# CITY PLAN COMMISSION STAFF REPORT

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

04/02/2025

**Project Name**
Hoelzel Rezoning

**Docket #4**

**Request**
CD-CPC-2024-00041
MPD Rezoning + Development Plan

**Applicant**
Phillip Klawuhn
Phillip A. Klawuhn & Associates

**Owner**
Frank Hoelzel
Hoelzel Mobile Crushing

| | |
|---|---|
| Location | 3808 E 78th St |
| Area | About 9.5 Acres |
| Zoning | R-6 and M3-5 |
| Council District | 5 |
| County | Jackson |
| School District | Center |

**Surrounding Land Uses**
**North:** Industrial Uses, zoned M3-5
Residential Uses, zoned R-2.5
**South:** Industrial Uses, zoned M3-5
Residential Uses, zoned R-6
**East:** UP RR ROW
**West:** Industrial Uses, zoned M1-5

**KC Spirit Playbook Alignment**
Low

**Land Use Plan**
The Swope Area Plan recommends Conservation, Open Space/Buffer, and Light Industrial for this location. The proposed plan does not align with this designation. See Criteria A for more information.

**Major Street Plan**
W 78th is not identified on the City's Major Street Plan.

**APPROVAL PROCESS**

Staff Review → City Plan Commission → City Council

**SUMMARY OF REQUEST + KEY POINTS**
The applicant is seeking approval of a rezoning, with an associated Master Planned Development (MPD) Development Plan, to abate zoning violations and permit a demolition debris landfill to operate on the subject site.

**PROJECT TIMELINE**
The application for the subject request was filed on 03/20/2024. Scheduling deviations from 2024 Cycle 5.1 have occurred.

- Ordinance 230418, a moratorium, was in effect till June 1, 2024
- Between July 2024 and November 2024 City staff was waiting for a response letter and revised plans to the first round of reviews.
- To be scheduled for the 12/18/2024 meeting, revised plans were submitted on 12/01/2024.
- The CPC continued the case to 2/19/2025 so the applicant could address outstanding corrections.
- The CPC continued the case, again, to 4/02/2025 so the applicant could address outstanding corrections.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**
At the time this staff report was published, Parcel Viewer did not list any registered neighborhood or homes associations tied to the property.

**REQUIRED PUBLIC ENGAGEMENT**
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 11/20/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**
An unpermitted demolition debris landfill occupies the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**

| | |
|---|---|
| Docket #4 | Recommendation |
| | Approval, Subject to Conditions |

**Vicinity Map**

**CONTROLLING + RELATED CASES**

14138A: DISMISSED (2010)

A request for approval of a Conditional Use Permit to allow for a rock-crushing business in a district zoned M-2b (heavy industry).

CD-BZA-2018-11457: DENIED

A property zoned M3-5 (Manufacturing) and R-6 (Residential) and approximately 9 acres in size, generally located on the west side of the Union Pacific Railroad between E. 75th Terrace to the north and Bruce R. Watkins Drive to the south, to consider an appeal to the determination that the property is being used as a demolition debris landfill and that the portion of the property zoned R-6 is being used for outdoor storage.

CD-CPC-2023-00013: CONTINUED OFF DOCKET

A request to approve a rezoning from R-6 (Residential) to M3-5 (Manufacturing) to permit an existing nonconforming business on the subject site on about 6 acres generally located at 3808 E 78th St.

FRANK W HOELZEL V BOARD OF ZONING ADJUSTMENT: UNDER REVIEW

WHEREAS, it has been represented to this Court by a Verified Petition that Relator is aggrieved by the April 12, 2022 decision to the Board of Zoning Adjustment of the City of Kansas City, Missouri ("BZA") reflected in its office April 20, 2022, denying the Application of Relator to overturn alleged violations of the Zoning and Development Code of the City of Kansas City, Missouri and that such decision is illegal, unreasonable, not supported by competent and substantial evidence and for the other reasons stated in Relator's Petition.

**PLAN REVIEW**

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. A rezoning to MPD, with an associated Development Plan, was suggested by City Staff so the property owner could bring the property into compliance with municipal regulations and protect City interests through conditions attached to the case, which a standard rezoning application could not provide. An unpermitted demolition debris landfill, which has expanded over the years, occupies the subject site.

Per 88-110-03, Industrial Uses are not permitted in the R-6 Zoning District. Demolition debris landfill is permitted in the M3-5 Zoning District through the Special Use Permit process.

The proposed MPD abates zoning violations by permitting a demolition debris landfill to operate on the subject site. The storage of demolition debris (mostly rock, concrete, and asphalt), the crushing of those materials, office for employees, and storage of post-production materials encompasses the use. Zoning and Development Code Compliance City Staff also observed the storage of shipping containers, wrecked vehicles, and other debris on the site.

**PLAN ANALYSIS**

*Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)*

**indicates adjustment/deviation*

| Standards | Applicability | Meets | More Information |
|---|---|---|---|
| Lot and Building Standards (88-110) | Yes | Yes | See the Site Plans. |
| Accessory or Use- Specific Standards 88-380 | Yes | Yes | See the Conditions Report. |
| Boulevard and Parkway Standards (88-323) | No | - | - |
| Parkland Dedication (88-408) | No | - | - |

| Standards (cont.) | Applicability (cont.) | Meets (cont.) | More Information (cont.) |
|---|---|---|---|
| Tree Preservation and Protection (88-424) | Yes | - | See the notes below. |
| Parking and Loading Standards (88-420)* | Yes | No | See the notes below. |
| Landscape and Screening Standards (88-425) | Yes | Yes | Details will be provided in the Final MPD. |
| Outdoor Lighting Standards (88-430) | Yes | Yes | - |
| Sign Standards (88-445) | Yes | - | See Condition #9. |
| Pedestrian Standards (88-450) | Yes | Yes | See the Site Plans. |

88-424 (Tree Preservation and Protection)

Projects in which no tree canopy cover will be impacted or removed are exempt from 88-424, certified by a statement submitted by an SAF certified forester, ISA certified arborist, professional landscape architect, or a professional engineer registered in the State of Missouri. The statement shall be placed on required plans and plats.

88-420 (Parking and Loading Standards)

See Condition #11. Considering the subject industrial use, city staff is comfortable with 0 bicycle parking facilities being provided on the site. A deviation from the bicycle parking requirements may be granted through the MPD approval.

See Condition #12. City staff understands that gravel drives are appropriate for the subject industrial use. A deviation from the vehicular area standards may be granted through the MPD approval processes.

**SPECIFIC REVIEW CRITERIA**

**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 site is designated Open Space Buffer in the Swope Area Plan. The Open Space Buffer designation entails private or public land that is reserved from development. For example, creeks and stream buffers, floodplains, woodlands, severe slopes, or other natural resources can

trigger the Open Space Buffer designation. The proposed use, which is waste-related, staying/expanding into the Open Space Buffer does not conform to the Swope Area Plan. AN

- The proposed MPD Plan is not consistent with the Light Industrial, Open Space, Conservation, and Residential Low-Density future land uses. The intensity of the rock-crushing operations and demolition debris landfill uses at the site is more intense than what is recommended in all of the property's future land use designations. JF

**B. The proposed use must be allowed in the district in which it is located;**
The MPD allows for the demolition debris landfill to operate on the subject site.

**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;**
For an industrial use, there appears to be appropriate vehicular ingress and egress to and from the site.

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

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

- The plan does not provide for adequate utilities based on City standards. City staff needs more information on sewer facilities. See Condition #13.
- There are public facilities in the area that have been damaged by the rock-crushing use and demolition debris dumping on site. See Condition #35.

**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 building's location on the site appears to be appropriate for industrial use. Information regarding the architectural features of the buildings proposed on the subject site has not been provided.

**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 MPD package identifies existing tree cover to be preserved and a fence surrounding the entire site. However, city staff recommends a larger landscaping buffer to protect the development potential of surrounding properties.

**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.**
Per the MPD package, a minimum area of the site is dedicated to employee or visitor parking.

**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.**
The MPD package identifies existing tree cover to be preserved. However, city staff recommends a larger landscaping buffer to protect the development potential of surrounding properties.

**Master Planned Developments (88-520-03-G)**

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

**A. The preliminary development plan's consistency with any adopted land use plans for the area;**
No, the preliminary development plan is not consistent with related adopted land use plans. See the Development Plan review Criteria A above.

**B. The preliminary development plan's consistency with the MPD district provisions of 88-280; and**
No, the preliminary development plan is not consistent with the MPD provisions of 88-280. As previously mentioned, the MPD rezoning and development plan is being used as a tool to condition a rezoning which the applicant is seeking to abate zoning violations.

**C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.**
The conditions attached to the preliminary development plan attempt to protect city assets and protect surrounding properties, existing and future, from an intense industrial use.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment (CompassKC)

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL, SUBJECT TO CONDITIONS** as stated in the conditions report.

The following conditions must be resolved prior to ordinance request. (Condition #13)

1. (Long-Range Correction) The landscape buffer shall be modified to 65 feet on the north and south sides directly adjacent to R-2.5 and R-6 zoning districts (3600 E 78th St too), and 20 feet to the west. The buffer must be completely on the subject property. The existing tree cover on adjacent properties does not apply to the requested buffer. (modified 3/21)
2. (Water Services Correction) The utility plans call for a 10' sanitary sewer easement for the proposed relocation. The minimum width for the easement per the KC Water Sanitary Sewer Design Matrix is 20 feet for an 18" sewer that is 4 to 10 feet deep. Please revise the utility plan to callout a minimum of 20' sanitary easement centered on the line. (modified 3/19)
3. (Long Range Correction) Update the MPD narrative to reflect updated plans.

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor

# Plan Conditions

Report Date: March 27, 2025

Case Number: CD-CPC-2024-00041

Project: Hoelzel Rezoning

*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.*

1. Applicants, or the property owner, have sole responsibility for maintenance and care of the demolition debris landfill area.
2. All demolition debris landfills must be compacted by the use of machines for this purpose as the fill is introduced into the landfill area.
3. All demolition debris landfills must be operated so that they do not violate any city ordinances, state statutes, or federal laws relating to the health, safety, or general welfare of the inhabitants of the city, and may not have an adverse impact on water supplies or waterways, air or the visual environment.
4. At such time as the landfill reaches the finished topography as approved, the final 12 inches must be earth cover and must be properly graded and seeded by the applicant or otherwise landscaped and improved in accordance with plans approved at the time of special use approval.
5. The MPD plan is approved for 5 years. Extensions may be approved through a new MPD application and hearing.
6. Employees of the city have the right to enter upon the site to make all reasonable inspections.
7. 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 Final MPD plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
8. 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 or 88-430 at the property lines prior to any Certificate of Occupancy.
9. No detailed sign plan was provided. All signage must comply 88-445.
10. Driveways and parking areas should be constructed and comply with Chapter 56 of the Kansas City Municipal Code to prevent the tracking of mud and debris from penetrating the public right-of-way.
11. A deviation from the required bicycle parking regulations to permit zero (0) long-term and short-term bicycle facilities on the subject site.
12. A deviation from the vehicular use area regulations to permit gravel drive ways on the subject site, per site plan.
13. The following conditions must be resolved prior to ordinance request.
    1. (Long-Range Correction) The landscape buffer shall be modified to 65 feet on the north and south sides directly adjacent to R-2.5 and R-6 zoning districts (3600 E 78th St too), and 20 feet to the west. The buffer must be completely on the subject property. The existing tree cover on adjacent properties does not apply to the requested buffer. (modified 3/21)
    2. (Water Services Correction) The utility plans call for a 10' sanitary sewer easement for the proposed relocation. The minimum width for the easement per the KC Water Sanitary Sewer Design Matrix is 20 feet for an 18" sewer that is 4 to 10 feet deep. Please revise the utility plan to callout a minimum of 20' sanitary easement centered on the line. (modified 3/19)
    3. (Long Range Correction) Update the MPD narrative to reflect updated plans.
14. A third party inspection, conducted by an engineer licensed in the State of Missouri, shall be completed annually. Upon completion of the inspection, an affidavit completed by the engineer shall be provided to the Development Management Division. The affidavit shall certify the extent to which the landfill has been reduced in volume and in height and certify that all conditions are being met.

*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.*

15. 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)
16. 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)
17. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1
19. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
20. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit or within six months of the preliminary plan approval.
21. Per 40-23 of the Kansas City Code of Ordinances, the business/operations at 3808 E 78th St (Hoelzel Enterprises, Hoelzel Mobile Crushing, LLC, or Frank Hoelzel) is subject to a business/occupation license audit. This audit needs to be completed prior to the Final MPD submission.
22. Only rock, concrete, asphalt, or other solid minerals will be stored and processed on the site. For example, other outdoor storage or disposal of junked vehicles, shipping containers (not including those identified on the subject plans as machine trailers), or other materials (including waste) are not permitted on the site.
23. Building height shall follow 88-140-04 M -1 regulations, and accessory structures 88-305-03.

