2025-00133

Project: Executive Park Lot 6 Major Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
4. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The developer shall work with Frontier Schools to ensure that any large truck traffic to the site does not conflict with bus and drop-off traffic at the school.
7. Applicant shall work with the Police Department to complete the corrections below prior to ordinance request:
 1. Need a lighting plan for review per city ordinance 88-430-06-A. The lighting for the location should be in compliance with the Illumination Engineering Society (IES) minimum standards. The parking lot area of truck parking for an industrial site/warehouse should have an average maintained foot-candle (fc) level of 2fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.4). The general public parking lots should have an average maintained level of 3fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7)
 2. Identify the maximum height of plantings in close proximity to lighting elements. The mature height of these planting shall not impact or lessen the foot-candles shown on the approved photometric plan.

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

8. • 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).
9. • 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)
10. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
11. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
12. • The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
13. • All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

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

14. • 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)
15. • 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
16. • 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)
17. • 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)
18. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. • Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
20. • Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).
21. • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

22. 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.
23. 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.
24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. That the north half of Corporate Dr shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

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

26. 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
27. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

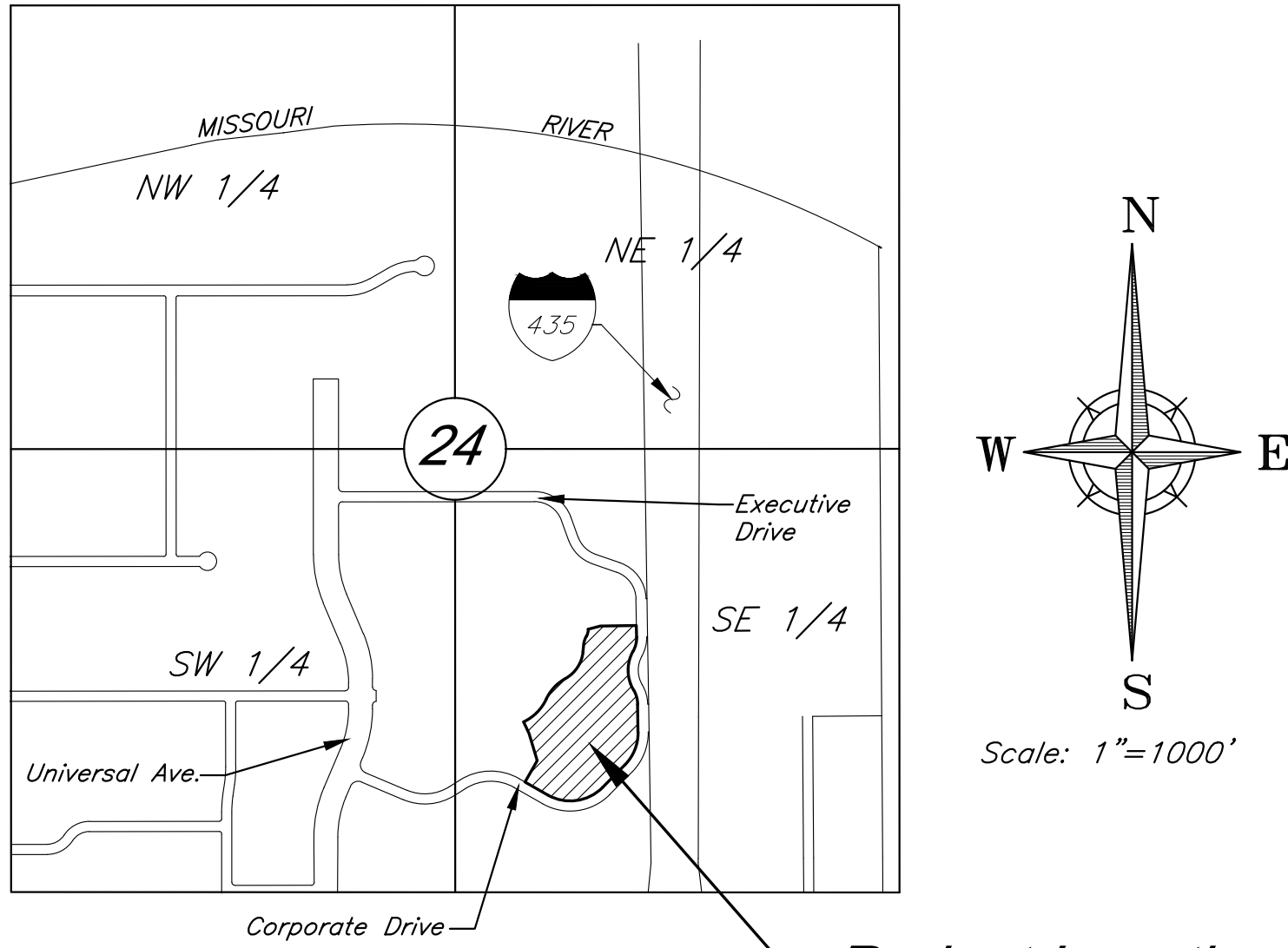
Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

28. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
29. 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.
30. 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.
31. 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.
32. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
33. The developer must provide a copy of any existing Covenant to Maintain the existing Detention
34. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.
35. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.

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*URD PRELIMINARY DEVELOPMENT PLAN
FOR
BLACK & McDONALD NEW BUILDING*

*Part of the SE 1/4
Section 24-Township 50S-Range 33E
in the
City of Kansas City
Jackson County, Missouri*



VICINITY MAP
Section 24-Township 50-Range 33

INDEX OF SHEETS

<u>Sht. No.</u>	<u>Description</u>
C0	TITLE SHEET
C1.00	SITE PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS
A3.01	BUILDING ELEVATIONS
E1.00	LIGHTING PLAN

PREPARED FOR:
BLACK & McDONALD
4101 MAIN STREET
GRANDVIEW, MISSOURI 64030
PHONE: 816-410-8606
CONTACT: BRYAN EITZMANN
EMAIL: beitzmann@blackandmcdonald.com

PREPARED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 913-492-0400
CONTACT: JACOB SCHWEIKERT
EMAIL: jschweikert@gbateam.com

FLOODPLAIN:

According to FEMA Flood Insurance Rate Map Number 2909SC0163H, Map Revised December 7, 2023, and Map Number 2909SC0144H, Map Revised December, 2023, the site lies partially within Zone X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood; and partially within Zone AH, Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

PROJECT ENGINEER: JACOB SCHWEIKERT, P.E.

DATE:

APPROVED BY:

MANAGER, ENGINEERING SERVICES DIVISION:

DATE:



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

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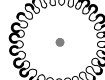
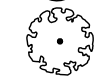
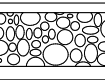
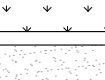
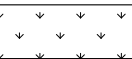
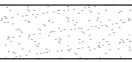
- EXTRAS FOR CONSIDERATION

28. SOD: FOR AREAS LABELED AROUND THE BUILDING, SOD WITH A 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS BLEND.
29. SEED/HYDROMULCH: MECHANICALLY SPREAD SEED AT A RATE OF 10-12 LBS PER 1,000 SF. HYDROMULCH WITH A WOOD OR PAPER CELLULOSE COMMERCIAL MULCH MATERIAL AT A RATE OF 3,000 LBS/ACRE.

