

Docket Item No. 1

Case No. CD-CPC-2023-00016

MC106 Data Center

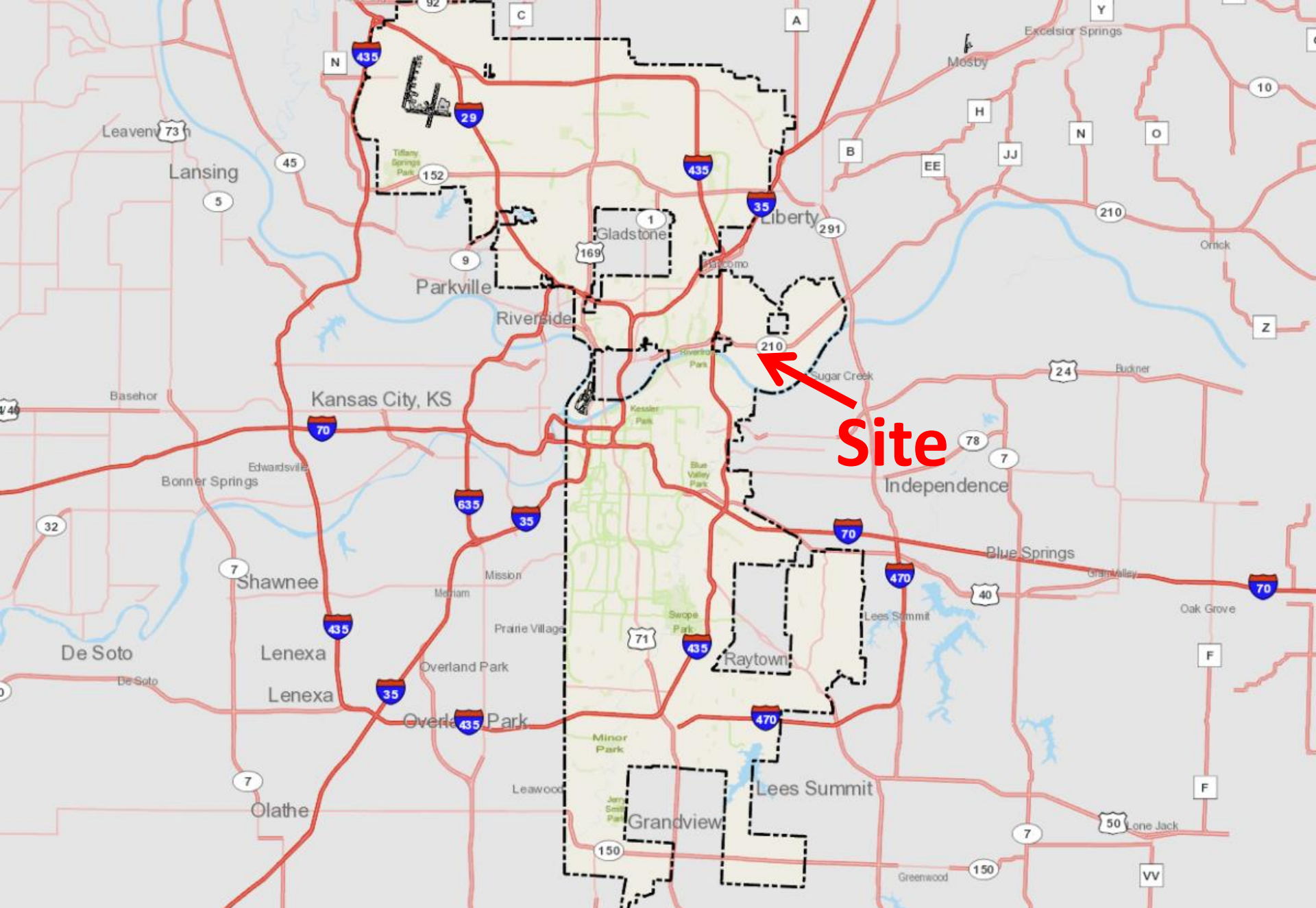


May 2, 2023

Development Team:

