CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00124, 00140

Martin City FlexCaves

September 17, 2025

Docket # 2

Request
2.1: Area Plan Amendment
2.2: Rezoning to MPD

Applicant
Marie Rios
Renaissance Infrastructure Consulting

Owner
Sam Espey
ARCO National Construction

Site Information

Location	250 E 135th Street
Area	3.19 Acres
Zoning	B2-2
Council District	6th
County	Jackson
School District	Grandview

Surrounding Land Uses
North: School, R-2.5
South: Commercial, M1-5
East: Commercial, B2-2
West: Commercial, B2-2

KC Spirit Playbook Alignment
CD-CPC-2025-00124: Low

Land Use Plan
The Martin City Area Plan recommends Mixed Use Community for this location. The proposed plan has a low alignment with this designation, and a subsequent Area Plan Amendment is required. See Criteria A, page 5, for more information.

Major Street Plan
East 135th Street is identified as an Activity Street in this location.

Approval Process

Overview
The applicant is seeking approval of a Rezoning in current District B2-2 (Commercial) to proposed District MPD (Master Planned Development) with an associated plan which serves as a preliminary plat and approving a Area Plan Amendment to the Martin City Area Plan on about 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street to allow for a commercial and storage development.

Existing Conditions
The subject site is currently undeveloped. There is no associated regulated stream with the subject site. A large portion of the site has tree canopy.

Neighborhoods
This site is located within the Center Planning and Development Council, Martin City Community Improvement District, and South Kansas City Alliance.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 25, 2025. A meeting summary is attached; see Attachment #3

Project Timeline
The application was filed on July 25, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #2.1 Approval
Docket #2.2 Approval with Conditions

KANSAS CITY Planning & Dev

VICINITY MAP

PLAN REVIEW

The applicant is seeking approval of a Rezoning from District B2-2 (Commercial) to District MPD (Master Planned Development) with an associated plan, which serves as a preliminary plat, and an amendment to the Martin City Area Plan on approximately 3.19 acres generally located at the northwest corner of East 135th Street and Oak Street. This will allow for development of the Martin City FlexCaves, a commercial and storage facility.

The development is proposed to consist of 4 buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public at large. These buildings will be marketed towards customers with high end collectables or cars and "man caves" and will have 40 units of various sizes. The building adjacent to East 135th Street is marketed as a "ShopCave". These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The parking area will be screened with heavy landscaping. Staff requested additional screening in the form of a masonry wall to fully screen the parking; however, the applicant moved forward with the fence designed as shown on the plan, consisting of galvanized steel channel rail. .

Landscaping includes a mix of tree and shrub species such as Black Gum Trees, Bald Cypress, Forest Pansy Redbuds, Hillspire Juniper, Skyrocket Juniper, and Maiden Grass.

The proposed buildings will feature concrete cast panels with integrated brick inlay. Elevations along East 135th Street will incorporate storefront glazing to create an active, pedestrian-oriented frontage consistent with the character of the corridor to the east. Facades not fronting a public right-

of-way will utilize concrete cast panels with multi-colored banding to provide visual variety and reduce blank wall appearance. The northern elevation, facing the school, will include clerestory windows to introduce natural light while maintaining privacy and compatibility.

Staff requested that the applicant move the "ShopCaves" to the street and move the parking to the side to more closely align with the Area Plan and context of the corridor to the north. The applicant did not update plans; however they did provide additional screening of the parking area in the form of landscaping.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	Applicant is rezoning to District MPD, which allows for the applicant to propose Lot and Building Standards.
Tree Preservation & Protection (88-424)	Yes	
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes	Additional Landscaping was provided adjacent to the vehicular use area to provide screening.
Outdoor Lighting (88-430)	Yes	
Signs (88-445)	Yes, Subject to Conditions	
Pedestrian Standards (88-450)	Yes	Direct access to 135th Street from the front of the building has been provided.

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

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

A. The preliminary development plan's consistency with any adopted land use plans for the area.

This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. The applicant has submitted an Area Plan Amendment application to update the northern portion of the site from Mixed Use Community to Commercial.

Summarized Review of Plan by Susan Cronander, Community Planning Division, 6th District Planner (Full review can be found in Attachment #5):

The Martin City Area Plan calls for mixed-use, pedestrian-oriented development along 135th Street, with customer-facing businesses and higher-density housing to support commercial activity. The Applicant's request to add heavier commercial and industrial uses (self-storage and warehousing) is not consistent with these goals and could negatively affect nearby housing and the school.

Design guidelines in the Area Plan – also reflected in the KC Spirit Playbook – emphasize active street edges, pedestrian visibility, safe circulation, and quality site design. While the proposal makes some adjustments, additional improvements are needed to better align with these principles.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280.

Section 88-280-01-B lists eleven specific objectives for MPDs. These objectives are reviewed in conjunction with the three MPD criteria (as discussed starting on page 3 of this report) to ensure that the proposed MPD complies with the stated objectives. The proposed plan is consistent with the following objectives:

#1: flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;

The proposed plan provides a mixture of uses including retail and high-end storage. Storage is not permitted in the current district of B2 and rezoning to a higher district would permit additional uses that could be undesirable to the area. Rezoning to MPD allows for the uses to be regulated.

#2: implementation and consistency with the city's adopted plans and policies;

As stated in previous sections, the proposed plan has low alignment with goals in adopted plans like the Area Plan and KC Spirit Playbook. The Community Planning Division requested an Area Plan Amendment to the northern portion of the property to better align the commercial uses with the area plan.

4: sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;

The project provides flexible commercial and storage spaces that create opportunities for small businesses. It also incorporates landscaping and active street frontages that enhance environmental quality and community character.

#6: compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;

The project contributes to a mixed-use development pattern by integrating shopfront units with storage, allowing commercial activity and supporting uses in close proximity.

#8: compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;

The proposed buildings use concrete cast walls with brick inlay and transparent storefronts to create compatible massing and form along 135th Street. Adjacent properties consist mainly of commercial structures with associated parking. The proposed rezoning is not expected to change the physical character of the area. However, the properties to the east within the Downtown Martin City area have buildings which are brought to the street and do not have parking in front of the buildings. Bringing the building to the street would be in better conformance with the physical characteristics of the area to the east.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The proposed plan the following conditions which restrict uses on the site, and protect the interest of the public:

1. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.
2. Allowed uses within Buildings 2, 3, and 4 are limited to Self Storage and Warehouse, Manufacturing and Production, Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage. No outdoor storage is permitted.

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

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

The proposed commercial and storage use is under consideration to be permitted with the MPD zoning. The submitted plans will be updated to include a list of allowed uses prior to City Council hearing.

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 plan. There are two proposed access points from East 135th Street. One is the existing curb cut which is shared with the building to the west and the other is a proposed curb cut on the eastern side of the lot. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District. Allowed uses within Buildings 2, 3, and 4 are limited to Self Storage and Warehouse, Manufacturing and Production, Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage. No outdoor storage is permitted.

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 plan does not inhibit pedestrian circulation and safety. A pedestrian sidewalk has been provided from the street to the commercial building and along the front of that building. Users for the units in the building towards the back of the site will drive up to their site and park their vehicles; there is no proposed pedestrian circulation in this area.

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

Adequate utilities exist on site.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed buildings use concrete cast walls with brick inlay and transparent storefronts to create compatible massing and form along 135th Street. Adjacent properties consist mainly of commercial structures with associated parking. The proposed rezoning is not expected to change the physical character of the area. However, the properties to the east within the Downtown Martin City area have buildings which are brought to the street and do not have parking in front of the buildings. Bringing the building to the street would be in better conformance with the physical characteristics of the area to the east.

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. Additional landscaping was provided to further

screen the parking from East 135th Street. A masonry wall was requested by staff to provide additional screening but was not provided by the applicant.

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 site plan as a retention pond has been provided, as well as landscaping. The amount of impervious surface is typical for this type of development.

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

The plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Letter of Support: Martin City CID
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the Area Plan Amendment and APPROVAL WITH CONDITIONS for the Rezoning to MPD as stated in the conditions report.

Respectfully submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: September 11, 2025

Case Number: CD-CPC-2025-00124

Project: Martin City Flexcaves MPD

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 an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

2. 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.

3. 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.

4. 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.

5. 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.

6. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

7. 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.

8. Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.

9. Allowed uses within Buildings 2, 3, and 4 are limited to Self Storage and Warehouse, Manufacturing and Production, Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage. No outdoor storage is permitted.

10. That prior to City Council introduction the applicant resolve all outstanding corrections from the Water Services Department.

11. That prior to City Council introduction, the applicant place a note on the face of the plan stating allowed uses. These shall be consistent with allowed uses under the conditions.

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

12. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

13. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2)

14. 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.

15. 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)

16. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

17. 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)

18. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
    Fire hydrant distribution shall follow IFC-2018 Table C102.1

19. 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)

20. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

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

21. 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.

22. 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.

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

23. 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.

24. 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.

25. 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.

26. 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.

27. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

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

28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

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

29. 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 Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

30. 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.

31. 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.

32. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main.

33. The developer must secure permits to extend public storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

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

35. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

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

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

08/26/2026

RE: Martin City Flex Caves – Area Plan Amendment
CD-CPC-2025-00124

Existing Land Use Area: Mixed Use Neighborhood
Existing Zoning: B2

Proposed Land Use Area: Mixed Use Community – B2 Zoning & Office B3/B4 Zoning
Proposed Zoning: MPD

Property Legal Description: All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri

B2 Total Area: 1.17 Acres
B3/B4 Total Area: 3.19 Acres

Total Property Area 4.36 Acres

Request:

We are proposing a split area amendment (See attached Plan) for the property. Building One, located along 135th Street will remain as uses consistent with B-2 zoning while the remaining Buildings Two, Three & Four be amended to allow for both B3 & B4 uses as follows:

- Self Storage and Warehouse
- Manufacturing and Production
- Warehousing, Wholesaling, Storage, and Freight Movement (Indoor)
- Sports and Recreation, Participant (Indoor)
- Personal Improvement Services
- Business Equipment Sales and Services
- Building Maintenance Services
- Artist Work or Sales Space
- Food and Food Storage

RENAISSANCE INFRASTRUCTURE CONSULTING

Andy Gabbert, PLA
913.314.6967

R-2
Land Bank of Kansas City Missouri
POND
VILLAGE GLEN ADDITION
TRACT A

R-2
Consolidated School Dist No 4

UNPLATTED

TREE LINE

Proposed Fence along the Property Line

S85°08'51"E 595.11'

10.5'

10.0'

Proposed Fence

Building Four

5 Storage Units (20'x50')

3' Curb Opening

65.0'

3'x3' Concrete Area Inlet

Trash Enclosure
Re: Arch

R2.5'

Concrete Pavement

N03°22'21"E 180.50'

70.0'

R5.0'

R5.0'

R3.0'

6'x4' Concrete Curb Inlet

Building Three

Entrance Gate

31.0'

2 Storage Units (60'x50')

5 Storage Units (20'x50')

Proposed Fence

4.9'

CONCRETE CURB

N85°12'20"W 210.00'

4.9'

Building Two

R10.0'

11 Storage Units (20'x50')

30.5'

Detention Basin

3.0'

S04°47'51"W 399.77'

LILLIS ESTATES
TRACT 1

CONCRETE SURFACE

B-2
United States Postal Service

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

Concrete Flume

1 STORY BUILDING

B-2
Adams-Moore Acquisitions LLC

CONCRETE SURFACE

3'x3' Concrete Area Inlet

Heavy Duty Asphalt

6'x4' Concrete Curb Inlet

70.0'

N03°22'21"E 220.00'

30.8'

R12.0'

R50.0'

Entrance Gate

Building One

R10.0'

14.0'

Light Duty Asphalt

8.0'

5.0'

25.0'

R80.0'

R10.0'

R2.0'

9.0'

18.0'

18

R15.0'

4x4 Concrete Control Box

R4.5'

R15.0'

6'x4' Concrete Curb Inlet

8.8'

31.7'

Existing Area Inlet

N85°12'20"W 375.15'

5.0'

25.0'

8.8'

R15.0'

R15.0'

Monument Sign (By Others);
Final location to be verified by Architect

Concrete Pavement per City Standards
Driveway Type VI per City Standard Details D-2

150 HIGHWAY (135TH STREET)

BITUMINOUS SURFACE

CONCRETE CURB & GUTTER

ORNAMENTAL POLE

EV CHARGEPOINT

EV PARKING STALL

8' CONCRETE SIDEWALK

B-2
Paxton Robert & Sommack

VAN NOY
LOT 1

2 STORY BUILDING

B3/B4 Uses
3.19 Acres

B2 Uses
1.17 Acres

NORTH
1"=30'
0 15' 30'

Site Data Table

Lot Area - 4.360 Acres

Building Area:
11 Storage Units (30'x50') - 16,500 SF
5 Storage Units (34.6'x50') - 8,650 SF
2 Storage Units (60'x50') - 6,000 SF
32 Storage Units (20'x50') - 32,000 SF
Total Building Area: 63,150 SF

Paved Area - 66,946 SF

Percent Lot Covered - 72.68%
Percent Building Covered - 33.25%

Zoning

Existing Zoning: B-2
Proposed Zoning: MPD

Parking Spaces

Required:
Residential Storage Warehouse -
3, plus 1 per 75 storage spaces
Provided:
18 Parking stalls

REQUIREMENTS:

Maximum Lot Size: 2 acres

Setbacks:
Maximum Front Setback: 0 feet
Maximum Interior Side Setback: 10 feet
Maximum Street-Side Setback: 10 feet
Minimum Rear Yard Setback: 0 feet
-Abutting Residential District: 15 feet

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Area Use Plan
Exhibit

NO.	DATE	REVISION
	7/24/2025	Initial Submittal

DRAWN BY AFB | CHECKED BY AG

Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, Kansas 64108
913.317.9500
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Sheet
C03

afernandezbeato
Jul 25, 2025 - 11:56am
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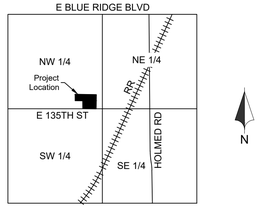
Martin City Flexcave

