

Docket #6.1, 6.2, 6.3

CD-CPC-2023-00139

Area Plan Amendment

CD-CPC-2023-00138

Rezoning

CD-CPC-2023-00140

Development Plan - Nonresidential

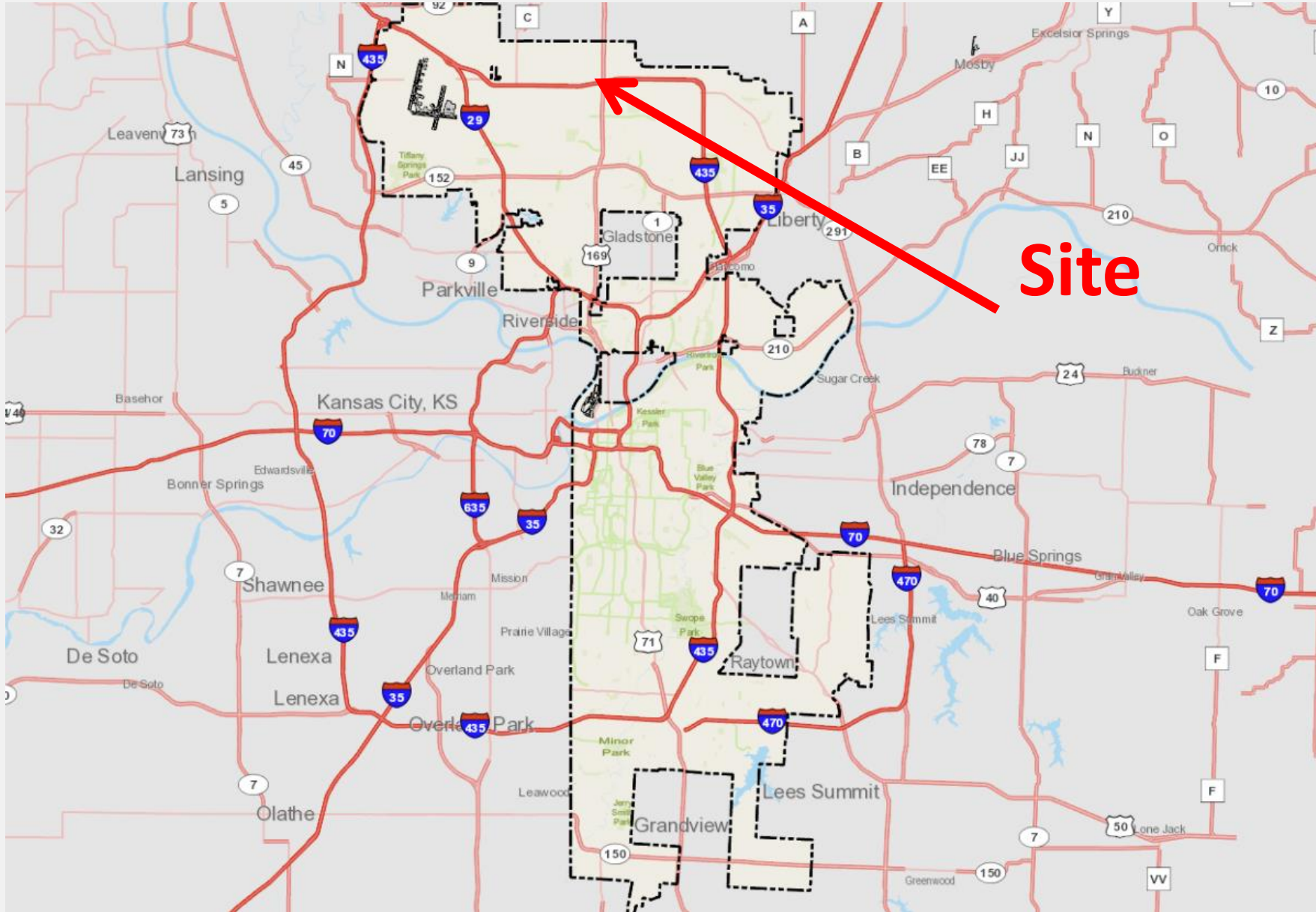
Cookingham Industrial Development – 2801 NW Cookingham Dr

