



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 Standards (88-420)	Yes	Yes	
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)**

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 the principle use of limited manufacturing.
- 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.

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

There are 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
Planner



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.



MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00 Date: 6/12/2023 Issued For: PLANNING SUBMITTAL

REVISIONS table with columns for revision number, date, and description.

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

Table listing project team members: ARCHITECT (FINKLE+WILLIAMS ARCHITECTURE), CIVIL (Renaissance Infrastructure Consulting), LANDSCAPE (Renaissance Infrastructure Consulting), STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION, CONTRACTOR.

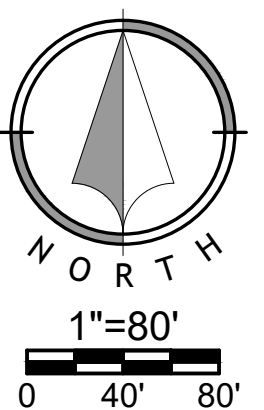
Renaissance Infrastructure Consulting logo and contact information: 440 E. 77th Street, Kansas City, Missouri 64108, phone 816.800.0950, website www.ric-consult.com, E-2010036390.

SHEET TITLE

Landscape Plan

SHEET NUMBER

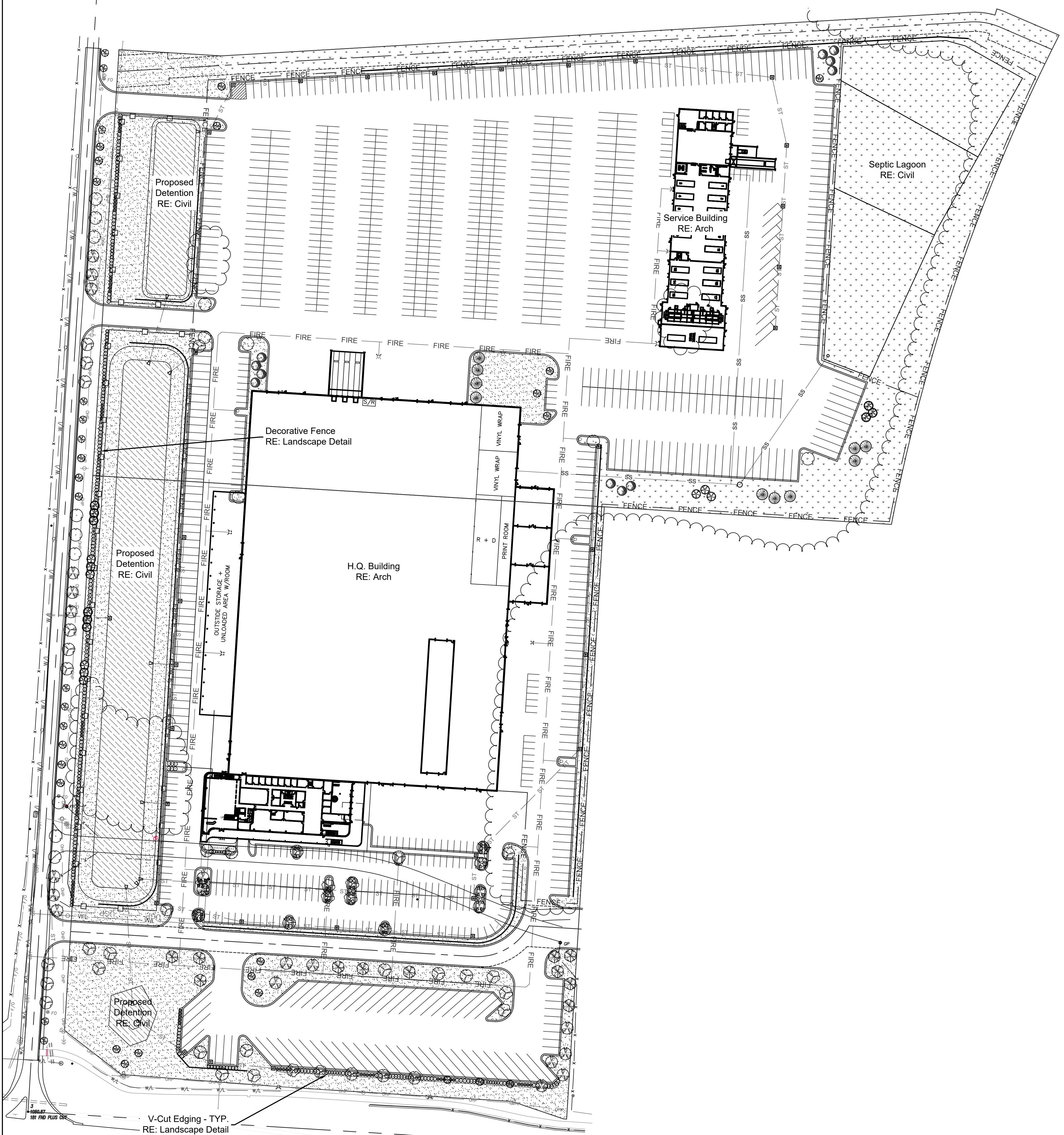
L01



PLANT SCHEDULE

Main plant schedule table with columns: TREES, CODE, BOTANICAL / COMMON NAME, CONT, SIZE, QTY. Includes sub-sections for EVERGREEN, SHRUBS, EVERGREEN SHRUB, and GROUND COVERS.

- 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.
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.



LANDSCAPE NOTES

- 1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES.
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.
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.

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.
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



MASTER'S TRANSPORTATION

150 HIGHWAY AND PROSPECT KANSAS CITY, MO

Project No.: 0000.00 Date: 6/12/2023 Issued For: PLANNING SUBMITTAL

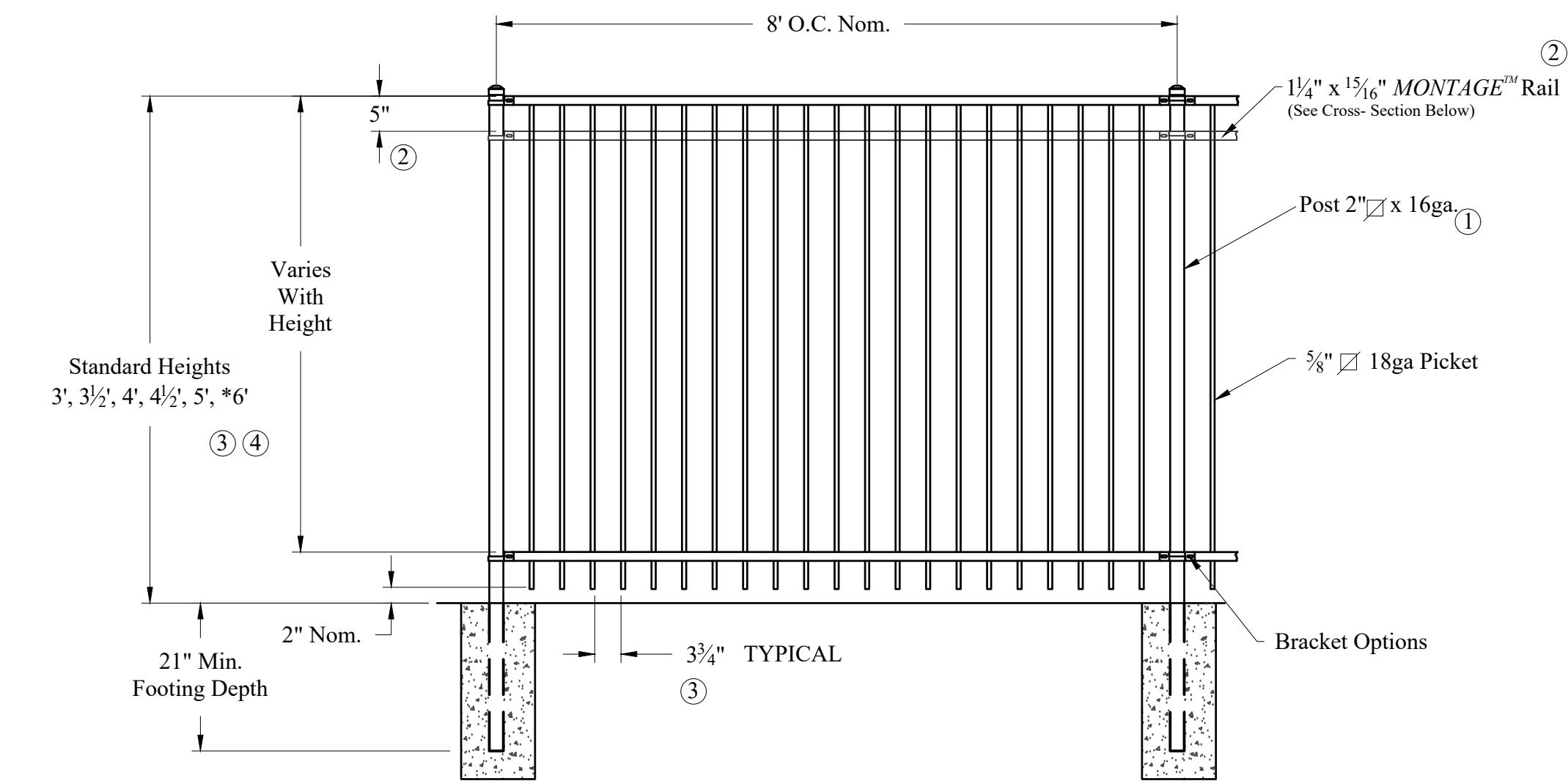
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REGISTRATION

