



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 18, 2023

**Project Name**  
Master's Transportation KCI

**Docket # 6**

**Request**  
CD-CPC-2023-00098  
Rezoning without Plan

**Applicant**  
Dustin Burton  
Renaissance Infrastructure Consulting

**Owner**  
Amy Monroe  
Master's Transportation

Location 8800 NW 112<sup>th</sup> Street  
Area About 5.26 acres  
Zoning B4-2  
Council District 2<sup>nd</sup>  
County Platte  
School District Park Hill

**Surrounding Land Uses**  
**North:** Hotel & Undeveloped, zoned B3-3  
**South:** Hotel, zoned B3-3  
**East:** Gasoline & Fuel Sales, zoned B3-3  
**West:** Interstate 29, zoned AG-R

**Major Street Plan**  
NW 112<sup>th</sup> Street is identified as a thoroughfare on the City's Major Street Plan.

**Land Use Plan**  
The KCI Area Plan recommends Commercial/Industrial for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 6/11/2023. No scheduling deviations from 2023 Cycle M have occurred.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on July 7<sup>th</sup>, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The five-acre site is currently unimproved land with the remnants of a parking area that served a bank that was here until it was demolished in 2018. There is a hotel to the north and a gas station to the east.

## SUMMARY OF REQUEST + KEY POINTS

A request to approve a rezoning from District B3-3 to District B4-2 on about 5.26 acres generally located at NW 112<sup>th</sup> Street and Interstate 29.

## CONTROLLING + RELATED CASES

**5963-GP-5** - To approve a plan amendment in District GP-2 (general transient retail business) to delete approximately 9.79 acres from a previously approved development plan and approving a development plan for an existing hotel, bank and convenience store was approved by Council on July 10, 2008 (**Ord. No. 080583**).

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

**6 APPROVAL**

**PLAN REVIEW**

The applicant is proposing to rezone four lots totaling approximately five acres from B3-3 to B4-2. The KCI Area Plan recommends commercial and industrial as the future land use for this area. The applicant is Master's Transportation who will use this property as transportation center for the buses and vehicles they operate due to it's close proximity to the airport and Interstate 29.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

The proposed rezoning is in conformance with the KCI Area Plan.

**B. Zoning and use of nearby property;**

The surrounding properties are zoned B3 but the area plan allows for zoning up to B4 and M1 in this general area.

**C. Physical character of the area in which the subject property is located;**

The area is generally surrounded by lodging and office uses.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

There are public facilities and infrastructure to serve future development on this site.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The subject property is suitable for the proposed zoning due to its proximity to Interstate 29 and the airport.

**F. Length of time the subject property has remained vacant as zoned;**

The subject property has been unimproved (vacant) land since 2018.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning will not detrimentally affect nearby properties as there is M zoning within 500 feet of the subject property (to the east) and Interstate 29 immediately to the west.

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

The site will potentially remain vacant and underutilized if the application is denied.

**ATTACHMENTS**

1. Applicants Submittal
2. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,

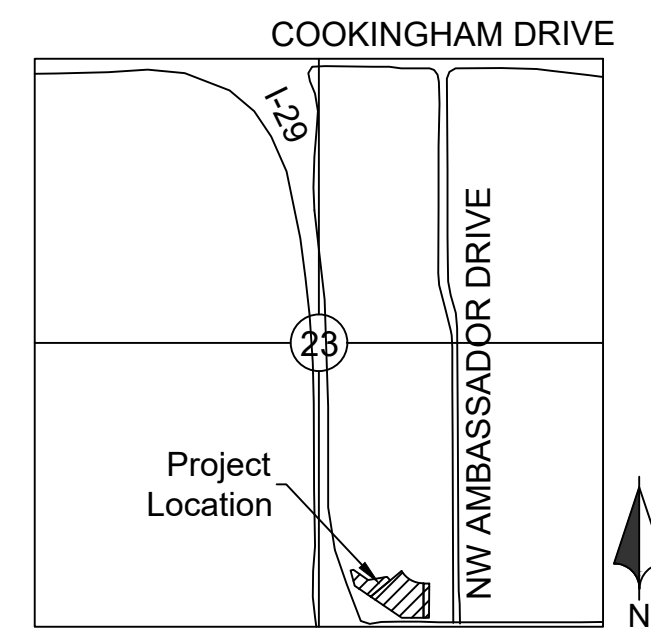


Andrew Clarke, AICP  
Planner

# Masters Transportation

Kansas City, Platte County, Missouri

## Project Plan



SECTION MAP  
Section 23-52N-34W  
Scale 1" = 2000'

**Legal Description:**

TRACT I:  
Tract H, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri.

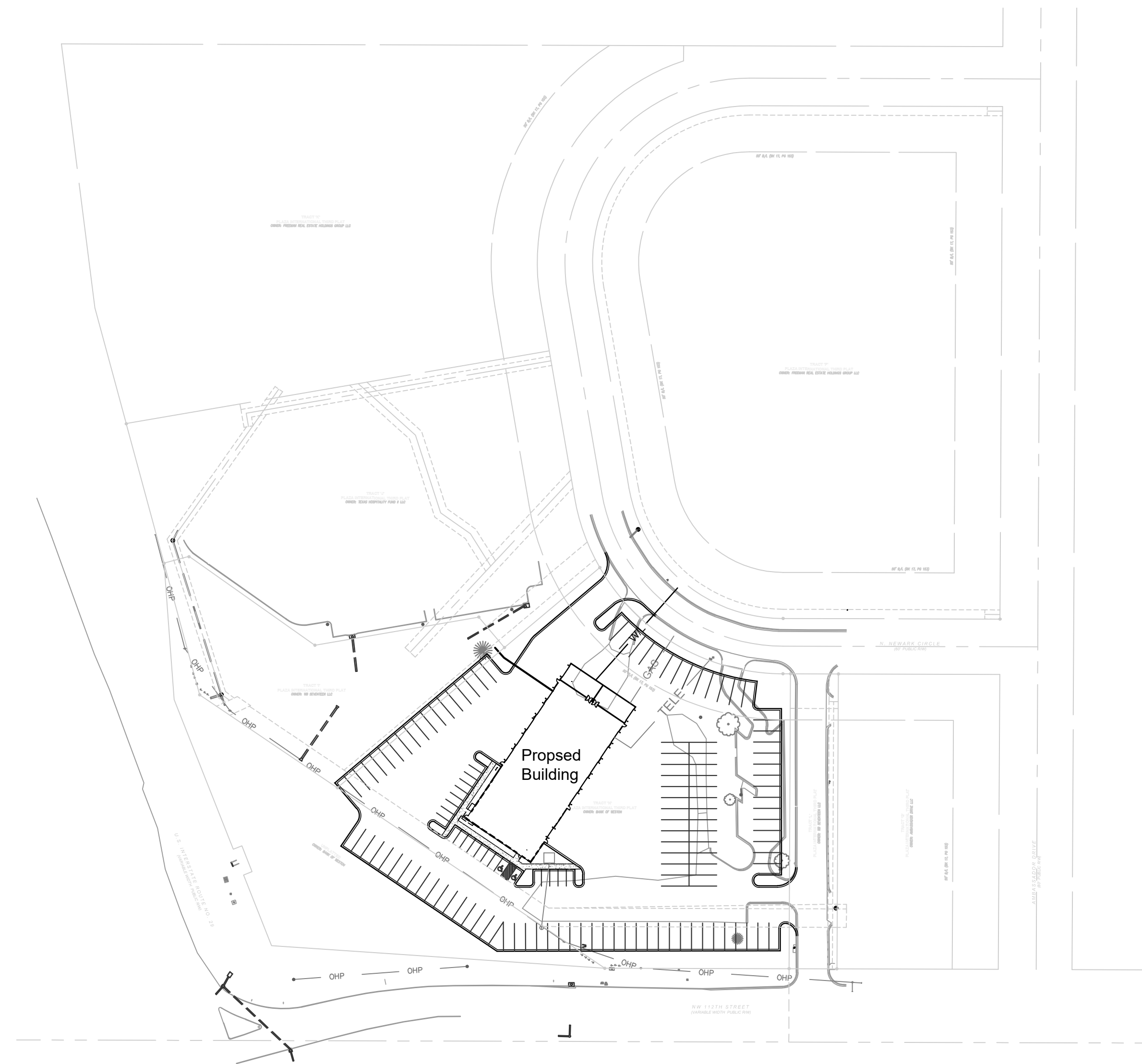
TRACT II:  
Tracts I and L, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri.

TRACT III:  
All that part of the Southeast Quarter of Section 23, Township 52, Range 34, Kansas City, Platte County, Missouri, described as follows: Beginning at the Northwest corner of Tract I, PLAZA INTERNATIONAL, THIRD PLAT, a subdivision in Kansas City, Platte County, Missouri, thence South 15 degrees 07 minutes 51 seconds East along the Westerly line of said Tract I also being the Easterly Right of Way of Interstate I-29 a distance of 148.15 feet; thence South 55 degrees 59 minutes 56 seconds East along said Easterly Right of Way and Westerly line of Tract I and also being the Westerly line of Tract H of said PLAZA INTERNATIONAL, THIRD PLAT, a distance of 530.26 feet to a point on the Northerly Right of Way line of Northwest 112th Street, thence North 86 degrees 08 minutes 26 seconds West, a distance of 362.44 feet, thence North 21 degrees 34 minutes 55 seconds West, a distance of 82.48 feet; thence North 68 degrees 25 minutes 05 seconds East a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 30.00 feet; thence South 68 degrees 25 minutes 05 seconds West, a distance of 10.00 feet; thence North 21 degrees 34 minutes 55 seconds West, a distance of 174.61 feet; thence North 04 degrees 15 minutes 59 seconds West, a distance of 148.59 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

**FLOOD PLAIN NOTE**

According to the FEMA Flood Insurance Rate Map Number 29095C0041G, 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, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE.



