

CITY PLAN COMMISSION STAFF REPORT

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

August 1, 2023

Project Name Master's Transportation HQ

Docket #7

Request

CD-CPC-2023-00097 Development Plan - Non-Residential

Applicant

Dustin Burton

Renaissance Infrastructure Consulting 123 Abbie St. Kansas City, KS 66103 Mark McDermed

Polsinelli

900 W 48th Pl. Kansas City, MO 64112

Owner

Master's Transportation 800 Quik Trip Way Belton, MO 64012

Location 14677 Prospect Ave

Area About 42 acres Zoning M1-5

Council District 6th
County Jackson

School District Grandview 130

Surrounding Land Uses

North: Undeveloped, agricultural uses,

zoned M2-2

South: Undeveloped, agricultural uses,

zoned M1-1, R-80

East: Industrial, railroad uses, zoned M1-

5, R-80

West: Undeveloped, agricultural uses,

zoned R-80

Major Street Plan

Prospect Ave is identified on the City's Major Street Plan as a local link.

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 6/11/2023. No Scheduling deviations from 2023 Cycle N have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located with a registered neighborhood or homes associations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 7/5/23. A summary of the meeting is attached to the staff report, see Attachment #3.")

EXISTING CONDITIONS

The subject site is largely undeveloped. There is currently an access road that cuts across the subject site to serve the property to the east. The applicant has informed staff that the 2 parcels to be developed have been combined by deed and recorded at the County. The northern portion of the site appears to have been used primarily for agriculture.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan in district M1-5 on about 40 acres generally located at the northeast corner of 150 HWY and Prospect Avenue.

CONTROLLING + RELATED CASES

CD-CPC-2021-00042 – Ordinance No. 210456 A request to approve a major amendment to a previously approved Development Plan for a Medical Marijuana Dispensary and Greenhouse on about 17.13 acres generally located at northeast corner of Prospect Ave and M-150 Hwy. Approved May 27, 2021

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Approval with Conditions

PLAN REVIEW

The proposed plan includes two parcels that will be combined to contain 2 buildings. The principle building will serve as the Master's Transportation Head Quarters containing office and industrial assembly space totalling 289,319 square feet. Staff considers the principle use to be limited manufacturing. The secondary building will be a service building to provide vehicle maintenance totaling 32,812 square feet.

There are 3 access points to the subject site, all located off Prospect Avenue. The plans show a cross access to the property to the east that is currently crossing the subject site for access. There are 255 parking spaces proposed. The parking count includes spaces for employees, assembled vehicles, and vehicles needing maintenance.

The proposed landscape plan proposes a large variety of tree and shrub species around the site. Some species include American Linden, Swamp White Oak, Colorado Spruce, Ninebark, Blue Spruce, and native seed mix for the detention basins. The entire development area will be fenced with a decorative iron rail fence, as staff requested, at various heights depending on the site location.

Proposed building materials include stone, tilt up concrete panels, architectural metal panel, faux wood, and stucco. Articulation is provided through the change in materiality and colors along long building facades. The main entrance area will include stone veneer, architectural metal panel, and glazing.

PLAN ANALYSIS

Industrial Lot and Building (88-140), Use-Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-300)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading	Yes	Yes	
Standards (88-420)			
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

the principle use of limited manufacturing.

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 proposed plan complies with the Zoning and Development Code and applicable City policies, subject to conditions by all staff reviewers. One condition of this project requires the applicant revise the traffic impact study prior to request for ordinance to satisfy Public Works requirements.
- B. The proposed use must be allowed in the district in which it is located;

 Limited manufacturing, the proposed use, is permitted in the M1-5 zoning district. There was a previously approved plan that this development plan will amend, as it was never constructed. The plan also shows a secondary vehicle service building, which is permitted in M1, but in this case considered accessory to
- 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;

 There are three proposed access points to the site, all off of Prospect Avenue. The southernmost curb cut will lead to the employee parking area and the northernmost curb cut will lead to the vehicle holding area for vehicles assembled on-site. The middle curb cut provides easy access to both the north and south portions of 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;
 - There are pedestrian sidewalks on the south side of the building for employees to enter the front of the building. Aside from employees accessing the site, there is not expected to be much pedestrian activity.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
 - The site has adequate access to public water. There is currently no public sanitary sewer for the site to tap into. The closest sanitary sewer line is approximately one mile to the east. It is not feasible for this single development to extend the sewer line to the site; therefore; the applicant is proposing an above-ground septic lagoon. Staff requested the applicant install an underground septic system, but according to their estimated number of employees, the underground system is not feasible. The proposed septic lagoon will be fenced for safety purposes.
- 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 proposed building orientation and materials are appropriate for the industrial use. The materials are similar to the industrial buildings located generally east of the site.
- 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.
 - Proposed landscaping complies with the Code. Both street trees and 10 feet tall evergreen hedge will be planted on the west side of the site to screen the parking area and fenced outdoor storage area on

the side of the principle building. The plans show all detention basins will be planted with native seed mix

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The majority of the site will be impervious surface, which is typical of industrial development.

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

There are some small portions of trees along the edge of the site that will be removed for this project. The property owner acquired the property within the last five years and is exempt from the tree protection and preservation ordinance per Section 6. The largest area of trees to be removed is approximately 1.5 acres.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials
- 4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Genevieve Kohn, AICP

Henrin Kolm

Planner

KANSAS CITY Planning & Dev

Plan Conditions

Report Date: July 25, 2023

Case Number: CD-CPC-2023-00097 Project: Master's Transportation HQ

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

- 1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
- 2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
- 3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
- 4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
- 5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
- 6. Comply with all conditions applied by MODOT at the conclusion of their review of the TIS submitted, prior to building permit.
- 7. Resolve all corrections requested by the Public Works Department prior to request for ordinance:
 a. "The TIS is missing the required Existing + Proposed + Future analysis, did not include the anticipated impact to the intersections at Botts and Holmes, and did not include a walkability study/ memo."

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 8. The developer shall 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
- 9. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.
- 10. The developer shall dedicate additional right of way [and provide easements] for Prospect Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
- 11. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
- 12. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 13. 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.
- 14. 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.
- 15. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

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

- 16. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
- 17. 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)
- 18. 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
- 19. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - 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)
 - 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)
- 20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
- 21. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

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

- 22. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
- 23. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. South of River contact Sean Allen 816-513-0318

 North of River contact Pedro Colato 816-513-4892
- 24. 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
- 25. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

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

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

26. Public fire hydrant improvements shall be under contract (permitted) with KC Water prior to building permit issuance. If applicable the main shall be released for taps for any water main improvements prior to service line permitting.

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

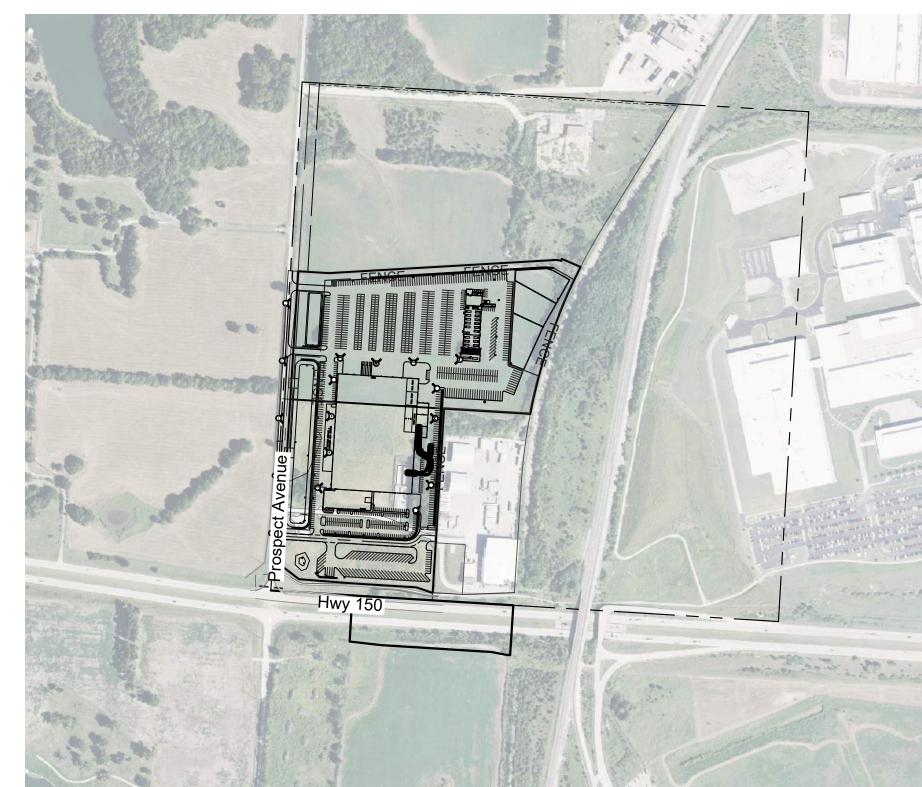
- 27. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
- 28. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and Health Department requirements, prior to recording the Final Plat.
- 29. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

