



CITY PLAN COMMISSION STAFF REPORT

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

May 21, 2025

Project Name
Midway Ford Major Amendment

Docket #7

Request
CD-CPC-2025-00047
Development Plan

Applicant
Jacob Hodson
Olsson

Owner
Aaron Herman
Midway Trucks

Location 6801 NE Parvin Rd
Area About 23 acres
Zoning M1-5/US
Council District 2nd
County Clay
School District North Kansas City

Surrounding Land Uses

North: Undeveloped, Zoned R-5/R-0.5/M1-5/US
South: Residential, Zoned R-1.5/US
East: Industrial, Zoned M1-5/US
West: Residential, Zoned R-1.5/US

KC Spirit Playbook Alignment

Case Number CD-CPC-2025-00047
LRP determination: Medium

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Light Industrial for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

Northeast Parvin Road is identified on the City's Major Street Plan and recommends it as a Local Link.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Major Amendment to a Development Plan in Districts M1-5 (Manufacturing) and US (Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.

PROJECT TIMELINE

The application for the subject request was filed on March 31, 2025. No scheduling deviations from 2025 Cycle 5.2 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 applies to this request. The applicant hosted a meeting on 05/12/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently developed to the south and east with the Midway Truck Center. The area that the applicant is proposing to add to the Development Plan on the northern end of the site is undeveloped. There is no associated regulated stream with the subject site.

CONTROLLING CASE

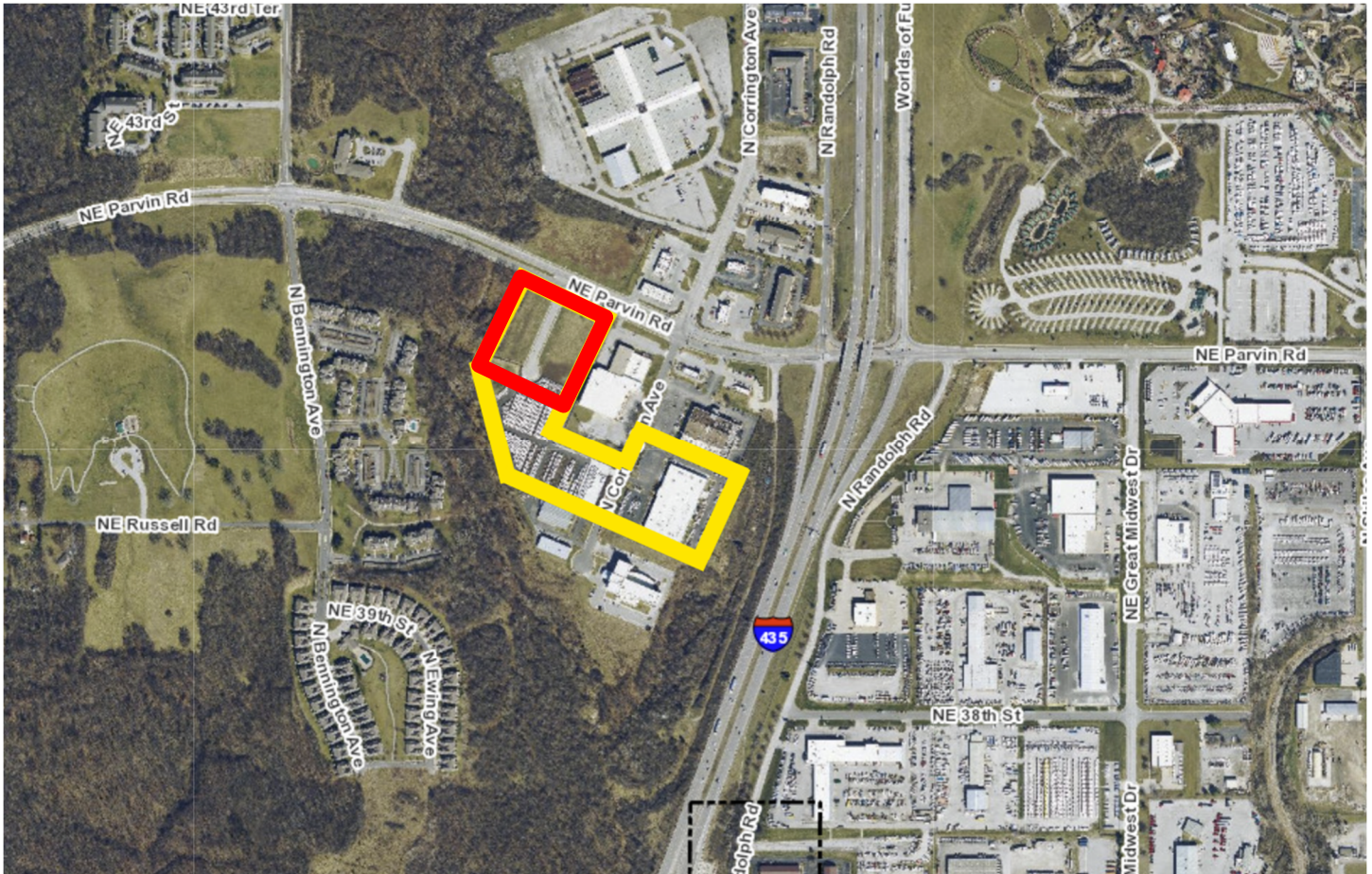
Case No. CD-CPC-2023-00023 – Ordinance 230338, approved by City Council on April 20, 2023, approved a Development Plan in Districts M1-5 (Manufacturing and US (Underground Space) on about 17 acres generally located at Northeast Parvin Road and North Corrington Avenue to allow for limited manufacturing and outdoor warehousing, wholesaling, storage and freight movement.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-ROW-2024-00024 – Ordinance 241056, approved by City Council on February 6, 2025, vacated an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road.

VICINITY MAP**DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Major Amendment to an existing Development Plan in District M1-5/US (Manufacturing/Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.

The previously approved Development Plan was required for an industrial development on a M-Zoned site with 10 acres or more. The plan area consisted of two project areas which were east and west of North Corrington Avenue. The eastern project area repurposed the former Vatterott College building into a limited manufacturing facility to outfit Ford vans, which is operated by Midway Ford. The western project area is used as a vehicle staging lot after the vehicles have been outfitted. There is an associated security office on this site.

The applicant is proposing to bring 5.83 additional acres into the western project area to allow for additional staging area. This will be directly adjacent to Northeast Parvin Road. No structures are proposed with this expansion.

Landscaping for this project includes street trees and berming along Northeast Parvin Road. Species within this berm include Eastern Redbud Trees, Ivory Silk Japanese Tree Lilac, Japanese Zelkova, Feather Reed Grass, Grey Own Juniper, Holly, and Dense Angelo-Japanese Yew.

DEVELOPMENT PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-378)	Yes	Yes	
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	
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. This project advances some goals outlined in the Briarcliff/Winwood Area Plan and KC Spirit Playbook. The development plan matches the future land use on the site and provides appropriate transitions from NE Parvin. The surrounding landscaping and berming screen the proposed project from surrounding roadways well.

The Long Range Planning Division stated, *"This project advances some goals outlined in the Briarcliff/Winwood Area Plan and KC Spirit Playbook. The development plan matches the future land use on the site and provides appropriate transitions from NE Parvin. The surrounding landscaping and berming screen the proposed project from surrounding roadways well."* - Alexis Berra

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

The proposed Development Plan is allowed within the M1-5 Zoning District with a Development Plan.

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. Access to the site will come from Northeast Parvin Road and North Corrington Avenue, both entrances are existing.

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.

There are no proposed buildings or structures with this Major Amendment to a previous Development Plan.

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. Adequate screening and berming has been placed along Northeast Parvin Road.

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 proposed with this Major Amendment, however the proposed expansion of the staging lot is to be expected with the use.

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", with a large, stylized flourish at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: May 13, 2025

Case Number: CD-CPC-2025-00047

Project: Midway Ford Major Amendment

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

1. 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.
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. 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.
4. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 5/14/2025 via publicengagement@kcmo.org
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

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

7. 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.

8. • 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
9. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. • 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)
11. • 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)
12. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
13. • 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)

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

14. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
17. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

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

18. The developer has petitioned for the vacation of N Winchester Ave as shown on the development plan (Ord. No. 241056). Developer must decommission street lighting and relocate sewers as required by the Departments of public Works, Water Services, and Development Services prior to recording of the final plat.
19. 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.
20. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
21. 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.
22. 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 Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

23. 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/projects/rulesandregulations/>

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

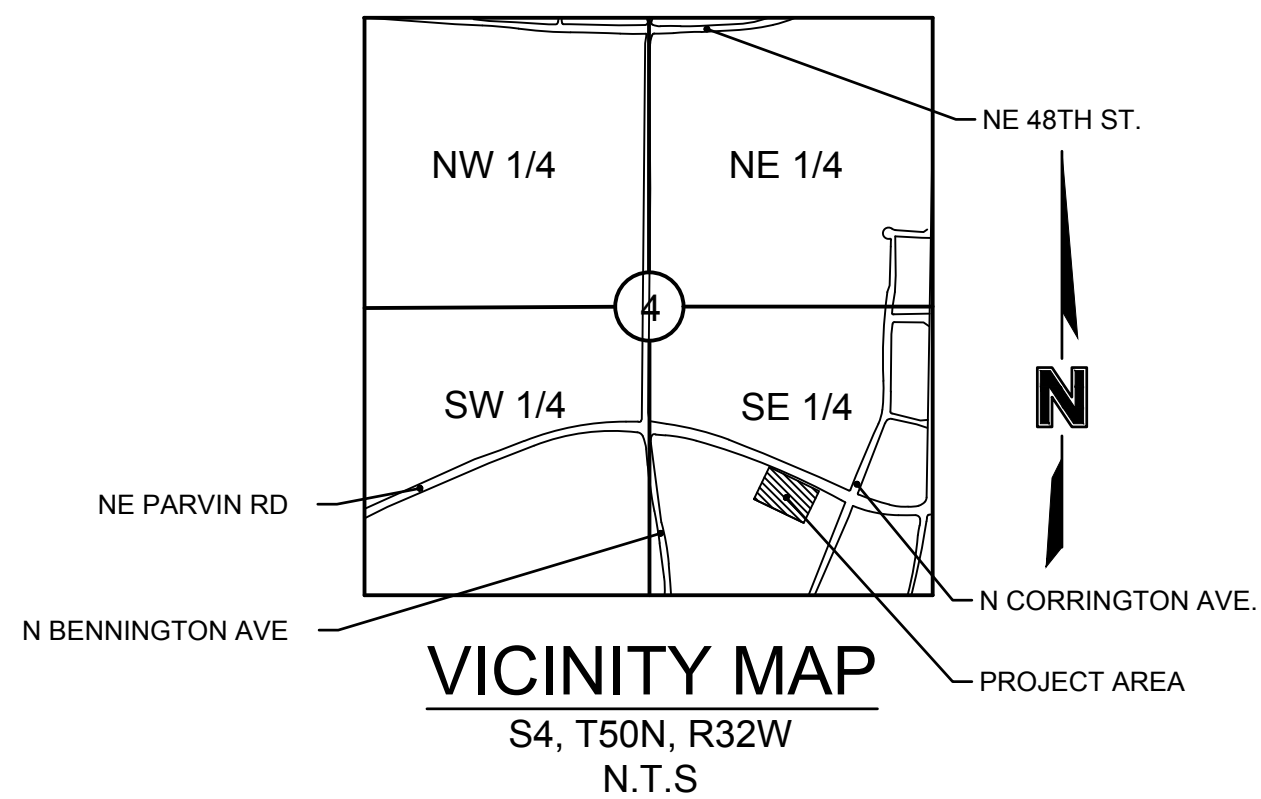
24. The developer shall submit water main abandonment plans for abandoning approximately 700' of the existing 8" DIP water main and related fire hydrants in N Winchester Ave. The plans shall follow all KC Water Rules and Regulations and shall be reviewed and contracted (permitted) prior to building permit issuance or final plat recording.

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

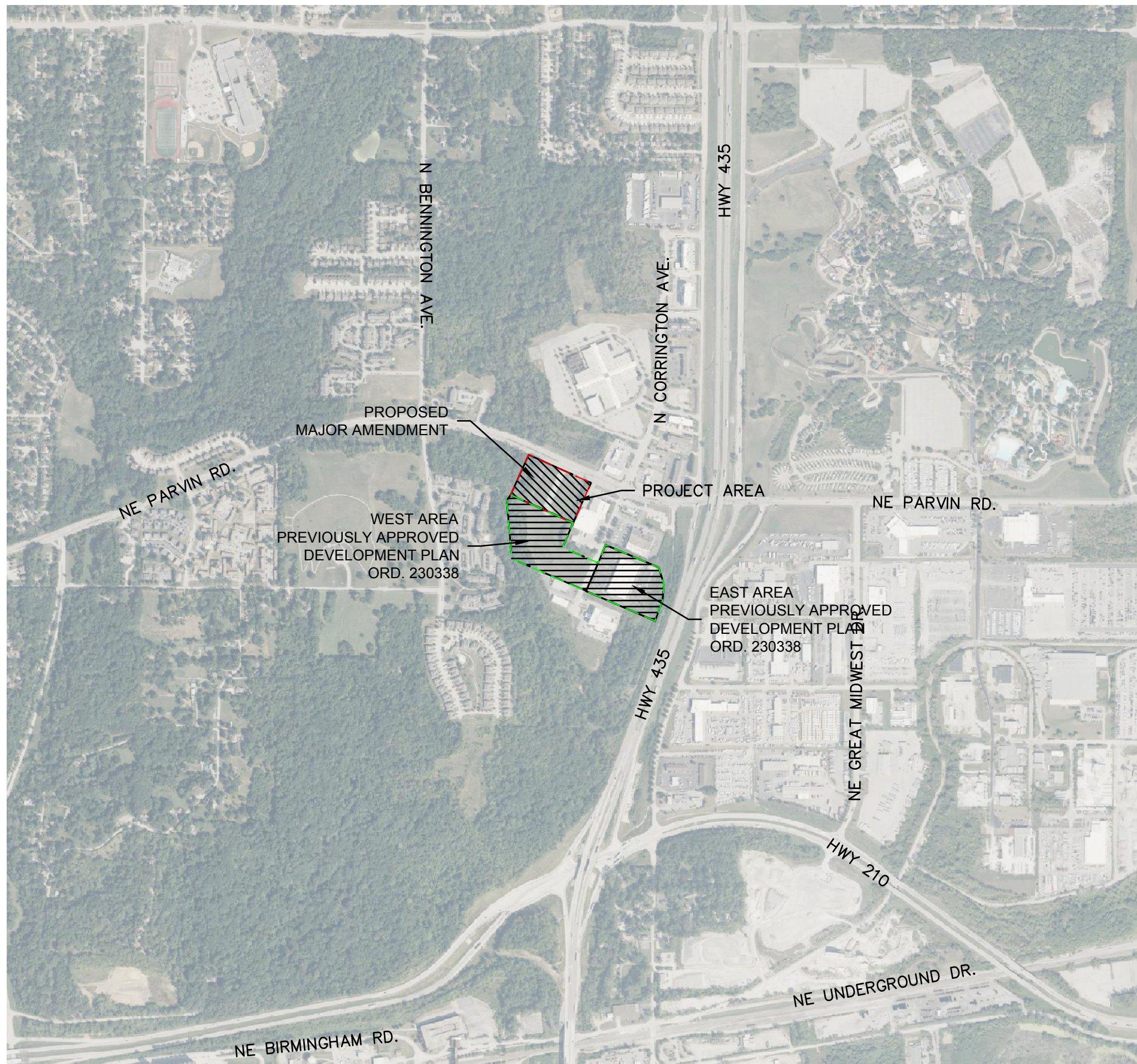
25. The developer shall submit an updated storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

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

26. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
27. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
28. The developer must grant a BMP Easement to the City as required by KC Water, prior to issuance of any building permits.



