



**City Plan Commission**  
Approved without Conditions

of Case No. **CD-CPC-2023-00147** On **11-07-2023**

Joseph Rexwinkle, AICP  
Secretary of the Commission

ADDRESS:  
3001 COLORADO AVENUE  
WD: BK. 965, PG. 1999

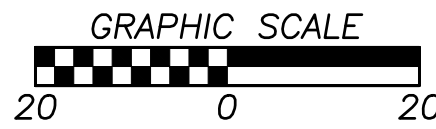
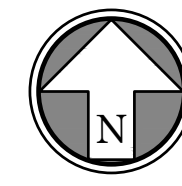
OWNER:  
DUQUE JAVIER A.  
ADDRESS:  
3005 COLORADO AVENUE  
WD: INS. 2015E0105070

OWNER:  
AULT MAURINE  
ADDRESS:  
3007 COLORADO AVENUE  
WD: BK. 661, PG. 1439

OWNER:  
SHAWN D. MILLER, ET AL.  
ADDRESS:  
5300 E LINWOOD BOULEVARD  
WD: INS. 2006E0143827

**SITE LEGEND**

- PROPOSED BUILDING
- EXISTING BUILDING
- FEMA ZONE "AE" (1% CHANCE EVENT)
- FEMA ZONE "X" (0.2% CHANCE EVENT)
- PARKING STALL COUNT



**SITE DATA**

SITE AREA	49,571 S.F. (1.14 AC)
EXISTING ZONING:	B3-2
PROPOSED ZONING:	B4-2
FLOOR AREA:	1,290 SQ FT
FLOOR AREA RATIO:	0.01
BUILDING HEIGHT:	24 FT
REQUIRED PARKING	13
10 PER 1000 S.F. OF BUILDING	
PROPOSED PARKING:	8
PROPOSED ACCESSIBLE PARKING:	1
REQUIRED BICYCLE PARKING	1
EXISTING IMPERVIOUS AREA:	38,560 (SF)
PROPOSED IMPERVIOUS AREA:	20,330 (SF)

**ZONING**

B3-2 (COMMUNITY BUSINESS)

**CONSTRUCTION NOTES**

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 ADA ACCESSIBLE PARKING SPACE
- 03 PROPOSED TRASH ENCLOSURE
- 04 PROPOSED ABOVE GROUND DETENTION AS REQUIRED FOR CSO REQUIREMENTS.
- 05 PROPOSED STORM SYSTEM
- 06 EXISTING POLE MOUNTED TRANSFORMER LOCATION. COORDINATE WITH ELECTRIC COMPANY.
- 07 TACO-BELL MENU BOARD AND SPEAKER BOX
- 08 PROPOSED SIDEWALK
- 09 PROPOSED VAN BRUNT IMPROVEMENTS BY THE CITY
- 10 APPROXIMATE LOCATION OF PROPOSED RIGHT-OF-WAY TO THE CITY
- 11 EXISTING RIGHT-OF-WAY
- 12 PROPOSED BIKE RACK
- 13 PROPOSED LANDSCAPE SCREENING HEDGE
- 14 EXISTING RETAINING WALL AND WOODEN FENCE

**APPROVED VARIANCES ON 12/16/2022**

- A - A variance of 35.4% vehicular use area along Van Brunt Boulevard to the allowed amount of no more than 30% for a total variance of 65.4% of vehicular use area along Van Brunt Boulevard. - **Approved**
- B - A variance of 19.6% vehicular use area along E. Linwood Boulevard to the allowed amount of no more than 30% for a total variance of 49.6% of vehicular use area along E. Linwood Boulevard. - **Approved**
- C - A 42% variance to the minimum transparency requirement of 60% for a total variance to permit 18% of transparency on the east elevation. - **Approved**
- D - A 30% variance to the minimum transparency requirement of 60% for a total variance to permit 30% of transparency on the south elevation. - **Approved**
- E - A variance request to permit a second drive-through lane on the subject site to the requirement that there shall be a maximum of one lane on each side of the principal structure. - **Approved**
- F - A variance of 5 feet to the required maximum setback of 20 feet to permit a setback of 25 feet from the right-of-way line along Van Brunt Boulevard. - **Approved**
- G - A variance of 20 feet to the required 25 feet behind the front facade to permit two service windows on the subject site. - **Approved**

**NOTES**

1. ABOVE GROUND UTILITY CABINETS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY LINE OF THE BOULEVARD OR PARKWAY. BUILDING MOUNTED EQUIPMENT SHALL NOT BE LOCATED ON THE BUILDING FAÇADE FACING THE BOULEVARD OR PARKWAY PURSUANT TO 88-323-02-D.
2. PEDESTRIAN CROSSINGS AT DRIVEWAY ON LINWOOD BOULEVARD AND VAN BRUNT BOULEVARD SHALL COMPLY WITH 88-450-03 PRIOR TO RECEIVING ANY BUILDING PERMIT.