Kansas City, Jackson County, MO
Section 20, Township 47 N, Range 33 W

Master Planned Development Final



LOCATION MAP
SECTION 20-T47N-R33W
Scale 1" = 2000'

Address:

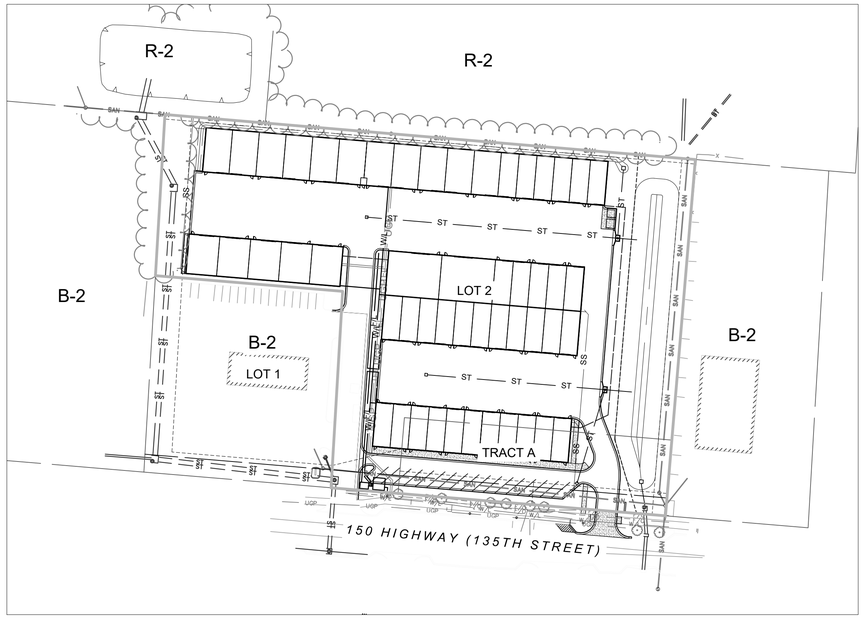
250 E 135th St, Kansas City, MO 64145

Legal Description:

All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0389G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	Site Plan
C04	Site Utility Plan
C05	Grading Plan
C06	Pedestrian Access Plan
C07	Preliminary Plat
C08	Standard Details
C09	Fire Truck Turning
L01	Landscape Plan
L02	Tree Mitigation Plan
L03	Landscape Details

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Consultant/Applicant:
Andy Gabbert
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8653 Penrose Lane, Lenexa, KS 66218
(816) 800-0950

Prepared For:
Developer
Owner/Dev. Address
#####

Master Planned Development Final
25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Title Sheet

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1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

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POND

VILLAGE GLEN ADDITION
TRACT A

8'x12' CONC. JUNCTION BOX
TOP ELEV=896.06
E IN(N) N/A = N/A
E OUT(S) N/A = N/A
(LID RUSTED SHUT)

4' DIA. CONC. MH
TOP ELEV=900.33
E IN(NW)6" PVC=887.64
E IN(W)8" PVC=887.60
E OUT(E)8" PVC=887.48

TREE LINE

5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202

4' DIA. CONC. MH
TOP ELEV=894.03
E IN(W)8" PVC=884.85
E OUT(E)8" PVC=884.58

UNPLATTED

E IN(N)36" RCP=892.72

E IN(NE)18" RCP=891.08

E OUT(S)36" RCP=890.81

E OUT(SW)18" RCP=890.54

4' DIA. CONC. MH
TOP ELEV=890.64
E IN(N)8" PVC=880.66
E OUT(S)8" PVC=880.42

S85°08'51"E 595.11'

30' D/E & U/E
BK. K-39, PG. 46

8'x8' CONC. JUNCTION BOX
TOP ELEV=894.76
E IN(NW)63" SQUASHED CMP=888.26
E OUT(S)63" SQUASHED CMP=888.03

N03°22'21"E 180.50'

TREE LINE

BITUMINOUS SURFACE

15' SS/E
BK. K-39, PG. 46

TREE LINE

LILLIS ESTATES
TRACT 1

CONCRETE CURB

N85°12'20"W 210.00'

CONCRETE SURFACE

CONCRETE CURB

LOT 2

TREE LINE

TREE LINE

PROPERTY
189,907 S.F.
4.360 Ac.

TREE LINE

BITUMINOUS SURFACE

S04°47'51"W 399.77'

VAN NOY
LOT 1

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

1 STORY BUILDING

CONCRETE SURFACE

N03°22'21"E 220.00'

CONCRETE CURB & GUTTER

BITUMINOUS SURFACE

CONCRETE SURFACE

2 STORY BUILDING

3'x4' CONC. CURB INLET
TOP ELEV=889.10
E OUT(SE)12" RCP=883.91

4' DIA. CONC. MH
TOP ELEV=889.14
E OUT(E)8" PVC=878.52

25' D/E & U/E
BK. K-39, PG. 46

20' B/L (Per Plat)

25' U/E
BK. K-39, PG. 46

25' STREAM EASEMENT
DOC. NO. A-447639
BK. B-2892, PG. 44

TRACT A

POND

4' DIA. CONC. MH
TOP ELEV=844.66
E IN(N)8" PVC=875.22
E OUT(SE)8" PVC=874.89

BITUMINOUS SURFACE

4' DIA. CONC. MH
TOP ELEV=885.06
E IN(NW)8" PVC=874.64
E IN(W)8" PVC=874.46
E IN(NE)6" PVC=875.06
E OUT(S)8" PVC=873.68

8'x8' CONC. JUNCTION BOX
TOP ELEV=890.81
E IN(W)24" RCP=886.59
E IN(N)63" SQUASHED CMP=885.18
E OUT(E)63" SQUASHED CMP=884.56

8'x8' CONC. JUNCTION BOX
TOP ELEV=888.21
E IN(NW)12" RCP=883.51
E IN(W)63" SQUASHED CMP=882.46
E OUT(S)48" HDPE=881.97

CONC. SURFACE

N85°12'20"W 375.15'

CONCRETE CURB & GUTTER

BRICK

ORNAMENTAL POLE

EV CHARGEPOINT

EV PARKING STALL

8' CONCRETE SIDEWALK

ORNAMENTAL POLE

BRICK

CONCRETE CURB & GUTTER

150 HIGHWAY (135TH STREET)

BITUMINOUS SURFACE

BITUMINOUS SURFACE

5'x5' CONC. AREA INLET
TOP ELEV=881.22
E OUT(S)36" HDPE=876.80

5'x3' CONC. CURB INLET
TOP ELEV=883.22
E IN(N)36" HDPE=876.38
E OUT(S)36" RCP=876.18

6'x6' CONC. JUNCTION BOX
TOP ELEV=886.52
E IN(N)48" CMP=879.22
E IN(W) N/A = N/A
E OUT(E) N/A = N/A

4' DIA. CONC. MH
TOP ELEV=883.00
E IN(N)8" PVC=872.39
E OUT(E)8" PVC=872.33

LEGEND:

D/E	DRAINAGE EASEMENT
SS/E	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
E	ELECTRICAL BOX
UGP	UNDERGROUND POWER
	STREET LIGHT
	SIGNS
	TREE, DECIDUOUS
S	SANITARY MANHOLE
SAN	SANITARY SEWER LINE
S	STORM MANHOLE
ST	STORM SEWER LINE
T	TELEPHONE MANHOLE
F/O	FIBER OPTIC LINE
	WATER VALVE
W/L	WATER LINE
	FIRE HYDRANT

NORTH
1"=30'
0 15' 30'

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Existing Conditions

NO.	DATE	REVISION
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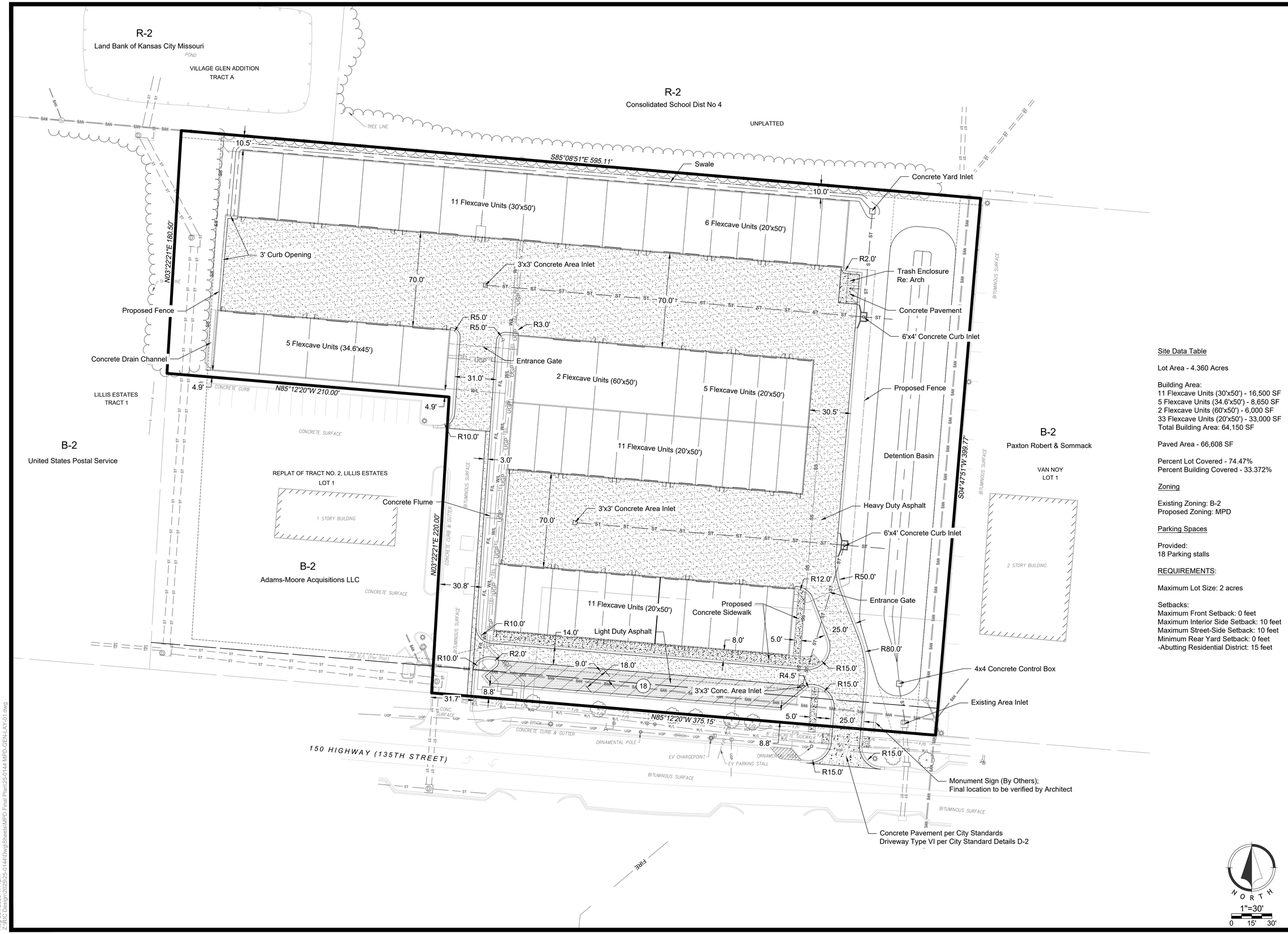

Site Data Table

Lot Area - 4.360 Acres

Building Area:
11 Flexcave Units (30'x50') - 16,500 SF
5 Flexcave Units (34.6'x50') - 8,650 SF
2 Flexcave Units (60'x50') - 6,000 SF
33 Flexcave Units (20'x50') - 33,000 SF
Total Building Area: 64,150 SF

Paved Area - 66,608 SF

Percent Lot Covered - 74.47%
Percent Building Covered - 33.372%

Zoning

Existing Zoning: B-2
Proposed Zoning: MPD

Parking Spaces

Provided:
18 Parking stalls

REQUIREMENTS:

Maximum Lot Size: 2 acres

Setbacks:
Maximum Front Setback: 0 feet
Maximum Interior Side Setback: 10 feet
Maximum Street-Side Setback: 10 feet
Minimum Rear Yard Setback: 0 feet
-Abutting Residential District: 15 feet

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Site Plan

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POND

VILLAGE GLEN ADDITION
TRACT A

8'x12' CONC. JUNCTION BOX
TOP ELEV=896.06
℄ IN(N) N/A = N/A
℄ OUT(S) N/A = N/A
(LID RUSTED SHUT)

Proposed Sanitary Sewer
Service Line Connection

4' DIA. CONC. MH
TOP ELEV=900.33
℄ IN(NW)6" PVC=887.64
℄ IN(W)8" PVC=887.60
℄ OUT(E)8" PVC=887.46

TREE LINE

5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202

4' DIA. CONC. MH
TOP ELEV=894.03
℄ IN(W)8" PVC=884.85
℄ OUT(E)8" PVC=884.58

UNPLATTED

Existing 8" PVC Sanitary Sewer Line

℄ IN(N)36" RCP=892.72

℄ IN(NE)18" RCP=891.08

℄ OUT(S)36" RCP=890.81

℄ OUT(SW)18" RCP=890.54

4' DIA. CONC. MH
TOP ELEV=890.64
℄ IN(N)8" PVC=880.66
℄ OUT(S)8" PVC=880.42

30' D/E & U/E
BK. K-39, PG. 46

Proposed Sanitary
Sewer Service Line
Building Connection

Clean Out

11 Flexcave Units (30'x50')
FFE = 892.00

6 Flexcave Units (20'x50')
FFE = 892.00

8'x8' CONC. JUNCTION BOX
TOP ELEV=894.76
℄ IN(NW)63" SQUASHED CMP=888.26
℄ OUT(S)63" SQUASHED CMP=888.03

Proposed 6" SDR 26 PVC Sanitary Service Line
Maintain min. 1.00% Slope.
Install clean outs at bents and/or every 100 feet of
sanitary service line.

