



CITY PLAN COMMISSION STAFF REPORT

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

June 18, 2025

Project Name
Jay Wolfe Toyota Expansion

Docket #5

Request
CD-CPC-2025-00058
Major Amendment to a Development Plan

Applicant
Lucas Williams
Cook, Flatt & Strobel Engineers, P.A.

Owner
Joe Cordello
Jay Wolfe Toyota

Location 9650 NW Prairie View Rd
Area About 6 acres
Zoning B3-3
Council District 1st
County Platte
School District Platte County

Surrounding Land Uses
North: I-29, Zoned B3-3
South: Industrial, Zoned M2-3
East: I-29, Zoned B3-3
West: Lodging, Zoned B3-3

KC Spirit Playbook Alignment
Case Number CD-CPC-2025-00058
LRP determination: Medium Alignment

Land Use Plan
The KCIA Area Plan recommends Commercial Land Uses for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
Northwest Prairie View Road is identified on the City's Major Street Plan as a thoroughfare.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a major amendment to a Development Plan in District B3-3 (Commercial) on about 6 acres generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road allowing for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.

PROJECT TIMELINE

The application for the subject request was filed on April 25, 2025. No scheduling deviations from 2025 Cycle 6.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on May 29, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently developed with the existing Jay Wolfe Toyota. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. 10251-GP-9 – On April 17, 2001 the City Plan Commission approved a final plan in District GP-3 (Regional Business) on approximately 6.55 acres generally located west of Prairie View Road, south of the intersection of N. Congress Avenue and Prairie View Road, east of N. Congress Avenue, and about ½ mile north of Tiffany Springs Road to allow for the construction of a 31,319 sq. ft. Toyota automotive dealership.

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 6401-GP: On May 24, 1972 the City Plan Commission recommended approval of a General Planned Development District on 7.8 acres for industrial warehouse uses. **(Ordinance No. 41477, passed August 11, 1972).**

Final Plat, Swarts Industrial Park: On July 26, 1972 the City Plan Commission recommended approval of a final plat creating five industrial lots in District GP-1 on 7.8 acres. **(Ordinance No. 41477, passed August 11, 1972).**

Case No. 6401-GP-1: On February 19, 1985 the City Plan Commission recommended approval of an amendment to a General Planned Development District on 7.8 acres to allow a concrete mixing plant. **(Ordinance No. 57593, passed March 25, 1985).**

Case No. 247-S-24: On May 3, 1988 the City Plan Commission dismissed a request for an amendment to the KCIA General Development and Land Use Plan to amend about 85 acres from General Industry and General Transient Regional Business to Regional Business.

Case No. 10251-GP: On May 3, 1988 the City Plan Commission dismissed a request to rezone about 85 acres from District GP-1 to District GP-3 and approve a General Planned Development Plan to allow a commercial office park, hotel and retail center.

Case No. 10251-GP-1: On May 3, 1988 the City Plan Commission recommended approval of a request to rezone 14 acres from District GP-1 to District GP-7 3 and approve a General Planned Development Plan to allow a golf driving range.

Case No. 10251-GP-2: On June 21, 1988 the City Plan Commission recommended approval of a request to amend a General Planned Development Plan to allow a retail boat yard on about 2 acres. **(No Council Action).**

Case No. 247-S-30: On April 18, 1989 the City Plan Commission recommended approval of an amendment to the KCIA General Development and Land Use Plan to change the land use on about 6 acres from General Industry to Regional Business. **(No Council Action).**

Case No. 10251-GP-3: On April 18, 1989 the City Plan Commission recommended approval of a request to rezone about 6 acres from District GP-1 to District GP-3 and approve a General Planned Development Plan to allow office uses. **(No Council Action).**

Case No. 10251-GP-4: On June 17, 1997 the City Plan Commission recommended approval of an amendment to a previously General Planned Development District Plan generally located between N. Congress Avenue and N.W. Prairie View Road approximately 800 ft. south of N.W. 97th Terrace, in District GP-1 (General Industrial) to allow four one-story buildings totaling 86,360 sq. ft. for office, retail and warehouse uses. **(Ordinance No. 971355, passed October 16, 1997).**

Case No. 247-S-78: On January 2, 2001 the City Plan Commission recommended approval of a request to amend the General Development & Land Use Plan, Kansas City International Airport, on about 18 acres, generally located west of Prairie View Road, south of the intersection of N. Congress Avenue and Prairie View Road, east of N. Congress Avenue, and about 1,550 ft. north of Tiffany Springs Road, by changing the land use designation from General Industrial to Regional Business.

Case No. 10215-GP-5: On January 2, 2001 the City Plan Commission recommended approval of a request to amend a development plan by deleting about 7 acres, generally located west of Prairie View Road, extending about 1,400 ft. south of the intersection of N. Congress Avenue and Prairie View Road and east of N. Congress Avenue, in District GP-1 (General Industry).

Case No. 10215-GP-6: On January 2, 2001 the City Plan Commission recommended approval of a request to change the zoning on about 18 acres, generally located west of Prairie View Road, south of the intersection of

N. Congress Avenue and Prairie View Road, east of N. Congress Avenue, and about 1,550 ft. north of Tiffany Springs Road, from District GP-1 (General Industry) to District GP-3 (Regional Business) and approve a preliminary development plan for an auto mall.

Case No. 10251-A-7: On February 13, 2001 the Board of Zoning Adjustment granted the following variances to allow construction of an automobile sales plaza generally located on the west side of Interstate 29 between NW Prairie View Road and N. Congress Avenue south of NW 97th Terrace in a proposed GP-3 District (General Planned, Regional Business):

1. A variance to the required 50 ft. setback in the amount of 20 ft. from the west property line for 58 parking spaces along 270 ft. of N. Congress Avenue;
2. A variance to the required 50 ft. setback in the amount of 7 ft. from the west property line along N. Congress Avenue for the proposed water fountain;
3. A variance to the required 50 ft. setback in the amount of 25 ft. from the north property line for the proposed water fountain;
4. A variance to the required 50 ft. setback in the amount of 30 ft. from the east property line for approximately 535 ft. along NW Prairie View Road;
5. A variance to the required 50 ft. setback in the amount of 20 ft. from the east property line for approximately 677 ft. along NW Prairie View Road; and,
6. A variance to the required 50 ft. setback in the amount of 30 ft. from the east property line for approximately 152 ft. along NW Prairie View Road.

VICINITY MAP



DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a major amendment to a previously approved Development Plan in District B3-3 on about 6 acres generally located at the southeast corner of North Congress Avenue and Northwest Prairie View Road allowing for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership.

The proposed amendment is more than 10% of the existing structure which requires a Major Amendment to an existing Development Plan per Section 88-516-06 of the Zoning and Development Code.

The addition is proposed on the western portion of the existing building and will be constructed of brick to match the structure. It will include a garage door with transparent glass and will serve as additional space for the dealership's service department. The proposed architectural materials and articulation are consistent with the existing building and surrounding development.

Landscaping improvements to the entire site are also included in the proposal. This will bring the site into conformance with current landscaping standards. These include street trees, continuous shrub lines to screen vehicular use areas, and interior plantings. Notable species include New Harmony Elm, Ginkgo, Paperbark Maple, Shenandoah Switchgrass, and Inkberry.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Tree Preservation and Protection (88-424)	No		
Parking and Loading Standards (88-420)	Yes	Yes	Proposed addition removes 17 parking spaces. Development remains in compliance with 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)	No		
Pedestrian Standards (88-450)	No		

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

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 Development Plan complies with all standards of the Zoning and Development Code.

The District Planner's review determined the following in relation to the Area Plan and KC Spirit Playbook: "The proposed project helps advance some of the KC Spirit Playbook and KCI Area Plan goals. The proposed addition matches the "commercial" future land use designated by the KCI area plan. To

better meet the "well-designed city" goal, enhanced landscaping along the eastern side of the site is recommended as I-29 is designated as a primary image street by the KCI area plan." - Alexis Berra

B. The proposed use must be allowed in the district in which it is located;

The proposed amendment is permitted by the controlling plan and is allowed within the B3-3 Zoning District which allows for Light equipment sales/rental (outdoor).

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;

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. No changes are proposed to vehicular movement onto and off the site from the original Development Plan.

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

The proposed Development Plan does not inhibit pedestrian circulation and safety.

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

Adequate utilities are existing on site or proposed for the Development Plan.

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.

Proposed expansion is compatible with the adjacent properties and the existing building in regards to size, design, and architectural features.

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 is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. The applicant is adding landscaping where it is missing from the original plan and bringing landscaping into conformance.

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.

Excess impervious area is not proposed with this Development Plan.

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 Project Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: June 12, 2025

Case Number: CD-CPC-2025-00058

Project: Jay Wolfe Toyota Expansion

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

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

4. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

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

5. • Extend all fire and life protection systems into the new addition (IFC-2018 § 901.4)
6. • 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)

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

7. 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.
8. 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.

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

9. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
10. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

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

11. 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.

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

12. 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.
13. The developer must grant a BMP Easement to the City as required by KC Water, prior to issuance of any building permits if required/recommended by the drainage study.