**TITLE COMMITMENT LEGAL DESCRIPTIONS**

TRAC 1

ALL THAT PART OF LOTS 1, 2, 3, 39 AND 40, BALLARD PLACE, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 1 THROUGH 3, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 49, RANGE 33, IN SAID CITY, COUNTY AND STATE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF LOT 41, OF SAID BALLARD PLACE, THAT IS 120.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER BEING ON THE EAST LINE OF COLORADO AVENUE, AS NOW ESTABLISHED THENCE NORTH 0 DEGREES 04' 00" WEST ALONG A LINE 120.00 FEET EAST OF AND PARALLEL TO SAID EAST LINE, A DISTANCE OF 177.00 FEET, THENCE NORTH 90 DEGREES 00' 00" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 56.21 FEET TO THE WEST LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED; THENCE SOUTH 38 DEGREES 28' 30" EAST ALONG SAID WEST LINE, A DISTANCE OF 35.51 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 20 DEGREES 11' 30" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 230.24 FEET TO A POINT ON A LINE DRAWN 10.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 3, AS MEASURED AT RIGHT ANGLES THERETO, THENCE SOUTH 90 DEGREES 00' 00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 152.49 FEET, TO A POINT ON A LINE DRAWN 125.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID COLORADO AVENUE, AS MEASURED AT RIGHT ANGLES THERETO THENCE NORTH 0 DEGREES 04' 00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 66.90 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE AFORESAID LOT 41; THENCE SOUTH 90 DEGREES 00' 00" WEST ALONG SAID PROLONGATION AND SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

TRAC 2

THE SOUTH 15 FEET OF LOT 3, ALL OF LOTS 4 THROUGH 8, BOTH INCLUSIVE, EXCEPT THAT PART THEREOF IN STREETS, AND ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS; ALL OF LOTS 34 THROUGH 38, BOTH INCLUSIVE, EXCEPT THE WEST 125 FEET THEREOF, AND THE SOUTH 15 FEET OF LOT 39 EXCEPT THE WEST 125 FEET THEREOF, ALL IN BALLARD PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

Rev.	Date	Description	By	App.



Prepared For:  
FIRST STREET DEVELOPMENT  
4700 BELLEVUE AVE  
SITE #415  
KANSAS CITY, MO 64112  
702-885-9336


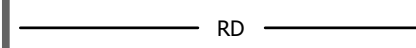
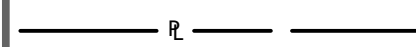
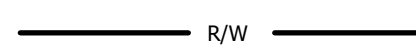
**REZONING TO R4-2  
TACO BELL - VAN BRUNT  
KANSAS CITY, MO 64128**

**SITE PLAN**  
Design: MGG Drawn: MGG  
Checked: MGG  
Issue Date: 09/08/2023  
Project Number: 026040.28  
**1**



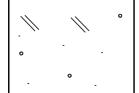

Sep. 08, 2023 - 11:41am Plotted By: matt.gibbs V:\026040-First street development - master\026040.28-van brunt\04-DWG\Eng\Sheet\026040.28-SRIS-SITE-plan.dwg Layout: Site Plan





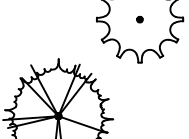
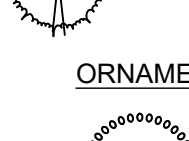
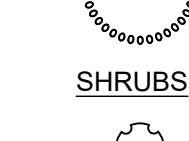
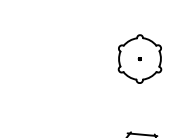
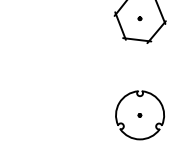
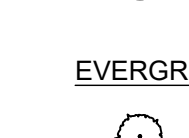
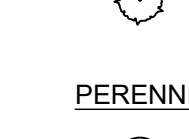
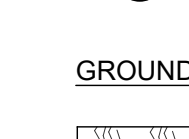
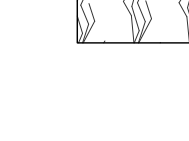
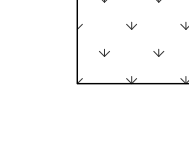