Proposed Power
Service Line

Proposed 1" Type K Cooper Water
Service Line with 42" min. cover.

Proposed Fire Hydrant

Proposed Sanitary
Sewer Service Line
Building Connection

5 Flexcave Units (34.6'x45')
FFE = 892.00

2 Flexcave Units (60'x50')
FFE = 891.785

5 Flexcave Units (20'x50')
FFE = 891.785

BITUMINOUS SURFACE

15' SS/E
BK. K-39, PG. 46

LILLIS ESTATES
TRACT 1

CONCRETE CURB

Clean Out

Existing 8" PVC Sanitary Sewer Line

CONCRETE SURFACE

11 Flexcave Units (20'x50')
FFE = 888.817

Proposed Sanitary
Sewer Service Line
Building Connection

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

1 STORY BUILDING

CONCRETE CURB & GUTTER

BITUMINOUS SURFACE

Proposed 2-4" PVC Pipes for
Communication Service Line

Clean Out

Proposed 6" SDR 26 PVC Sanitary Service Line.
Maintain min. 1.00% Slope.
Install clean outs at bents and/or every 100 feet of
sanitary service line.

VAN NOY
LOT 1

2 STORY BUILDING

Proposed Sanitary
Sewer Service Line
Building Connection

Proposed 6" DIP Fire Line

11 Flexcave Units (20'x50')
FFE = 889.192

FFE = 887.871

Existing 8" PVC
Sanitary Sewer Line

3'x4' CONC. CURB INLET
TOP ELEV=889.10
℄ OUT(SE)12" RCP=883.91

4' DIA. CONC. MH
TOP ELEV=889.14
℄ OUT(S)8" PVC=878.52

25' D/E & U/E
BK. K-39, PG. 46

25' STREAM ESMT.
NO. A-4476.39
BK. B-1, PG. 44

4' DIA. CONC. MH
TOP ELEV=844.66
℄ IN(N)8" PVC=875.22
℄ OUT(SE)8" PVC=874.89

4' DIA. CONC. MH
TOP ELEV=885.06
℄ IN(NW)8" PVC=874.64
℄ IN(W)8" PVC=874.46
℄ IN(NE)6" PVC=875.06
℄ OUT(S)8" PVC=873.68

8'x8' CONC. JUNCTION BOX
TOP ELEV=890.81
℄ IN(W)24" RCP=886.59
℄ IN(N)63" SQUASHED CMP=885.18
℄ OUT(E)63" SQUASHED CMP=884.56

Existing Underground
Power Line

8'x8' CONC. JUNCTION BOX
TOP ELEV=888.21
℄ IN(NW)12" RCP=883.51
℄ IN(W)63" SQUASHED CMP=882.46
℄ OUT(S)48" HDPE=881.97

150 HIGHWAY (13TH STREET)

CONC. CURB & GUTTER

ORNAMENTAL POLE

EV CHARGEPOINT

EV PARKING STALL

8' CONCRETE SIDEWALK

5'x5' CONC. AREA INLET
TOP ELEV=881.22
℄ OUT(S)36" HDPE=876.80

5'x3' CONC. CURB INLET
TOP ELEV=883.22
℄ IN(N)36" HDPE=876.38
℄ OUT(S)36" RCP=876.18

Proposed Irrigation Service
Install Backflow Preventer after Tap

Existing Water Main

Existing Telephone Vault (AT&T)

6'x6' CONC. JUNCTION BOX
TOP ELEV=886.52
℄ IN(N)48" CMP=879.22
℄ IN(W) N/A = N/A
℄ OUT(E) N/A = N/A

Proposed Double Check Detector
Backflow Preventer Vault

Service Power and Telephone
lines shall be coordinated with
local Utility for connection

Proposed FFFM Vault

Proposed Sanitary Sewer
Service Line Connection

Existing 8" PVC
Sanitary Sewer Line

4' DIA. CONC. MH
TOP ELEV=883.00
℄ IN(W)8" PVC=872.39
℄ OUT(E)8" PVC=872.33

NORTH
1"=30'
0 15' 30'

Master Planned Development Final
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Kansas City, Jackson County, MO

Site Utility Plan

NO.	DATE	REVISION
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VILLAGE GLEN ADDITION
TRACT A

UNPLATTED

5' SS/E
DOC. NO. K-658987
BK. K-1414, PG. 2202

30' D/E & U/E
BK. K-39, PG. 46

FFE = 892.00

FFE = 892.00

FFE = 891.785

LOT 2

FFE = 888.817

PROPERTY
189,907 S.F.
4.360 Ac.

15' SS/E
BK. K-39, PG. 46

LILLIS ESTATES
TRACT 1

REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1

VAN NOY
LOT 1

FFE = 889.192

FFE = 887.871

TRACT A

25' D/E & U/E
BK. K-39, PG. 46

25' U/E
BK. F-36, PG. 46

25' STREAM EASE
DOC. NO. A-447239
BK. B-2882, PG. 44

20' B/L (Per Plat)

150 HIGHWAY (135TH STREET)

NORTH

1"=30'

0 15' 30'

Master Planned Development Final

25-0144
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Kansas City, Jackson County, MO

Grading Plan

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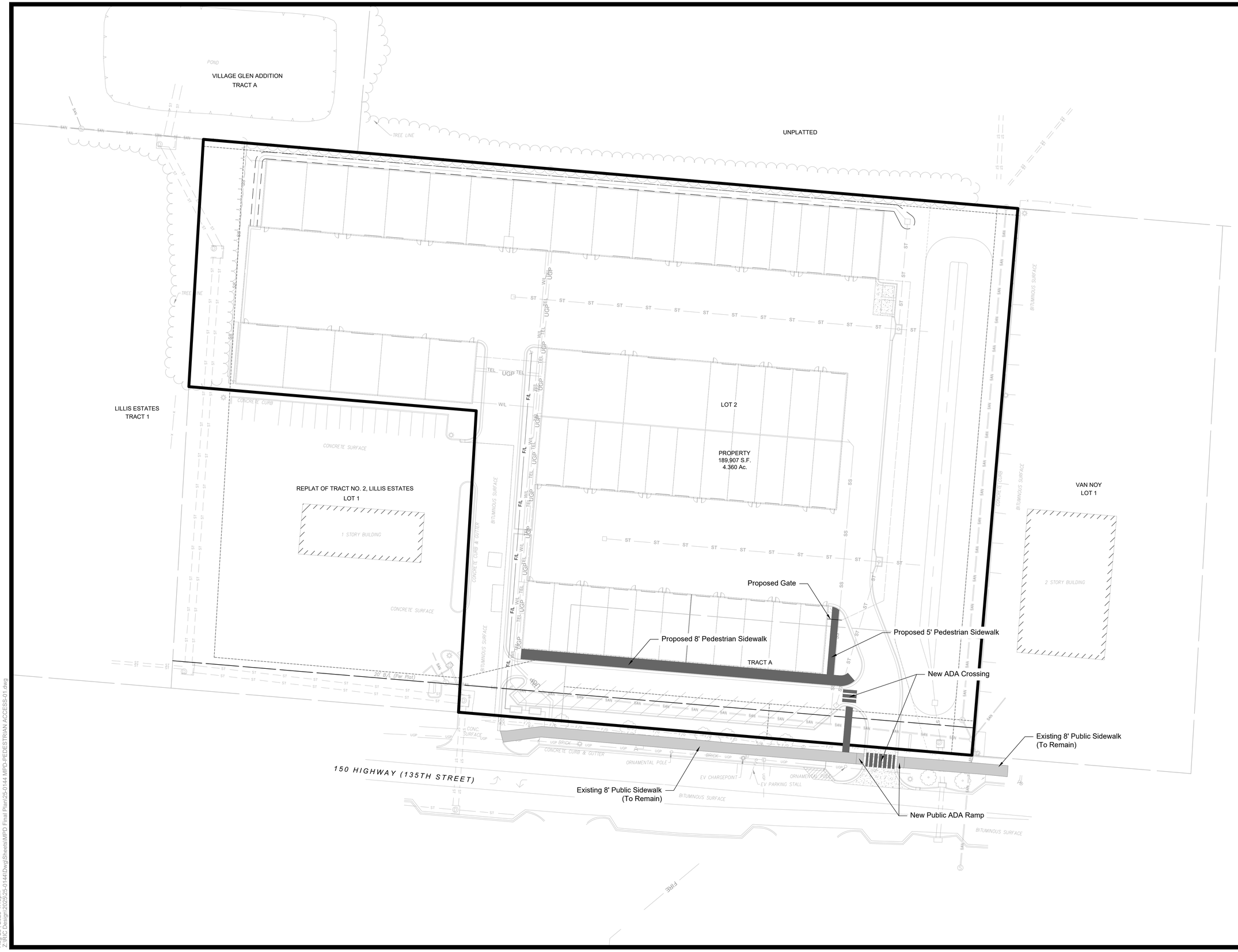

N O R T H

1"=30'

0 15' 30'

Master Planned Development Final

25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Pedestrian Access Plan

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AFB	AG

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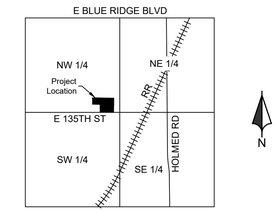
PRELIMINARY PLAT

MARTIN CITY - FLEXCAVES

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 47N, RANGE 33W,
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MO



LOCATION MAP
SECTION 20-T47N-R33W
Scale 1" = 2000'

LEGAL DESCRIPTION:

All of Lot 2 and Tract A, REPLAT OF TRACT NO. 2, LILLIS ESTATES, a subdivision in the City of Kansas City, Jackson County, Missouri.

BASIS OF BEARINGS:

Basis of Bearings: As determined by GPS observations, referenced to the Missouri State Plane Coordinate System, West Zone (NAD 83).

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29095C0389G, revised January 20, 2017, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

STORM DRAINAGE DETENTION:

Tract A is for detention of storm drainage and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to a maintenance agreement recorded simultaneously with the recording of this plat

ZONING:

Existing Zoning: B-2
Proposed Zoning: MPD

REQUIREMENTS:

Maximum Lot Size: 2 acres

Setbacks:
Maximum Front Setback: 0 feet
Maximum Interior Side Setback: 10 feet
Maximum Street-Side Setback: 10 feet
Minimum Rear Yard Setback: 0 feet
-Abutting Residential District: 15 feet

VARIANCE:

A variance is needed for the Minimum Rear Yard Setback abutting Residential District, from the required 15 feet to 10 feet.

Consultant/Applicant:
Andy Gabbert
Agabbert@ric-consult.com
8653 Penrose Lane, Lenexa, KS 66218
(816) 800-0950

Prepared For:
Developer
Owner/Dev. Address
####

1"=30'
0 15' 30'

Master Planned Development Final
25-0144
Martin City Flexcave
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Preliminary Plat

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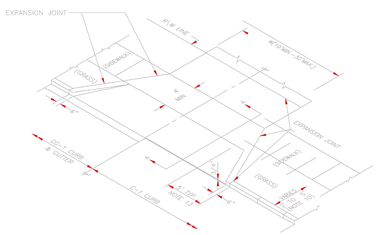
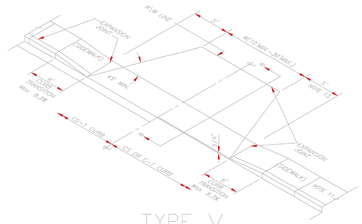
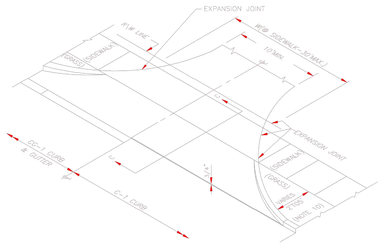
RECONSTRUCTED DRIVEWAYS



TYPE IV
(PARKWAY 1.5' TO <5')



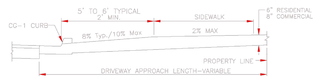
TYPE V



TYPE VI
(PARKWAY 1.5' TO <5')

SECTION A-A (CG-1 CURB SHOWN)

SECTION B-B (CS CURB SHOWN)

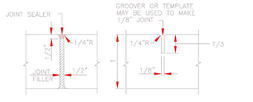


SECTION C-C (CG-1 CURB SHOWN)

12' MINIMUM RADIUS ON A 10' WIDE DRIVE.
10' MINIMUM RADIUS ON 12' WIDE & GREATER.
SEE DRAWING D-3 FOR COMMERCIAL RADIUS.

NOTES:

1. SIDEWALK CROSS SLOPES THROUGH DRIVEWAY MUST BE less than 2% MAX TO COMPLY WITH THE AMERICAN DISABILITY ACT.
2. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
3. THAT PORTION OF THE DRIVE WITHIN STREET R.O.W. SHALL BE P.C.C. CONCRETE. CONCRETE SHALL CONFORM TO Section 2300.
4. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2.
5. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2301.5
6. CURB TRANSITIONS ON DRIVEWAY FLARES ARE CONSIDERED PART OF DRIVEWAY.
7. IN CBD, 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
8. ON PARK DEPT. PROPERTY USE TYPE VI ENTRANCE AND PLACE 6 x 6-W1.4 x W1.4 REINFORCING IN CENTER OF SLAB THICKNESS.
9. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX. BOTH DIRECTIONS.
10. FORM 3/4 " LIP AT PAVEMENT LINE ON DRIVES IN C-1 & CS CURBS.
11. IF PARKWAY IS 2' OR LESS, PAVE WITH CONCRETE AS PART OF THE SIDEWALK.
12. TYPE V ENTRANCE IS NOT RECOMMENDED FOR USE IN KANSAS CITY. CURB SIDE WALK MAY BE USED ON LOW TRAFFIC STREETS IN SITUATIONS WHERE NORMAL SIDEWALK SET BACKS WOULD REQUIRE THE CONSTRUCTION OF RETAINING WALLS
13. WHERE DRIVE WIDTH IS 14 FEET OR LESS FLARES SHALL BE 7.5 FEET WIDE AT CURB AND SHALL EXTEND AT A 45 ANGLE THROUGH THE SIDEWALK.
14. SIDEWALK SLOPE 2% MAX. AT TIE IN.



