



CITY PLAN COMMISSION STAFF REPORT

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

January 3, 2023

Project Name
Project Royal

Docket #2

Request

CD-CPC-2022-00194
Development Plan

Applicant

Dean Randolph
Davidson Architecture and Engineering

Owner

Brett Elifritz
Platform Ventures

Location

14820 Thunderbird Rd

Area

About 53 acres

Zoning

M1-5

Council District

6th

County

Jackson

School District

Grandview

Surrounding Land Uses

North: Manufacturing, zoned UR

South: Manufacturing, zoned M1-5

East: Manufacturing, zoned M1-5

West: Manufacturing, zoned M1-5

Major Street Plan

The City's Major Street Plan does not identify any streets at this location

Land Use Plan

The Martin City/Richards Gebaur Area Plan recommends Industrial uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on October 28, 2022. Scheduling deviations from 2022 Cycle X have occurred due to needed revisions.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no Neighborhood Associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on December 20, 2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is within the existing CenterPoint Intermodal Development. Manufacturing uses are present in all directions surrounding the proposed development. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan which also serves as a preliminary plat, in District M1-5 (Manufacturing) to allow for 500,000 square foot of office and warehouse development on one (1) lot and one (1) tract, on about 53 acres generally located at the southwest corner of 150 Hwy and Thunderbird Road.

CONTROLLING CASE

There is no controlling case for the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2 Recommendation: **Approval Subject to Conditions**

PLAN REVIEW

The applicant is seeking approval of a Development Plan in District M1-5 acres generally located at the southwest corner of 150 Hwy and Thunderbird Road.

The applicant is requesting approval of a Development Plan to allow for the creation of a 500,000 SF warehouse. The plan is for "Project Royal" a food processing and warehouse distribution center. The warehouse portion of the building is proposed to be constructed of metal panel, while the office is proposed to be made architectural metal panels, stone veneer, and glass panels.

The plan proposes 1 lot and 1 tract with access from the existing Thunderbird public street. The plan shows two driveways off Thunderbird Road. There is a third driveway off of a private drive to the south. The plan does not propose and sidewalks on the exterior of the lot along Thunderbird Road. There is internal sidewalks for pedestrian connections.

WAIVERS AND DEVIATIONS

The applicant is not seeking any waivers or deviations to the Zoning and Development Code.

PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	Complies with M1-5 zoning standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		
Parking and Loading Standards (88-420)	Yes	Yes	705 parking spaces provided. 20 short term bicycle parking spaces provided.
Landscape and Screening Standards (88-425)	Yes	Yes	Sufficient screening from public ROW is provided.
Outdoor Lighting Standards (88-430)	Yes	Yes	Plan conforms to standards
Sign Standards (88-445)	No		Signs must be permitted separately
Pedestrian Standards (88-450) *	Yes	No	Applicant is proposing internal sidewalks. No sidewalks are provided along Thunderbird Road.

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

Proposed Preliminary Plat complies with all standards of the Zoning and Development Code as well as the Martin City/Richards Gebaur Area Plan.

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

Proposed use of Limited Manufacturing is allowed by Section 88-140 of the Zoning and Development Code.

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;

Proposed vehicular ingress and egress to and from the site allows for safe and efficient movement. Access to the site is proposed from Thunderbird Road and a private drive.

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 Preliminary Plat does not inhibit pedestrian circulation and safety. Pedestrian Circulation has been provided internally. Access to the site is from Thunderbird Road which is not improved and does not provide sidewalks.

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

There is existing public infrastructure serving the site. Additional utilities and infrastructure will be brought to City Standards after the applicant obtains an approved Final Plat.

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.

Adjacent properties are all manufacturing buildings. The style and design of the proposed building is compatible for the area.

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.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed building is over 500,000 SF with the required parking being 705 spaces. The applicant has provided open space around the exterior of the lot to conserve open space.

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

There are no existing trees on the site. The applicant has proposed a landscape plan which shows 197 trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