INTERSTATE 435

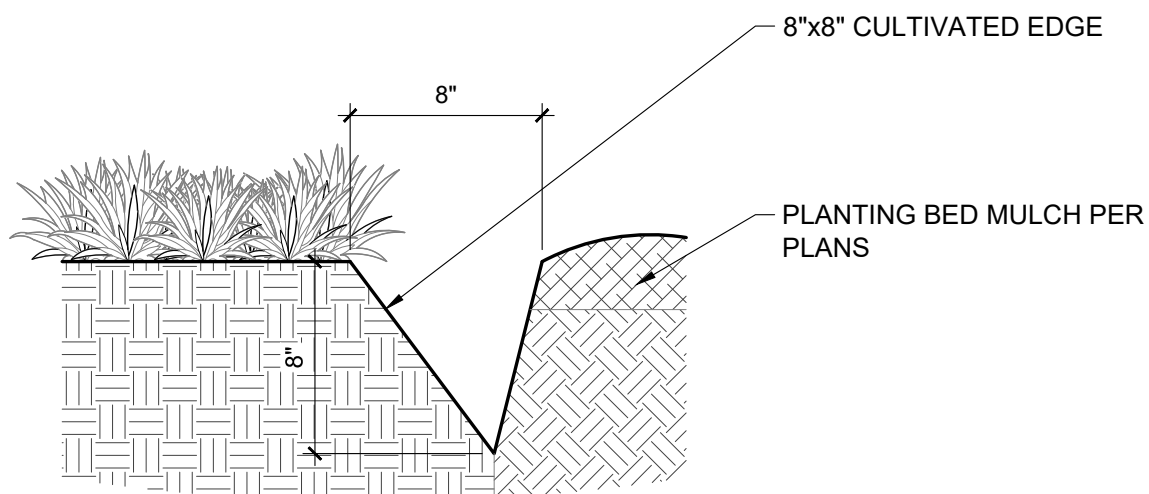
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Engineering COA# E-92

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	REMARKS
TREES						
	CE	Cercis canadensis / Eastern Redbud Multi-trunk	2" Cal.	B&B	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2" Cal.	B&B	5	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	5'-6' Ht.	Container	75	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5'-6' Ht.	Container	5	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	6	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
SHRUBS						
	BBA	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 gal.	Pot	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	BSW	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	5 gal.	Pot	45	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CKA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	Pot	7	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CA	Callicarpa americana / American Beautyberry	3 gal.	Pot	52	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Pot	60	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	HBA	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal.	Pot	30	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	JLC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal.	Pot	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	JFC	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	Pot	95	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	SHD	Sporobolus heterolepis / Prairie Dropseed	3 gal.	Pot	55	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	TMD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 gal.	Pot	48	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS						
	AO	Aggregate Mulch; Ref. Notes and Specifications / 1'-3' Missouri Rainbow Rock	Mulch		169 sf	REFER TO NOTES AND SPECIFICATIONS
	FE2	Turfgrass Fescue Seed Mix / Fescue Seed Mix	Seed		55,822 sf	REFER TO NOTES AND SPECIFICATIONS
	FE	Turfgrass Fescue Sod / Fescue Sod	Sod		68,475 sf	REFER TO NOTES AND SPECIFICATIONS

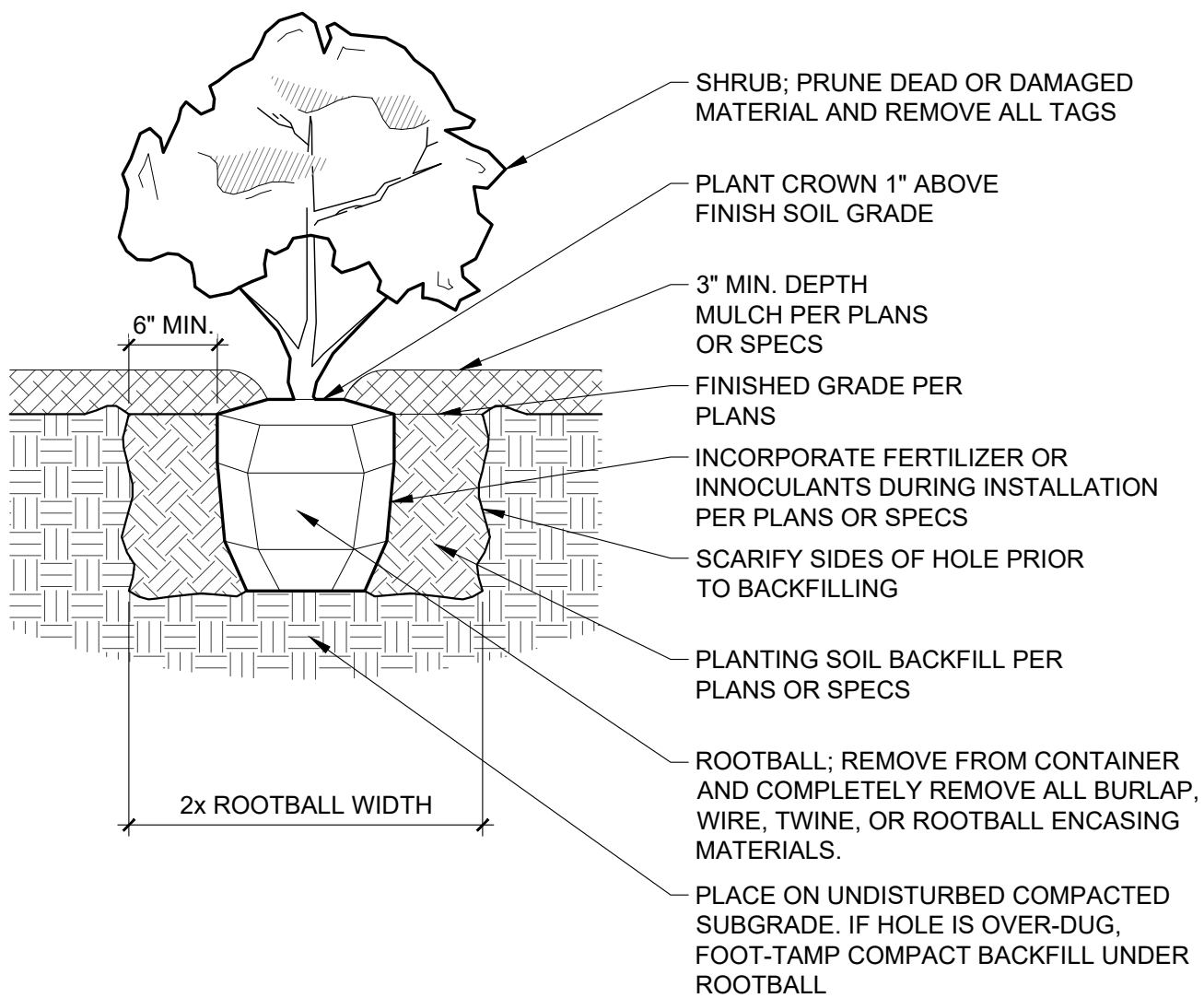
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD AND/OR CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



