



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 4, 2023

Project Name
Five Star Logistics

Docket #4.1
Docket #4.2

Request

#4.1 CD-CPC-2023-00015 Rezoning without Plan
#4.2 CD-CPC-2023-00019 Development Plan – Non-Residential

Applicant

Chris Holmquist
Olsson
1301 Burlington St North Kansas City, MO 64116

Owner

Peggy and Joseph Manthey
PO Box 1509 Eufaula, OK 74432

Location 11601 N Congress Ave
Area About 61.6 acres
Zoning AG-R
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: I-435, agriculture/undeveloped uses, zoned AG-R
South: industrial, agricultural uses, zoned M2-3
East: agriculture/undeveloped uses, zoned M2-5
West: agriculture/undeveloped uses, zoned M2-3

Major Street Plan

N Congress Ave is identified on the City's Major Street Plan as a Thoroughfare. I-435 is identified as a Freeway.

Land Use Plan

The KCIA Area Plan recommends Commercial/Industrial future land use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 1/31/2023. Scheduling deviations from 2023 Cycle F have occurred.

- The applicant and staff needed more time to work together on connectivity to adjacent property/proposed development.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located with a registered neighborhood or homes associations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on March 2, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is undeveloped and appears to have been used for agriculture.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district AG-R to district M2-5 and development plan to allow two 400,000 square foot industrial buildings.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #4.1 Approval
Docket #4.2 Approval with Conditions

PLAN REVIEW

The proposed development plan shows construction of two new 400,000 square foot industrial buildings. Access to the site will come from N Congress on the west and connect to the proposed future development on the property to the east. The proposed road on the adjacent property to the east is identified to be a public road; whereas, the connection on the subject site will be a private drive. Condition #8 stipulates this connection shall contain signage identifying where the public road begins and ends.

The entire development area will contain approximately 621 parking spaces, although only 50 parking spaces are required. The parking ratio is determined by the number of employees, which is only an approximation at this time. Pedestrian circulation is shown on the plans, and staff will continue reviewing non-motorized connectivity at the time of project plan submittal.

As the development plan is still somewhat conceptual until tenants are chosen, design guidelines for the subject site were provided by the applicant rather than detailed building elevations. Building materials and elevations, landscaping, and lighting will all be reviewed in more detail at the time of each project plan when the buildings are ready to be developed. Specific building materials called out for future construction include architectural metal, glass, and concrete. Quantities of trees and shrubs have been identified on the landscape plan; however, species and placement will be reviewed in more depth at the time of project plan submittal.

PLAN ANALYSIS

Industrial Lot and Building (88-140), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions for approval at time of project plan and affidavit prior to C of O
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions for approval at time of project plan and affidavit prior to C of O
Sign Standards (88-445)	Yes	Yes	Subject to condition of separate permitting
Pedestrian Standards (88-450)	Yes	Yes	

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 KCIA Area Plan recommends Commercial/Industrial on the subject site. The proposed rezoning to M2-5 is consistent with this recommendation.

B. Zoning and use of nearby property;

Nearby zoning districts include M2-5, M2-3, AG-R, B4-5, B3-3. The uses of the surrounding properties are mostly industrial, agricultural, and high-intensity commercial.

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

The physical character of the area is of similar elevation and somewhat sloping. There are regulated streams nearby, but not located on the subject site.

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

Utilities will be extended to the site to adequately serve the proposed industrial use.

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

The current AG-R zoning of the property is very limiting on the permitted uses. The current zoning would not allow industrial development, which is consistent with the Area Plan, without rezoning.

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

Aerial images show the land as most likely been used agriculturally, and never developed, since at least 2005.

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

The proposed rezoning is not expected to detrimentally affect the nearby properties, as they are mostly industrial to the south and east.

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.

There is no expected gain to the general public if this application for rezoning were denied. Approving the application will allow development and contribute to the city's economy.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed development plan is in compliance with applicable sections of the code subject to conditions from City staff.

