

# Docket #6 CD-CPC-2024-00102

Development Plan – Non-Residential (Major Amendment)

Bannister Goodwill – 5000 E Bannister Rd

August 21, 2024

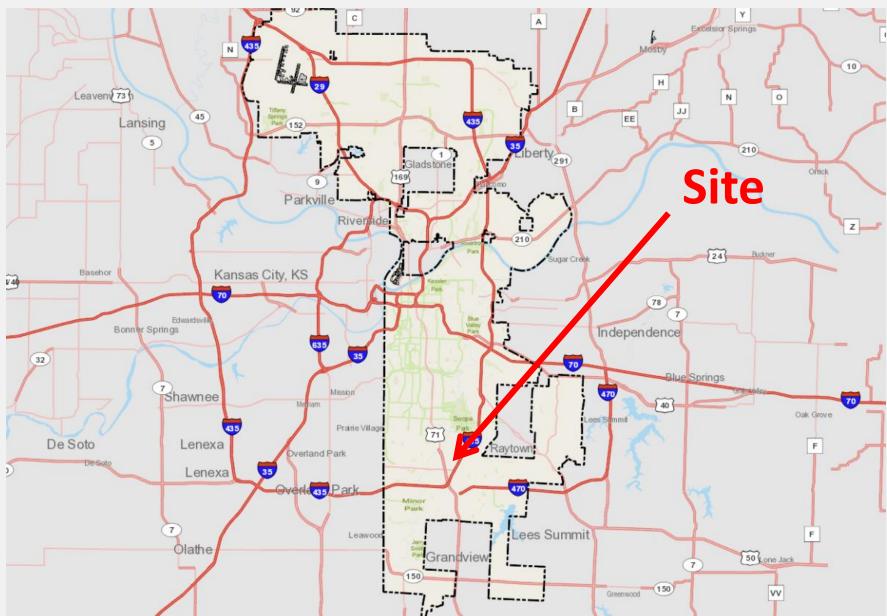
Prepared for

**City Plan Commission** 









#### **City Planning and Development**





INSTALL LIGHT SHIELDS ON SITE

LIGHTS ALONG

5' KCP&L EASEMENT

20' ANCHOR EASEMENT

135,515 SF

1 STORY

BUILDING

10' SW BELL EASEMENT -

PROPOSED 5' PEDESTRIAN PATH TO R/W



PLATTED 30 ACCESS EASEMENT

PLATTED VARIABLE

ACCESS EASEMENT

ADDRESS:

4900 E BANNISTER RD KANSAS CITY, MO 64132

OWNER

KCMB PARTNERS LLC

10777 BARKLEY ST 200

OVERLAND PARK, KS 6621

USE: 2100 COMMERCIAL

(NON-OFFICE)

ADDRESS:

4800 E BANNISTER RD

KANSAS CITY, MO 64132

OWNER:

WHITE CHERRY LLC

515 WESTPORT RD

KANSAS CITY, MO 64111

USE: 2100 - COMMERCIA

(NON-OFFICE)

74' ACCESS EASEMENT

PLATTED 80' ACCESS EASEMENT

10 WATERLINE EASEMENT

10' WATERLINE EASEMENT

INSTALL LIGHT

SHIELDS ON SITE

LIGHTS ALONG

R/W

SHIELDS ON SITE

E BANNISTER RD

LIGHTS ALONG

#### **DEVELOPMENT SUMMARY TABLE**



PROPOSED USE OFFICE, ADMINISTRATIVE - 19700 SF

RETAIL - 80,800 WAREHOUSE - 35,015 SF

**BUILDING HEIGHT** 30 FT

GROSS FLOOR AREA 135,515 SQ FT

RES. BUILDING TYPE N/A TOTAL NUMBER OF

**DWELLINGS** N/A

FLOOR AREA RATIO 0.212 H. REQUIRED PARKING RATIO

USE: OFFICE, ADMINISTRATIVE 1 PER 1000 SF

> REQUIRED PARKING 20 SPACES - 19,700 SF

USE: RETAIL

10' WATERLINE EASEMENT

2.5 PER 1000 SF

REQUIRED PARKING 202 SPACES - 80,800 SF

222 SPACES TOTAL REQUIRED

EXISTING PARKING 734 PROPOSED PARKING 734



Site Plan



### SOUTH ELEVATION







## WEST ELEVATION









View towards site from E Bannister Rd (June 2024)





View towards site from E Bannister Rd (June 2024)





View east on E Bannister Rd (June 2024)



## **Staff Recommendation**

Case No. CD-CPC-2023-00102

Approval with Conditions