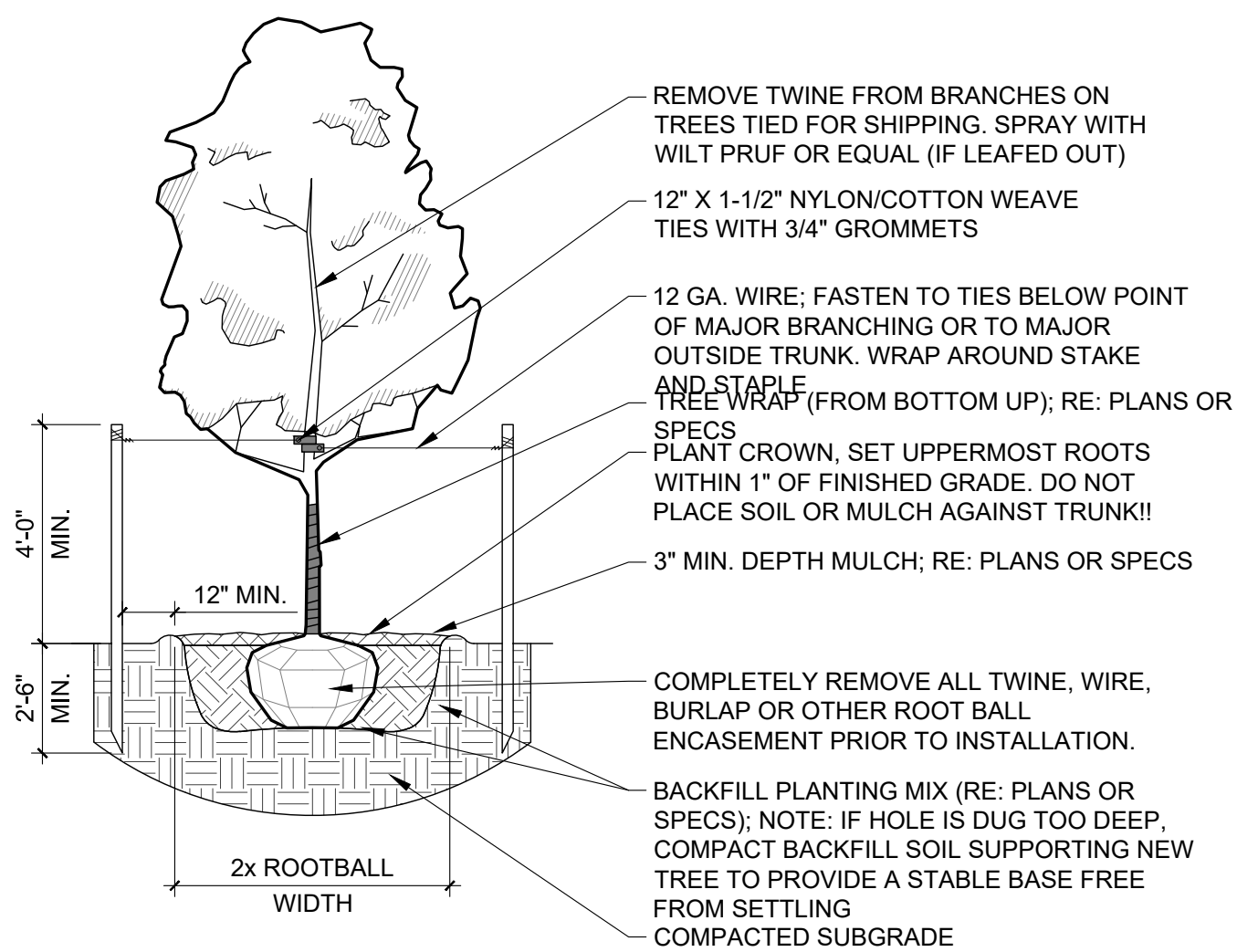
3 V-CUT NATURAL EDGE
1 1/2" = 1'-0"

P-16874-03



2 SHRUB PLANTING
1" = 1'-0"

P-16874-02



1 DECIDUOUS TREE
3" = 1'-0"

P-16874-01

REVISION

PROJECT NUMBER
16874.00
DATE
09/02/25

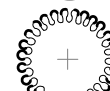
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SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
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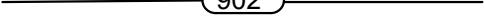
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	REMARKS
TREES						
	AB	Acer saccharum 'Bailista' / Fall Fiesta® Sugar Maple	2" Cal.	B&B	16	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B	18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	TB	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER

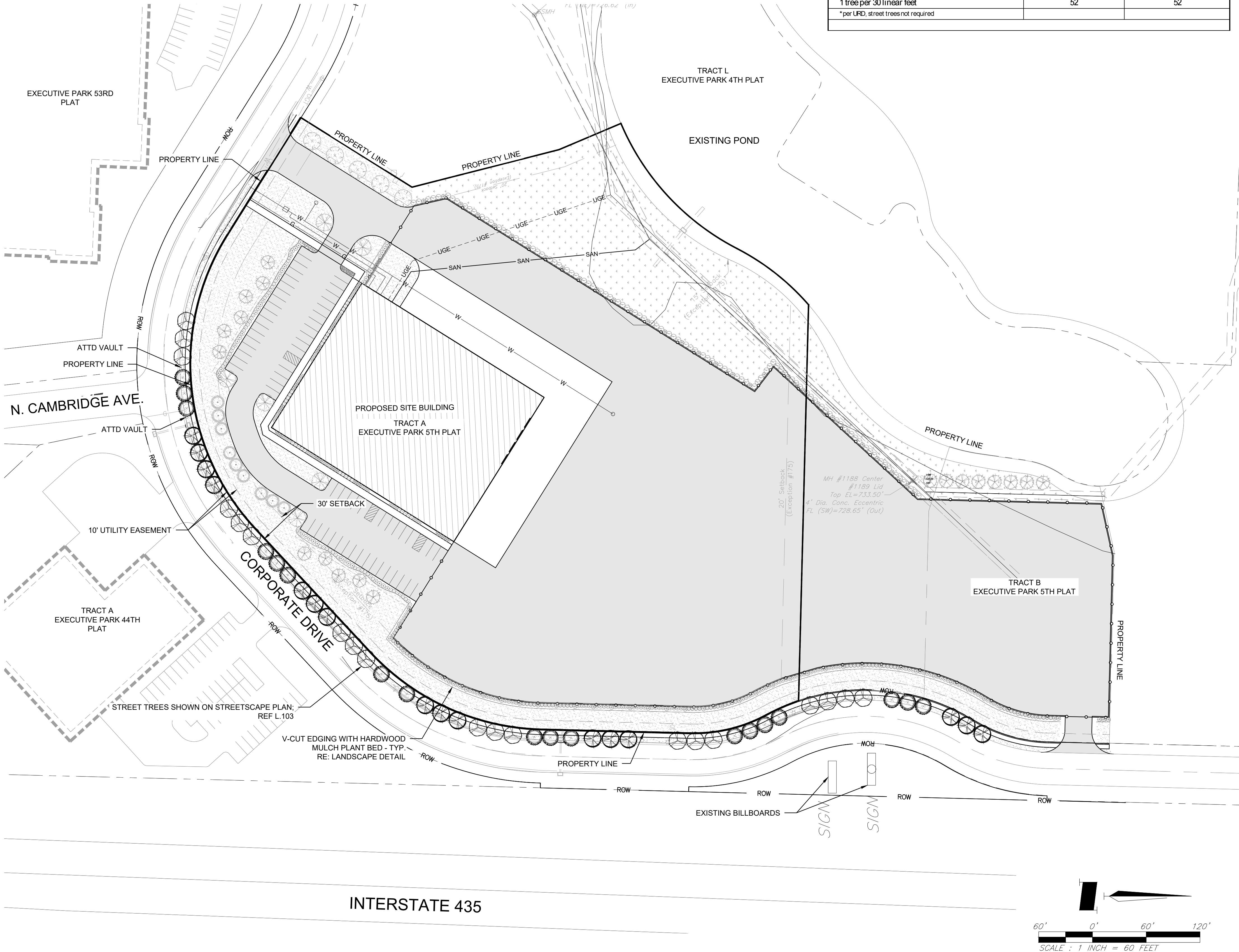
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD AND/OR CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

LEGEND:

	LIMITS OF DISTURBANCE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELECOMM
	EXISTING WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER

Kansas City, MO - Landscape Ordinance 88-425 Executive Park URD Parcel 6		
Street Trees	Required	Provided
88-425-03: At least one street tree is required for each 30 feet of street frontage. Required Street Trees must be installed within the street right of way or within 10 feet of the street right of way		
1 tree per 30 linear feet	52	52
*per URD, street trees not required		



BLACK & McDONALD
NEW BUILDING CONCEPT PLAN

6830 N. CORPORATE DRIVE
PART OF TRACT A, EXECUTIVE PARK FIFTH PLAT,
A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PREPARED FOR:
Black & McDonald
4101 Main Street
Grandview, Mo. 64030