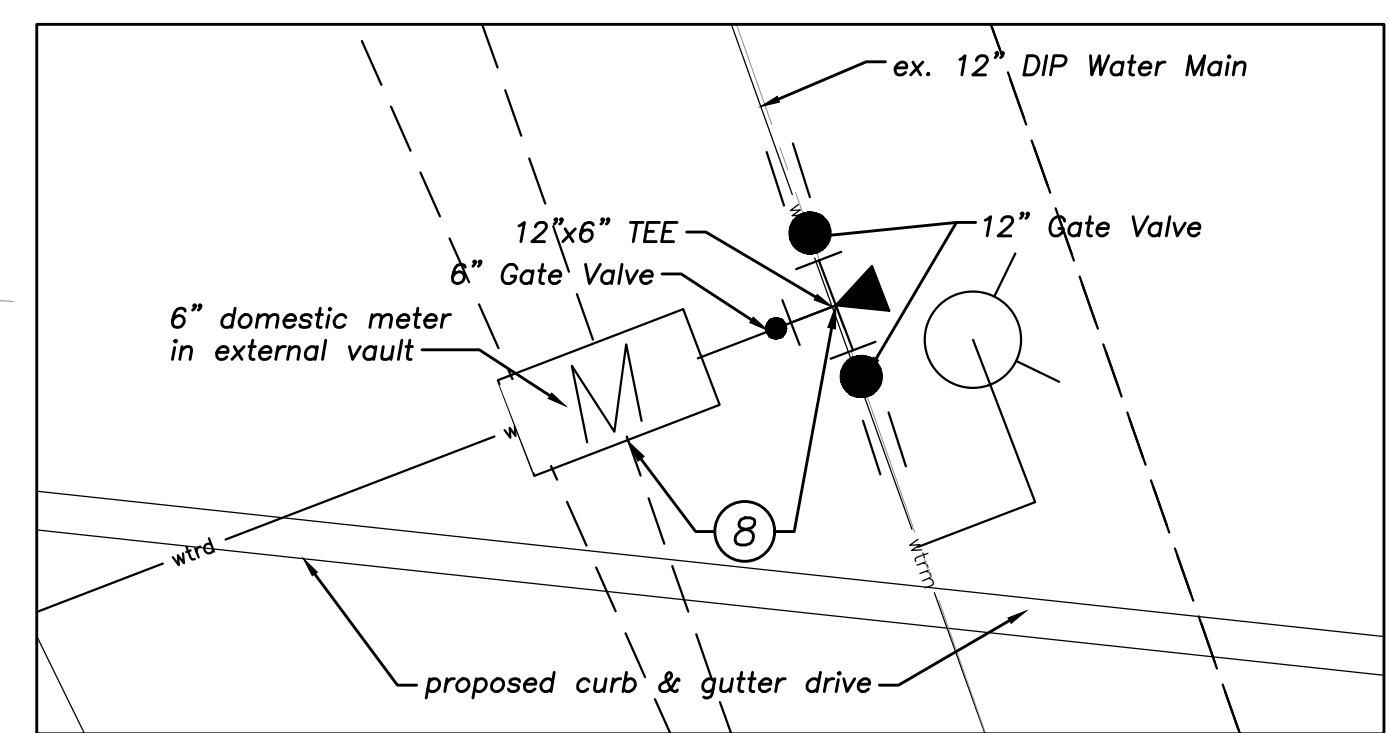
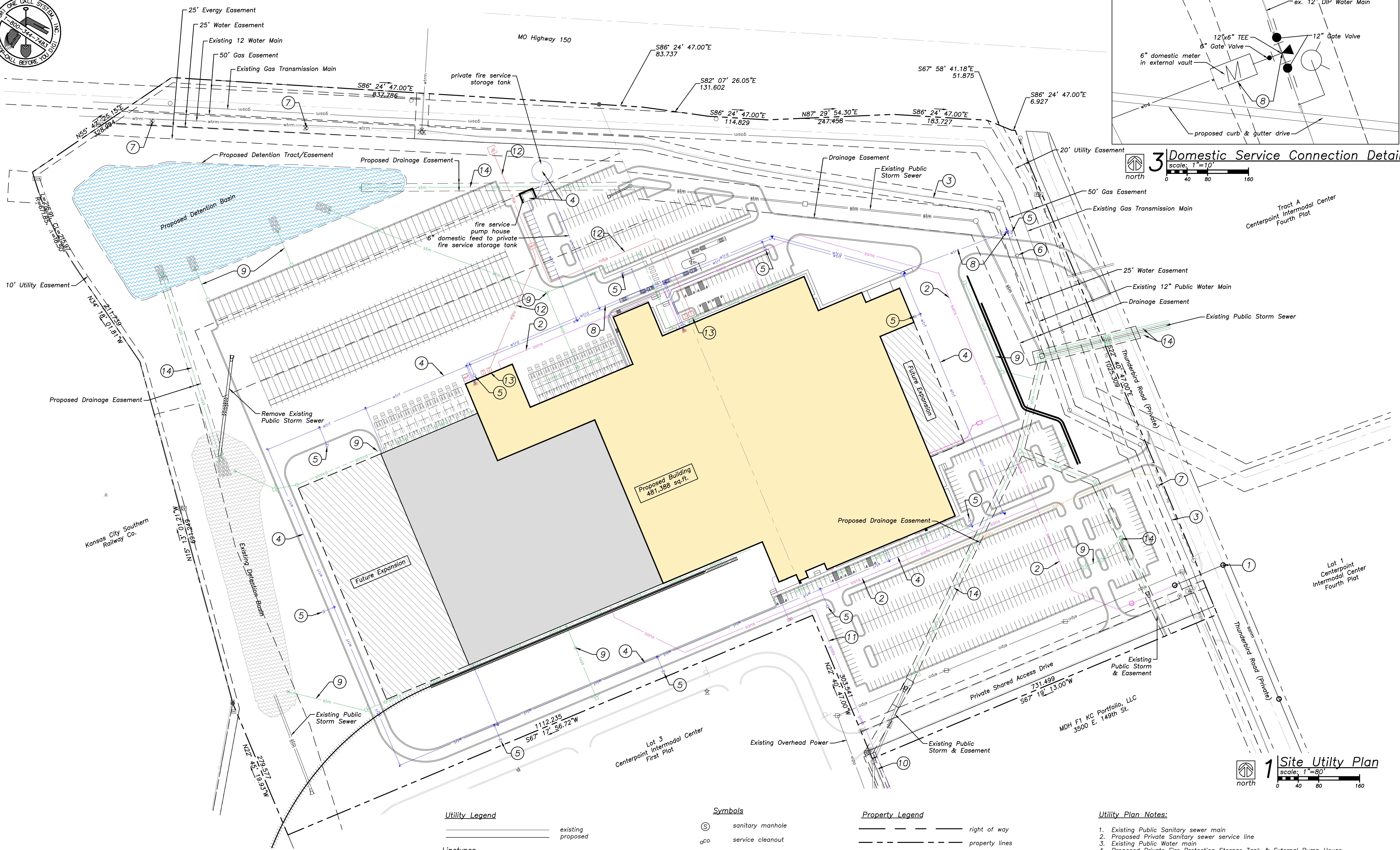
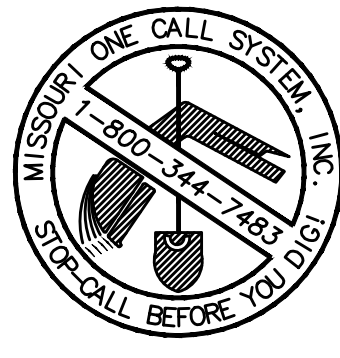
PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Matthew Barnes
Planner