JAY WOLFE TOYOTA ADDITION

A MAJOR AMENDMENT TO THE

TIFFANY SPRINGS AUTO PLAZA - PHASE 1 DEVELOPMENT PLAN

9650 NW PRAIRIE VIEW RD

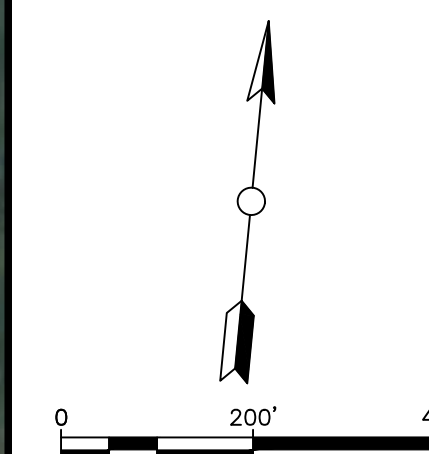
SE 1/4 SECTION 36 TOWNSHIP 52 RANGE 34
KANSAS CITY, PLATTE COUNTY, MISSOURI



LOCATION MAP:
SE 1/4 S36 T52N R34W
KANSAS CITY, PLATTE COUNTY, MISSOURI

INDEX OF SHEETS:

- C100 - TITLE SHEET
- C200 - OVERALL SITE PLAN
- C300 - SITE PLAN
- C400 - GRADING PLAN
- C500 - UTILITY PLAN
- L1.1 - PRELIMINARY LANDSCAPE PLAN
- L1.2 - TREE SURVEY
- A1.0 - FLOOR PLAN
- A2.0 - EXTERIOR ELEVATIONS
- A2.0 - COLORED EXTERIOR ELEVATIONS
- MEP1.1 - LIGHTING PLAN



OWNER/DEVELOPER:

TIFFANY SPRINGS HOLDINGS LLC
1011 W 103RD ST
KANSAS CITY, MO 64114
CONTACT: MATTHEW DONOVAN
PHONE: 913-485-5045
EMAIL: mdonovan@jaywolfe.com

CONTRACTOR:

LUKE DRAILY CONSTRUCTION
75 NW BUSINESS PARK
RIVERSIDE, MO 64150
CONTACT: BOB BECKER
PHONE: 816-459-3531
EMAIL: rbecker@lukedraily.com

ARCHITECT:

DAVID ESKOV ARCHITECT
21466 W 120TH STREET
OLATHE, KS 66061
CONTACT: DAVID ESKOV
PHONE: 913-284-3660
EMAIL: eskovarch@outlook.com

ENGINEER:

CFS ENGINEERS, P.A.
1421 E. 104TH STREET SUITE 110
KANSAS CITY, MO 64131
CONTACT: LANCE W. SCOTT P.E.
PHONE: 816-333-4477
EMAIL: lscott@cfs.com

LANDSCAPE ARCHITECT:

VERDIGRIS STUDIO MIDWEST
9326 CATALINA
PRAIRIE VILLAGE, KANSAS 66207
CONTACT: KEVIN VOGT
PHONE: 913-424-8311
EMAIL: kvogt@verdigrismidwest.com

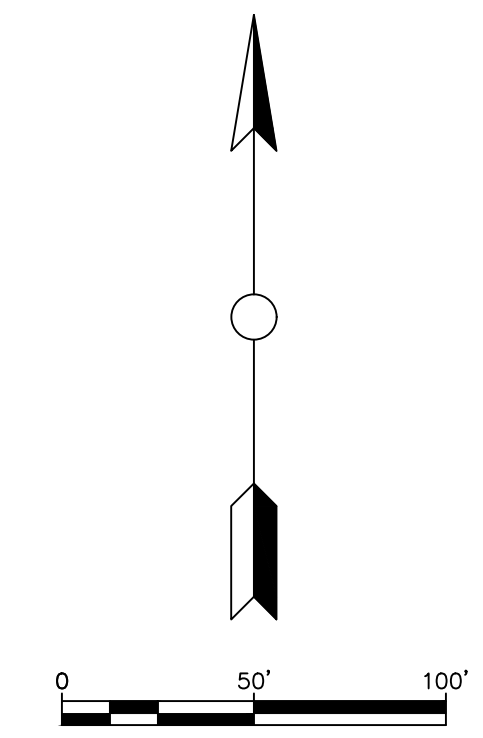
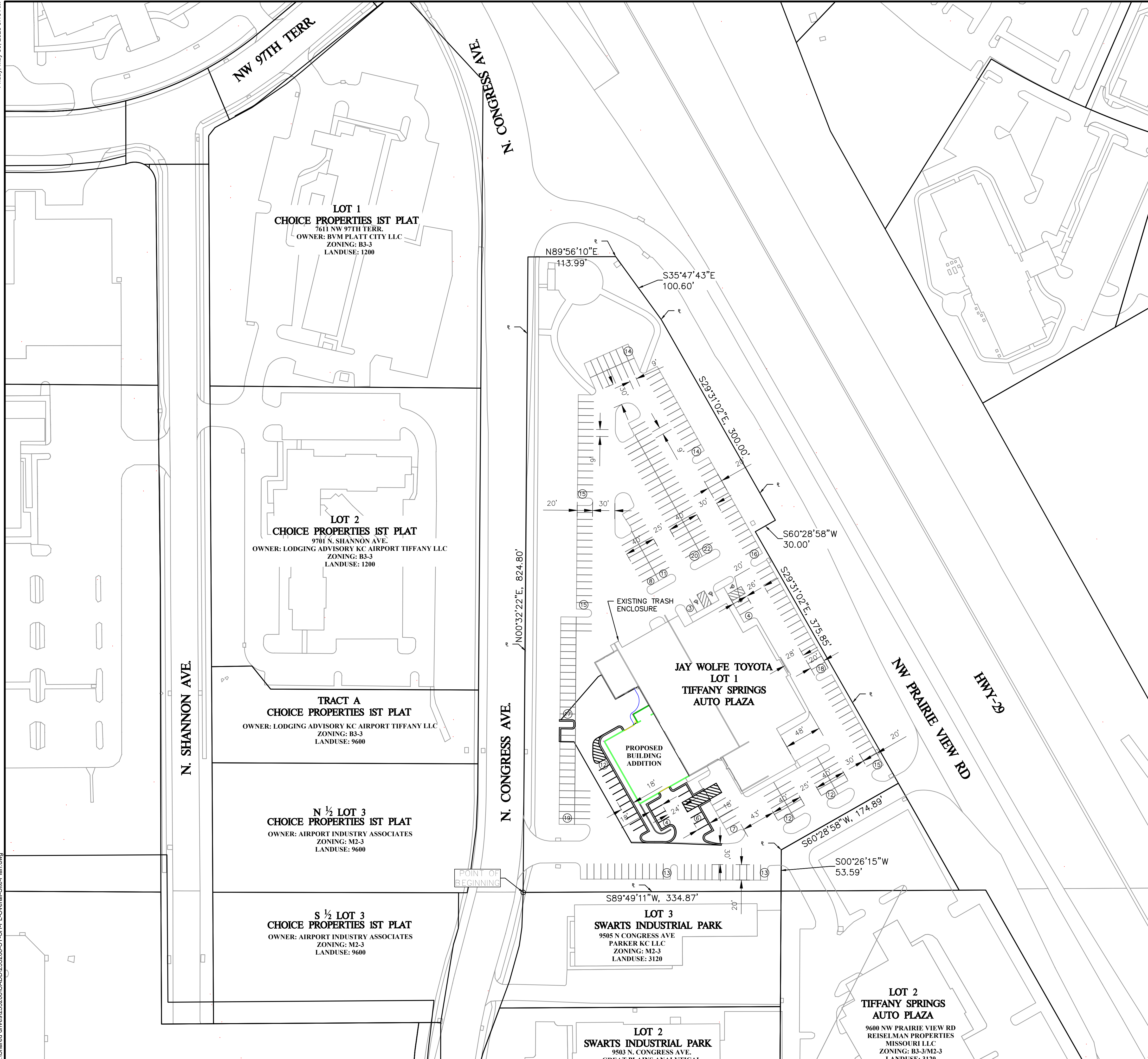


Rev	Description	Date

CITY: KANSAS CITY COUNTY: PLATTE COUNTY STATE: MISSOURI Drawn: LWV Project Number: 252208 File Name: 252208-ST-SH-PL-Title-Sheet.dwg Plot Date: 5/29/25	Submitted: LWV Date:
LUKE DRAILY CONSTRUCTION 75 NW BUSINESS PARK RIVERSIDE, MO 64150 JAY WOLFE TOYOTA Planning	Date:

Title Sheet

Sheet reference number:
C100



LEGAL DESCRIPTION:

LOT 1, TIFFANY SPRINGS AUTO PLAZA A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI.

SITE DATA TABLE				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B3-3	B3-3		
GROSS LAND AREA				
IN SQUARE FEET	262,964.938	262,964.938		
IN ACRES	6.037	6.037		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA				
IN SQUARE FEET	262,964.938	262,964.938		
IN ACRES	6.037	6.037		
BUILDING AREA (SQ.FT.)	33,189 ϕ	40,433		
FLOOR AREA RATIO	0.126	0.154		
TOTAL LOTS	1	1		
COMMERCIAL	1	1		

ϕ ORIGINAL DEVELOP PLAN HAD A 31,319 S.F. BUILDING

BUILDING DATA TABLE				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	50'		
FRONT SETBACK	NONE	40'		
SIDE SETBACK	NONE	NONE		
SIDE SETBACK (ABUTTING STREET)	NONE	NONE		
HEIGHT	55'	30'-4"		

PARKING SUMMARY TABLE					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USES					
AUTOMOBILE SALES & SERVICES	81 \S	290 Ψ	0	0	
TOTAL	81	290	0	0	

\S AUTOMOBILE SALES & SERVICES PARKING REQUIRED:
 1 PER 1000 S.F. OF OFFICE SPACE AND 2 PER SERVICE BAYS
 (40,433 S.F./1000) + (40 SERVICE BAYS x 2) = 81 SPACES INCLUDING 4 ADA SPACES

Ψ PARKING PROPOSED:
 AUTOMOBILE SALES & SERVICE PARKING SPACES= 81 SPACES (INCLUDING 4 ADA SPACES)
 VEHICLE STORAGE SPACES= 209 SPACES
 TOTAL SPACES PROVIDED 290 SPACES