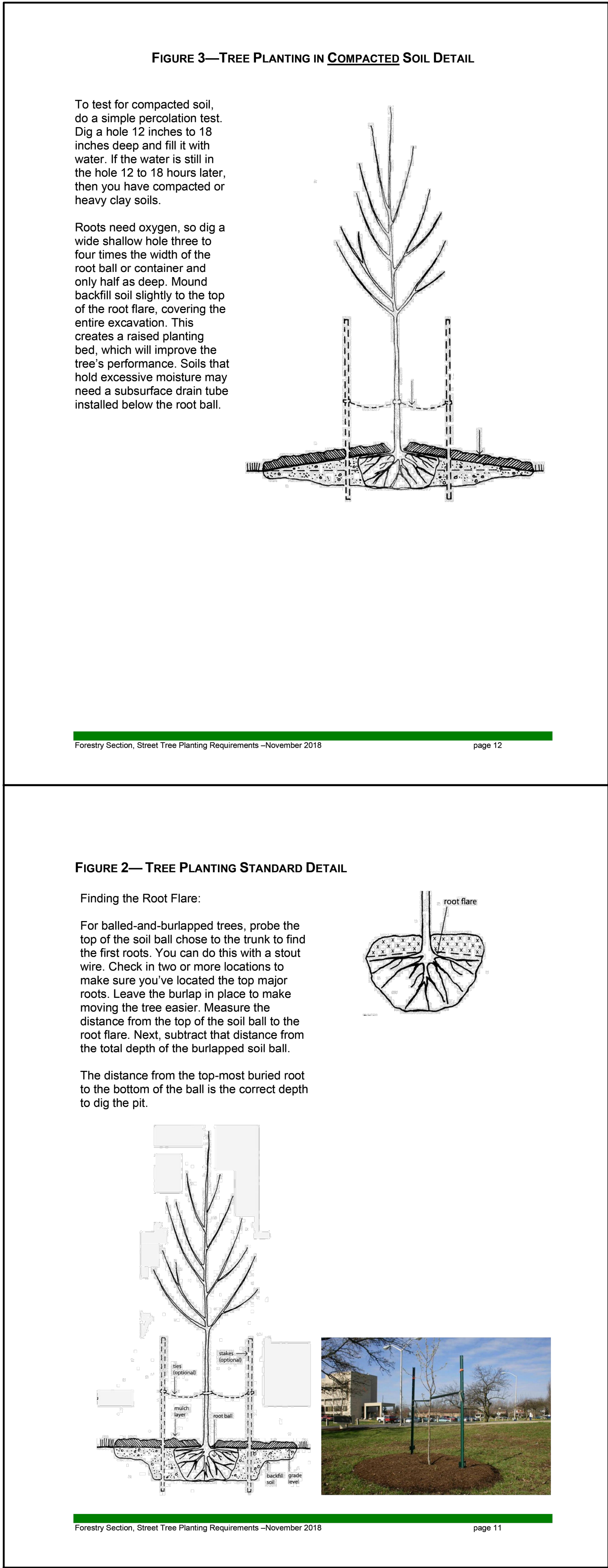
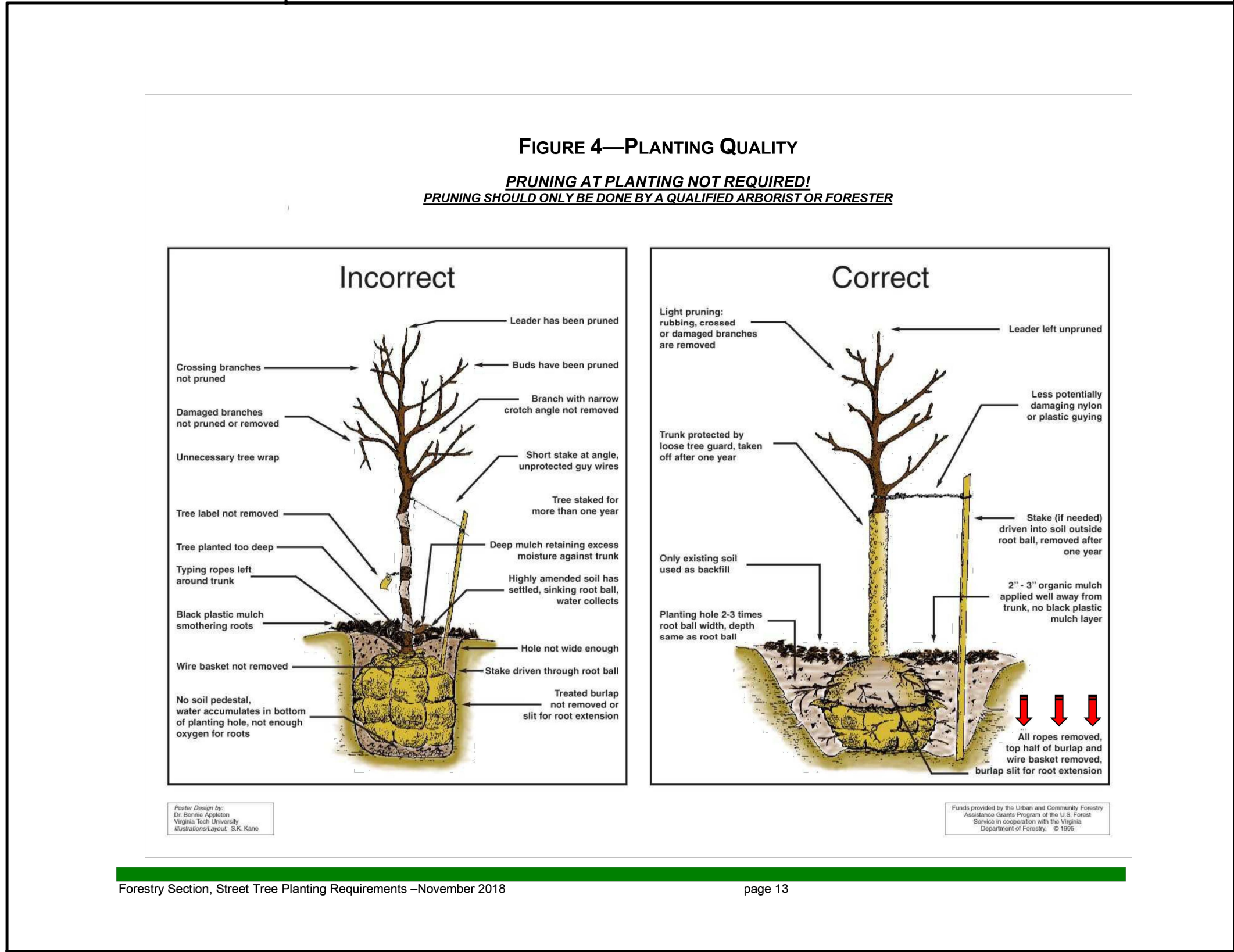
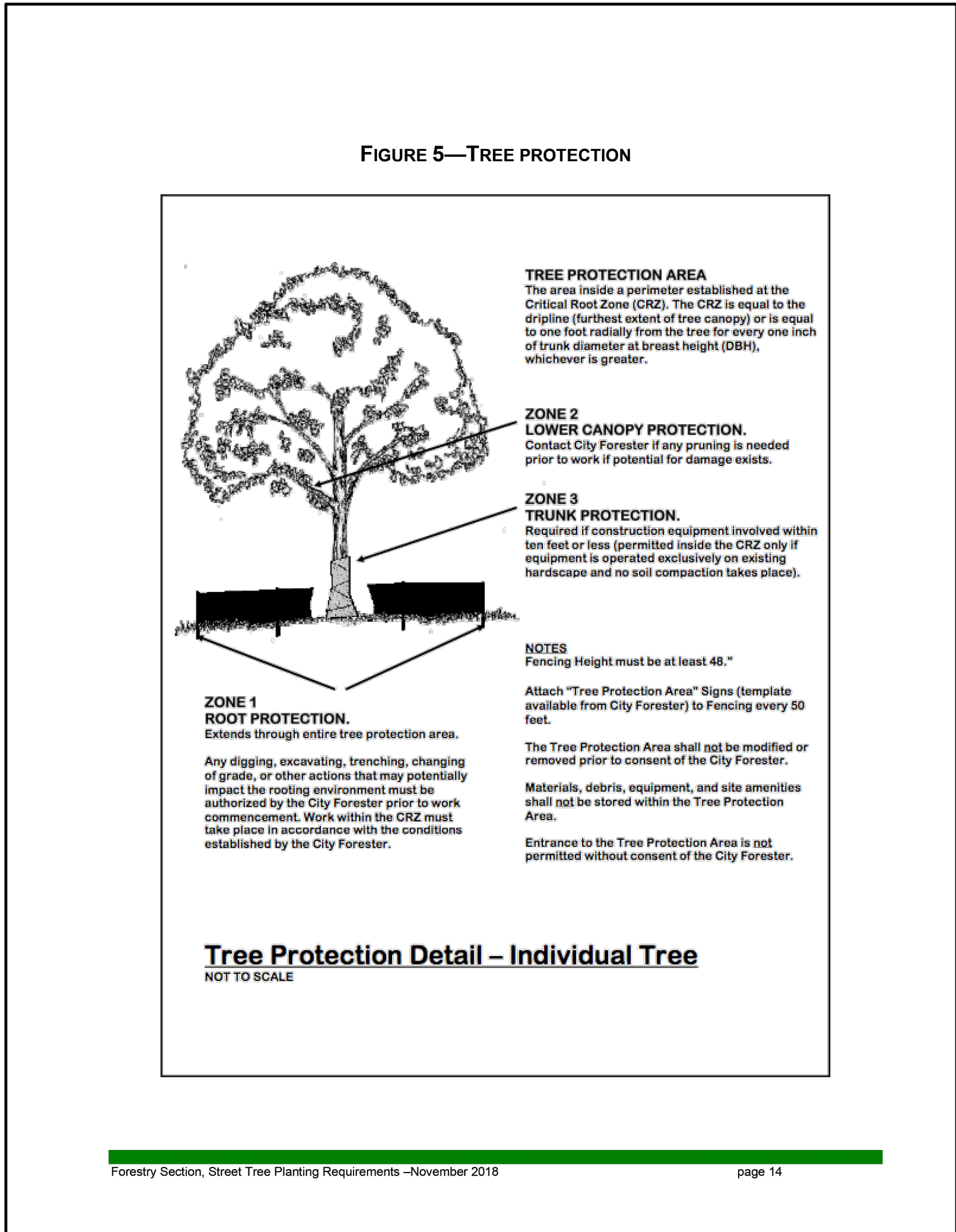
REVISION