EXPANSION JOINT CONTRACTION JOINT

JOINT DETAILS

KANSAS CITY MISSOURI

Director of Public Works Date

Entry No.

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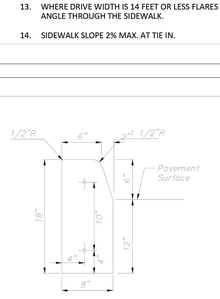
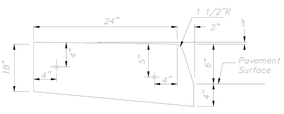
Engineering Division

RECONSTRUCTED DRIVEWAYS

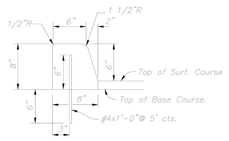
STANDARD DRAWING NUMBER
D-2



STRAIGHT CURB
(TYPE C-1)

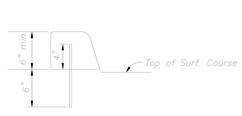


INTEGRAL CURB & SIDEWALK
(TYPE C-S)

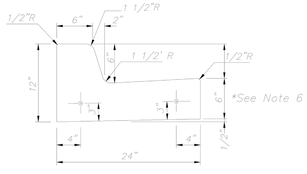


DOWELLED CURB
(TYPE DC)

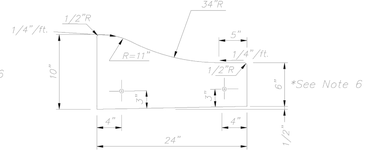
1. 1/2" Expansion Joints With 2' dowels shall be placed at radius points and at 150' intervals. These dowels shall be greased and wrapped on one end with expansion tubes.
2. 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowels with bar supports.
4. Concrete shall conform to Section 2200 unless otherwise specified in plans project manual. For CBD of K.C.MO. See section 2300 of standard specifications and design critera.
5. Use 5/8" diameter by smooth dowels at locations shown on each typical section.
6. Depth of gutter shall be a minimum of 8" thru the handicap access ramp.
7. Only White curing membranes shall be permitted and shall conform to standard specification section 2200.



DOWELLED CURB
(TYPE DC-2)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



ROLL BACK CURB & GUTTER
(TYPE CG-2)

Director of Public Works Date

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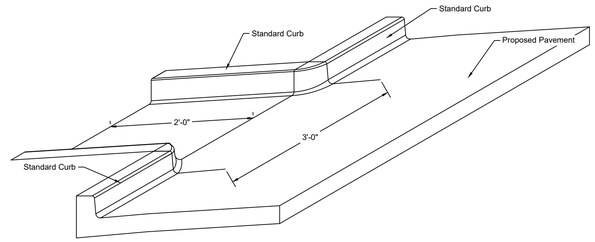
Public Works Department
Engineering Division

CURBS

STANDARD DRAWING NUMBER
C



FLUME DETAIL
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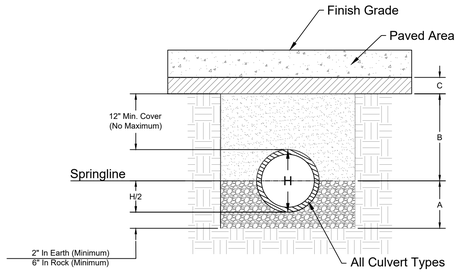
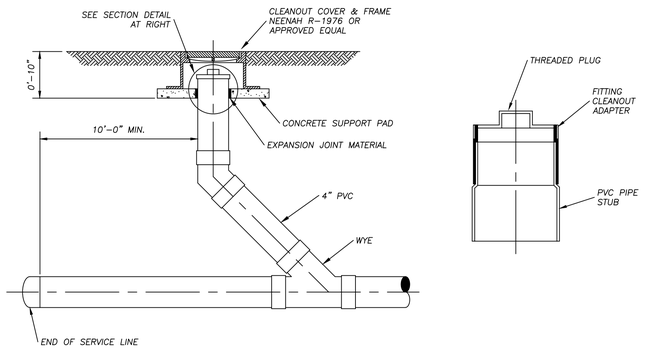


A. Consolidated Granular Bedding Material (APWA Granular Gradation).

B. Granular bedding Material, Hand Compacted Soil - 95% of Max. Density using ASTM D 698, or Flowable Backfill (CLSM). Maximum Llft 6'. Granular Bedding Material Shall Be Used In Zone B for All Pipe Except Reinforced Concrete Pipe.

C. Compacted Subgrade - Minumum 95% Std. Proctor.

PIPE TRENCH SECTION
Not To Scale



CLEANOUT
Not to Scale

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25-0144
Martin City Flexcave
Kansas City, Jackson County, MO

Standard Details

NO.	DATE	REVISION
1	8/28/2025	City Comments
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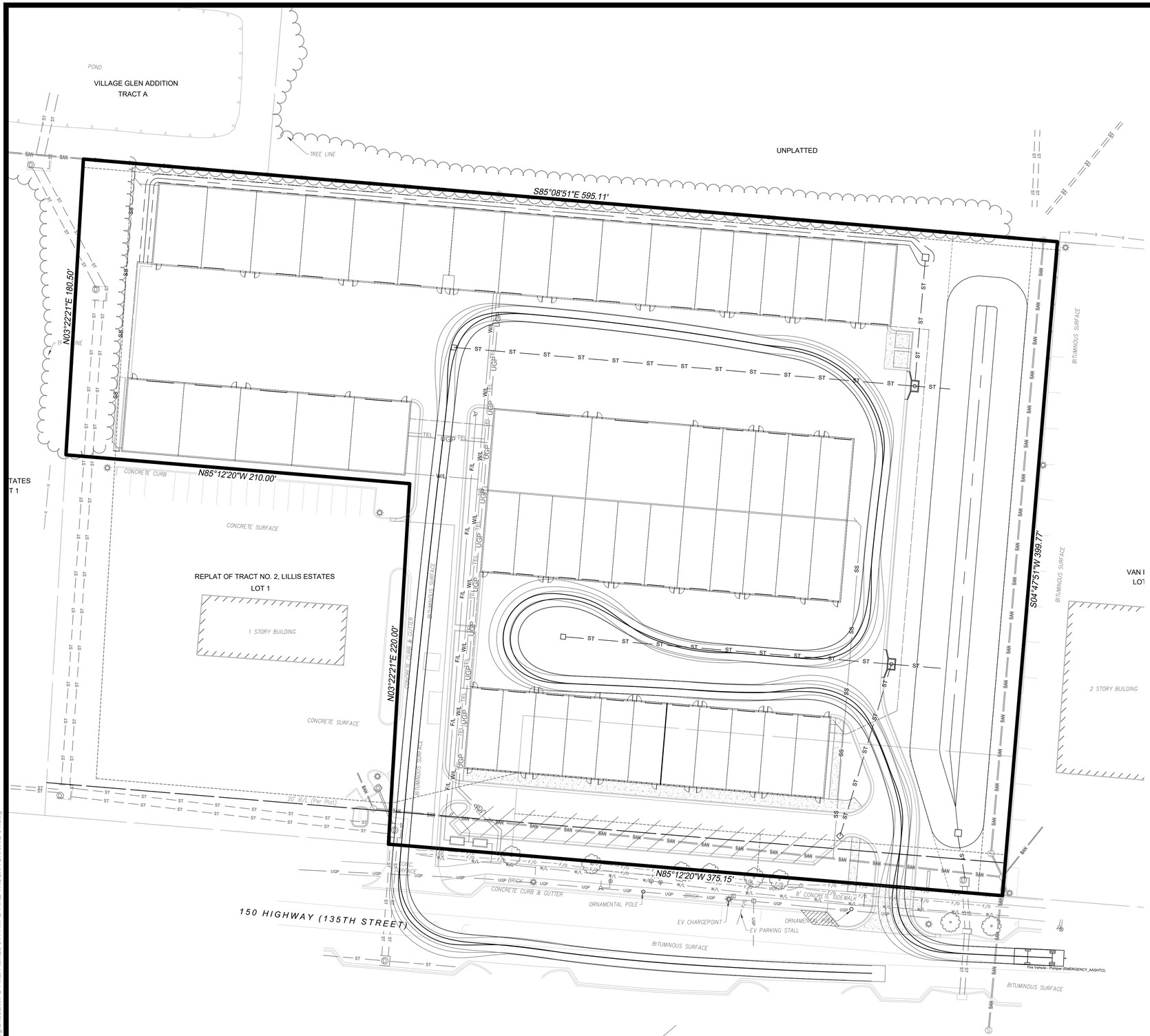

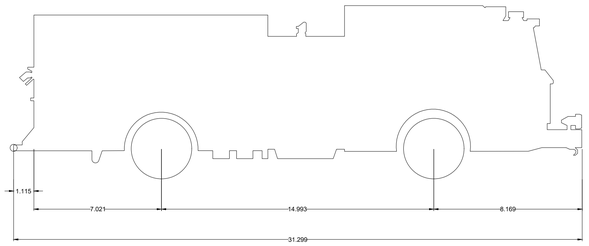

Vehicle library: EMERGENCY_AASHTO
Name: Fire Vehicle - Pumper
Width [ft]: 9.744
Height [ft]: 9.540
Front track [ft]: 9.304
Back track [ft]: 9.304
Total vehicle length [ft]: 31.299
Average steering angle: 33.000°
Turn time (sec.): 6.0
Turning radius (curb to curb) [ft]: 31.533
Turning radius (wall to wall) [ft]: 36.308

NORTH

1"=30'

0 15' 30'

Master Planned Development Final

25-0144
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Kansas City, Jackson County, MO

Fire Truck Turning

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KCMO LANDSCAPE CALCULATIONS

Street Trees *(Per Section 88-425-03)*
Required: 1 tree / 30' street frontage (375 lf x 30 = 12.5 Trees)
Provided: 13 Trees (8 Trees are Existing to Remain)

General Landscaping *(Per Section 88-425-04)*
Required: 1 tree / 5,000 sf principal building coverage
Total Building Coverage: 63,167 sf / 5000 = 12.63 Trees
Provided: 13 Trees

Perimeter Landscaping of Parking Lot Adj. to ROW *(Per Section 88-425-05-B)*
Required: 10' width buffer with 1 tree / 30'* + cont. evergreen shrub hedge min. 3' ht.
240 lf / 30 = 8 Trees w/100% Evg shrub hedge
Provided: 8* Trees & 48 Evg Shrubs

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

Interior Landscaping of Parking Lot *(Per Section 88-425-06)*
Required: 1 tree / 5 parking spaces, 1 shrub + 35 sf landscape area / parking space
18 Parking Spaces = 4 Trees, 18 Shrubs & 630 sf landscape area
Provided: 4 Trees, 19 shrubs & xx sf landscape area

Screening of Containers & Mechanical/Utility Equipment *(Per Section 88-425-08)*
Required: Screened from public view
Provided: As required.

Screening & Buffering of Outdoor Uses *(Per Section 88-425-09)*
Required: All outdoor use areas must be screened from public streets & All areas with side or rear lot lines adjacent to R or DR district must effectively screen by use of wall, landscape or 6' ht. minimum fence.
North: Adj to R District = North Masonry Building Wall provided w/Existing Trees at the west and Evg trees at the east.
West: Adj to B-2 District = No screening req. /Existing Trees to remain
East: Adj to B-2 District = No screening req. / 29 Evg Trees Provided
Provided: 6' Ht. Black Chainlink with privacy slats along North Property Line.