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

24. That prior to issuance of any permits on the site the applicant must consolidate the lots through General Warranty Deed with the County or through a Minor Subdivision Lot Consolidation through the City.

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

25. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
26. 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)
27. 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)

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

28. 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.
29. 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.

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

30. 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
31. 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 - Todd Hawes 816-513-0296

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

32. 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.

33. 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.

34. 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.

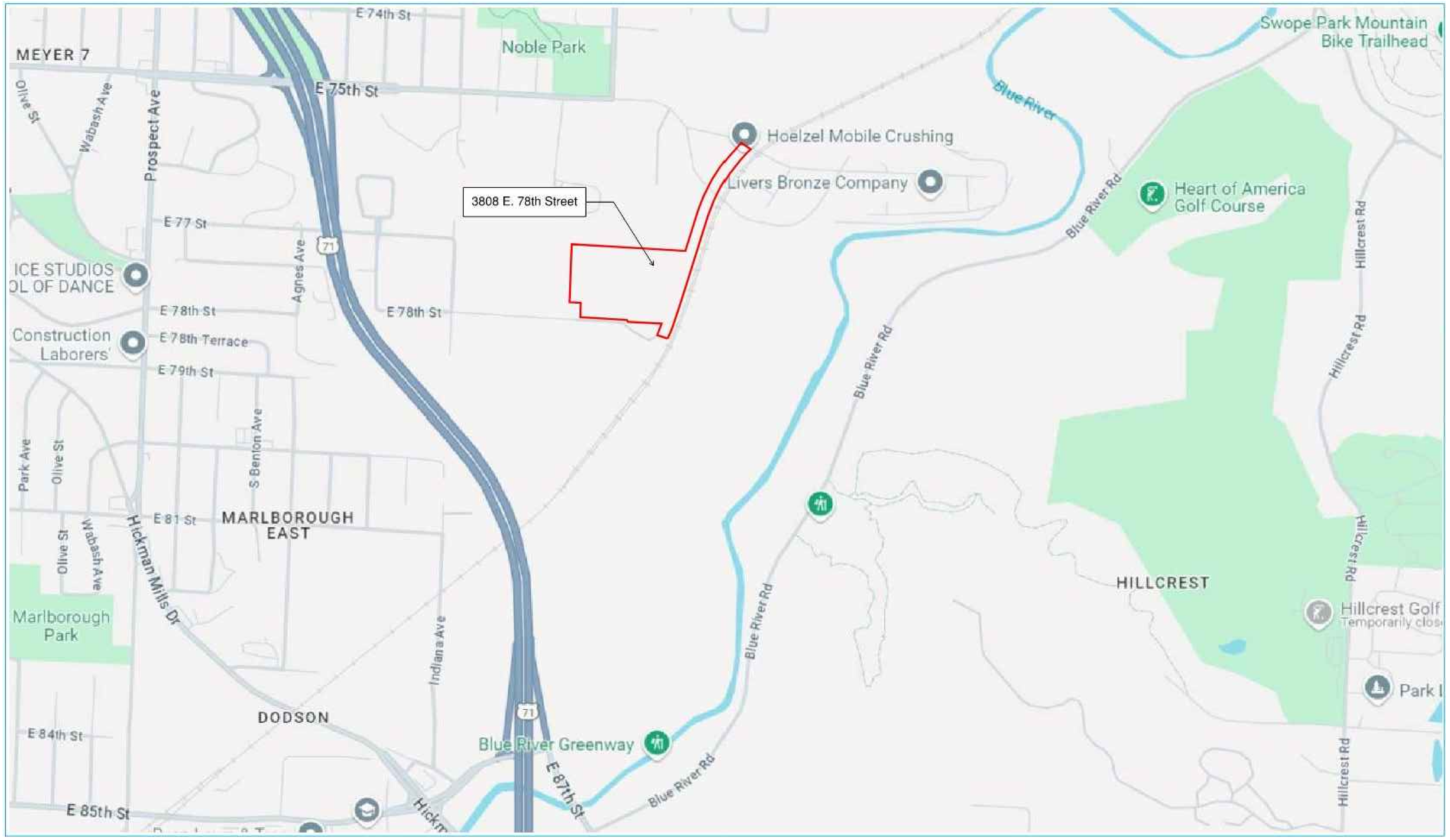
35. The developer shall relocate the existing public sanitary sewer. Public Infrastructure plans shall be submitted for review and approval by KC Water. A 20 foot wide sanitary sewer easement centered on the new sewer line must be provided, and the existing sewer easement shall be released. Permit for the relocation must be obtained prior to the issuance of any building permits or recording the final plat, whichever occurs first.

36. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

37. The developer shall provide a letter, signed and sealed by a Missouri PE, explaining the current site conditions and how it relates to the applicability of the city's stream buffer ordinance.

38. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

# NAME: 3808 E. 78TH STREET
# CD-CPC-2024-00041 HOELZEL REZONING




Vicinity Map

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COVER SHEET

STATE OF MISSOURI — TODD A. FREDERICKSEN — REGISTERED PROFESSIONAL ENGINEER — 3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

2024

3808 E 78TH STREET

KANSAS CITY, MISSOURI

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET 1 OF 14

# PRELIMINARY PLAT OF
# HOLEZEL HEIGHTS CENTER
## PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,

HOELZELS RECYCLING CENTER LEGAL DESCRIPTION:

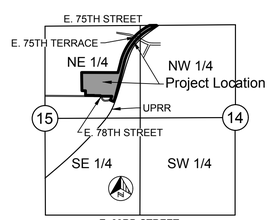
ALL THAT PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND ACCORDING TO THE RECORDED PLAT THEREOF, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED BY PATRICK E. WARD, MISSOURI PS-2005000071, OF OLSSON, INC., MISSOURI LC-366, ON FEBRUARY 13, 2025, AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 86 DEGREES 31 MINUTES 04 SECONDS WEST, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 613.53 FEET, TO A POINT; THENCE SOUTH 03 DEGREE 28 MINUTES 56 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON A LINE PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 1,320.07 FEET, TO A POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID LOT 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, SAID POINT BEING THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 31 MINUTES 36 SECONDS EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 323.95 FEET, TO A POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ON SAID CURVE TO THE RIGHT AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1,570.50 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREE 56 MINUTES 06 SECONDS, AN ARC DISTANCE OF 1,259.10 FEET, TO A POINT; THENCE NORTH 63 DEGREES 27 MINUTES 43 SECONDS EAST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.99 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 87 DEGREES 16 MINUTES 48 SECONDS EAST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ON SAID NORTH LINE, A DISTANCE OF 204.61 FEET, TO A POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, 125 FEET IN WIDTH, AS NOW ESTABLISHED; THENCE SOUTH 63 DEGREE 27 MINUTES 43 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON SAID SOUTHEASTERLY AND NORTHWESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 239.50 FEET, TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON SAID CURVE TO THE LEFT AND ON SAID NORTHWESTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINES, HAVING A RADIUS OF 1,470.50 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREE 56 MINUTES 06 SECONDS, AN ARC DISTANCE OF 1,178.93 FEET, TO A POINT ON A TANGENT LINE; THENCE SOUTH 17 DEGREE 31 MINUTES 36 SECONDS WEST, ON SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 897.00 FEET, TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON SAID CURVE TO THE RIGHT AND ON SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, HAVING A RADIUS OF 1,838.87 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 32 MINUTES 09 SECONDS, AN ARC DISTANCE OF 241.86 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 64 DEGREES 56 MINUTES 14 SECONDS WEST, DEPARTING SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 100.00 FEET, TO A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD ST. LOUIS AND SAN FRANCISCO RAILROAD, 100 FEET IN WIDTH, AS NOW ESTABLISHED AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 78TH STREET, AS NOW ESTABLISHED BY DOCUMENT NO. A-384460 IN BOOK B-2865 AT PAGE 72, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE; THENCE IN A NORTHERLY DIRECTION, ON SAID CURVE TO THE LEFT AND ON SAID WESTERLY RIGHT-OF-WAY LINE, WHOSE INITIAL TANGENT BEARS NORTH 25 DEGREES 03 MINUTES 46 SECONDS EAST, HAVING A RADIUS OF 1,738.87 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREE 51 MINUTES 44 SECONDS, AN ARC DISTANCE OF 117.22 FEET, TO A POINT ON THE OLD CENTER LINE OF VACATED 78TH STREET VACATED IN COURT ORDER PETITION NO. 19280800, SAID POINT BEING, SAID POINT BEING ON A NON-TANGENT LINE; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ON SAID VACATED CENTER LINE OF 78TH STREET, A DISTANCE OF 307.11 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 78TH STREET, AS NOW ESTABLISHED BY DOCUMENT NO. A-384460 IN BOOK B-2865 AT PAGE 72; THENCE NORTH 35 DEGREE 49 MINUTES 34 SECONDS WEST, DEPARTING SAID VACATED CENTER LINE AND ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID 78TH STREET, AS NOW ESTABLISHED; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ON SAID SOUTH LINES AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 181.97 FEET, TO A POINT BEING ON THE EAST LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 02 DEGREES 13 MINUTES 30 SECONDS EAST, DEPARTING SAID SOUTH LINES AND ON SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST LINE AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET, TO A POINT; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID WEST LINE AND SAID EAST LINE AND ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 231.97 FEET, TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ON THE EAST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 130.04 FEET, TO THE NORTHEAST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 86 DEGREES 29 MINUTES 50 SECONDS WEST, DEPARTING SAID EAST LINE AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153, A DISTANCE OF 100.03 FEET, TO A POINT ON THE WEST LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN SAID DOCUMENT NO. 2005K0020153; THENCE NORTH 02 DEGREES 09 MINUTES 10 SECONDS EAST, ON SAID WEST LINE, A DISTANCE OF 510.98 FEET, TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 2 OF EAST HILLS VILLAGE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 86 DEGREES 37 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINES AND ON THE NORTH LINE OF SAID CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2005K0020153 AND THE NORTH LINE OF A CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2023E0009232, A DISTANCE OF 1,017.92 FEET, TO THE POINT OF BEGINNING, CONTAINING 841,361 SQUARE FEET OR 19.3150 ACRES, MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HOEZELS RECYCLING CENTER."

RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.



SECTIONS 14 & 15, T48N, R33W
*VICINITY MAP*
Scale: 1" = 2000'

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER - WILLIAM H. HOELZEL

BY: _____ _____
WILLIAM H. HOELZEL — PRINTED NAME & TITLE

STATE OF _____ )
) SS
COUNTY OF _____ )

BE IT REMEMBERED, THAT ON THIS____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM H. HOELZEL, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID OWNER, AND HE DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID OWNER.

IN WITNESS HEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
NOTARY: — MY APPOINTMENT EXPIRES:

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER - FRANK W. HOELZEL & CAROL J. HOELZEL

BY: _____ _____
FRANK W. HOELZEL — PRINTED NAME & TITLE

BY: _____ _____
CAROL J. HOELZEL — PRINTED NAME & TITLE

STATE OF _____ )
) SS
COUNTY OF _____ )

BE IT REMEMBERED, THAT ON THIS____DAY OF_____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME FRANK W. HOELZEL AND CAROL J. HOELZEL, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID OWNERS, AND THEY DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT AND DEED OF SAID OWNERS.

IN WITNESS HEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
NOTARY: — MY APPOINTMENT EXPIRES:

APPROVALS

CITY OF KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT DEPARTMENT PURSUANT TO THE AUTHORITY DELEGATED TO ME BY THE CITY COUNCIL IN SECTION 88-535-05 OF THE ZONING AND DEVELOPMENT CODE, I HEREBY APPROVE THIS MINOR SUBDIVISION PLAT.

APPROVED BY, THE PLANNING COMMISSION OF THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2025.

_____
MARIO VASQUEZ
CITY PLANNING DIRECTOR

APPROVED BY, THE JACKSON COUNTY GIS DEPARTMENT, THIS _____ DAY OF _____, 2025.

_____

APPROVED BY, THE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, OF THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, THIS _____ DAY OF _____, 2025.

_____
MICHAEL J. SHAW
PUBLIC WORKS DIRECTOR

COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2025.