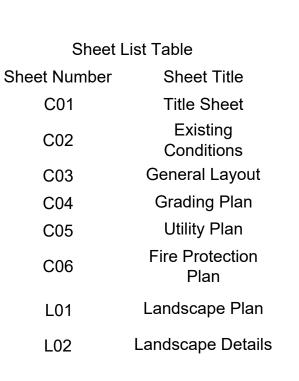
	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk	<u> All surum sering perses</u>	Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure	_	Proposed Storm Structure
- av av av	Existing Waterline	А	Proposed Fire Hydrant
QAS QAS QAS	Existing Gas Main	WATER WATER WATER	Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
S	Existing Sanitary Manhole	S	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
		FENCE	Proposed Black Vinyl Coated Chainlink Fence
U/E	Utility Easement	-00	Proposed Decorative Fence
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Master's Transportation

Kansas City, Jackson County, Missouri Section 27, Township 47N, Range 33W

Development Plan





N. 981121.34 E. 2770490.44 Elev.= 1052.30 CP #100: Set $\frac{1}{2}$ " Iron Bar w/ Control Cap N. 980754.13 E. 2770556.54 Elev. = 1049.72 CP #102: Set $\frac{1}{2}$ " Iron Bar w/ Control Cap

CP#1: Set ½" Iron Bar w/ Control Cap

Legal Description:

E. 2770524.05 Elev. = 1050.17

Site Benchmarks:

Parcel 1:

All that part of the Southwest Quarter of Section 27, Township 47, Range 33, in Kansas City, Jackson County, Missouri, described as

Commencing at the Southwest corner of said Southwest Quarter; thence North 3 degrees 31 minutes 13 seconds East along the West line of said Southwest Quarter 1000.00 feet; thence South 86 degrees 29 minutes 53 seconds East 40.00 feet to the East right of way line of Prospect Avenue and the Point of Beginning of this tract; thence leaving said East line, South 86 degrees 29 minutes 53 seconds East 801.77 feet; thence South 3 degrees 31 minutes 13 seconds West, 960.00 feet to the North right of way line of Missouri Highway No. 150; thence North 86 degrees 21 minutes 08 seconds West, this and the next six legs will be along said North line, a distance of 4.95 feet; thence North 71 degrees 15 minutes 23 seconds West, 84.97 feet; thence North 86 degrees 23 minutes 39 seconds West, 344.88 feet; thence North 85 degrees 36 minutes 09 seconds West 267.85 feet; thence North 52 degrees 16 minutes 08 seconds West, 112.43 feet; thence North 3 degrees 32 minutes 27 seconds East, 204.29 feet; thence North 16 degrees 04 minutes 55 seconds West, 27.46 feet to the East right of way line of said Prospect Avenue; thence North 03 degrees 31 minutes 13 seconds West (more accurately described as North 03 degrees 31 minutes 13 seconds East) along said East line, 639.44 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways, also known as Lot 2 on Certificate of Survey recorded February 20, 2020 as Document No. 2020E0014849.

Parcel 2: Legal Description:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 3° 31' 19" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 1000.00; THENCE S 86° 29' 53" E 40.00' TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVE. AND THE POINT OF BEGINNING OF THIS TRACT; THENCE N 3° 31' 13' E ALONG SAID RIGHT-OF-WAY LINE 667.82' TO THE SOUTHWEST CORNER OF TRACT 1 "THOMPSON INDUSTRIAL COMPLEX", A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 86° 28' 47" E ALONG THE SOUTH LINE OF SAID TRACT 1, 160.15' TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE N 86° 40' 13" E, THIS AND THE NEXT FOUR LEGS WILL BE ALONG SAID SOUTH LINE, A DISTANCE OF 1179.77'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 115.00' A DISTANCE OF 39.19', THENCE N 16° 11' 53" E 10.00'; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00' AND AN INITIAL TANGENT BEARING OF S 73° 48' 07" E, A DISTANCE OF 15.57'; THENCE 88° 39' 47" E 90.29' TO THE WESTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY; THEN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93' AND AN INITIAL TANGENT BEARING OF S 26° 53' 40" W, A DISTANCE OF 811.88; THENCE LEAVING SAID RIGHT-OF-WAY

ALL OF THE ABOVE BEING ALSO SHOWN AS LOT 1 ON THE LOT SPLIT SURVEY RECORDED FEBRUARY 20, 2020 IN BOOK 16, PAGE 5 AS DOCUMENT NO. 2020E0014849.

Merged Parcels: The aforementioned Parcel 1 and Parcel 2 are merged and legally described as:

LINE N 86° 29' 53" W 1251.74' TO THE POINT OF BEGINNING;

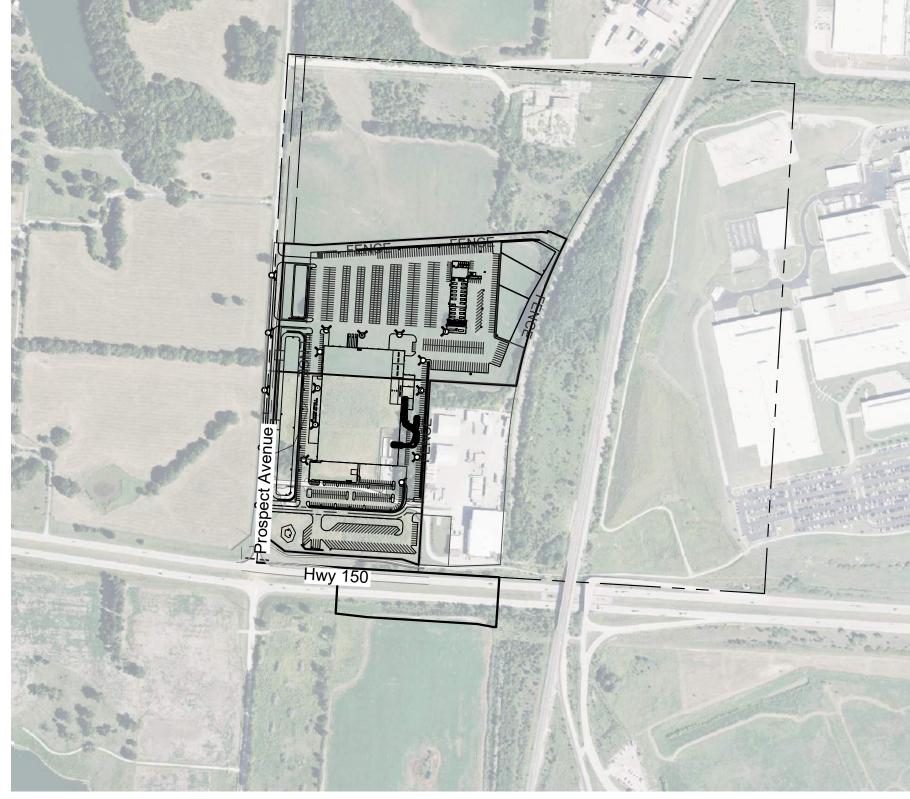
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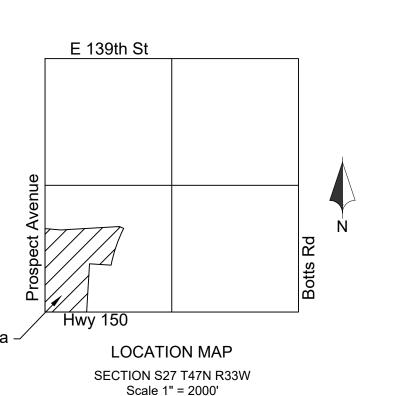
Commencing at the Southwest corner of said Southwest Quarter; thence North 3 degrees 31 minutes 13 seconds East along the West line of said Southwest Quarter 1000.00 feet; thence South 86 degrees 29 minutes 53 seconds East 40.00 feet to the East right of way line of Prospect Avenue and the Point of Beginning of this tract; thence leaving said East line, South 86 degrees 29 minutes 53 seconds East 801.77 feet; thence South 3 degrees 31 minutes 13 seconds West, 960.00 feet to the North right of way line of Missouri Highway No. 150; thence North 86 degrees 21 minutes 08 seconds West, this and the next six legs will be along said North line, a distance of 4.95 feet; thence North 71 degrees 15 minutes 23 seconds West, 84.97 feet; thence North 86 degrees 23 minutes 39 seconds West, 344.88 feet; thence North 85 degrees 36 minutes 09 seconds West 267.85 feet; thence North 52 degrees 16 minutes 08 seconds West, 112.43 feet; thence North 3 degrees 32 minutes 27 seconds East, 204.29 feet; thence North 16 degrees 04 minutes 55 seconds West, 27.46 feet to the East right of way line of said Prospect Avenue; thence North 03 degrees 31 minutes 13 seconds West (more accurately described as North 03 degrees 31 minutes 13 seconds East) along said East line, 639.44 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways, also known as Lot 2 on Certificate of Survey recorded February 20, 2020 as Document No. 2020E0014849.