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER</u> MIDWAY FORD TRUCK CENTER INC. 7601 NE 38TH ST. KANSAS CITY, MO 64161 CONTACT: 800.598.2285	<u>UTILITY SERVICE NUMBERS</u> NAME: KCMO PUBLIC WORK PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>ENGINEER</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816.442.6030 EMAIL: JHODSON@OLSSON.COM	
<u>SURVEYOR</u> OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.442.6059 EMAIL: JROUDEBUSH@OLSSON.COM	



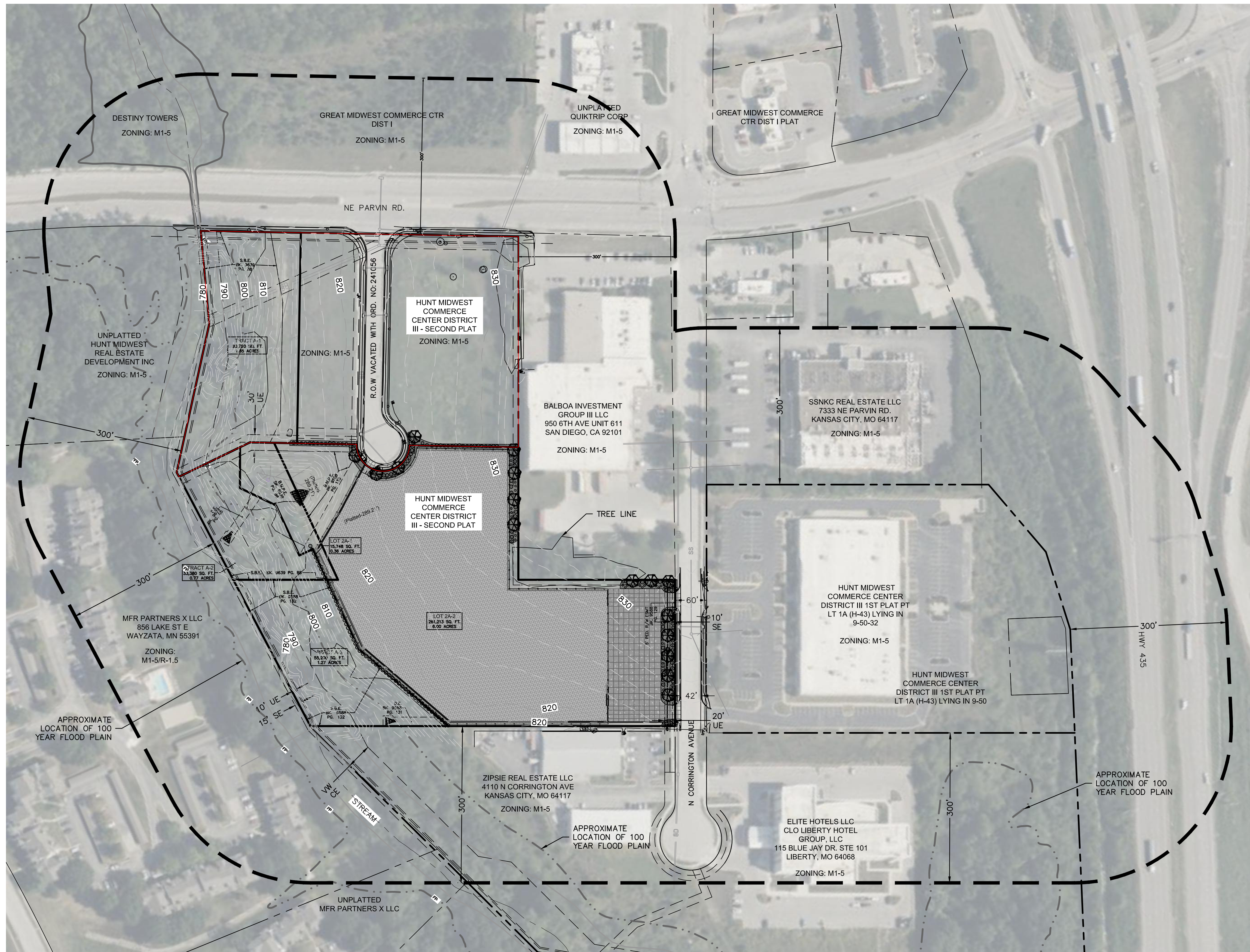
LEGAL DESCRIPTION

HUNT MIDWEST COMMERCE CENTER DISTRICT III 1ST PLAT PT LT 1A (H-43) LYING IN 9-50-32, HUNT MIDWEST COMMERCE CENTER DISTRICT III 1ST PLAT PT LT 1A (H-43) LYING IN 9-50, HUNT MIDWEST COMMERCE CENTER DISTRICT III TR 3B (G-170) A/K/A PT LT 3 BEG NW COR, HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT

SITE DATA	WEST	EAST	MAJOR AMENDMENT AREA
Zoning	M1-5	M1-5	M1-5
Gross Land Area			
in square feet	446,262.00	300,749.00	253,824.13
in acres	10.24	6.90	5.83
Right-of-way Dedication			
in square feet	N/A	N/A	N/A
in acres	N/A	N/A	N/A
Net Land Area			
in square feet	446,262.00	300,749.00	253,824.13
in acres	10.24	6.90	5.83
Building Area (sq. ft.)	520	65,279.00	520
Floor Area Ratio	0.001	0.22	0.0020
LAND USE	WAREHOUSING, WHOLESALEING, STORAGE, AND FREIGHT MOVEMENT (OUTDOOR)	LIMITED MANUFACTURING	WAREHOUSING, WHOLESALEING, STORAGE, AND FREIGHT MOVEMENT (OUTDOOR)

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	SITE PLAN
C102	EAST SITE PLAN (REF ONLY)
C103	GRADING & UTILITY PLAN
C104	DETAILS
E101	WEST PHOTOMETRIC PLAN
E102	WEST PHOTOMETRIC DETAILS
SL101	EAST PHOTOMETRIC PLAN
SL102	EAST PHOTOMETRIC DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE ELEVATION
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS

olsson OLSSON ASSOCIATES - CIVIL ENGINEERING MO CERTIFICATE OF AUTHORITY #001592 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL. 816.361.1177 www.olsson.com		NICHOLAS D. HEISER MO PE #2015000555			
TITLE SHEET DEVELOPMENT PLAN MIDWAY FORD VEHICLE STAGING LOT NE PARVIN & N CORRINGTON AVE		NO. REV. 1	DATE 04.28.2025	REVISIONS DESCRIPTION REVISED PER CITY COMMENTS	
KANSAS CITY, MO 2025		REVISIONS			
drawn by: _____ JEQ checked by: _____ NH designed by: _____ JEQ QA/QC by: _____ NH project no.: _____ E23-00066 date: _____ 03/31/25					
SHEET C100					

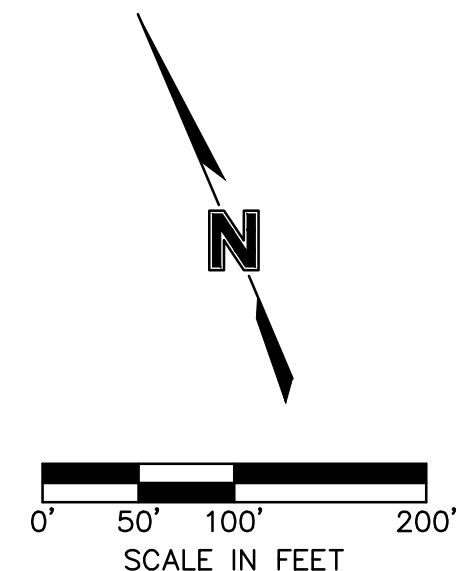


LEGEND

--- PROJECT PROPERTY LINE
--- 300' BOUNDARY BUFFER
---999--- EXISTING MAJOR CONTOURS
---999--- EXISTING MINOR CONTOURS

EASEMENT LEGEND

VW VARIABLE WIDTH
DE STORM DRAINAGE EASEMENT
SBE STREAM BUFFER EASEMENT
SE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
WE WATER EASEMENT





VW	VARIABLE WIDTH
DE	STORM DRAINAGE EASEMENT
SBE	STREAM BUFFER EASEMENT
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT

LEGEND

———— — — ——— PROPERTY BOUNDARIES
— — — — — EASEMENT & SETBACK BOUNDARIES

PROPOSED CONCRETE PAVEMENT

PROPOSED STANDARD DUTY ASPHALT
OR PERMEABLE PAVEMENT

EAST PLAN (PREVIOUSLY APPROVED)

BUILDING DATA	Required	Existing*	Deviation Requested?	Approved
Rear Setback	None	166' min	N/A	
Front Setback	None	175'	N/A	
Side Setback	None	67'	N/A	
Height	40	<40	N/A	
*Existing building footprint will not be changed				

88-420-PARKING	Vehicle Spaces		Bike Spaces		Alternatives proposed? 88-420-16
	Required	Proposed	Required	Proposed	
Proposed Use (s) (1)	5	176*	1	3**	
(1) - Based on 20 employees					
* Existing parking stalls satisfy this requirement					
** Existing bicycle rack satisfies this requirement					

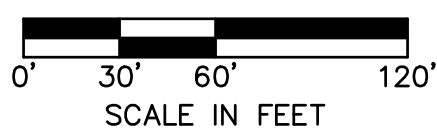
* Existing parking stalls satisfy this requirement
** Existing bicycle rack satisfies this requirement



ALL APPROVALS AND CONDITIONS PASSED WITH ORDINANCE 230338 SHALL REMAIN IN AFFECT WITH THIS MAJOR AMINDMENT.

SECURITY OFFICE PLANS SHALL BE SUBMITTED SEPARATELY AT A LATER DATE ALONG WITH ANY UTILITY CONNECTIONS TO SERVE THE OFFICE.

NO ELECTRIC VEHICLE CHARGING WILL BE CONDUCTED ON SITE.



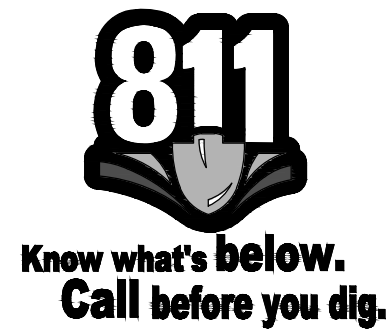
WEST PLAN

88-420-PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROVIDED	
VEHICLE PARKING = 1 PER 4 EMPLOYEES BICYCLE PARKING = 1 PER 4 EMPLOYEES	1 EMPLOYEE = 1 SPACE	4	3 MINIMUM	6 @ 4131 N CORRINGTON AVE.	NO

[illegible]

REVISIONS

SITE PLAN DEVELOPMENT PLAN	
MIDWAY FORD VEHICLE STAGING LOT NE PARVIN & N CORRINGTON AVE	
KANSAS CITY, MO	2025



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	M1-5	M1-5	N/A	
Gross Land Area - (LOT 1A)				
In Square Feet	300,749.00	300,749.00	N/A	
In Acres	6.90	6.90		
Building Area (sq. ft.)	65,279.00	65,279.00		
Floor Area Ratio	0.22	0.22	N/A	
Total Lots	1	1		
Residential	0	0		
Public/Civic	0	0		
Commercial	0	0		
Industrial	300,749.00	300,749.00		
Other	0	0		

(1) - Lot 1, Platted as Hunt Midwest Commerce Center District III - First Plat

BUILDING DATA	Required	Existing*	Deviation Requested?	Approved
Rear Setback	None	166' min	N/A	
Front Setback	None	175'	N/A	
Side Setback	None	67'	N/A	
Height	40	<40	N/A	

*Existing building footprint will not be changed

88-420-PARKING	Vehicle Spaces		Bike Spaces		Alternatives proposed? 88-420-16
	Required	Proposed	Required	Proposed	
Proposed Use (s) (1)	5	176*	1	3**	

(1) -Based on 20 employees

* Existing parking stalls satisfy this requirement

** Existing bicycle rack satisfies this requirement

LEGAL DESCRIPTION:

LOT 1A (Lot Split)