_____ _____ _____ _____
MAYOR - QUINTON LUCAS — CITY CLERK - MARILYN SANDERS

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF "HOEZELS RECYCLING CENTER", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI — PATRICK ETHAN WARD — 03/11/2025 — NUMBER LS-2005000071 — NATIONAL LAND SURVEYOR

BY: _____
PATRICK ETHAN WARD, MO PLS NO. 2005000071
OLSSON, LC-366
PWARD@OLSSON.COM

PREPARED FOR/PROPERTY OWNER:
WILLIAM H. HOELZEL
3610 & 3614 E. 78TH STREET
KANSAS CITY, MISSOURI 64132

PREPARED FOR/PROPERTY OWNERS:
FRANK W. HOELZEL & CAROL J. HOELZEL
3806 & 3808 E. 78TH STREET
KANSAS CITY, MISSOURI 64132

PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 300
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170


olsson
7301 West 133rd Street, Suite 200 TEL 913.381.1170
Overland Park, KS 66213-4750 FAX 913.381.1174
www.olsson.com


REVISIONS

| REV NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

ALTA / NSPS LAND TITLE SURVEY

TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

2025

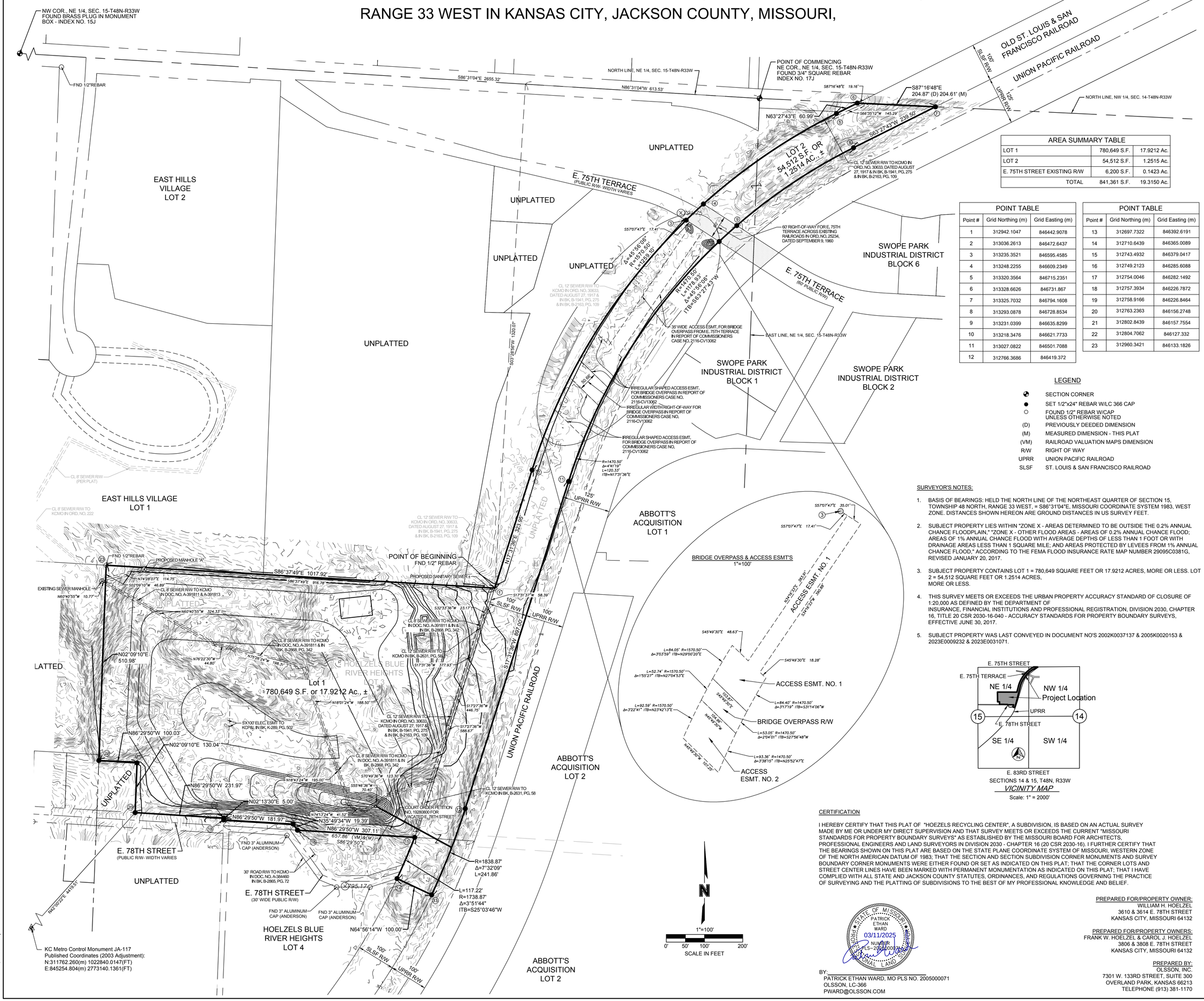
drawn by: TMV
reviewed by: PEW
project no.: 02X-XXXX
date: 02/13/2025

SHEET
1 of 2

C:\Temp\AcPublish_39324\V_PP_HOELZEL_PLAT.dwg
DATE: Mar 11, 2025 1:23pm USER: tvalentine

# PRELIMINARY PLAT OF
# HOLEZEL HEIGHTS CENTER

## PART OF AN UNPLATTED TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14 AND PART OF LOT 3 AND LOT 4, HOELZELS BLUE RIVER HEIGHTS, A SUBDIVISION OF LAND, ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI,




| AREA SUMMARY TABLE | | |
|---|---|---|
| LOT 1 | 780,649 S.F. | 17.9212 Ac. |
| LOT 2 | 54,512 S.F. | 1.2515 Ac. |
| E. 75TH STREET EXISTING R/W | 6,200 S.F. | 0.1423 Ac. |
| TOTAL | 841,361 S.F. | 19.3150 Ac. |

| POINT TABLE | | |
|---|---|---|
| Point # | Grid Northing (m) | Grid Easting (m) |
| 1 | 312942.1047 | 846442.9078 |
| 2 | 313036.2613 | 846472.6437 |
| 3 | 313235.3521 | 846595.4585 |
| 4 | 313248.2255 | 846609.2349 |
| 5 | 313320.3564 | 846715.2351 |
| 6 | 313328.6626 | 846731.867 |
| 7 | 313325.7032 | 846794.1608 |
| 8 | 313293.0878 | 846728.8534 |
| 9 | 313231.0399 | 846635.8299 |
| 10 | 313218.3476 | 846621.7733 |
| 11 | 313027.0822 | 846501.7088 |
| 12 | 312766.3686 | 846419.372 |

| POINT TABLE | | |
|---|---|---|
| Point # | Grid Northing (m) | Grid Easting (m) |
| 13 | 312697.7322 | 846392.6191 |
| 14 | 312710.6439 | 846365.0089 |
| 15 | 312743.4932 | 846379.0417 |
| 16 | 312749.2123 | 846285.6088 |
| 17 | 312754.0046 | 846282.1492 |
| 18 | 312757.3934 | 846226.7872 |
| 19 | 312758.9166 | 846226.8464 |
| 20 | 312763.2363 | 846156.2748 |
| 21 | 312802.8439 | 846157.7554 |
| 22 | 312804.7062 | 846127.332 |
| 23 | 312960.3421 | 846133.1826 |

LEGEND

- SECTION CORNER
- SET 1/2"x24" REBAR W/LC 366 CAP
- FOUND 1/2" REBAR W/CAP UNLESS OTHERWISE NOTED
- (D) PREVIOUSLY DEEDED DIMENSION
- (M) MEASURED DIMENSION - THIS PLAT
- (VM) RAILROAD VALUATION MAPS DIMENSION
- R/W RIGHT OF WAY
- UPRR UNION PACIFIC RAILROAD
- SLSF ST. LOUIS & SAN FRANCISCO RAILROAD

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: HELD THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 33 WEST, = S86°31'04"E, MISSOURI COORDINATE SYSTEM 1983, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
2. SUBJECT PROPERTY LIES WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," "ZONE X - OTHER FLOOD AREAS - 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," ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0381G, REVISED JANUARY 20, 2017.
3. SUBJECT PROPERTY CONTAINS LOT 1 = 780,649 SQUARE FEET OR 17.9212 ACRES, MORE OR LESS. LOT 2 = 54,512 SQUARE FEET OR 1.2514 ACRES, MORE OR LESS.
4. THIS SURVEY MEETS OR EXCEEDS THE URBAN PROPERTY ACCURACY STANDARD OF CLOSURE OF 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20 CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.
5. SUBJECT PROPERTY WAS LAST CONVEYED IN DOCUMENT NO'S 2002K0037137 & 2005K0020153 & 2023E0009232 & 2023E0031071.




SECTIONS 14 & 15, T48N, R33W

*VICINITY MAP*

Scale: 1" = 2000'

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF "HOEZELS RECYCLING CENTER", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
PATRICK ETHAN WARD
03/11/2025
NUMBER LS-2005000071
PROFESSIONAL LAND SURVEYOR

BY: _____
PATRICK ETHAN WARD, MO PLS NO. 2005000071
OLSSON, LC-366
PWARD@OLSSON.COM

PREPARED FOR/PROPERTY OWNER:
WILLIAM H. HOELZEL
3610 & 3614 E. 78TH STREET
KANSAS CITY, MISSOURI 64132

PREPARED FOR/PROPERTY OWNERS:
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olsson
7301 West 133rd Street, Suite 200 TEL 913.381.1170
Overland Park, KS 66213-4750 FAX 913.381.1174
www.olsson.com


| REV. NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

ALTA / NSPS LAND TITLE SURVEY

TRACT OF LAND IN THE NE 1/4 SEC. 14 & NW 1/4 SEC. 15 & PART OF LOTS 3 & 4, HOELZELS BLUE RIVER HEIGHTS ALL IN TOWNSHIP 48 NORTH, RANGE 33 WEST

KANSAS CITY, JACKSON COUNTY, MISSOURI

2025

drawn by: TMV
reviewed by: PEW
project no.: 02X-XXXXX
date: 02/13/2025

SHEET
2 of 2

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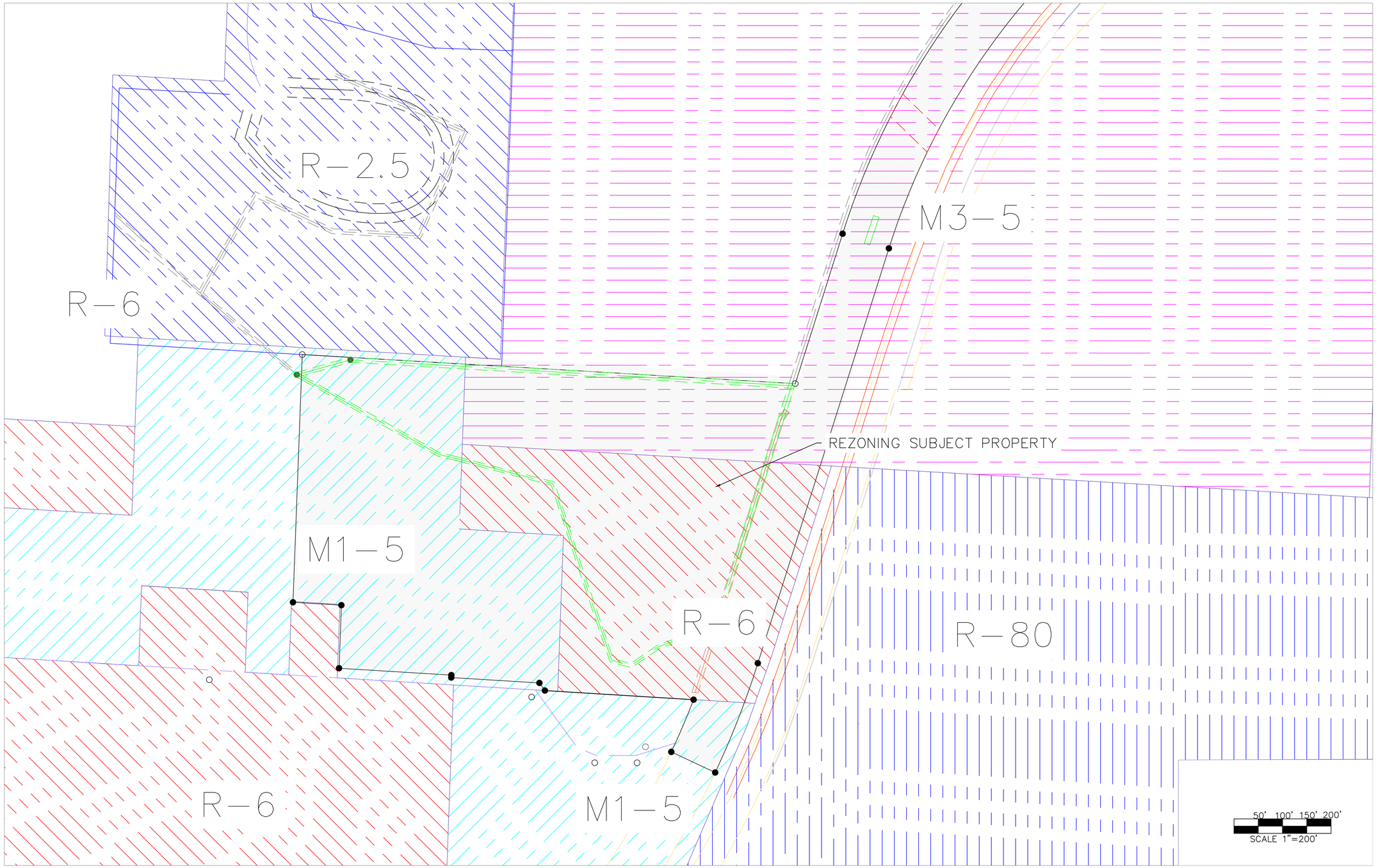
DATE: Mar 11, 2025 1:23pm USER: tvalentine