B. The proposed use must be allowed in the district in which it is located;

Upon approval of the rezoning to M2-5, the proposed development plan will be in compliance with applicable sections of the Code.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

There are two proposed access points off of N Congress Avenue that will allow adequate circulation around the entire site. Additionally, this proposed development will connect to the proposed industrial development to the east. All drives on the subject site will be private.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan includes sidewalk areas to provide adequate pedestrian connection around the site from parking areas to the buildings.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utilities will be extended to the site to adequately serve the proposed industrial use

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

Building orientation is appropriate for the proposed uses. Building materials will be reviewed at the time of project plan for each phase per the design guidelines submitted by the applicant.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping and screening will be reviewed for compliance at the time of each project plan.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The amount of impervious surface will increase substantially, as the previous use was agriculture. This increase is expected due to the typical development of industrial projects.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan identifies areas of buffer trees to remain on the outer edges of the site. There is not a significant amount of forested area on the site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval of the rezoning without plan and approval with conditions** as stated in the conditions report for the development plan.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn
Planner



Plan Conditions

Report Date: March 29, 2023

Case Number: CD-CPC-2023-00019

Project: Five Star Logistics

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall secure approval of a project plan(s) for each phase from the City Plan Commission prior to building permit. Detailed landscape plan, lighting plan, building elevations, and bicycle parking shall be reviewed at the time of project plan submission and approval.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. All stormwater detention ponds and areas of steep slopes shall be planted with native grasses/seed mix and native shrubs.
7. The developer shall add a private fire hydrant near North Congress Avenue and the north entrance drive.
8. The developer shall provide signage identifying the transition from the public road to private drive on the subject property labeled "public street maintenance ends" and "public street maintenance begins," and establish a public access easement.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. The developer must dedicate additional right of way for N Congress Ave as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
13. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
14. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
16. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
18. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
19. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
21. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

22. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
23. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
24. A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

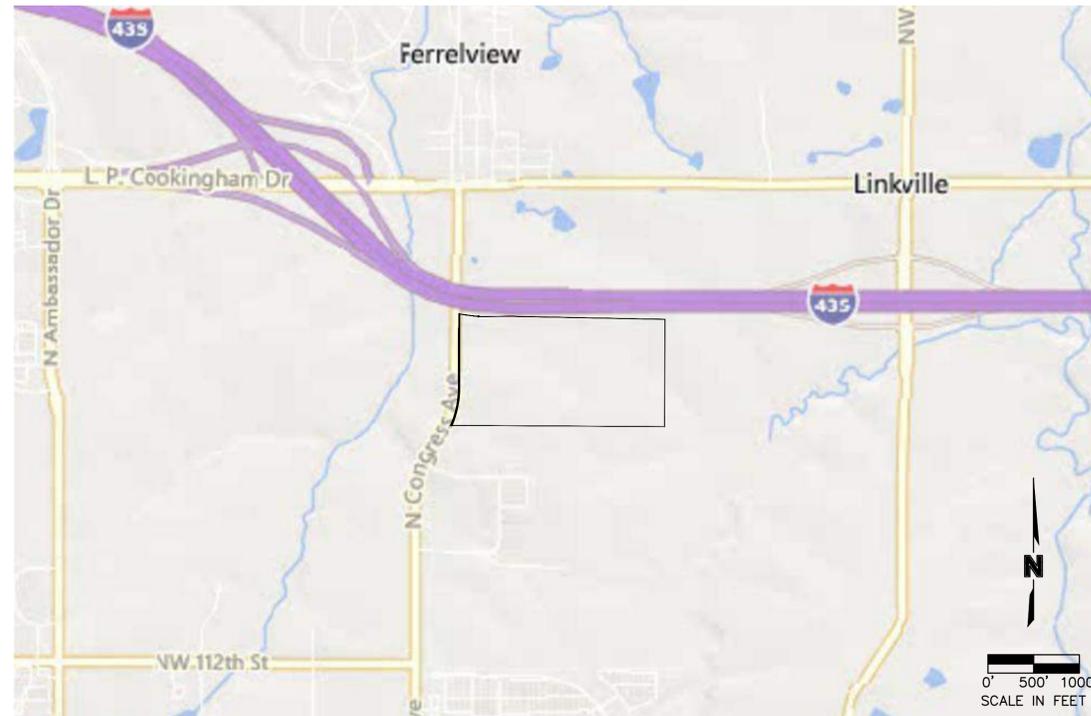
Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

25. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>).
(Fire Hydrants at 300' max. spacing).