Luke Long – Kimley-Horn

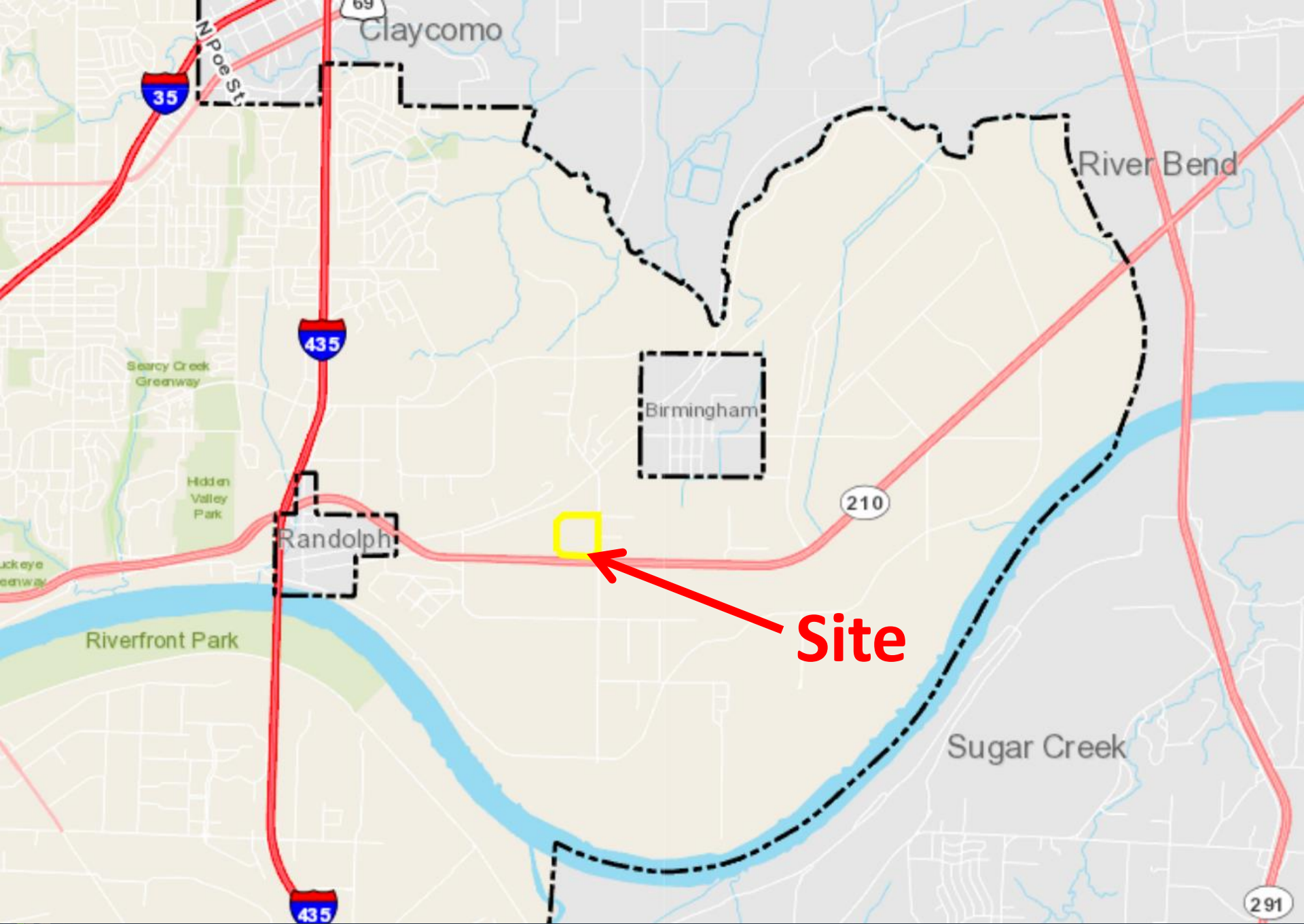
Chad Sanderson – Burns & McDonnell



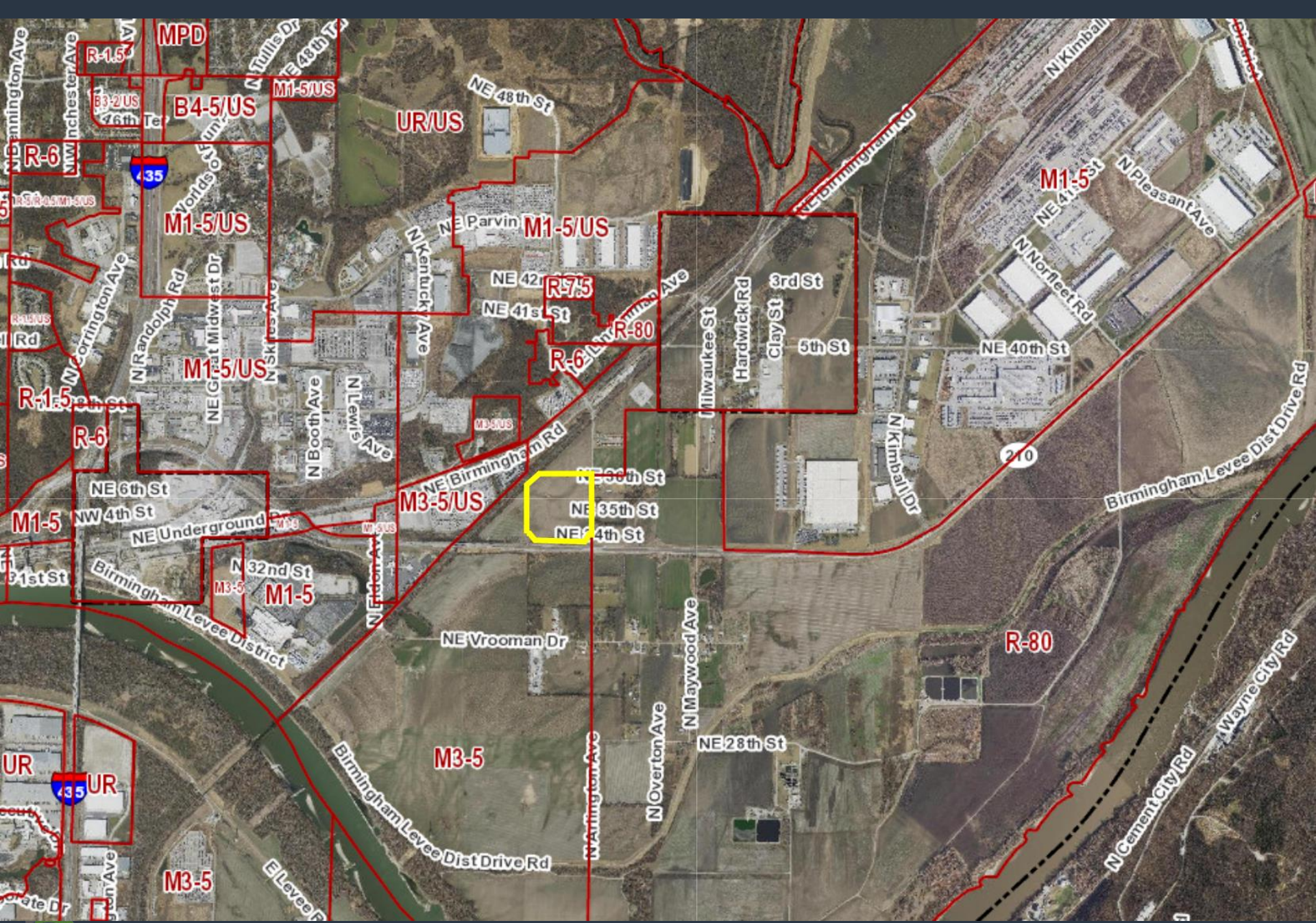
Site



Case No. CP-CPC-2023-00016



Site



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- **38 acres - Zoned M3-5.**
- **Development Plan to allow for 192, 000 sq. ft data center in 2 phases. (125K & 75K)**
- **Wetlands within Birmingham Levee District.**
- **Proposed mitigation.**

Staff Concerns=

- ✓ **2nd Driveway location. Move to NE 36th Street.**
- ✓ **Buffering from existing residential neighbors.**
Berms and evergreen.