8-1-2023

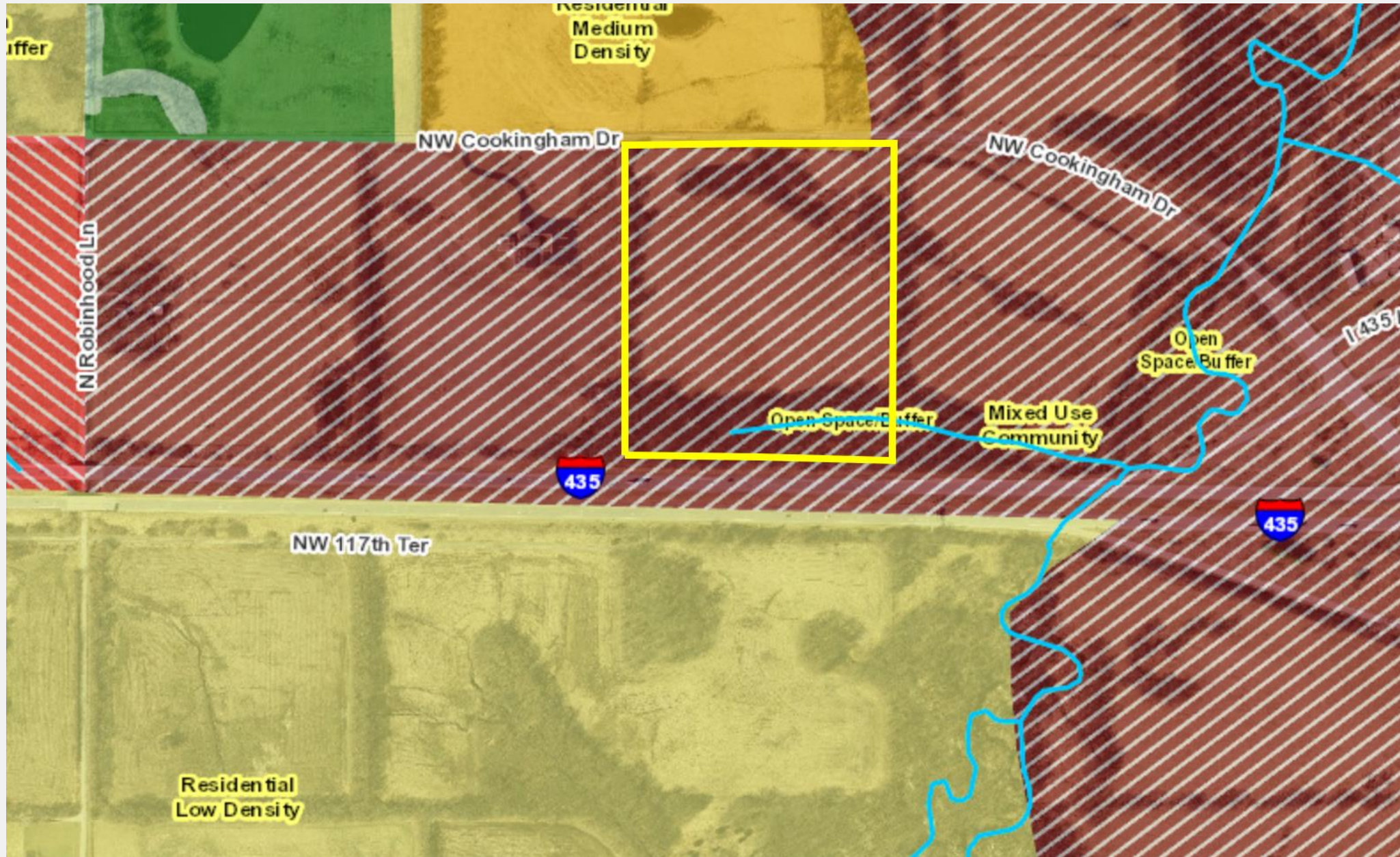
Prepared for

City Plan Commission





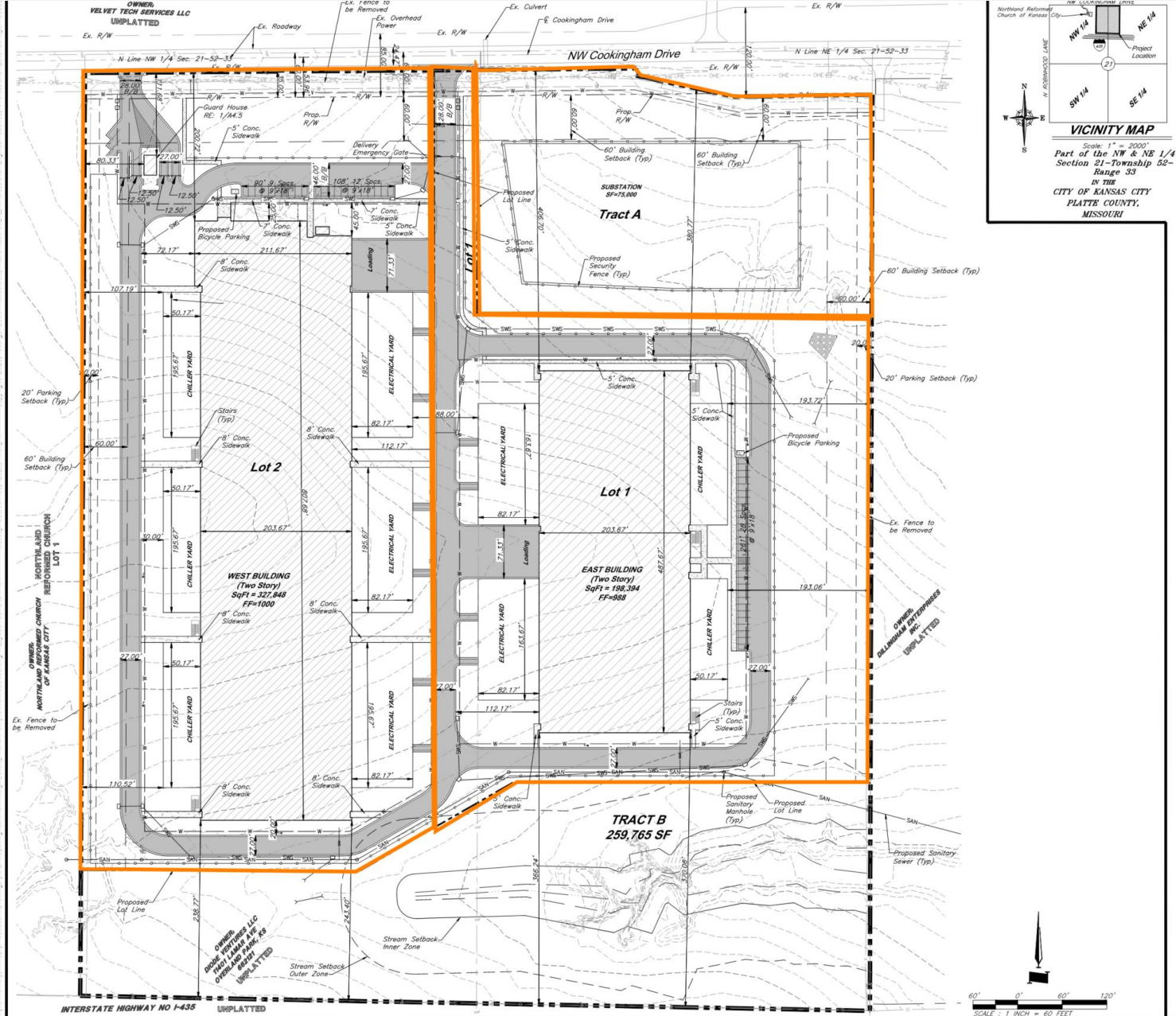




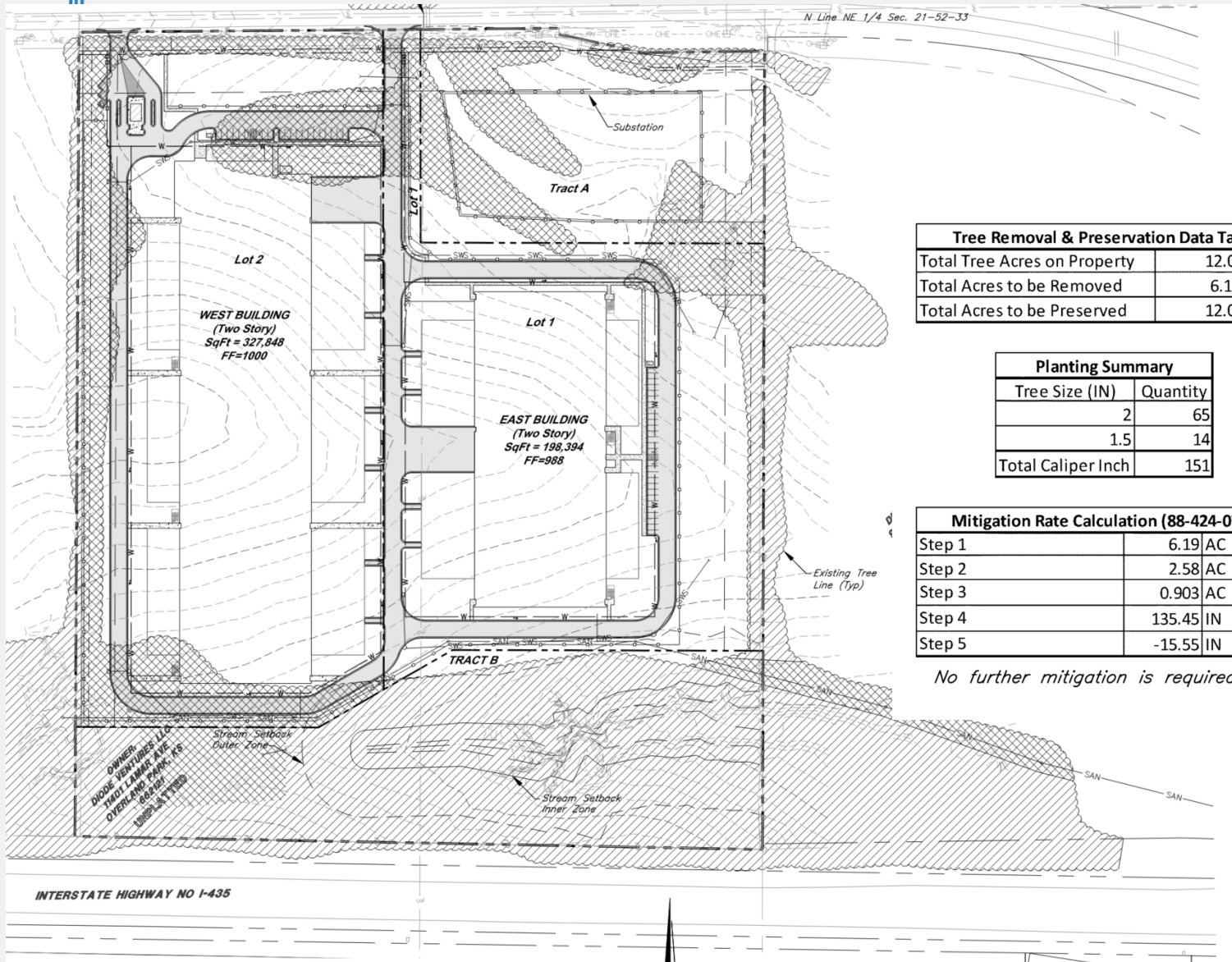
KCIA Area Plan – Future Land Use

Commercial and Industrial: This category allows either Commercial (typically including offices and retail establishments, medium-to-large scale businesses, and automotive-oriented services including drive-through facilities and car lots) or Industrial (manufacturing, warehousing, wholesale and industrial) uses throughout this designated area. It also allows a combination of the two uses primarily in business and industrial parks. Desirable uses will be a mixture of “B” and “M” zoning ordinances, offices, light industrial, and tourist oriented uses such as hotels.





Site Plan



Tree Removal & Preservation Data Table

Total Tree Acres on Property	12.01
Total Acres to be Removed	6.19
Total Acres to be Preserved	12.01


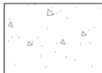




Planting Summary

Tree Size (IN)	Quantity
2	65
1.5	14
Total Caliper Inch	151

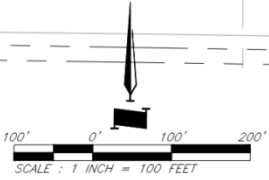
Mitigation Rate Calculation (88-424-07)