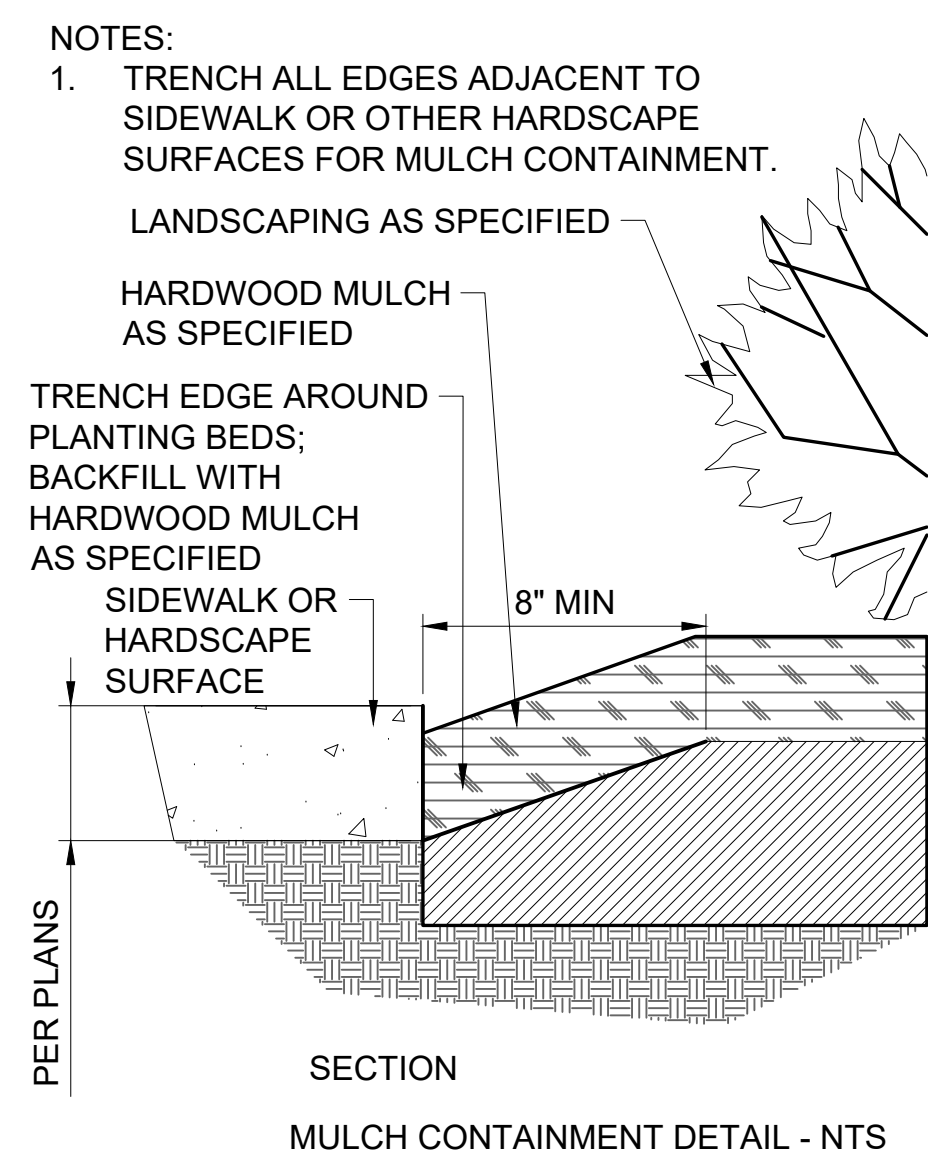
NOT FOR CONSTRUCTION

PROJECT TEAM

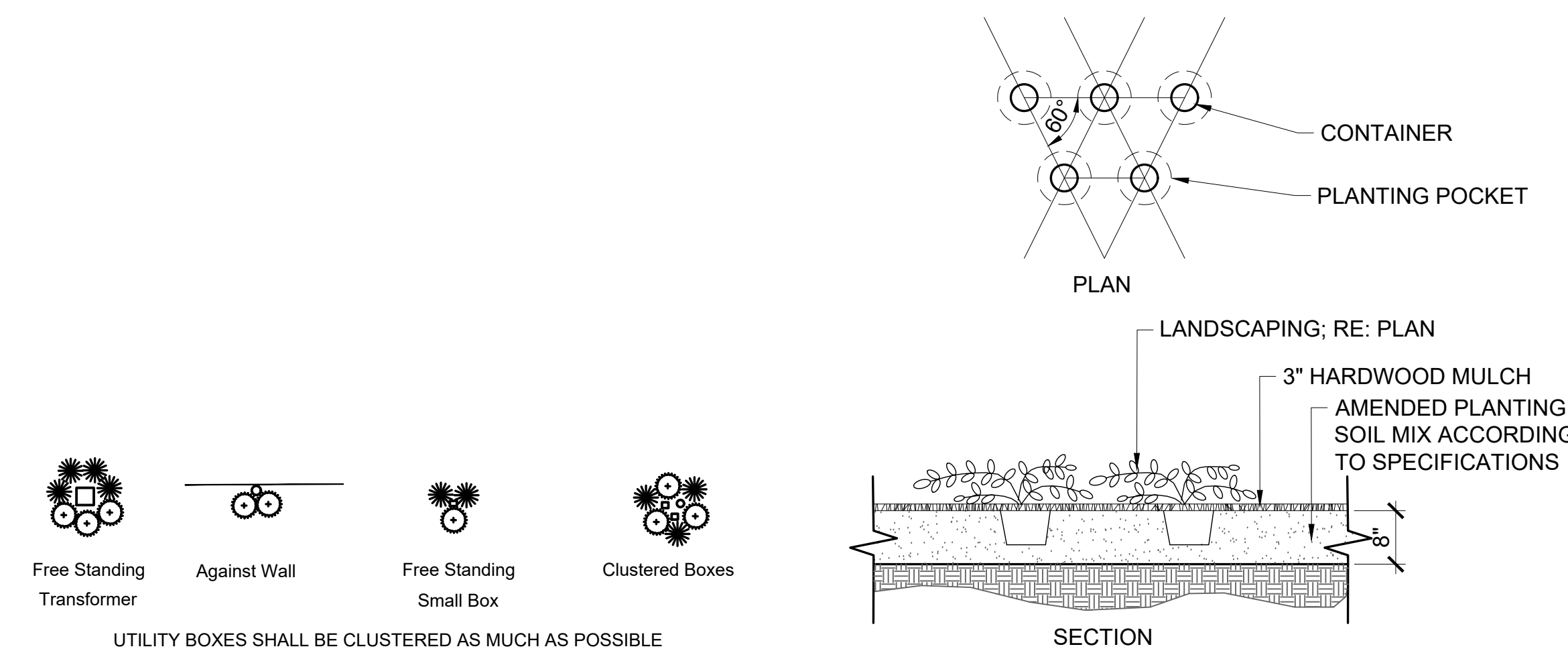
Table listing project team members: ARCHITECT (FINKLE+WILLIAMS ARCHITECTURE), CIVIL (Renaissance Infrastructure Consulting), LANDSCAPE (Renaissance Infrastructure Consulting), STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION, CONTRACTOR.