LUCAS W. WILLIAMS, P.E.
 PE-2010018552

Rev	Description	Date

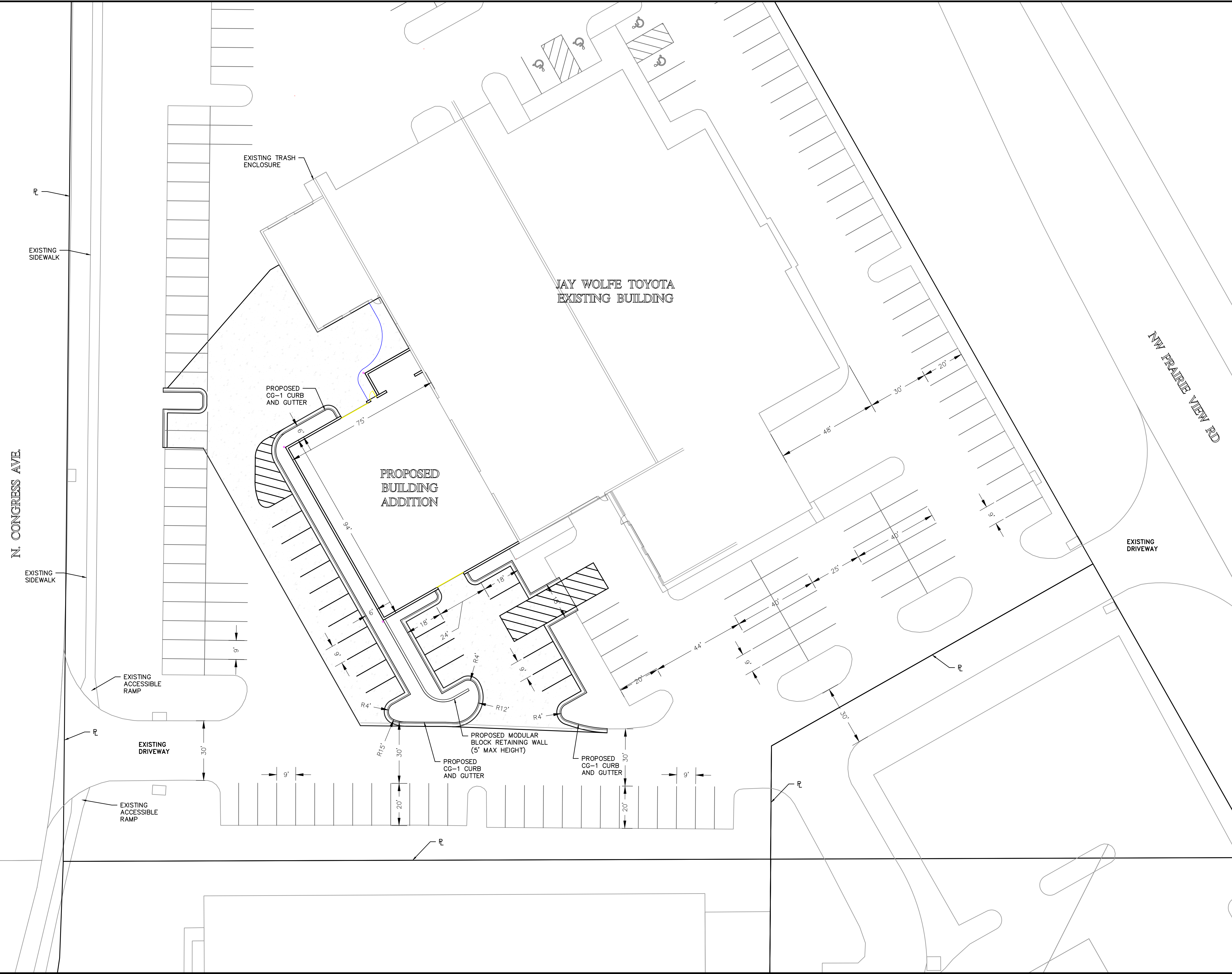
State: MISSOURI
 County: PLATTE COUNTY
 City: KANSAS CITY
 Drawn: LWJ
 Checked: LWS
 Project Number: 255208
 Date: 5/30/25
 File Name: 255208-ST-SH-PL-Overall-Site-Plan.dwg
 Plot Date: 5/29/25

LUKE DRAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150

JAY WOLFE TOYOTA
 Planning

Overall Site Plan

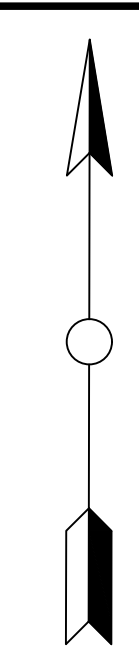
Sheet reference number:
C200



0 20' 40'

LEGEND:

PROPOSED CONCRETE PAVEMENT
 PROPERTY LINE



CFS ENGINEERS
 cfs.com
 MO CERTIFICATE OF AUTHORITY #000522

STATE OF MISSOURI
 LUCAS W. WILLIAMS, P.E.
 PE-2010018552

Rev	Description	Date

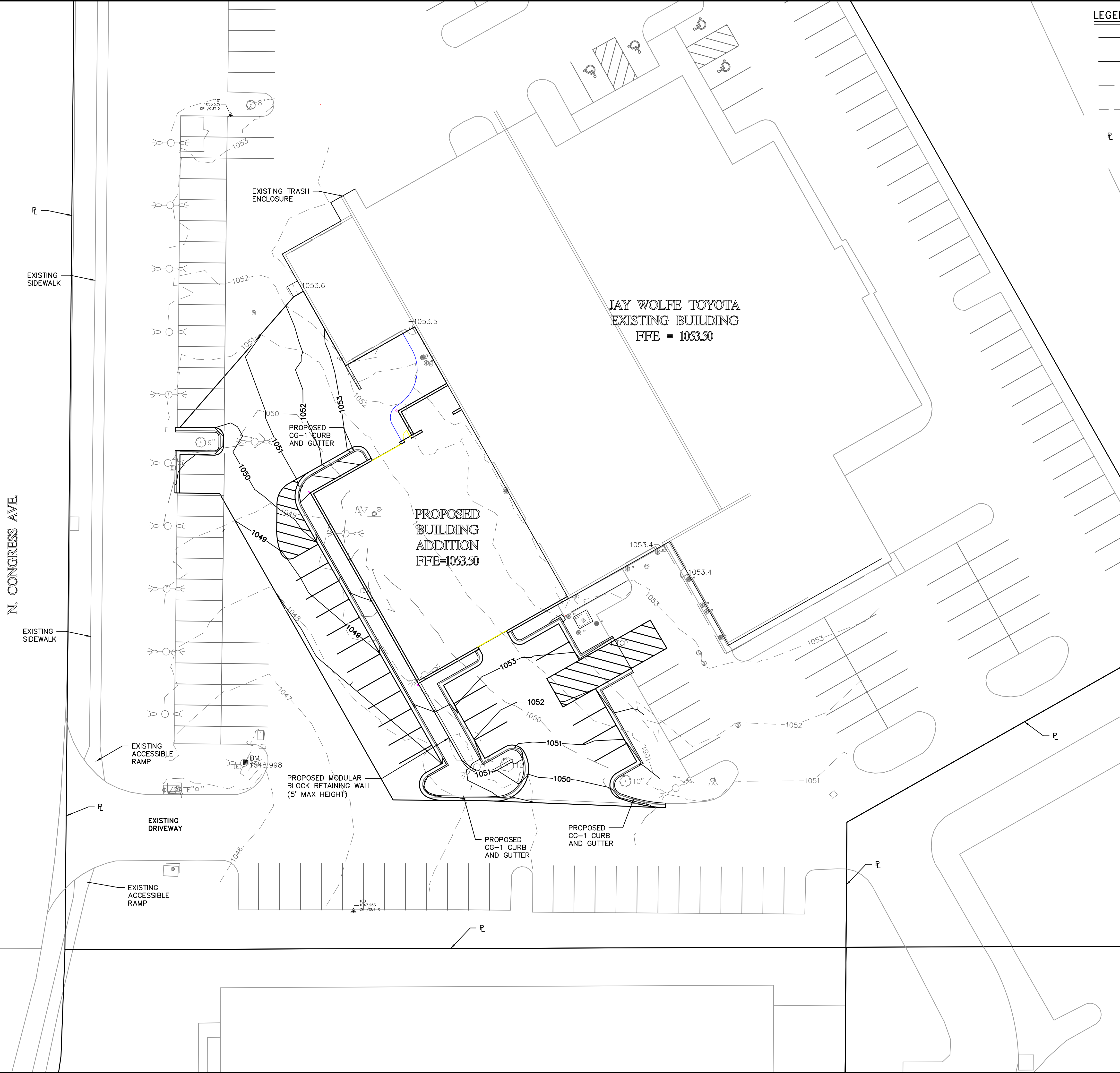
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Project Number:	255208	Submitted:	LWW
File Name:	255208-ST-SH-PL-Site-Plan.dwg	Date:	
Plot Date:	5/30/25		

LUKE DRAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150

JAY WOLFE TOYOTA
 Planning

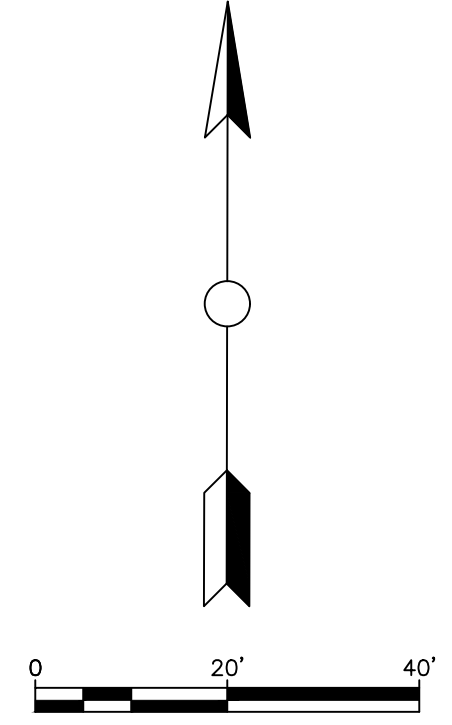
Site Plan

Sheet reference number:
C300

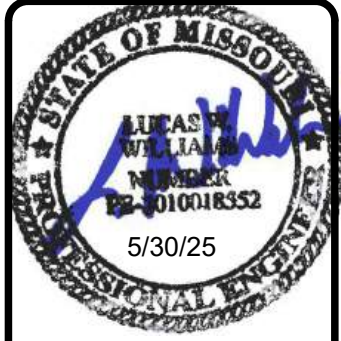


LEGEND:

- 1050 PROPOSED MAJOR CONTOUR LINE
- 1049 PROPOSED MINOR CONTOUR LINE
- 1050 EXISTING MAJOR CONTOUR LINE
- 1049 EXISTING MINOR CONTOUR LINE
- PROPERTY LINE



CFS ENGINEERS
 Missouri Professional Engineer
 License No. PE-2010018552
 cfe.com
 MO CERTIFICATE OF AUTHORITY #000522