3 Domestic Service Connection Detail
Scale: 1"=10'
north

1 Site Utility Plan
Scale: 1"=80'
north

DOC. REL.#	DATE	DESCRIPTION
0	10/31/2023	DEVELOPMENT PLAN
0	12/12/2022	DEVELOPMENT RE-SUBMITAL



500 West 5th Street
Charlotte, North Carolina 28202
Telephone: (704) 342-7600
Facsimile: (704) 342-7601

Manufacturing - Automotive
Food & Beverage - Distribution
Retail - Hospitality



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10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 252-5300



4301 Indian Creek Pkwy
Overland Park, KS 66207
913.451.9390
www.davidsonae.com

POLLUTANTS FROM OWNER'S OPERATIONS... CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES... THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GRAY ARCHITECTS AND ENGINEERS, P.S.C. AND CONDUCTED BY GRAY AND THE MATERIALS INVOLVED IN THESE ACTIVITIES, IS SUPERIOR TO GRAY ARCHITECTS AND ENGINEERS AND GRAY'S KNOWLEDGE, ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DISPOSAL, ESCAPE, RELEASE OR SEQUESTRATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR OIL, OR INTO THE SURFACE OR SUBSURFACE OF LAND, FOR WHATEVER CAUSE, INCLUDING NEGLIGENCE, WHETHER CAUSED BY THE OWNER OR GRAY, OR BY ANY OTHER PARTY, AND GRAY SHALL NOT BE RESPONSIBLE FOR ANY POLLUTANT RELEASED OR ESCAPED FROM THE FACILITY, OR FOR ANY HAZARDOUS SUBSTANCE, THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DISPOSAL OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.

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CORP. SEAL

A Development Plan For:
Project Royal
KC MO

Overall Site Utility Plan

JOB NUMBER	SHEET NUMBER
7934	C1.3

NOT FOR CONSTRUCTION

Utility Legend

	existing
	proposed
Linetypes	
	sanitary main
	sanitary service
	storm sewer (existing)
	storm sewer (solid wall, proposed)
	storm sewer (perforated, proposed)
	water main
	water service (fire)
	water service (domestic)
	water service (irrigation)
	natural gas main
	natural gas service schematic
	underground primary electric
	underground secondary electric
	overhead electric
	underground cable/phone/data
	underground cable/phone/data service
	fence-chainlink
	fence-wood
	fence-barbed wire
	trestle

Symbols

	sanitary manhole
	service cleanout
	force main release valve
	rectangular structure
	circular structure
	fire hydrant
	water valve
	water meter
	backflow preventer
	natural gas meter
	service transformer (pad mount)
	primary switch gear
	light pole
	cable/phone/data junction box
	street light
	pedestrian street light
	electric pole
	guy wire
	end section

Property Legend

	right of way
	property lines
	easements
	setbacks

Grading Legend

	existing minor contour
	existing major contour
	proposed minor contour
	proposed major contour

Utility Legend

	existing sanitary main
	existing water main
	existing storm sewer
	existing gas main
	existing underground electric
	existing underground data
	proposed sanitary main
	proposed sanitary service
	proposed water main
	proposed fire line
	proposed water service
	proposed storm sewer
	proposed gas main
	proposed gas service
	proposed underground primary electric
	proposed underground secondary electric
	proposed overhead electric
	proposed underground data

Utility Plan Notes:

- Existing Public Sanitary sewer main
- Proposed Private Sanitary sewer service line
- Existing Public Water main
- Proposed Private Fire Protection Storage Tank & External Pump House.
- Proposed Private fire hydrant.
- Existing Public fire hydrant to be relocated.
- Existing Public fire hydrant.
- Proposed Domestic service line. 12"x12"x6" TEE on 12" main w/ 12" sleeves on the main and gate valves matching branch diameters. 6" meter in external vault
- Proposed Private storm sewer system
- Existing Gas main
- Proposed Gas Service
- Primary underground electrical service
- Secondary underground electrical service
- Proposed public storm sewer

Water Service Note:

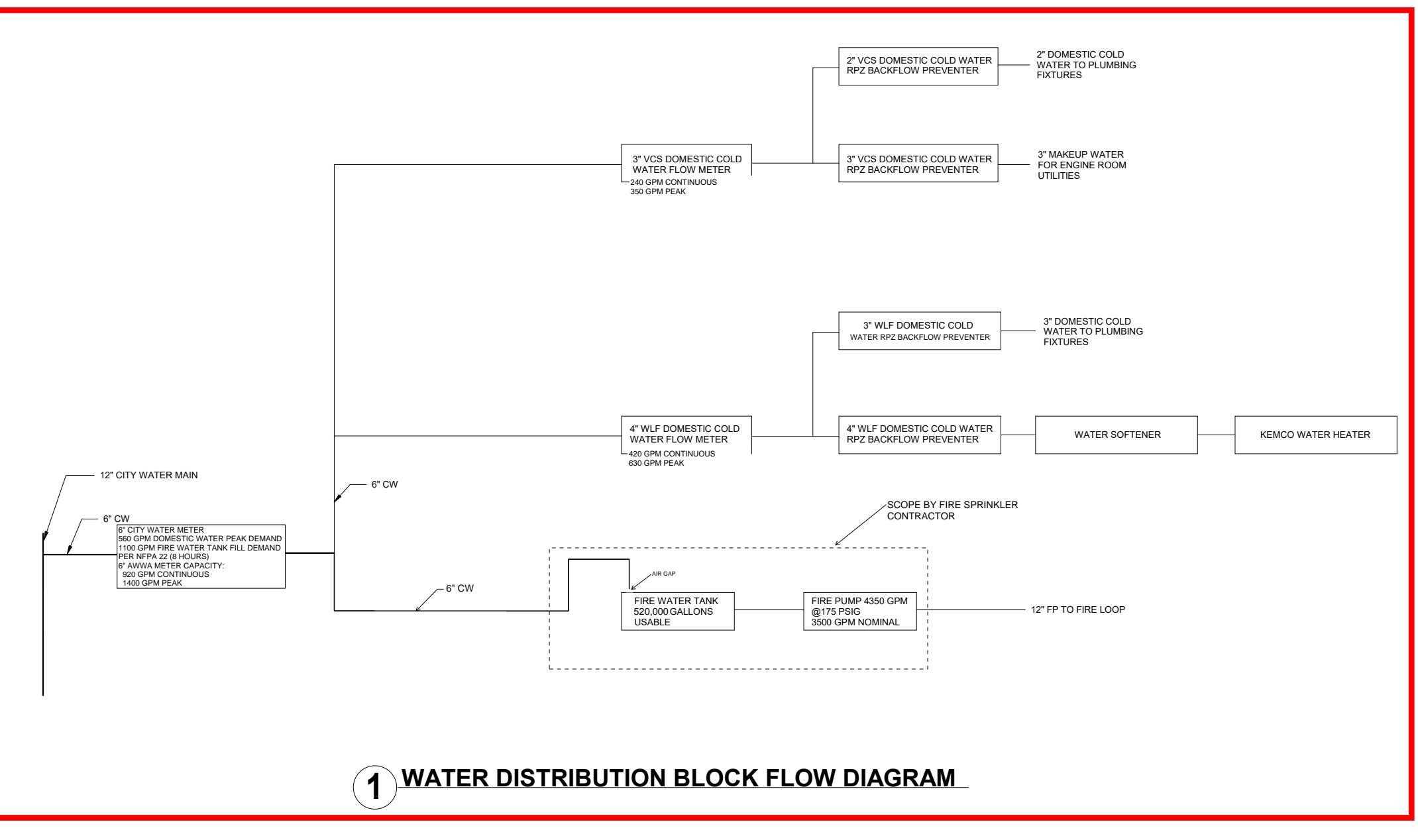
Fire Protection Note: Private Fire Protection Storage Tank will be filled via 6" domestic service tap connection on existing public 12" water main & 6" meter in external vault. No fire flow water service, including private fire hydrants, sprinkler systems, etc., will be drawn directly from the public main. See service schematic, this page.

Legal Description:

Lot 2A, Centerpoint Intermodal Center First Plat

Floodplain Note:

According to "Flood Insurance Rate Map" community Panel No. 29095C05100, map revised January 20, 2017, as published by the Federal Emergency Management Agency, this property lies with flood zone "X" (areas of minimal flooding).



1 WATER DISTRIBUTION BLOCK FLOW DIAGRAM

EXTERIOR MATERIALS & FINISHES

- VERTICAL METAL WALL PANELS:**
42" WIDE, KYNAR COATED INSULATED METAL WALL PANELS EQUAL TO METSPAN LIGHT MESA, COLOR "POLAR WHITE"
- ARCHITECTURAL INSULATED METAL WALL PANELS (FIELD):**
3" THICK, HORIZONTAL, SMOOTH ARCHITECTURAL INSULATED METAL WALL PANELS EQUAL TO CENTRIA FORMAWALL, COLOR "OFF-WHITE"
- ARCHITECTURAL INSULATED METAL WALL PANELS (ACCENT):**
3" THICK, HORIZONTAL, SMOOTH ARCHITECTURAL INSULATED METAL WALL PANELS EQUAL TO CENTRIA FORMAWALL, COLOR "XL MEDIUM GRAY"
- ARCHITECTURAL FORMED METAL WALL PANELS:**
FORMED METAL WALL PANELS WITH HORIZONTAL RIBS EQUAL TO CENTRIA CONCEPT SERIES, COLOR "XL SILVER"
- ARCHITECTURAL PRECAST STONE VENEER:**
LARGE FORMAT, BUFF/LIMESTONE COLOR
- ALUMINUM WINDOW/DOOR FRAMING SYSTEM:**
STOREFRONT (UP TO 10' HIGH) EQUAL TO KAWNEER 451T, ANODIZED ALUMINUM FRAME, COLOR: BLACK
- CURTAINWALL (OVER 10' HIGH):** EQUAL TO KAWNEER 1800, ANODIZED ALUMINUM FRAME, COLOR: BLACK
- GLASS:** 1" INSULATED, LOW-E GLASS WITH ARGON FILL EQUAL TO SOLARBAN 60, TYP.
- SUNSHADES:** 30" DEEP EQUAL TO KAWNEER VERSOLEIL - OUTRIGGER SYSTEM, ANODIZED ALUMINUM, COLOR: BLACK
- EXTERIOR DOORS (HOLLOW METAL DOORS AND FRAMES):**
PAINTED TO MATCH ADJACENT WALL COLOR
- OVERHEAD DOORS, DOCK DOORS, FREEZER/COOLER DOORS:**
DOOR COLORS SELECTED FROM MANUFACTURER'S PREFINISHED COLORS (INTENT TO MATCH ADJACENT WALL COLORS, TYPICALLY WHITE, UNLESS NOTED OTHERWISE).
- TRUCK DOCK DOORS:** 10'x11' INSULATED SECTIONAL OVERHEAD DOCK DOOR POSITION WITH DOCK SHELTER, SHELTER COLOR BLACK.
- TRAIN RAIL DOCK DOORS:** 10'x11' INSULATED SECTIONAL OVERHEAD DOCK DOOR POSITION WITH INFLATABLE DOCK SHELTER, SHELTER COLOR BLACK.
- PREFINISHED METAL CAP FLASHINGS/COPINGS, GUTTERS, DOWNSPOUTS, SCUPPERS:**
COLOR TO MATCH ADJACENT WALL COLOR