Lot 1, Hunt Midwest Commerce Center District III - First Plat

CONSTRUCTION NOTES

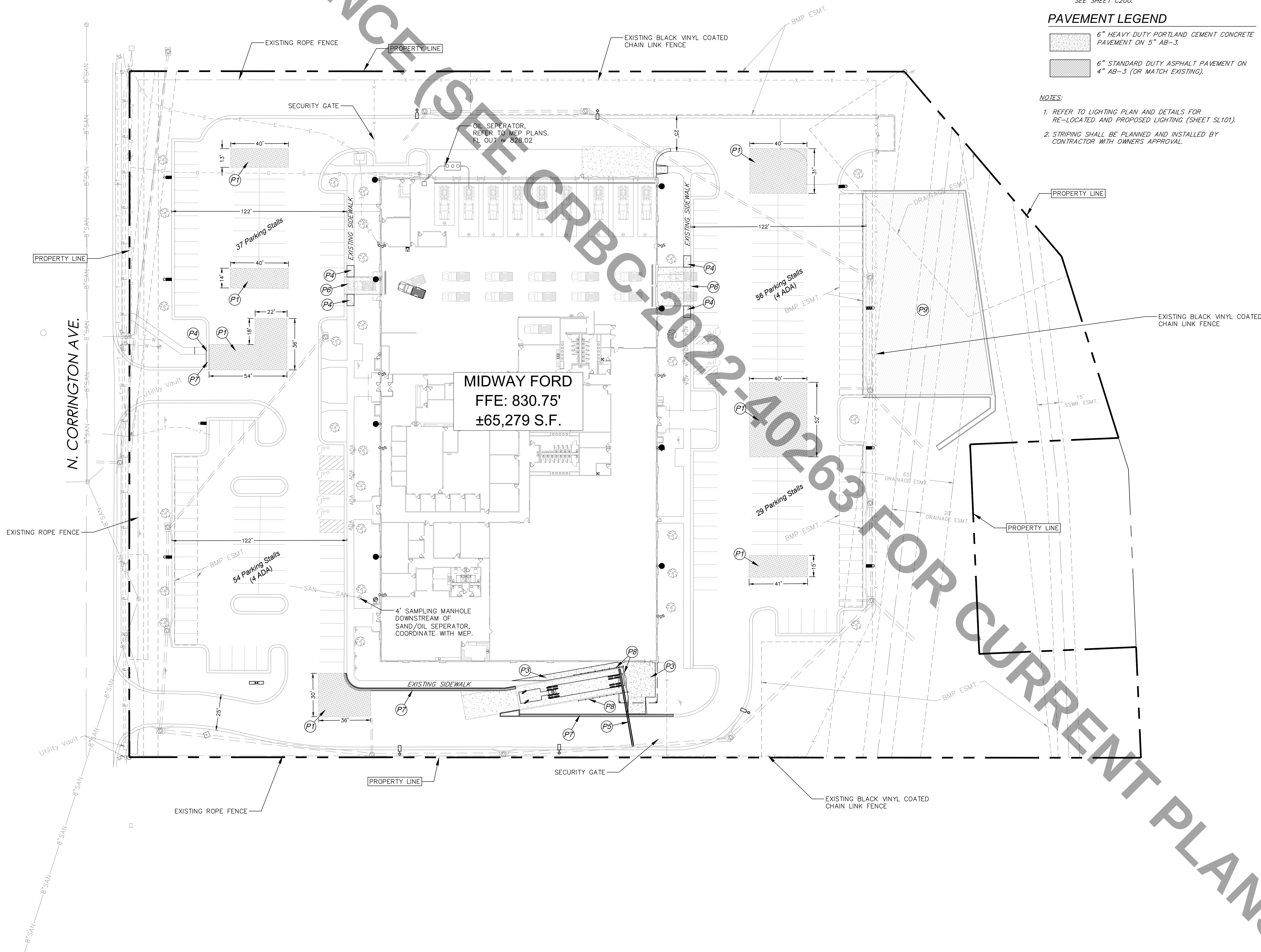
- (P1) - CONSTRUCT 6" STANDARD DUTY ASPHALT PAVEMENT SECTION OR MATCH EXISTING.
- (P2) - CONSTRUCT 6" HEAVY DUTY CONCRETE PAVEMENT SECTION. REFER TO PAVING DETAILS.
- (P3) - CONSTRUCT 5" THICK CONCRETE SIDEWALK. REFER TO SPOT GRADING PLAN AND SITE DETAILS.
- (P4) - CONSTRUCT CONCRETE SIDEWALK CURB RAMP. ALL RAMPES WILL REQUIRE DETECTABLE WARNING PANELS AND SHALL BE CONSTRUCTED PER DOJ ADA GUIDELINES. SIDEWALK WILL BE ADA COMPLIANT. REFER TO SPOT GRADING PLAN AND SITE DETAILS. (APWA TYPE A SIDEWALK RAMP)
- (P5) - PROPOSED STORMWATER INFRASTRUCTURE. REFER TO STORMWATER PLAN AND DETAILS, SHEET C104.
- (P6) - CONSTRUCT CONCRETE DRIVEWAY RAMPS. REFER TO SPOT GRADE PLAN, SHEET C103.
- (P7) - INSTALL TYPE CG-1 DRY CURB & GUTTER.
- (P8) - INSTALL 35 LF HANDRAIL EACH SIDE OF LOADING DOCK. SEE DETAIL, SHEET C107. INSTALL SWING GATE, ROPE FENCE OR OTHER APPROVED SAFETY MEASURE AT END OF TRUCK DOCK.
- (P9) - FUTURE ASPHALT PARKING LOT EXPANSION. SEE SHEET C200.

PAVEMENT LEGEND

- 6" HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT ON 5" AB-3.
- 6" STANDARD DUTY ASPHALT PAVEMENT ON 4" AB-3 (OR MATCH EXISTING).

NOTES:

1. REFER TO LIGHTING PLAN AND DETAILS FOR RE-LOCATED AND PROPOSED LIGHTING (SHEET SL101).
2. STRIPING SHALL BE PLANNED AND INSTALLED BY CONTRACTOR WITH OWNERS APPROVAL.



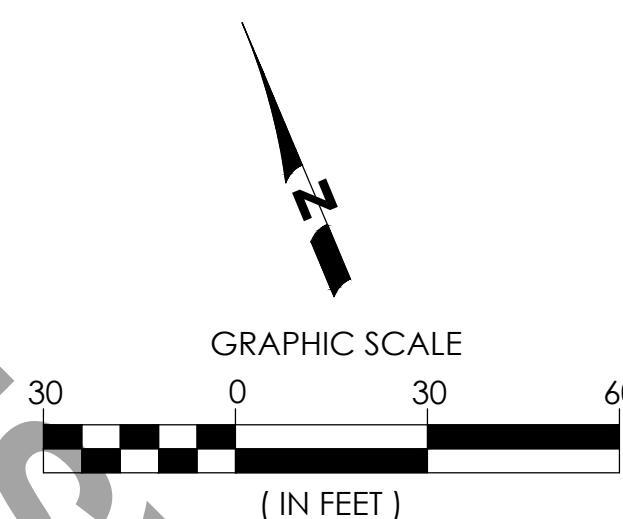
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

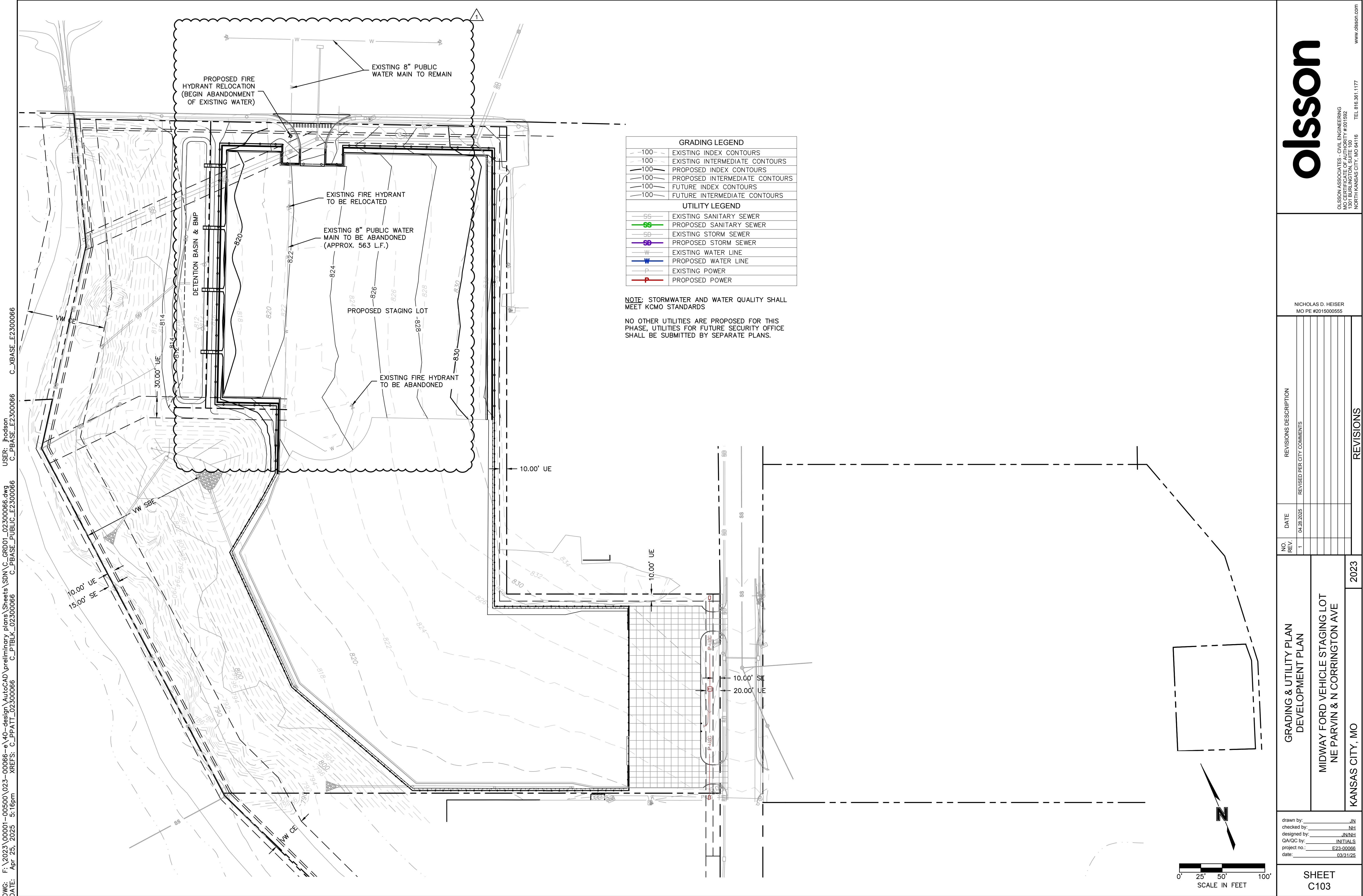
DAVID A. KASTER, RANCARBLEED AP
ARCHITECT
MICHAEL L. HOWARD, ARCHITECT
Copyright © 2022 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 1170 PLAK, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

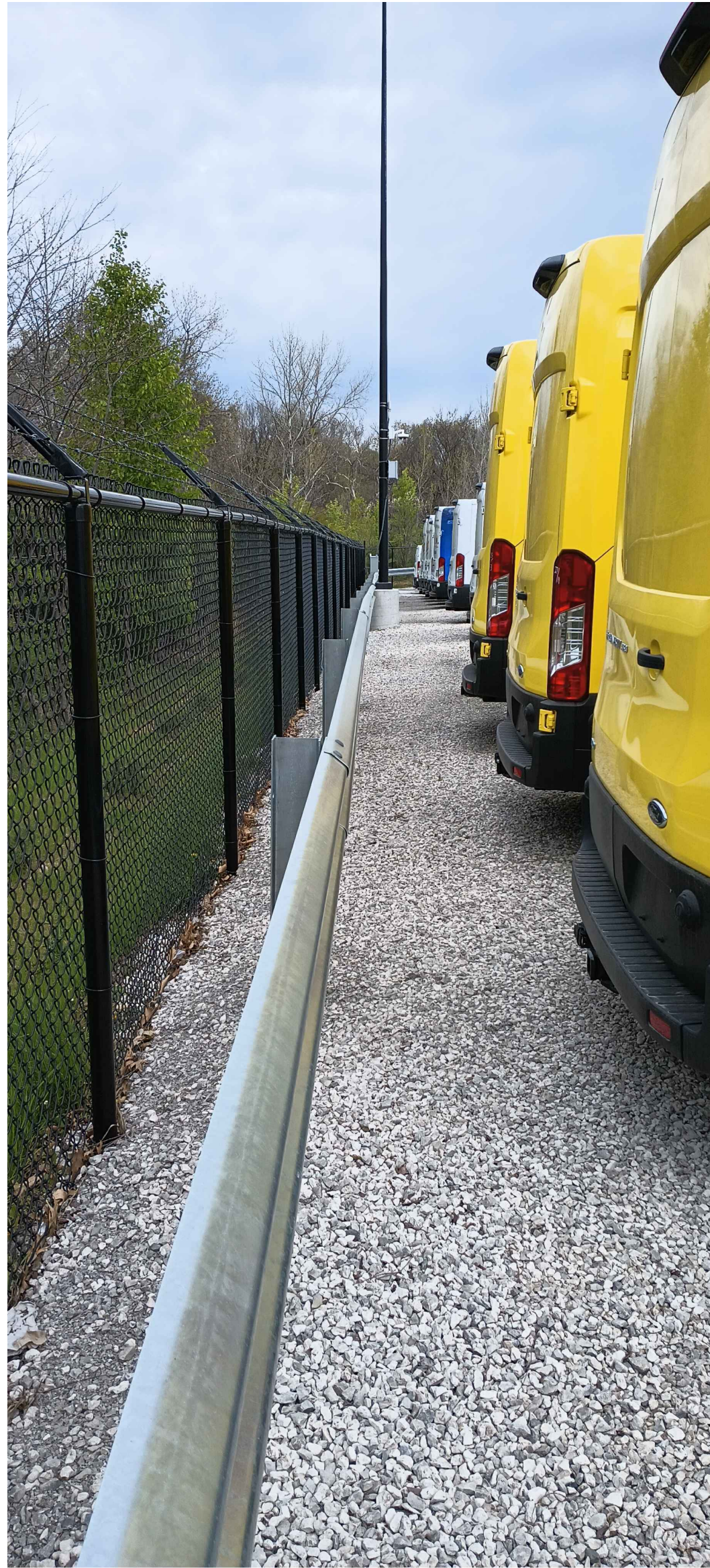
MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE FEB. 8, 2023
REVISD
SHEET NUMBER
C102
SITE PLAN
OF SHEETS
KAI JOB NO. 2214-A