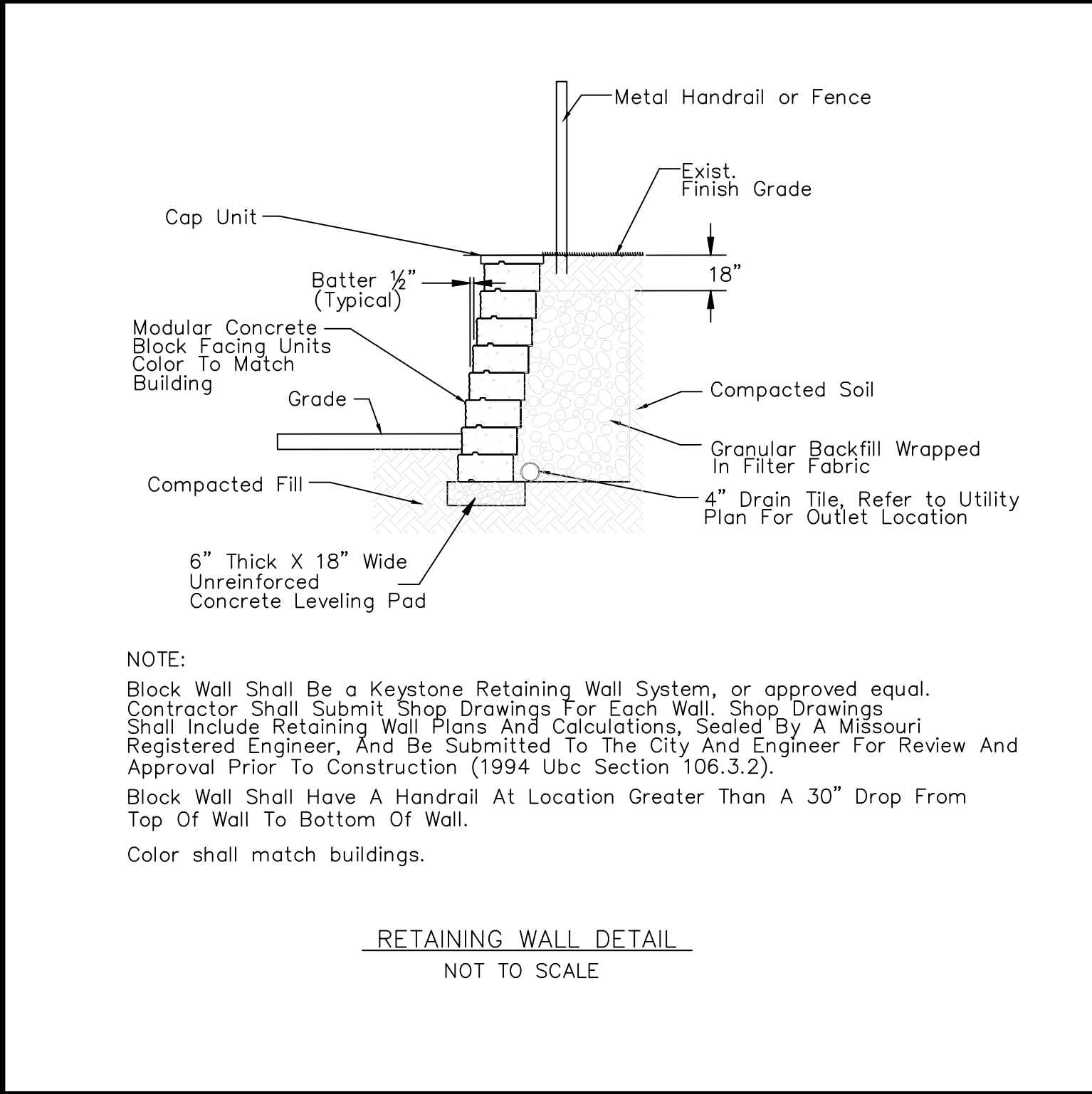
LUCAS W. WILLIAMS, P.E.
PE-2010018552

Rev	Description	Date

City	County	State	Drawn	Checked	Submitted	Project Number	Date	File Name	Plot Date
KANSAS CITY	PLATTE COUNTY	MISSOURI	LWW	LWS	LWW	255208	5/30/25	G:\Shared drives\255208-ST-SH-PL-Grading-Plan.dwg	5/30/25

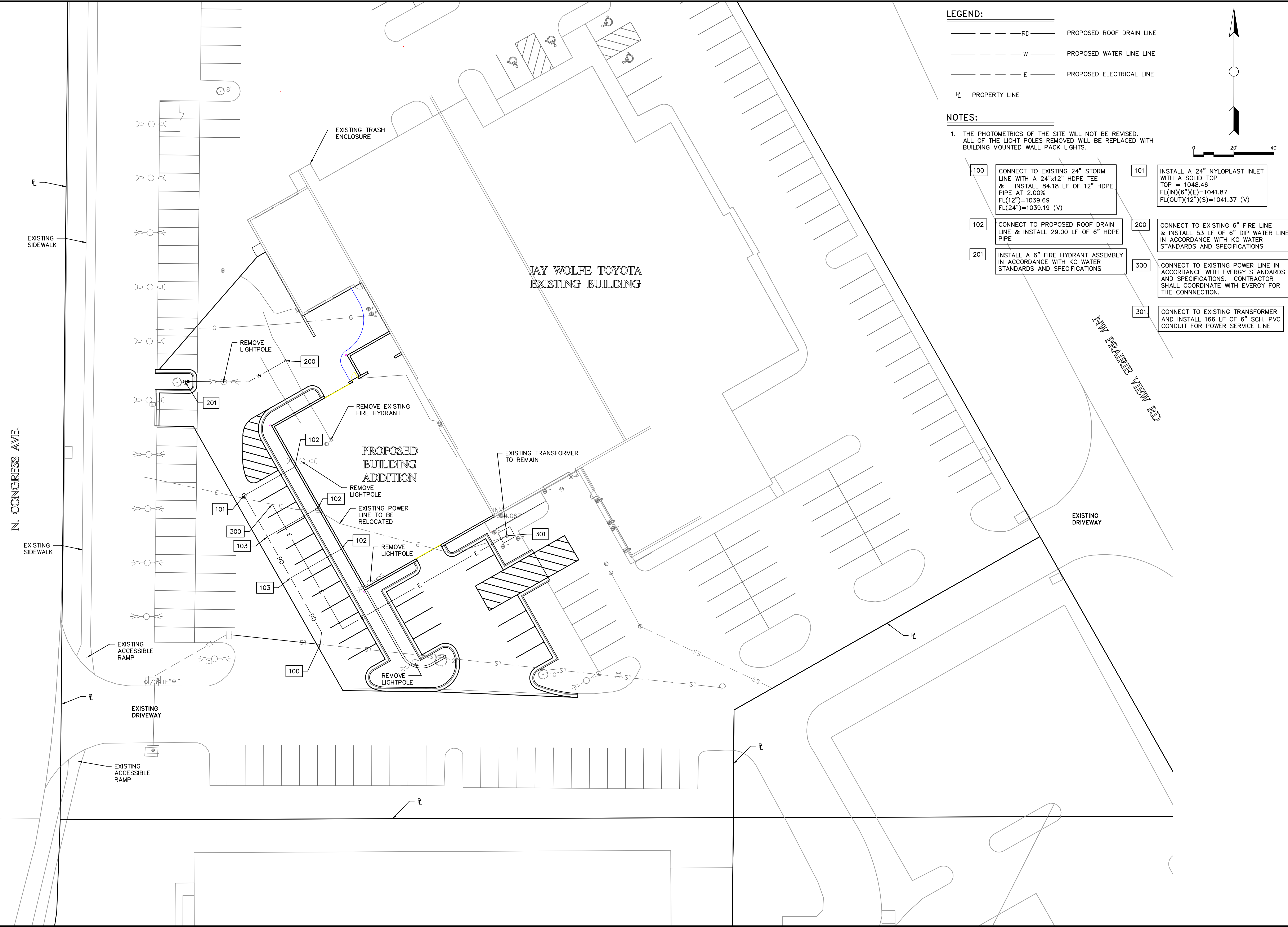
LUKE DRAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150

JAY WOLFE TOYOTA
 Planning



Grading Plan

Sheet reference number:
C400



LEGEND:

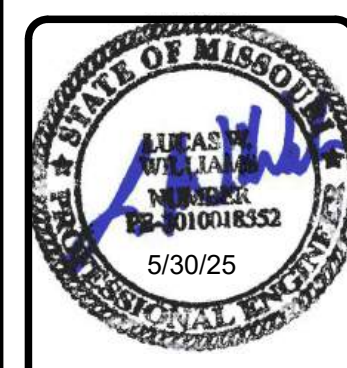
- RD --- PROPOSED ROOF DRAIN LINE
- W --- PROPOSED WATER LINE LINE
- E --- PROPOSED ELECTRICAL LINE
- Ⓡ PROPERTY LINE

NOTES:

1. THE PHOTOMETRICS OF THE SITE WILL NOT BE REVISED. ALL OF THE LIGHT POLES REMOVED WILL BE REPLACED WITH BUILDING MOUNTED WALL PACK LIGHTS.