FIVE STAR LOGISTICS REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

11601 N CONGRESS AVE.
PART OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 34 WEST,
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

PROJECT TEAM
DEVELOPER HUNT MIDWEST 1881 MAIN STREET, SUITE 200 KANSAS CITY, MO 64108 CONTACT: AARON YOUNG PHONE: 816.455.2500
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS HEISER, P.E. PHONE: 816.361.1177 EMAIL: NHEISER@OLSSON.COM



Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT & SITE PLAN
04	PRELIMINARY GRADING & UTILITIES
05	PRELIMINARY STREAM BUFFER PLAN
06	PRELIMINARY LANDSCAPE PLAN
07	GENERAL NOTES

GENERAL NOTES:

1. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
2. OUTDOOR LIGHTING, SIGNAGE DETAILS, DETAILED LANDSCAPE PLAN, AND BUILDING ELEVATIONS SHALL BE PROVIDED WITH FUTURE PROJECT PLAN.
3. OUTDOOR LIGHTING SHALL CONFORM TO 88-430.
4. SIGNAGE SHALL CONFORM TO 88-445.
5. NO PARKLAND DEDICATION IS REQUIRED.
6. NO STREAM BUFFER EXISTS ON SITE.
7. MODIFICATION REQUESTED: SHORT-TERM BICYCLE PARKING SHALL BE 10% OF REQUIRED VEHICULAR PARKING SPACES.

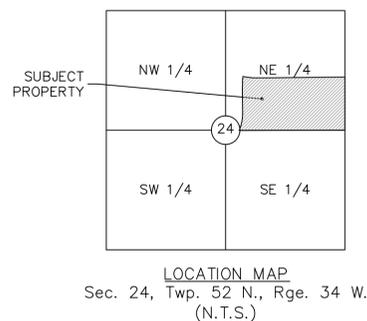


TABLE 1: SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	AG-R	M2-5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	2,652,999	2,652,999	NO	N/A
- IN ACRES	60.90	60.90	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	0	11,352	NO	N/A
- IN ACRES	0	0.26	NO	N/A
BUILDING AREA (SQ. FT.)	0	800,000	NO	N/A
F.A.R.	0	0.30	NO	N/A
RESIDENTIAL USE INFO	N/A	N/A	NO	N/A
TOTAL LOTS				
- RESIDENTIAL			NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL		1	NO	N/A
- OTHER	1 (UNDEVELOPED)		NO	N/A

TABLE 2: BUILDING DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	NONE	NONE	NO	N/A
FRONT SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK	NONE	NONE	NO	N/A
SIDE SETBACK (ABUTTING STREET)	NONE	NONE	NO	N/A
HEIGHT	NONE	100' MAX.	NO	N/A

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	41	41	NO	N/A
88-425-04 GENERAL	160	160	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	50'+	NO	N/A
TREES	15	15	NO	N/A
SHRUBS/WALL/BERM	YES	113 SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	21,735 SF	23,383 SF	NO	N/A
TREES	53	53	NO	N/A
SHRUBS	261	261	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

TABLE 4: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
LOT H	50	621	10 / 63	10 / 5	YES

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 52, RANGE 34, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2342.95 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. CONGRESS AVENUE, AS NOW ESTABLISHED; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, AN ARC DISTANCE OF 397.27 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 573.60 FEET; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1909.86 FEET, AN ARC DISTANCE OF 99.24 FEET; THENCE NORTH 3 DEGREES 23 MINUTES 58 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 91.02 FEET; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 3 DEGREES 25 MINUTES 16 SECONDS EAST, A RADIUS OF 1909.86 FEET, AN ARC DISTANCE OF 41.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE ROUTE 435, AS NOW ESTABLISHED; THENCE SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2084.96 FEET, AN ARC DISTANCE OF 196.47 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 392.80 FEET; THENCE DUE EAST, ALONG SAID RIGHT OF WAY LINE, 1671.09 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 32 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, 1171.86 FEET TO THE POINT OF BEGINNING.