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	12/12/2022	DEVELOPMENT RE-SUBMITTAL



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Manufacturing - Automotive
Food & Beverage - Distribution
Retail - Hospitality



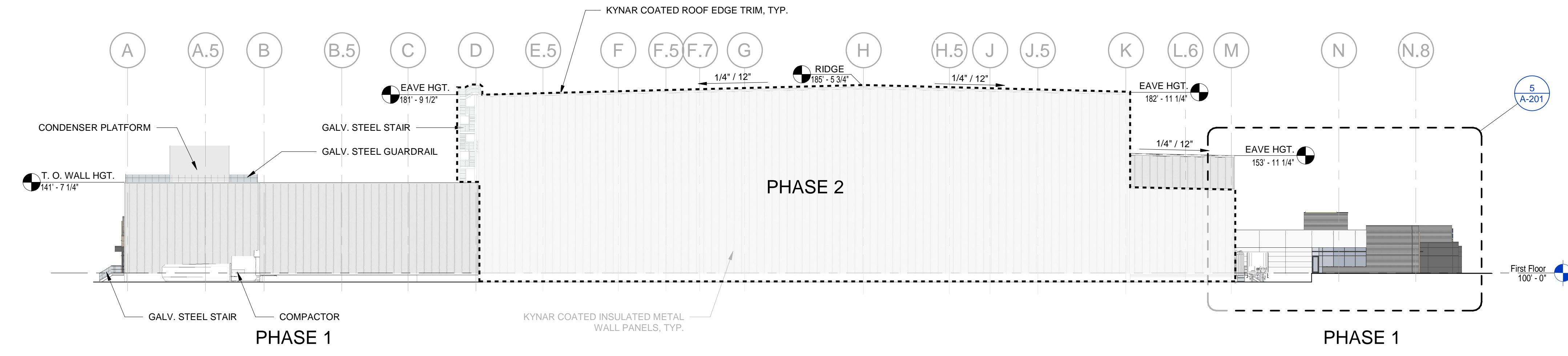
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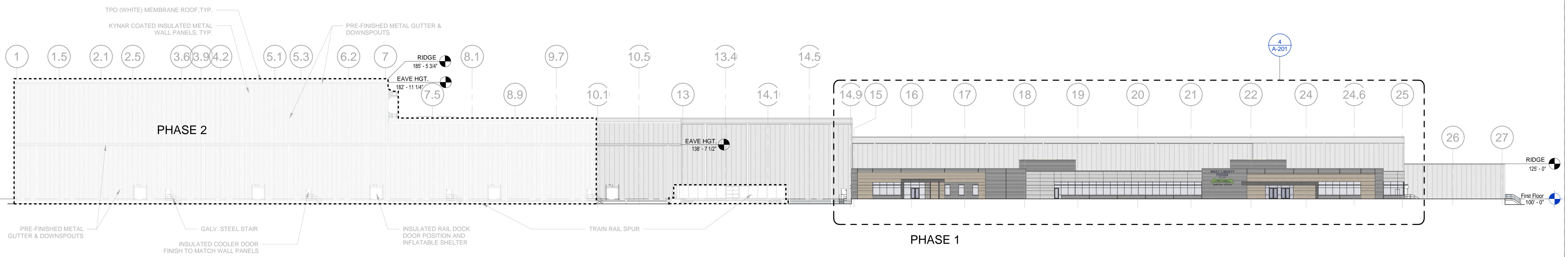
Architecture | Engineering | Interior Design