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ALL OF THE ABOVE BEING ALSO SHOWN AS LOT 1 ON THE LOT SPLIT SURVEY RECORDED FEBRUARY 20, 2020 IN

BOOK 16, PAGE 5 AS DOCUMENT NO. 2020E0014849.





0 250' 500'

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0502G, & 29095C0510G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.





MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

6/12/2023

Issued For: PLANNING SUBMITTAL

REVISIONS

REGISTRATION



PROJECT TEAM

FINKLE+WILLIAMS ARCHITECT

Infrastructure Consulting Renaissance Infrastructure

Consulting

STRUCTURAL

PLUMBING

ELECTRICAL

MECHANICAL

FIRE PROTECTION

CONTRACTOR

Title Sheet





150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00

Date: 6/12/2023

Issued For: PLANNING SUBMITTAL

PLAININING 50

REVISIONS

	06/12/2023	Original Submittal
	07/14/2023	Per City Comment
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REGISTRATION



PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

JIVIL

Consulting

LANDSCAPE Renaissance Infrastructure Consulting

Renaissance

Infrastructure

STRUCTURAL

PLUMBING

ELECTRICAL

MECHANICAL

FIRE PROTECTION

CONTRACTOR

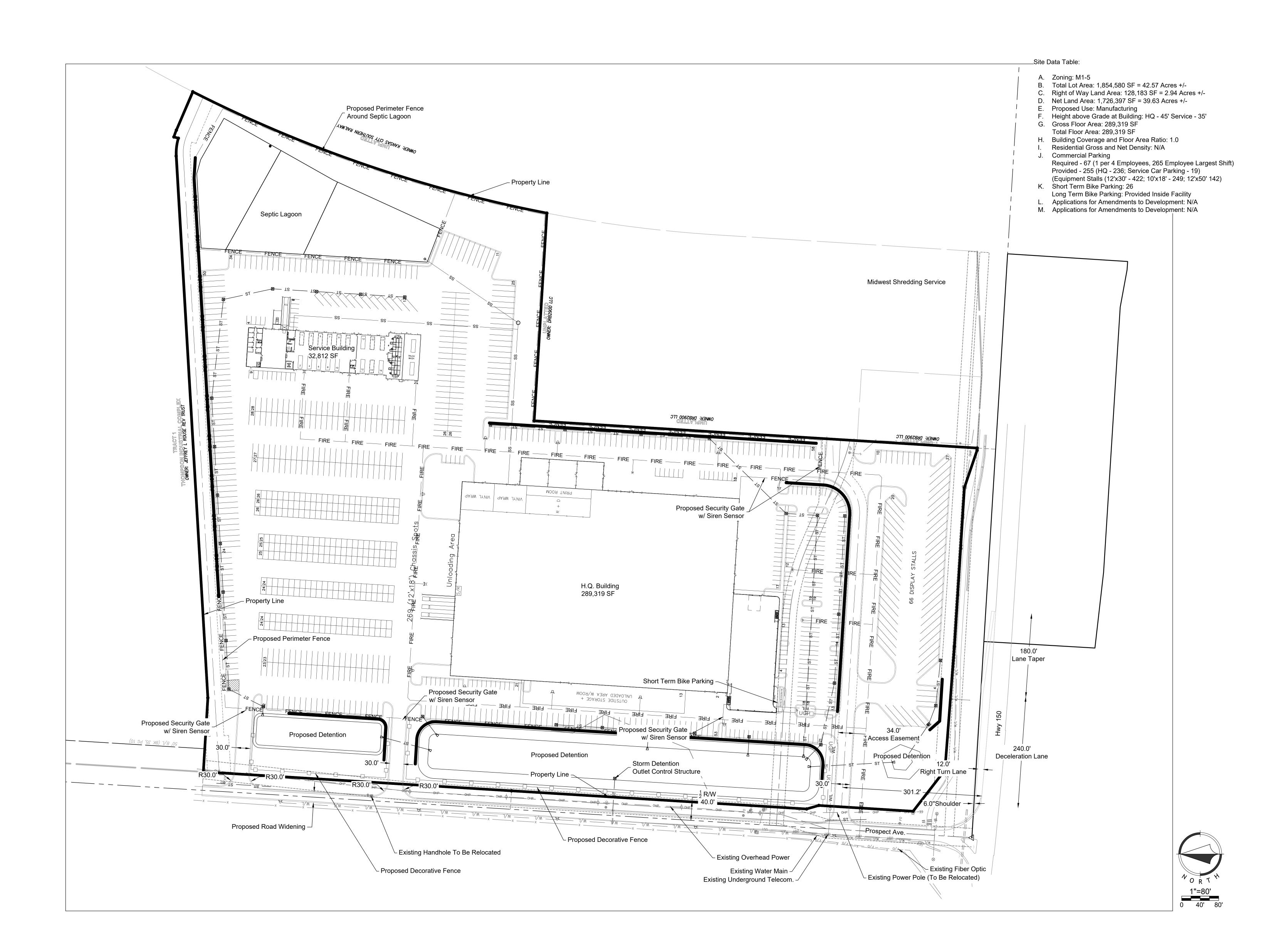


SHEET TITLE