USER: cholmquist

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olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
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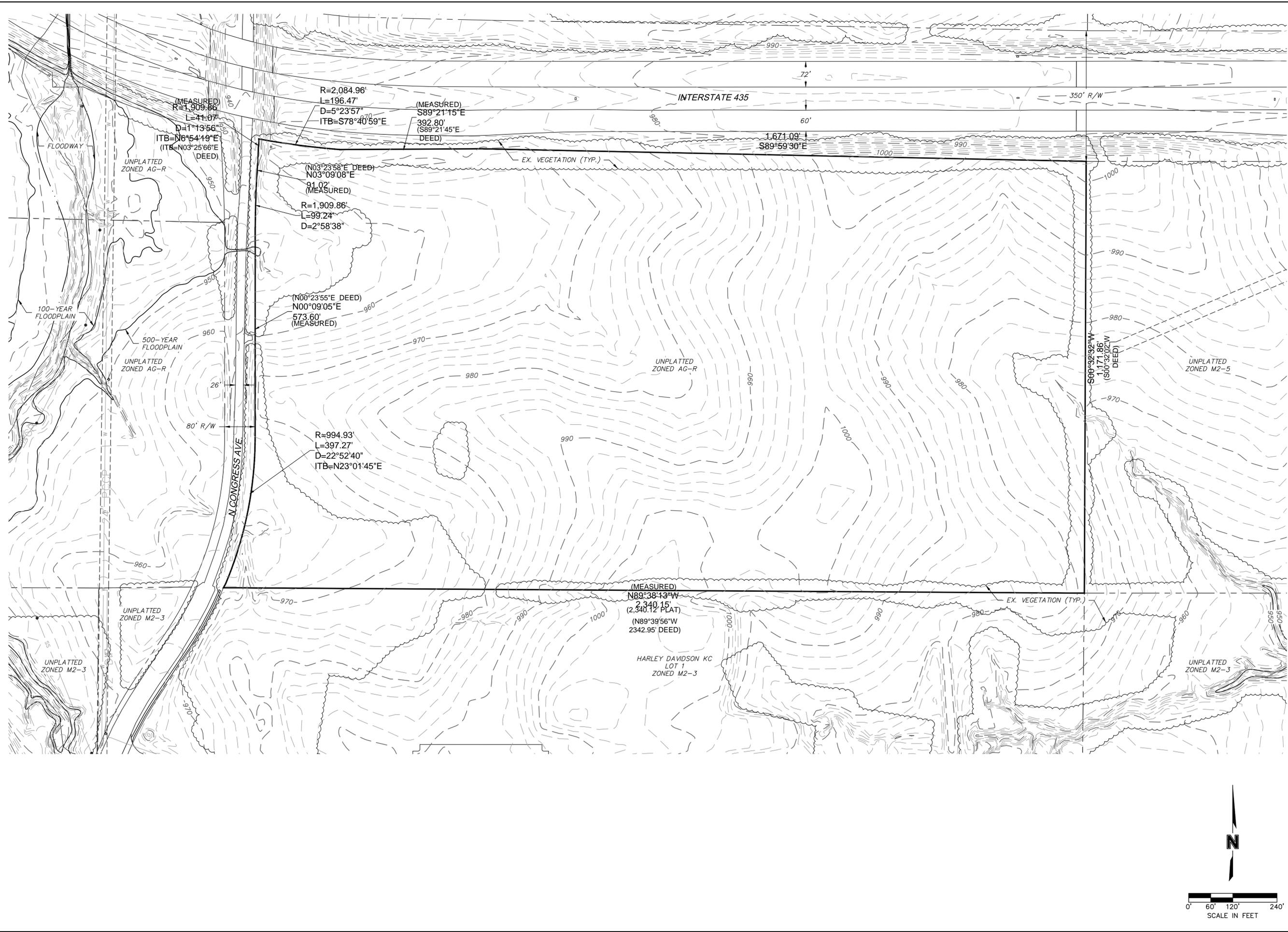
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2023.03.03		Revised per D&C comments	
2023.03.17		Revised to reflect plan on adjacent property	

TITLE SHEET
FIVE STAR LOGISTICS
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
KANSAS CITY, MO
2023

drawn by: C.J.H.
checked by: M.J.D.
approved by: J.F.E.
QA/QC by: NDH
project no.: 022-05701
drawing no.: C_TTL01_02205701
date: 2023.01.28

SHEET
01

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olsson

Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177 www.olson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2023.03.03		Revised per DRC comments	
2023.03.17		Revised to reflect plan on adjacent property	