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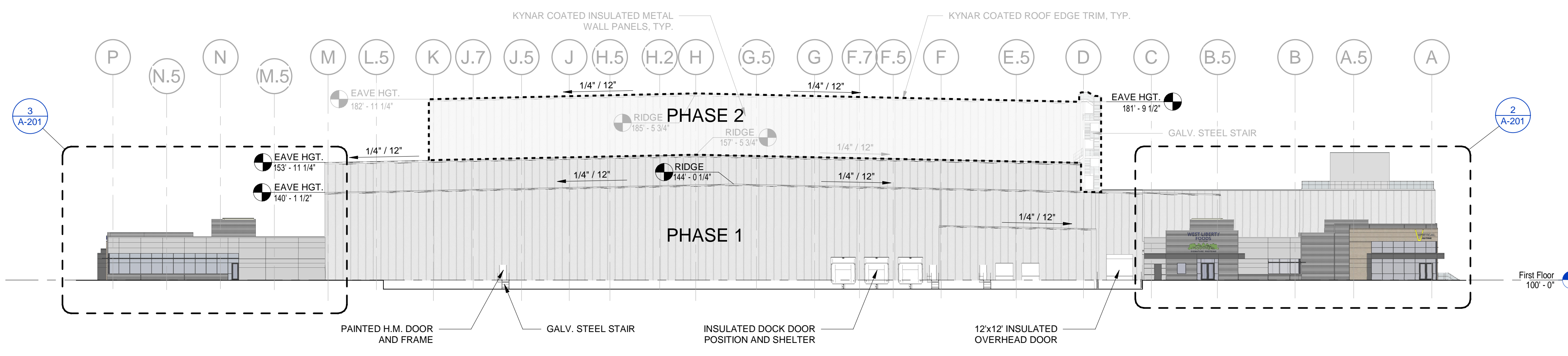
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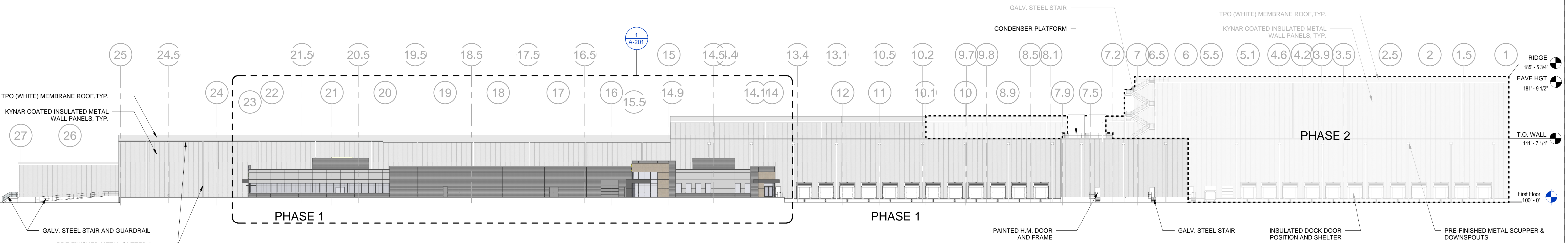
4 WEST ELEVATION - OVERALL
1/32" = 1'-0"



3 SOUTH ELEVATION - OVERALL
1/32" = 1'-0"



2 EAST ELEVATION - OVERALL
1/32" = 1'-0"



1 NORTH ELEVATION - OVERALL
1/32" = 1'-0"

NOT FOR CONSTRUCTION

CORP. SEAL

A Development Plan For:
Project Royal
KC MO

OVERALL EXTERIOR ELEVATIONS

JOB NUMBER	SHEET NUMBER
7934	A-200

EXTERIOR MATERIALS & FINISHES

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FORMED METAL WALL PANELS WITH HORIZONTAL RIBS EQUAL TO CENTRIA CONCEPT SERIES, COLOR "XL SILVER"
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Retail - Hospitality