EXISTING ZONING

STATE OF MISSOURI
JORD A. FREDERICKSEN
NUMBER
REGISTERED PROFESSIONAL ENGINEER
3/19/25

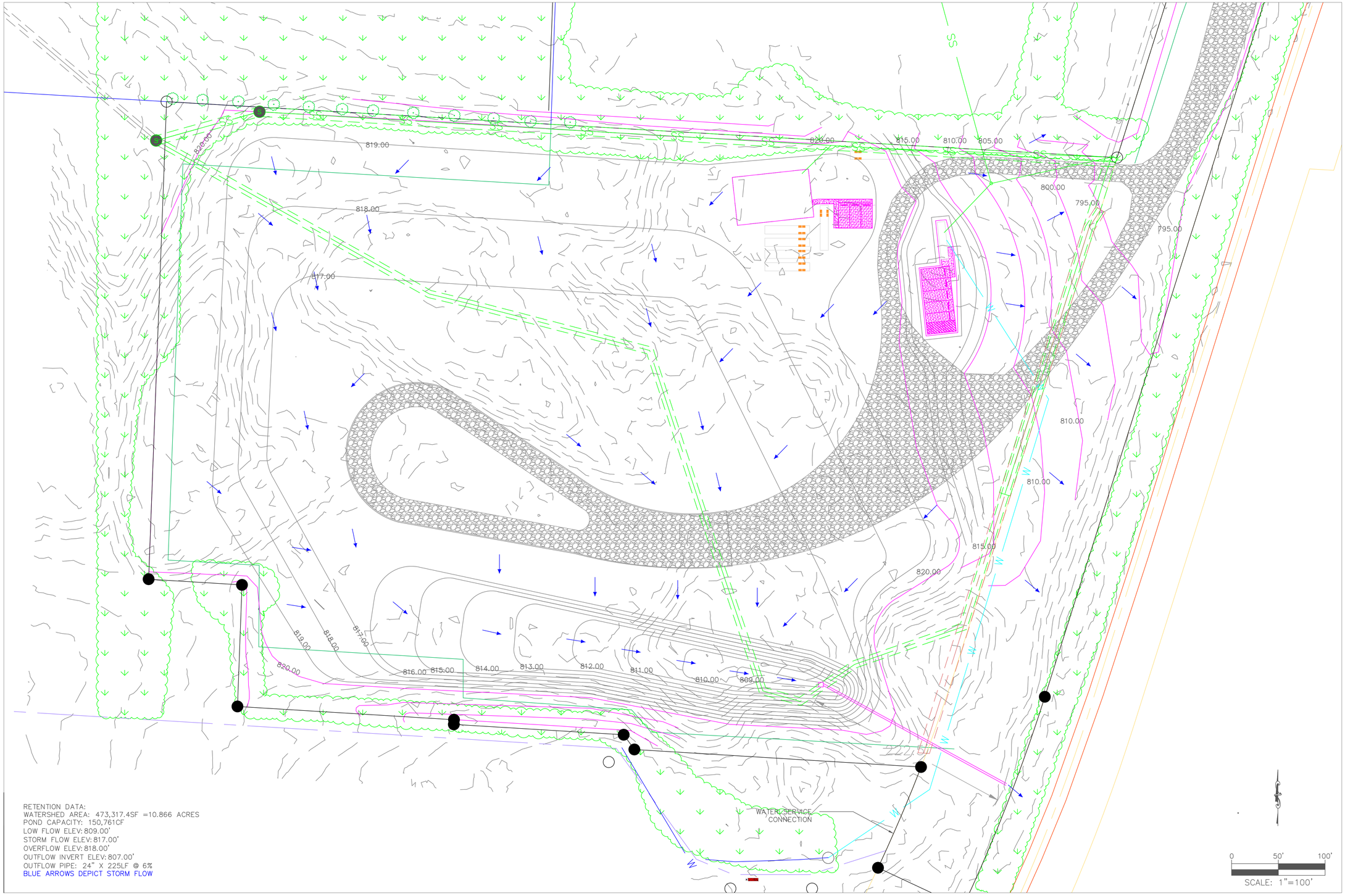
| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

3808 E 78TH STREET
KANASA CITY, MISSOURI
2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
4 OF 14

811 Know what's below. Call before you dig.




RETENTION DATA:
WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV: 809.00'
STORM FLOW ELEV: 817.00'
OVERFLOW ELEV: 818.00'
OUTFLOW INVERT ELEV: 807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
BLUE ARROWS DEPICT STORM FLOW

LIMITS OF ALL FILL SHALL BE INSIDE BUFFERED AREA.

811 Know what's below. Call before you dig.

# GRADING PLAN

STATE OF MISSOURI
TODD A. THEDERICKSEN
NUMBER
PE-2005030484
REGISTERED PROFESSIONAL ENGINEER
3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

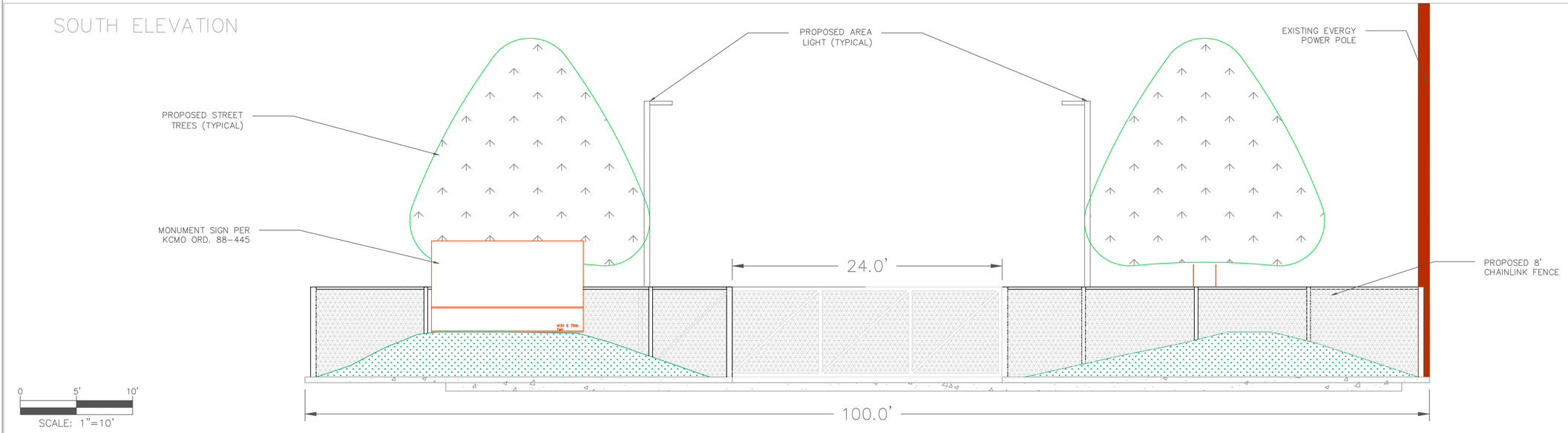
REVISIONS

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

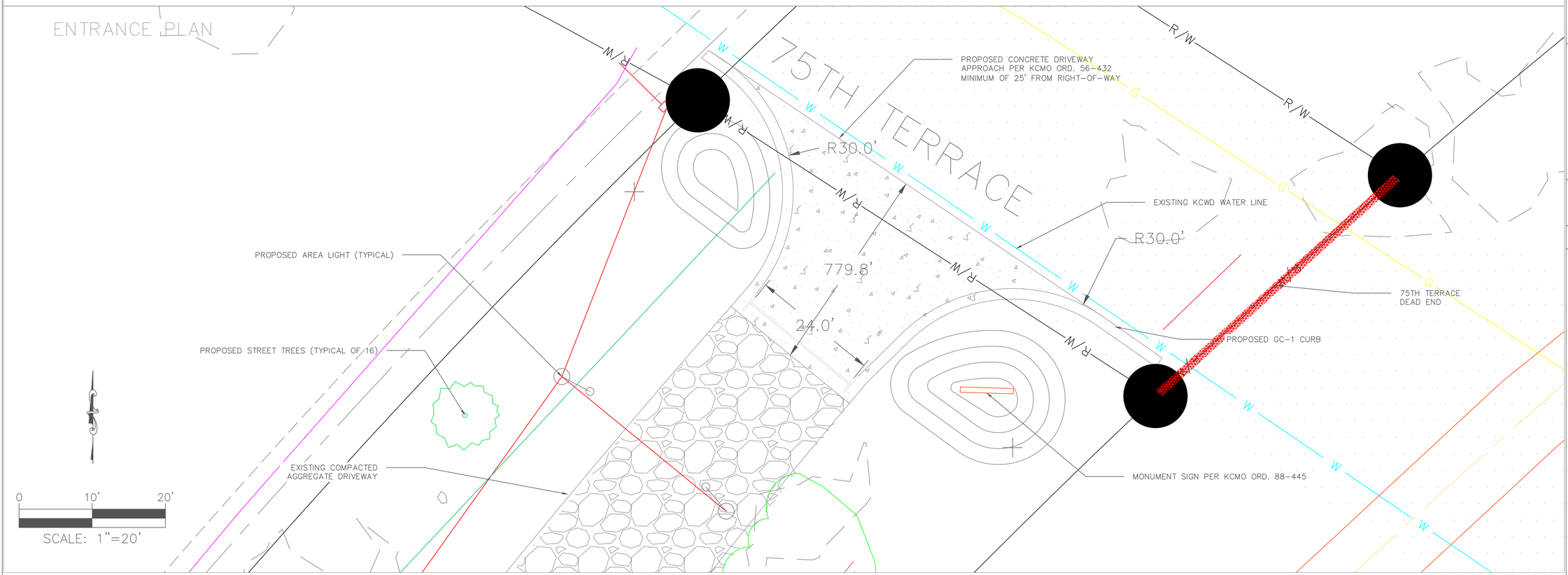
| | |
|---|---|
| drawn by: | DAH |
| checked by: | TAF |
| approved by: | FWH |
| project no.: | 2024001.1 |
| drawing no.: | REV 1 |

SHEET
5 OF 14

## SOUTH ELEVATION




## ENTRANCE PLAN




NOTE: ALL CONCRETE FOR DRIVEWAY PAVEMENT AND CURB SHALL BE KCMMB 4K
PROPOSED DRIVEWAY APPROACH SHALL BE CONSTRUCTED PER KCMO ORD. 56-432

Know what's **below.**
**Call** before you dig.

# ENTRANCE PLAN

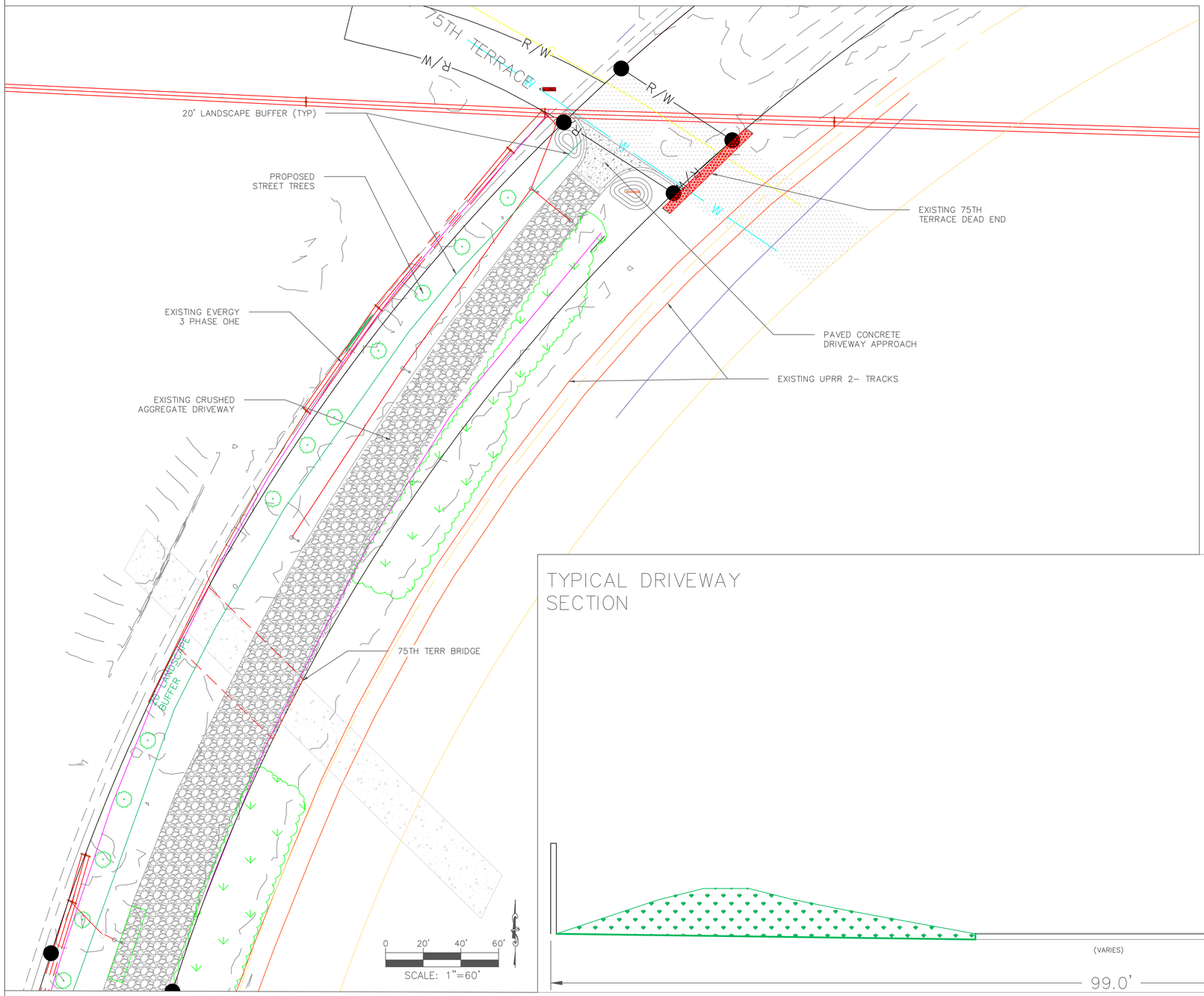
STATE OF MISSOURI
JORD A. FREDERICKSEN
NUMBER 2015036804
REGISTERED PROFESSIONAL ENGINEER
3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
6 OF 14