EXISTING CONDITIONS

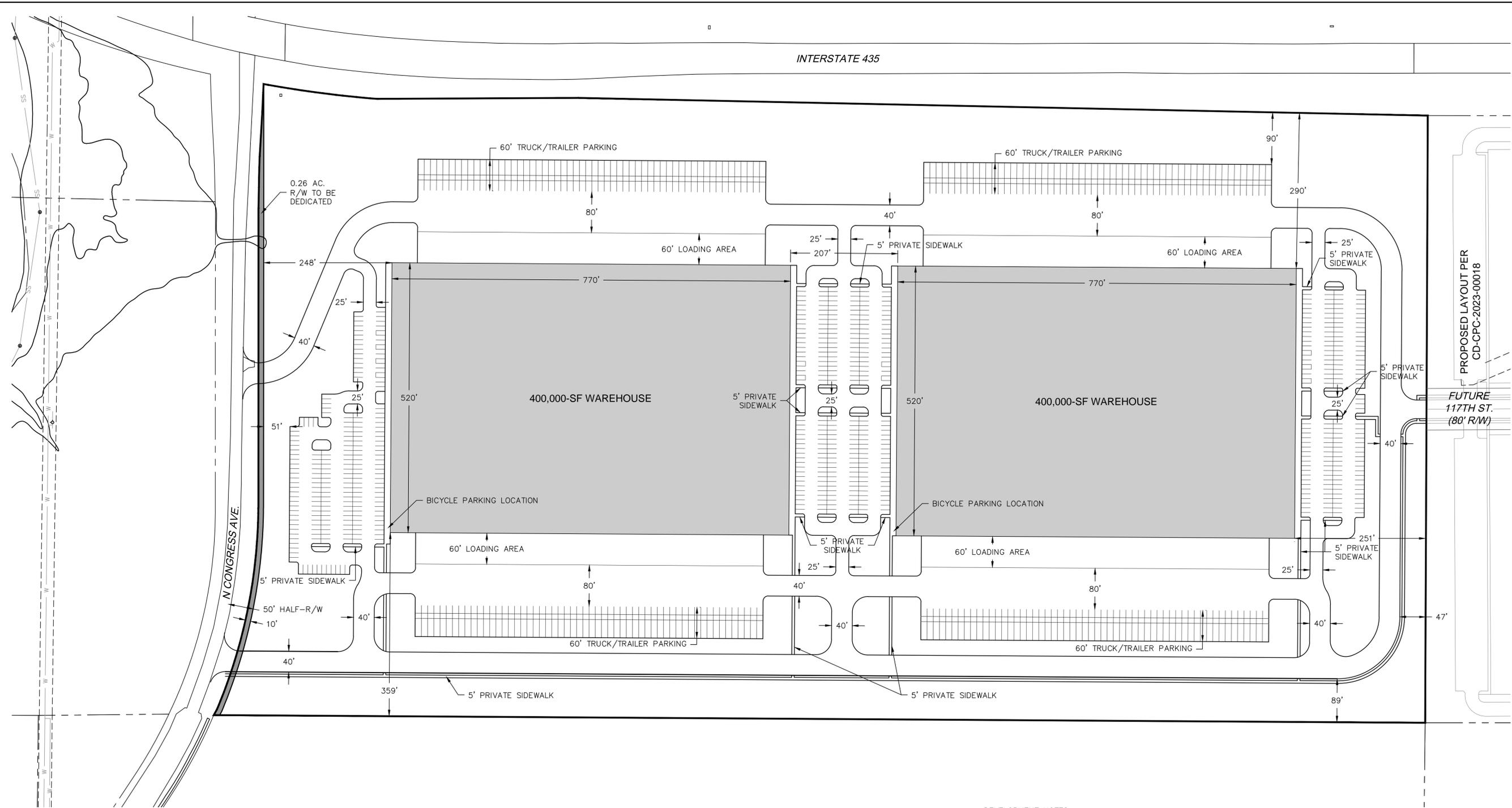
FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
 KANSAS CITY, MO

2023

drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_EXC01_02205701
 date: 2023.01.28

SHEET
02

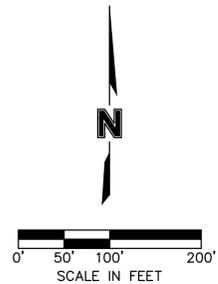
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 DATE: Mar 17, 2023 8:24am XREFS: C_PBASE_A2205701 C_PBDY_02205701 C_PTBLK_02205701 C_FBASE01_02205701