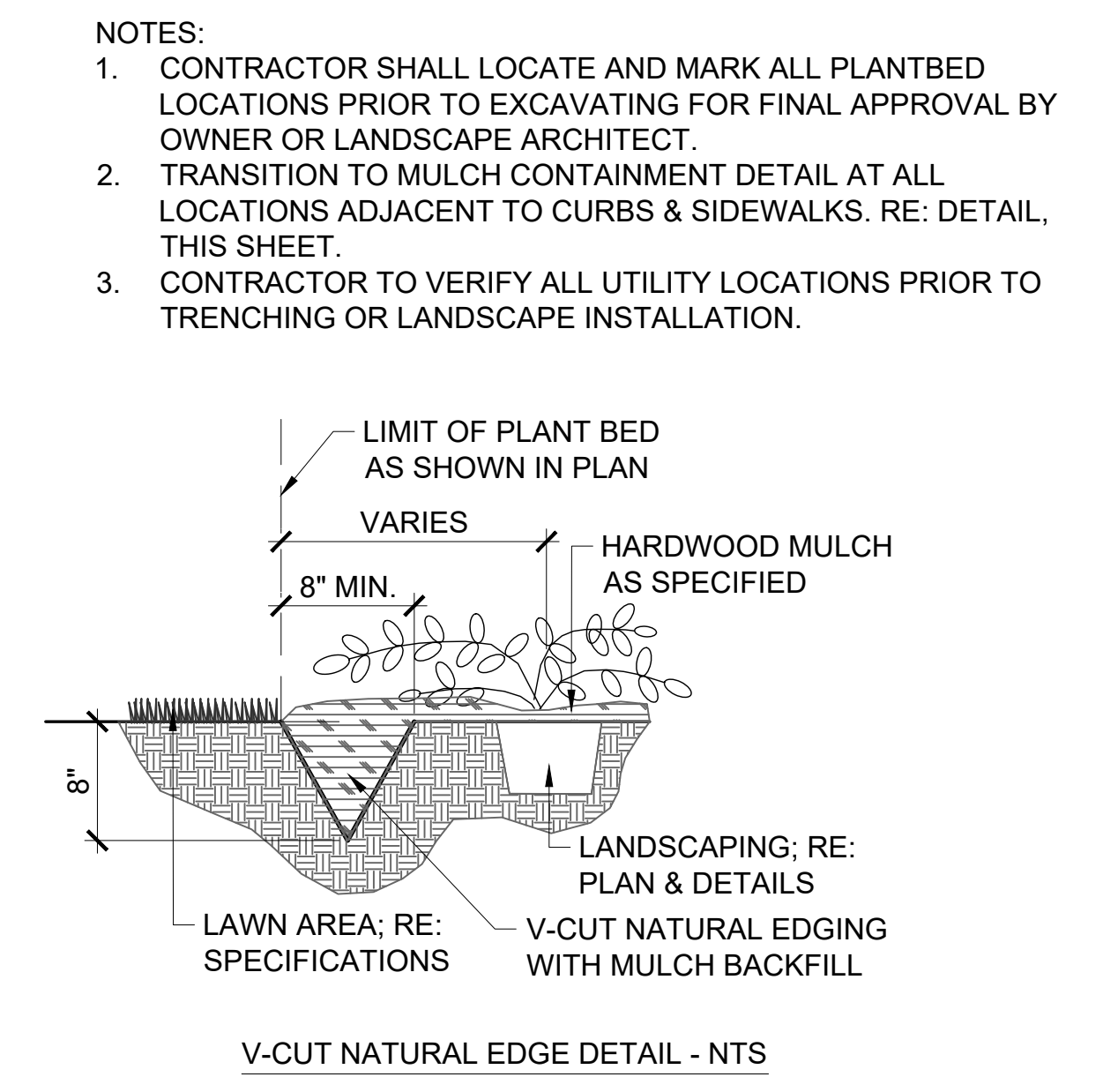
- NOTES: 1.) Post size depends on fence height and wind loads. See MONTAGE specifications for post sizing chart. 2.) Third rail required for Double Rings. 3.) Available in 3" air space and/or Flush Bottom on most heights. 4.) Three rails required for 6' tall. 5.) Security pickets will be provided.



- NOTES: 1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT. LANDSCAPING AS SPECIFIED. HARDWOOD MULCH AS SPECIFIED. TRENCH EDGE AROUND PLANTING BEDS; BACKFILL WITH HARDWOOD MULCH AS SPECIFIED. SIDEWALK OR HARDSCAPE SURFACE. 8" MIN. PER PLANS. SECTION. MULCH CONTAINMENT DETAIL - NTS