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CORP. SEAL

A Development Plan For:
Project Royal
KC MO

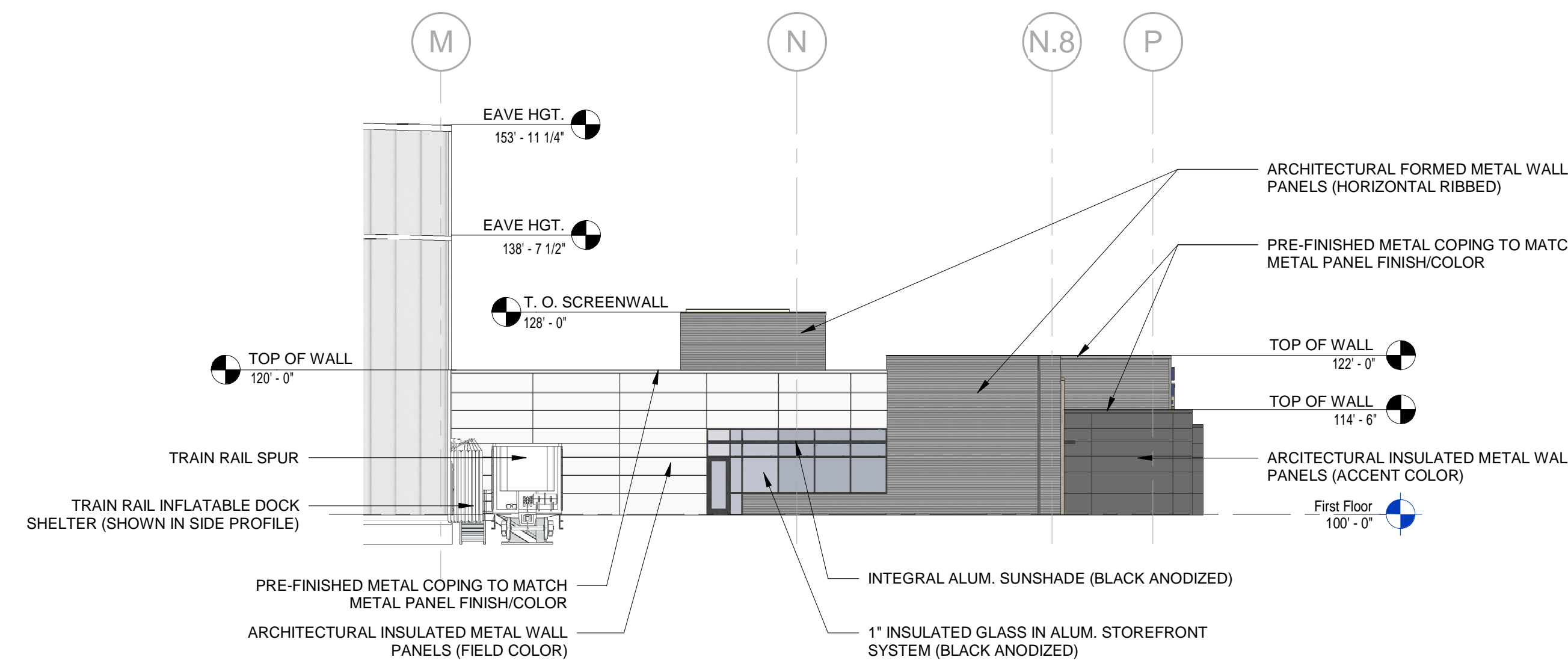
ENLARGED EXTERIOR ELEVATIONS

JOB NUMBER	SHEET NUMBER
7934	A-201

NOT FOR CONSTRUCTION

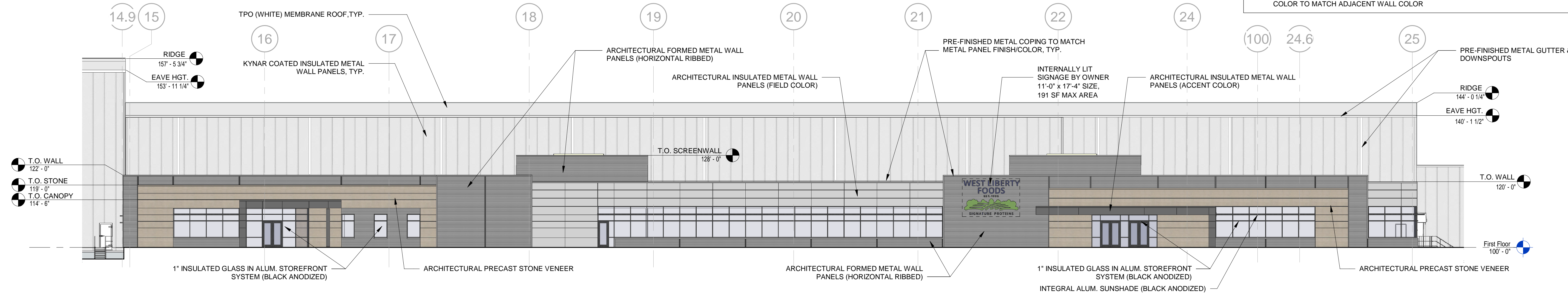
5 ENLARGED WEST ELEVATION - SOUTH OFFICE

1/16" = 1'-0"



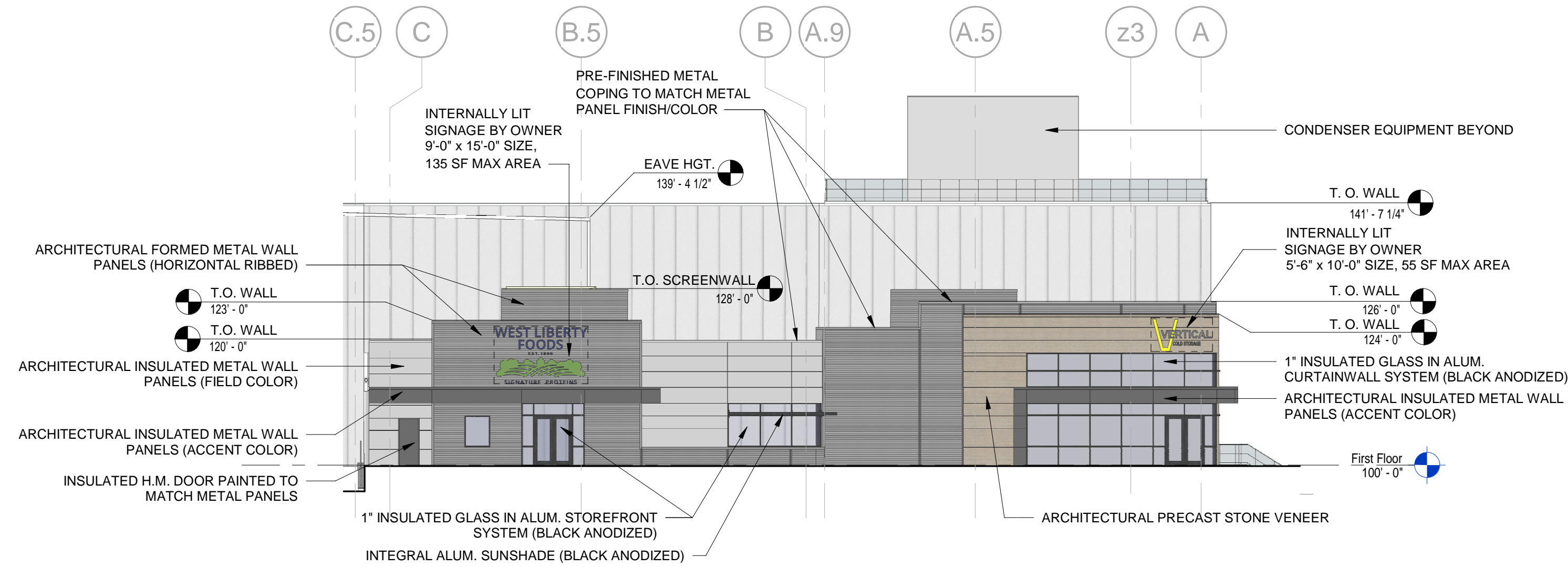
4 ENLARGED SOUTH ELEVATION - SOUTH OFFICE

1/16" = 1'-0"