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Condition
C03	General Layout
C04	Dimension Plan
C05	Grading Plan
C06	Utility Plan
C07	Truck Turning Plan
L01	Landscape Plan
L02	Landscape Details

**Consultant:**

Renaissance Infrastructure Consulting, LLC  
Contact Person: Dustin Burton, P.E.  
8653 Penrose Lane  
Lenexa, KS 66218  
dburton@ric-consult.com  
(913) 333-3873

**Prepared For:**

Contact Person: Rita Luukkonen  
Master's Transportation  
800 Quik Trip Way  
Belton, MO 64012  
Direct: (816) 979-3385  
Email: rital@masterstransportation.com

**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
Utility Easement	Future Curb and Gutter
Sanitary Sewer Easement	Access Easement
Drainage Easement	Temporary Easement

Project Plans  
23-0129  
Masters Transportation  
Kansas City, Platte County, Missouri

Title Sheet

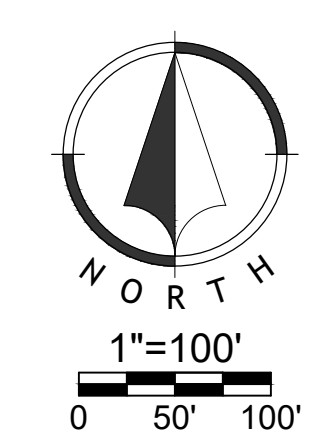
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www.ric-consult.com  
400 E 17th Street  
Kansas City, Missouri 64108  
MO Certificate of Authority: E-2010033830

**NOT FOR CONSTRUCTION**

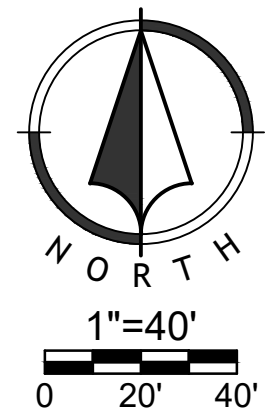
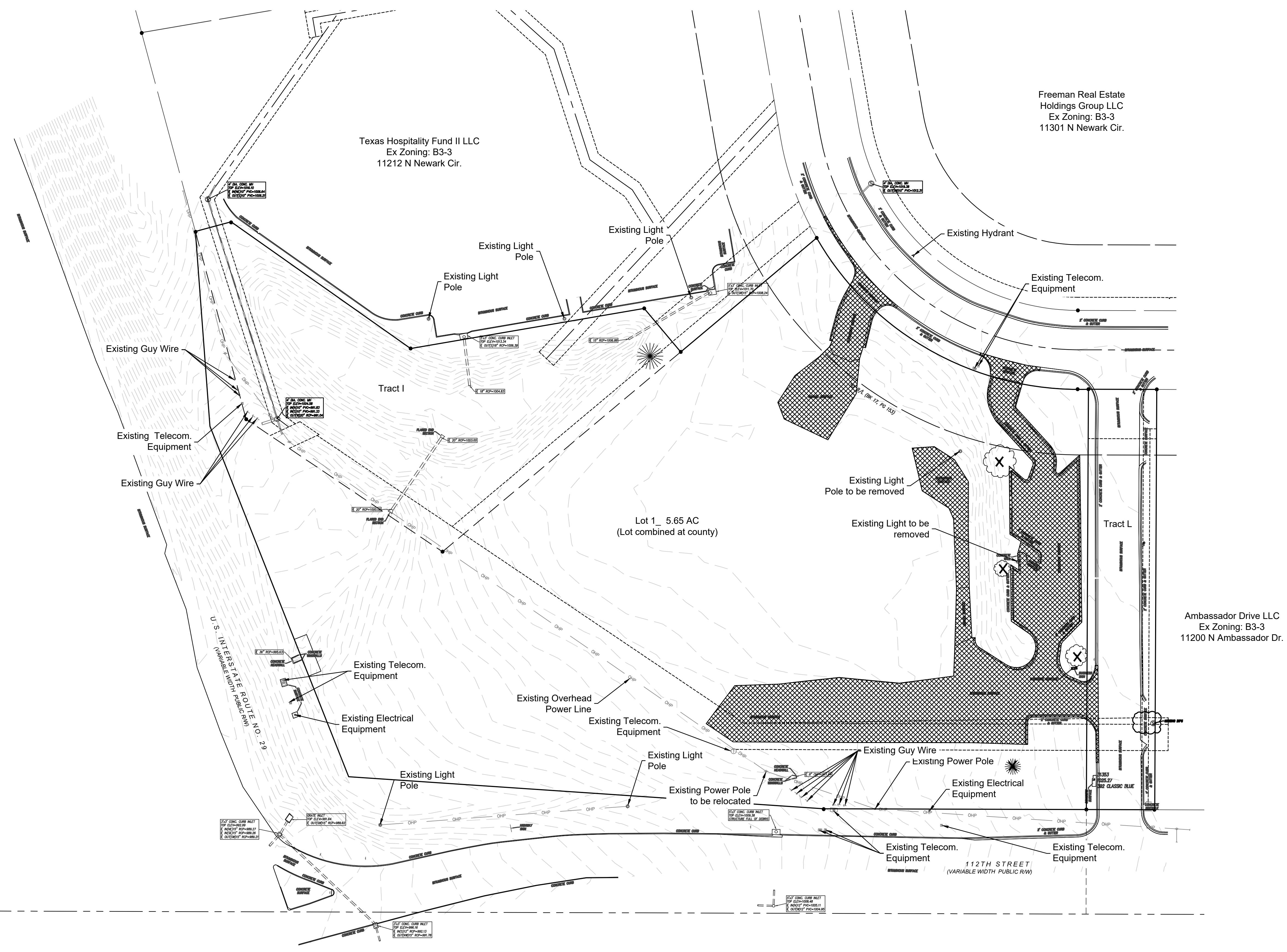
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Project Plans  
 23-0129  
 Masters Transportation  
 Kansas City, Platte County, Missouri

Existing Condition

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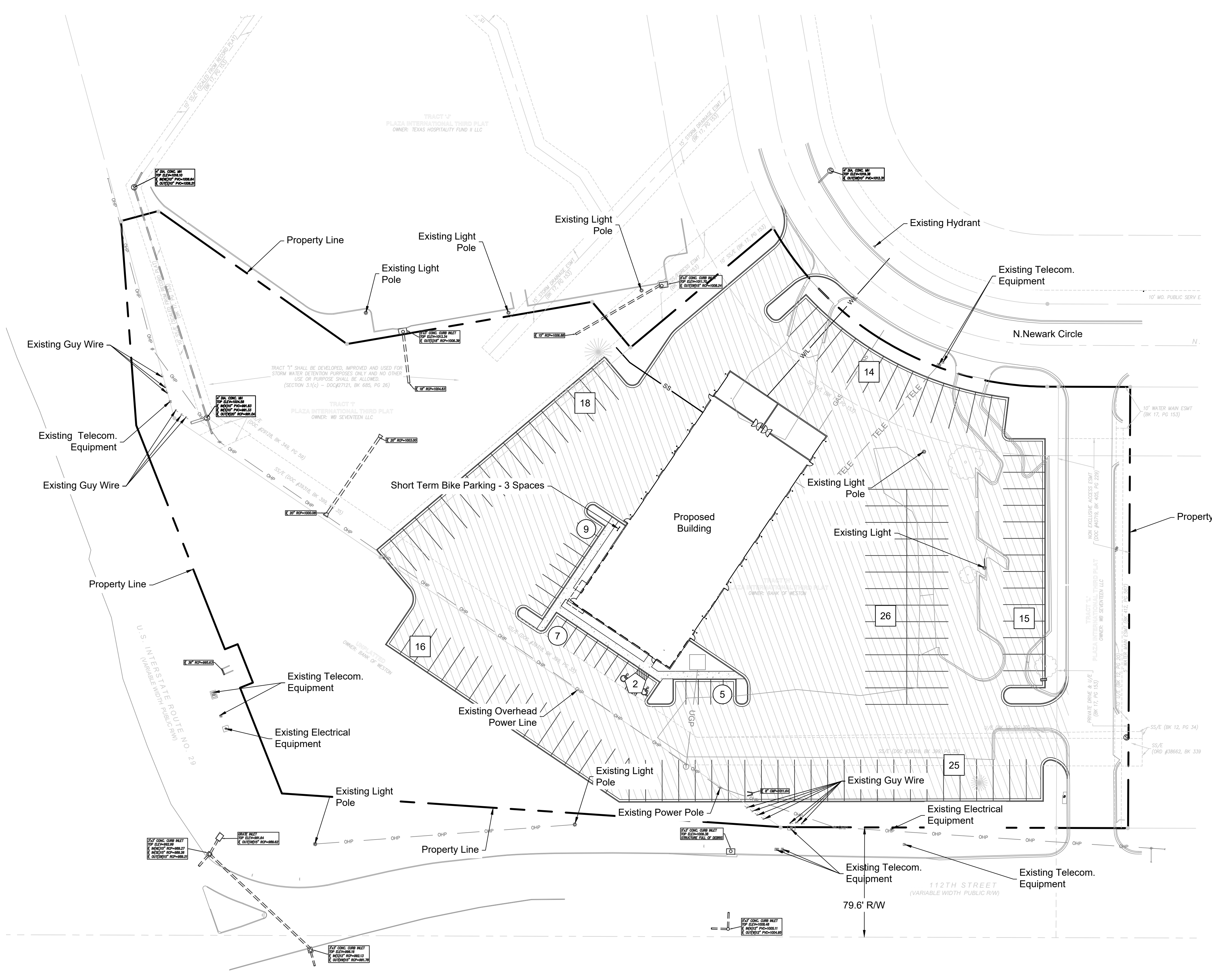
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**SITE DATA TABLE (Proposed) :**

LOT 1:

- A. Ex Zoning: B3-3    Proposed Zoning: B4-2
- B. Total Lot Area: 229,105.08 Sq. Ft. = 5.26 Acres ±
- C. Land Area or acres for existing and proposed street right of way: N/A
- D. Net Land Area: 5.26 Acres ±
- E. Proposed Use: Storage Warehouse
- F. Height above Grade at Building: 35 ft
- G. Gross Floor Area : 17,340 SF    Total Floor Area: 17,340 SF
- H. Building Coverage and Floor area Ratio: 0.0757
- I. Residential Gross and Net Density: N/A
- J. Commercial Parking  
Required: 7 Spaces (1 per 4 employees)    Provided: 23 Spaces (2 ADA)
- K. Short Term Bike Parking:  
Required: 3 Spaces (10% of employee parking, 3 min)    Provided: 3 Spaces  
Long Term Bike Parking:  
Required: 2 Spaces (1 per 20 employees)    Provided: 2 Spaces  
(Long Term Bike Parking to be provided inside of building)
- L. Applications for Amendments to Development: N/A
- M. Applications for Amendments to Development: N/A

**Parking Count Legend**

- ADA Stall Count    ⬡
- Standard Stall Count    ⬢
- Truck Stall Count    ⬢

**Pavement Legend**

- Asphalt Pavement
- Concrete Sidewalk



Project Plans  
23-0129  
Masters Transportation  
Kansas City, Platte County, Missouri