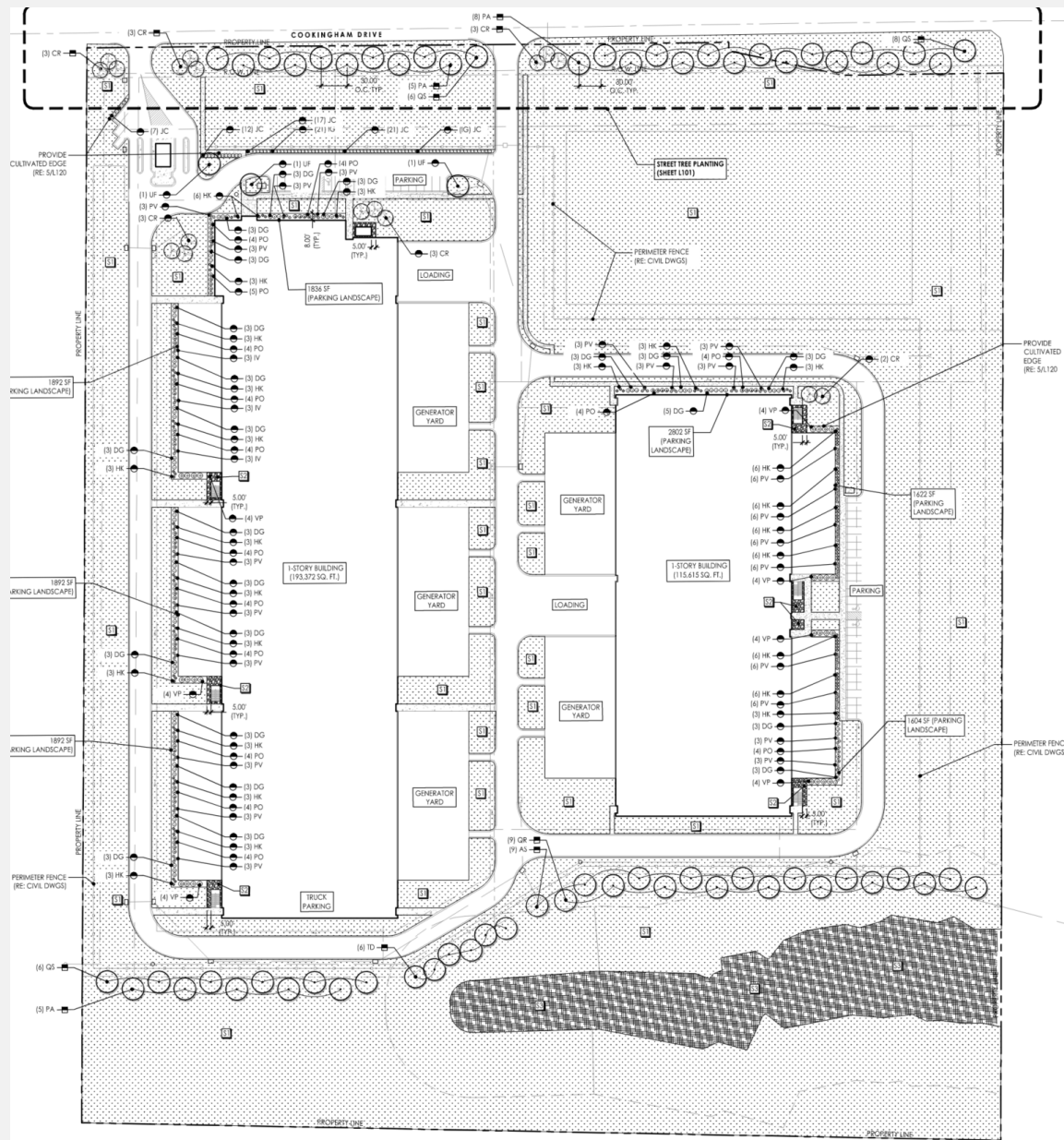
Step 1	6.19	AC
Step 2	2.58	AC
Step 3	0.903	AC
Step 4	135.45	IN
Step 5	-15.55	IN

No further mitigation is required.