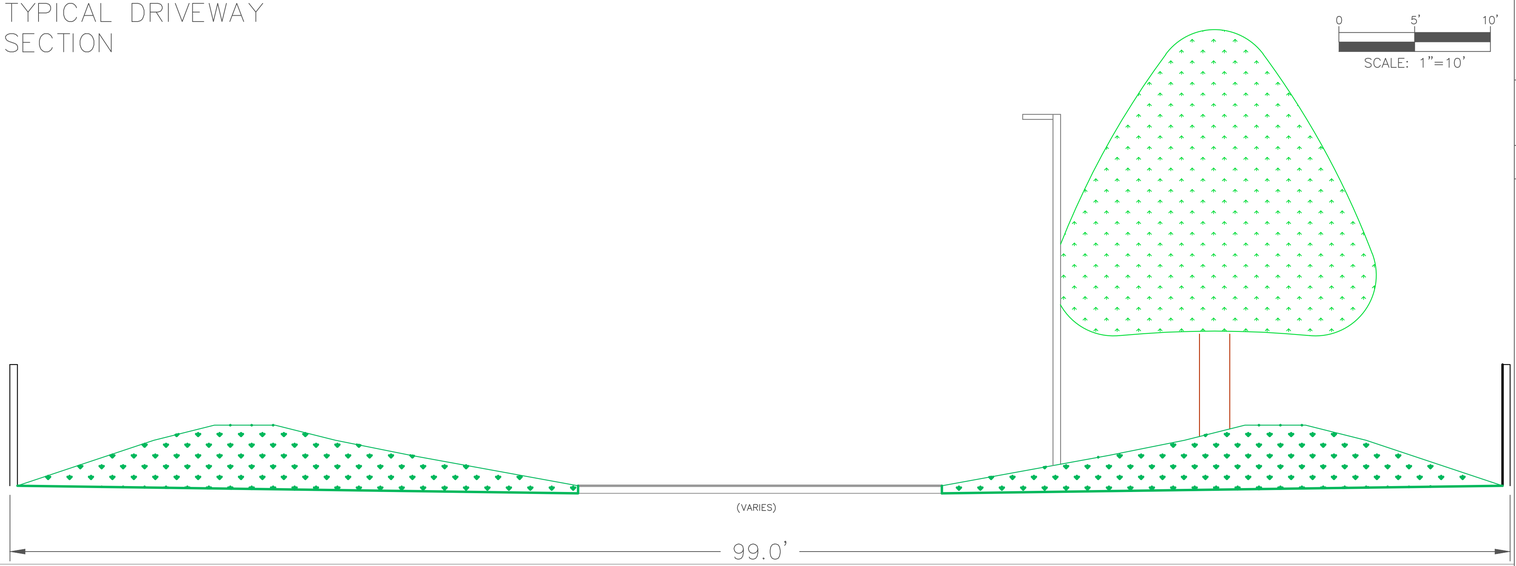

NOTE: EXISTING DRIVEWAY IS DENSELY COMPACTED AGGREGATE BASE
TYPICAL WIDTH WILL VARY BUT IS A MINIMUM OF 24' WIDE

PROPOSED DRIVEWAY APPROACH WILL BE KCMMB 4K CONCRETE

STREET TREES WILL BORDER THE DRIVEWAY ON THE WEST SIDE
ALONG THE LENGTH OF THE DRIVEWAY EXCEPT IN THE CITY OWNED EASEMENT SURROUNDING THE 75TH TERRACE BRIDGE.

PROPOSED DRIVEWAY LIGHTING WILL BE INSTALLED IN THE DRIVEWAY SEGMENT NORTH OF THE 75TH TERRACE BRIDGE

TYPICAL DRIVEWAY SECTION




811 Know what's below. Call before you dig.

# DRIVEWAY PLAN

STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER
REGISTERED PROFESSIONAL ENGINEER
3/19/25

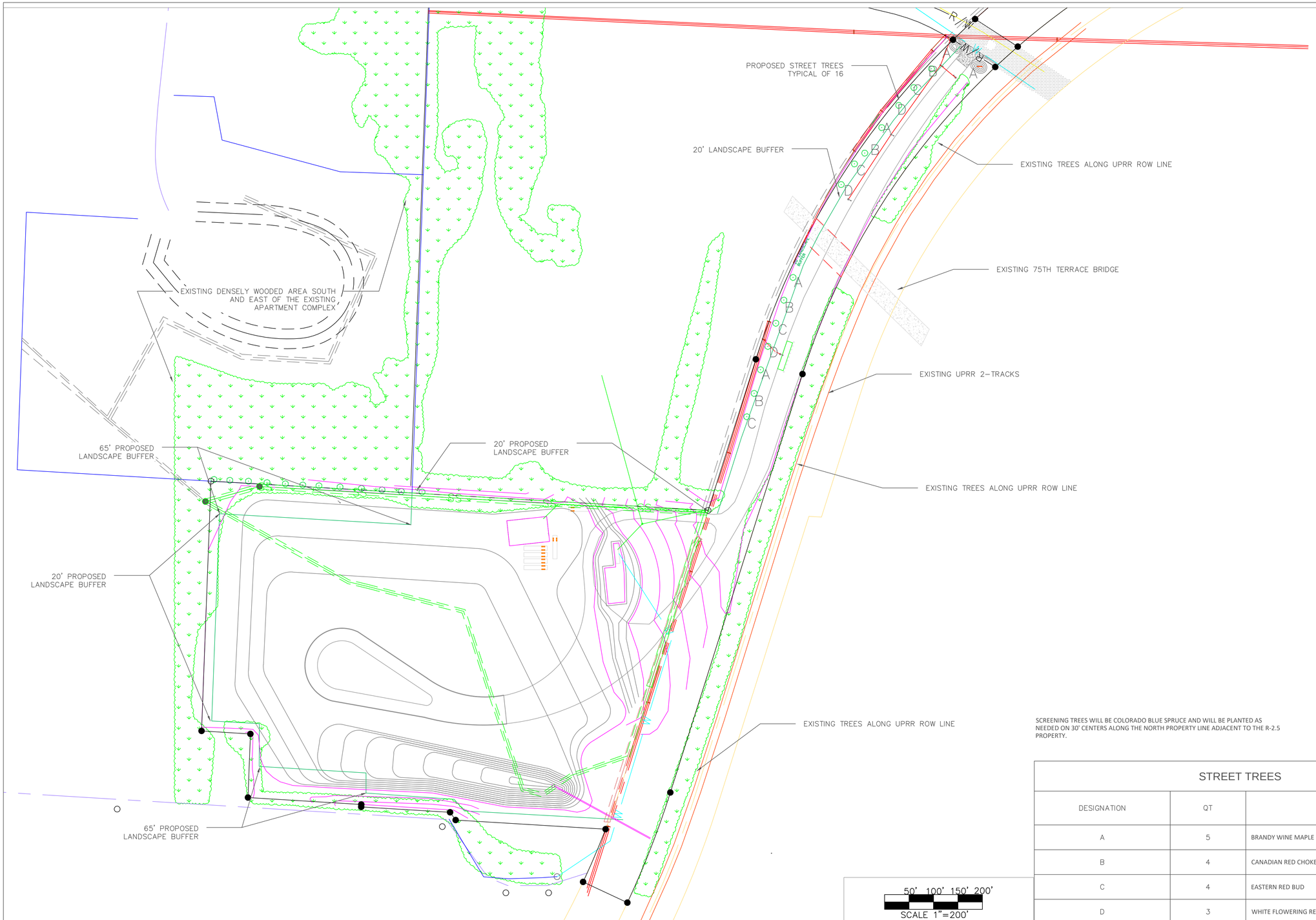
| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

REVISIONS

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
7 OF 14




SCREENING TREES WILL BE COLORADO BLUE SPRUCE AND WILL BE PLANTED AS NEEDED ON 30' CENTERS ALONG THE NORTH PROPERTY LINE ADJACENT TO THE R-2.5 PROPERTY.

## STREET TREES

| DESIGNATION | QT | TYPE |
|---|---|---|
| A | 5 | BRANDY WINE MAPLE |
| B | 4 | CANADIAN RED CHOKECHERRY |
| C | 4 | EASTERN RED BUD |
| D | 3 | WHITE FLOWERING REDBUD |

NOTE: SITE WILL HAVE A MINIMUM 20 FOOT WIDE LANDSCAPE BUFFER WITH NATIVE SOIL AND MOWABLE FESCUE GRASSES. THIS BUFFER WILL BE 65' WHERE ADJACENT TO RESIDENTIALLY ZONED PROPERTIES. SUPPLEMENTAL SCREENING WILL BE INSTALLED IN THESE AREAS TO THE NORTH OF THE PRODUCTION AREA AND SOUTH ALONG E 78TH STREET.

THE LANDSCAPE BUFFER WILL CONTAIN THE STREET TREES LOCATED ALONG THE WEST SIDE OF THE EXISTING DRIVEWAY BEGINNING AT THE 75TH TERRACE ENTRANCE THEN SOUTH . AREAS ALONG THE PROPERTY LINE THAT DO NOT HAVE EXISTING FENCING WILL HAVE PROPOSED 6' CHAIN LINK FENCE INSTALLED.

PER KCMO 88-424 NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT

LIMITS OF ALL FILL SHALL BE INSIDE BUFFERED AREA.