General Layout

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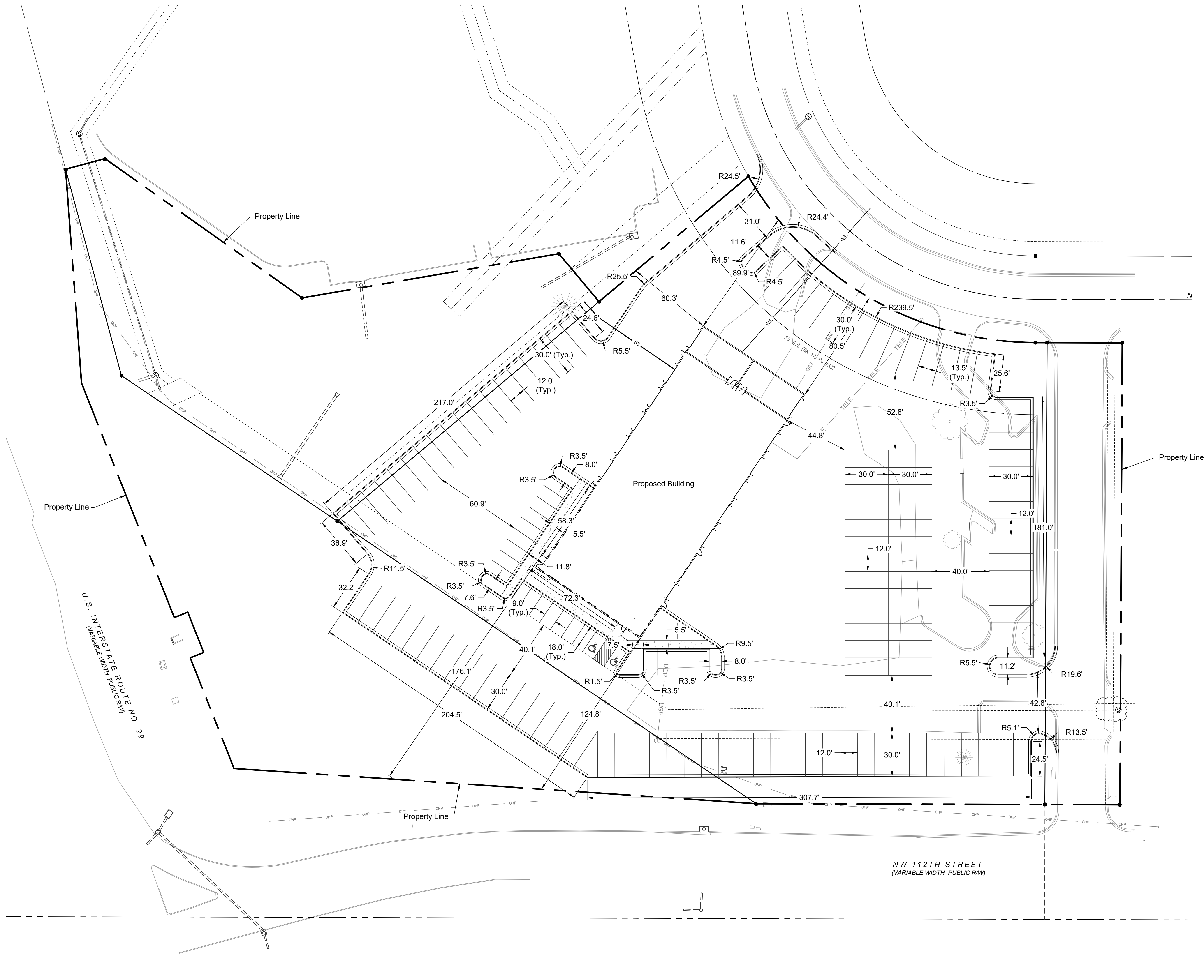
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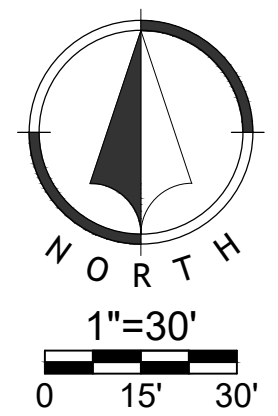
Dimension Plan

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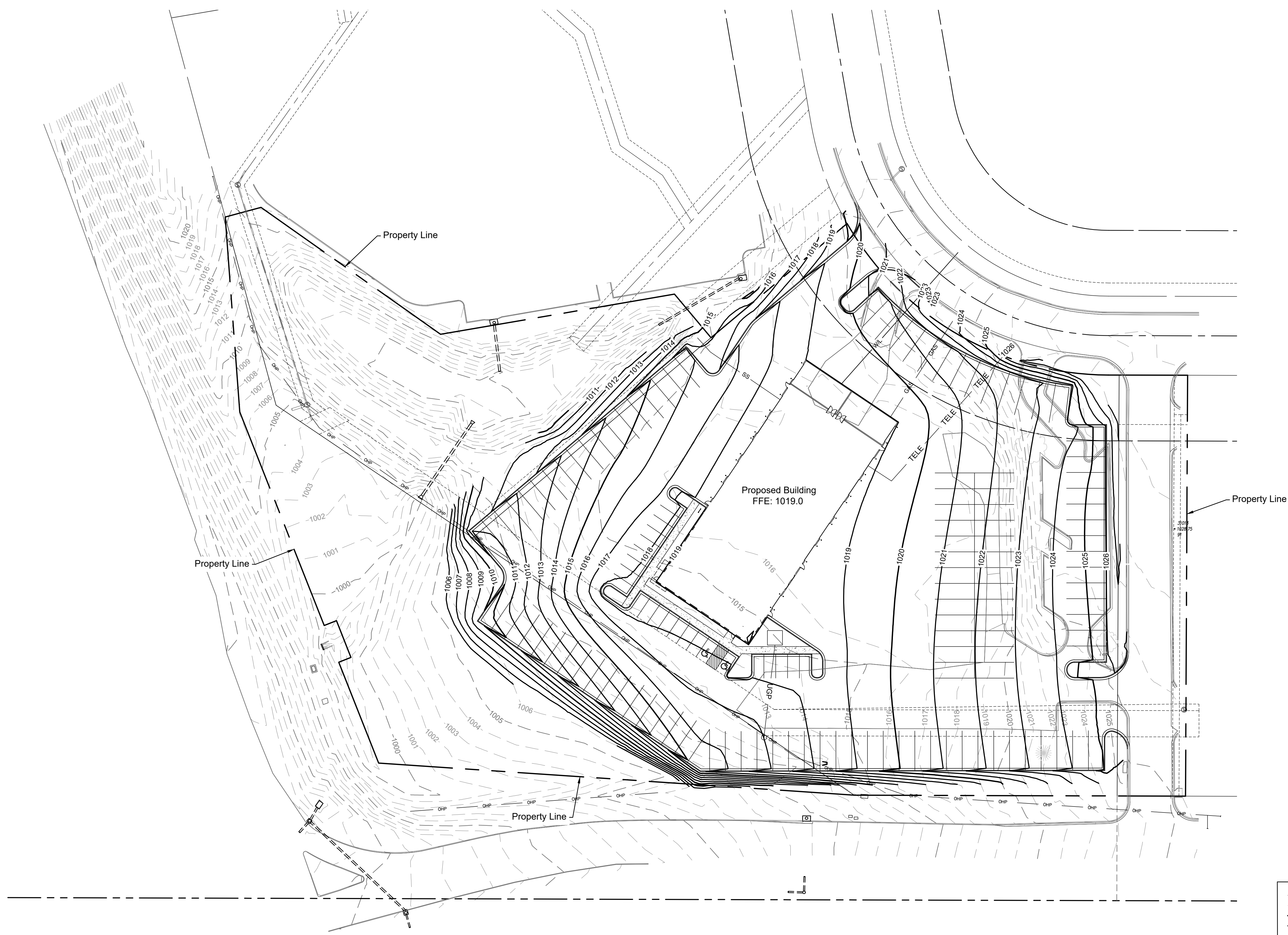
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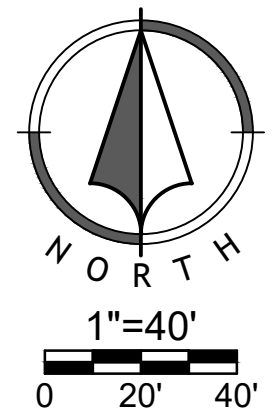
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- - - Existing Major Contour
- - - Existing Minor Contour
- — — Proposed Major Contour
- — — Proposed Minor Contour