**LEGEND**

 PROPOSED STORM SEWER LINE  
 PROPOSED ROOF LINE DRAIN  
 PROPERTY LINE  
 RIGHT-OF-WAY LINE

**BMP AND MULCH SCHEDULE**

	<b>SLOPE MIX</b> SEED MIX FOR MESC ZONE Elymus canadensis / Canada Wild Rye Panicum virgatum / Switch Grass Panicum virgatum / Switch Grass	2,115 sf 1,269 sf 60% 2,177 99% @ 12" oc 846 sf 40%
	<b>EDGE MIX</b> SEED MIX FOR DRY ZONE Bouteloua curtipendula / Side Oats Grama Coreopsis lanceolata / Lanceleaf Tickseed Elymus canadensis / Canada Wild Rye Rudbeckia hirta / Black-eyed Susan	962 sf 990 99% @ 12" oc 300 30% @ 12" oc 385 sf 40% 300 30% @ 12" oc
	<b>WOOD MULCH</b> Double Ground Hardwood Mulch, 3" depth	439 sf
	<b>ROCK MULCH</b> CONTRACTOR TO PROVIDE ROCK MULCH SAMPLE TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL. 1" - 3" River Rock or approved equal, 3" depth.	3,176 sf

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT
	6	<i>Nyssa sylvatica</i> 'Wildfire' / Wildfire Tupelo FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
	3	<i>Quercus imbricaria</i> / Shingle Oak FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
<b>EVERGREEN TREES</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT.</b>	<b>CAL.</b>	<b>HEIGHT</b>
	13	<i>Juniperus virginiana</i> 'Taylor' / Taylor Eastern Redcedar FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		6' H
	3	<i>Picea abies</i> / Norway Spruce FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		10' H
<b>ORNAMENTAL TREE</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT.</b>	<b>CAL.</b>	<b>HEIGHT</b>
	4	<i>Chionanthus virginicus</i> 'Dirr' / Dirr White Fringetree FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	2"	Cal
<b>SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SPEC.</b>	<b>HEIGHT</b>	
	12	<i>Hydrangea quercifolia</i> 'Pee Wee' / Pee Wee Oakleaf Hydrangea FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	10	<i>Itea virginica</i> 'Bailteane'™ / Love Child Sweetspire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	18	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
	12	<i>Viburnum trilobum</i> 'Bailey Compact' / Bailey's Compact American Cranberry Bush FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
<b>EVERGREEN SHRUB</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SPEC.</b>	<b>HEIGHT</b>	
	11	<i>Taxus x media</i> 'Densiformis' / Dense Anglo-Japanese Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal		
<b>PERENNIALS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SPEC.</b>	<b>HEIGHT</b>	
	22	<i>Panicum virgatum</i> 'Northwind' / Northwind Switch Grass FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	1 gal		
<b>GROUND COVERS</b>	<b>QTY</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SPEC.</b>		
	8,412 sf	<i>Festuca arundinacea</i> 'Watersaver Blend' / Watersaving Blend of Tall Fescue Seeding Rate: 10-12 lbs/1,000 sf. Seed Mix 5% Kelly Bluegrass 95% - 3 species Turf Fescue (Covenant II, Avenger, Garrison) PLACE ALUMINUM LANDSCAPE EDGING. OR APPROVED EQUAL, WHERE PLANTING BEDS ADJOIN TURF AREAS, SEE DETAIL 805, SHEET L2.0	seed		
	23,611 sf	<i>Festuca arundinacea</i> 'Watersaver Blend' / Watersaving Blend of Tall Fescue Sod: 90% 3-species Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass. PLACE ALUMINUM LANDSCAPE EDGING. OR APPROVED EQUAL, WHERE PLANTING BEDS ADJOIN TURF AREAS, SEE DETAIL 805, SHEET L2.0	sod		

**GENERAL LANDSCAPE NOTES**

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly. Minimum quantities for each category of planting required by City Code must be maintained.
- The Contractor is to notify Landscape Architect and KCMO Park's Department Staff after staking is complete and before plant pits are excavated.
- Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.
- The plan is subject to changes based on plant size and material availability. All changes or substitutions must be approved by the City of Kansas City, Missouri and the Landscape Architect.
- Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans. Edging shall not be used between pavement and landscape beds.
- Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- The Contractor shall provide a submittal to show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- Landscape Contractor shall provide rock mulch sample to owner for approval.

**GENERAL IRRIGATION NOTES**

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
  - Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
  - The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
  - Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
  - Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
  - Irrigation controller and rain sensor shall be located in owner approved locations.
  - No irrigation system can be constructed in the ROW without written authorization from the KC Parks Department.