PROJECT NUMBER
16874.00
DATE
09/02/25

DESIGNED
NJF
DRAWN
NJF
REVIEWED
JS

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.00





Lighting Table

Lighting Quantities*

* These approximate quantities were prepared solely for information only. It is not guaranteed that this list of materials constitutes all items required for the completion of the work.

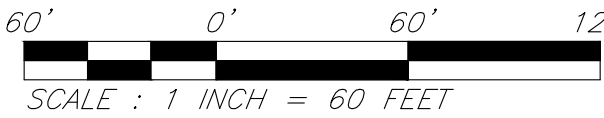
Parking Lot

1. **Luminaire**
166W Wall Mount Luminaire (Cooper Lighting Solutions, McGraw-Edison, GALLEON Area and Roadway Luminaire, GLEON-AP-03-LED-E1-T4W
4000K, 24,770 lumens, Type 4 Wide, Black Color)
2. **Luminaire**
166W Pole Mount Luminaire (Cooper Lighting Solutions, McGraw-Edison, GALLEON Area and Roadway Luminaire, GLEON-AP-03-LED-E1-T4W
4000K, 24,770 lumens, Type 4 Wide, Black Color)
3. **Luminaire**
233W Pole Mount Luminaire (Lithonia Lighting, RSX3 LED P2 40K R4 MVOLT EGS SPA DBXD
120V-277V, 4000K, 30,579 lumens, Type 4 Wide, Black Color, External Glare Shields, 7 pin receptacle)
4. **Luminaire**
233W Pole Mount Luminaire (Lithonia Lighting, RSX3 LED P2 40K R5 MVOLT SPA DBXD
120V-277V, 4000K, 30,990 lumens, Type 5 Wide, Black Color, External Glare shields, 7 pin receptacle)
5. **Pole**
Valmont SNTA D1 DNA 313 FBC AB (25' Pole Mount Luminaire, 5" Square Aluminum Pole, Black Color); Mounted at 3' Above Grade
6. **Design Requirements**
Classification – Parking Lot and Storage Yard
Pedestrian Conflict Area – N/A
Pavement Classification – N/A

Parking Lot–
Design Minimum Average Maintained Illuminance – 3.0 Fc
Design Average to Minimum Maintained Illuminance – 4.0 Fc
Calculated Average and Minimum to Average Maintained Illuminance – See lighting table this sheet.

Storage Yard–
Design Minimum Average Maintained Illuminance – 2.0 Fc
Design Average to Minimum Maintained Illuminance – 4.0 Fc
Calculated Average and Minimum to Average Maintained Illuminance – See lighting table this sheet.
7. **Design Calculation Factors**
Light Loss Factor – 0.90
Mounting Height Storage Yard – 27 Ft.
Mounting Height Parking and Building – 22 Ft.

Configuration – N/A
Roadway Width – N/A
Pole Spacing – N/A.



LEGEND

-  *Storage Yard Light Pole*
RSX3 LED P2 40K R4 MVOLT EGS SPA DBXD
Mounted at 27'
-  *Storage Yard Light Pole*
RSX3 LED P2 40K R5 MVOLT EGS SPA DBXD
Mounted at 27'
-  *Parking Light Pole*
GLEON-AF-03-LED-E1-T4W
Mounted at 22'
-  *Wall Package Light*
GLEON-AF-03-LED-E1-T4W
Mounted at 22'

architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
9 1 3 . 4 9 2 . 0 4 0 0
www.gbteam.com

BLACK & MCDONALD

6830 N. CORPORATE DRIVE

PREPARED FOR:
Black & McDonald
4101 Main Street
Grandview. Mo. 64030

REVISION

PROJECT NUMBER
16874.00

DATE
09/02/2

DESIGNED
NJF

NJF

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

E1.00

REV	DATE	DESCRIPTION

PROJECT NUMBER	16874
DATE	9/2/2025
CONCEPT	

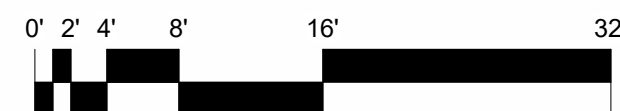
DESIGNED:	RJR
DRAWN:	RJR
REVIEWED:	RJR
SHEET TITLE	

BUILDING ELEVATIONS

SHEET NUMBER

A3.01

NORTH ELEVATION

A1.00 | A3.01
SCALE : 3/32" = 1'-0"

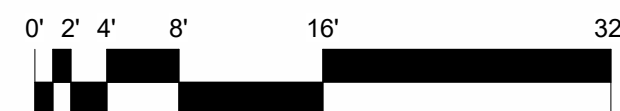
MATERIAL & FINISH LEGEND

- CP-1 CONCRETE TILT-UP, PAINTED 1: LIGHT GRAY - (PPG, THIN ICE, 1001-3)
- CP-2 CONCRETE TILT-UP, PAINTED 2: MEDIUM GRAY - (PPG, FLAGSTONE, 1001-4)
- CP-3 CONCRETE TILT-UP, PAINTED 3: DARK GRAY - (PPG, KNIGHTS ARMOR, 1001-6)
- GL-1 GLAZING 1