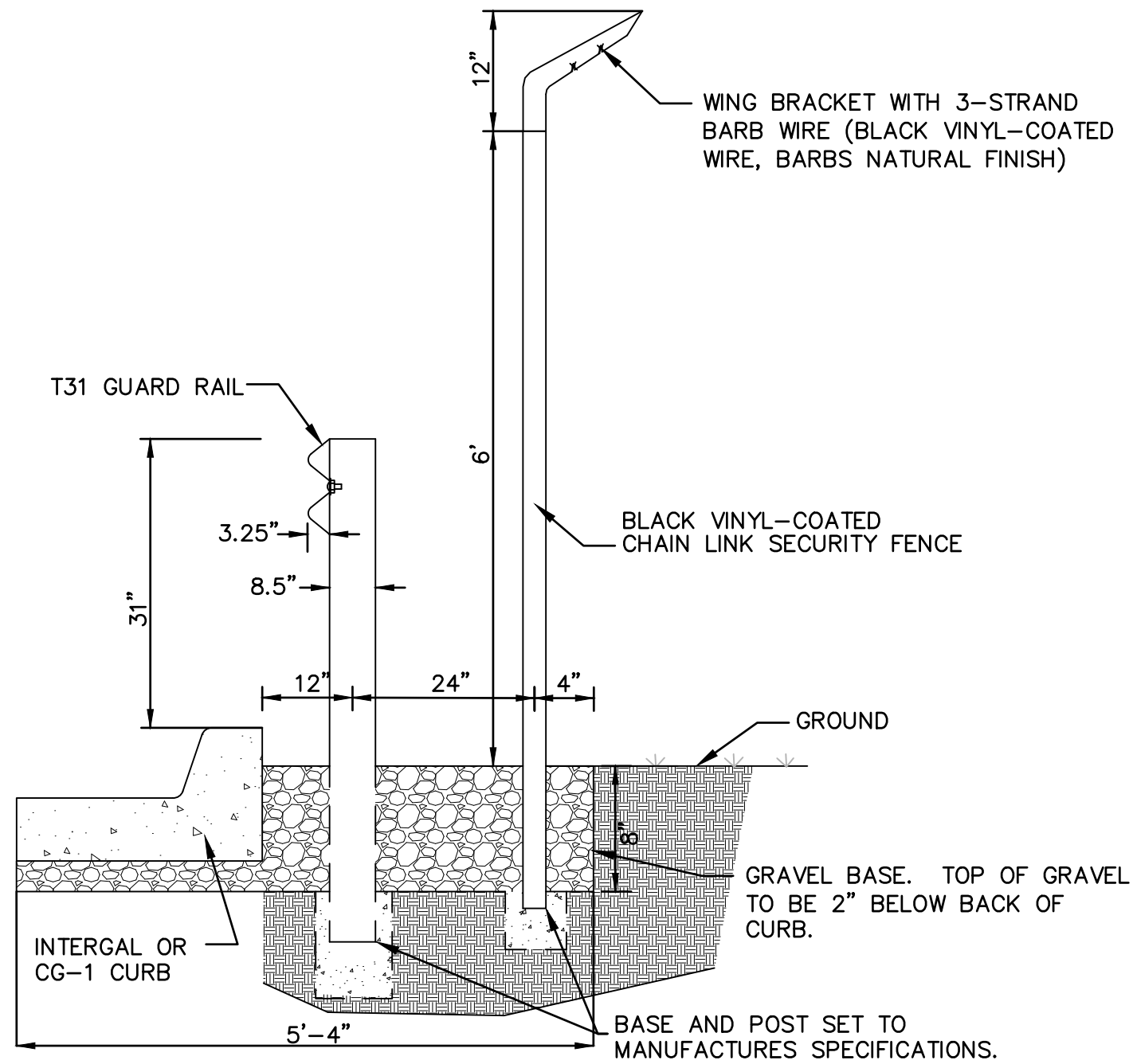




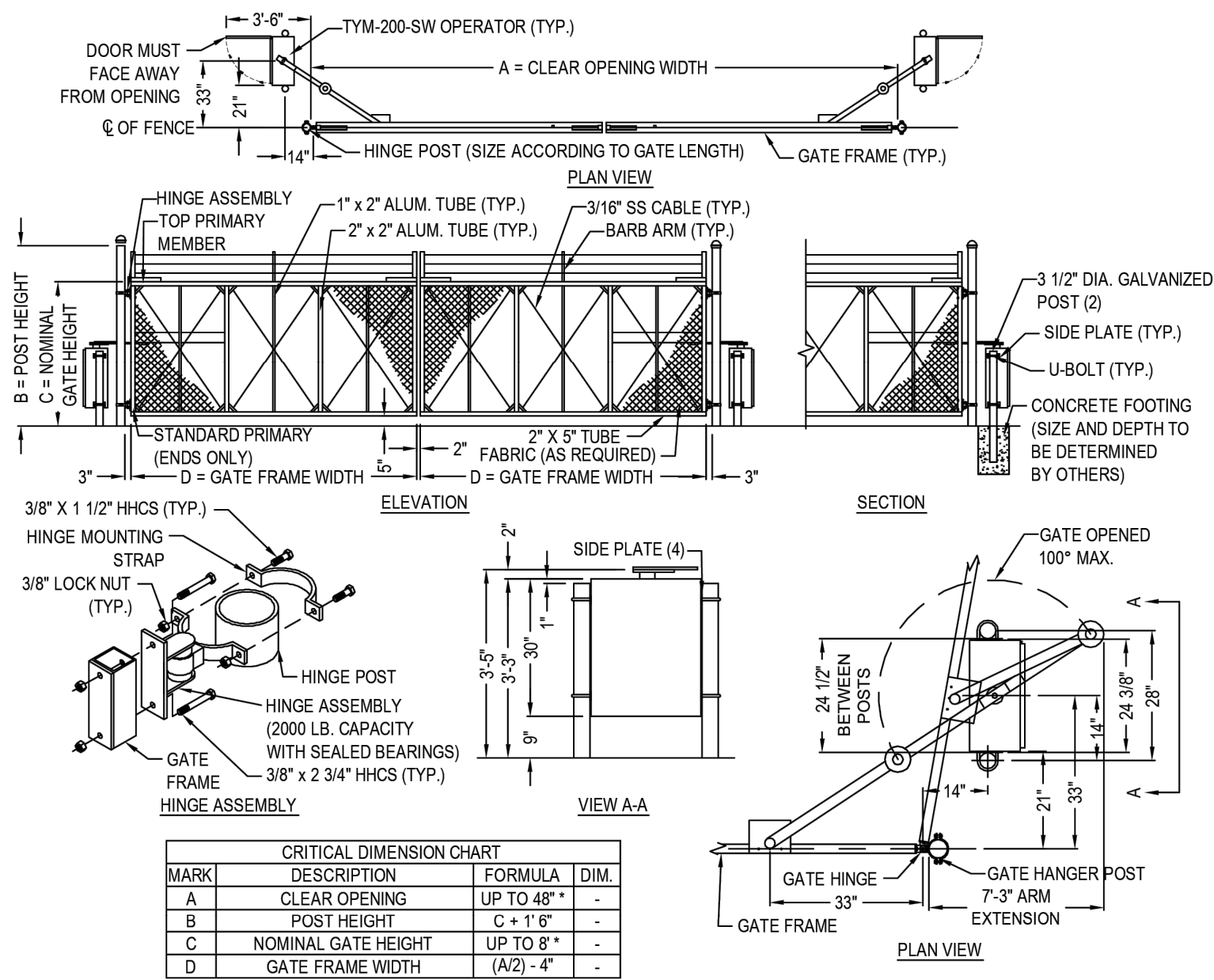
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DATE: Apr 25, 2025 5:16pm XREFS: C:\PBLK_30x42_02103540



FENCE ELEVATION
NOT TO SCALE



GUARDRAIL/FENCE DETAIL
NOT TO SCALE



- NOTES:
1. ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.
 2. GATE ELEVATION IS VIEWED FROM THE OUTSIDE OF THE SECURE AREA LOOKING IN.
 3. * CRITICAL DIMENSION A = SINGLE PANEL: 6'-0" MIN. - 24'-0" MAX. DOUBLE: 12'-0" MIN - 48'-0" MAX .
 4. ** CRITICAL DIMENSION E = 4'-0" MIN - 8'-0" MAX (OR CONTACT TIME/TAL)
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. DO NOT SCALE DRAWING.
 7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FENCE GATE DETAIL
NOT TO SCALE

REVISIONS DESCRIPTION

NO. REV. DATE

DETAILS
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE FARVIN & N CORRINGTON AVE

KANSAS CITY, MO

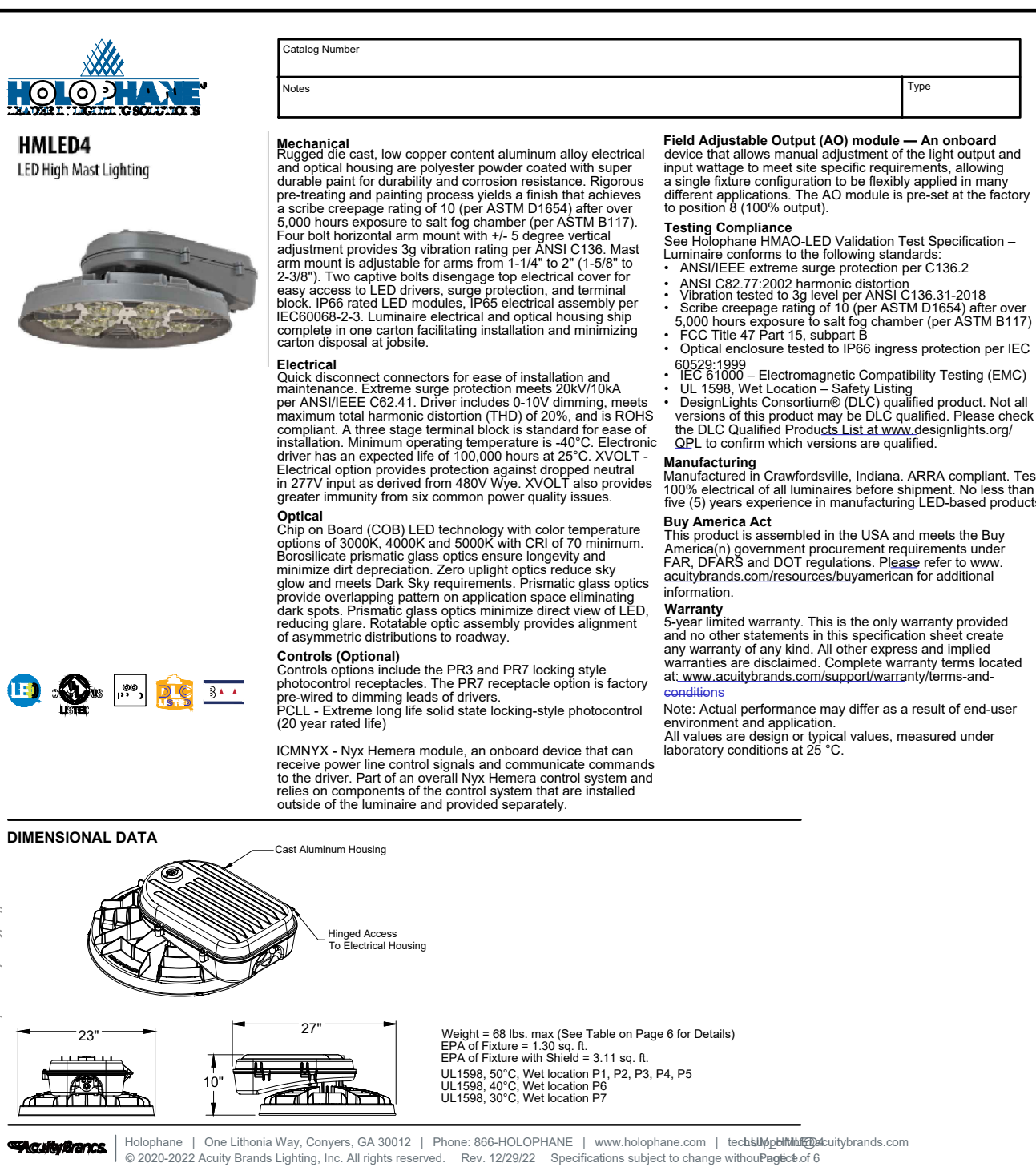
2025

drawn by: JEC
checked by: NH
designed by: JEC
QA/QC by: NH
project no: E23-00066
date: 03/31/25

SHEET
C104

olsson

OLSSON - CIVIL ENGINEERING
1301 BUREAU BLVD, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL: 816.361.1177
www.olsson.com



olsson OLSSON ASSOCIATES - CIVIL ENGINEERING MO CERTIFICATE OF AUTHORITY #001592 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177 www.olsson.com		 <i>Katlyn Collier</i>		
SITE LIGHTING PHOTOMETRICS PLAN SITE DEVELOPMENT PLANS		NO. DATE		REVISIONS DESCRIPTION
MIDWAY FORD PARKING EXPANSION NE PARVIN & N CORRINGTON AVE				REVISIONS
KANSAS CITY, MO		2025		
drawn by: _____ SH				
checked by: _____ SH				
designed by: _____ SH				
QA/QC by: _____ KC				
project no.: _____ E23-00066				
date: _____ 04.25.2025				
SHEET E100				

FOR REFERENCE ONLY CRBC-2023-033 FOR CURRENT PLANS

WEST Parking Grid
420 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 3.5
Maximum 8.8
Minimum 1.0
Avg/Min 3.45
Max/Min 8.80
Coef Var 0.51
UnifGrad 1.70

NORTH Drive Grid
132 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.4
Maximum 7.3
Minimum 0.5
Avg/Min 4.83
Max/Min 14.60
Coef Var 0.48
UnifGrad 3.40

MIDWAY FORD
FFE: 830.75'
±65,279 S.F.