811 Know what's below. Call before you dig.

# LANDSCAPE PLAN

STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER
REGISTERED PROFESSIONAL ENGINEER
3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

REVISIONS

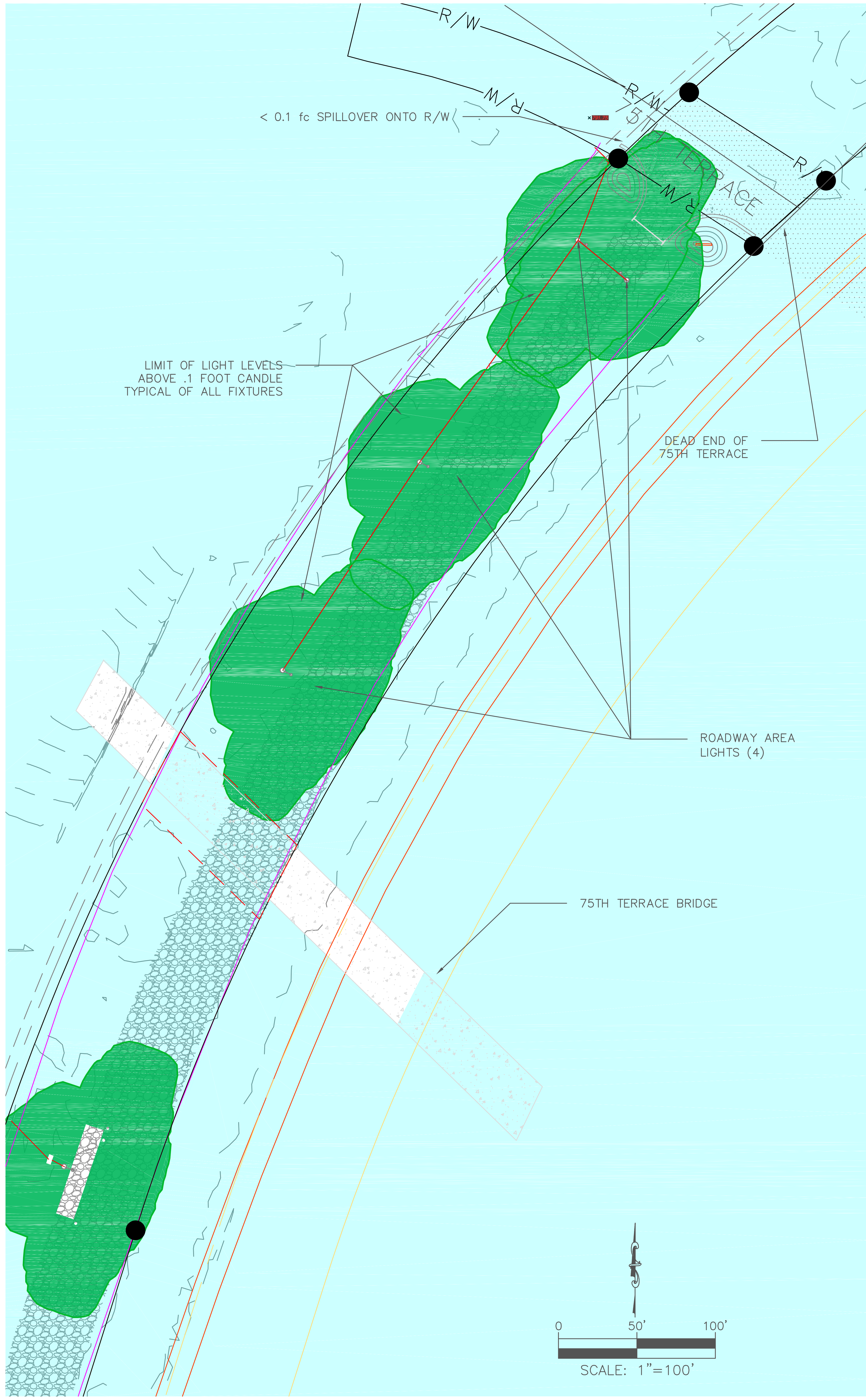
3808 E 78TH STREET

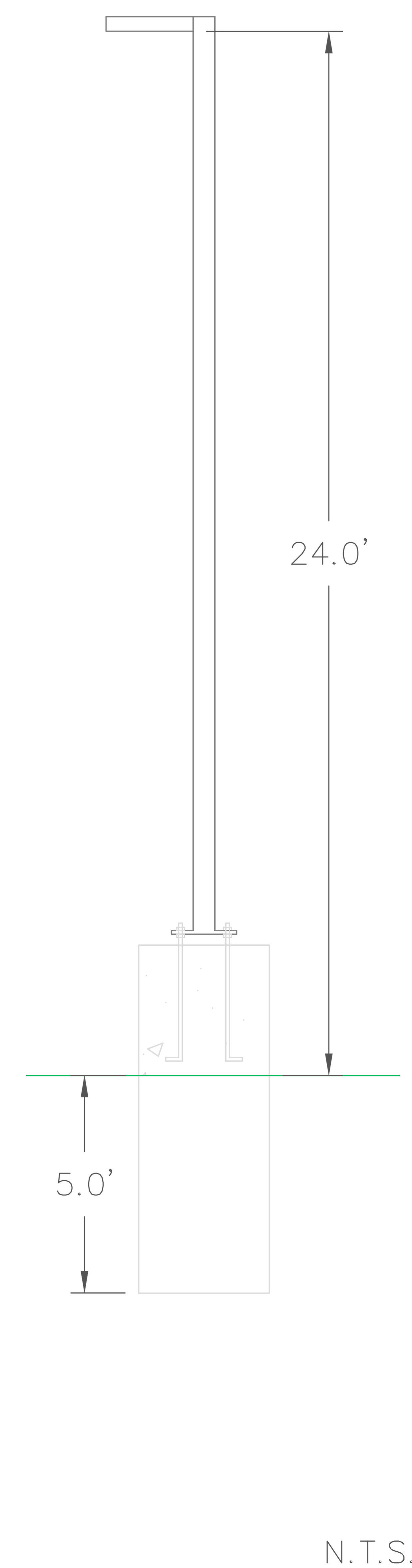
KANSAS CITY, MISSOURI

2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

SHEET
8 OF 14




SITE LIGHTING NOTES:

2 DRIVEWAY ENTRY LIGHTS

LIGHTING DESIGN BASED ON LITHONIA RSX3 LED AREA LIGHT
MOUNTING HEIGHT WILL BE 24' AFG
4000K CRI
312 WATT
37,797 LUMENS
TYPE 2 DISTRIBUTION MEDIUM CUTOFF
4" SQUARE STEEL POLE IN DARK BRONZE FINISH

3 ROADWAY AREA LIGHTS

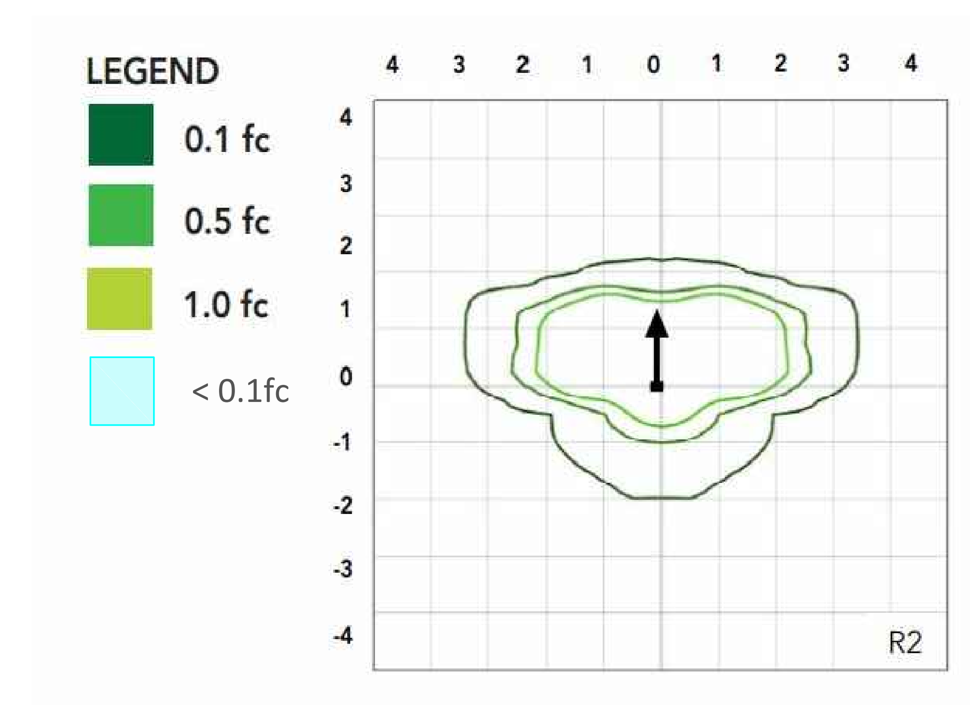
LIGHTING DESIGN BASED ON LITHONIA RSX3 LED AREA LIGHT
MOUNTING HEIGHT WILL BE 24' AFG
4000K CRI
312 WATT
37,797 LUMENS
TYPE 2 DISTRIBUTION MEDIUM CUTOFF
4" SQUARE STEEL POLE IN DARK BRONZE FINISH

PROPOSED LIGHT POLE FOUNDATIONS SHALL BE CONSTRUCTED OF KCMMB 4K CONCRETE

ALL AREA LIGHTS ARE MEDIUM CUTOFF AND WILL MEET THE REQUIREMENTS FOR SPILLOVER, KCMO ORD. 88-430-05-C. SPILLOVER ONTO PUBLIC RIGHT OF WAY WILL NOT EXCEED .1FC

NO SITE LIGHTING WILL SPILLOVER ONTO ANY RESIDENTIAL PROPERTY

FINAL STRUCTURAL/ELECTRICAL DESIGN TO BE SUBMITTED FOR REVIEW THROUGH THE ELECTRICAL PERMITTING PROCESS.




STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER
REGISTERED PROFESSIONAL ENGINEER
3/19/25

811
Know what's below. Call before you dig.

SITE LIGHTING

| REV. NO. | DATE | REVISIONS DESCRIPTION |
| --- | --- | --- |
| | | |

REVISIONS

2024

3808 E 78TH STREET
KANSAS CITY, MISSOURI

drawn by: DAH
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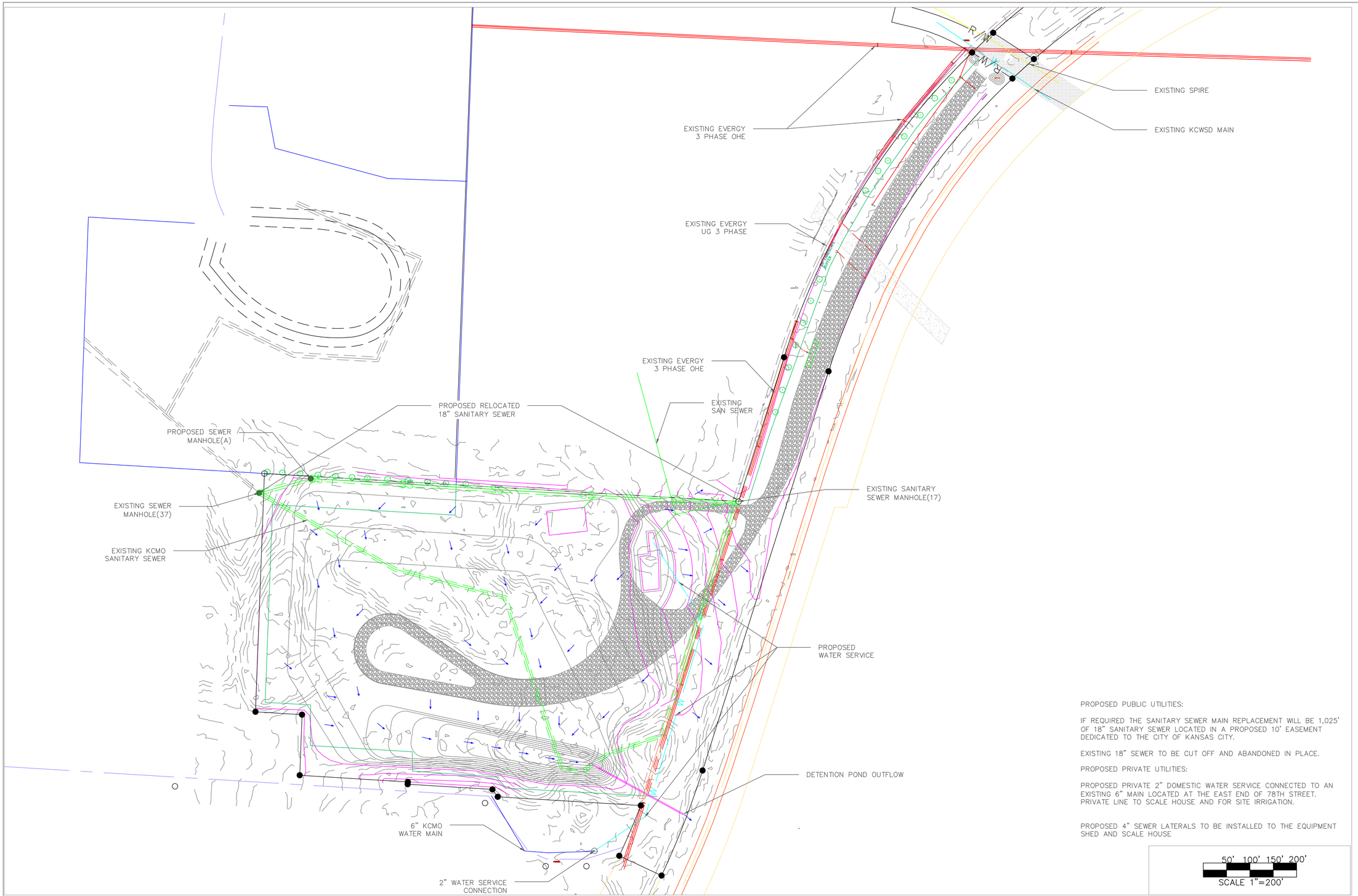
SHEET 9 OF 14




PROPOSED PUBLIC UTILITIES:

IF REQUIRED THE SANITARY SEWER MAIN REPLACEMENT WILL BE 1,025' OF 18" SANITARY SEWER LOCATED IN A PROPOSED 10' EASEMENT DEDICATED TO THE CITY OF KANSAS CITY.

EXISTING 18" SEWER TO BE CUT OFF AND ABANDONED IN PLACE.