-  Proposed Building
-  Concrete Sidewalk
-  Proposed Asphalt Pavement
-  Trees Removed
-  Trees Preservation
-  Existing Tree Line

INTERSTATE HIGHWAY NO I-435





LAND3
307 W. BARKER
SUITE 1000
KANSAS CITY, MISSOURI 64108-1001
MO, U.S.A. City 6500000000

DESIGN BY: BOP/TWBS
DRAWN BY: BOP/TWBS
PROJECT NO.: 15472.1G
SHEET NUMBER:
L100
PLANTING PLAN

Bob G. Bushhead
Landscape Architect
License No. xxxxxxxxx

M2 Re zoning - Pre. Development Plan & Pre. Plat
COOKINGHAM DEVELOPMENT
Kansas City, Missouri

NO.	DATE	REVISIONS	CITY COMMENTS	BY	APPROVED
1	8/01/23				

PLANTING SCHEDULE

SYM.	KEY	COMMON NAME BOTANICAL NAME	SIZE & REMARKS
SHADE/STREET TREES			
GS		Shumard Oak <i>Quercus shumardii</i>	2' - 2.5' cal.
PA		Declamation Plane-tree <i>Platanus x acerifolia</i> Morton Thornhill	2' - 2.5' cal.
AS		Fall Red Sugar Maple <i>Acer saccharum</i> John Farr	2' - 2.5' cal.
LF		Frontier Lacebark Elm <i>Ulmus x Frontier</i>	2' - 2.5' cal.
ORNAMENTAL TREE			
CR		Oklahoma Redbud <i>Cercis floridana</i> 'Oklahoma'	1.5' cal. min.
EVERGREEN SHRUB			
JC		Sea Green Juniper <i>Juniperus chinensis</i> 'Sea Green'	#3 @ 48" o.c.
IG		Shamrock Inkberry Holly <i>Ilex glabra</i> 'Shamrock'	#3 @ 48" o.c.
DECIDUOUS SHRUBS/GRASSES			
VP		Summer Snowflake Viburnum <i>Viburnum plicatum</i>	#3 @ 60" o.c.
PO		Tiny Wine Ninebark <i>Physocarpus opulifolius</i>	#3 @ 48" o.c.
DG		Kodiak Orange Dianella <i>Dianella 5208544</i>	#3 @ 48" o.c.
PV		Shenandoah Switchgrass <i>Panicum virgatum</i> 'Shenandoah'	#3 @ 48" o.c.
HK		Sunny Boulevard St. John's Wort <i>Hypericum echinangium</i> 'Dapper'	#3 @ 48" o.c.
NATIVE BMP MIX			
S3		Oval Sedge - Carex brevior Canada Wildlife - Elymus canadensis Bottlebrush Sedge - Elymus hystrix Tussock Sedge Common Rush Fox Sedge American Sweet Flag	Drill Seed w/ Hydrumulch