- 100 CONNECT TO EXISTING 24" STORM LINE WITH A 24"x12" HDPE TEE & INSTALL 84.18 LF OF 12" HDPE PIPE AT 2.00%
FL(12")=1039.69
FL(24")=1039.19 (V)
- 101 INSTALL A 24" NYLOPLAST INLET WITH A SOLID TOP
TOP = 1048.46
FL(IN)(6")(E)=1041.87
FL(OUT)(12")(S)=1041.37 (V)
- 102 CONNECT TO PROPOSED ROOF DRAIN LINE & INSTALL 29.00 LF OF 6" HDPE PIPE
- 200 CONNECT TO EXISTING 6" FIRE LINE & INSTALL 53 LF OF 6" DIP WATER LINE IN ACCORDANCE WITH KC WATER STANDARDS AND SPECIFICATIONS
- 201 INSTALL A 6" FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH KC WATER STANDARDS AND SPECIFICATIONS
- 300 CONNECT TO EXISTING POWER LINE IN ACCORDANCE WITH EVERY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH EVERY FOR THE CONNECTION.
- 301 CONNECT TO EXISTING TRANSFORMER AND INSTALL 166 LF OF 6" SCH. PVC CONDUIT FOR POWER SERVICE LINE

CFS ENGINEERS
 www.cfse.com
 MO CERTIFICATE OF AUTHORITY #000522



LUCAS W. WILLIAMS, P.E.
PE-2010018552

Rev	Description	Date

City:	KANSAS CITY, MISSOURI
County:	PLATTE COUNTY, MISSOURI
State:	MISSOURI
Drawn:	LWW
Checked:	LWS
Submitted:	LWW
Project Number:	255208
Date:	
File Name:	255208-ST-SH-PL-Utility-Plan.dwg
Plot Date:	5/29/25

LUKE DRAILY CONSTRUCTION
 75 NW BUSINESS PARK
 RIVERSIDE, MO 64150

JAY WOLFE TOYOTA
 Planning

Utility Plan

Sheet reference number:
C500

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHADE / EVERGREEN TREES					
UA	8	<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	2" cal. b & b	per plan
GB	13	<i>Ghko biloba</i>	Ghko	2" cal. b & b	per plan
PM	4	<i>Acer griseum</i>	Paperbark Maple	2" cal. b & b	per plan
SHRUBS / GRASSES					
SS	10	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	3 gal.	per plan
IB	10	<i>Ilex glabra</i>	Inkberry	3 gal.	per plan

*NOTE: ALL PLANTS TO COMPLY WITH ANSI Z60.1; AMERICAN STANDARD FOR NURSERY STOCK

LANDSCAPE CALCULATIONS:

PER SECTION 88-425 - LANDSCAPING AND SCREENING, THE FOLLOWING LANDSCAPE IS REQUIRED:

LANDSCAPE ITEM	CODE REQUIREMENT	AS IT APPLIES TO THIS SITE	PROVIDED ITEMS
88-425-03 Street Trees	1 Tree per 30'	N. Congress Ave. 765 L.F. / 30 = 26 Street trees req.	17 Exist. / 9 Provided
88-425-03 Street Trees	1 Tree per 30'	N.W. Prairie View Rd 750 L.F. / 30 = 25 Street trees req.	13 Exist. / 12 Provided
88-425-06-B Min. Interior landscape area	35 S.F. of landscape area per parking space	19 (parking spaces) X 35 S.F. req. = 665	2,356 S.F. Provided
88-425-06-E Interior parking plant material	1 Tree for every 5 parking spaces	19 / 5 = 4 Trees req.	4 Trees Provided
88-425-06-E Interior parking plant material	1 Shrub for every parking space	19 Shrubs req.	20 Shrubs Provided
88-425-06-E Interior parking plant material	Ground cover to cover all landscape areas	Covered	Covered
88-425-06-B Screening of mechanical equipment and utility cabinets	Any cabinet visible from the right-of-way must be screened from public view with landscaping	Continuous screen	Covered
88-425-05-C Perimeter landscaping of parking	Continuous evergreen screen to be 4' in ht. after the first growing season	Continuous evergreen screen	Covered

LANDSCAPE NOTES:

- LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS. EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING AND BERMING, EROSION CONTROL, STORM DRAINAGE, UTILITIES AND SITE LAYOUT.
- THE CONTRACTOR SHALL ARRANGE AND CONDUCT A PRE-CONSTRUCTION MEETING ON SITE WITH LANDSCAPE ARCHITECT PRIOR TO ALL WORK.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BID ACCORDINGLY.
- THE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
- THE CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES TO A DEPTH OF 3". AND IN ALL PLANTING BEDS TO A DEPTH OF 2". WALNUT PRODUCTS ARE PROHIBITED.
- TREE LOCATIONS IN AREAS ADJACENT TO DRIVES, WALKS, WALLS AND LIGHT FIXTURES MAY BE FIELD ADJUSTED AS APPROVED BY THE LANDSCAPE ARCHITECT.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI-260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF OVERLAND PARK, KANSAS AND THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (APRIL 15-JUNE 15) OR FALL (SEPTEMBER 1-NOVEMBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- STEEL EDGING TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, DEFOOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACE.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF THE CONTRACT.
- ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS, INCLUDING RIGHTS OF WAY, NOT OTHERWISE COVERED BY BUILDING, PAVEMENT AND LANDSCAPE BEDS SHALL BE SODDED WITH TURF TYPE TALL FESCUE AND IRRIGATED UNLESS OTHERWISE INDICATED BY THE OWNER.
- ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT AND UTILITY METER BANKS SHALL BE SCREENED FROM PUBLIC VIEW WITH EVERGREEN LANDSCAPING THAT IS 6" TALLER THAN THE EQUIPMENT BEING SCREENED AT THE TIME OF PLANTING.
- PREPARE PLANTING BEDS BY INCORPORATING AN APPROVED COMPOSTED ORGANIC SOIL INTO EXISTING SOIL FOR ALL SHRUB, PERENNIAL AND ANNUAL PLANTING BEDS AT A MINIMUM DEPTH OF 6". THOROUGHLY MIX ORGANIC MATERIAL INTO THE EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 12".
- APPLY A COMMERCIAL ROOT STIMULATOR (APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE) TO ALL SHRUBS AND GROUND COVERS AT RATES RECOMMENDED BY MANUFACTURER DURING FIRST PLANT WATERING FOLLOWING INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE CITY FORESTER PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE ON THE PROJECT. NO PARKING OF VEHICLES, MATERIAL STORAGE, WASHOUTS OR GRADING ARE ALLOWED WITHIN THE FENCING. IF THE FENCING MUST BE REMOVED OR RELOCATED, THE CITY FORESTER SHALL BE CONTACTED FOR PRIOR APPROVAL.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING TREES TO REMAIN. TREES CONFLICTING WITH BUILDING OR OVERLAPPING LANDSCAPE BEDS SHALL BE PRUNED UP TO ALLOW FOR 12' OF CLEARANCE UNDER CANOPY.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4 INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER INTO TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 10-10-6 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITH A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.

Existing Trees, see sheet L1.2 (Typ.)

GB (13)

UA (8)

IB (10)

SS (10)

PM (4)

1 Landscape Plan

scale: 1" = 50'-0"

Logos\CFS KC MO Logo.jpg

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Rev	Description	Date

City:	Kansas City	County:	Jackson	State:	Missouri
Drawn:	KLV	Checked:	VSM	Submitted:	CFS
Project Number:	00000	Date:	04-25-2025	File Name:	Jay Wolfe Toyota L1.1.dwg
Plot Date:	4/24/25				

Luke Daily Construction
75 NW Business Park
Riverside, MO 64150

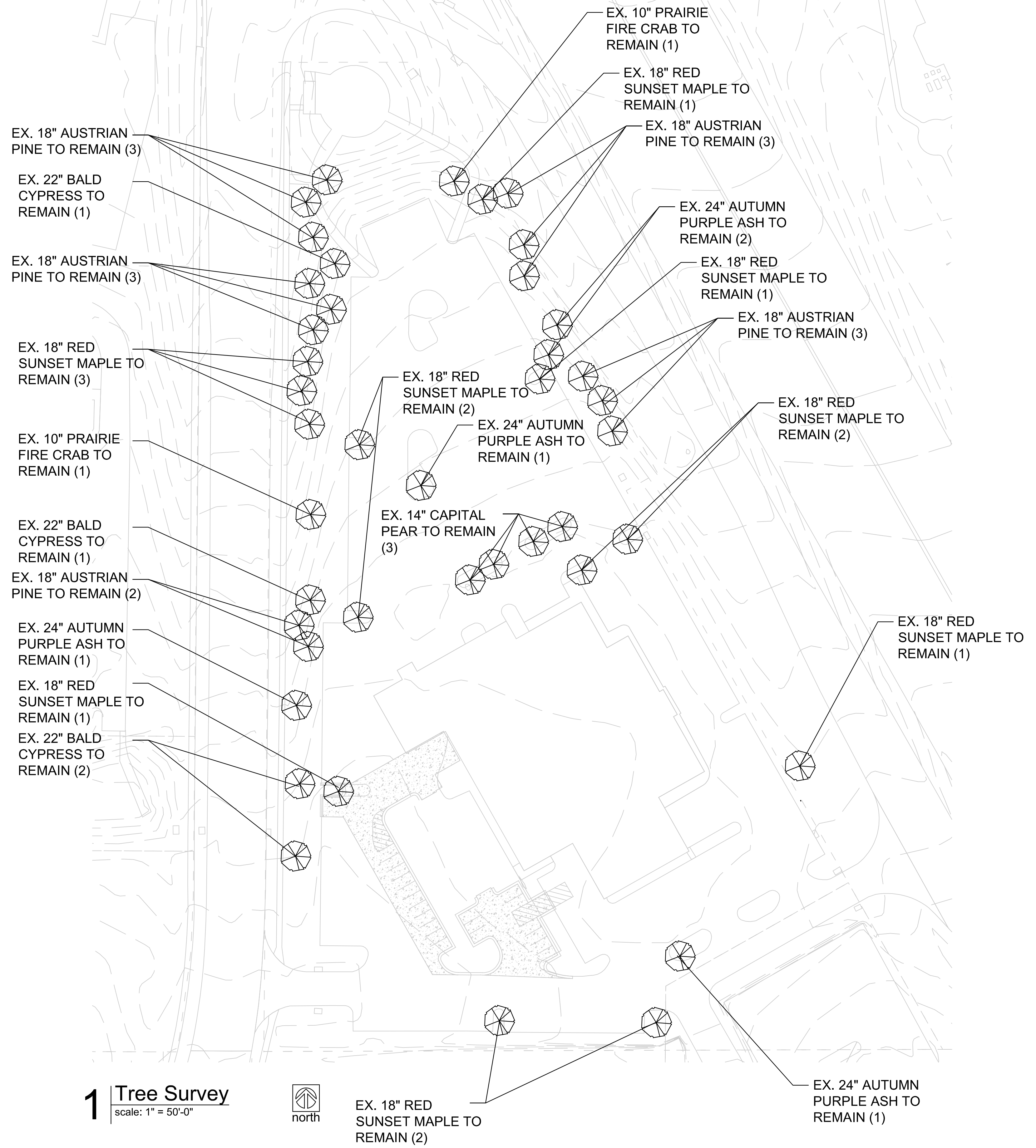
Jay Wolfe Toyota
Planning

Preliminary Landscape Plan

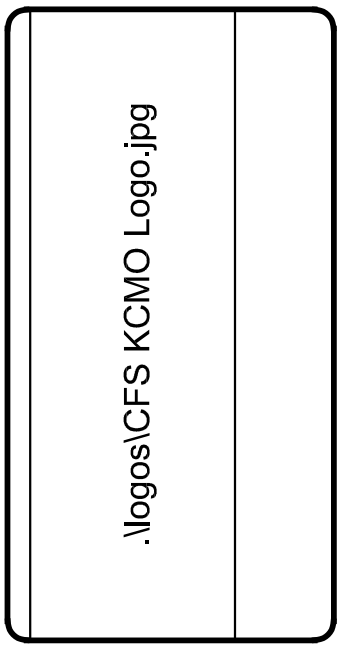
Sheet reference number:

1

TREE SURVEY		
SHADE / EVERGREEN TREES		
QTY.	COMMON NAME	SIZE
14	Austrian Pine	18" Cal
12	Bald Cypress	22" Cal
13	Red Sunset Maple	18" Cal
2	Prairie Fire Crabapple	10" Cal
5	Autumn Purple Ash	24" Cal
4	Capital Pear	14" Cal



1 Tree Survey
scale: 1" = 50'-0"



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Rev	Description	Date

City:	Kansas City	County:	Jackson	State:	Missouri
Drawn:	KLV	Checked:	VSM	Submitted:	CFS
Project Number:	00000	Date:	04.23.2025	File Name:	Jay Wolfe Toyota L1.dwg
Plot Date:	4/24/25				

Luke Draily Construction
75 NW Business Park
Riverside, MO 64150
Jay Wolfe Toyota
Planning

Tree Survey

David Eskov
Architect
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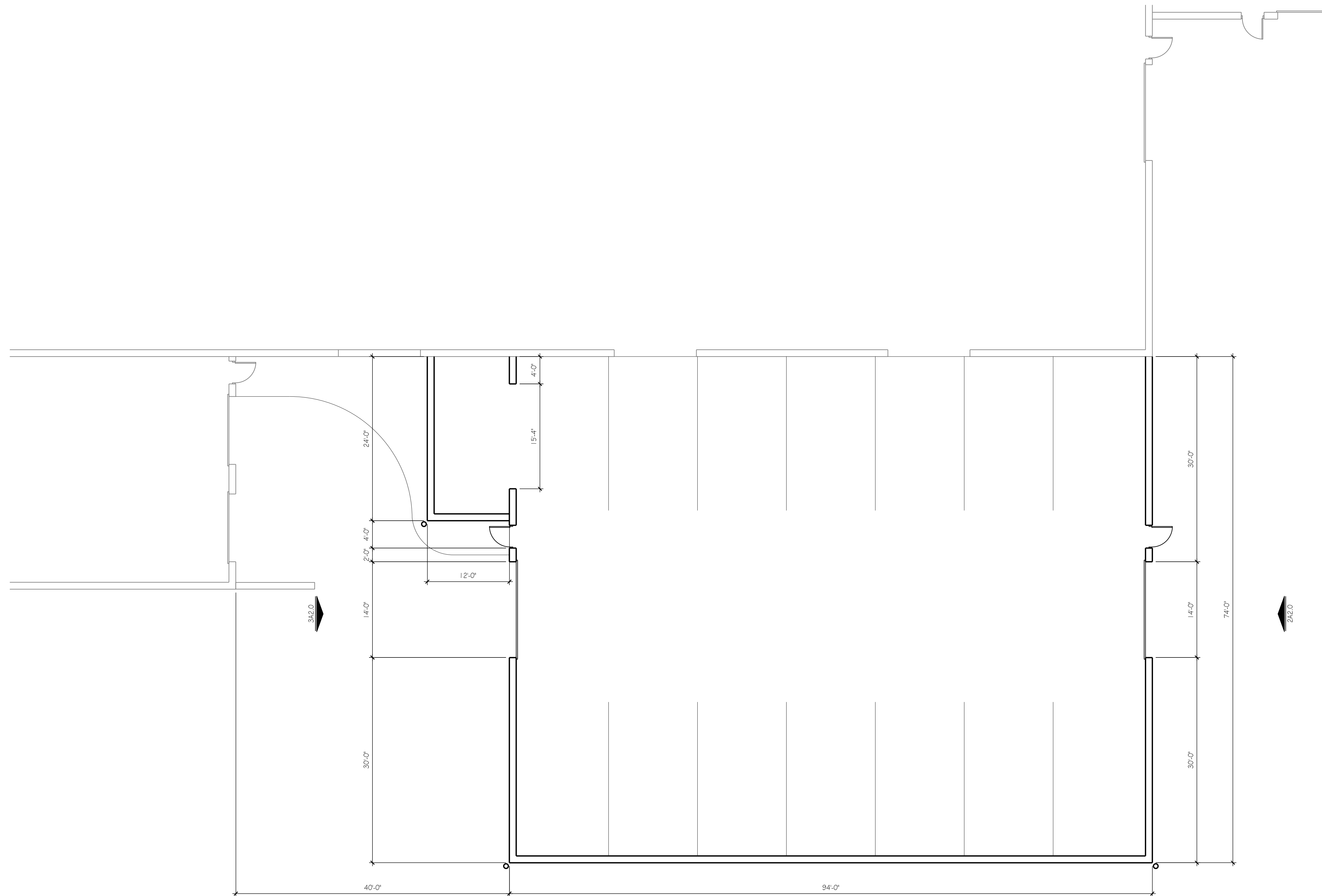
ADA Compliance
Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
04/25/25

REVISIONS

ADDITION
JAY WOLFE TOYOTA
8960 NW PRAIRIE VIEW RD
KANSAS CITY, MO

sheet
A1.0
FLOOR PLAN



 FLOOR PLAN 
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	NOTES
CMU-1	SPLIT FACE CMU	PAINT TO MATCH EXISTING	
SF-1	STOREFRONT	BLACK	1" CLEAR INSUALTED GLASS
LT-1	LIGHT	MATCH EXISTING	MATCH EXISTING PARKING LOT LIGHTS

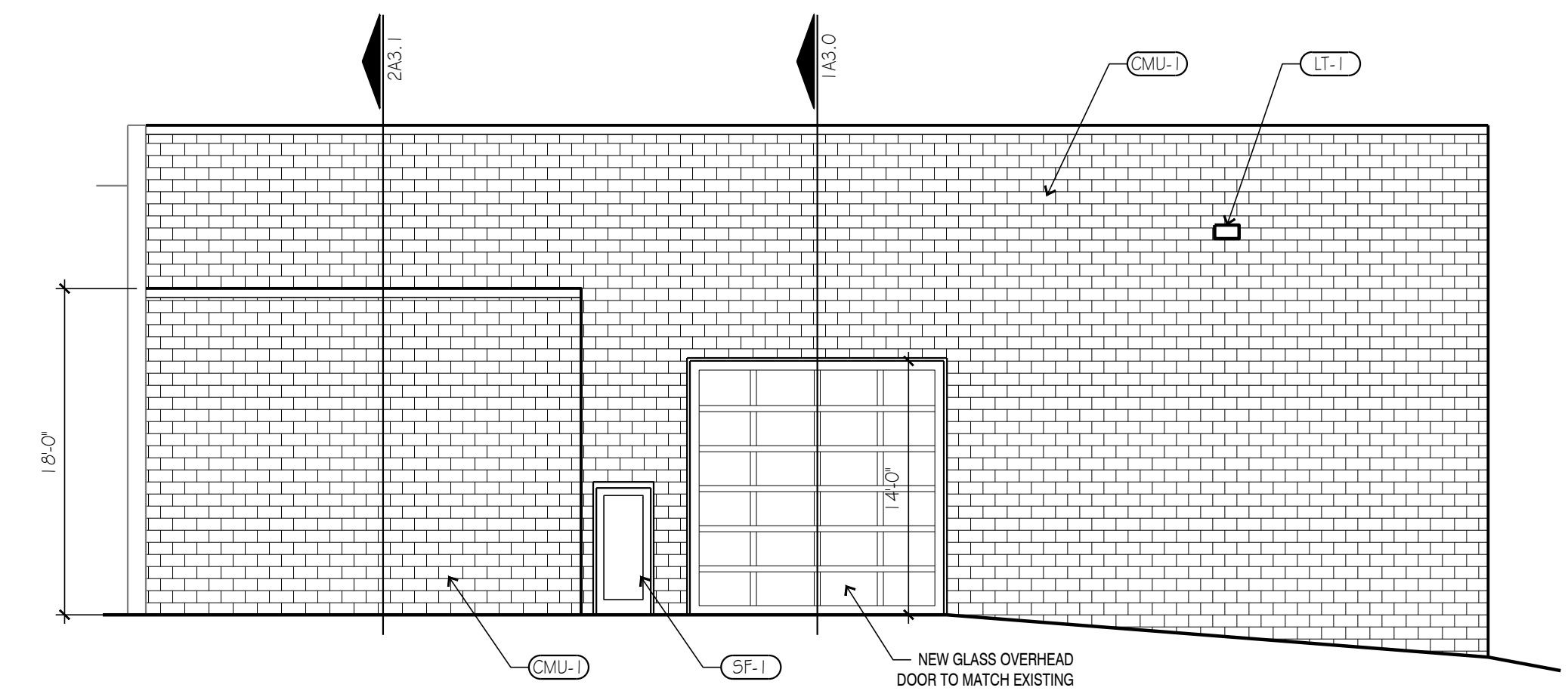
David Eskov
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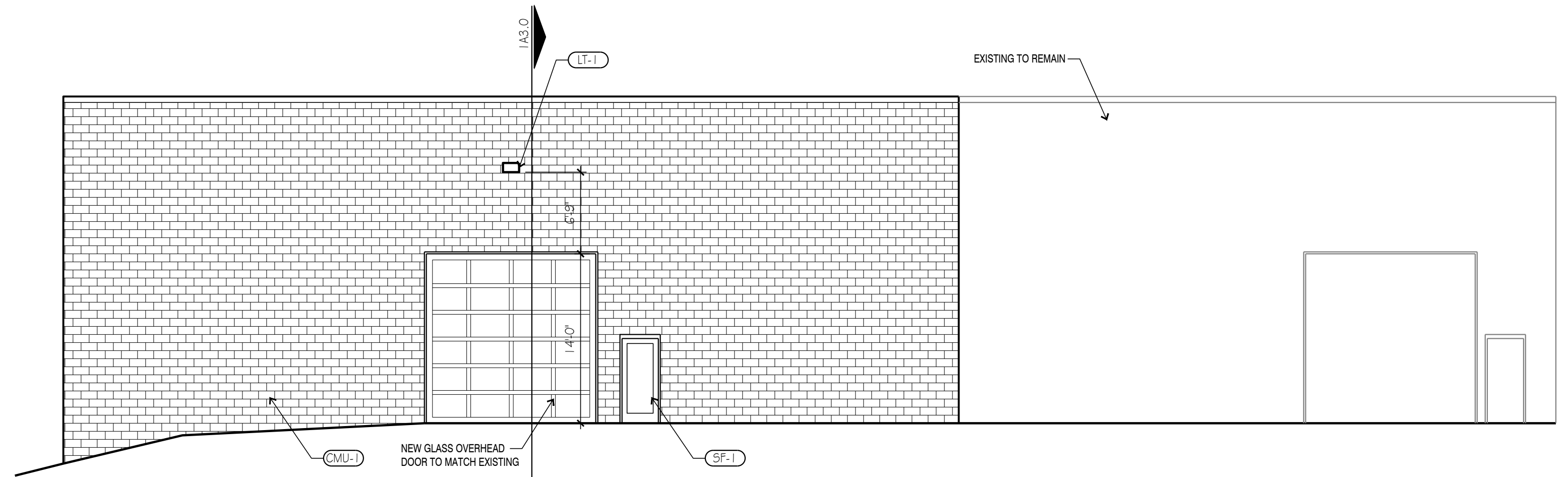
ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