M3-5

R-80

NE 36th St

NE 36th St

N Arlington Ave

N Arlington Ave

N Arlington Ave

N Arlington Ave

NE 35th St

NE 35th St

NE 34th St

Updmt RR

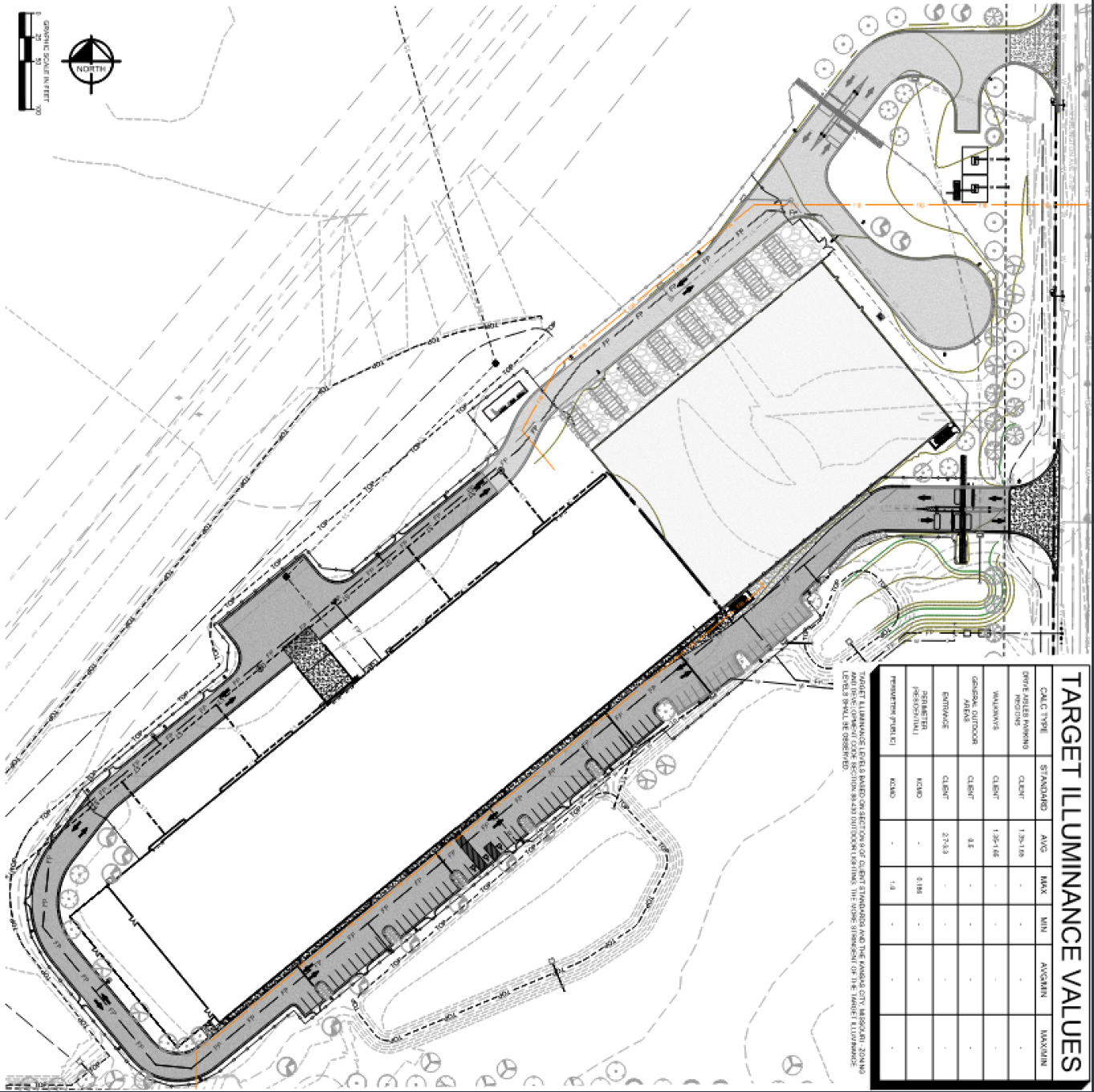
210

210



Case No. CP-CPC-2023-00016



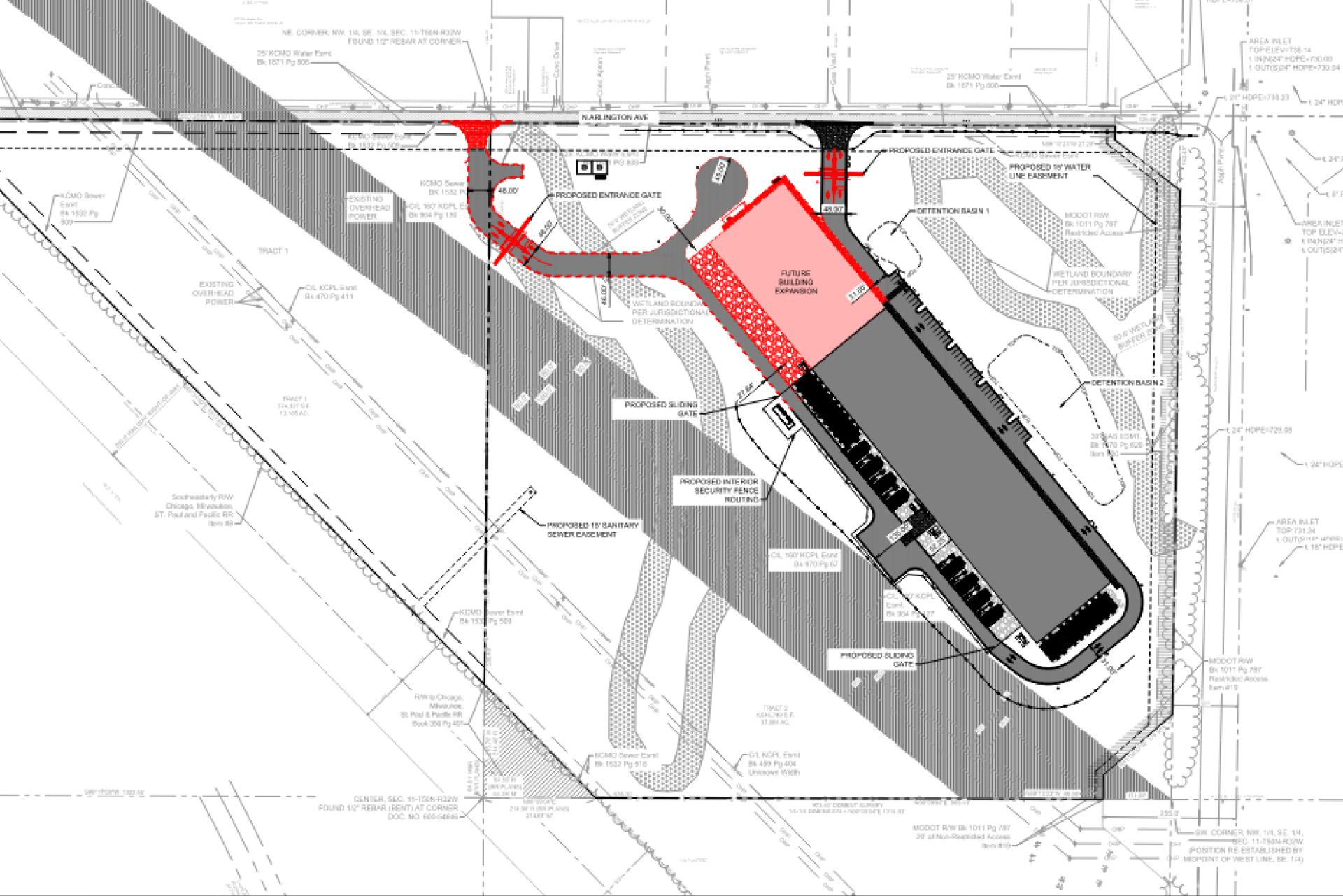


TARGET ILLUMINANCE VALUES

CALL. TYPE	STANDARD	AVG.	MAX.	MIN.	AVERAGE	MAXIMUM
DRIVE-THRU PARKING	CLIENT	1.35-1.6	-	-	-	-
WALKWAYS	CLIENT	1.35-1.6	-	-	-	-
GENERAL OUTDOOR AREAS	CLIENT	0.8	-	-	-	-
ENTRANCE	CLIENT	2.7-3.3	-	-	-	-
STRUCTURE (RESIDENTIAL)	ICMO	-	0.166	-	-	-
RESIDENTIAL (PUBLIC)	ICMO	-	1.8	-	-	-

TARGET ILLUMINANCE LEVELS BASED ON SECTIONS OF CLIENT STANDARDS AND THE AMERICAN SOCIETY OF ILLUMINATION (ASIS) STANDARDS. TARGET ILLUMINANCE LEVELS SHALL BE OBSERVED.





OVERALL SITE PLAN

UTILITY MANHOLE

SEWER

Case No. CP-CPC-2023-00016



M3-5

NE 36th St

NE 36th St

N Arlington Ave

N Arlington Ave

N Arlington Ave

N Arlington Ave

NE 35th St

NE 35th St

R-80

NE 34th St

210

210



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RECOMMENDATION:

**The DRC recommends approval
subject to conditions.**

**Conversation with Sonya Hailey and
other neighbors. PE - 4/23/2023.**

Docket Item No. 2

Case No. CD-SUP-2023-00015

Firehouse Event Center



May 2, 2023

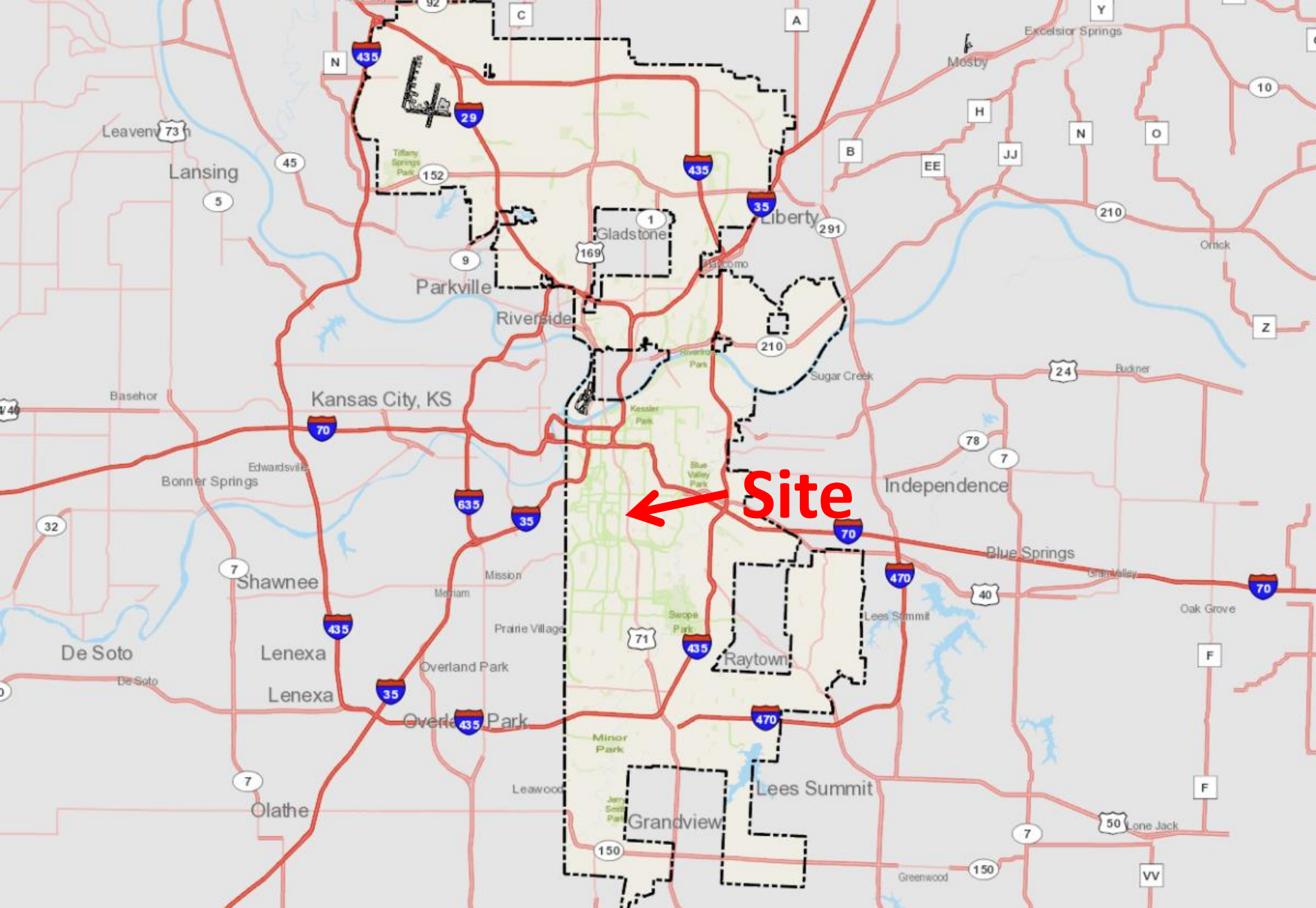
Development Team:

Erica

Lance Carlton



Case No. CP-SUP-2023-00015



Case No. CP-SUP-2023-00015

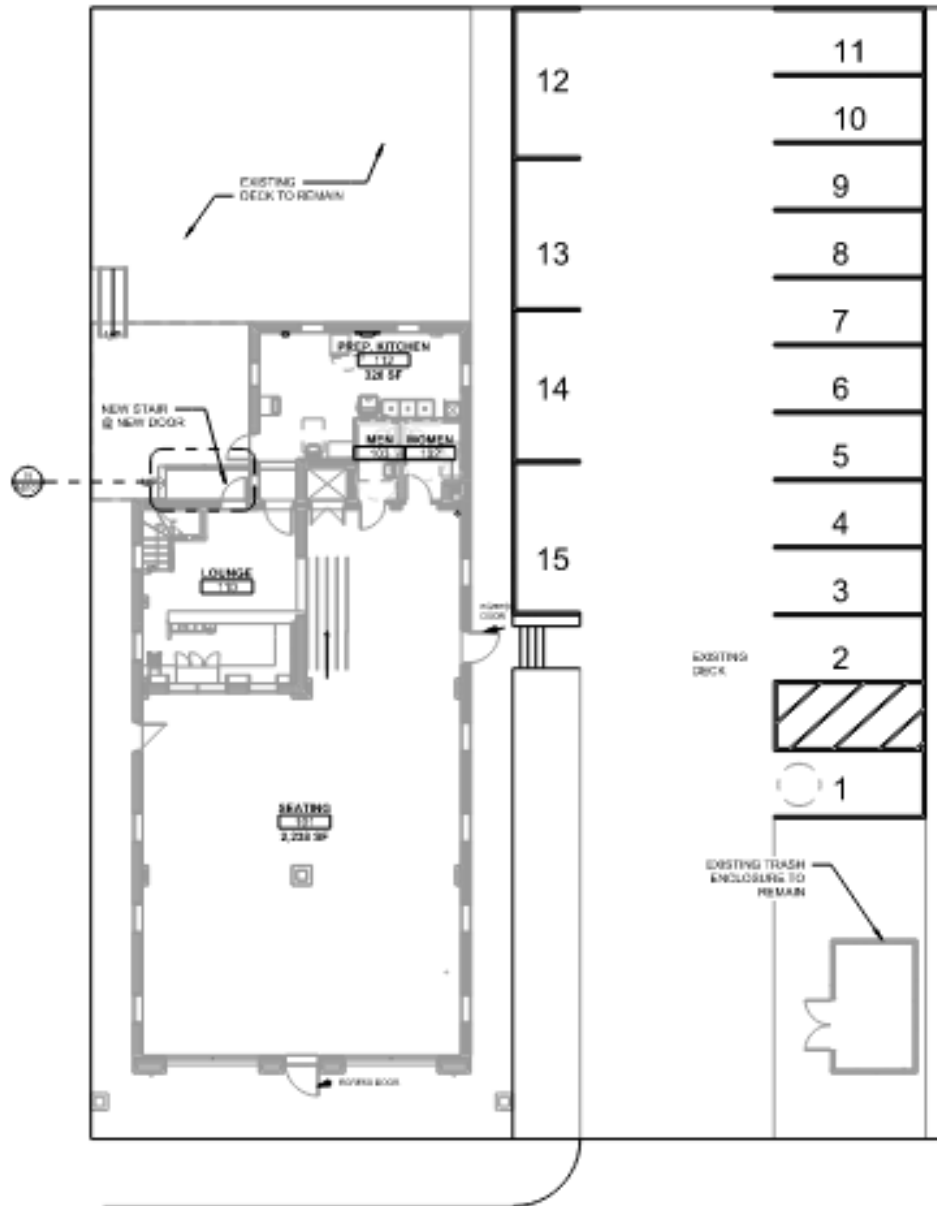


- **0.15 acres - Zoned B3-2.**
- **4518 Troost – Midtown Plaza Area Plan - TCO**
- **Reuse and renovation to an event center.**
- **July 2019, the BZA granted approval for 2 years.**
- **Reapproval of an SUP. Firehouse Event Center.**
- **Original staff report had the existing conditions but following PE (4/20/2023) with neighbors the agreed to the 4 new conditions.**
- **New conditions covers and updates those from 2019.**





Case No. CP-SUP-2023-00015



REVIEWED FOR CODE COMPLIANCE

City Planning & Development
Development Services
City of Kansas City, Missouri

Greg Marston
Greg Marston, P.E., M.C.P.

Building Official

Date: 05/21/2019 By: tjphair18



Case No. CP-SUP-2023-00015

RECOMMENDATION:

Staff recommends approval subject to condition 4 conditions as discussed with the neighborhood.



- 1. Shift a portion of the existing fence on the west property line, located at 4512 Troost Ave, approximately 24-30" inward to the east. This is the existing fence on the west side of the parking lot. Ownership of 4512 Troost Ave will maintain weeds along the fence line.**
- 2. All guests, staff and vendors will vacate the on-site parking lot by 12:00 AM Friday through Saturday and 11:00 PM Sunday through Thursday. Security and an on-site representative will be responsible for ensuring the parking is empty by the times listed. Language will be updated in clients' rental contract to include these conditions. Guests who violate this policy will forfeit the damage deposit.**
- 3. Guests must adhere to the local laws regarding fireworks and are prohibited from using them on the property. Language will be updated in the clients' rental contract to include these conditions.**
- 4. Event hours—Closing time of operation: Events must end no later than 11:30 PM Friday and Saturday and 11:00 PM Sunday through Thursday. The courtyard closes every night at 9:00 PM. Alcohol service must stop 30 minutes prior to the event's end.**





Case No. CP-SUP-2023-00015