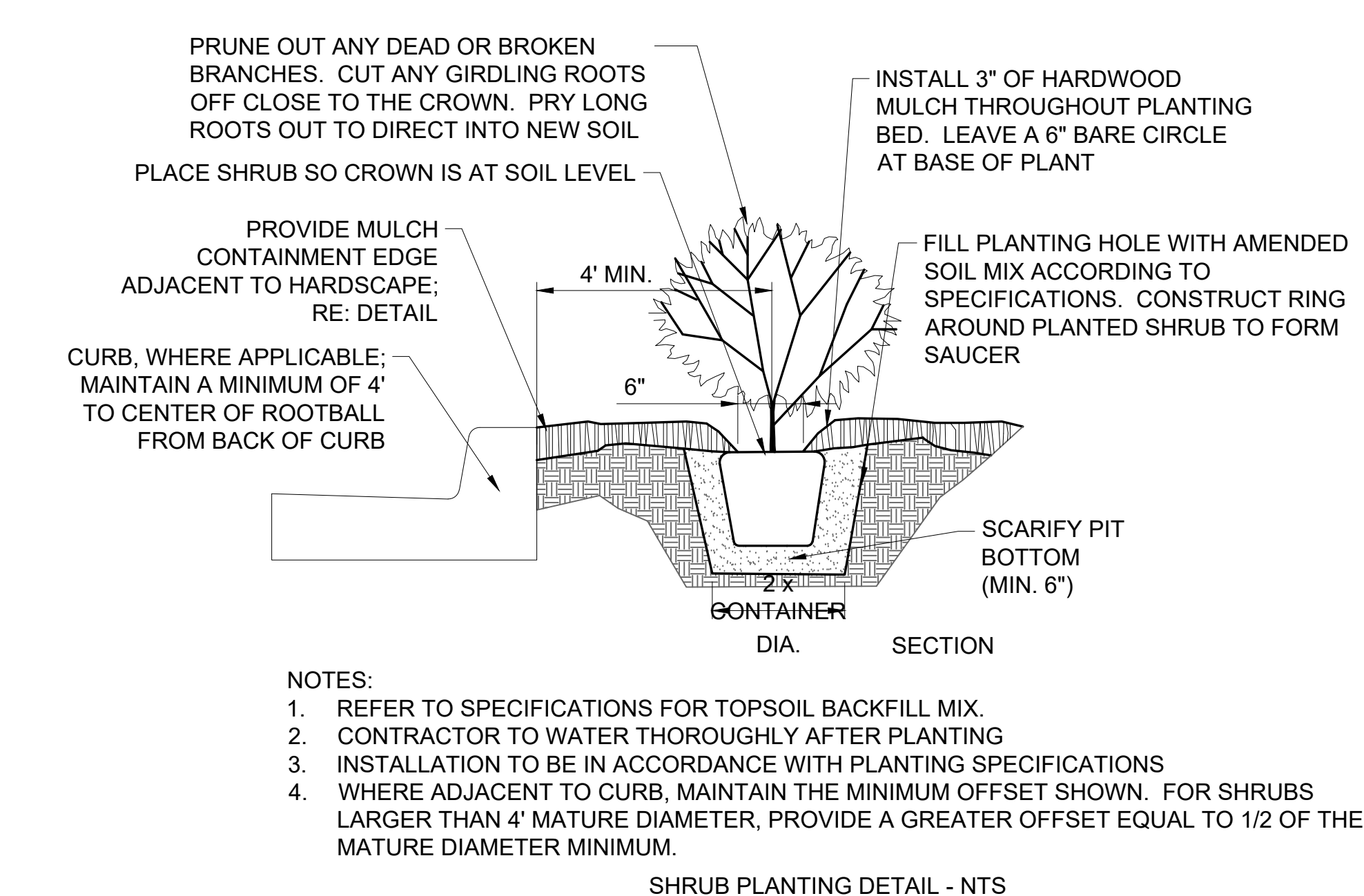


TYPICAL UTILITY BOX SCREENING DETAILS - NTS. CONTAINER PLANTING DETAIL - NTS.