PROPOSED PRIVATE UTILITIES:

PROPOSED PRIVATE 2" DOMESTIC WATER SERVICE CONNECTED TO AN EXISTING 6" MAIN LOCATED AT THE EAST END OF 78TH STREET. PRIVATE LINE TO SCALE HOUSE AND FOR SITE IRRIGATION.

PROPOSED 4" SEWER LATERALS TO BE INSTALLED TO THE EQUIPMENT SHED AND SCALE HOUSE

811 Know what's below. Call before you dig.

# UTILITY PLAN

STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER
REGISTERED PROFESSIONAL ENGINEER
3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

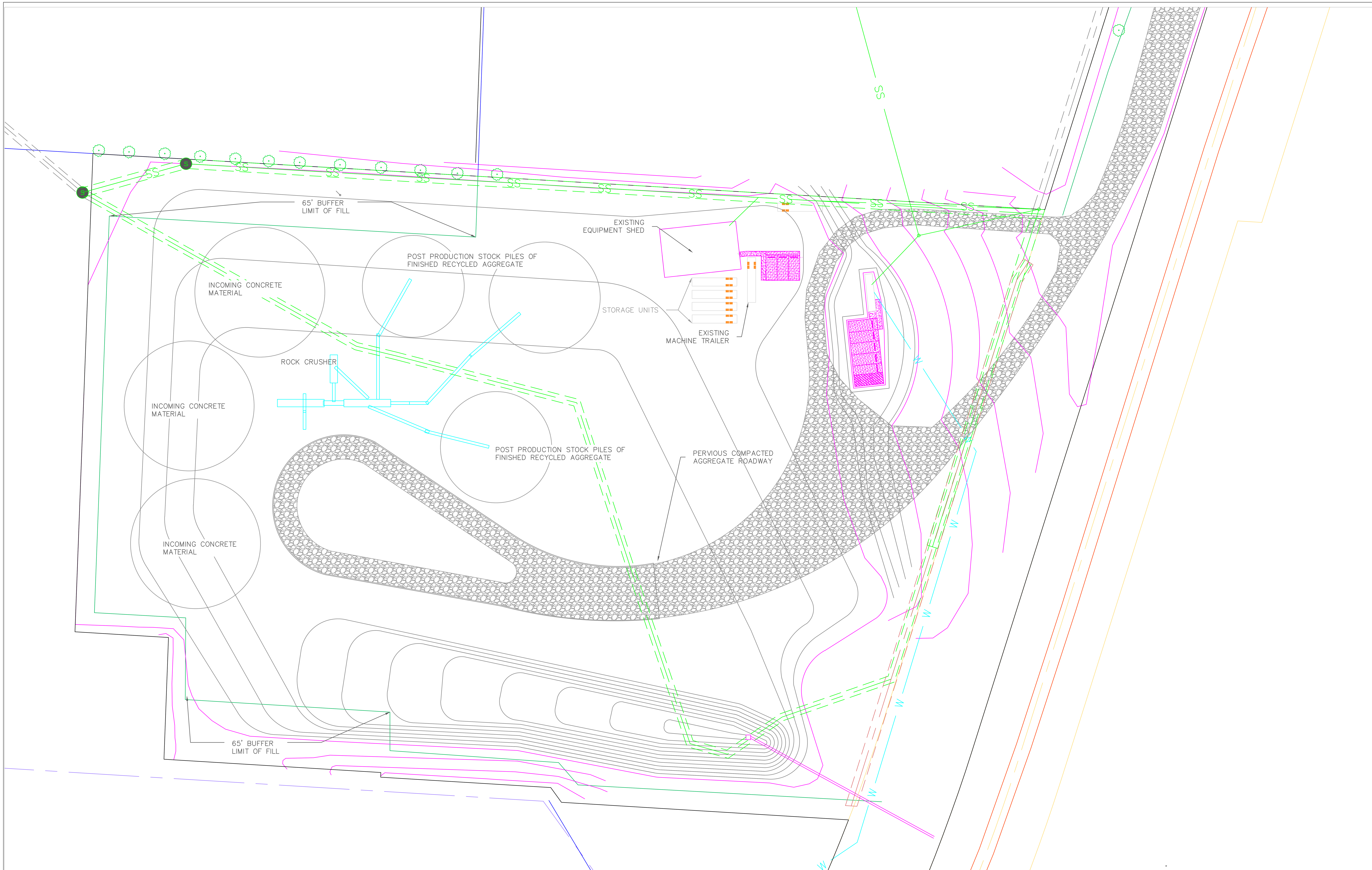
3808 E 78TH STREET

KANSAS CITY, MISSOURI

2024

| | |
|---|---|
| drawn by: | DAH |
| checked by: | TAF |
| approved by: | FWH |
| project no.: | 2024001.1 |
| drawing no.: | REV 1 |

SHEET 10 OF 14




NOTE: THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING.

Know what's below. Call before you dig.

0 50' 100'

SCALE: 1"=100'

# PROCESSING AREA

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
| --- | --- | --- |

3808 E 78TH STREET

KANSAS CITY, MISSOURI

2024

drawn by: DAH
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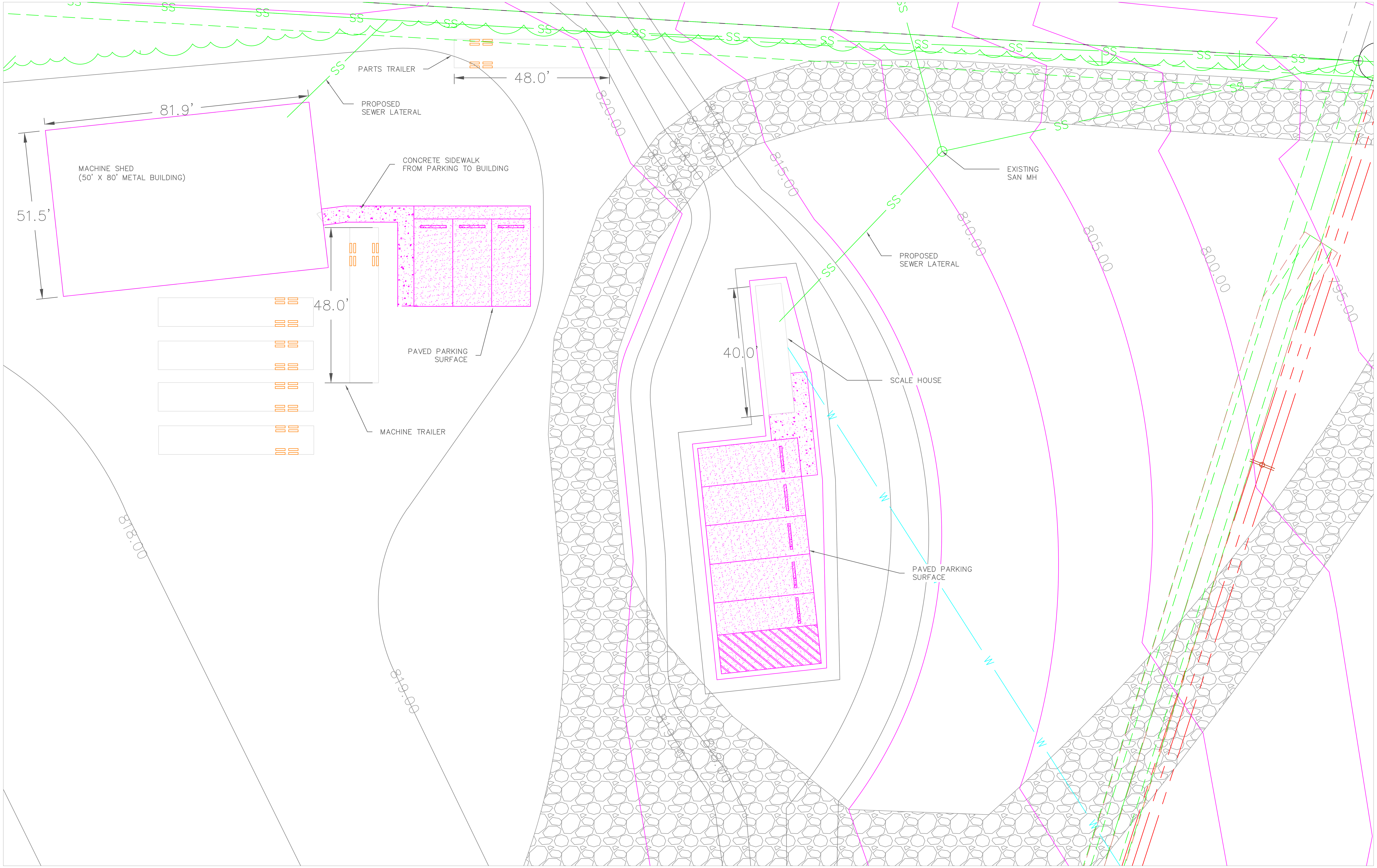
drawing no.: REV 1

SHEET 11 OF 14




NOTE: EXISTING, PROPOSED AND FUTURE BUILDINGS WILL MEET THE REQUIREMENTS SET FORTH IN THE MPD: 30 ' MINIMUM BUILDING SETBACKS, MAXIMUM BUILDING HEIGHT OF 60'.

Know what's below. Call before you dig.

0 10' 20' 30'
SCALE: 1"=30'

# STRUCTURES

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

REVISIONS

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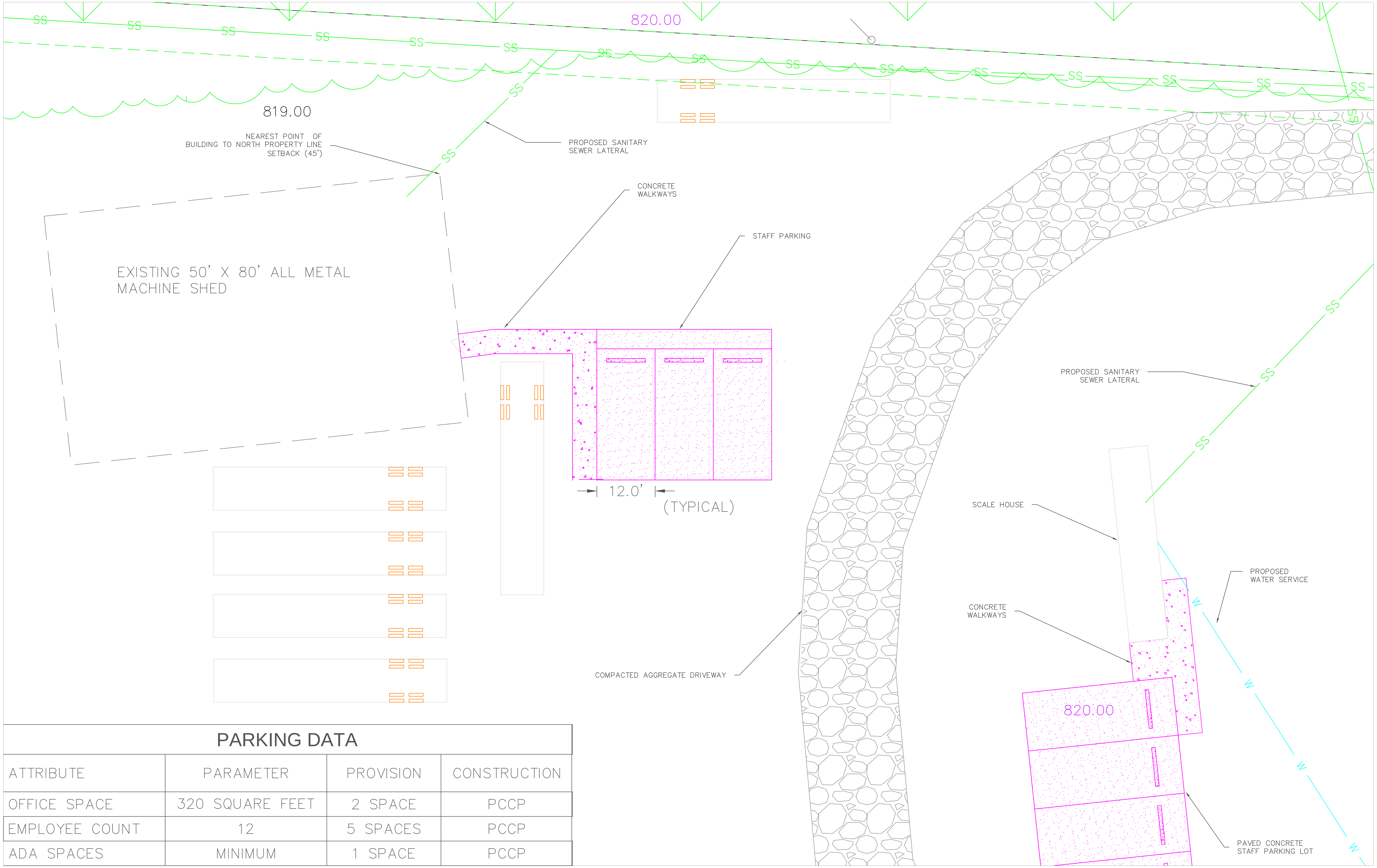
12 OF 14




## PARKING DATA

| ATTRIBUTE | PARAMETER | PROVISION | CONSTRUCTION |
|---|---|---|---|
| OFFICE SPACE | 320 SQUARE FEET | 2 SPACE | PCCP |
| EMPLOYEE COUNT | 12 | 5 SPACES | PCCP |
| ADA SPACES | MINIMUM | 1 SPACE | PCCP |

NOTE: A MINIMUM OF 1-ADA COMPLIANT SPACE WILL BE PROVIDED FOR THE PARKING AREA.