Existing Conditions

SHEET NUMBER

C02





150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00

Date: 6/12/2023

Date: 6/12/2023

Issued For: PLANNING SUBMITTAL

PLANNING SUBMITTA

REGISTRATION



PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

IVIL Renaissance Infrastructure Consulting

Consulting

LANDSCAPE Renaissance Infrastructure Consulting

STRUCTURAL

PLUMBING

ELECTRICAL

MECHANICAL

FIRE PROTECTION

CONTRACTOR

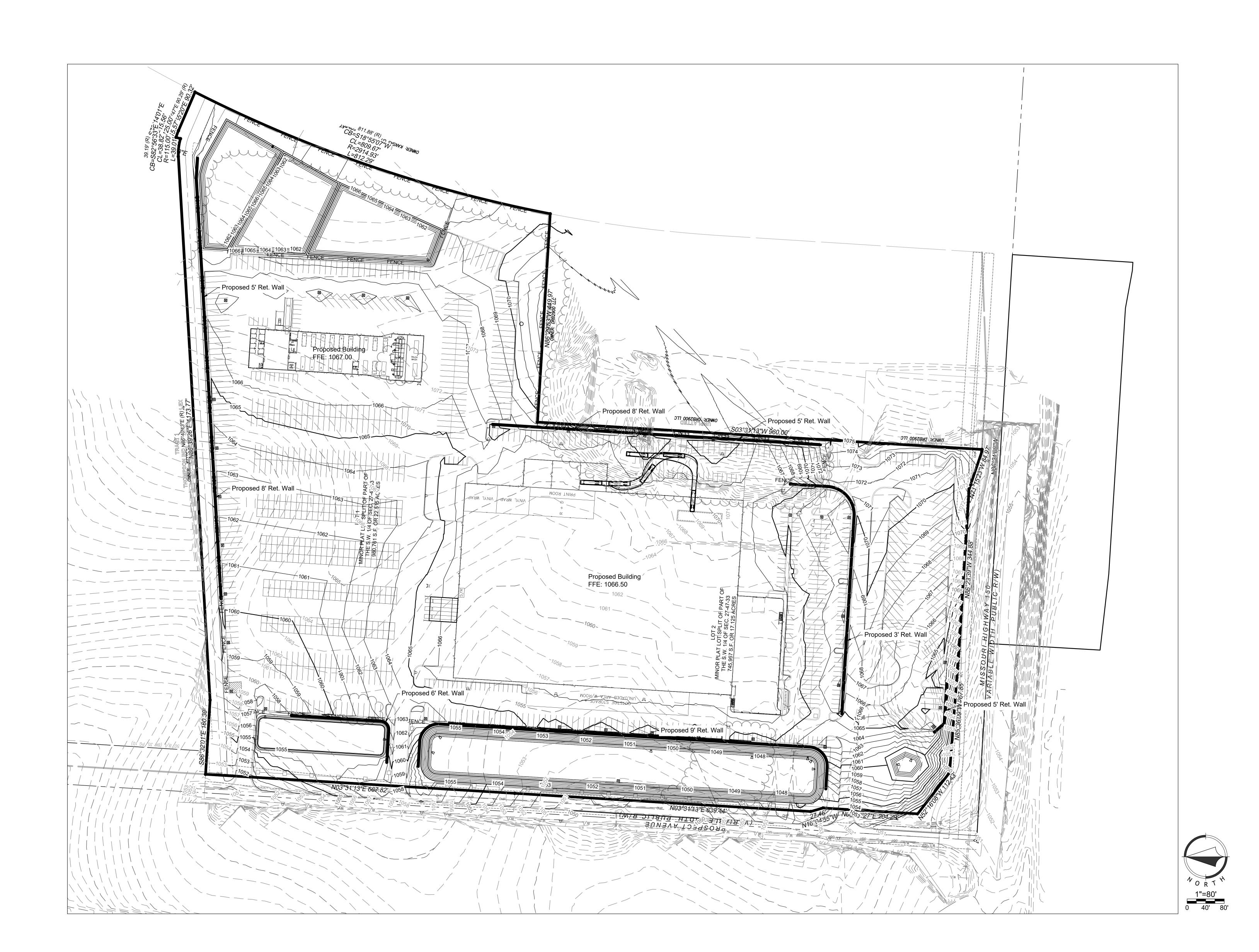


SHEET TITLE

General Layout

SHEET NUMBER

Jul 14 , 2023-2:14pm | MASTER'S TRANSPO





150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00

Date: 6/12/2023

Issued For: PLANNING SUBMITTAL

1 06/12/2023 Original Submittal
2 07/14/2023 Per City Comment

REGISTRATION



PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS ARCHITECTURE

CIVIL Renaissance Infrastructure Consulting

Consulting

LANDSCAPE Renaissance Infrastructure Consulting

STRUCTURAL

MECHANICAL

PLUMBING

ELECTRICAL

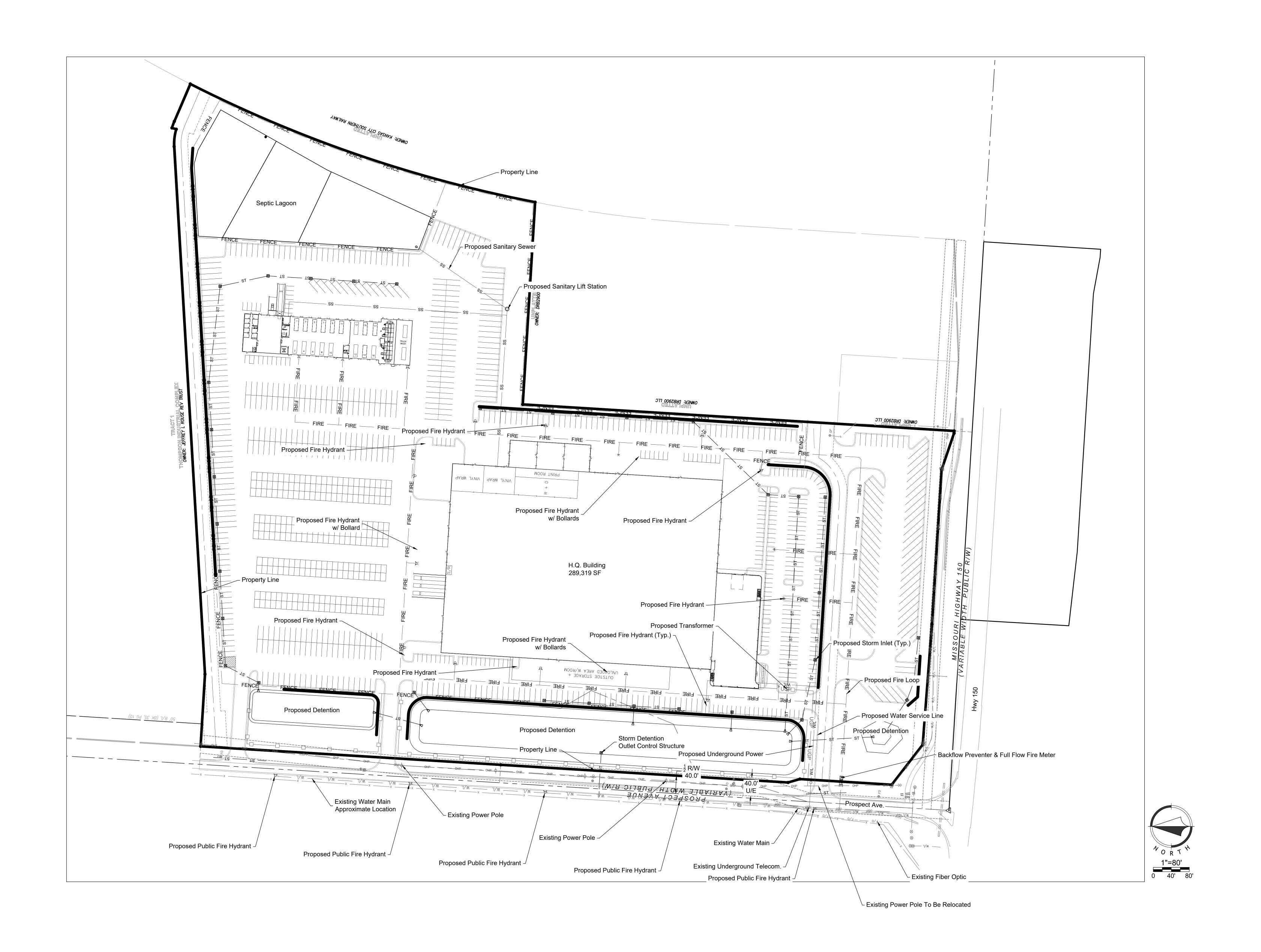
FIRE PROTECTION

CONTRACTOR



SHEET TITLE

Grading Plan





150 HIGHWAY AND PROSPECT KANSAS CITY, MO

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> CIVIL Renaissance Infrastructure Consulting