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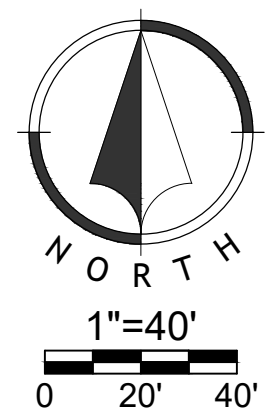
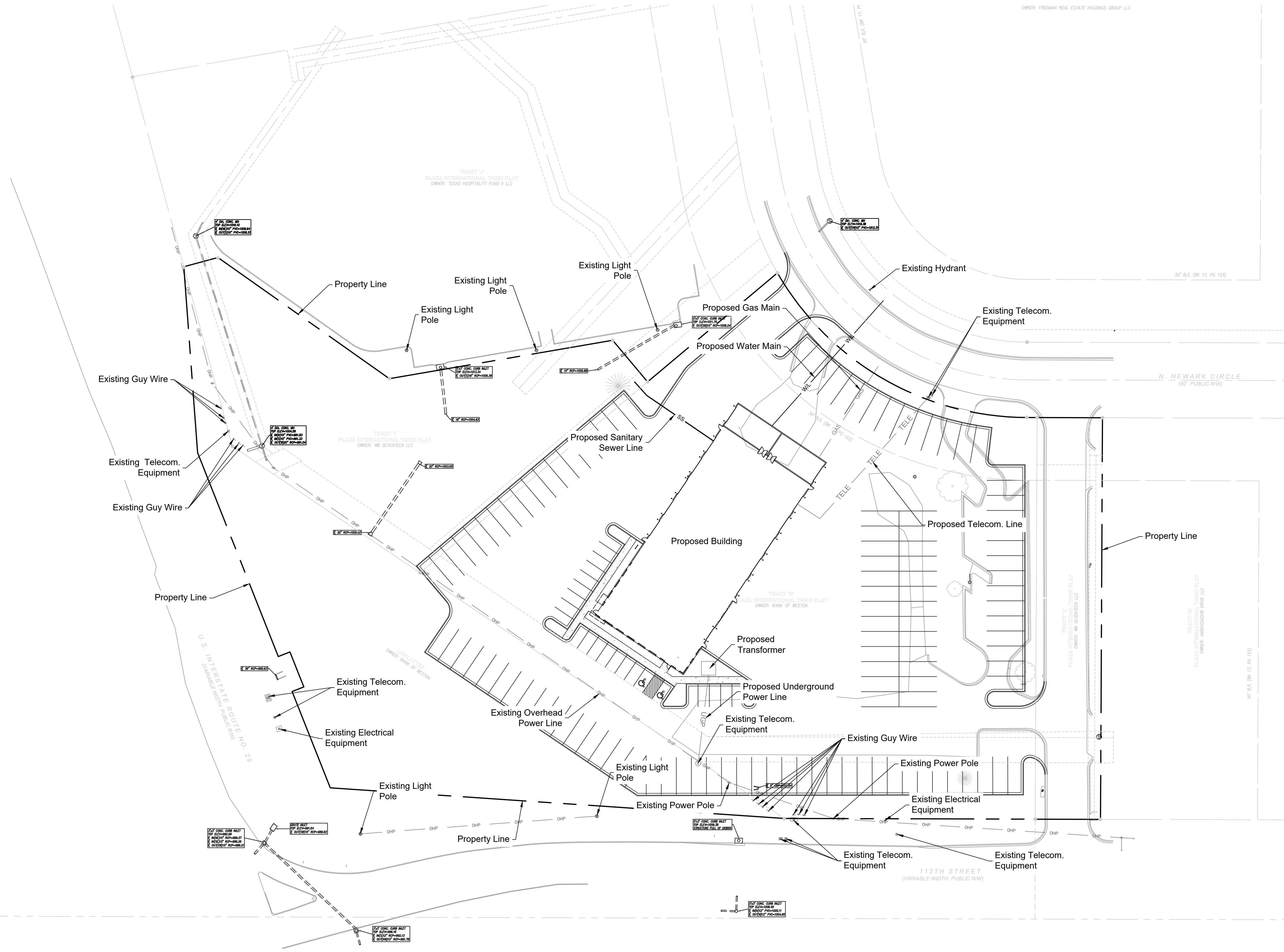
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Project Plans  
 23-0129  
 Masters Transportation  
 Kansas City, Platte County, Missouri

Grading Plan



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Project Plans  
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 Kansas City, Platte County, Missouri

Utility Plan

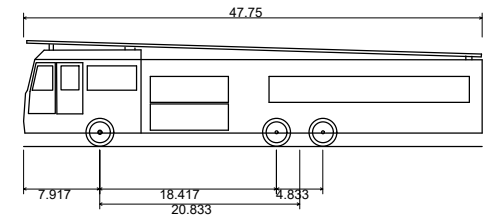
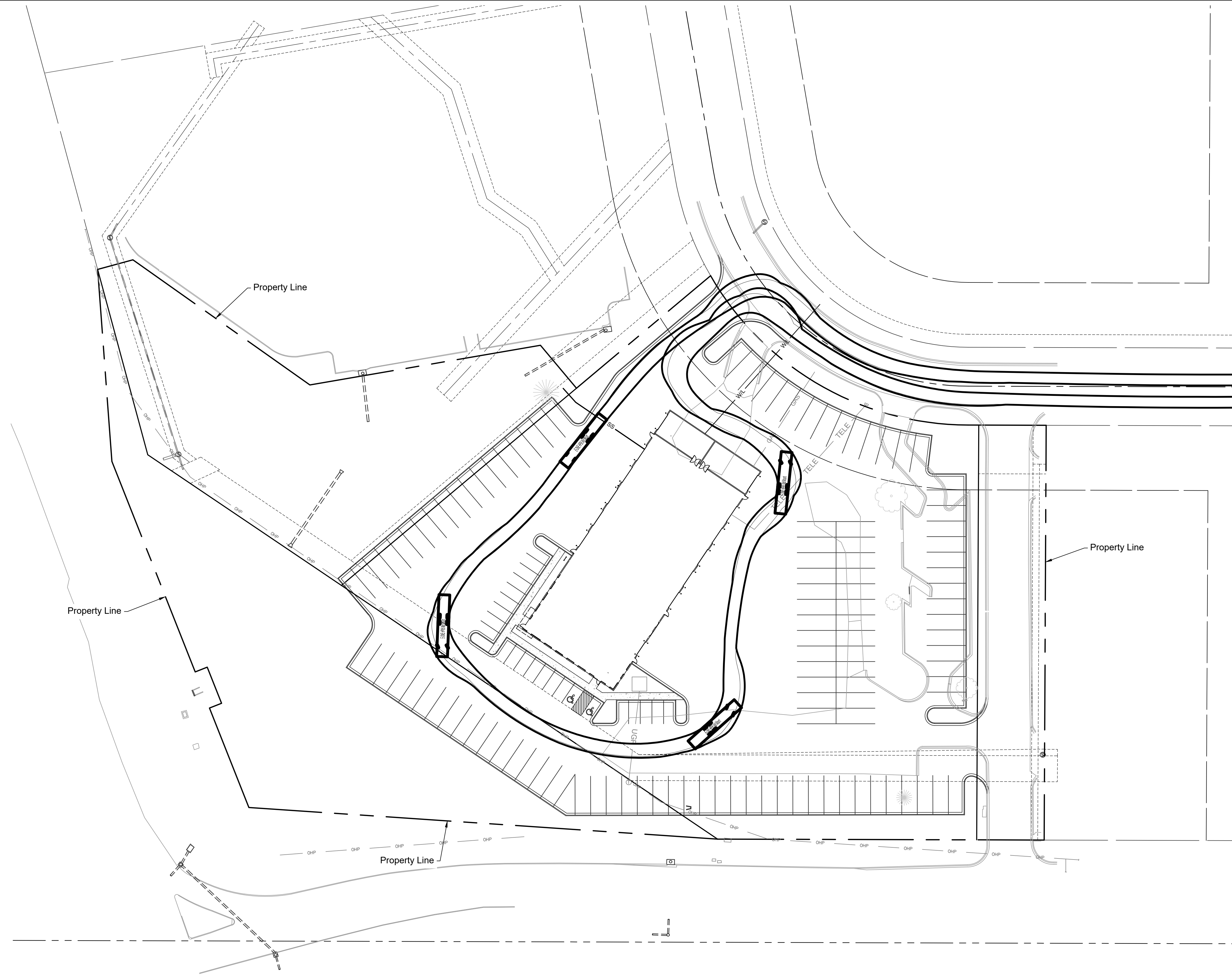
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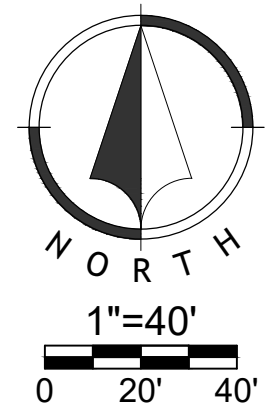
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 KANSAS CITY, MISSOURI 64108  
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E-ONE HP95 Mid Mount  
 Overall Length 47.75ft  
 Overall Width 8.33ft  
 Overall Body Height 11.00ft  
 Min Body Ground Clearance 4.36ft  
 Track Width 8.33ft  
 Lock-to-lock time 6.00s  
 Max Wheel Angle 45.00°



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Project Plans  
 23-0129  
 Masters Transportation  
 Kansas City, Platte County, Missouri

Truck Turning Plan

**LANDSCAPE CALCULATIONS**

Zoning: B3-3  
 Street Trees  
 Required: 1 tree / 30'  
 Provided:  
 112th Street (562') = 16 trees  
 Newark Circle (205') = 7 trees

General Landscape  
 Required: 1 tree / 5,000 sf building coverage  
 Provided: 17,340 sf building = 4 trees

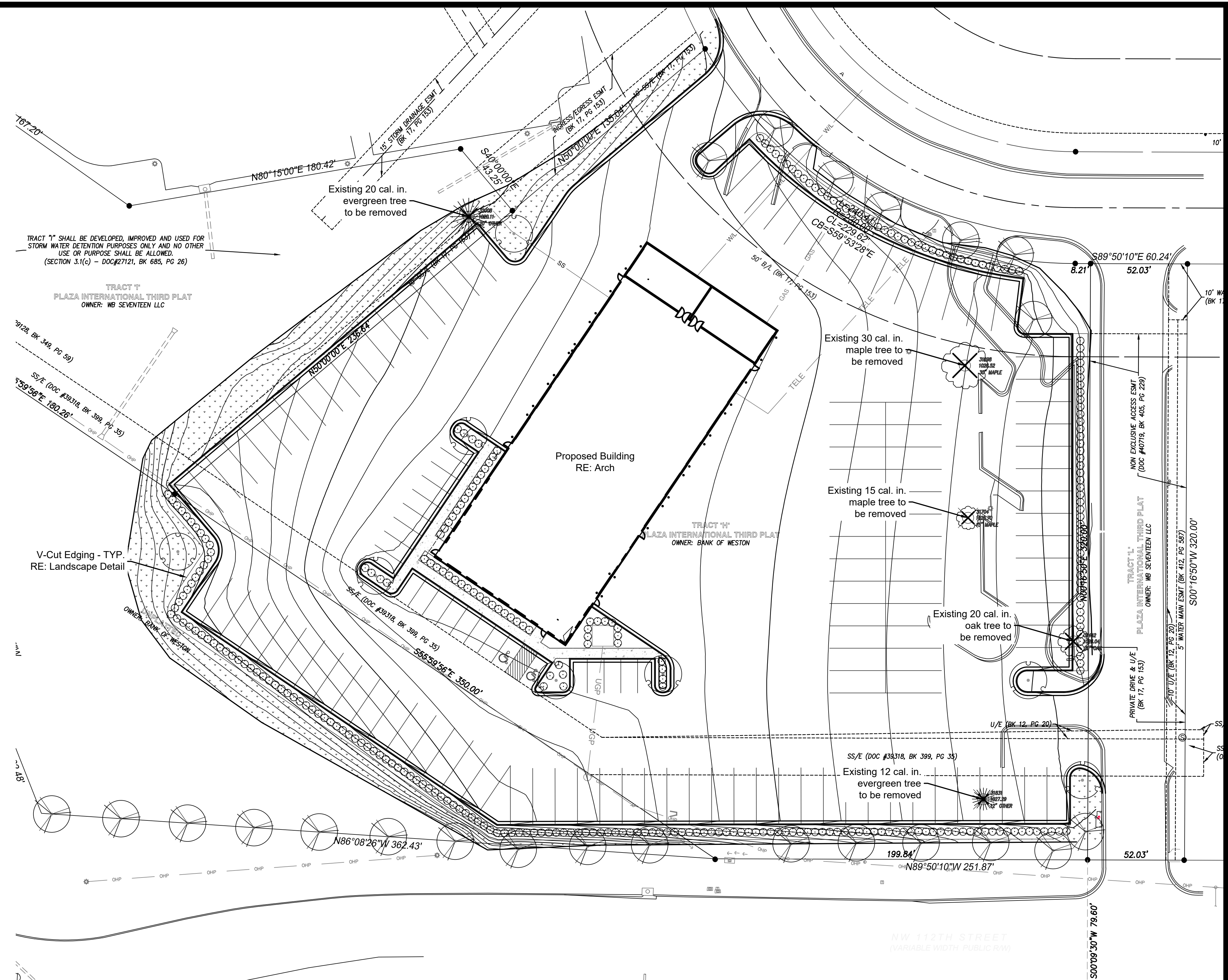
Perimeter Landscaping of Vehicular Use Areas adj. to Street  
 Required: 10' landscape buffer, 1 tree / 30", cont. evg. shrub hedge min. 3' ht.  
 Provided: cont. evg. shrub hedge  
 \*Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