STAFF PARKING TO BE PAVED
ALL CONCRETE WILL BE KCMMB 4K
PAVED SURFACES WILL BE DESIGNED TO DRAIN OFF INTO THE PERVIOUS SURFACES SURROUNDING EACH OF THOSE AREAS

BUILDING RUN OFF WILL BE DIRECTED TO THE PERVIOUS SURFACES SURROUNDING EACH BUILDING.

Know what's below. Call before you dig.

0 10' 20'
SCALE: 1"=20'

PARKING AREAS

REVISIONS

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

drawn by: DAH
checked by: TAF
approved by: FWH
project no.: 2024001.1
drawing no.: REV 1

# SITE DATA:

GENERAL SITE DATA:

EXISTING PROPERTY: 12.044 ACRES

EXISTING FACILITIES:

MACHINE SHED 50' X 80' METAL BUILDING. NO PLUMBING, NO GAS, NO ELECTRIC
1– MACHINE TRAILER 48' X 8'
5– STORAGE TRAILER 48' X 8'

EXISTING MATERIAL STOCKPILE=9.8 ACRES
EXISTING VEHICLES AND EQUIPMENT(SCRAP TO BE RECYCLED)

TWO STAGE MOBILE ROCK CRUSHER AND MOBILE AGGREGATE SCREENING PLANT

VARIOUS CRUSHING AND MATERIAL HANDLING EQUIPMENT

PROPOSED USAGE:

TOTAL LAND 19.351 ACRES
TOTAL PAVED SURFACES 3,472 SF
TOTAL EXISTING BUILDING 4,000 SF
TOTAL FUTURE BUILDINGS 6,000–10,000 SF
TOTAL PERVIOUS SURFACE AREA 11.64 ACRES

RETENTION DATA:
WATERSHED AREA: 473,317.4SF =10.866 ACRES
POND CAPACITY: 150,761CF
LOW FLOW ELEV: 809.00'
STORM FLOW ELEV: 817.00'
OVERFLOW ELEV: 818.00'
OUTFLOW INVERT ELEV: 807.00'
OUTFLOW PIPE: 24" X 225LF @ 6%
OUTFLOW OUTLET ELEV: 793.00'

PROPOSED SITE IMPROVEMENTS:

CONCRETE DRIVEWAY APPROACH FROM THE R/W LINE AT THE 75TH TERRACE ENTRANCE. THIS APPROACH WILL EXTEND FROM THE R/W LINE 40 FEET SOUTH MEETING THE CODE REQUIREMENTS. THIS APPROACH WILL BE CONSTRUCTED OF KCMMB 4K, PORTLAND CEMENT CONCRETE PAVEMENT.

A SIGNIFICANT PORTION OF THE SUBJECT PROPERTY IS FENCED IN AT THIS TIME BUT ANY AREAS THAT ARE NOT WILL BE FENCED WITH CHAIN LINK FENCING.

PER THIS PLAN A 20' WIDE LANDSCAPED BUFFER WILL BE CONSTRUCTED. THIS BUFFER WILL ALLOW FOR DEFINITION OF THE PROPERTY ALONG WITH ALLOWING FOR STREET TREES AND SCREENING TO BE INSTALLED WHERE APPROPRIATE AND BASED ON THIS PLAN. BUFFER AREAS WILL BE 65' ALONG BOUNDARY OF R–2.5, R–6

SITE LIGHTING WHILE NOT NEEDED FOR THE PROPOSED OPERATIONS WILL BE INSTALLED PER THE PLAN FOR ACCESS CONTROL LIGHTING. THE STRUCTURES AND FIXTURES PLANNED FOR THIS PROJECT WILL NOT ALLOW FOR ANY LIGHT SPILLOVER EXCEEDING THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–430.

THE EXISTING MACHINE SHED IS A METAL BUILDING THAT MEETS THE REQUIREMENTS OF THE CODE OF ORDINANCES 88–140–04–B FOR HEIGHT AND SETBACK. ANY FUTURE BUILDINGS WOULD BE PROPOSED TO BE CONSTRUCTED OF THE SAME STYLE AND MEETING THE SAME REQUIREMENTS.

THIS SITE CURRENTLY HAS A SIGNIFICANT AMOUNT OF OLD EQUIPMENT AND VEHICLES THAT WILL BE SALVAGED TO ALLOW FOR CLEAN UP OF THE PROPERTY. THIS ONE ACTION ITEM WILL IMPROVE THE OVERALL APPEARANCE AND ACCESSIBILITY OF THE PROPERTY AND ALLOW FOR MORE EFFICIENT PROPOSED OPERATIONS.

THE ENTIRE SITE WILL BE USED FOR CONCRETE RECYCLING, EXISTING STOCK PILES WILL BE DEPLETED AS PRODUCTION RAMPS UP AND THE SALE OF RECYCLED PRODUCTS WILL REDUCE THE AMOUNT OF STORED MATERIAL BOTH PRE AND POST PROCESSING. AS PART OF THIS PRODUCTION A BY–PRODUCT WILL BE SOILS THAT ARE SEPARATED FROM THE AGGREGATE PRODUCTS. THESE SOILS WILL BE USED FOR COVER TO MITIGATE AREAS OF THE SITE FOR THE GROWTH OF GRASS.

THIS PROPERTY AND BUSINESS HAS HISTORICALLY RECEIVED, STORED AND PROCESSED CONCRETE CONSTRUCTION DEBRIS FOR USE AS VARIOUS SIZES AND TYPES OF CRUSHED AGGREGATE. UPON APPROVAL OF THE PROPOSED MPD THE OPERATION WILL FOCUS ON THE PROCESSING OF THESE CURRENTLY STORED MATERIALS INTO THE FINISHED PRODUCT NEEDED BY THE CONSTRUCTION INDUSTRY IN THE KC METRO AREA.

PER KCMO 88–424–03–C NO TREES WILL BE REMOVED BY THIS PROJECT. PER THIS DEVELOPMENT PLAN TREES WILL BE PLANTED AS PART OF THE PROJECT.

811 Know what's below. Call before you dig.

0 10' 20'
SCALE: 1"=20'

SITE DATA

STATE OF MISSOURI
TODD A. FREDERICKSEN
NUMBER PE-2005030451
REGISTERED PROFESSIONAL ENGINEER
3/19/25

| REV. NO. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

REVISIONS

3808 E 78TH STREET
KANSAS CITY, MISSOURI
2024

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drawing no.: REV 1

SHEET
14 OF 14

CASE #: CD-CPC-2024-00041

## CERTIFICATION REGARDING COMMUNITY MEETING

The undersigned David Hoelzel, authorized representative of the applicant Frank Hoelzel in the above matter, hereby certifies that he appeared for a community meeting with the nearby property owners pursuant to the notice of such meeting attached as Exhibit A on November 20,2024, at 7:00 p.m. at the designated location: 5363 E. Bannister Rd., Kansas City, Missouri 64137.

The undersigned arrived at said location at approximately 6:45 p.m. and remained there until approximately 7:30 p.m. No one appeared other than the undersigned.

It is so certified this 30TH day of November, 2024.

David A Hoelzel

Digitally signed by David A Hoelzel
DN: C=US, E=Dhoelzel@olsson.com, O=Olsson Inc., OU=KIMA Telecom, CN=David A Hoelzel
Reason: I attest to the accuracy and integrity of this document
Date: 2024.11.30 09:00:47-06'00'

David Hoelzel

Case #- CPC-2024-00041

CERTIFICATION OF MAILING

The undersigned hereby certifies that the attached Notice of Community Engagement meeting per the attached Exhibit B was mailed via U.S. Mail, postage prepaid on the 29th day of October 2024 to the addressees shown on the CPC Mailing Label List for Case No. CPC-2024-00041, Exhibit B-1 attached.

Philip A. Klawuhn,
Attorney for Applicant

**EXHIBIT A**

PHILIP A. KLAWUHN & ASSOCIATES, P.C.
TIFFANY CENTER
10150 N. AMBASSADOR DRIVE, SUITE 100
KANSAS CITY, MISSOURI 64153

PHILIP A. KLAWUHN
ATTORNEY AT LAW

(816) 891-6688

FAX (816) 891-7474
phil@philklaw.com

October 29, 2024

Re: Request to Re-Zone
Lot 3 Hoelzels Blue River
Heights From R-6 and M 3.5
To MPD (Master Planned Development)

Address: 3808 E.78th Street
Kansas City, Missouri

KCMO Plan Commission No.: CD-CPC-2024-00041

Dear Sir or Madam:

You are invited to attend a public meeting with the applicant or his representative, Mr. David Hoelzel of Hoelzel Recycling, to be held on November 11, 2024 beginning at 7:00 p.m. at the Wendy's Restaurant, 5363 E. Bannister Road, Kansas City, Missouri 64137. Mr. Hoelzel or his representative will answer questions/provide information concerning the re-zoning at that time.

A copy of the project plans is enclosed. (Existing conditions; Proposed Layout; Proposed Production Area; Current Zoning; Description of Proposed Plan). A public hearing is scheduled before the City Plan Commission on November 20, 2024, beginning at 9:00 a.m. to consider this request. A copy of the Notice of such hearing is also enclosed.

If you have any questions, you may also contact the undersigned as attorney for the applicant, Mr. Frank Hoelzel. Thank you.

Sincerely,

PHILIP A. KLAWUHN & ASSOCIATES, P.C.

By: Philip A Klawuhn
Philip A. Klawuhn

PAK:pes
cc: KCMO Plan Commission
Mr. Frank Willis Hoelzel

**EXHIBIT B**

*CITY OF KANSAS CITY MISSOURI*
*CITY PLAN COMMISSION*
*NOTICE OF HEARING*

*Re: CD-CPC-2024-00041: A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. Applicant: Hoelzel Mobile Crushing, Frank Willis Hoelzel*

*This notice is to inform you that a public hearing to consider the above noted request has been scheduled before the City Plan Commission on the following date and time.*

***November 20, 2024 9:00 am***

*The hearing will be hybrid; both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at https://kcmo.gov/cpc*

*You may want to contact the staff planner the Friday or Monday prior to the public hearing to determine if there are any known requests that the case be continued to another date. The staff planner assigned to this case is Ahnna Nanoski who may be reached at Ahnna.Nanoski@kcmo.org or (816) 513-8816.*

*Plans, drawings and reports submitted by the applicant (if any) are available for inspection online at https://compasskc.kcmo.org. The staff report will be posted to the same address online the Friday prior to the hearing date.*

*Following action by the Commission, this case will be placed on a future City Council Docket for final decision. This information can be found at www . kcmo . org / clerk or at the link provided above.*

*The Commission desires that all persons interested in the matter be informed of the public hearing. It would be appreciated if you would contact your neighbors in the event they did not receive a notice. Even if you do not wish to testify on this matter, you and your neighbors are invited to attend.*

*Sincerely,*
*CITY PLAN COMMISSION*

*Sara Copeland*
*Assistant Secretary*

*Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.*

| Text2 | Text10 | Text11 | | Text3 | Text4 | Text5 |
|---|---|---|---|---|---|---|
| 55445 | 11/29/2024 | | Case: CD-CPC-2024-00041 | All Storage Truck And Trailer LLC | 3547 N 85th St | Kansas City, KS 66109 |
| 55432 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Echols Derek L | 3600 E 78th St | Kansas City, MO 64132 |
| 4593 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Unicoo LLC | 3801 E 75th Ter | Kansas City, MO 64132 |
| 55443 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Frank & Carol Hoelzel Trust 1-20-23 | 5431 S Bryant Dr | Independence, MO 64055 |
| 4595 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Frank And Carol Hoelzel Living Trust 01/20/2023 | 5431 S Bryant St | Independence, MO 64055 |
| 261092 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Southeast Landfill LLC | 5605 Moreau River Access Rd | Jefferson City, MO 65101 |
| 4612 | 11/29/2024 | | Case: CD-CPC-2024-00041 | East Hills Investors LP | 7920 Ward Pkwy Ste 100 | Kansas City, MO 64114 |
| 55446 | 11/29/2024 | | Case: CD-CPC-2024-00041 | Hoelzel William H & Georgia A | 8415 E 116th St | Kansas City, MO 64134 |

**EXHIBIT B-1**