PRELIM
 04/25/25

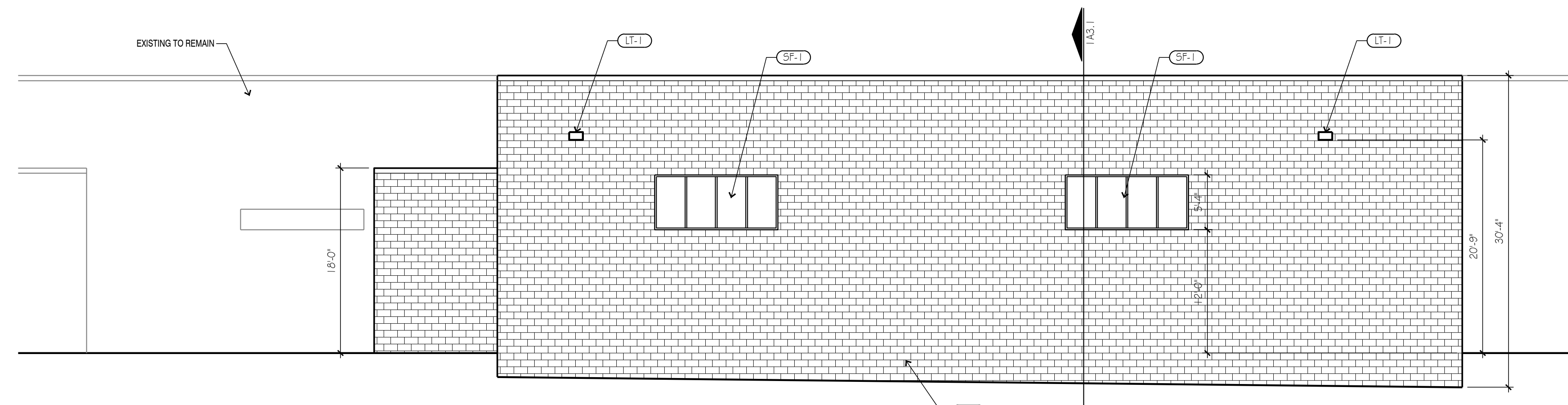
REVISIONS



EXTERIOR ELEVATION ③
 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION ②
 SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION ①
 SCALE: 1/8" = 1'-0"

ADDITION
JAY WOLFE TOYOTA
 9850 NW PRAIRIE VIEW RD
 KANSAS CITY, MO

sheet
A2.0
 EXTERIOR ELEVATIONS

EXTERIOR FINISH LEGEND

MARK	MATERIAL	COLOR	NOTES
CMU-1	SPLIT FACE CMU	PAINT TO MATCH EXISTING	
SF-1	STOREFRONT	BLACK	1" CLEAR INSULATED GLASS
LT-1	LIGHT	MATCH EXISTING	MATCH EXISTING PARKING LOT LIGHTS



