

**Docket # 4.1, 4.2**

**Case No. CD-CPC-2023-00015**

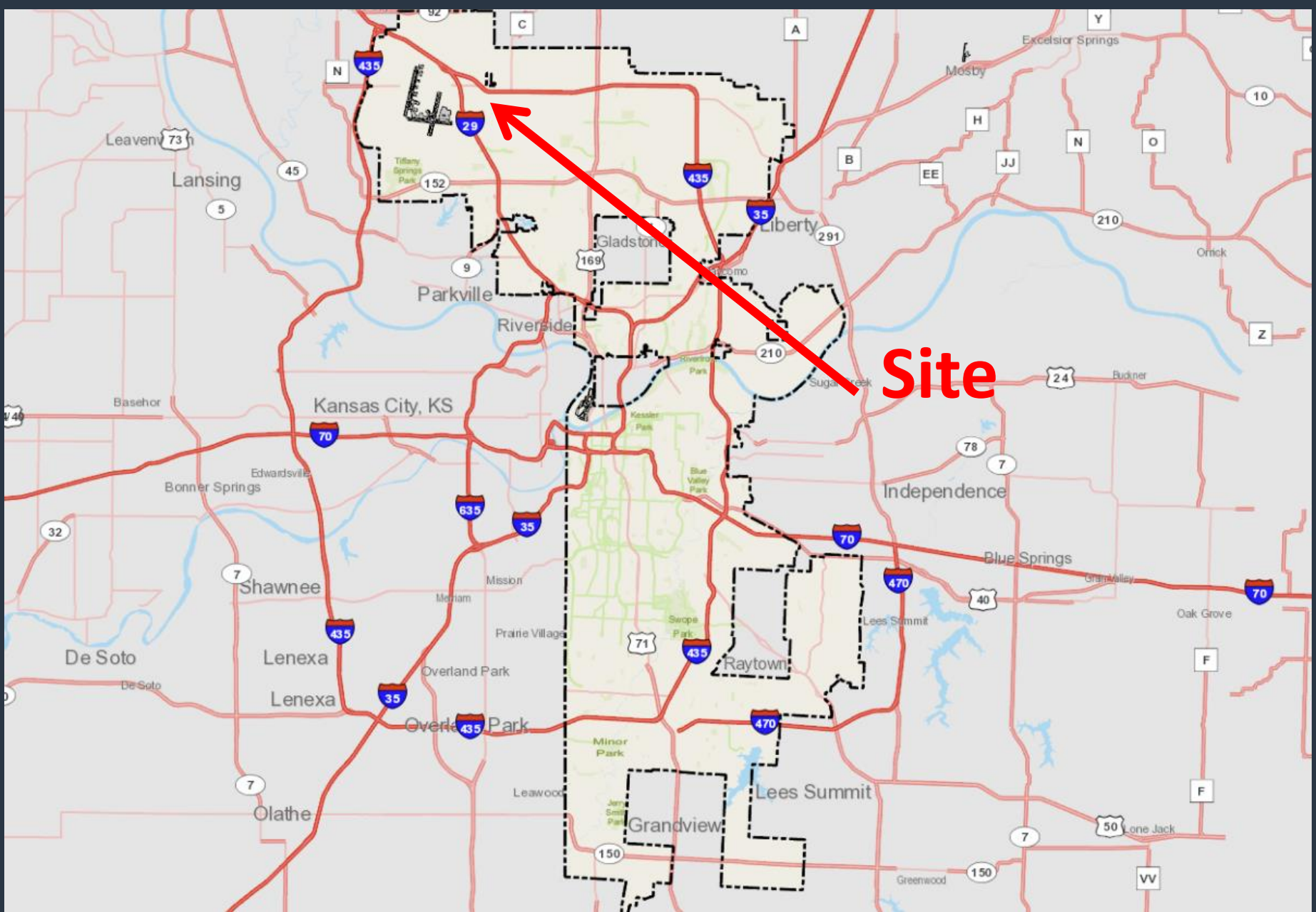
**Rezoning without Plan**

**Case No. CD-CPC-2023-00019**

**Development Plan – Non-Residential**

**Five Star Logistics**





Site

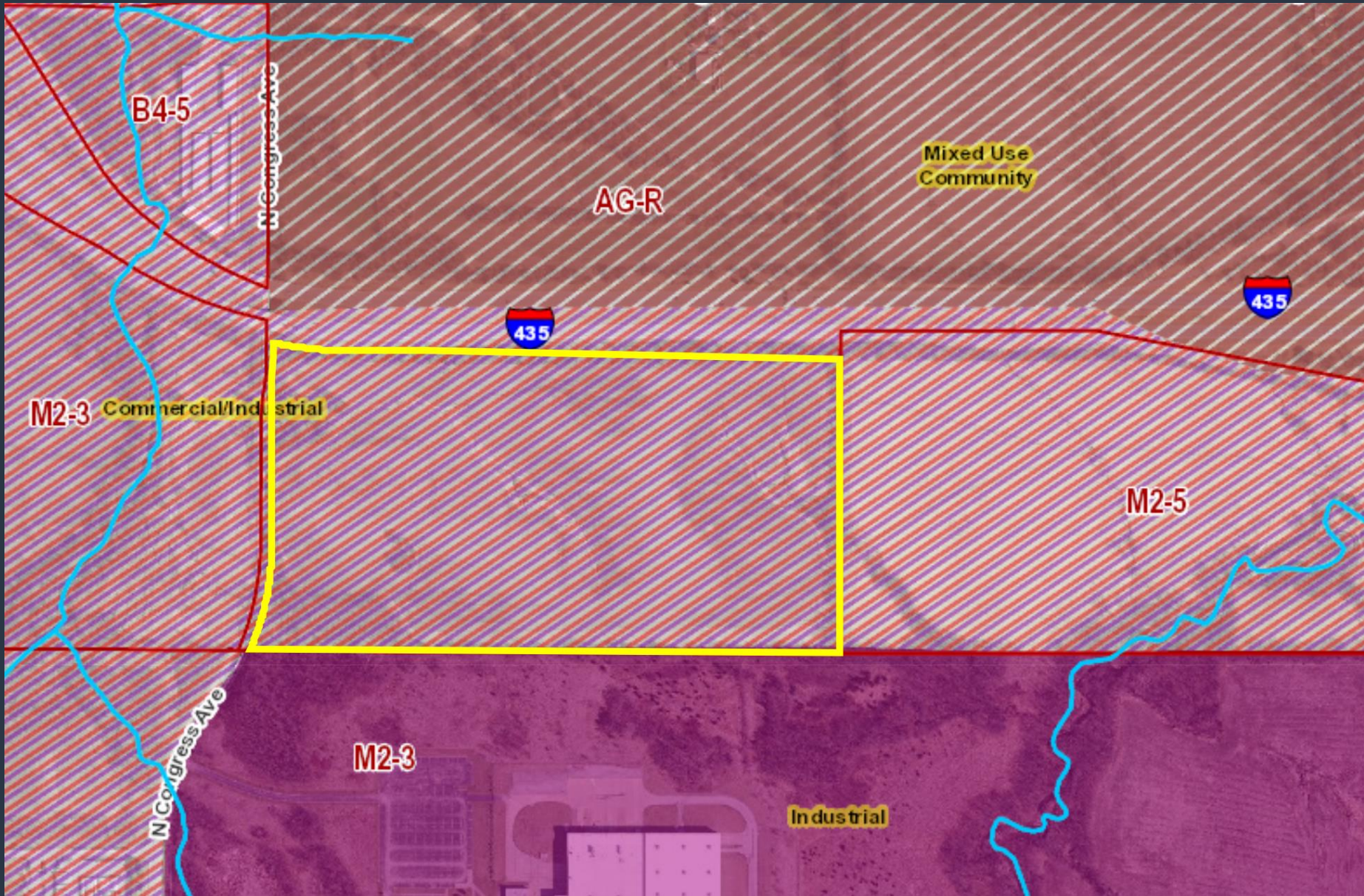






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# KCI Area Plan

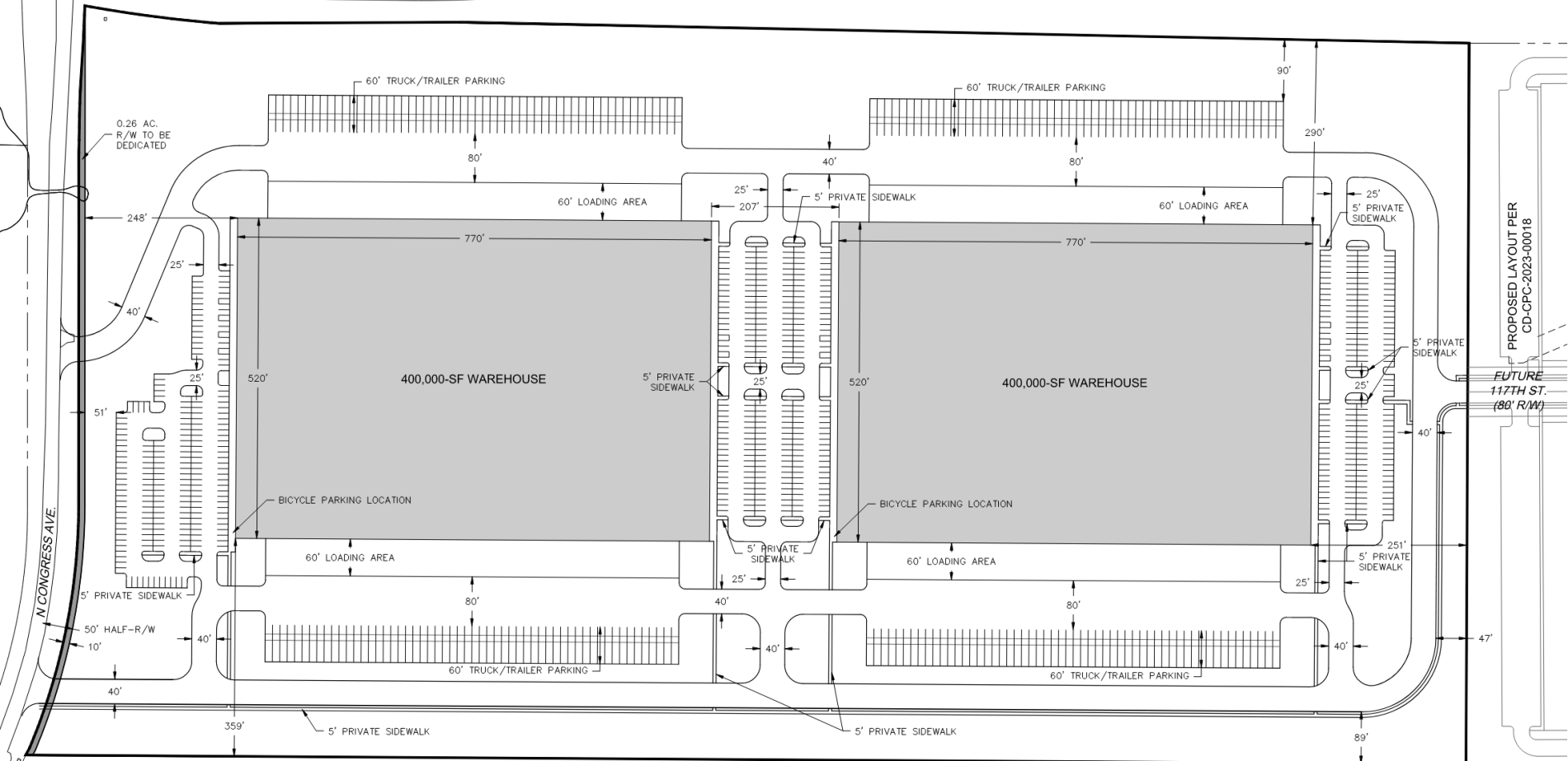
## Commercial and Industrial:

“Allows either Commercial or Industrial uses. Also allows a combination of the two uses primarily in business and industrial parks.”





INTERSTATE 435



PROPOSED LAYOUT PER  
CD-CPC-2023-00018

FUTURE  
117TH ST.  
(80' R/W)

# Site Plan



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ARCHITECTURAL CHARACTER IMAGE FOR PROPOSED INDUSTRIAL WAREHOUSE USE

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	NOT APPLICABLE; SEE SHEET 05
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #2 ON THIS SHEET (07)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED
88-445 SIGNS	SEE GENERAL NOTE #3 ON THIS SHEET (07)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH PROJECT PLAN

**PLAN SHEET EXEMPTIONS REQUESTED:**

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

1. PHOTOMETRIC PLAN (CONCEPT)
2. BUILDING ELEVATIONS (CONCEPT)

**GENERAL NOTES:**

1. PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREE LINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, PROJECT PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
2. PROJECT PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
3. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
4. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.

**GENERAL DESIGN GUIDELINES:**

1. MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
2. PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
3. ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
4. SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
5. EACH BUILDING SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
6. FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

# Concept Rendering and Design Guidelines



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View looking south on N Congress Ave. Subject site on the left.



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View looking north on N Congress Ave. Subject site on the right.



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## Staff Recommendation:

**Case No. CD-CPC-2023-00015**

**Approval**

**Case No. CD-CPC-2023-00019**

**Approval with conditions**