Interior Landscaping of Parking Lots  
 Required: 35 sf landscape area / space, 1 tree / 5 spaces, 1 shrub / space  
 Provided: 23 parking spaces = 805 sf landscape area (9,750 sf actual), 5 trees, 23 shrubs

Screening of Containers and Mechanical/Utility Equipment  
 Required: Screened from public view  
 Provided: As required

**CONCEPT PLANT SCHEDULE**

	<p><b>STREET TREE</b>                  2.5" Cal. B&amp;B                  Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry                  Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo                  Juniperus virginiana 'Hillspire' / Hillspire Juniper                  Nyssa sylvatica 'Wildfire' / Black Gum                  Picea glauca 'Densata' / Black Hills Spruce                  Picea pungens 'Fat Albert' / Colorado Spruce                  Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine                  Platanus x acerifolia / London Plane Tree                  Quercus bicolor / Swamp White Oak                  Quercus robur 'Regal Prince' / Regal Prince English Oak                  Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak                  Zelkova serrata 'City Sprite' TM / City Sprite Zelkova</p>	23
	<p><b>SHADE TREE</b>                  2.5" Cal. B&amp;B                  Celtis occidentalis 'Prairie Sentinel' / Prairie Sentinel Hackberry                  Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo                  Nyssa sylvatica 'Wildfire' / Black Gum                  Platanus x acerifolia / London Plane Tree                  Quercus bicolor / Swamp White Oak                  Quercus robur 'Regal Prince' / Regal Prince English Oak                  Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak                  Zelkova serrata 'City Sprite' TM / City Sprite Zelkova</p>	9
	<p><b>SHRUBS AND GRASSES</b>                  3-5 Gal. 24" Ht. Min.                  Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry                  Buxus x 'Green Velvet' / Boxwood                  Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass                  Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood                  Hypericum frondosum 'Sunburst' / Sunburst Hypericum                  Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire                  Juniperus chinensis 'Sea Green' / Sea Green Juniper                  Juniperus chinensis 'Gold Lace' / Gold Lace Juniper                  Juniperus horizontalis 'Hughes' / Hughes Juniper                  Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper                  Miscanthus sinensis 'Gracillimus' / Maiden Grass                  Miscanthus sinensis 'Morning Light' / Eulalia Grass                  Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass</p>	288
	<p><b>TURFGRASS</b>                  Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod</p>	13,917 sf



Project Plans  
 23-0129  
 Masters Transportation  
 Kansas City, Platte County, Missouri

Landscape Plan

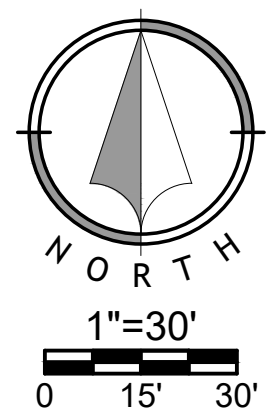
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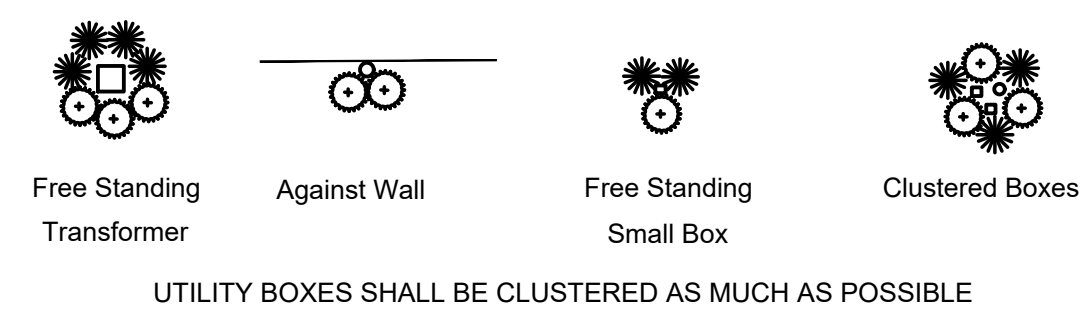
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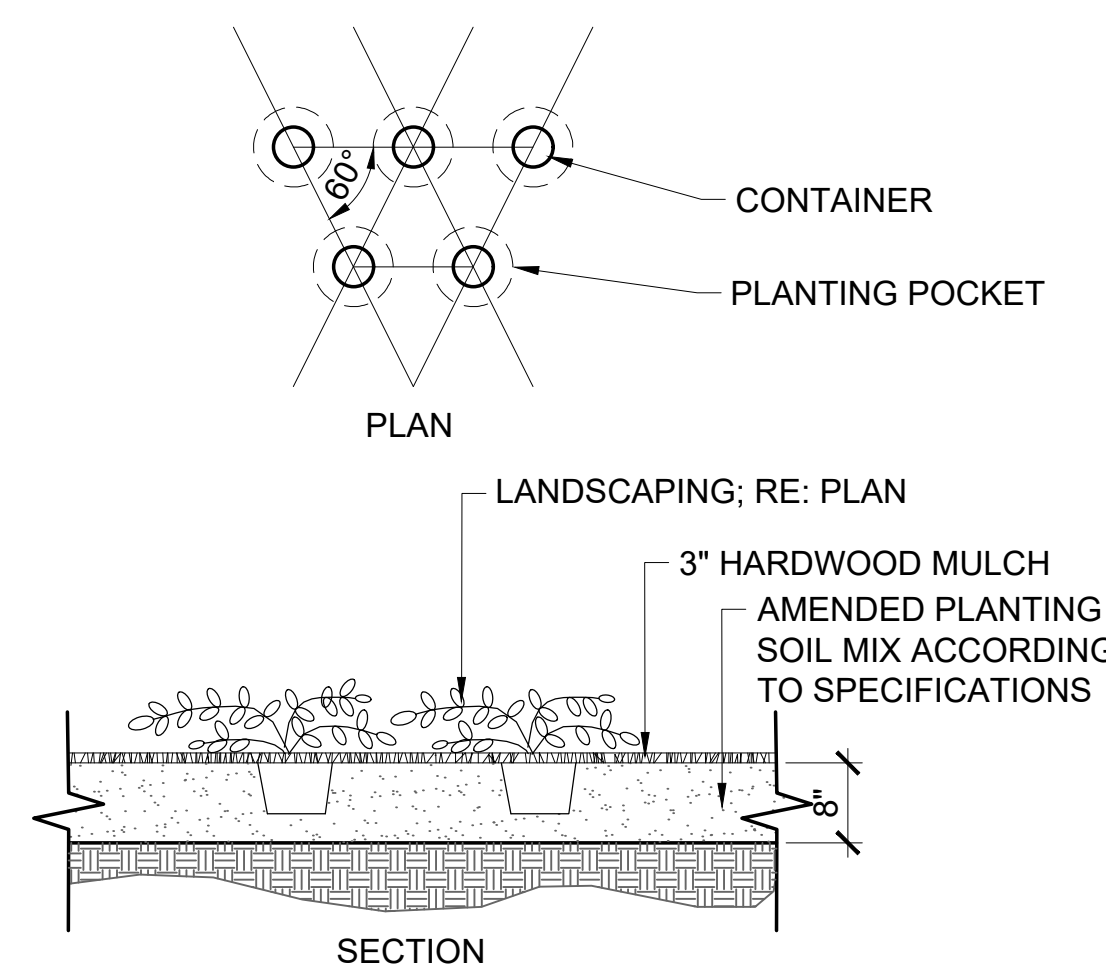
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**LANDSCAPE NOTES**

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. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. 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.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. 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.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. 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.