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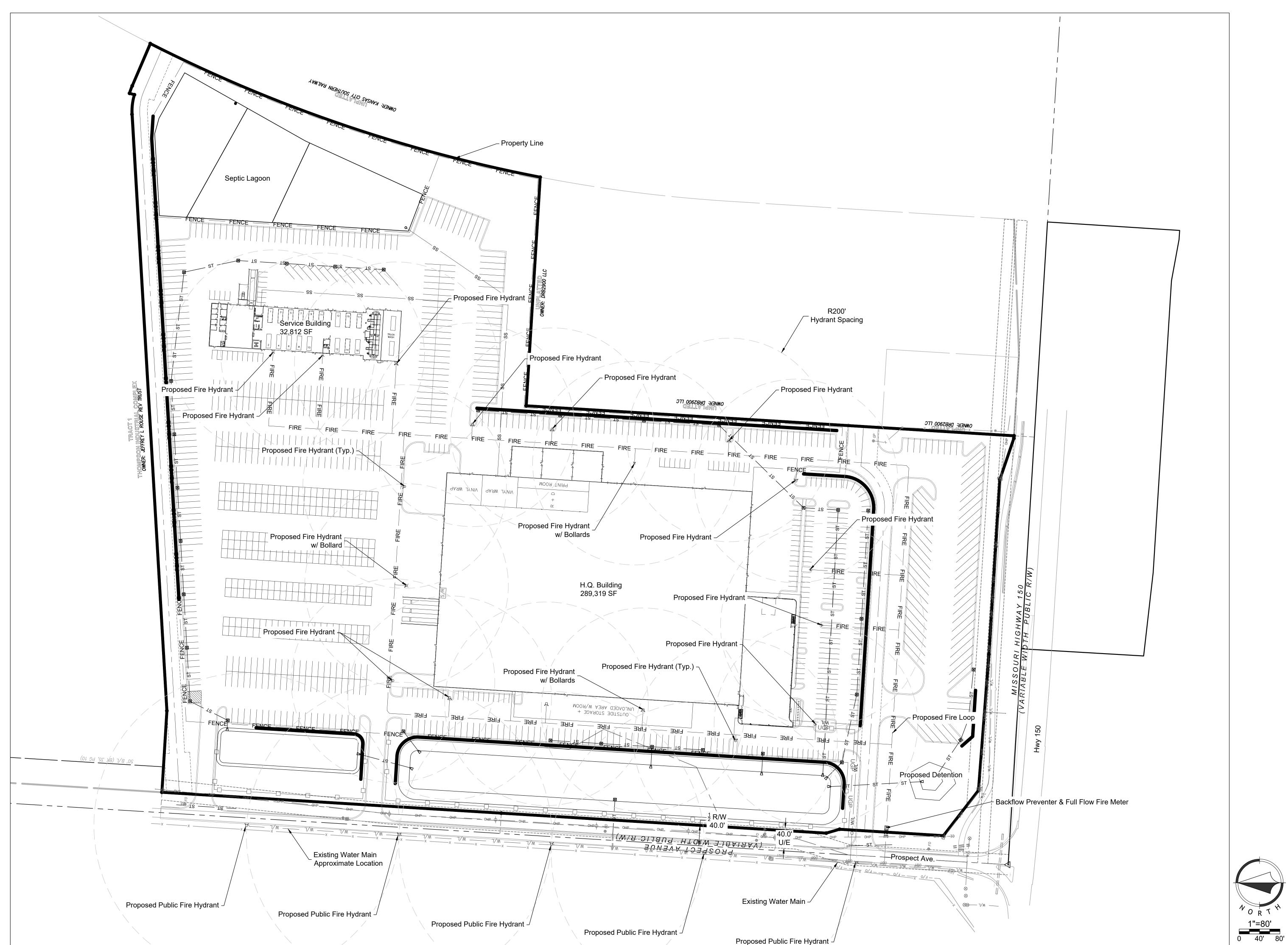
Renaissance
Infrastructure
Onsulting
No E 17TH STREET
NO

SHEET TITLE

Utility Plan

CO5

Jul 14 , 2023-2:15pm | MASTER'S TRANSPORTA



IFC 2018 Requirements:
Based on a Type IIB construction with a Building Square Footage of 289,319 SF
Fire Flow Requirement (per IFC 2018, Appendix B, Section B105, Table B105.1(2): 8,000 gpm for a duration of 4 Hrs

The Proposed Building will be sprinkled. Per table B105.2 the fire flow can be reduced to 2,000 gpm, (25% of the value in Table B105.1(2))

Hydrants Required (per IFC 2018 Appedix C table C102.1: 8+ Hydrants Spaced 200' Max.

Contractor shall follow construction safety per IFC 2018.



MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

6/12/2023

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Infrastructure Consulting

LANDSCAPE Renaissance Infrastructure STRUCTURAL

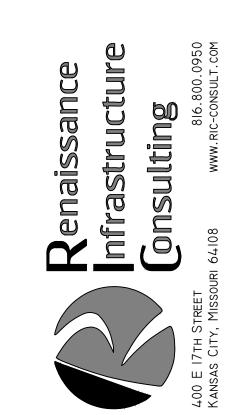
PLUMBING

MECHANICAL

FIRE PROTECTION

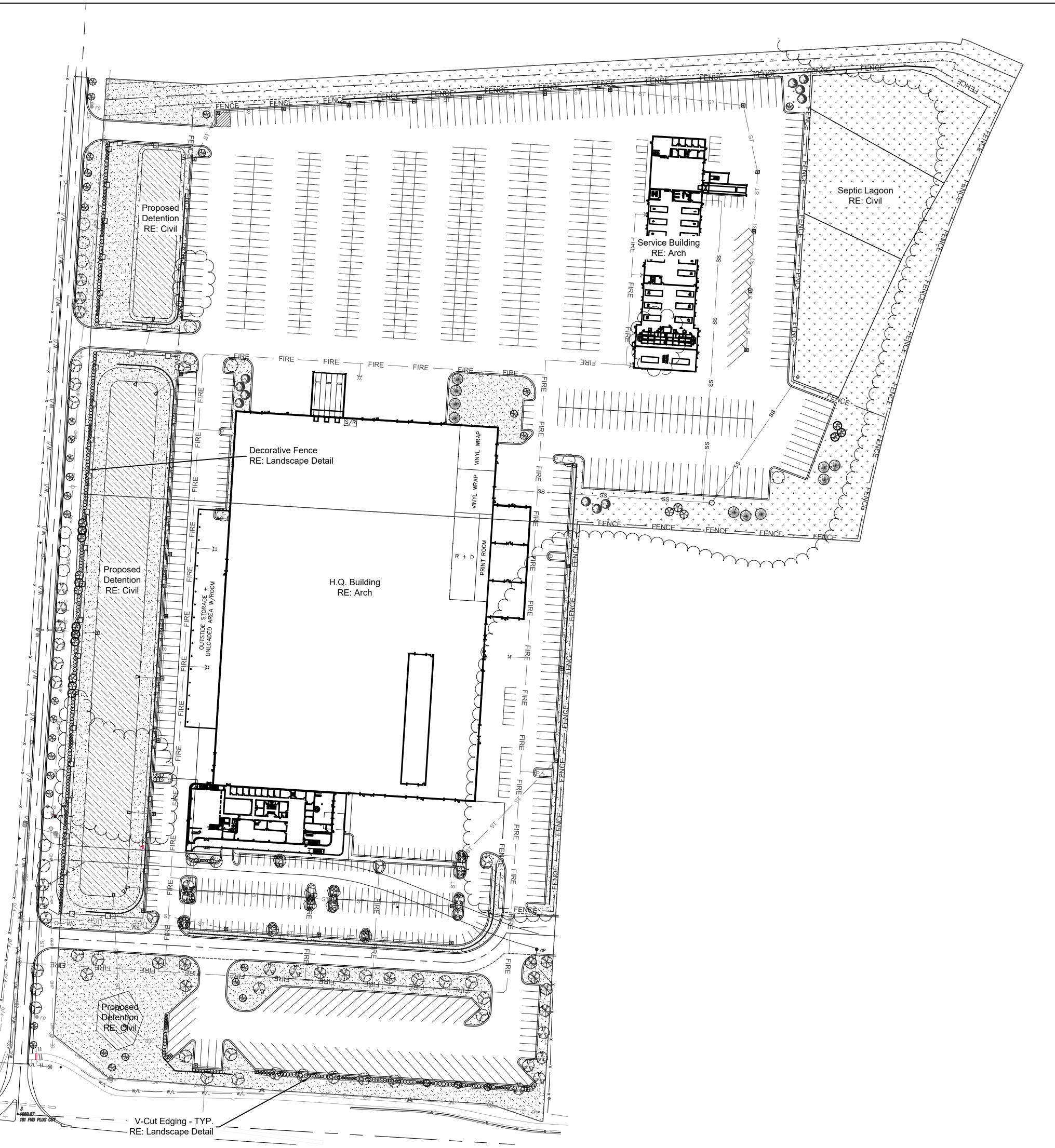
ELECTRICAL

CONTRACTOR



SHEET TITLE

Fire Protection Plan



PLANT SCHEDU	JLE				
TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AG	Acer griseum / Paperbark Maple	B&B, 2" Cal.		10
	СР	Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry	B&B, 2" Cal.		11
	GBP	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	B&B, 2" Cal.		24
to the second se	GS	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	B&B, 2" Cal.		21
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2" Cal.		10
	QB	Quercus bicolor / Swamp White Oak	B&B, 2" Cal.		23
	TL	Tilia americana 'Lincoln' / Lincoln American Linden	B&B, 2" Cal.		15
	ZM	Zelkova serrata `Musashino` / Musashino Sawleaf Zelkova	B&B, 2" Cal.		11
EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
A A A A A A A A A A A A A A A A A A A	PD	Picea glauca `Densata` / Black Hills Spruce	B&B	5`-6` Ht.	9
NEW VICTORIAN CONTRACTOR CONTRACT	PP	Picea pungens `Fat Albert` / Colorado Spruce	B&B	5`-6` Ht.	9
	PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	B&B	5`-6` Ht.	11
	TI	Thuja x `Green Giant` / Green Giant Arborvitae	B&B	5`-6` Ht.	10
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	<u>.</u>	QTY
· · · · · · · · · · · · · · · · · · ·	НВ	Hydrangea paniculata `ILVOBO` TM / Bobo Panicled Hydrangea	3 Gal.		11
& Control of the Cont	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.		20
\bigcirc	PD2	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 Gal.		45
EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	<u>.</u>	QTY
\odot	BS	Buxus microphylla `Bulthouse` TM / Sprinter Littleleaf Boxwood	5 Gal.	18"-24" Ht. Min.	7
3. · · · · · · · · · · · · · · · · · · ·	JC	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	18"-24" Ht. Min.	58
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	18"-24" Ht. Min.	115
\odot	PG2	Picea pungens `Globosa` / Dwarf Globe Blue Spruce	5 Gal.	18"-24" Ht. Min.	58
	TMD2	Taxus x media `Densiformis` / Dense Yew	5 Gal.	18"-24" Ht. Min.	76
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT		
	NS2	Detention Basin Native Seed Mix / Seed Schizachyrium scoparium / Little Bluestem-30% Sporobolus heterolepis / Prairie Dropseed-20% Bouteloua curtipendula / Side-oats Grama-30% Sporobolus compositus / Tall Dropseed-20% Seeding Rate: 15 lbs/PLS per Acre	SEED		
	TF3	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SEED		
	TF	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD		