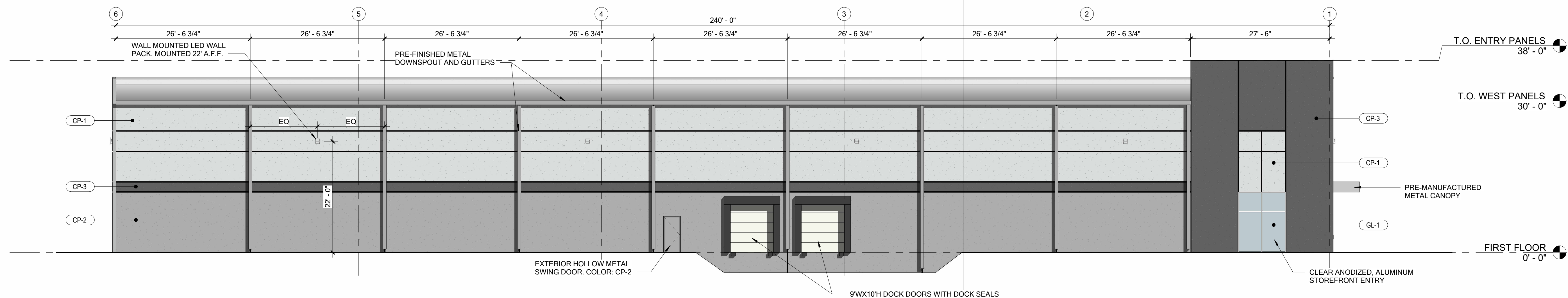
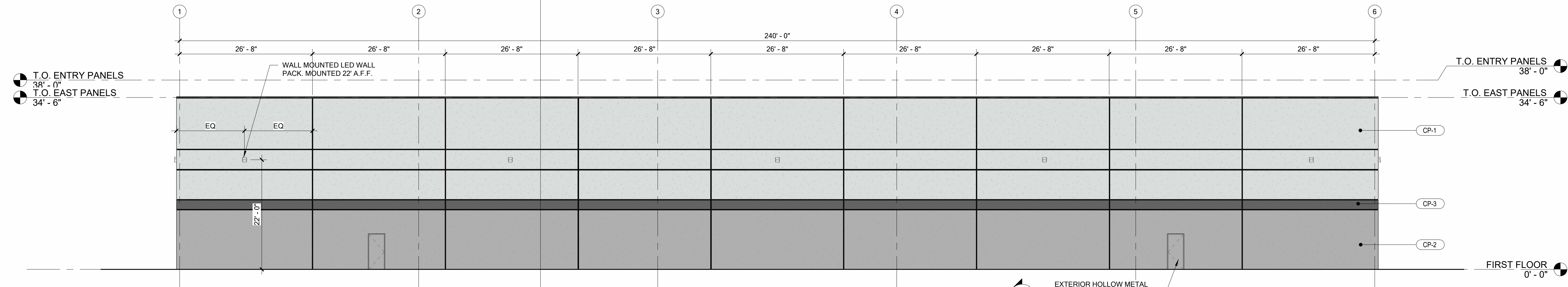
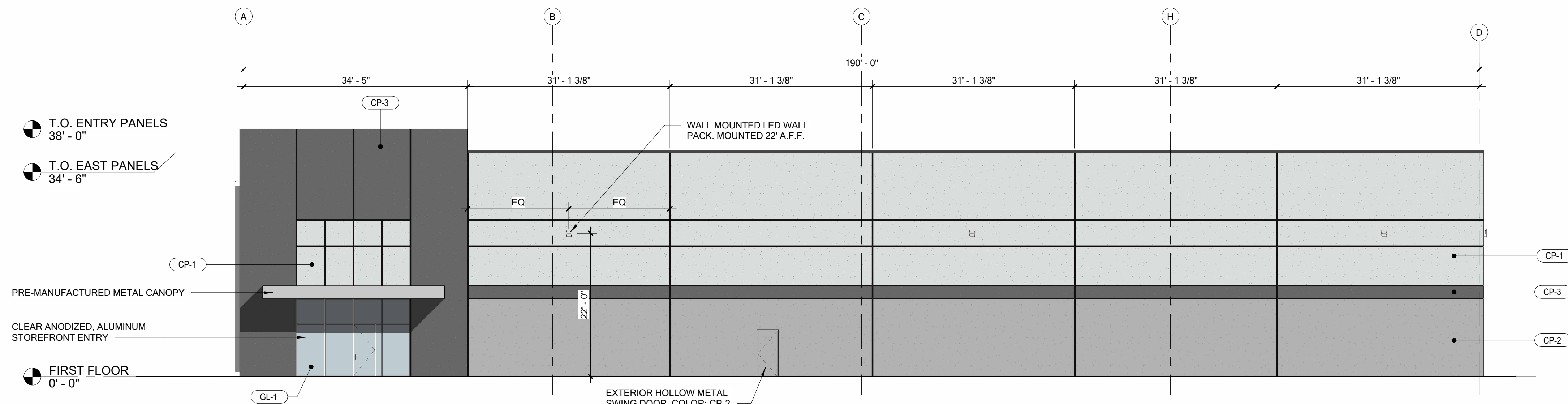
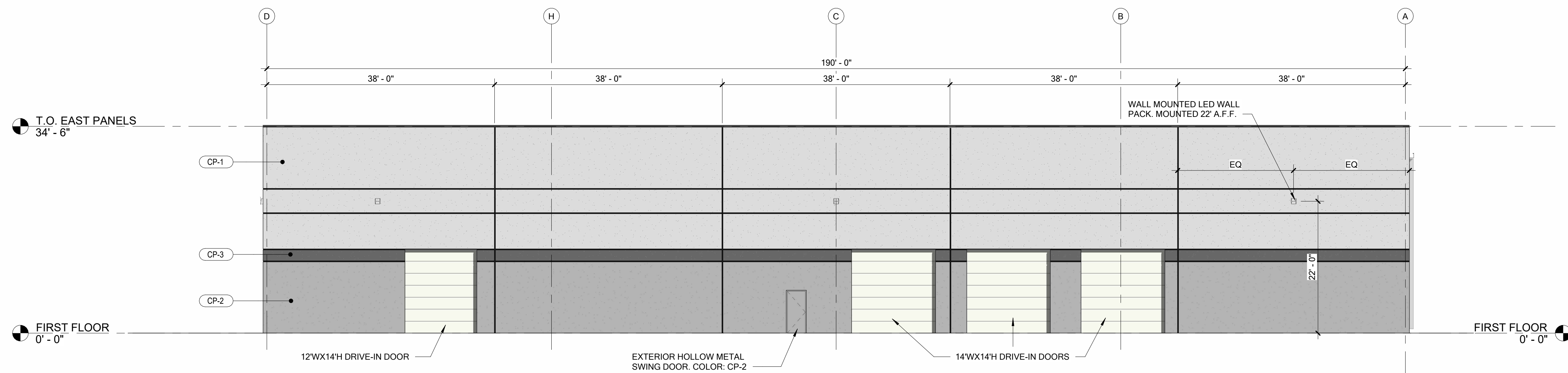
SOUTH ELEVATION