EXISTING WEST ELEVATION

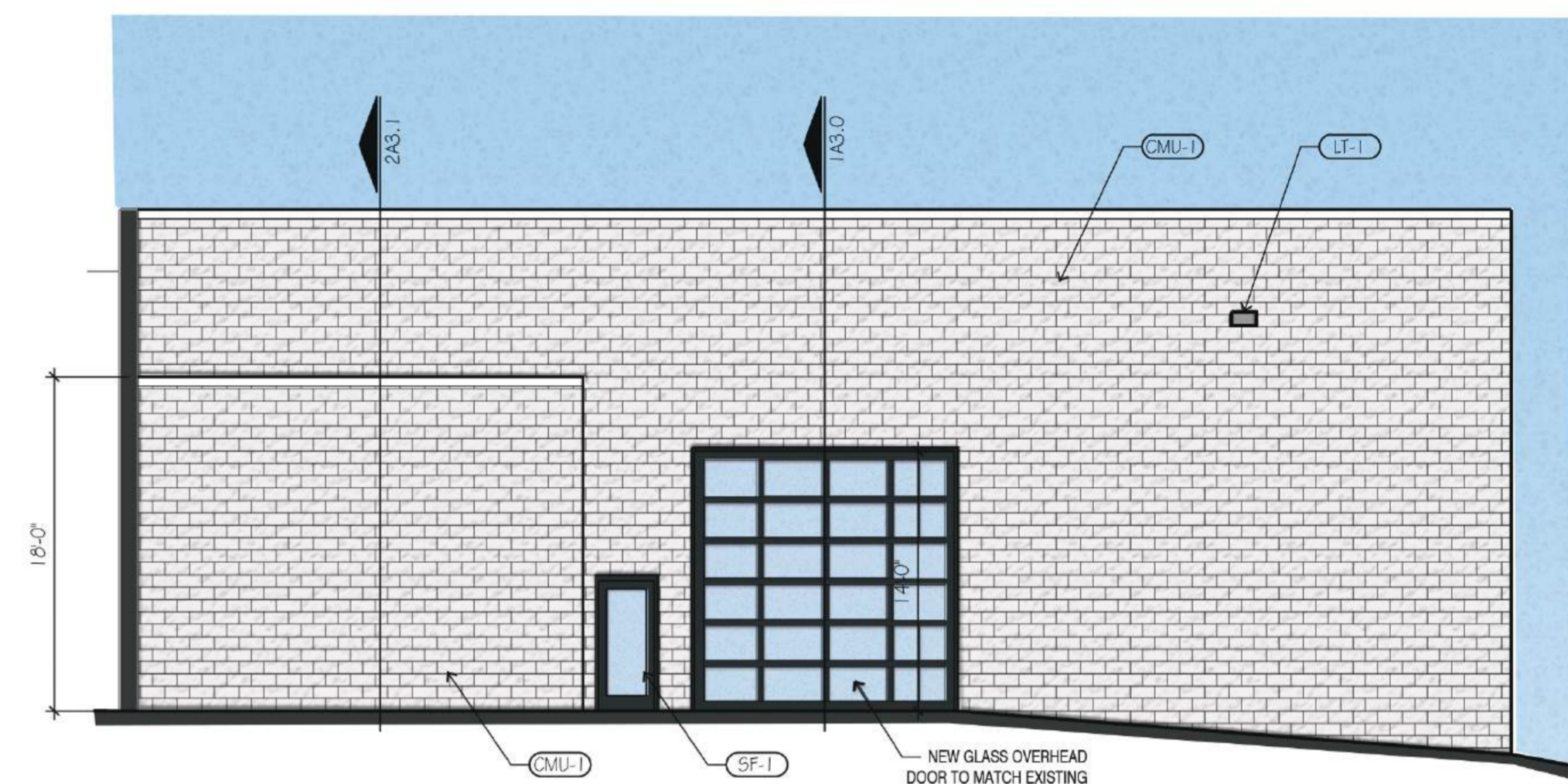


EXISTING SOUTH ELEVATION

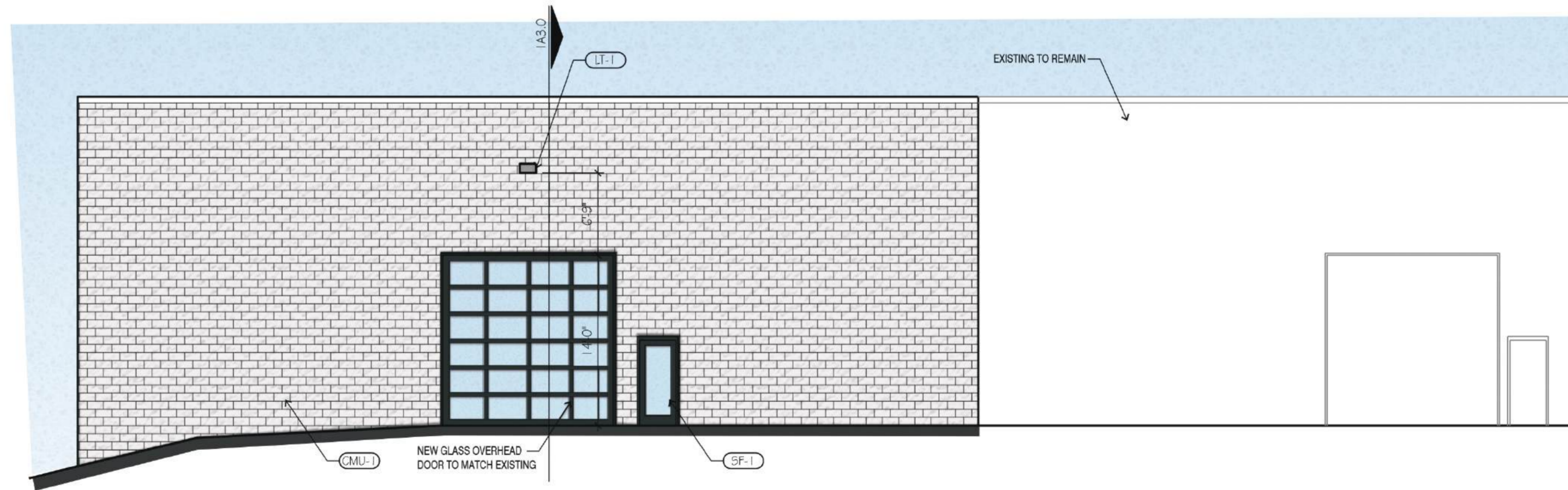
REINSTALL GATES



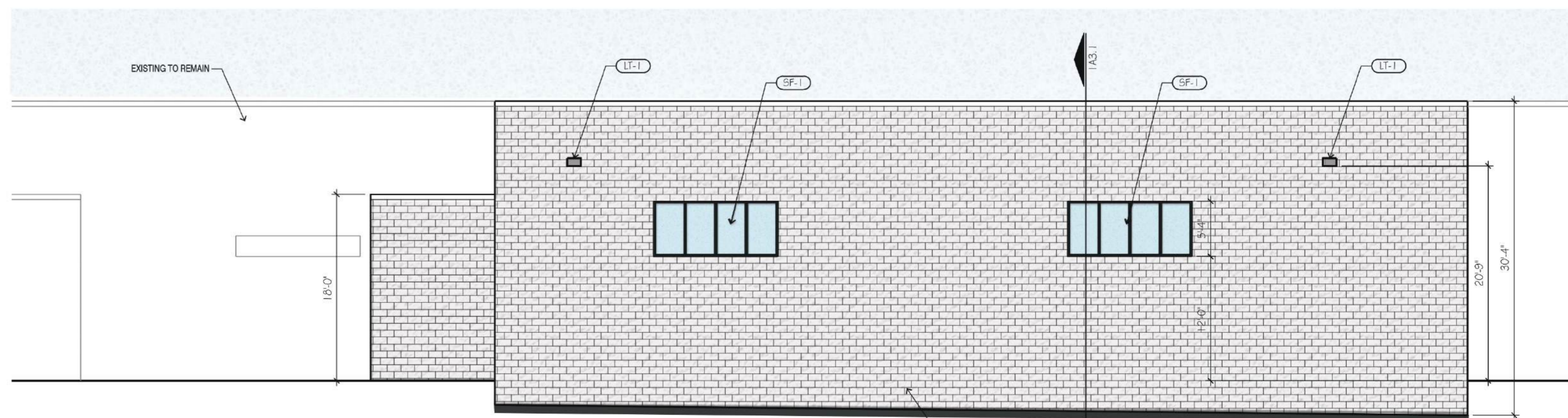
EXISTING TRASH ENCLOSURE



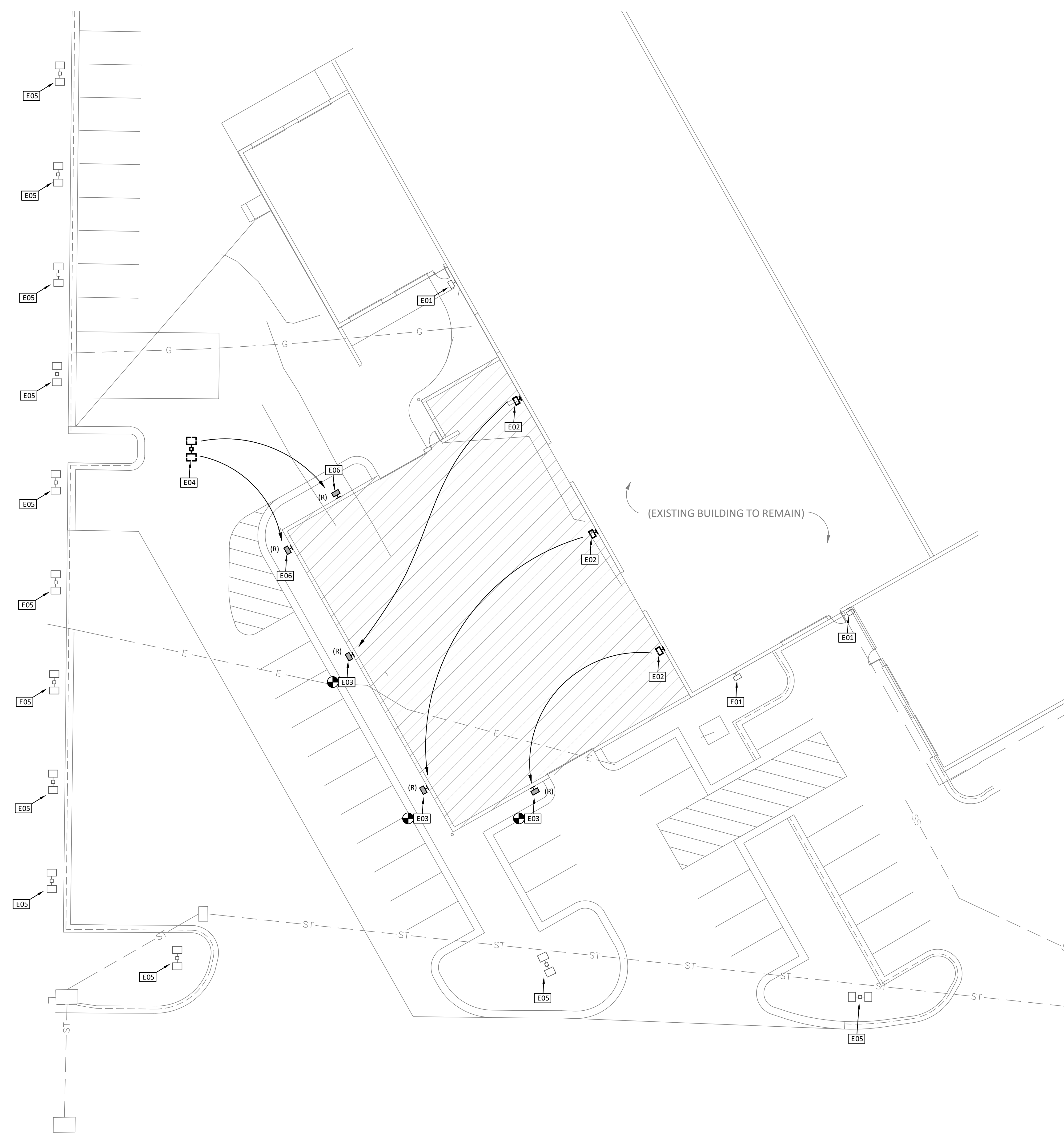
EXTERIOR ELEVATION ③
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION ②
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION ①
SCALE: 1/8" = 1'-0"



- PLAN NOTES**
- EXISTING WALL MOUNTED PARKING LOT AREA LIGHT TO REMAIN.
 - EXISTING WALL MOUNTED PARKING LOT AREA LIGHT TO BE RELOCATED.
 - RELOCATED WALL MOUNTED PARKING LOT AREA LIGHT. MAINTAIN SAME ELEVATION AS EXISTING, TIE INTO EXISTING CIRCUIT FOR POWER AND CONTROL.
 - EXISTING PARKING LOT POLE AND CONCRETE BASE TO BE REMOVED. MAINTAIN EXISTING CIRCUIT CONTINUITY. SALVAGE THE TWO EXISTING PARKING LOT HEADS, TO BE RELOCATED ONTO NEW BUILDING WALL.
 - EXISTING AREA POLE AND RESPECTIVE HEADS TO REMAIN.
 - EXISTING HEAD FROM AREA POLE RELOCATED ONTO BUILDING WALL, MATCHING EXISTING MOUNTING HEIGHT OF THE OTHER WALL MOUNTED AREA LIGHTS. PROVIDE NEW MOUNTING BRACKETS AS REQUIRED FOR WALL MOUNTING. FIELD VERIFY EXISTING VOLTAGE AND TIE INTO RESPECTIVE SITE CIRCUITING WITH MATCHING VOLTAGE (EXISTING POLE LIGHT VOLTAGE MAY BE DIFFERENT THAN THE EXISTING WALL MOUNTED AREA LIGHT VOLTAGE).

NOTE: ALL LIGHT FIXTURES ARE EITHER EXISTING OR BEING RELOCATED. NO LIGHT FIXTURES ARE BEING FULLY REMOVED. THEREFORE, THE TOTAL LUMEN OUTPUT ON THE SITE WILL REMAIN THE SAME, AND WITH THE BUILDING TAKING UP SOME OF THE SQUARE FOOTAGE, THE OVERALL LIGHT LEVELS WILL EITHER REMAIN THE SAME OR SLIGHTLY INCREASE.

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PDP
05/23/25
REVISIONS

ADDITION
JAY WOLFE TOYOTA
9650 NW PRAIRIE VIEW RD.
KANSAS CITY, MO

SITE PLAN - MEP
1/16" = 1'-0"



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00058

Meeting Date: May 29, 2025

Meeting Location: Virtual

Meeting Time (include start and end time): 5:00 PM to 5:30 PM

Additional Comments (optional):

No neighbor attended the meeting.

SUMMARY

Area Plan Alignment:

High, Medium, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High	SEG	SEG: Project utilizes existing infrastructure
Medium	WDC	WDC: Project does not provide enhanced landscaping along primary image street
Low		

Alignment Comments:

The proposed project helps advance some of the KC Spirit playbook and KCI Area Plan goals. The proposed addition matches the "commercial" future land use designated by the KCI area plan. To better meet the "well-designed city" goal, enhanced landscaping along the eastern side of the site is recommended as I-29 is designated as a primary image street by the KCI area plan.