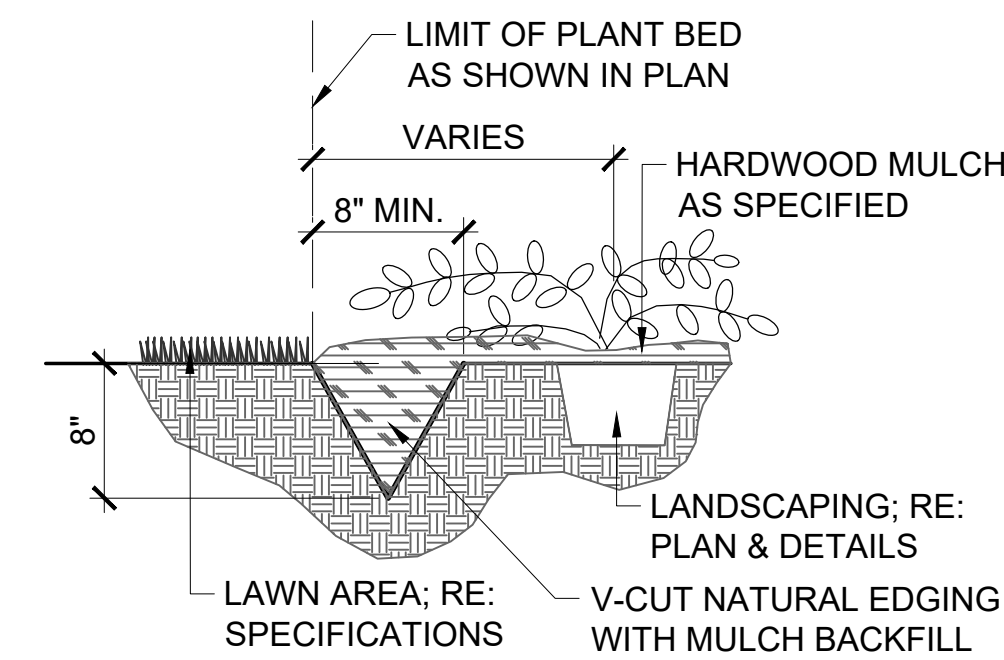


TYPICAL UTILITY BOX SCREENING DETAILS - NTS



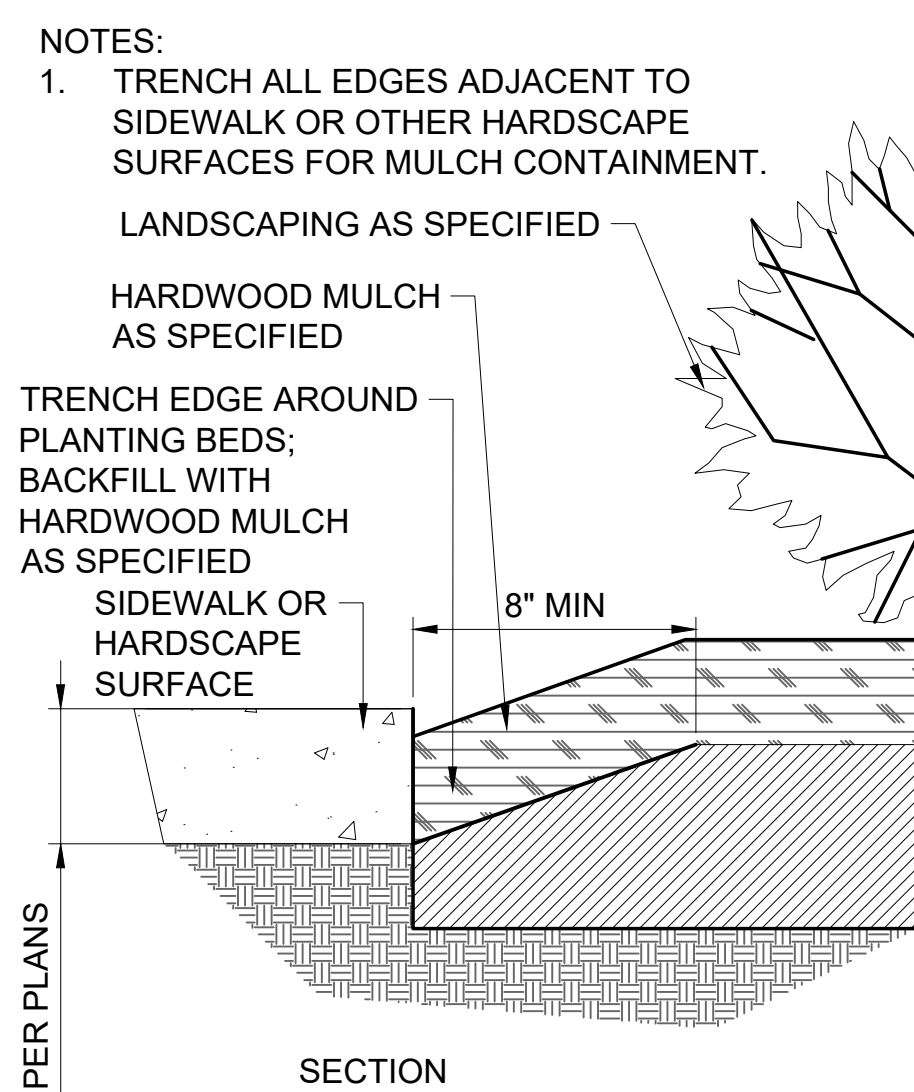
CONTAINER PLANTING DETAIL - NTS

- 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.

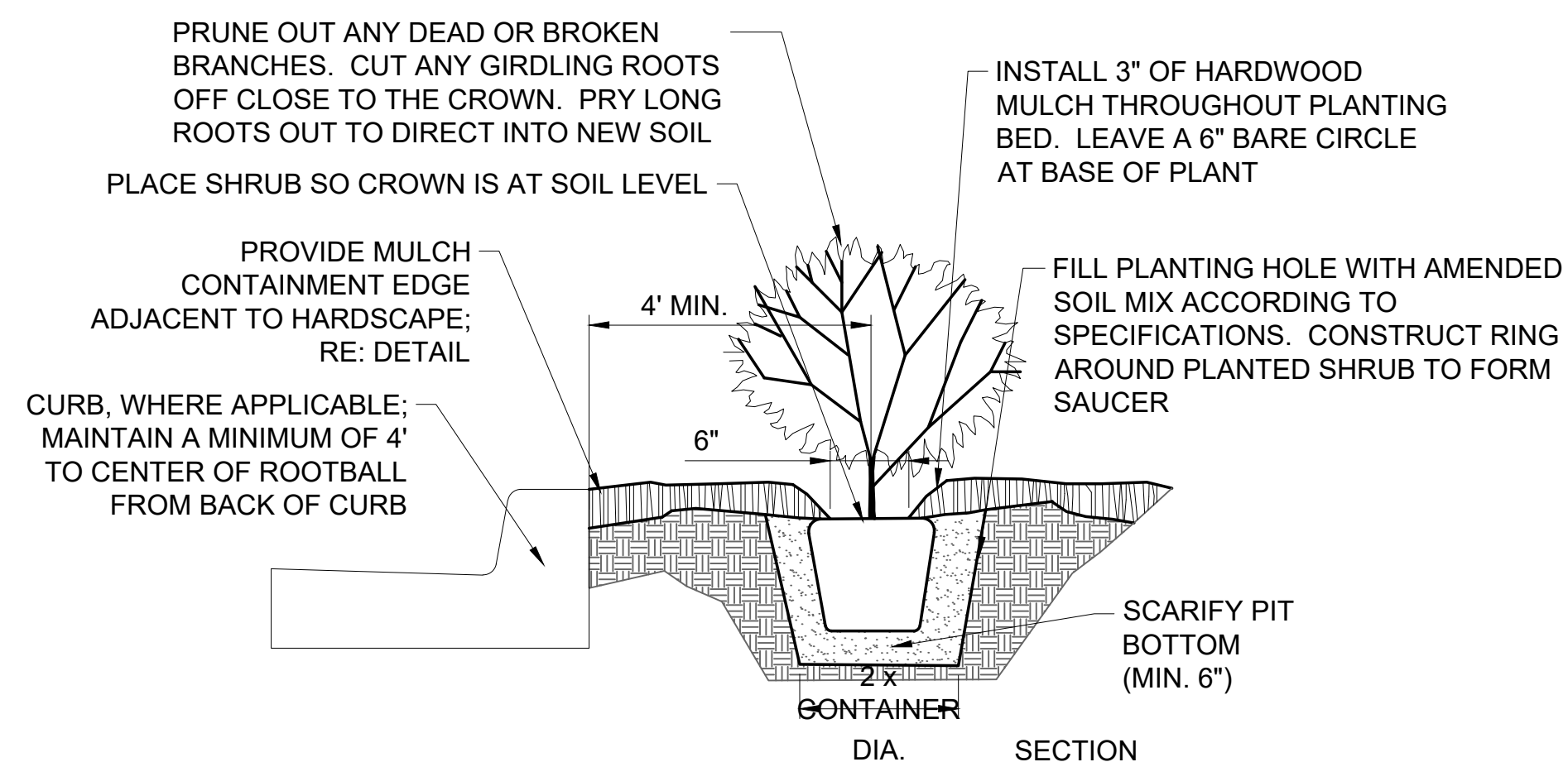


V-CUT NATURAL EDGE DETAIL - NTS

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

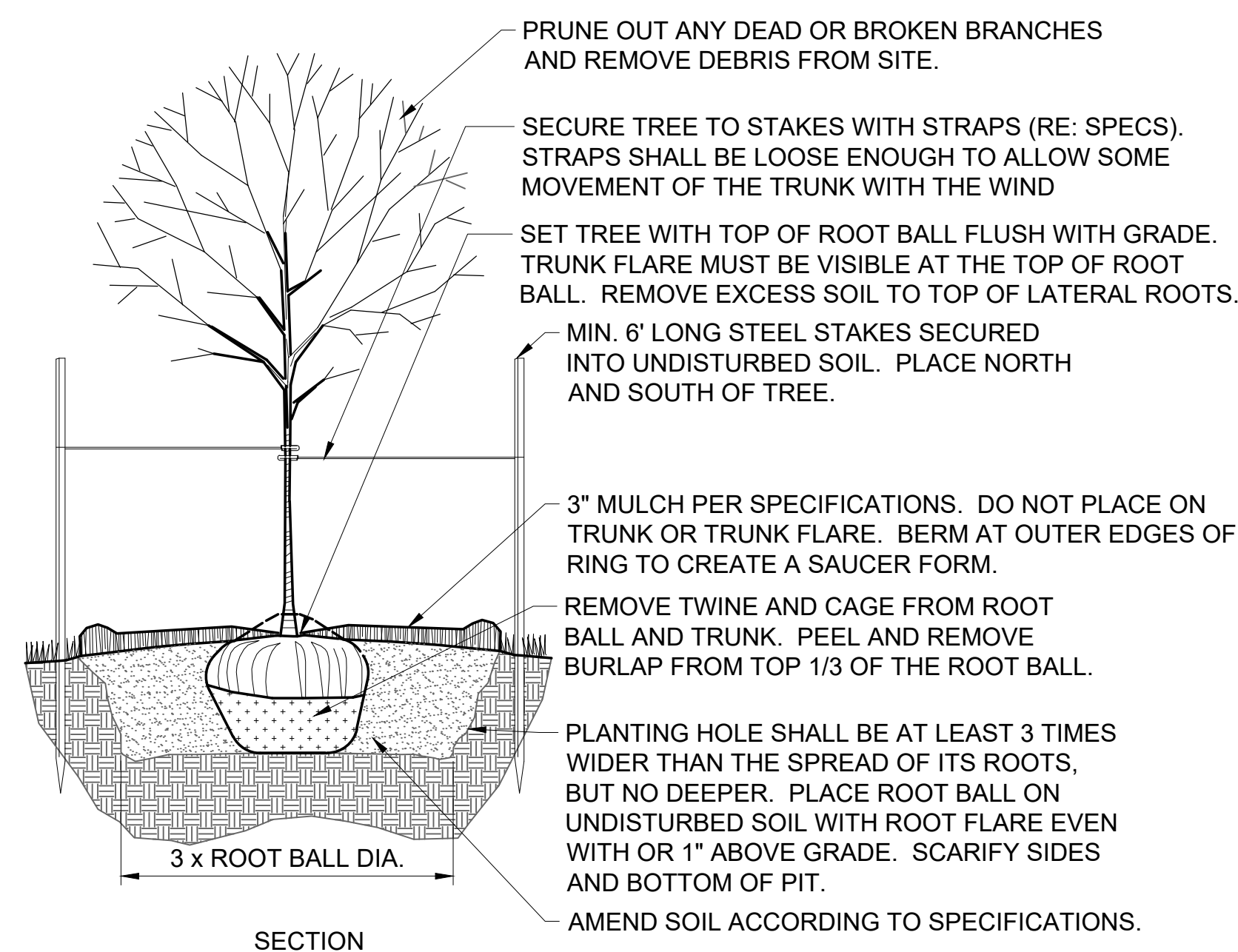


MULCH CONTAINMENT DETAIL - NTS



- 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



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	DATE	REVISION

**Renaissance Infrastructure Consulting**  
 400 E 17th Street  
 Kansas City, Missouri 64108  
 816.800.0950  
 WWW.RIC-CONSULT.COM  
 MO Certificate of Authority: E-2010033630