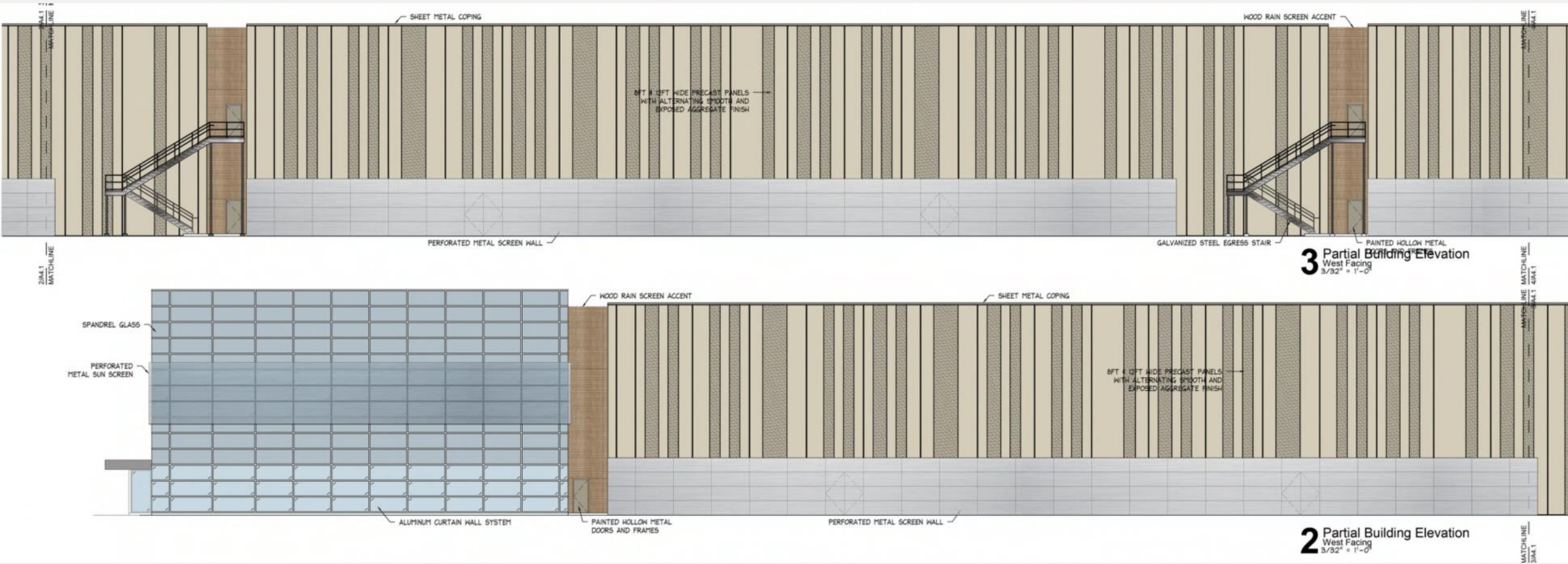
PLANTING PLAN LEGEND

- TURFGRASS SEED OVER 6" (MIN) TOPSOIL
 - TURFGRASS: DRILL SEED w/ HYDRUMULCH
 - SINGLE NET STRAW BLANKET ON SLOPES 3:1 OR GREATER
 - RE. SECTION 20906
- DECORATIVE ROCK
 - 2' - 3" SIZE RIVER ROCK w/ METAL EDGE BORDER
 - RE. DETAILS & 10120
 - RE. SECTION 20905
- NATIVE BMP MIX OVER 6" (MIN) BMP SOIL
 - REFER TO PLANT SCHEDULE FOR SPECIES MIX
 - RE. SECTION 20905 FOR SOIL, RE. SECTION 20910 FOR BMP MAINTENANCE
- TREE/SHRUB COUNTING TOWARDS PARKING REQUIREMENTS
- TREE/SHRUB COUNTING TOWARDS GENERAL LANDSCAPE REQUIREMENTS