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	NS	Nyssa sylvatica `Wildfire` / Black Gum	2" Cal.	B&B	3	
DECIDUOUS TREES						
	TD	Taxodium distichum / Bald Cypress	2" Cal.	B&B	5	
ORNAMENTAL TREES						
	CC3	Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud	1.5" Cal.	B&B	2	
EVERGREEN						
	JH	Juniperus virginiana `Hillspire` / Hillspire Juniper	2" Cal / 6' Ht. Min	B&B	22	
SHRUBS						
	AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	5 Gal.		9	
EVERGREEN SHRUBS						
	SGJ	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.		32	
	JSK	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	5` Ht. Min.	Cont.	13	
GRASSES						
	MSG	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 gal.		17	
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**QTY**	**DETAIL**
GROUND COVERS							
	TF4	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	SEED			43,882 sf	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

Master Planned Development Final
25-0144
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Landscape Plan

NO.	DATE	REVISION
1	8/28/2025	City Comments
	7/24/2025	Initial Submittal

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STATE OF MISSOURI
T. ANDREW GABBERT
NUMBER LA-2007013278
LANDSCAPE ARCHITECT
T. Andrew Gabbert
MO# LA-2007013278

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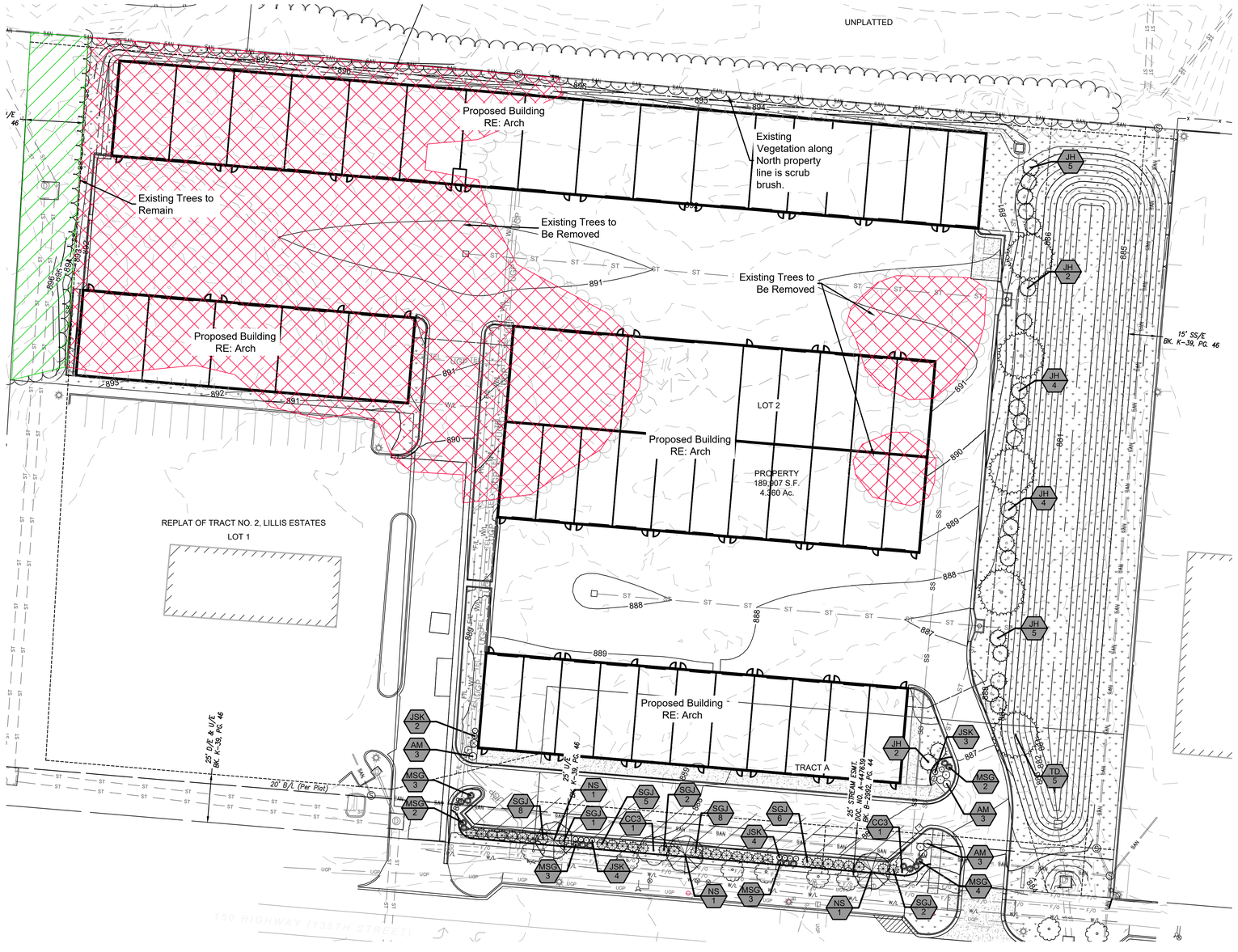

KCMO LANDSCAPE CALCULATIONS

Tree Mitigation Area *(Per Section 88-424-07)*

- Existing On-site Canopy Area: 55535.4 / 1.27 Ac.
- Tree Canopy Area Preserved: 5024.4 sf / 0.12 Ac
- Mitigation Calculation:
  55,535.4 sf (Canopy Area)
  - 5,024.4 (Canopy Reserved)
  = 50,510.4 sf = 1.16 acres .
  1.16 x 0.35 = 0.406 x 150" = 60.9" Caliper Inches Required
- Total Mitigation Caliper Inches provided: 63"; Refer to Plant Schedule

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	NS	Nyssa sylvatica 'Wildfire' / Black Gum 2.0" x 3 Trees = 6 Caliper Inches Mitigated	2" Cal.	B&B	3	
DECIDUOUS TREES						
	TD	Taxodium distichum / Bald Cypress 2.0" x 5 Trees = 10 Caliper Inches Mitigated	2" Cal.	B&B	5	
ORNAMENTAL TREES						
	CC3	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud 1.5" x 2 Trees = 3 Caliper Inches Mitigated	1.5" Cal.	B&B	2	
EVERGREEN						
	JH	Juniperus virginiana 'Hillspire' / Hillspire Juniper 2" x 22 Trees = 44 Caliper Inches Mitigated	2" Cal / 6' Ht. Min	B&B	22	
SHRUBS						
	AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.		9	
EVERGREEN SHRUBS						
	SGJ	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.		32	
	JSK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' Ht. Min.	Cont.	13	
GRASSES						
	MSG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.		17	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL
GROUND COVERS							
	TF4	Turfgrass Seed Fescue Mix; RE: Notes / Fescue Seed	SEED			43,882 sf	

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

NORTH
1"=30'
0 15' 30'

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Tree Mitigation Plan

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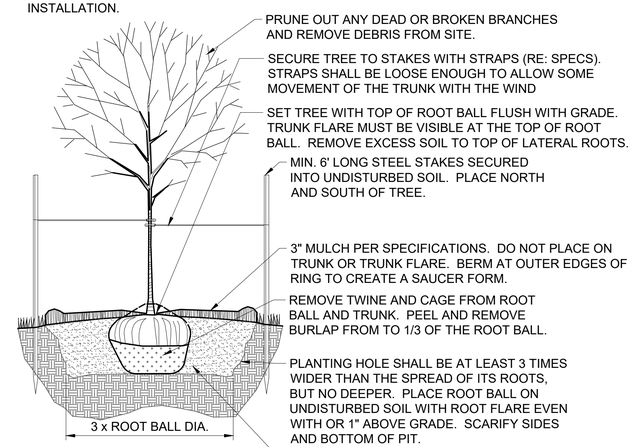
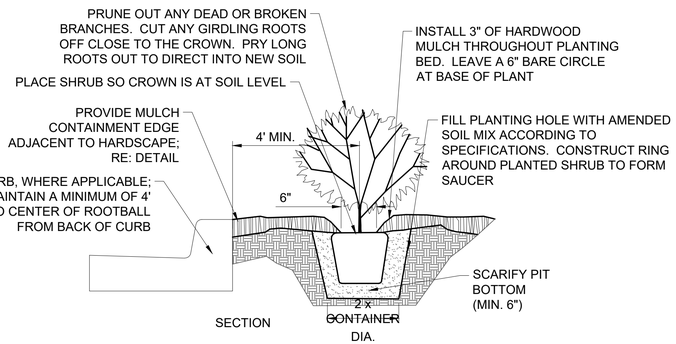
NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS



SECTION

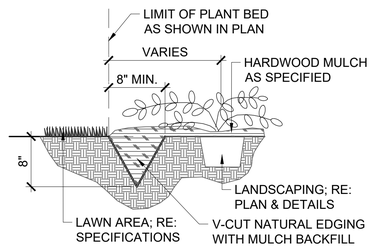
NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS



V-CUT NATURAL EDGE DETAIL - NTS

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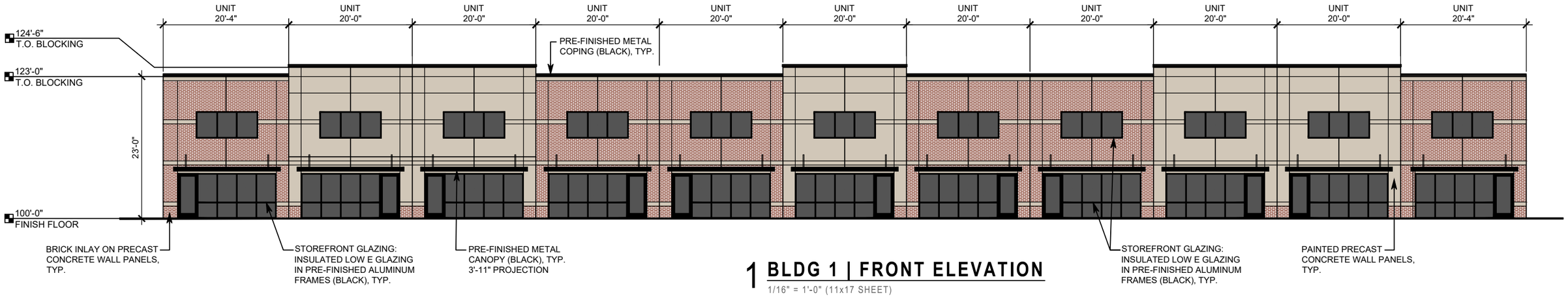
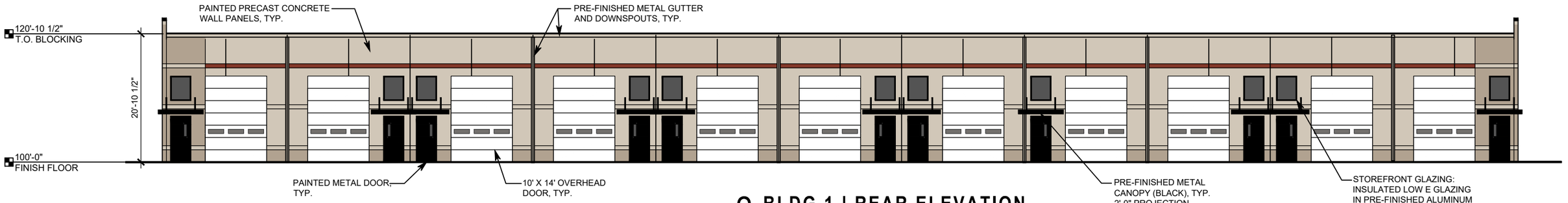
PROPOSED FLEXSPACES

GMA JOB NUMBER: GA1809 | DATE: 08.28.2025



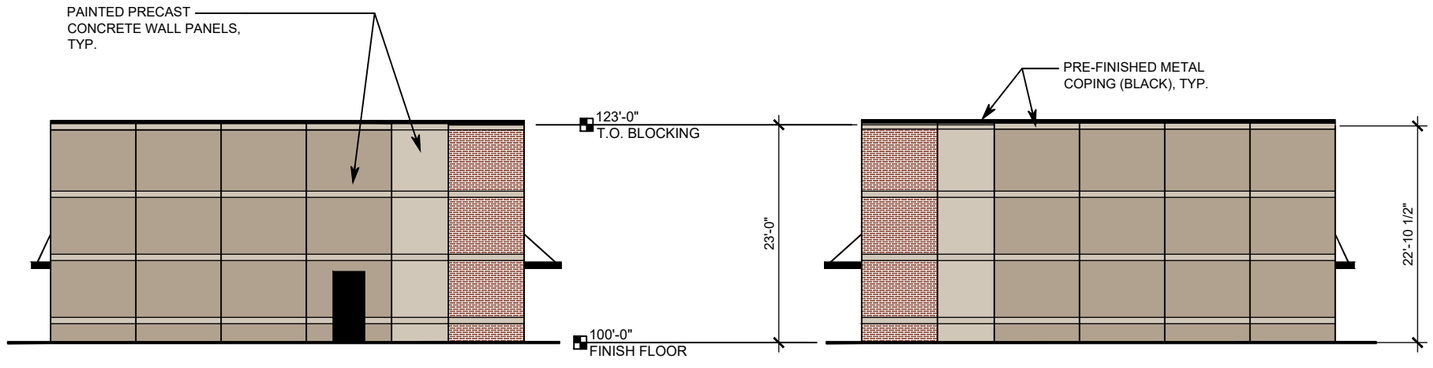
1 BLDG 1 | FRONT ELEVATION

1/16" = 1'-0" (11x17 SHEET)



2 BLDG 1 | REAR ELEVATION

1/16" = 1'-0" (11x17 SHEET)

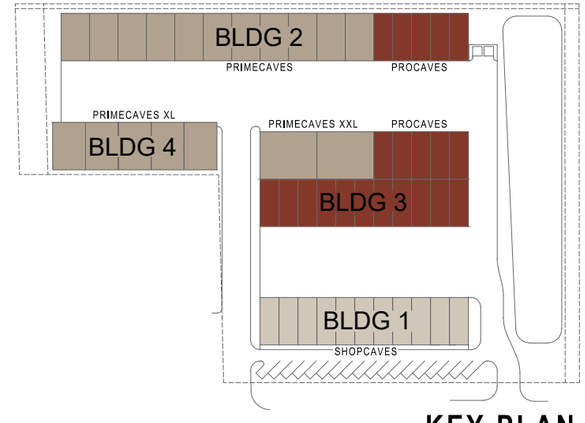


3 BLDG 1 | WEST ELEVATION

1/16" = 1'-0" (11x17 SHEET)

4 BLDG 1 | EAST ELEVATION

1/16" = 1'-0" (11x17 SHEET)



KEY PLAN

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FLEXCAVES™ SE FUNCTIONAL

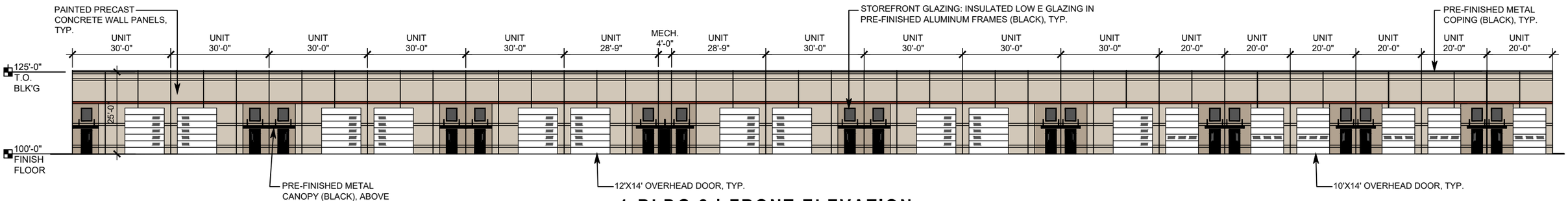
A.6 | ELEVATIONS - BUILDING 1 "SHOPCAVE"

ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

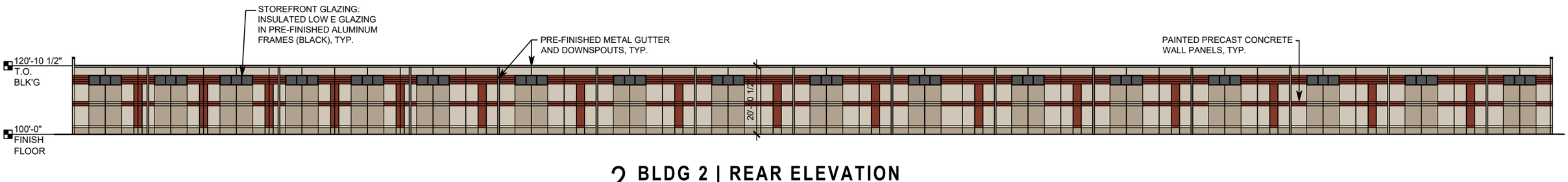
PROPOSED FLEXSPACES

GMA JOB NUMBER: GA1809 | DATE: 08.28.2025



1 BLDG 2 | FRONT ELEVATION

1" = 30'-0" (11x17 SHEET)



2 BLDG 2 | REAR ELEVATION

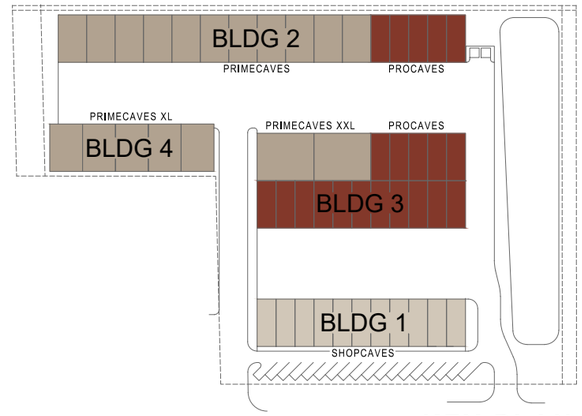
1" = 30'-0" (11x17 SHEET)

3 BLDG 2 | WEST ELEVATION

1" = 30'-0" (11x17 SHEET)

4 BLDG 2 | EAST ELEVATION

1" = 30'-0" (11x17 SHEET)



KEY PLAN

CONCEPTUAL DRAFT ONLY

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FLEXCAVES™ BE FUNCTIONAL

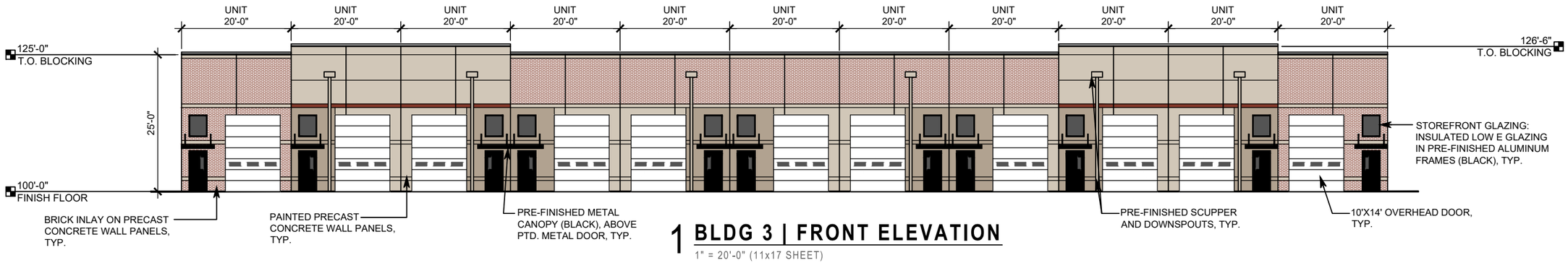
A.7 | ELEVATIONS - BUILDING 2 "PRIMECAVES" + "PROCAVES"

ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

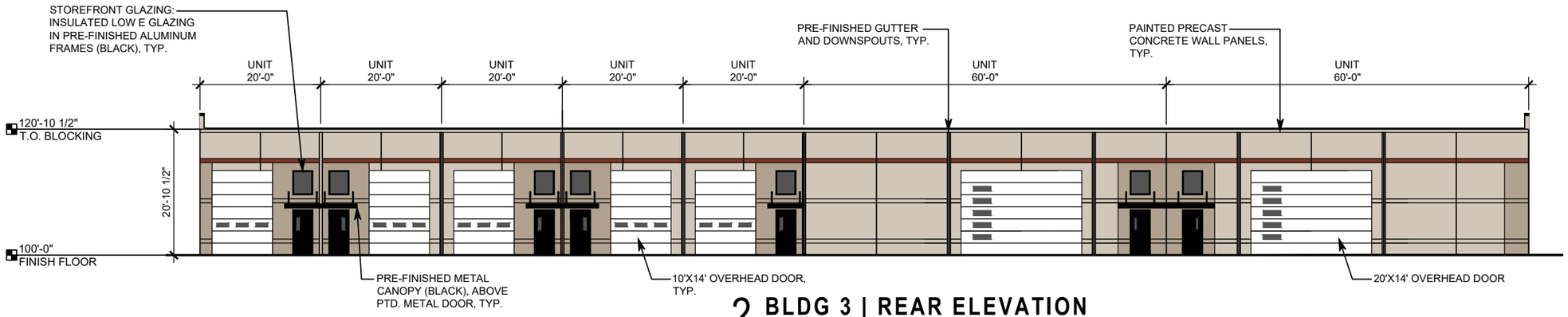
PROPOSED FLEXSPACES

GMA JOB NUMBER: GA1809 | DATE: 08.28.2025



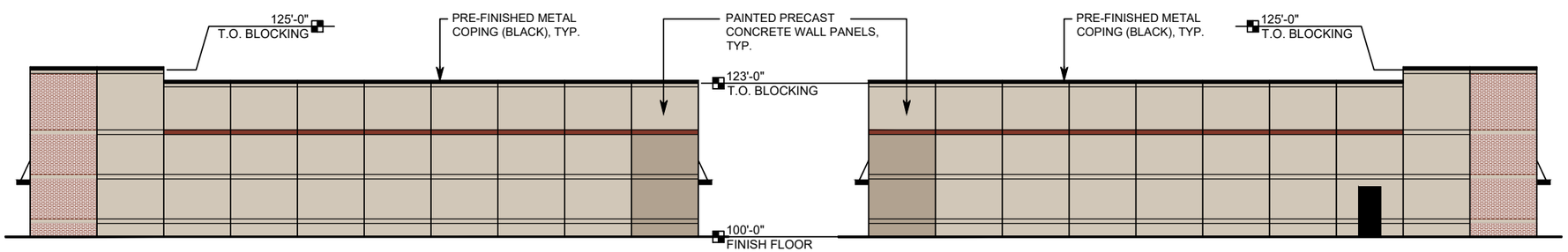
1 BLDG 3 | FRONT ELEVATION

1" = 20'-0" (11x17 SHEET)



2 BLDG 3 | REAR ELEVATION

1" = 20'-0" (11x17 SHEET)

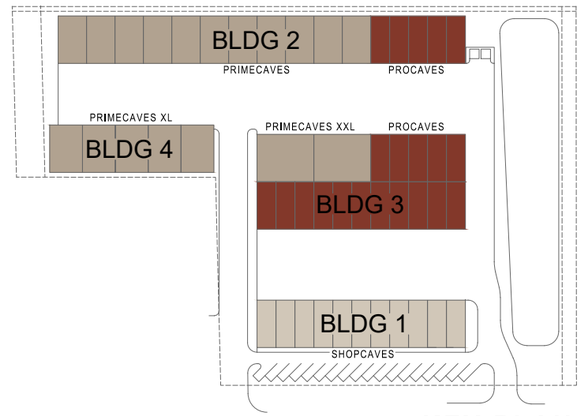


3 BLDG 3 | EAST ELEVATION

1" = 20'-0" (11x17 SHEET)

4 BLDG 3 | WEST ELEVATION

1" = 20'-0" (11x17 SHEET)



KEY PLAN

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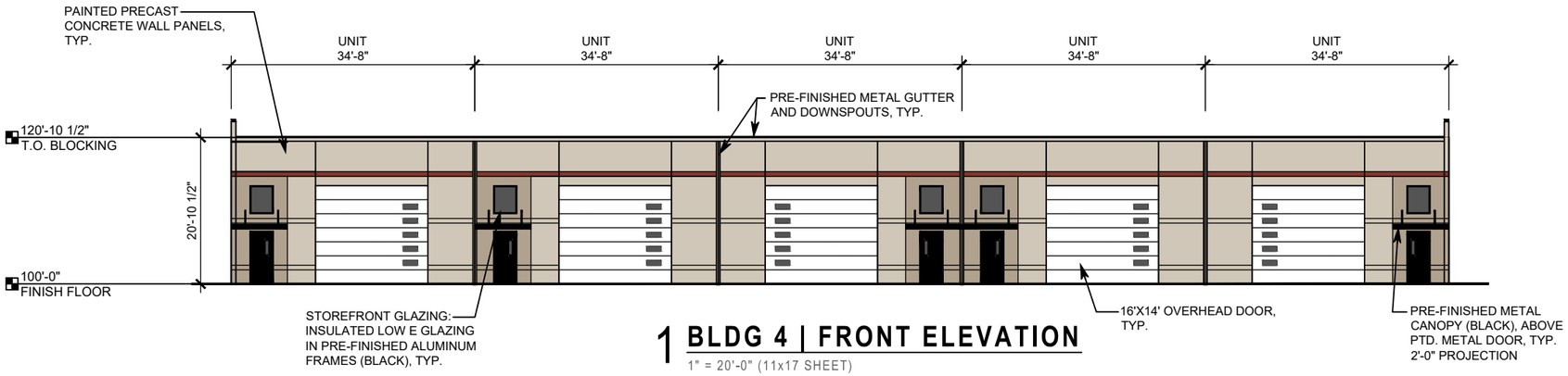
FLEXCAVES™ BE FUNCTIONAL

A.8 | ELEVATIONS - BUILDING 3 "PRIMECAVES XXL" + "PROCAVES"

ARCO NATIONAL CONSTRUCTION-KC

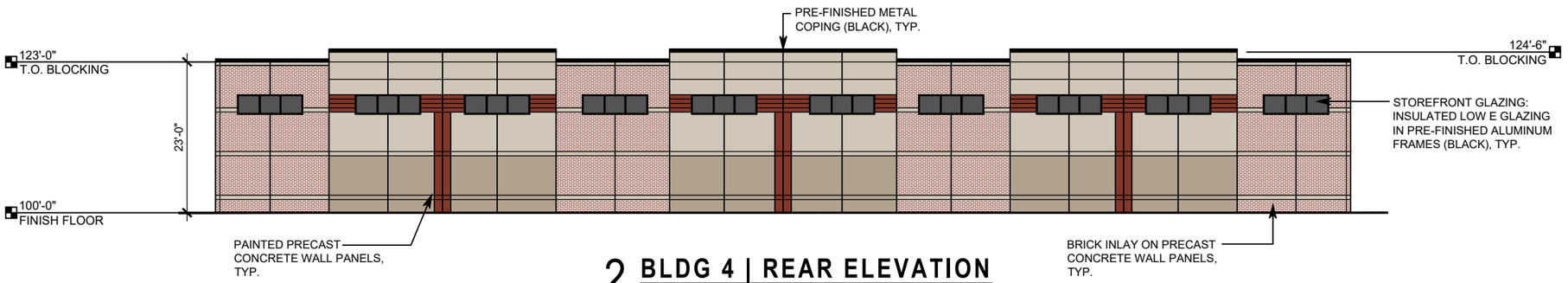
GMA ARCHITECTS

PROPOSED FLEXSPACES



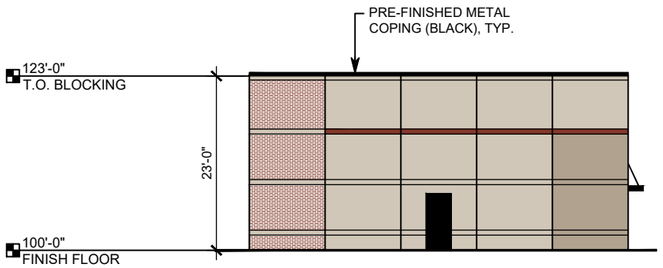
1 BLDG 4 | FRONT ELEVATION

1" = 20'-0" (11x17 SHEET)



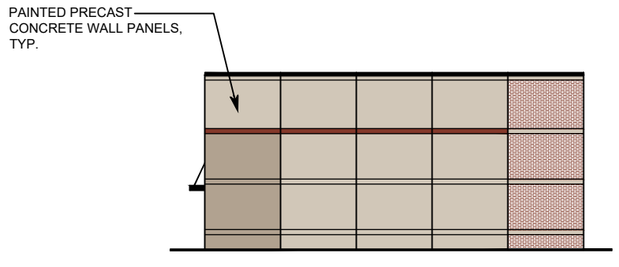
2 BLDG 4 | REAR ELEVATION

1" = 20'-0" (11x17 SHEET)



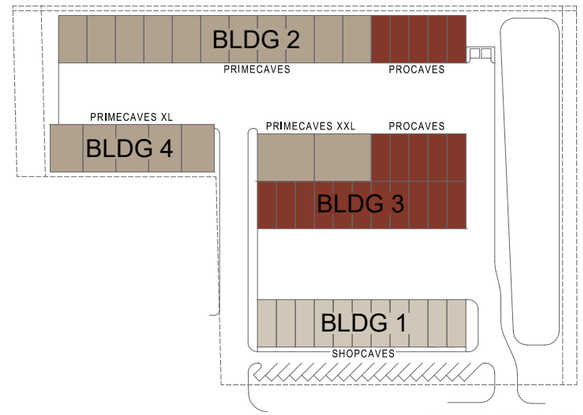
3 BLDG 4 | EAST ELEVATION

1" = 20'-0" (11x17 SHEET)