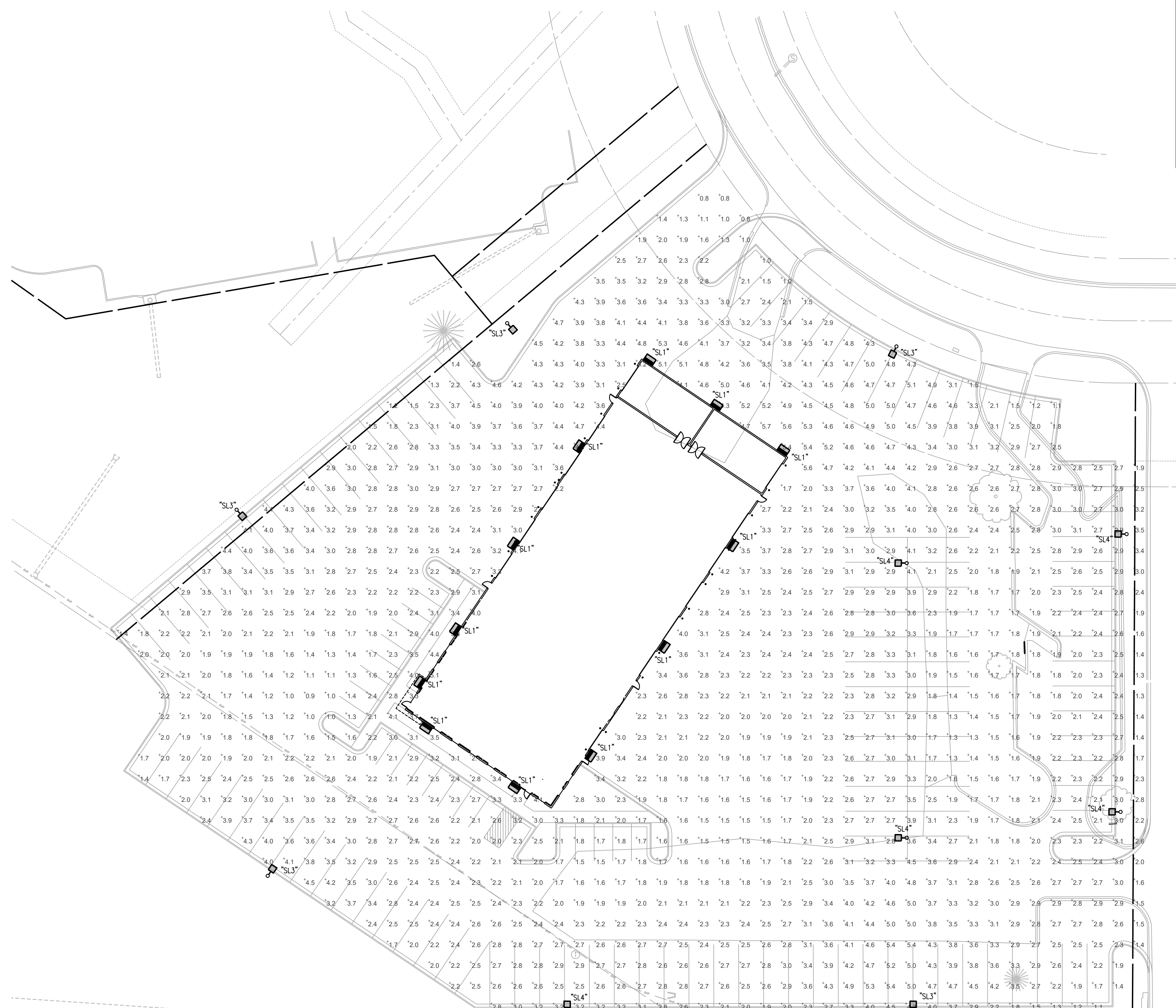
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 Jun 09 2023 1:52pm  
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SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS				QUANTITY	REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE		
SL1	MCGRAW EDISON	GWC-SA1B-740-U-T4FT		X	BLACK	X				6140LUM/4W	1	1
SL2	MCGRAW EDISON	GWS-SA6F-740-U-T4FT		X	BLACK	X				48074LUM/376W	1	6
SL3	MCGRAW EDISON	GALN-SA7B-740-U-T2		POLE	BLACK	X				39859LUM/286W	1	2, 3, 4
SL4	MCGRAW EDISON	GALN-SA7B-740-U-T4W		POLE	BLACK	X				39546LUM/286W	1	2, 3, 4
SL5	MCGRAW EDISON	(2) GALN-SA7B-740-U-T4W		POLE	BLACK	X				39546LUM/286W	2	3, 4, 5

REMARKS:  
1 MOUNT AT 15'AFG.  
2 PROVIDE WITH (1) HEAD.  
3 MOUNT ON 40' POLE ROUND STRAIGHT STEEL, 90 MPH RATED.  
4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.  
5 PROVIDE WITH (2) HEAD.  
6 MOUNT AT 30'AFG.

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot (HQ)	2.4 FC	12.3 FC	0.5 FC	24.6:1	4.8:1
Parking Lot (Main)	2.7 FC	5.7 FC	0.8 FC	7.1:1	3.4:1



Project	Catalog #	Type	"SL1"
Prepared by	Notes	Date	

**McGraw-Edison**  
**GWC Galleon Wall**  
 Wall Mount Luminaire

**Product Features**

- Lighting
- BAA

**Product Certifications**

**Connected Systems**

- WaveLink
- Enlighted

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 3
- Optical Configurations page 4
- Energy and Performance Data page 6
- Control Options page 6

**Quick Facts**

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

**Dimensional Details**  
 Net Weight: 17.0 lbs (7.7 kg)

Project	Catalog #	Type	"SL2"
Prepared by	Notes	Date	

**McGraw-Edison**  
**GWS Galleon Wall Slim**  
 Wall Mount Luminaire

**Product Features**

- Lighting
- BAA

**Product Certifications**

**Connected Systems**

- WaveLink Lite
- WaveLink

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 6

**Quick Facts**

- Lumen packages range from 2,700 - 52,000 (20W - 373W)
- 14 optical distributions
- Efficacy up to 160 lumens per watt

**Dimensional Details**

Project	Catalog #	Type	"SL3", "SL4", "SL5"
Prepared by	Notes	Date	

**McGraw-Edison**  
**GALN Galleon II**  
 Area / Site Luminaire

**Product Features**

- Lighting
- BAA

**Product Certifications**

**Connected Systems**

- WaveLink Lite
- WaveLink

**Interactive Menu**

- Ordering Information page 2
- Mounting Details page 4
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

**Quick Facts**

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

**Dimensional Details**

Standard Arm

Number of Light Fixtures	Width "A"	Housing Length "B"	Weight with Standard or 6ft Arm	FPA with Standard or 6ft Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

**Pole Drilling Patterns**

**1 SITE PHOTOMETRIC PLAN - MAINTENANCE BLDG 2**  
 LIGHTING NORTH  
 1"=30'-0"

**LS&A**  
 Lathrop Sommers  
 & Associates, P.A.  
 CONSULTING ENGINEERS  
 9625 W. Summerfield Drive, Suite A  
 Topeka, Kansas 66614-3974  
 9623 College Boulevard, Suite 102  
 Overland Park, Kansas 66210  
 Telephone: (781) 253-3252  
 Email: info@lsand.com  
 LSA PROJECT NO. 2003403



**MASTER'S  
TRANSPORTATION**

8800 NW 112th ST  
KANSAS CITY, MO

Project No.: 0000.00  
Date: 6/12/2023  
Issued For: PLANNING SUBMITTAL

REVISIONS		
No.	Date	Description

REGISTRATION

6-12-23

- PROJECT TEAM**
- ARCHITECT: FINKLE+WILLIAMS ARCHITECTURE  
CIVIL: CIVIL CONSULTANT  
LANDSCAPE: LANDSCAPE  
STRUCTURAL: STRUCTURAL  
PLUMBING: PLUMBING  
MECHANICAL: MECHANICAL  
ELECTRICAL: ELECTRICAL  
FIRE PROTECTION: FIRE PROTECTION  
CONTRACTOR: GC

**FINKLE + WILLIAMS  
ARCHITECTURE**

8787 RENNER BLVD., SUITE 100  
LENEXA, KANSAS 66219  
913.498.1550  
www.finklewilliams.com

SHEET TITLE  
**SITE PHOTOMETRIC  
PLAN - MAINTENANCE  
BLDG 2**

SHEET NUMBER  
**E0.01**



MT AIRPORT

8800 NW 112TH ST  
KANSAS CITY, MO

Project No.: 0000.00  
Date: 6/12/2023  
Issued For: PLANNING SUBMITTAL

REVISIONS

No.	Date	Description

REGISTRATION

**NOT FOR CONSTRUCTION**

PROJECT TEAM

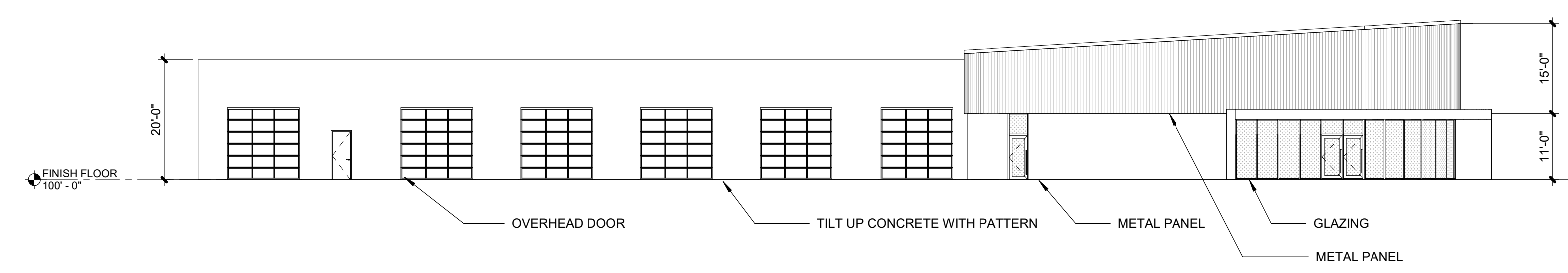
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CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS  
ARCHITECTURE