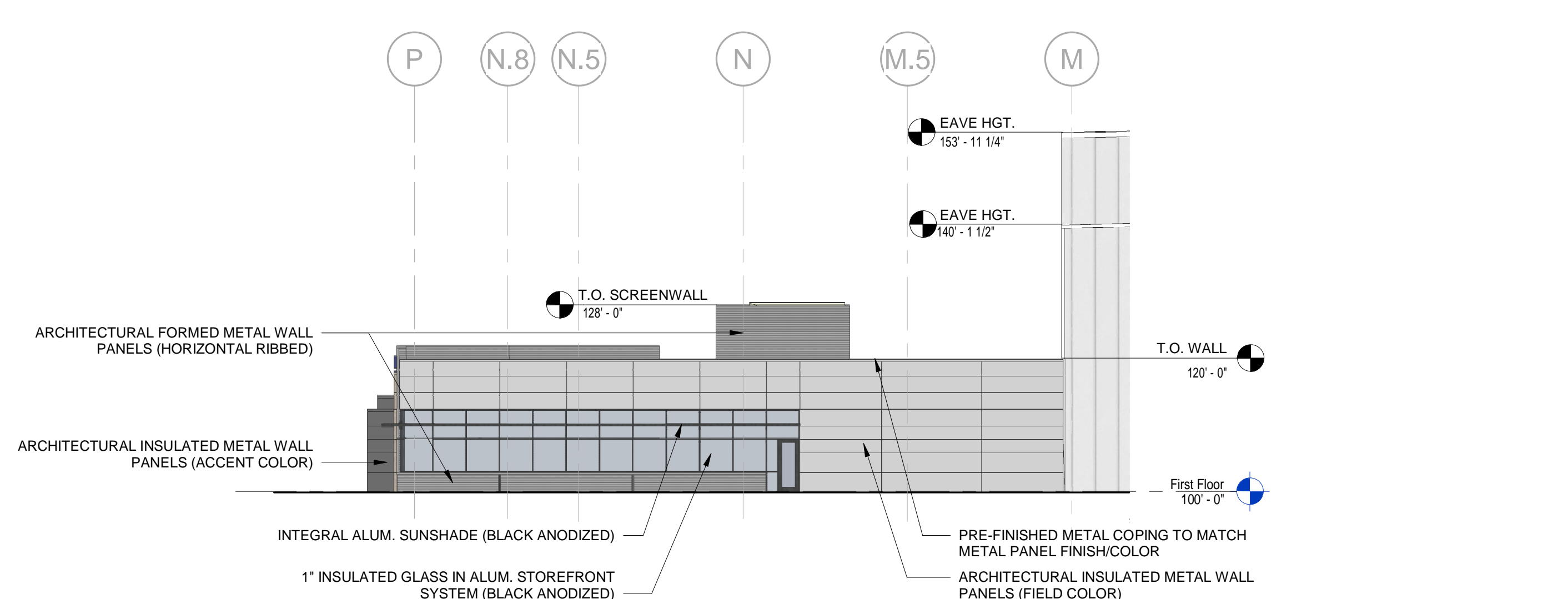
2 ENLARGED EAST ELEVATION - NORTH OFFICE

1/16" = 1'-0"



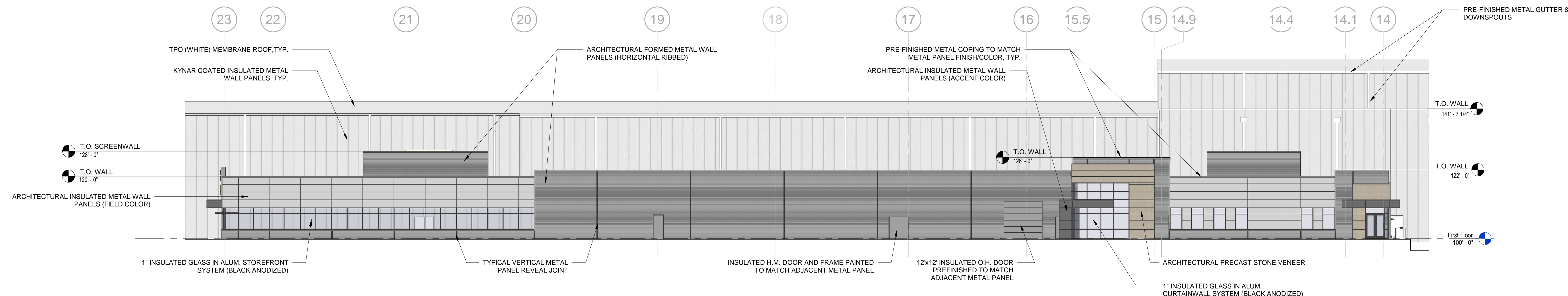
3 ENLARGED EAST ELEVATION - SOUTH OFFICE

1/16" = 1'-0"



1 ENLARGED NORTH ELEVATION - NORTH OFFICE

1/16" = 1'-0"





Plan Conditions

Report Date: December 28, 2022

Case Number: CD-CPC-2022-00194

Project: Project Royal at I-49 Industrial Center

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

1. That 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.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

3. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
4. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
5. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
8. The existing detention basin on west perimeter of the site and the proposed detention basin at northwest corner of the site will need to be platted in detention tracts and both will require a covenant agreement to maintain.

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

9. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
11. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

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

12. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
13. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
14. • Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2)
15. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
16. • Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3).

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

17. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Pedro Colato – 816-513-4892
19. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of
O.<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

21. the max. domestic only water service shall be 1100 GPM through a maximum 6" domestic service without adding distribution system capacity with a water main extension.
22. The developer must submit Fire Hydrant relocation plans meeting the 300' maximum spacing along the adjacent public roadways. Plans shall be prepared by a registered professional Engineer in Missouri. They shall be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>
)

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816)513-2131 / Lucas.Kaspar@kcmo.org with questions.

23. The developer provide acceptable easement, vacate existing easement, and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00194

Meeting Date: December 20th, 2022

Meeting Location: Online - Microsoft Teams

Meeting Time (include start and end time): 5:30pm - 6:00pm

Additional Comments (optional):

Representatives listed for Davidson AE and Platform Ventures stayed on the virtual meeting for over 30 minutes before closing the call after there was no other attendance.