LANDSCAPE CALCULATIONS

Street Trees
Required: 1 tree / 30'
Provided: Prospect Ave (1,420') = 47 trees

General Landscape

Required: 1 tree / 5,000 sf building coverage Provided: 268,206 sf building = 54 trees

Perimeter Landscaping of Vehicular Use Areas adj. to Street
Required: 10' landscape buffer, 1 tree / 30'*, cont. evg. shrub hedge min. 3' ht.

Provided: 10 landscape buller, 1 tree / 30 , cont. evg. shrub hedge min. 3 nt.

Provided: cont. evg. shrub hedge

*Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

Interior Landscaping of Parking Lots

Required: 35 sf landscape area / space, 1 tree / 5 spaces, 1 shrub / space
Provided: 338 parking spaces = 11,830 sf landscape area (9,750 sf actual), 68 trees, 338 shrubs

Screening of Containers and Mechanical/Utility Equipment
Required: Screened from public view
Provided: As required

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- 2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- 4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- 5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- 6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.

- 8. ALL TREES SHALL BE STAKED PER DETAIL.
- 9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- 11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- 12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

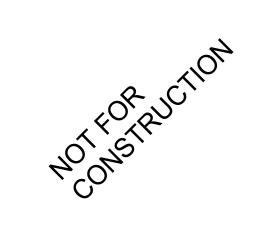
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1 06/12/2023 Original Submittal

DECICEDATION



PROJECT TEAM

ARCHITECT FINKLE+WILLIAMS

CIVIL

Infrastructure
Consulting

SCAPE
Renaissance
Infrastructure

STRUCTURAL

PLUMBING

MECHANICAL

ELECTRICAL

FIRE PROTECTION

CONTRACTOR



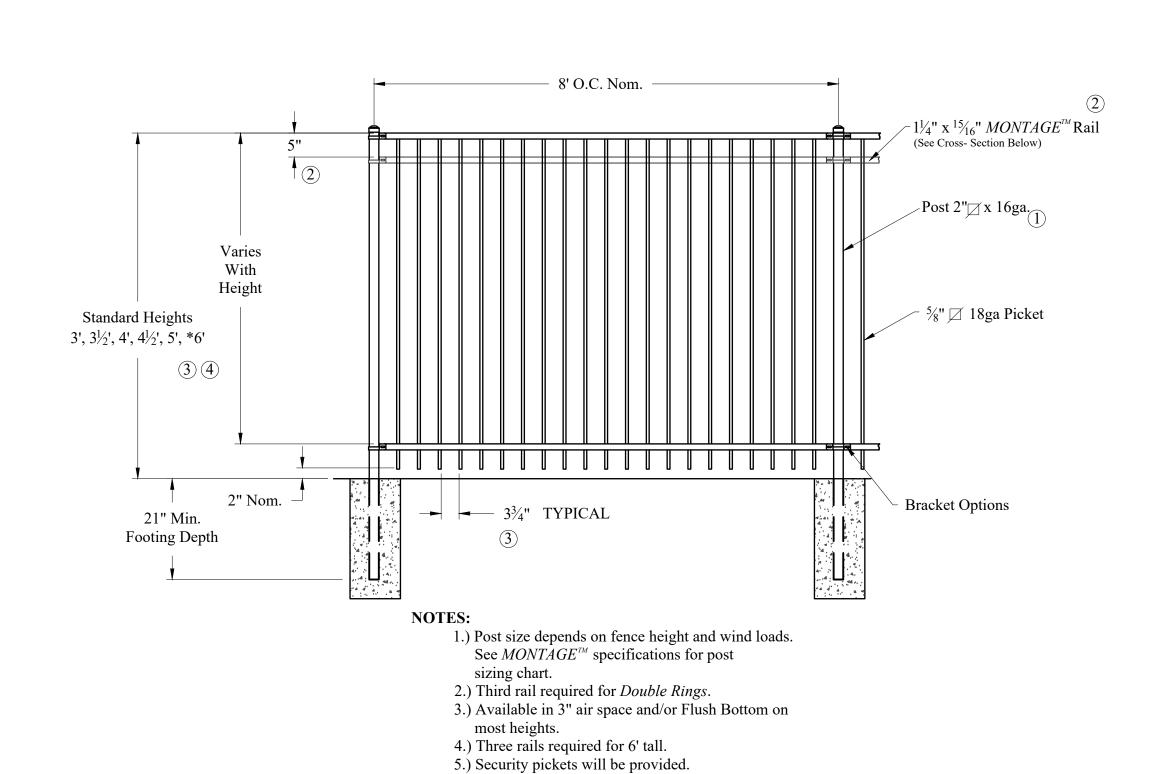
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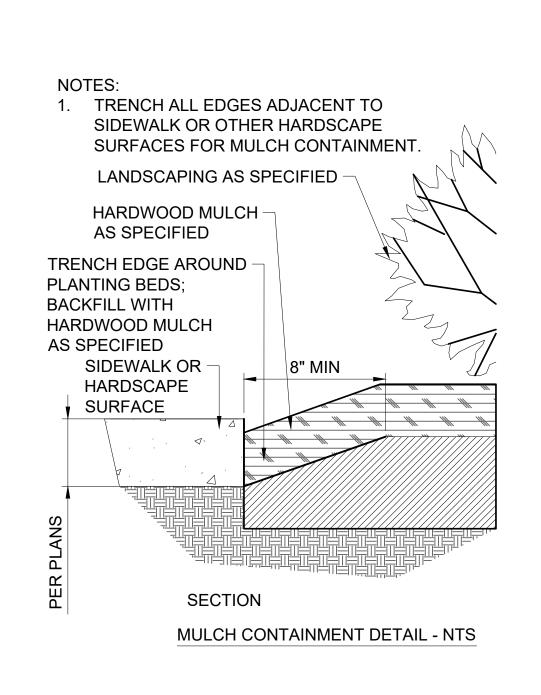
Landscape Plan

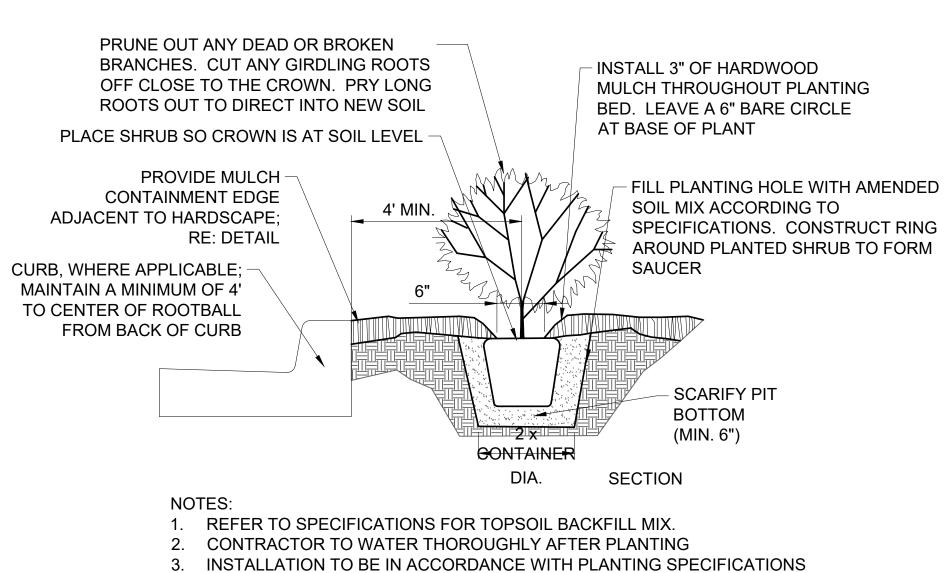
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1"=80' 0 40' 80'