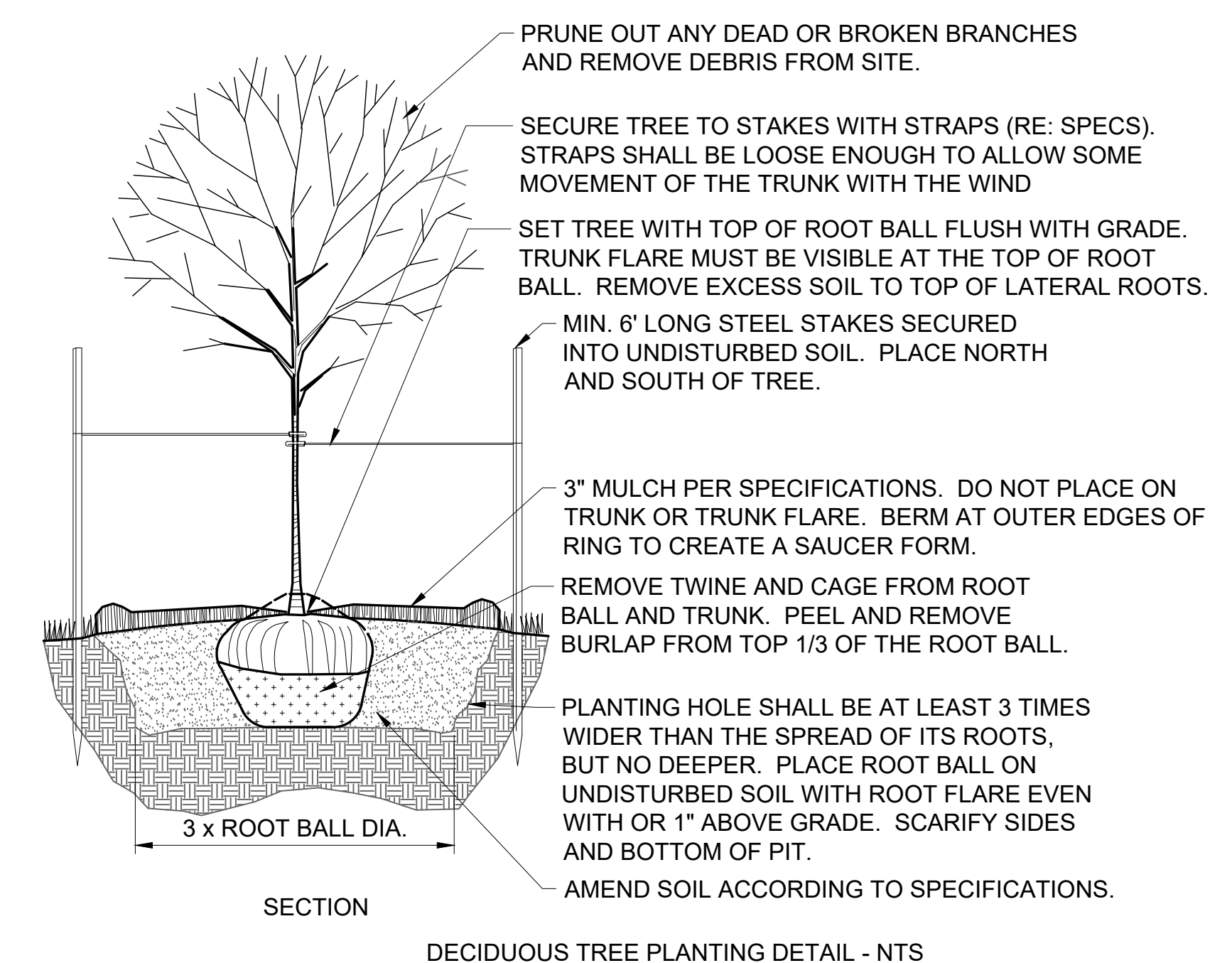
V-CUT NATURAL EDGE DETAIL - NTS

- NOTES: 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 TRENCHING OR LANDSCAPE INSTALLATION.



SHRUB PLANTING DETAIL - NTS

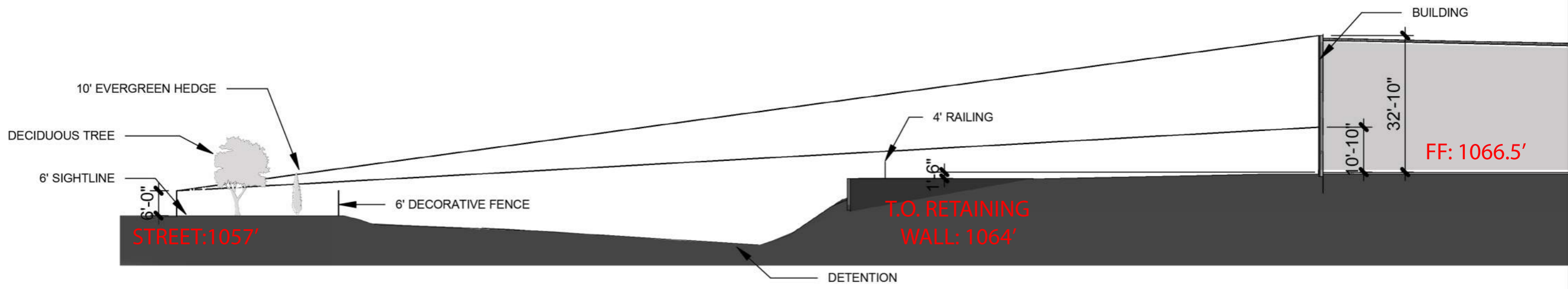
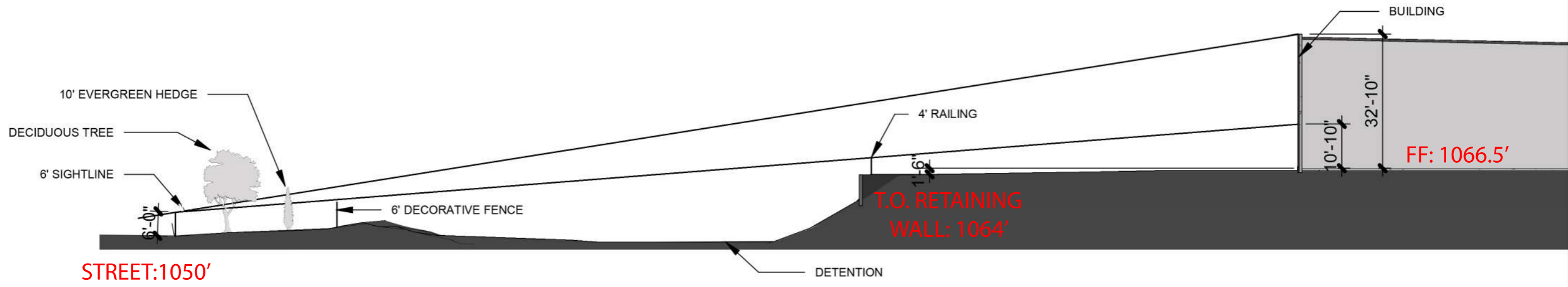
- NOTES: 1. PRUNE OUT ANY DEAD OR BROKEN BRANCHES. CUT ANY GIRDLING ROOTS OFF CLOSE TO THE CROWN. PRY LONG ROOTS OUT TO DIRECT INTO NEW SOIL. PLACE SHRUB SO CROWN IS AT SOIL LEVEL. PROVIDE MULCH CONTAINMENT EDGE ADJACENT TO HARDSCAPE; RE: DETAIL. CURB, WHERE APPLICABLE; MAINTAIN A MINIMUM OF 4" TO CENTER OF ROOTBALL FROM BACK OF CURB. 4" MIN. 6". FILL PLANTING HOLE WITH AMENDED SOIL MIX ACCORDING TO SPECIFICATIONS. CONSTRUCT RING AROUND PLANTED SHRUB TO FORM SAUCER. INSTALL 3" OF HARDWOOD MULCH THROUGHOUT PLANTING BED. LEAVE A 6" BARE CIRCLE AT BASE OF PLANT. SCARIFY PIT BOTTOM (MIN. 6").