SOUTH Drive Grid
170 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.2
Maximum 4.9
Minimum 0.5
Avg/Min 4.49
Max/Min 9.80
Coef Var 0.41
UnifGrad 2.55

PL GRID
246 points
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 2.1
Minimum 0.0
Avg/Min N/A
Max/Min N/A
Coef Var 1.21

EAST Parking Grid
376 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 3.2
Maximum 8.4
Minimum 1.1
Avg/Min 2.89
Max/Min 7.64
Coef Var 0.56
UnifGrad 2.04

○ LIGHT POLE TO BE REMOVED
(LIGHT POLES MAY BE RELOCATED
AND RE-USED AT OWNERS REQUEST)

TYPE "A"
Lithonia Lighting DSX2 LED P8 40K T4M MVOLT
SCALED PHOTOMETRY test report no. ISF 34053P23
lamp(s): LED
ballast: LED DRIVER
candela file DSX2_LED_P8_40K_T4M_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 431
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 28 ft
number locations = 9, number luminaires = 9
kw all locations = 3.9

TYPE "B"
Lithonia Lighting DSX1 LED P6 40K BLC MVOLT
SCALED PHOTOMETRY test report no. ISF 33923P17
lamp(s): LED
ballast: LED DRIVER
candela file DSX1_LED_P6_40K_BLC_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 163
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 28 ft
number locations = 5, number luminaires = 5
kw all locations = 0.8

TYPE "C"
Lithonia Lighting DSXW2 LED P6 40K 1000 40K T4M MVOLT
SCALED PHOTOMETRY test report no. 22604P15
lamp(s): NICHIA 2198 4000K
ballast: LEDINTA350C210DHO
candela file DSXW2_LED_P6_40K_1000_40K_T4M_MVOLT.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 109
Outreach (from mounting axis to photometric center) = 8 in
mounting height = 18 ft
number locations = 9, number luminaires = 9
kw all locations = 1.0



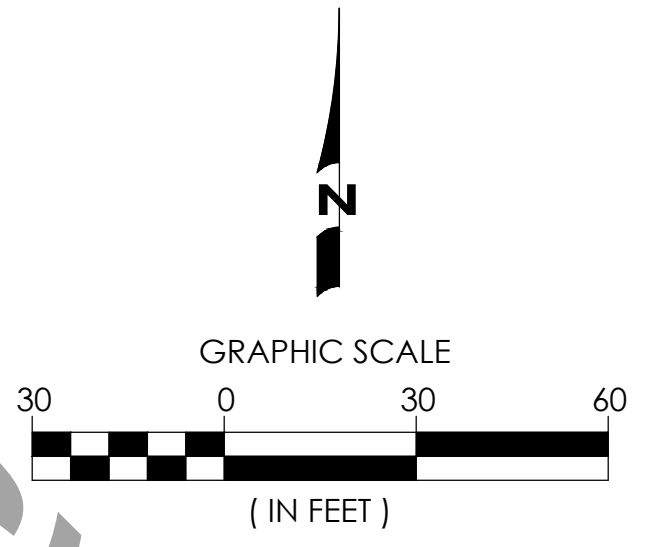
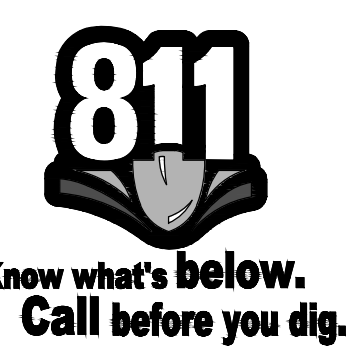
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
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ARCHITECTURE · PLANNING · INTERIOR DESIGN

MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE FEB. 8, 2023
REVISIONS
SHEET NUMBER
SL101
SITE LIGHTING
AND PHOTOMETRICS
OF SHEETS
KAI JOB NO. 2214-A



LIGHTING FIXTURE

D-Series Size 2 LED Area Luminaire






































































































































































Specifications

EPF:	1.13 EPF
Length:	40" (101.6 cm)
Width:	16" (40.6 cm)
Height:	1.5" (3.8 cm)
Weight:	3.5 lbs (1.58 kg)

Weight: 3.5lb

The technical drawings show the physical dimensions of the LED strip light. The top view is a rectangle with a length of 40 inches and a width of 16 inches. The side view shows a height of 1.5 inches. The end view shows the mounting holes and the LED array layout, with dimensions of 1.5 inches for the mounting hole spacing and 1.5 inches for the LED array spacing.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information		EXAMPLE: DSX2 LED P7 40K T3M MVOLT SNA NLTAR2 PIRHH DOBX			
DSX2 LED					
Series	LEDs	Color Temperature	Dimensions	LifeSpan	Descrption
DSX2	Forward optics				
P7	P7	30K 3300K	T15 Type1 Short T315 Type1 Very Short	100,001	Shipped including
P1	P1	40K 4300K	T25 Type1 Short T325 Type1 Short	120	SNA Square pin mounting
P2	P2	50K 5300K	T35 Type1 Short T335 Type1 Short	200	PIR PIR pin mounting
P3	P3		T45 Type1 Short T345 Type1 Short	277	WVA Wedge bases
P4	P4		T55 Type1 Short T355 Type1 Short	329	SSA Square pin universal mounting adapters
Reversed optics					
P1	P1	30K 3300K	T15 Type1 Medium U25 Type1 Medium	120	PFEMA Round pin universal mounting adapters
P2	P2	40K 4300K	T25 Type1 Medium U325 Type1 Medium	140	
P3	P3	50K 5300K	T35 Type1 Medium U335 Type1 Medium	160	
P4	P4		T45 Type1 Medium U345 Type1 Medium	180	
			T55 Type1 Medium U355 Type1 Medium	200	

[illegible]

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Ordering Information

[illegible]

Options

EGS - External Glare Shield

[illegible]

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[illegible]



D-Series Size 1

LED Area Luminaire











Rating Number	
Notes	
Sign	

Use the full key to review our design to use all its innovative elements.

Specifications			
EPAL	1.01 1" (25.4)		
Length	33" (841.4)		
Width	13" (330.2)		
Height H1	7 1/2" (190.5)		
Height H2	7 1/2" (190.5)		
Weight (max)	27 lbs (12.2)		

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information								
DSX LED								
DSX LED	LED	Color/temperature	Beam/dia.	Output	Temp.	Mounting	Notes	
DSX LED	Forward optics							
	F1	50K	T52	10pt short	T52	10pt very short	MS022	DSX
	F2	50K	T52	10pt short	T52	10pt short	2341	DSX
	F3	50K	T52	10pt medium	T52	10pt medium	2341	DSX
	F4	50K	T52	10pt long	T52	10pt long	2341	DSX
	F5	50K	T52	10pt very long	T52	10pt very long	2341	DSX
DSX LED	Reverse optics							
	R1	50K	T52	10pt short	T52	10pt short	MS022	DSX
	R2	50K	T52	10pt short	T52	10pt short	2341	DSX
	R3	50K	T52	10pt medium	T52	10pt medium	2341	DSX
	R4	50K	T52	10pt long	T52	10pt long	2341	DSX
	R5	50K	T52	10pt very long	T52	10pt very long	2341	DSX

[illegible]

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Ordering Information

[illegible]

Options

EGS - External Glare Shield

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TYPE C LIGHTING FIXTURE

d²series

D-Series Size 2 LED Wall Luminaire

Control
Number

Name

Type

Specifications Luminaire

Width:	18-1/2" (467mm)	Weight:	21 lbs (9.5kg)
Depth:	10" (254mm)		
Height:	7-5/8" (194mm)		

Back Box (BBW)

Width:	5-1/2" (140mm)	BBW Weight:	1 lbs (0.45kg)
Depth:	1-1/2" (38mm)		
Height:	4" (102mm)		

Capable Luminaire

This item is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

• This luminaire is A+ Certified when ordered with DTL[®] controls marked by a [shaded background](#). DTL DLL luminaire is also compatible for the A+ specification to luminaire-to-photometric interoperability.

• This luminaire is part of an A+ Certified collection for RCPAN or iPower[®] Wireless control networks, providing out-of-the-box control compatibility with simple installation, when ordered with drivers and control options marked by a [shaded background](#).

To learn more about A+,

visit www.acuitybrands.com/a-plus

1. See ordering tree for details.

2. A+ = Capable luminaire for RCPAN require the order of one RCPAN node per luminaire. Sold Separately. Link to RoamLink to DTL DLL.

A+ Capable options indicated by this shaded background.

Ordering Information

ISSUE LIST

SKU	LEDs	Size Color	Color temperature	Warranty
DSKW2 LED	300 2112K 300 3000K 300 3500K 300 4000K 1000 2112K 1000 3000K 1000 3500K 1000 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	5 Year 5 Year 5 Year 5 Year 5 Year 5 Year 5 Year 5 Year

EXAMPLE: DSKW2 LED 30C 700 40K T3M MVBLT DDTXD

LEDs	Size Color	Color temperature	Warranty	Shipping	Control options
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded	Control options None None None None None None None None
DSKW2 LED	30C 2112K 30C 3000K 30C 3500K 30C 4000K	30R 3000K 40R 4000K 50R 5000K 60R 6000K	35W 3000K 35W 4000K 35W 5000K 35W 6000K 40W 3000K 40W 4000K 40W 5000K 40W 6000K	Shipped inside Shaded Shaded Shaded Shaded Shaded Shaded Shaded</	

Linea Illuminazione			Back Box (BBW)		
Width: 18-1/2" (47.2 cm)	Weights: 21 lbs (9.5 kg)		Width: 5-1/2" (14.0 cm)	BBW Weights: 1 lbs (0.45 kg)	
Depth: 30" (76.2 cm)			Depth: 1-1/2" (3.8 cm)		
Height: 7-3/8" (18.8 cm)			Height: 4" (10.2 cm)		

CSA+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with D' controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocoil control interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or xPOINT™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers a

[illegible][illegible]

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Ordering Information

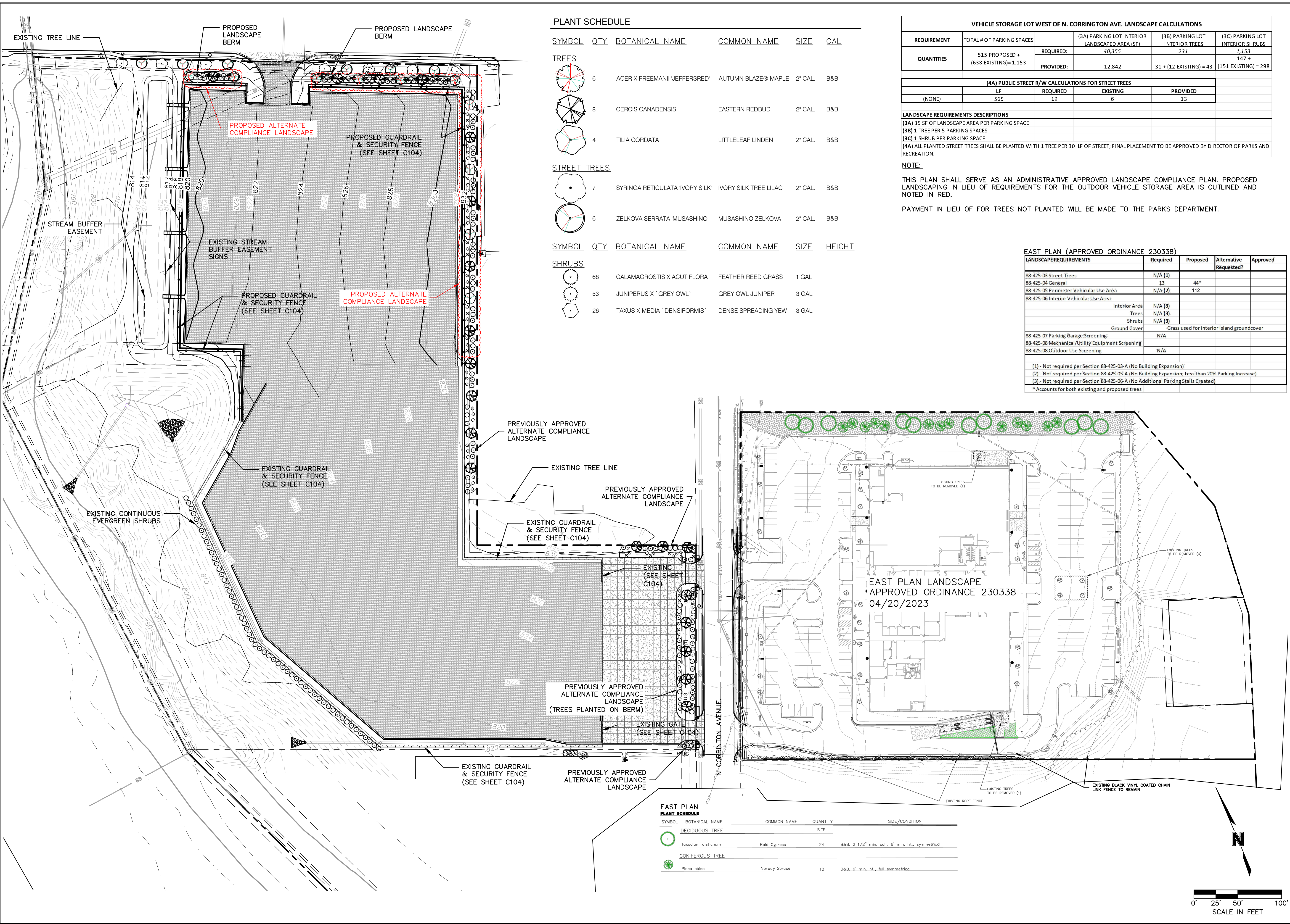
[illegible]

Performance Data											
Lumen Output											
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the limitations allowed by Lighting Facts. Contact factory for performance data on any configuration not shown here.											
LEDs	240V (Vmax)	Input Voltage (V)	Power (W)	Power Factor	THD (%)	THD (%)	THD (%)	THD (%)	THD (%)	THD (%)	THD (%)
1000	240V	240V	1000	0.95	10	10	10	10	10	10	10

[illegible]

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DATE: Apr 25, 2025 5:17pm XREFS: C_PATT_02300066 C_PBLK_02300066 C_PBASE_2300066 C_PBASE_E2300066 C_PBASE_E2300066 C_PLSCP_E2300066



OLSSON ASSOCIATES, CIVIL ENGINEERING
1301 EURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
WWW.OLSSON.COM

NICHOLAS D. HEISER
MO PE #2015000555

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		04/06/23	REVISED PER CITY COMMENTS

LANDSCAPE PLAN
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE PARVIN & N CORRINGTON AVE