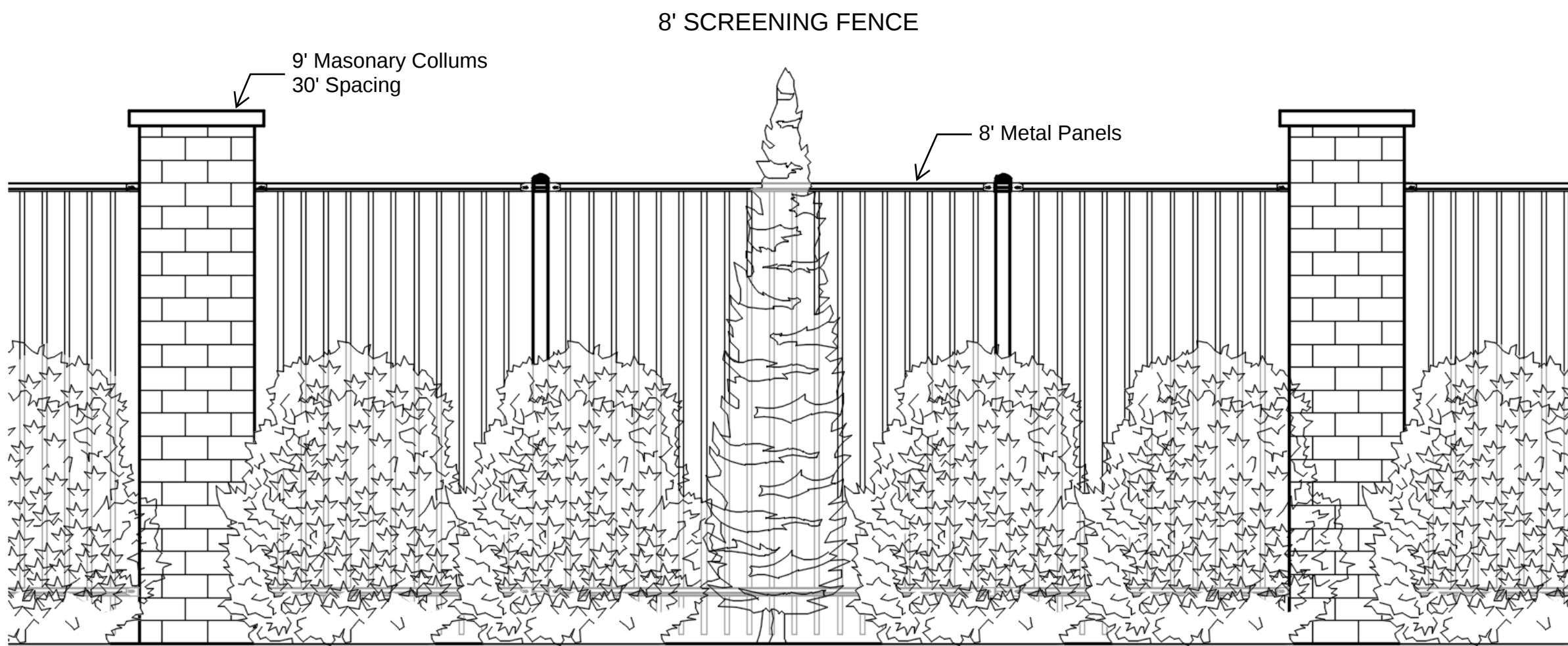
A1.00 | A3.01
SCALE : 3/32" = 1'-0"

EAST ELEVATION

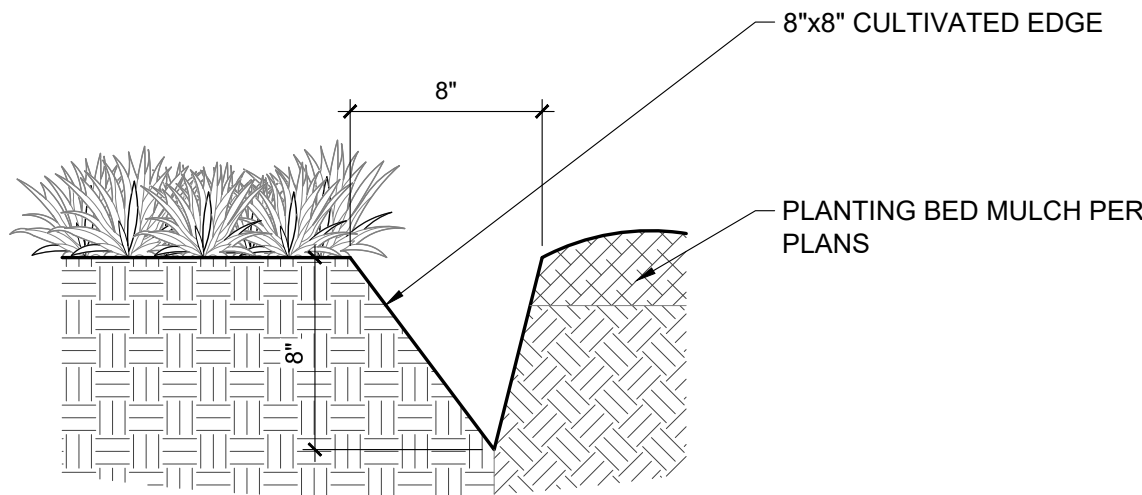
A1.00 | A3.01
SCALE : 3/32" = 1'-0"

WEST ELEVATION

A1.00 | A3.01
SCALE : 3/32" = 1'-0"