1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT. 2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET. 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONTAINER TRENCHING OR LANDSCAPE INSTALLATION. PLANTING POCKET - LIMIT OF PLANT BED AS SHOWN IN PLAN PLAN - HARDWOOD MULCH ─ LANDSCAPING; RE: PLAN AS SPECIFIED - 3" HARDWOOD MULCH - AMENDED PLANTING SOIL MIX ACCORDING TO SPECIFICATIONS 00 - LANDSCAPING; RE: Free Standing Clustered Boxes PLAN & DETAILS Transformer Small Box - LAWN AREA; RE: - V-CUT NATURAL EDGING **SPECIFICATIONS** SECTION WITH MULCH BACKFILL UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE TYPICAL UTILITY BOX SCREENING DETAILS - NTS CONTAINER PLANTING DETAIL - NTS V-CUT NATURAL EDGE DETAIL - NTS

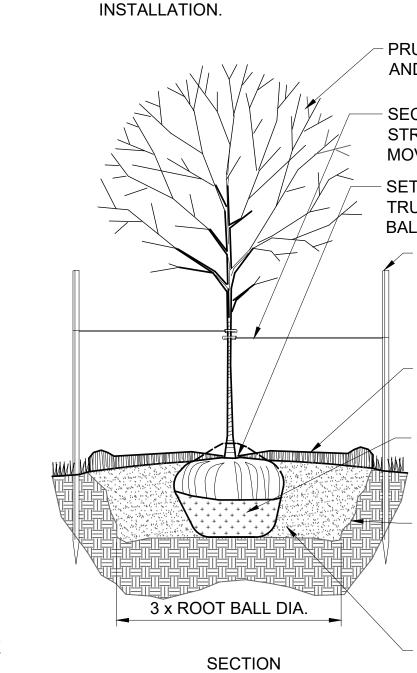






4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS



- PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE.

1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO

> SECURE TREE TO STAKES WITH STRAPS (RE: SPECS). STRAPS SHALL BE LOOSE ENOUGH TO ALLOW SOME MOVEMENT OF THE TRUNK WITH THE WIND

SET TREE WITH TOP OF ROOT BALL FLUSH WITH GRADE. TRUNK FLARE MUST BE VISIBLE AT THE TOP OF ROOT BALL. REMOVE EXCESS SOIL TO TOP OF LATERAL ROOTS.

- MIN. 6' LONG STEEL STAKES SECURED INTO UNDISTURBED SOIL. PLACE NORTH AND SOUTH OF TREE.

3" MULCH PER SPECIFICATIONS. DO NOT PLACE ON TRUNK OR TRUNK FLARE. BERM AT OUTER EDGES OF RING TO CREATE A SAUCER FORM. REMOVE TWINE AND CAGE FROM ROOT

BALL AND TRUNK. PEEL AND REMOVE BURLAP FROM TOP 1/3 OF THE ROOT BALL. PLANTING HOLE SHALL BE AT LEAST 3 TIMES

WIDER THAN THE SPREAD OF ITS ROOTS, BUT NO DEEPER. PLACE ROOT BALL ON UNDISTURBED SOIL WITH ROOT FLARE EVEN WITH OR 1" ABOVE GRADE. SCARIFY SIDES AND BOTTOM OF PIT.

DECIDUOUS TREE PLANTING DETAIL - NTS

- AMEND SOIL ACCORDING TO SPECIFICATIONS.

MASTER'S

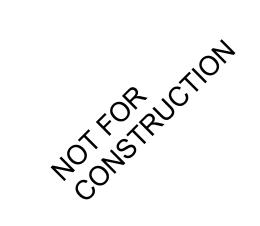
TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

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REVISIONS



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Infrastructure

Consulting

FINKLE+WILLIAMS ARCHITECT ARCHITECTURE

Renaissance Infrastructure Consulting LANDSCAPE Renaissance

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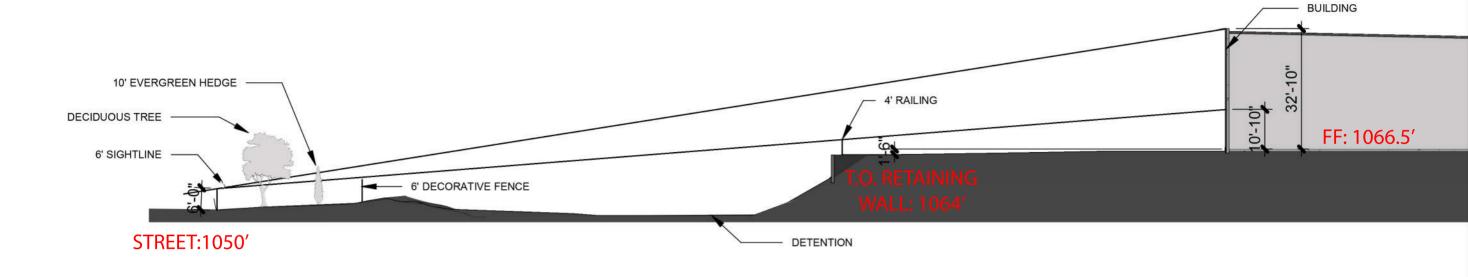
FIRE PROTECTION