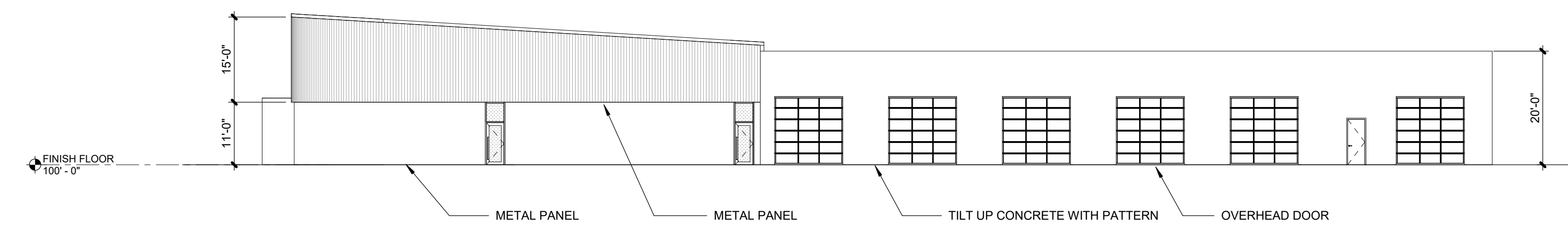
8787 RENNER BLVD., SUITE 100  
LENEXA, KANSAS 66219  
913.498.1550  
www.finklewilliams.com

SHEET TITLE  
**EXTERIOR ELEVATIONS**

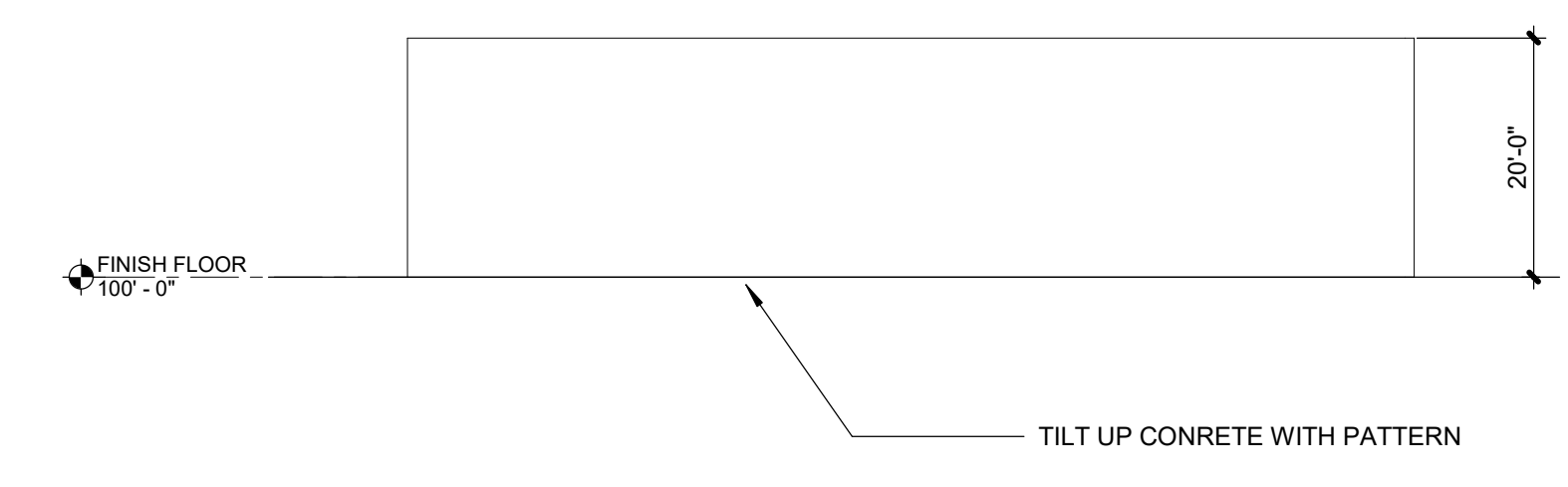
SHEET NUMBER  
**A4.01**



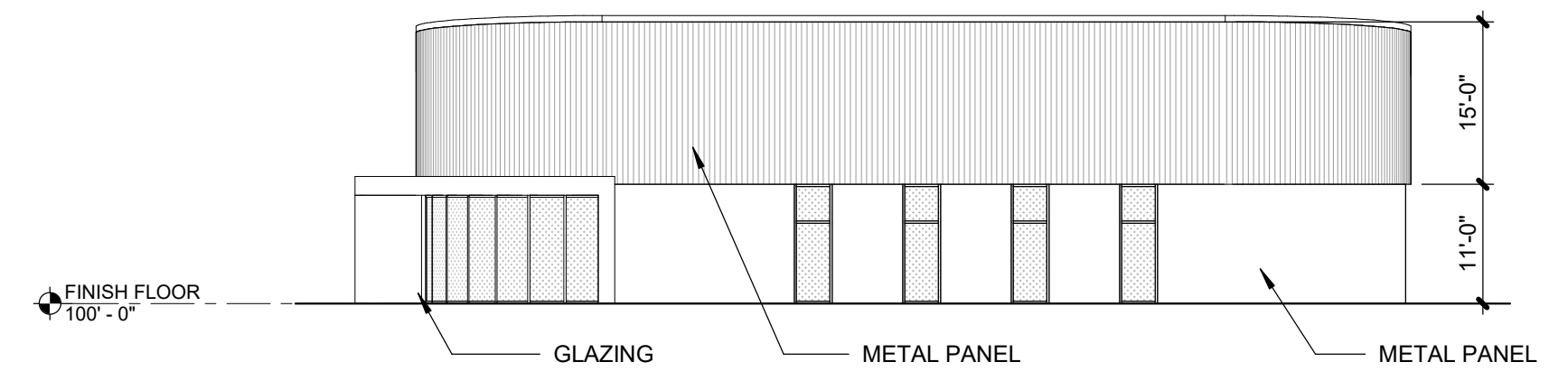
**1 WEST ELEVATION**  
A4.01 SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION**  
A4.01 SCALE: 1/16" = 1'-0"



**4 NORTH ELEVATION**  
A4.01 SCALE: 1/16" = 1'-0"



**3 SOUTH ELEVATION**  
A4.01 SCALE: 1/16" = 1'-0"

6/9/2023 1:14:56 PM | MT AIRPORT



NW 112th Street, Rtd

NW 113th Street, Rtd



CR 1200

CR 1200

N 112th St

N 113th St

N Amberly Ct

N Amberly Dr

CR 1200

NW 112th St

NW 112th St

CR 1200

NW 112th St

NW 113th St

NW 113th St

NW 114th St

N Amberly Dr

Parcel Bound

# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



Topic: Master's Transportation KCI Satellite – Public Engagement Meeting  
Time: Friday, July 7, 2023, 06:30 PM Central Time (US and Canada)

Join Zoom Meeting:

<https://polsinelli.zoom.us/j/98430971198?pwd=NDIOM1AzRkFlaFJUUVU1sQVNVcDA1dz09>

Meeting ID: 984 3097 1198

Passcode: 408678

Mobile: US +1 312 626 6799 or +1 646 876 9923

# Meeting Sign-In Sheet

## Project Name and Address

Master's Transportation - Satellite Office - Rezoning and Project Plan

---

8800 NW 112th St., Kansas City, MO 64153

---

Name	Address	Phone	Email
Marc Abbott	900 W. 48th Pl., Kansas City, MO 64112	(816) 572-4778	mabbott@polsinelli.com
Joe Oaks	900 W. 48th Pl., Kansas City, MO 64112	(816) 218-1295	joaks@polsinelli.com
Mark McDermed	900 W. 48th Pl., Kansas City, MO 64112	(816) 360-4374	mmcdermed@polsinelli.com
Rita Luukkonen	800 Quik Trip Way Belton, MO 64012	(816) 979-3385	rital@masterstransportation.com
John Goodbrake	800 Quik Trip Way Belton, MO 64012	(816) 979-3477	jgoodbrake@masterstransportation.com
Jake West	800 Quik Trip Way Belton, MO 64012	(816) 935-1383	jwest@masterstransportation.com
Dustin Burton	8653 Penrose Ln., Lenexa, KS 66219	(913) 333-3873	dburton@ric-consult.com
Erin Merrill	12114 State Line Rd., Leawood, KS 66209	(816) 564-9980	erin@eskieandassociates.com
Dave Williams	8787 Renner Blvd, STE 100 Lenexa, KS 66219	(913) 498-1550	dwilliams@finklewilliams.com



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2023-00098 (Rezoning) & CD-CPC-2023-00099 (Project Plan)

Meeting Date: Friday, July 7, 2023

Meeting Location: Virtual (Zoom): <https://polsinelli.zoom.us/j/98430971198?pwd=NDIOM1AzRkFlaFJUUVU1sQVNVcDA1dz09>

Meeting Time (include start and end time): Start: 6:30 PM. End: 6:40 PM.

Additional Comments (optional):

See Exhibit A, attached hereto.

## **EXHIBIT A**

### **Public Meeting Summary**

**Date:** July 7, 2023

**Start:** 6:30 PM

**End:** 6:40 PM

**Location:** Virtually, via Zoom.

### **Summary of Points Raised**

- Applicant and Applicant's engineer, consultant, and attorneys were present for the public meeting at the time and location designated in the meeting notice provided to adjacent landowners and posted to CompassKC.
- No attendees outside of Applicant and its agents joined the Zoom meeting. Applicant remained present in the meeting until 6:40 PM, at which point the meeting was concluded for lack of public attendance.