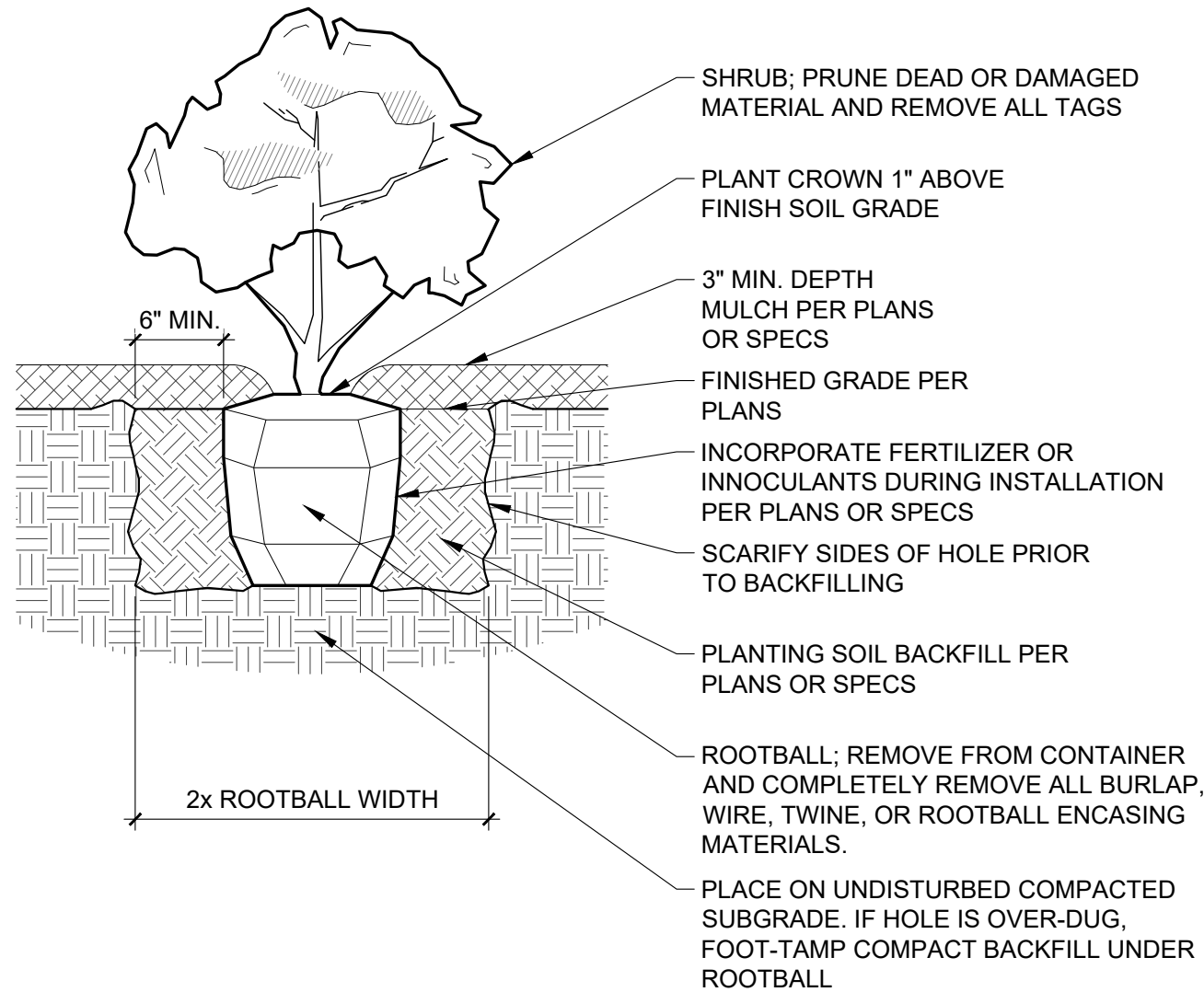


3 V-CUT NATURAL EDGE
1 1/2" = 1'-0"



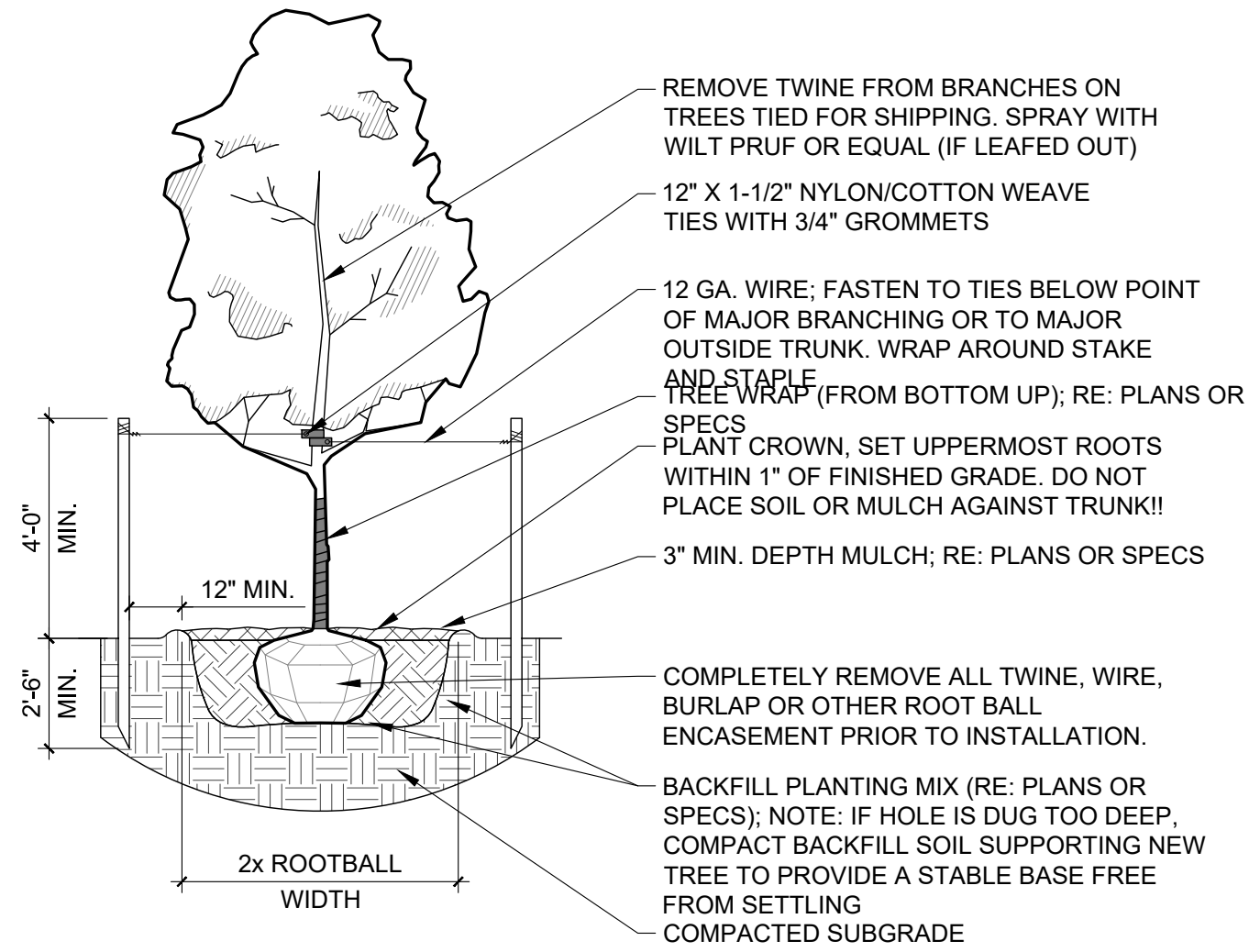
P-16874-03

2 SHRUB PLANTING
1" = 1'-0"



P-16874-02

1 DECIDUOUS TREE
3" = 1'-0"



P-16874-01

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	REMARKS
TREES						
	CE	Cercis canadensis / Eastern Redbud Multi-trunk	2" Cal.	B&B	9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2" Cal.	B&B	5	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	JS	Juniperus chinensis 'Spartan' / Spartan Juniper	5'-6" Ht.	Container	75	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	5'-6" Ht.	Container	5	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	QS	Quercus shumardii / Shumard Oak	2" Cal.	B&B	6	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
SHRUBS						
	BBA	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 gal.	Pot	54	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	BSW	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	5 gal.	Pot	45	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CKA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	Pot	7	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CA	Callicarpa americana / American Beautyberry	3 gal.	Pot	52	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Pot	60	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	HBA	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal.	Pot	30	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	JLC	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal.	Pot	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	JFC	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	Pot	95	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	SHD	Sporobolus heterolepis / Prairie Dropseed	3 gal.	Pot	55	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	TMD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	5 gal.	Pot	48	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS						
	AO	Aggregate Mulch; Ref. Notes and Specifications / 1'-3' Missouri Rainbow Rock	Mulch		169 sf	REFER TO NOTES AND SPECIFICATIONS
	FE2	Turfgrass Fescue Seed Mix / Fescue Seed Mix	Seed		55,822 sf	REFER TO NOTES AND SPECIFICATIONS
	FE	Turfgrass Fescue Sod / Fescue Sod	Sod		68,475 sf	REFER TO NOTES AND SPECIFICATIONS

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REVISION

PROJECT NUMBER
16874.00
DATE
09/02/25

DESIGNED
NJF
DRAWN
NJF
REVIEWED
JS

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L1.01

URD Parcel 6 Revision – CD-CPC-2025-00133

6830 N Corporate Drive – 9/24/2025

Virtual Meeting via Microsoft Teams Call

Sign in sheet

Name: Jacob Schweikert, GBA, Civil engineer

Name: Brian Boyed, GBA

Name: Rodney Ranzenberger, GBA

Name: Brian Eitzmann, Black and McDonald

Name: Peter Ho, VISOR Consulting, Black and McDonald rep.

Name: Adam Carlason, 4510 Vell view Ave 300 Kansas City, Missouri, 64111. Rouse Frets White Gross. Rep for MDC

Name: Eric S Vogel, Black and McDonald

Meeting Agenda:

Sign In Sheet

Introduction

Site Plan Review

Questions and Feedback:

Adam – Will the site be rezoned?

- Site will remain zoned UR.

Adam - Where will the outdoor storage be located on the site?

- Northern portion of the site is intended for outdoor storage area.

Adam - What materials or equipment is intended to be stored in this area?

- Material such as light poles, conduit and construction equipment and vehicles.

Adam - What is the space designation for office and warehouse in the building?

- Building is 47,000sqft, office space is approximately 2,000sqft.

Adam - What materials will be stored in the building?

- Electrical products (light fixtures, components, wire, etc.)

Brian – CPC meeting will be held October 1st

Meeting End

Riverfront Industrial Alignment: **Medium**

KC Spirit Playbook Alignment: **Medium**

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	CC HE SEG	CC – Access to interstate HE – Bioswale adjacent to existing pond SEG – Infill lot
Low	WDC	WDC – building lacks windows on all four sides, second submission lacks rendering showing screening

Alignment Comments:

2-4 sentences providing justification for the alignment.

This site is appropriate for light industrial uses, but the applicant should keep in mind that the neighboring use is a charter school. To improve the project's Playbook and Area Plan alignment regarding design, the building should have large windows on all four elevations. The concern is that no one inside the building can see if there's an issue outside the building. Additionally, the applicant should include the robust fencing and landscaping shown in the first submittal even though it was left out of the second submittal.