**SITE DATA**

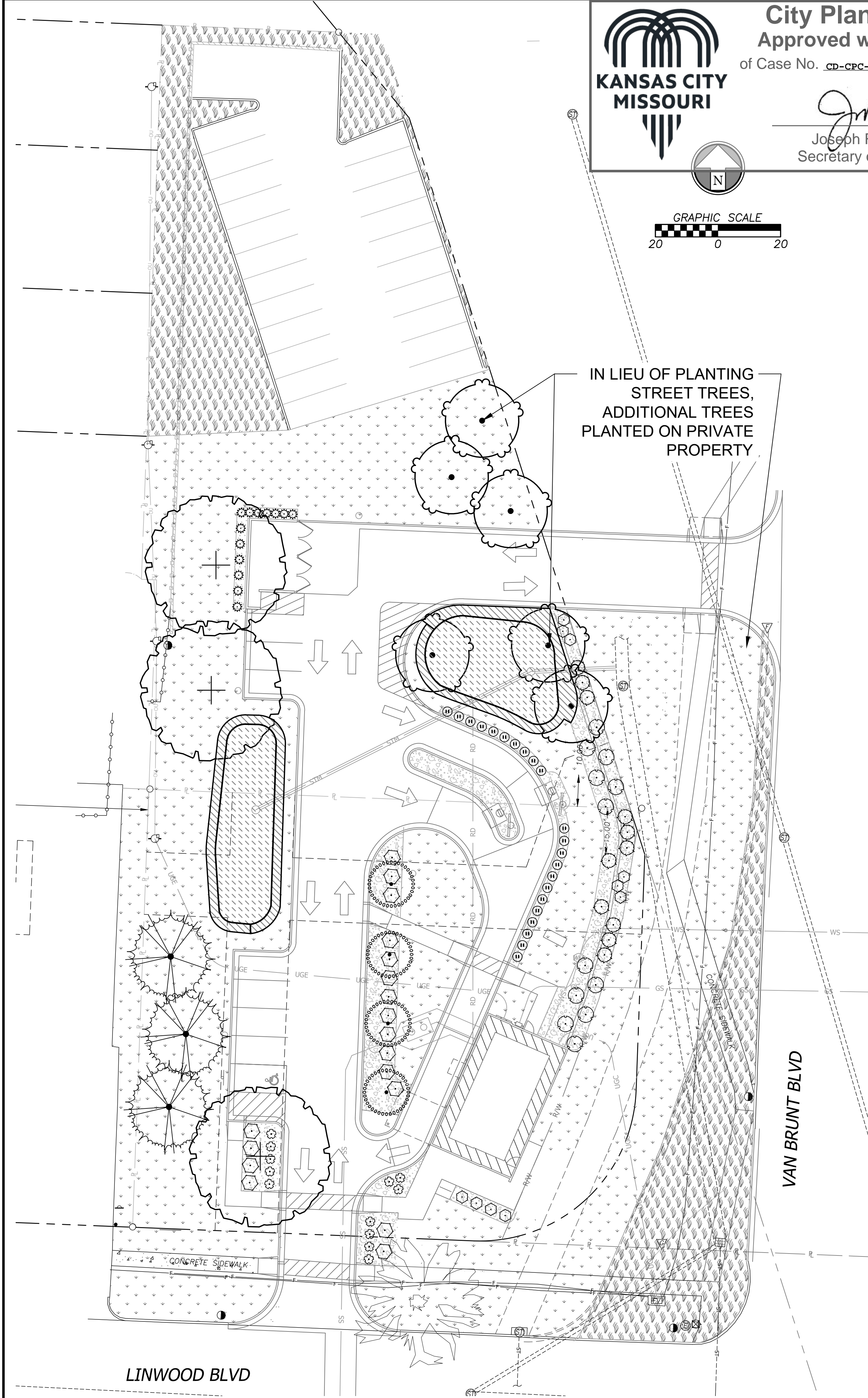
Street Tree	Quantity	Required	Existing	Provided	Total
<i>Linwood Blvd</i>					
1 tree / 30 LF of street frontage	125	4.2	1	4*	5
<i>Van Brunt Blvd</i>					
1 tree / 30 LF of street frontage	238	7.9	n/a	8*	8
<b>General Landscaping Trees</b>					
1 tree / 5,000 SF of bldg footprint	1890.4	0.4	n/a	1	1
<b>Island/Interior Landscape</b>					
parking provided	19				
35 SF / parking space		665	n/a	2798	2798
1 tree / 5 spaces		3.8	n/a	5	5
1 shrub / space		19	n/a	49	49
groundcover on all interior areas		Y	n/a	Y	Y

\*Street trees to be installed as part of future public improvement plans. Quantities shown for reference only.

**ROW Plantings**

Additional plantings on private property in lieu of street trees (9) *Nyssa sylvatica* 'Wildfire' / Wildfire Tupelo Tree

<b>Proposed plant material in ROW</b>	seeded turf grass area with <i>Festuca arundinacea</i> 'Watersaver Blend' / Watersaving Blend of Tall Fescue
	sod turf grass area with <i>Festuca arundinacea</i> 'Watersaver Blend' / Watersaving Blend of Tall Fescue





**EXHIBIT A**  
**SECTION 88-20A-1417**