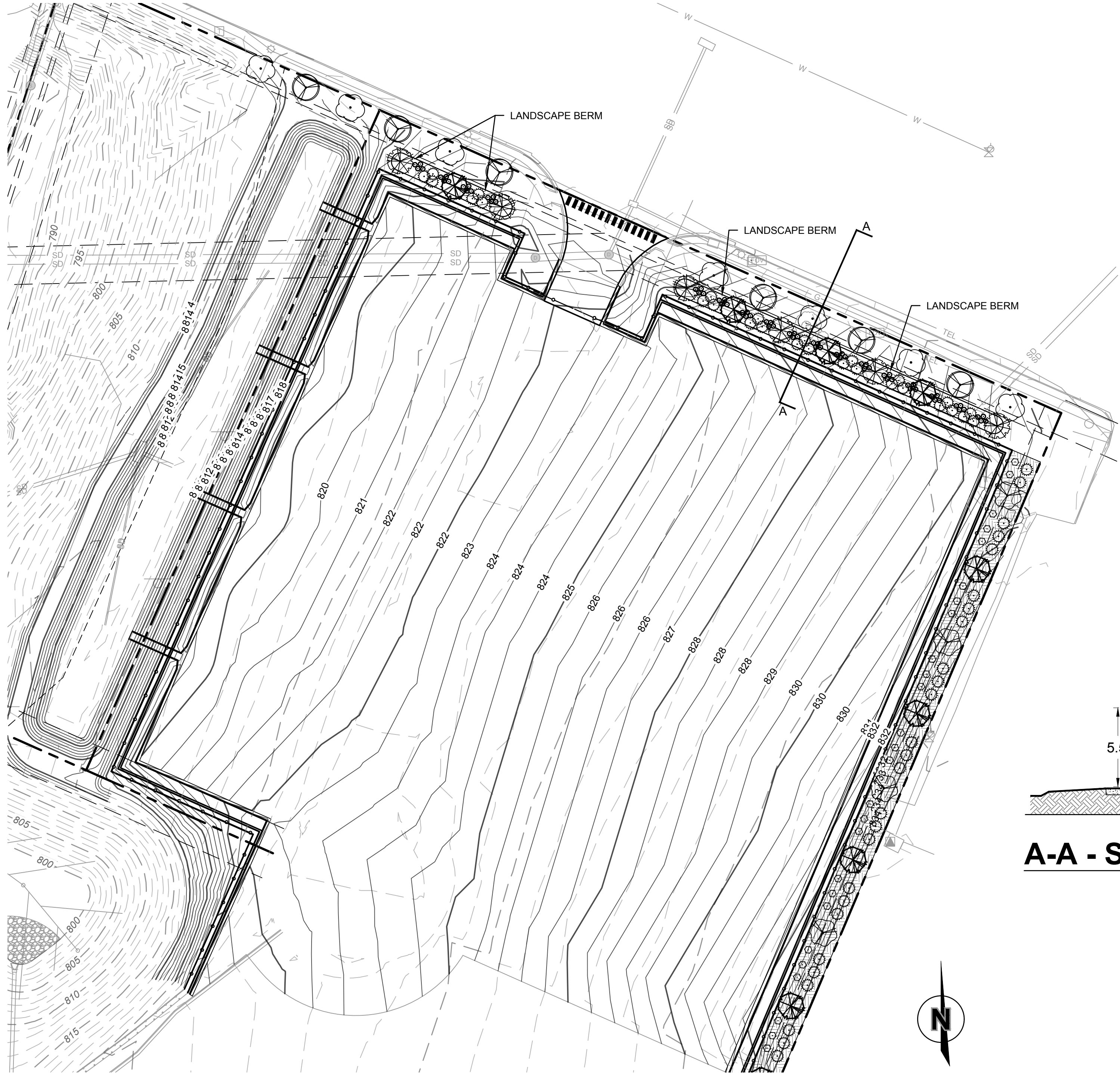
KANSAS CITY, MO

2025

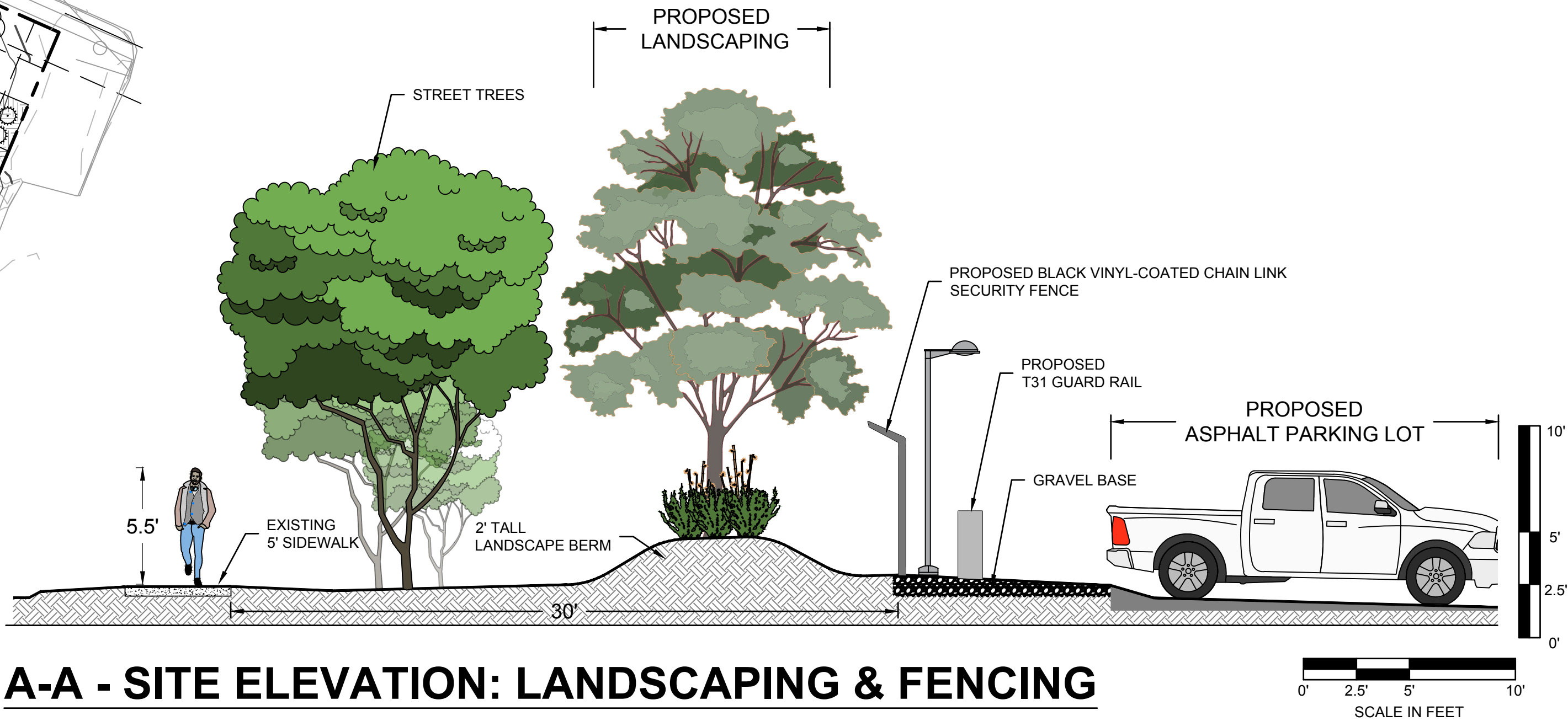
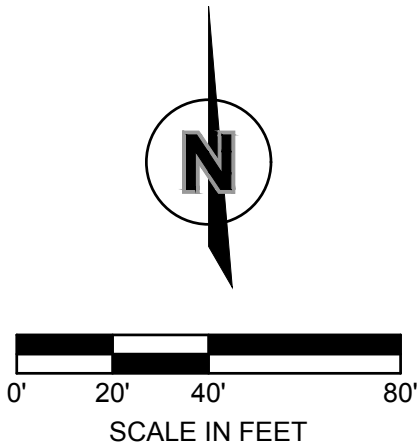
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checked by: NH
designed by: JEQ
QA/QC by: NH
project no.: E23-00066
date: 03/31/25

SHEET
L101

DWG: F:\2023\00001-00500\023-00066-e\40-design\Exhibits\EX-002 Elevations\C_GRD01_E2300066.dwg USER: jhodson
DATE: Apr 25, 2025 5:18pm XREFS: C_P\BLK_E2300066 C_XBASE_E2300066 C_PLSCP_E2300066



OVERALL SITE PLAN: GRADING AND LANDSCAPING



A-A - SITE ELEVATION: LANDSCAPING & FENCING

olsson

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NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

NICHOLAS D. HEISER
MO PE #2015000555

REVISIONS DESCRIPTION

NO. REV.

DATE

LANDSCAPE ELEVATION
DEVELOPMENT PLAN

MIDWAY FORD VEHICLE STAGING LOT
NE PARVIN & N CORRINGTON AVE

KANSAS CITY, MO

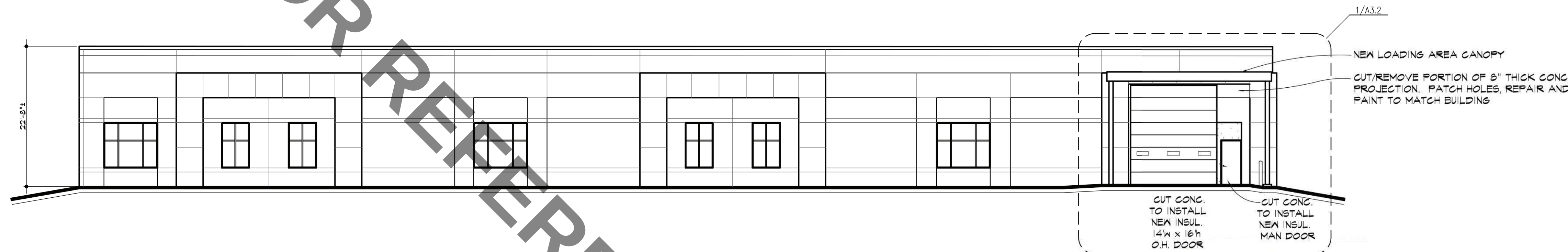
2025

REVISIONS

drawn by: OS
checked by: NH
designed by: SM
QA/QC by: NH
project no.: E23-00066
date: 03/31/25

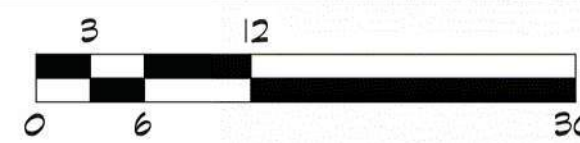
SHEET
L102

FOR REFERENCE (SHEET) ABC-2022-40263



SOUTH ELEVATION

SCALE // 3/32" = 1'-0"



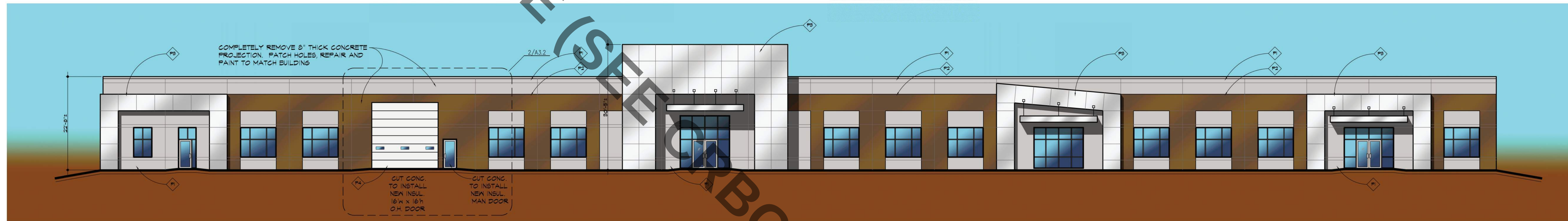
BUILDING COLORS:

- GENERAL EXTERIOR FINISH NOTES:
- COLORS TO MATCH THE MAIN MIDWAY FORD BUILDING LOCATED AT 1601 NE 85TH STREET (ACROSS HIGHWAY)
 - AT METAL PARAPET CAPS, S.G. TO CLEAN AND PREP EXISTING PARAPET CAPS, PAINT PER ELEVATIONS
 - PATCH CONG. PANELS PRIOR TO PAINTING- TYPICAL
- ◆ SHERWIN WILLIAMS (MEDIUM GREY) SQT. 772
- ◆ SHERWIN WILLIAMS (DARK BRONZE) SQT. 772
- ◆ SHERWIN WILLIAMS (METALLIC SILVER) SQT. 772
- ◆ SHERWIN WILLIAMS (LIGHT GREY) SQT. 772



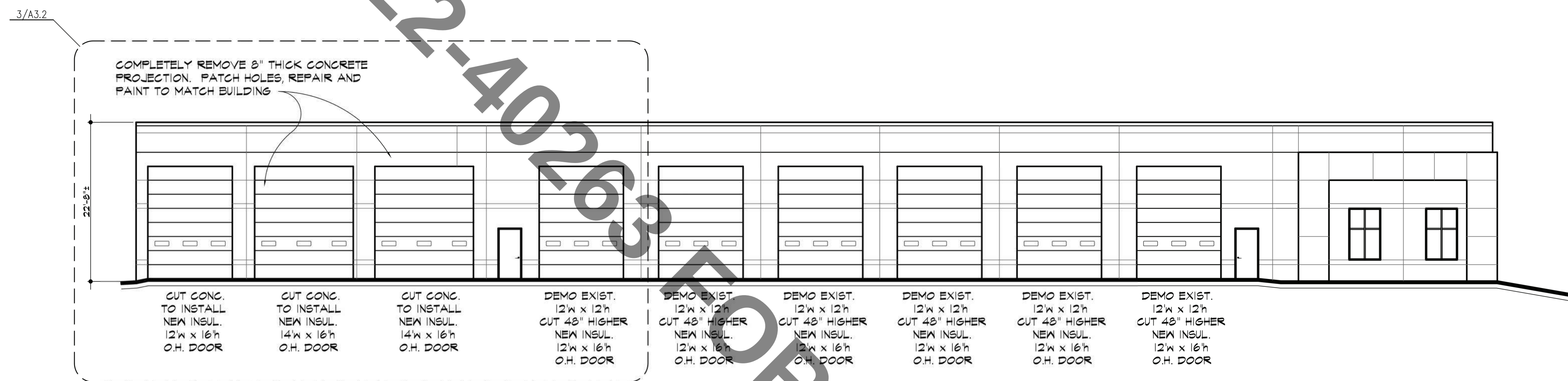
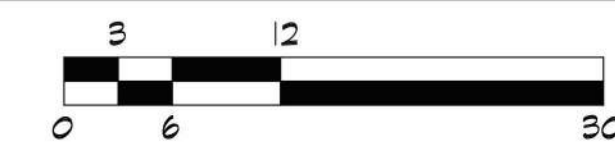
STATE OF MISSOURI
DAVID A. KASTER
ARCHITECT
MICHAEL L. HOWARD
ARCHITECT
Copyright © 2023 Kaster Architects, Inc.
7304 WEST 130th STREET
SUITE 170
PLATEAU, KANSAS 66213
TELEPHONE (913) 681-1200
WEB SITE www.kasterarchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN



WEST ELEVATION

SCALE // 3/32" = 1'-0"



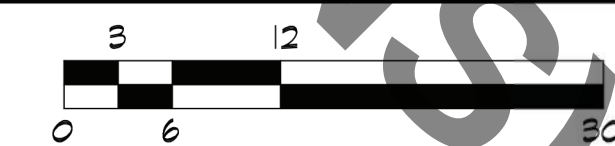
NORTH ELEVATION

SCALE // 3/32" = 1'-0"



EAST ELEVATION

SCALE // 3/32" = 1'-0"



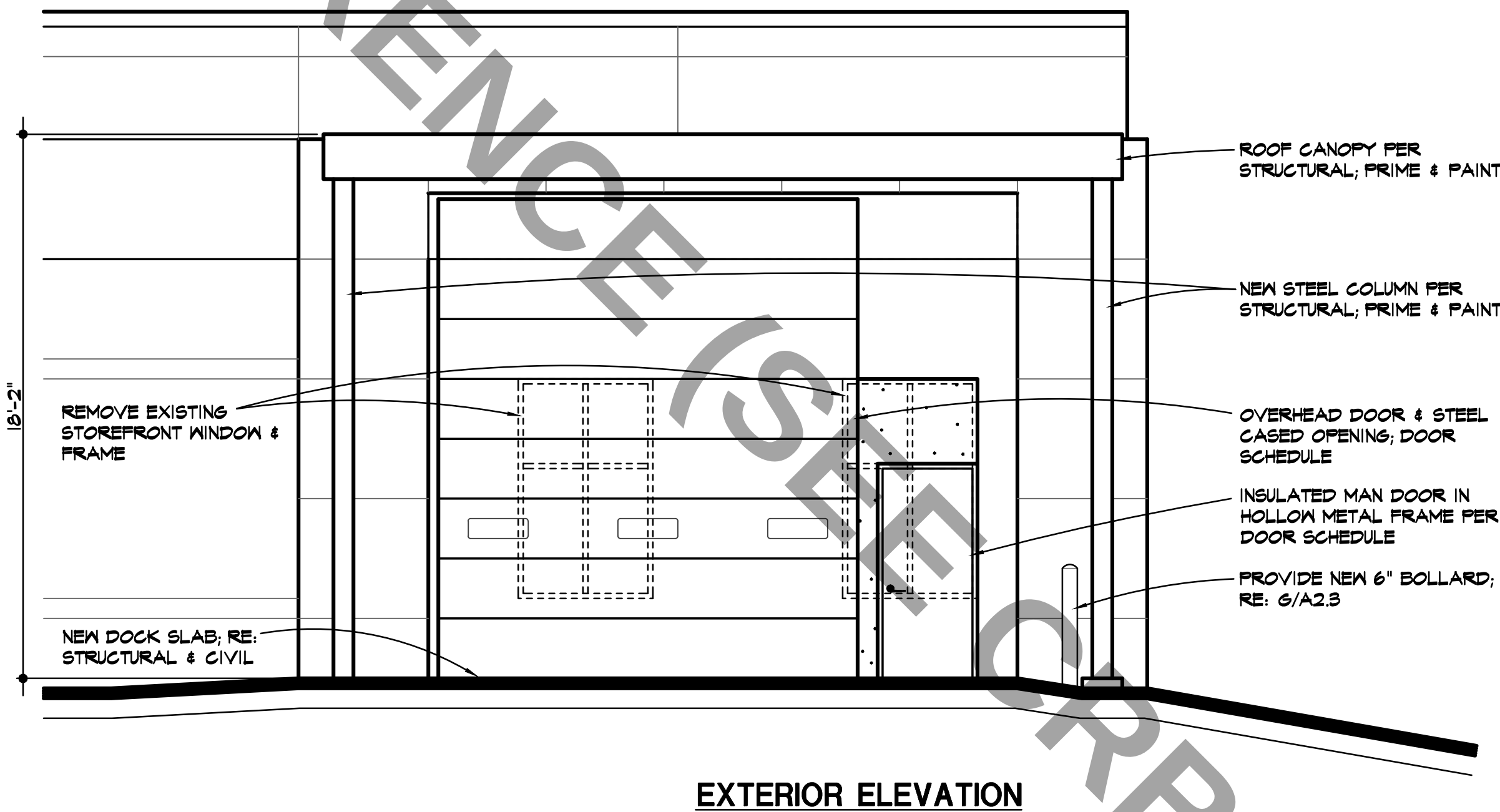
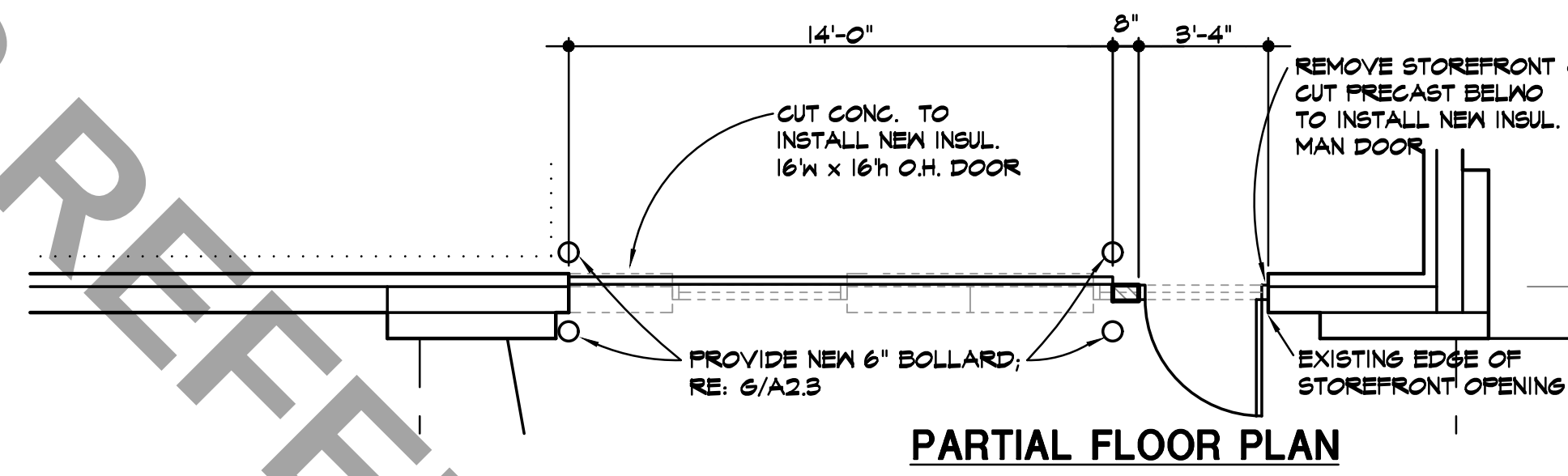
REVISIONS:

- △ FEB. 08, 2023
• PAINT COLORS ADDED

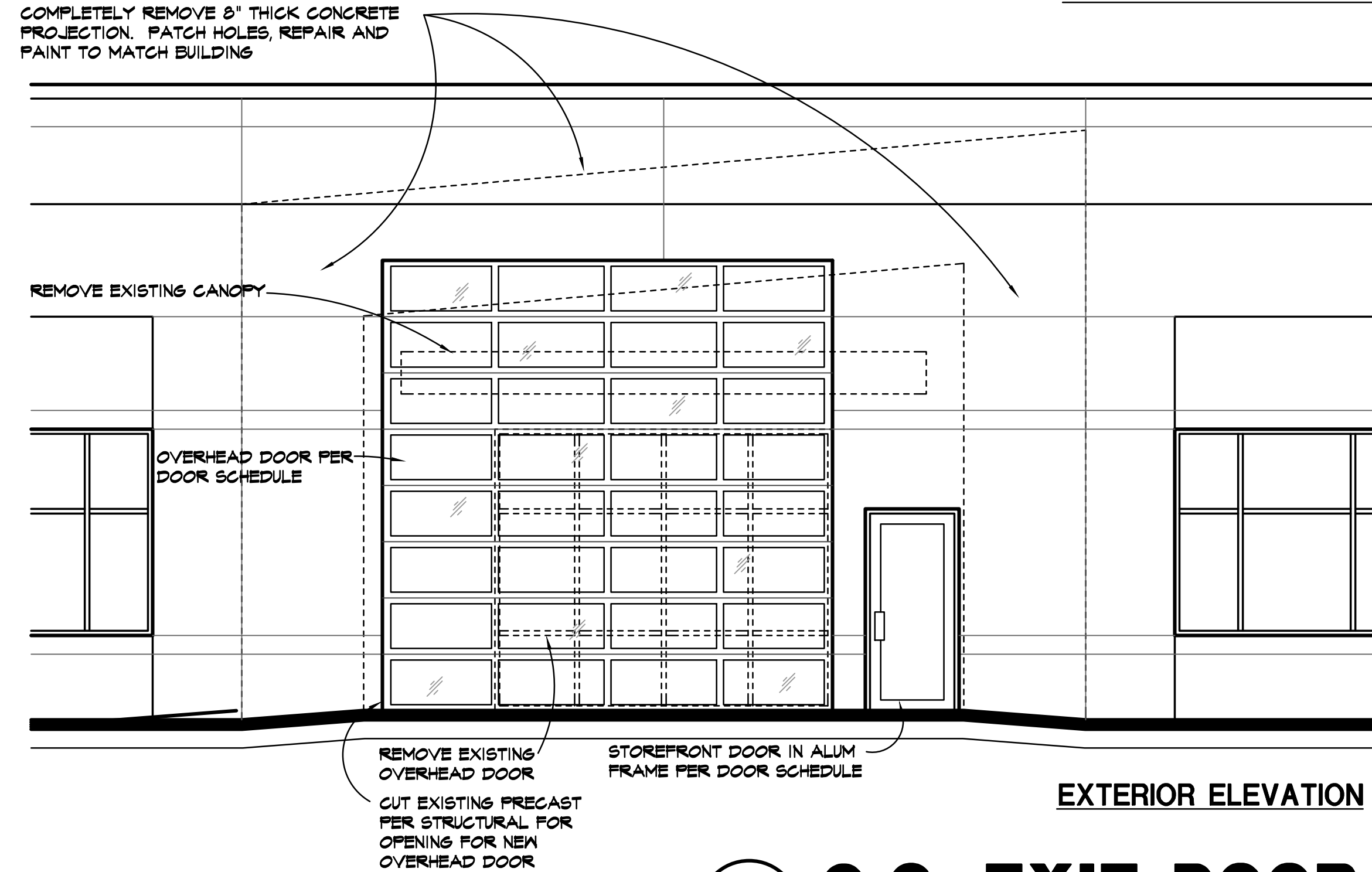
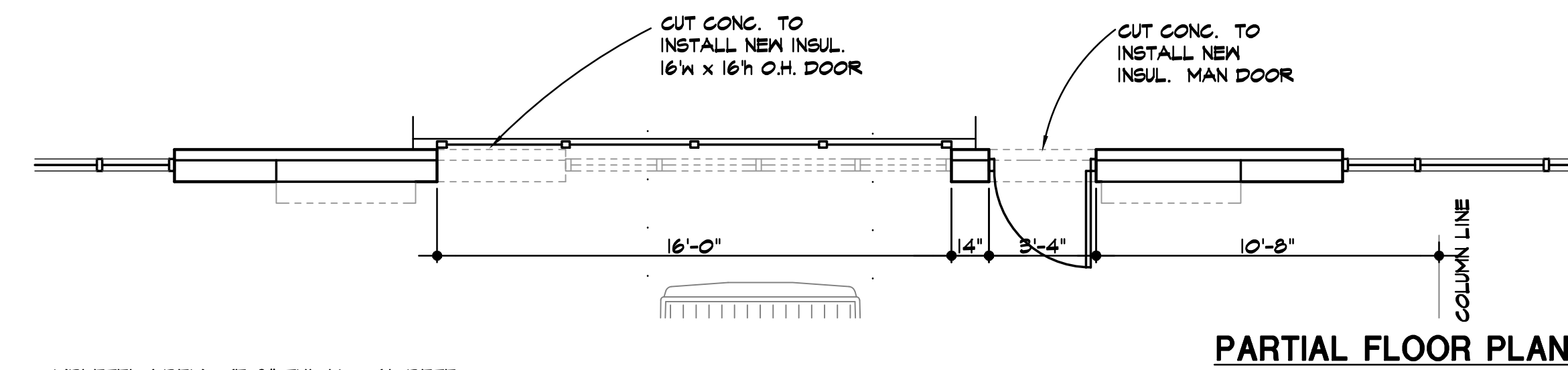
MIDWAY FORD
FORMER VATTEROTT BLDG.
4131 N. CORRINGTON AVE.
KANSAS CITY, MISSOURI