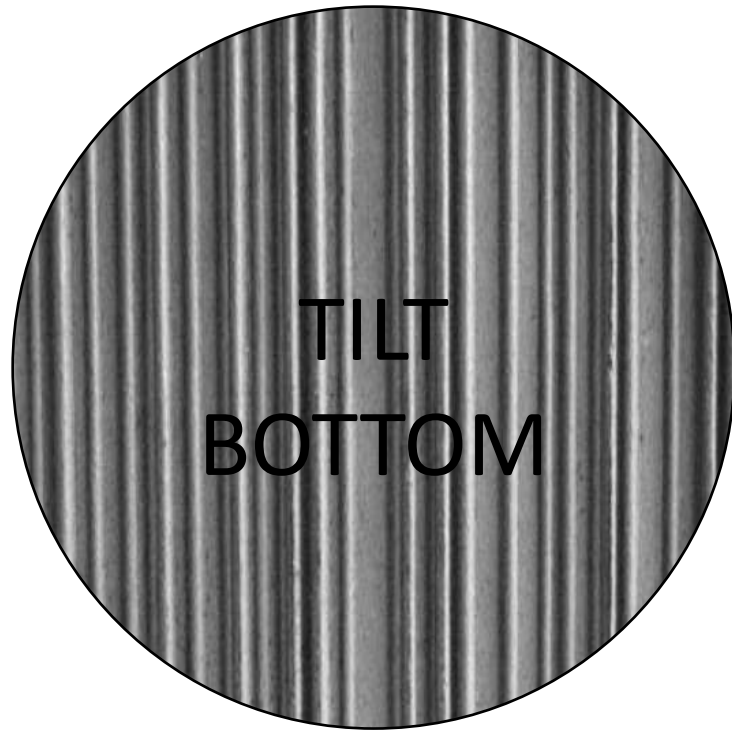


DECIDUOUS TREE PLANTING DETAIL - NTS

- NOTES: 1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED. 2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. PRUNE OUT ANY DEAD OR BROKEN BRANCHES AND REMOVE DEBRIS FROM SITE. 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. AMEND SOIL ACCORDING TO SPECIFICATIONS.

Renaissance Infrastructure Consulting logo and contact information: 816.800.0950, www.ric-consult.com, 440 E. 7TH STREET, KANSAS CITY, MISSOURI 64108, MO Certificate of Authority: E-2010036390





Public Meeting Notice

Please join _____

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 for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



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

Sincerely,

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



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

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

Date: 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 trailer 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.