4 BLDG 4 | WEST ELEVATION

1" = 20'-0" (11x17 SHEET)



KEY PLAN

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FLEXCAVES™ BE FUNCTIONAL

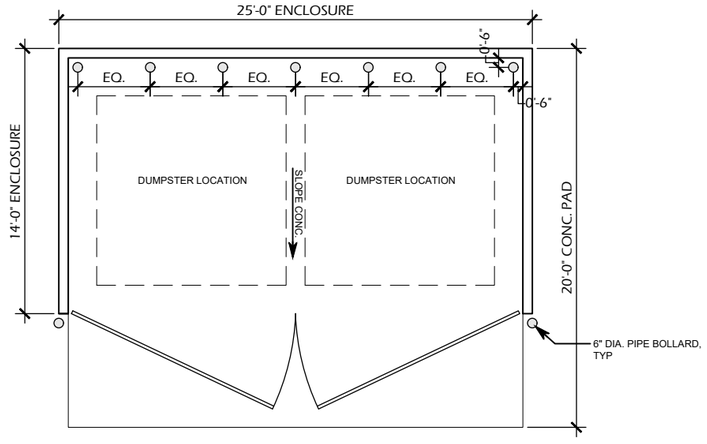
A.9 | ELEVATIONS - BUILDING 4 "PRIMECAVE XL"

ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

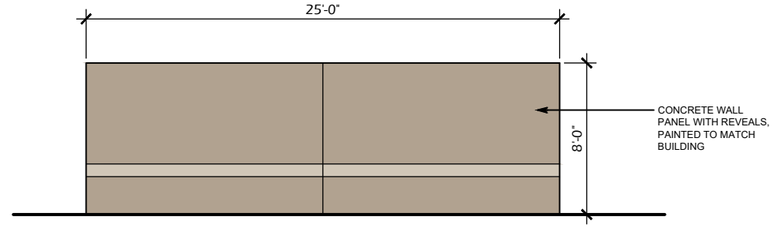
PROPOSED FLEXSPACES

GMA JOB NUMBER: GA1809 | DATE: 08.28.2025



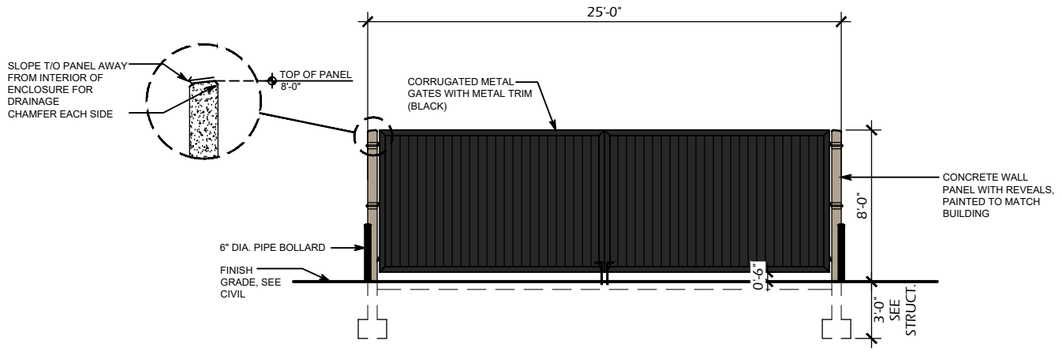
1 PLAN | TRASH ENCLOSURE

1/8" = 1'-0" (11x17 SHEET)



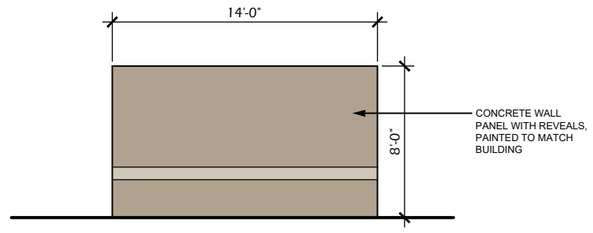
3 ELEVATION | TRASH ENCLOSURE - BACK

1/8" = 1'-0" (11x17 SHEET)



2 ELEVATION | TRASH ENCLOSURE - FRONT

1/8" = 1'-0" (11x17 SHEET)



4 ELEVATION | TRASH ENCLOSURE - SIDES

1/8" = 1'-0" (11x17 SHEET)

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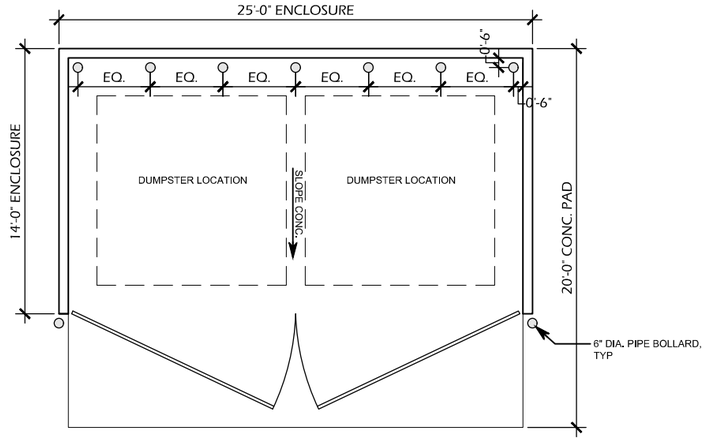
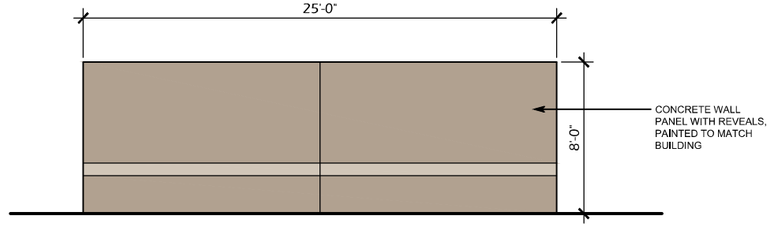
PROPOSED FLEXSPACES

GMA JOB NUMBER: GA1809 | DATE: 08.28.2025



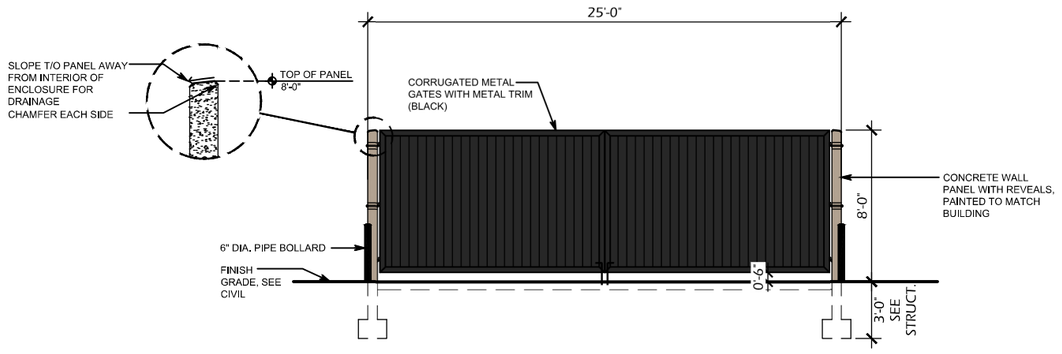
1 PLAN | TRASH ENCLOSURE

1/8" = 1'-0" (11x17 SHEET)



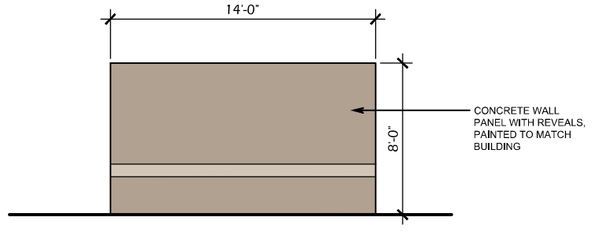
3 ELEVATION | TRASH ENCLOSURE - BACK

1/8" = 1'-0" (11x17 SHEET)



2 ELEVATION | TRASH ENCLOSURE - FRONT

1/8" = 1'-0" (11x17 SHEET)



4 ELEVATION | TRASH ENCLOSURE - SIDES

1/8" = 1'-0" (11x17 SHEET)

FLEXCAVES™ SE FUNCTIONAL

A.10 | ELEVATIONS - TRASH ENCLOSURE

ARCO NATIONAL CONSTRUCTION-KC

GMA ARCHITECTS

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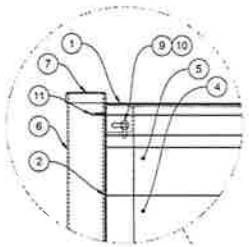
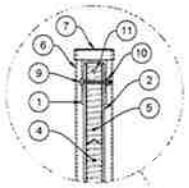
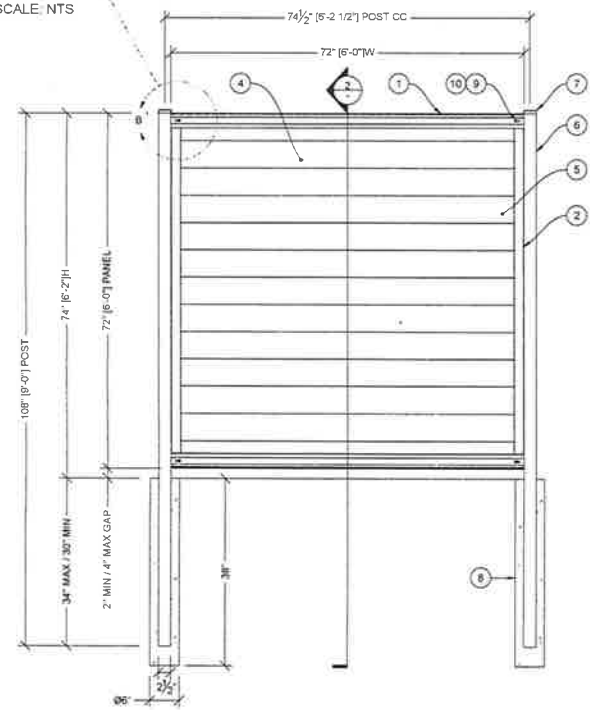
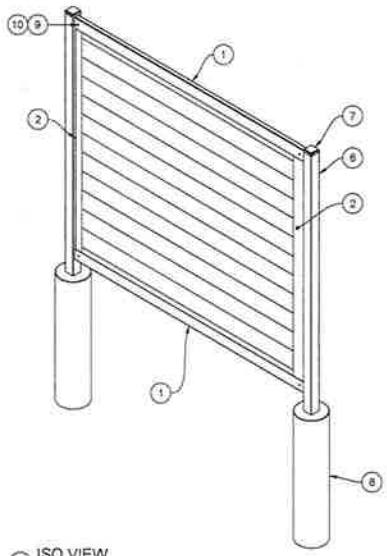






1 FRONT VIEW
SCALE: 1/2" = 1'-0"

2 SECTION
SCALE: 1/2" = 1'-0"



3 ISO VIEW
SCALE: 1/2" = 1'-0"

BILL OF MATERIALS

ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	3" X 6'-0" CHANNEL	HORIZONTAL (TOP/BTM) GALVANIZED STEEL CHANNEL RAIL
2	2	2" X 6'-0" CHANNEL	VERTICAL GALVANIZED STEEL CHANNEL RAIL
3	N/A	CHANNELS ALLOW FOR UP TO 1" THK INFILL MATERIAL	INFILL QUANTITY MAY VARY DEPENDING ON TYPE SELECTED
4	11	1" X 6" X 5'-0" BOARDS	INFILL EXAMPLE ILLUSTRATED: HORIZONTAL BOARDS
5	2	1" X 6" X 6'-0" NOTCHED INFILL/BOARDS	TWO BOARDS TO BE NOTCHED FOR BOLT CLEARANCE AT TOP AND BTM CHANNEL
6	2	2-1/2" X 2-1/2" X 16GA, 9'-0" POST	STANDARD FENCE POST
7	2	2-1/2" X 2-1/2" CAP	2-1/2" SQ POST CAP STANDARD
8	2	6" DIAMETER CONCRETE PIER	POST PIER SIZE AND DEPTH TO BE SPECIFIED BY THE PROJECT'S EOR
9	4	ANSI B18.5 - 1/4-20 X 1-1/2" UNC CARRIAGE BOLT	ROUND HEAD SQUARE NECK CARRIAGE BOLT
10	4	IFI 100/107 1/4-20 HEX-HEAD FLANGE NUT	PREVAILING TORQUE TYPE HEX-HEAD FLANGE NUT
11	12	ANSI B18.6.4 - NO.10 X 5/8" SELF-TAPPING SCREW	VERTICAL CHANNEL RECESSED HEAD SELF-TAPPING SCREW_TYPE-BT_TYPE-I

ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
CC	CENTER TO CENTER
EOR	ENGINEER OF RECORD
GA	GAUGE
H	HEIGHT
IFI	INDUSTRIAL FASTENER INSTITUTE
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE / DO NOT SCALE
SQ	SQUARE
THK	THICK / THICKNESS
TYP	TYPICAL
UNC	UNIFIED COURSE THREAD
W	WIDTH

DIMENSIONS ARE IN INCHES
UNLESS OTHERWISE SPECIFIED
TOLERANCES:
FRACTIONAL ±1/32"
ANGULAR: MACH 1/2° BEND ±1/2°
TWO PLACE DECIMAL ±.03
THREE PLACE DECIMAL ±.005

FENCE TRAC

TITLE: HORIZONTAL 6'X6' PANEL

PROPRIETARY AND CONFIDENTIAL
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	NAME	DATE
DRAWN	NLI	05/30/2022
REVISED		
MFG APPR		

MATERIAL: GALVANIZED STEEL

SIZE: B | DWG. NO.: 22-0530-002 | REV: A

SCALE: SEE DRAWING | SHEET 1 OF 1

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

08/28/2025

RE: Martin City Flex Caves – Security Plan
CD-CPC-2025-00124

Below is the description of the Security Plan for FlexCaves:

Secure Passage is supporting the FlexCaves project from the site security perspective. Modern security equipment (surveillance, access control, and drone) will be professionally designed, configured, and installed for optimized property security. Truman, by Secure Passage, is the AI-enabled software that connects security systems and aggregates data and alerts for faster and smarter triage and response. Truman will be managed and monitored 27/4 by Secure Passage with defined response and escalation protocols including property ownership / property mgt, Martin City Orion Security, and KCPD

RENAISSANCE INFRASTRUCTURE CONSULTING

Andy Gabbert, PLA
913.314.6967

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

FLEXCAVE MEETING MINUTES
Date: Monday, August 25, 2025
Time: 6:00PM-7:30PM

Location: Secure Passage
13333 Holmes Road, Kansas City, MO 64145

Attendees:
Andy Gabbert, RIC (Presenter)
Marie Rios, RIC (Notetaker)
Sam Espey, ARCO Construction (Architect/Contractor)
Brett Johnson, Cave Development (Developer)

**Sign-in sheet was provided for additional attendees, see attached.*

1. The meeting began at 6:00 PM with introductions, followed by an overview of the project scope presented by Brett with Cave Development. A 3D rendering was shared along with details on project cost, square footage, security features, targeted renters, the project's unique concept compared to typical storage units, and information about himself. Brett also discussed the timeline of the project, development cost and the long-term plan for launching FlexCaves nationally.