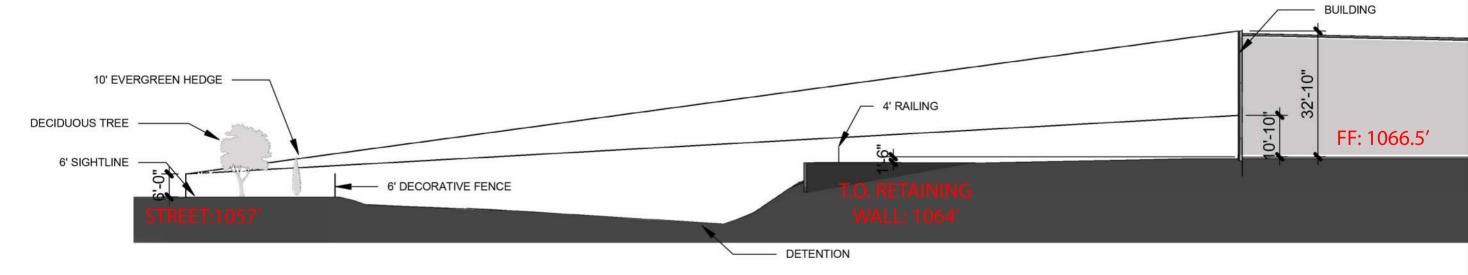
CONTRACTOR

sulting

SHEET TITLE

Landscape Details







150 HIGHWAY AND PROSPECT KANSAS CITY, MO

7/14/2023

Issued For: DEVELOPMENT PLAN

PROJECT TEAM

FINKLE+WILLIAMS ARCHITECTURE

RENAISSANCE INFRASTRUCTURE CONSULTING

LANDSCAPE

BSE STRUCTURAL ENGINEERS

LATIMER SOMMER & ASSOCIATES

LATIMER SOMMER & ASSOCIATES LATIMER SOMMER & ASSOCIATES

FIRE PROTECTION FIRE PROTECTION

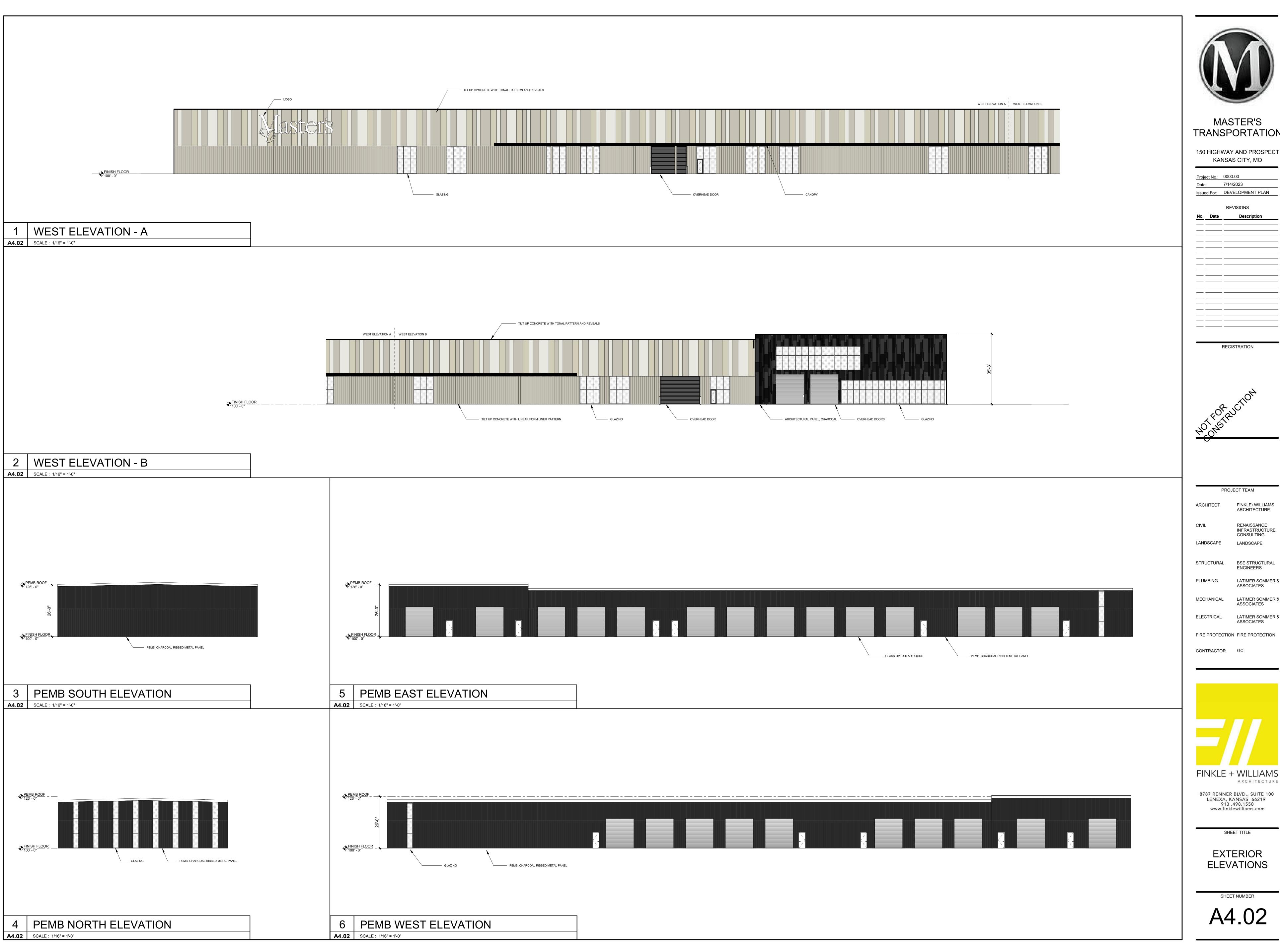
CONTRACTOR GC

FINKLE + WILLIAMS ARCHITECTURE

8787 RENNER BLVD., SUITE 100 LENEXA, KANSAS 66219 913 .498.1550 www.finklewilliams.com

SHEET TITLE

ELEVATIONS



150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Issued For: DEVELOPMENT PLAN

PROJECT TEAM

FINKLE+WILLIAMS

ARCHITECTURE RENAISSANCE INFRASTRUCTURE

CONSULTING

ASSOCIATES

LANDSCAPE

BSE STRUCTURAL ENGINEERS

LATIMER SOMMER &

LATIMER SOMMER & ASSOCIATES

LATIMER SOMMER &

ASSOCIATES

CONTRACTOR GC

FINKLE + WILLIAMS ARCHITECTURE

EXTERIOR



Public Meeting Notice

Please join
for a monetical allocati
for a meeting about
case number
proposed for the following address:
Meeting Date:
Meeting Time:
Meeting Location:
Project Description:
If you have any questions, please contact:
Name:
Phone:
Email:
You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods

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



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

Sincerely,

Topic: Master's Transportation Headquarters – Public Engagement Meeting

Time: Friday, July 7, 2023, 05:30 PM Central Time (US and Canada)

Join Zoom Meeting:

https://polsinelli.zoom.us/j/99061976449?pwd=MUJLZIV4T2JIVTY4RDhvNS9TN1MrZz09

Meeting ID: 990 6197 6449

Passcode: 644553

Mobile: US +1 646 876 9923 or +1 312 626 6799

Meeting Sign-In Sheet

Project Name and Address

Master's Transportation - HQ Development Plan

14677 Prospect Ave., Kansas City, MO 64147

Name	Address	Phone	Email
Mark DiCarlo	5301 W. 84th Ter., Overland Park, KS 66207	(913) 626-8899	mark@mdicarlo.com
Marc Abbott	900 W. 48th Pl., Kansas City, MO 64112	(816) 572-4778	mabbott@polsinelli.com
Joe Oaks	900 W. 48th Pl., Kansas City, MO 64112	(816) 218-1295	joaks@polsinelli.com
Mark McDermed	900 W. 48th Pl., Kansas City, MO 64112	(816) 360-4373	mmcdermed@polsinelli.com
Rita Luukkonen	800 Quik Trip Way Belton, MO 64012	(816) 979-3385	rital@masterstransportation.com
John Goodbrake	800 Quik Trip Way Belton, MO 64012	(816) 979-3477	jgoodbrake@masterstransportation.com
Jake West	800 Quik Trip Way Belton, MO 64012	(855) 935-1383	jwest@masterstransportation.com
Dustin Burton	8653 Penrose Ln. Lenexa, KS 66219	(913) 333-3873	dburton@ric-consult.com
Erin Merrill	12114 State Line Rd. Leawood, KS 66209	(816) 564-9980	erin@eskieandassociates.com
Dave Williams	8787 Renner Blvd, STE 100 Lenexa, KS 66219	(913) 498-1550	dwilliams@finklewilliams.com
Debbie Batliner	501 Atlantic St. Kansas City, MO 64116	(816) 295-2929	debbiebatliner@midwestshredding.com





Public Meeting Summary Form

Project Case # CD-CPC-2023-00097

Meeting Date: Friday, July 7, 2023

Meeting Location: Virtual (Zoom): https://polsinelli.zoom.us/j/99061976449?

pwd=MUJLZIV4T2JIVTY4RDhvNS9TN1MrZz09

Meeting Time (include start and end time): Start: 5:30 PM. End: 6:00 PM

Additional Comments (optional):

See Exhibit A, attached hereto.

EXHIBIT A

Public Meeting Summary

<u>Date</u>: July 7, 2023

Start: 5:30 PM

End: 6:00 PM

Location: Virtually, via Zoom.

Summary of Points Raised

- Mr. Mark DiCarlo asked if the Property's current zoning designation of M-1 is for heavy or light industry. Applicant responded that the M-1 zoning designation is consistent with light manufacturing uses.
- Mr. DiCarlo asked if the Applicant would be seeking to rezone the Property. Applicant answered that no, it would not seek to rezone the Property. Mr. DiCarlo expressed his pleasure that the Property would remain in a light industrial district.
- Mr. DiCarlo asked about a secondary building shown on the site plan of the Property. Applicant explained that this auxiliary building will be a vehicle servicing building used in conjunction with the headquarters facility.
- Mr. DiCarlo asked about the maintenance and landscaping of the proposed detention pond on the Property. Applicant responded that the detention pond would be maintained and landscaped in good order. Applicant further indicated that the detention pond will be appropriately screened from adjoining properties.
- Ms. Debbie Batliner inquired about roadway entrances for the adjacent Midwest Shredding Service, LLC facility. Applicant explained that the company will maintain access to its property and that the existing entrance will remain virtually unchanged.
- Ms. Batliner asked if the entrance will allow for tractor trailer entry. Applicant indicated that yes, it would allow for tractor tailer entry.
- Mr. DiCarlo inquired about plans for intersection improvements and traffic plans. Applicant explained that a traffic study is currently underway but that it has not yet received the results.
- Mr. DiCarlo asked about the sewage system for the Property. Applicant explained that the project would utilize a lagoon system and indicated the location of the lagoon on the site plan.

- Mr. DiCarlo indicated that he would like a copy of the Property's site plan and facility renderings. Applicant stated that it would be happy to provide the same following conclusion of the meeting.
- Ms. Batliner asked for an estimated construction timeline for the project. Applicant explained that it anticipates city entitlement approvals in the fourth quarter of 2023 with a final project completion date in the first quarter of 2025.
- Prior to the conclusion of the meeting, Mr. DiCarlo expressed his support and excitement for the project.