DATE DEC. 22, 2022
REVISED
SHEET NUMBER
A3.1
OF SHEETS
KAI JOB NO. 2214-A

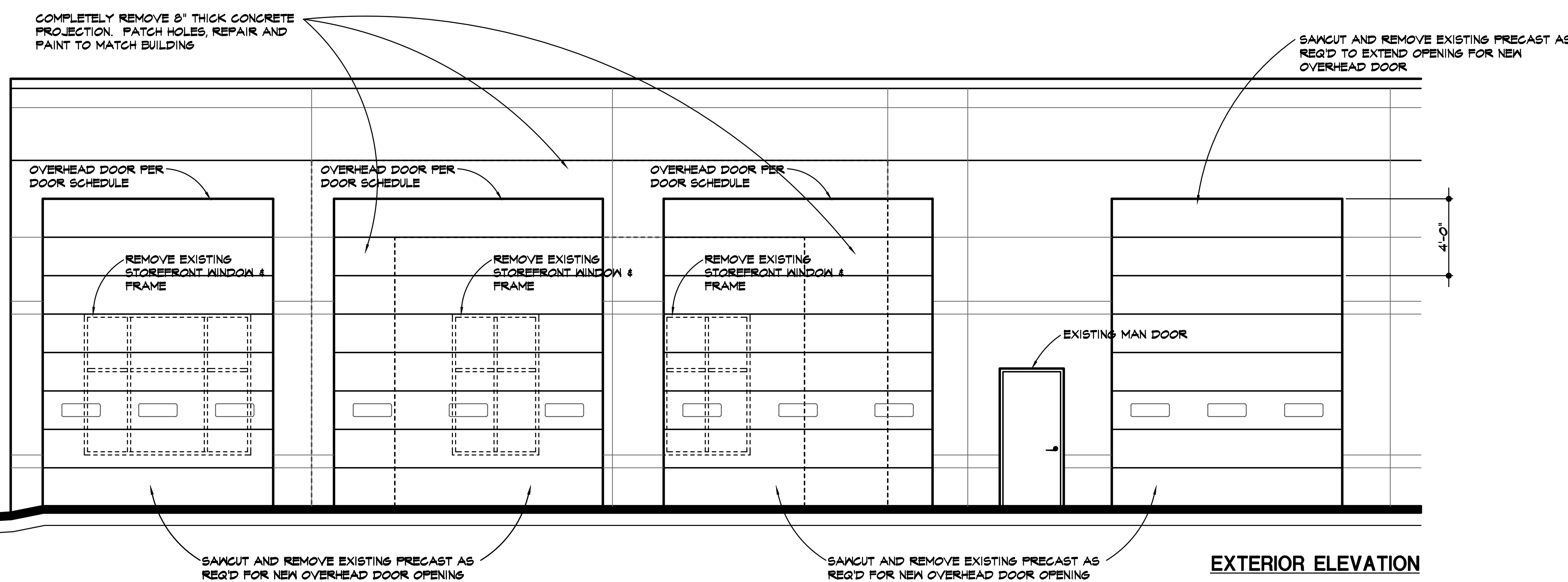
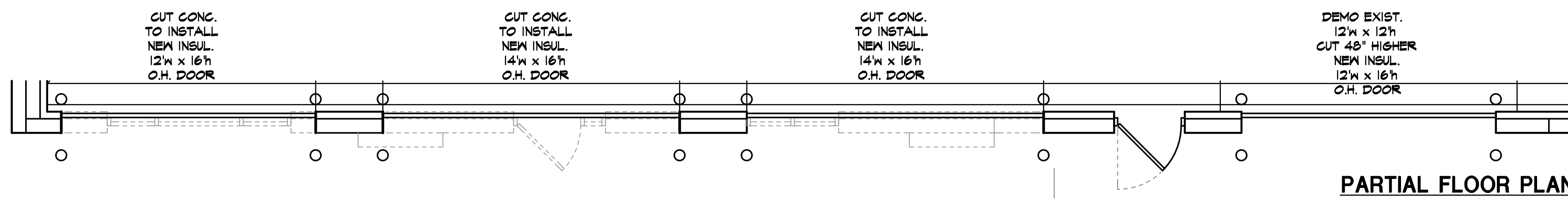
FOR REFERENCE (SEE ORBC-2022-40263)



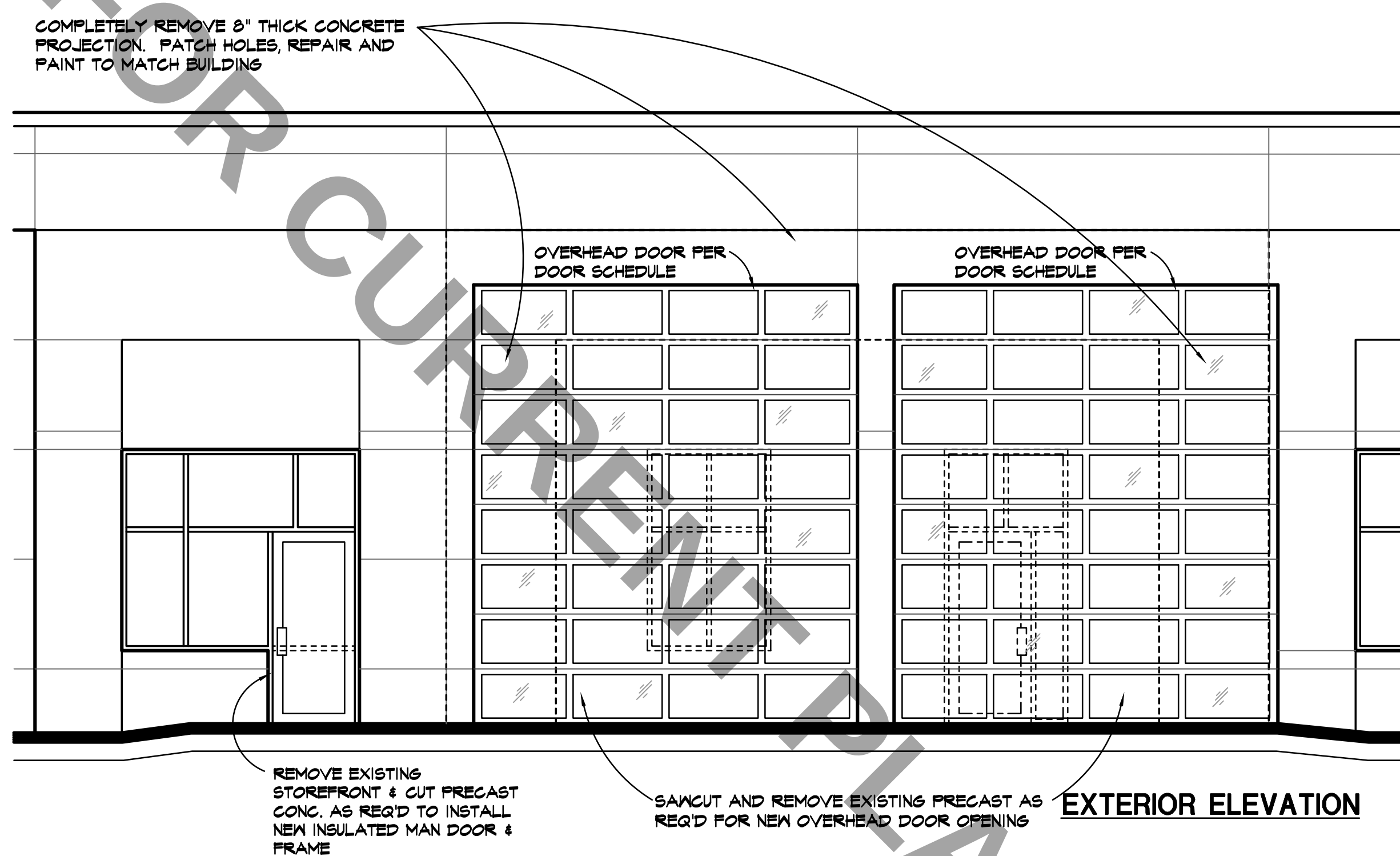
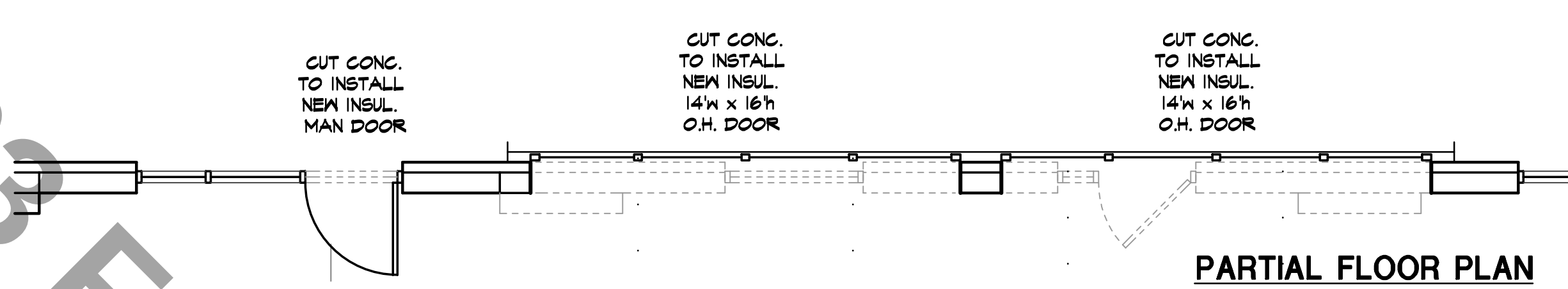
1 PARTS LOADING DOOR
A3.2 SCALE // 1/4" = 1'-0"



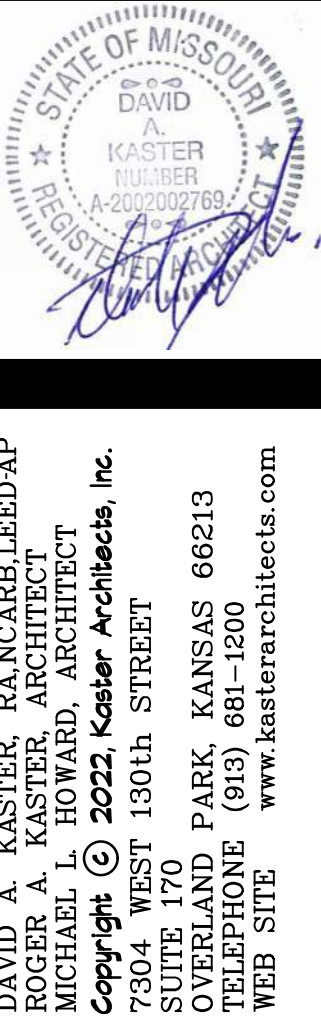
2 Q.C. EXIT DOOR
A3.2 SCALE // 1/4" = 1'-0"



3 SERVICE DOORS
A3.2 SCALE // 1/4" = 1'-0"



4 Q.C. ENTRANCE DOORS
A3.2 SCALE // 1/4" = 1'-0"



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MIDWAY FORD
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KANSAS CITY, MISSOURI

DATE DEC. 22, 2022
REVISED
SHEET NUMBER
A3.2
OF SHEETS
KAI JOB NO. 2214-A

CASE NUMBER

CD-CPC-2025-00047

ADDRESS OR LOCATION

6801 Parvin RD. KCMO 64117

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Clay

I, Jacob Hodson being duly sworn upon my oath and being of sound mind and legal age state:

That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

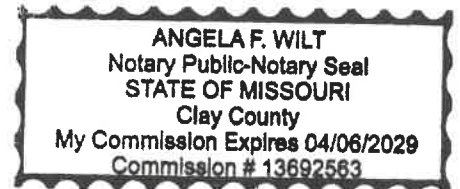
Jacob Hodson
(Print Name)

Jak Hodson
(Signature)

Subscribed and sworn to before me this 6th day of May, 2025.

Angela F. Wilt
Notary Public

My Commission Expires 04/06/2029



Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

DISTRICT PLANNER 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		
Medium	SEG WDC	SEG: Utilizes existing infrastructure WDC: Project screens from adjacent streets
Low	HE	HE: Project replaces all permeable surface on site with pavement

Alignment Comments:

This project advances some goals outlined in the Briarcliff/Winwood Area Plan and KC Spirit Playbook. The development plan matches the future land use on the site and provides appropriate transitions from NE Parvin. The surrounding landscaping and berming screen the proposed project from surrounding roadways well.



MEETING MINUTES

Neighborhood Meeting for Midway Ford Development Plan

Date:	05/12/25
RE:	
Plan #	CD-CPC-2025-00047
Project #	E23-00066

ATTENDEES:

1. Jake Hodson (Olsson) – Applicant
2. Aaron Herman (Midway Ford) – Owner
3. Qiyamah Muhammad (Olsson)

SYNOPSIS:

Invitations for the meeting with neighbors were mailed out on 04/29/25. Notices are attached to the end of this document. The meeting was held virtually through Microsoft Teams. I started the Teams meeting at 5:25 pm on Monday May 12th. Aaron Herman with Midway Ford joined short after followed by Qiyamah Muhammad with Olsson. I officially started the meeting at 5:30 pm. By 5:45pm no one else had joined the meeting at which time I closed the Teams meeting.

On Monday April 28th I reached out to the President of the North Bennington Neighborhood Association via email to inform him of the virtual meeting that I was hosting and offer to present the development plan at the North Bennington Neighborhood Association meeting. He gave his approval of the Midway Ford Vehicle Staging Lot expansion and did not attend the meeting. Our correspondence is attached to these meeting minutes.

Re: Development Plan Application for Midway Ford

From Victor ramirez <6700ramirez@gmail.com>

Date Mon 4/28/2025 3:05 PM

To Jacob Hodson <jhodson@olsson.com>

Cc Barnes, Matthew <Matthew.Barnes@kcmo.org>; Aaron.herman@midwaytrucks.com
<aaron.herman@midwaytrucks.com>; Reasoner, Chris <CReasoner@huntmidwest.com>; Qiyamah Muhammad
<qmuhammad@olsson.com>

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Hi,

Are neighborhood boundaries stop just before Parvin road and North Bennington towards 48th street. I believe you're project is more than 300' from Are neighborhood associations, and if not you have my expansion approval .

On Mon, Apr 28, 2025, 11:59 AM Jacob Hodson <jhodson@olsson.com> wrote:

Joe,

You are listed as the President of the North Bennington Neighborhood Association. I am required by City Code to notify you of any Development Plan applications within 300' of a neighborhood association. Midway Ford has applied to the City for an expansion of the vehicle staging lot they currently operate on the East side of the creek from your neighborhood. We will be hosting a virtual public engagement meeting on May 12th in preparation of the City Planning Commission meeting on May 21st. The invite for the May 12th meeting is attached and you will also be receiving one in the mail this week. If you are not able to attend the meeting, I would be happy to attend one of your neighborhood association meetings to explain the project to you.

Please feel free to reach out with any questions.

Thank you,

Jake Hodson, PLA

Group Leader / Site Design

D 816.442.6030

[1301 Burlington Street, Suite 100](#)

[North Kansas City, MO 64116](#)

O 816.361.1177



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[View Legal Disclaimer](#)

Public Meeting Notice

Please join Midway Ford Truck Center, Inc.

for a meeting about Expansion of Midway Ford's vehicle staging lot.

case number CD-CPC-2025-00047

proposed for the following address: 6801 NE Parvin Rd

Kansas City MO, 64117



Meeting Date: 05/12/2025

Meeting Time: 5:30 PM

Meeting Location: Virtual: Teams Meeting ID 257 600 891 722 3

Passcode: zp2oW3Ly

Project Description:

A 5.83 acre expansion to Midway Ford's existing vehicle staging lot.

If you have any questions, please contact:

Name: Jacob Hodson

Phone: 816.442.6030

Email: jhodson@olsson.com

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,

A handwritten signature in blue ink, appearing to read "Jacob Hodson".

Jacob Hodson

- Olsson, Inc. / Midway Ford Truck Center, Inc.