1. At the beginning of the meeting one neighbor was in attendance and two others arrived about midway through.

2. Questions posed by neighbors in attendance:

    a. The neighbor brought up having a golf simulator or some type of indoor gaming area.
        i. Response: There is the idea of possibly one day building an indoor pickleball.

    b. The neighbor looked at the plan and asked if there was a detention pond.
        i. Response: Yes, there are two detention basins.

    c. Who owns the vacant land behind the property?
        i. Response: The school owns the property.

    d. What is the cost of these units?
        i. Response: Jeff showed a slide from the presentation with the costs. $4,450-$8,050 for the PrimeCaves for the $2,900-$3,250 ProCaves, $3,150-$3,350 ShopCaves. These are not the traditional storage units. They are fully HVAC and conditioned, has sheet rock, a bathroom, and polished concrete floors. These are rent only, with an option for a multiple year lease.

    e. Since these are high end units we are worried about how it will attract crime. What security measures will FlexCaves have?
        i. Answer: Brett showed the presentation and focused on the high security features. The perimeter will be gated/guarded by Artificial Intelligence and will be used to monitor the

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

site. The drone that is also used by Secure Passage will also be in use at the site. The drone has facial recognition that will be able to identify you on future visits, monitor for breaches and calls the police. Multiple cameras will continuously monitor for breaches and alert the police. If there is a threat, it will be detected, and they will be alerted even before the damage is done. Also, because of the ability to track around the site, it may help the surrounding area reduce crime. The ShopCaves, the front retail/office spaces, will be accessible to the public while the back ProCaves and PrimeCaves will be gated.

f. There is a detention pond that has grown over behind the property. The city is supposed to clean it up. In that spot, homelessness occurs with people putting up tents in the basin and a lot of wildlife. What is the plan for that?
    i. Answer: That detention basin is not part of the property. The basin pipes underground and goes to 135th street. As far drainage is concerned is handled by that. The maintenance provided for it is not part of this property. The trees that will get cleaned up and a buffer will stay in the north and east side. The homeless will become highly visible, and it will be hard to hide once the trees go away. The perimeter north property line will be monitored and the camera will have a view of them. There will be lighting and the coverage for animals will be reduced 60%.

g. Other than the drones, will there be private security?
    1. Answer: There will be our security through Secure Passage, which is a private security, and the drone will be a visible threat to anyone.

h. Could you rely on the KCMO police?
    i. Answer: The security will alert to private security here. The call center will be alerted, Alliance Security (who will be first on the scene), Orion, and KCMO Police Department Multiple people will be alerted. People should get used to the security being there and avoid the area

i. Where will the construction entrance be located?
    1. The construction entrance will be off of 135th Street.

3. The neighbors left around 7:10 PM. The meeting concluded at 7:30 PM.

Meeting Sign-In Sheet

Project Name and Address

FlexCave

250 E. 135th St., Kansas City, MO 64145
300 E. 135th St., Kansas City, MO 64145

Name	Address	Phone	Email
Steve Rohleder	13508 Oak St. K.C., MO 64145	816-289-1265	srohleder@fcindustries.com
Denise Lenox	20 E 134th		denise.lenox@gmail.com
Arlen Knoll	20 E. 134th KC, MO	816-799-6479	lknoll10@gmail.com

24

Sp

Securepassage

Elemental to Your Security

Welcome to Secure Passage, please sign-in!

DATE	FULL NAME	COMPANY	PHONE	EMAIL	VISIT PURPOSE
8/25	Marie Rios	Renaissance Infrastructure Consulting	913-337-1602	mrios@ric-consult.com	Neighborhood Meeting
8/25	Sam Espey	ARCO	816-852-8031	sespey@arco1.com	Neighborhood Meeting
8/25	ANDY GABBERT	RIC	913.314.6967	agabbert@ric-consult.com	" "
8/25	Andrew Osma	ARO	913-707-0420	Andrew@ARORealEstate.com	"
8/25	STEVE ROHLEDER	ROHLEDER ENTERPRISES	816-289-1265	srohleder@feinductries.com	NEIGHBORHOOD MEETING
8/25	Helen Knoll	Neighbor	816-799-6479	IKnoll10@gmail.com	meeting
8/25	DENISE LENOX	"		DENISELENOX@GMAIL.COM	" "

August 20. 2025

City of Kansas City, Missouri
Planning & Development Department
414 E. 12th Street
Kansas City, MO 64106

Re: Letter of Support – FlexCaves Martin City

Dear Staff,

On behalf of the Martin City Community Improvement District (CID), we are writing to express our unanimous support for the proposed FlexCaves Martin City development.

At our recent board meeting, the project and its site plan were reviewed in detail. The Board, which is composed of many local business owners and stakeholders within Martin City, voted unanimously to approve our support for FlexCaves Martin City as presented.

Specifically, the CID supports the site plan design with customer parking located in front of the ShopCaves. This layout aligns with Martin City's established development character, supporting visibility, accessibility, and customer engagement along our commercial corridors. We also want to make clear that the CID does not support parking located on the sides of the building. Side-lot parking is inconsistent with the established urban form of Martin City and would reduce the development's integration into the business district.

We believe the FlexCaves project will enhance Martin City's business community, bring new energy to the district, and support the continued growth of the area. The CID Board is confident that the proposed development will be a positive addition to our neighborhood, benefiting both businesses and residents.

We respectfully ask that the Planning Commission and City Council recognize the community's unanimous support for this project and approve the site plan as submitted.

Sincerely,

Vickie Wolverton

Vickie Wolverton
District Manager
Martin City Community Improvement District

311 E 135th Street ◆ Kansas City, MO 64145-1462
816.308.1023 ◆ manager@martincity.org ◆www.martincity.org

ATTACHMENT #5

Full Review of Martin City Area Plan by Susan Cronander, Community Planning Division, 6th District Planner

USES

The goals, guiding principles, activity and image street designation for 135th, as well as the design guidelines in the Martin City Area Plan all strongly recommend a neighborhood and community mix of uses along 135th, especially between Wornall Road and Holmes, which include neighborhood serving commercial and higher density residential to support the commercial. Within the Area Plan are specific statements about 135th and/or pedestrian oriented development, mixed uses including housing, 135th as an image street, and also not having parking between the building frontage and street. The foregoing is specifically addressed on pages 28,29,30,31, 47, 59, 90 of the Martin City Area Plan. For all of the above reasons, the Future Land Use for this subject parcel is currently Mixed-Use Neighborhood and not Commercial, which is the Applicant's request and the subject of this petition.

The existing B2 zoning district and the Mixed-Use Neighborhood Future Land Use already allows most of the Applicant's requests in their 8.26.2025 letter except for the self-storage, manufacturing and production, and warehousing/ freight movement. Artisan Manufacturing, a type of manufacturing allowed under the current B2 zoning that includes customer-facing small-scale manufacturing uses like woodworking which do not have external negative impacts, covers a lot of what the Applicant has asked for except for the self-storage and the heavier industrial uses.

Area Plan Decision Making Criteria: Amending the Future Land Use for everything except for the front of the subject property will not improve the pedestrian mode, not increase the potential for housing, does not completely support the downtown pedestrian facing environment which is a major goal in the Area Plan -though the amendment request does not include the front of the property along 135th which will remain Mixed Use Neighborhood. The change to the heavier Commercial Future Land Use could potentially negatively impact the housing and school to the north. However, this subject property has still been vacant since the 2020 adoption of the Martin City Area Plan.

In keeping with the customer-facing uses encouraged in the Martin City Area Plan, one of the requested uses mentioned in the Applicant's letter that is found in the B3 zoning district - building maintenance service - could be considered customer-facing. In addition, a few other uses such as printshop, electronics and appliance repair/assembly that are in the B3 could also be considered customer-facing and encouraging some pedestrian activity. Therefore, the "Shop Caves" B2 uses which are retail and client facing storefronts along 135th , and the "Pro Caves" uses which are workspaces for trades people, creative businesses and entrepreneurs located in the second row of the proposed development all meet the intention of public-facing or pedestrian-oriented types of businesses. The "Shop Caves" and "Pro Caves" should be labeled on the final MPD with a list of customer facing uses: B2 uses for the Shop Caves and B2 plus only specific uses from the B3 that are customer-facing and could encourage pedestrian traffic for the "Pro Caves".

However, allowing additional uses that are included in the B4 heavier commercial zoning would potentially have negative impacts on adjacent properties and would also not contribute to a downtown pedestrian environment. Additional uses allowed in a B4 zoning district requested by the Applicant include: self-storage, manufacturing and production, warehousing, wholesaling, storage and freight movement. Typical manufacturing and production uses allowed in the B4 include; asphalt plants, concrete plants, textile mills; textile product mills; apparel manufacturing; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing. Truck, smoke, noise and pollutant impacts of heavier manufacturing uses would be detrimental to the surrounding properties and the pedestrian customer facing type of activity recommended for downtown Martin City. Self-storage does not encourage pedestrian activity.

If the area plan amendment for a portion of the subject property is approved along with MPD zoning, the MPD needs to be carefully created to match the Martin City Area Plan goals as much as possible and not include uses which could be nuisances or dangerous to pedestrians or the adjacent school and residential neighborhood.

If the use of self-storage is allowed, this use should only be permitted in the back of the development. Manufacturing uses heavier than Artisanal are strongly discouraged as this property is located in the Martin City downtown and is also adjacent to residences and a school.

DESIGN

The Martin City Area Plan includes design guidelines – also reflected in the KC Spirit Playbook – that promote pedestrian oriented and safe environments, quality design of sites and buildings, multiple modes of transportation, and connected communities. Pages 88, 89, 90 and 96 in particular discuss pedestrian environment, plazas and walkways, commercial buildings defining a majority of the street edge, buildings facing the street, eyes on the street, quality architectural materials, variations in building form, large windows, no blank walls, and providing for all transportation modes. Different site designs that would be more pedestrian friendly were discussed with the Applicant, such as providing a different arrangement for the units in the middle of the development that could have a green drainage area in the middle with units surrounding the green (retention maybe) space to invite more customer interface and opportunities for artisans/entrepreneurs to showcase their creations. The parking would be on the side in this instance and still could still be fenced with a gate. Another discussion centered on placing parking on the side or behind the Shop Caves instead of in the front. The Applicant agreed to remove one of the two rows of front parking so far. Staff understand that there is a sewer line in the front in the first 17-20 feet of the property. However, this area could still be inviting green space with pedestrian/employee/owner seating, etc. allowing eyes on the street, better pedestrian interface with the shops and overall enhanced safety. Otherwise, the pedestrians will still be hampered by interacting with vehicles and will not have visibility to and from the shops due to some of the requirements for landscaping with bushes.

Area Plan Alignment:

Low

KC Spirit Playbook Alignment:

Low

Evaluation	**Goal**	**Notes**
Low	*CC- Connected City*	· Promotes pedestrian scale businesses on the very southern portion of the property, · Does not create residential density or adequately address pedestrian environment and activity for the Martin City downtown. · Could help create a complete street and pedestrian environment if parking was not located in the front, and an inviting pedestrian environment was created in the first 17 feet (over the sewer easement) or at least easier pedestrian access from the public sidewalk to a walkway along the storefronts.
Low	*DO - Diversity & Opportunity*	· Does not provide a diverse array of housing · Or include multiple modes of access.
Need more info.	*HE - Healthy Environment*	· Does improving water quality with a detention basin, but no information on plantings or raingardens. · Does not preserve the existing tree stand. · Need more information on incorporating energy-saving techniques, clean energy sources, and sustainable building design, methods and materials.
LOW	*HAC - History, Arts and Culture*	· Does not add anything to the history or culture of the area/original downtown at this time.

LOW	*POS - Parks & Open Spaces*	• Does not create new usable public/semipublic open space, streetscape, or courtyard. Semipublic space could be incorporated in the front if the parking were not there.
LOW	*SAN - Strong and Accessible Neighborhoods*	· This development does not include housing to support the downtown commercial.
HIGH	*SEG - Sustainable & Equitable Growth*	· This development does contribute to development patterns that are fiscally sustainable because it will be infill development and will use existing infrastructure and services.
LOW-MED	*WDC - Well Designed City*	· This development mostly does not comply with the siting guidelines for walkable corridors along activity streets. · There is no building articulation/diversity in form or color. · Buildings in the front do have windows. · Some of the materials on the face of the shops in the front are quality, but the rest of the development resembles storage units without windows.