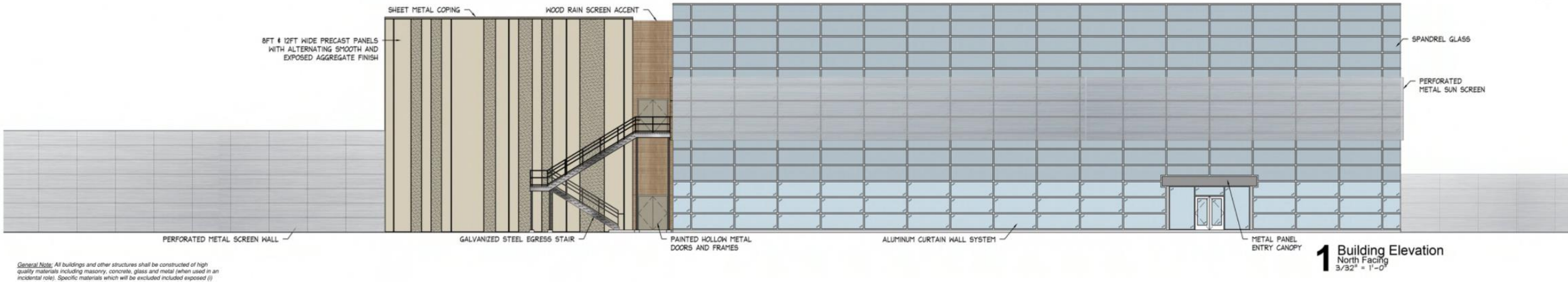
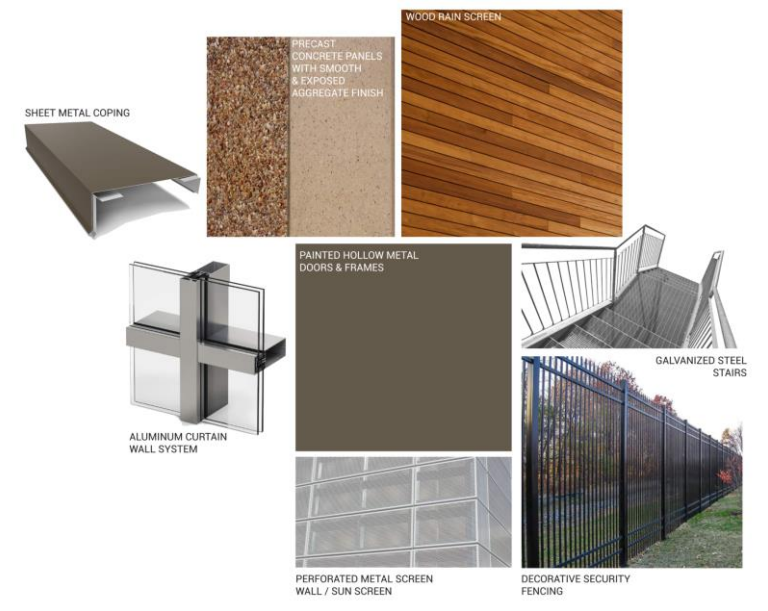
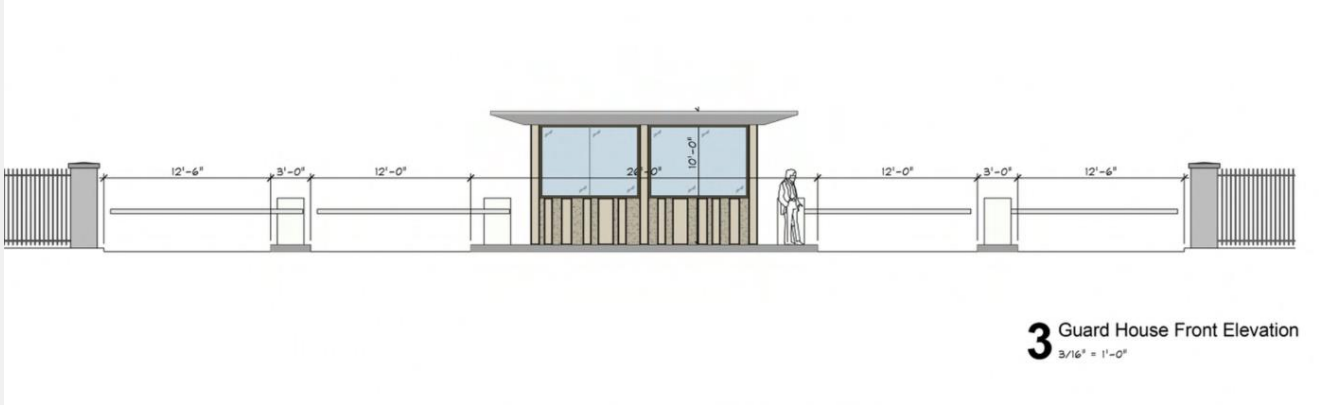
- PLANTING NOTES**
- THIS PLAN PROVIDES LAYOUT, QUANTITY & SIZES OF ALL PLANT MATERIAL TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR. REFER TO THE FOLLOWING SPECIFICATION SECTIONS FOR COMPLETE SCOPE OF WORK, RESPONSIBILITIES, PRODUCTS AND EXECUTION OF WORK:
 - SECTION 20900 - LANDSCAPE
 - SECTION 20905 - BMP SOIL
 - SECTION 20910 - BMP MAINTENANCE
 - UTILITIES SHOWN ON THIS PLAN ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS AND SITE SURVEY FOR ALL UTILITIES AND LOCATIONS. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL UTILITIES BY CONTACTING ALL OF THE RESPECTIVE UTILITY COMPANIES AND/ OR THE LOCAL "ONE-CALL"/"CALL-BEFORE-YOU-DIG" SYSTEM AND BY EXCAVATING TEST PITS IF NECESSARY.
 - LOCATIONS OF ALL PLANT MATERIALS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE AND GRASS ALL DISTURBED AREAS BACK TO ORIGINAL FINISHED GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.

1 PLANTING PLAN
Scale: 1" = 80'-0"





West-Facing Partial Building Elevation



General Note: All buildings and other structures shall be constructed of high quality materials including masonry, concrete, glass and metal (when used in an incidental role). Specific materials which will be excluded included exposed (i)

North-Facing Partial Building Elevation



View east towards site from NW Cookingham Dr



View west towards site from I-435

Remove Conditions

#28 duplicate

#30 duplicate

“No water service tap permits will be issued until the public water main is released for taps.”

Staff Recommendation

Case No. CD-CPC-2023-00139

Approval

Case No. CD-CPC-2023-00138

Approval

Case No. CD-CPC-2023-00140

Approval with Conditions