- DEVELOPMENT NOTES:**
- A. EXISTING ZONING: AG-R; PROPOSED ZONING: M2-5
 - B. TOTAL AREA: 60.90 AC.
 - C. EXISTING R/W: 0; PROPOSED R/W: 0.26 AC.
 - D. NET AREA: 60.64 AC.
 - E. PROPOSED USE: LIGHT INDUSTRIAL
 - F. PROPOSED MAX. BUILDING HEIGHT: 100', 1 STORY
 - G. GROSS FLOOR AREA: 800,000 SF
 - H. BUILDING COVERAGE: 800,000 SF; F.A.R.: 0.30
 - I. N/A
 - J. PARKING REQUIRED:
 - REQUIRED: 1 PER 4 EMPLOYEES (200 EMPLOYEES) = 50 SPACES
 - PROVIDED: 621 SPACES, INCLUDING 22 ADA
 - K. BICYCLE PARKING REQUIRED:
 - LONG-TERM REQUIRED: 1 PER 20 EMPLOYEES (200 EMPLOYEES) = 10 SPACES
 - LONG-TERM PROVIDED: 10 SPACES
 - SHORT-TERM REQUIRED: 10% OF PROVIDED VEHICULAR PARKING = 63 SPACES
 - SHORT-TERM PROVIDED: 5 SPACES*
 - L. COMMENCEMENT: 2023; COMPLETION: 2025
 - M. N/A

CATEGORY	EX. ZONING	PR. ZONING	GROSS AREA (AC.)	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	PARKING STALLS REQUIRED			LONG-TERM BICYCLE PARKING STALLS			SHORT-TERM BICYCLE PARKING STALLS			COMMENCEMENT DATE	COMPLETION DATE
												Ratio	Required		Ratio	Required		Ratio	Required			
													(j)	Required		Provided	(k)		Required	Provided		
DATA	AG-R	M2-5	60.90	0.00	0.26	60.64	Light Industrial	1	800,000	800,000	0.30	1 per 4 employees	50 (200 emp.)	621	1 per 20 employees	10 (200 emp.)	10	10% of vehicular spaces	63	5*	2023	2025

*Modification requested- short-term bicycle parking: 10% of required vehicular parking

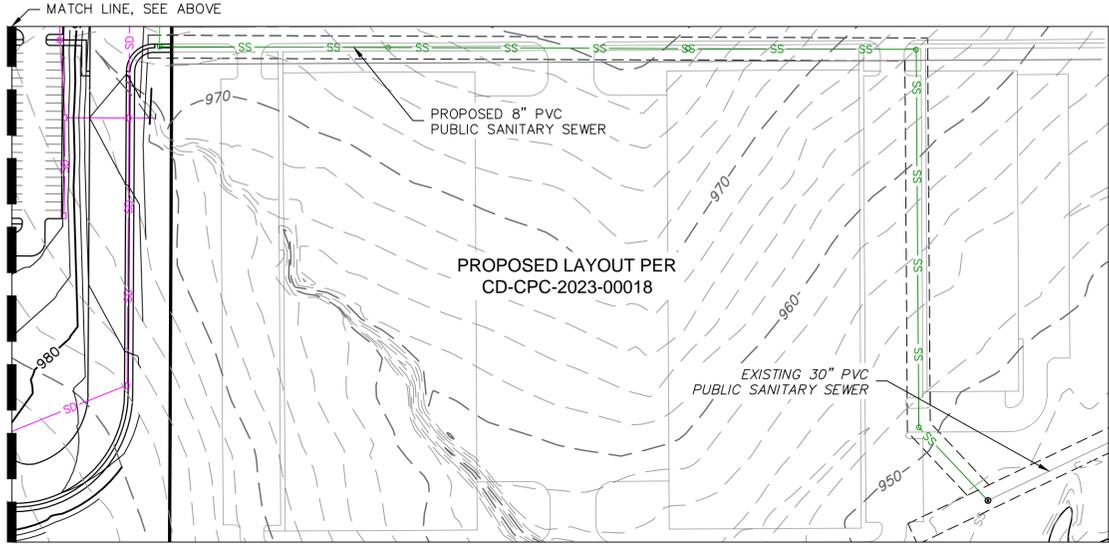
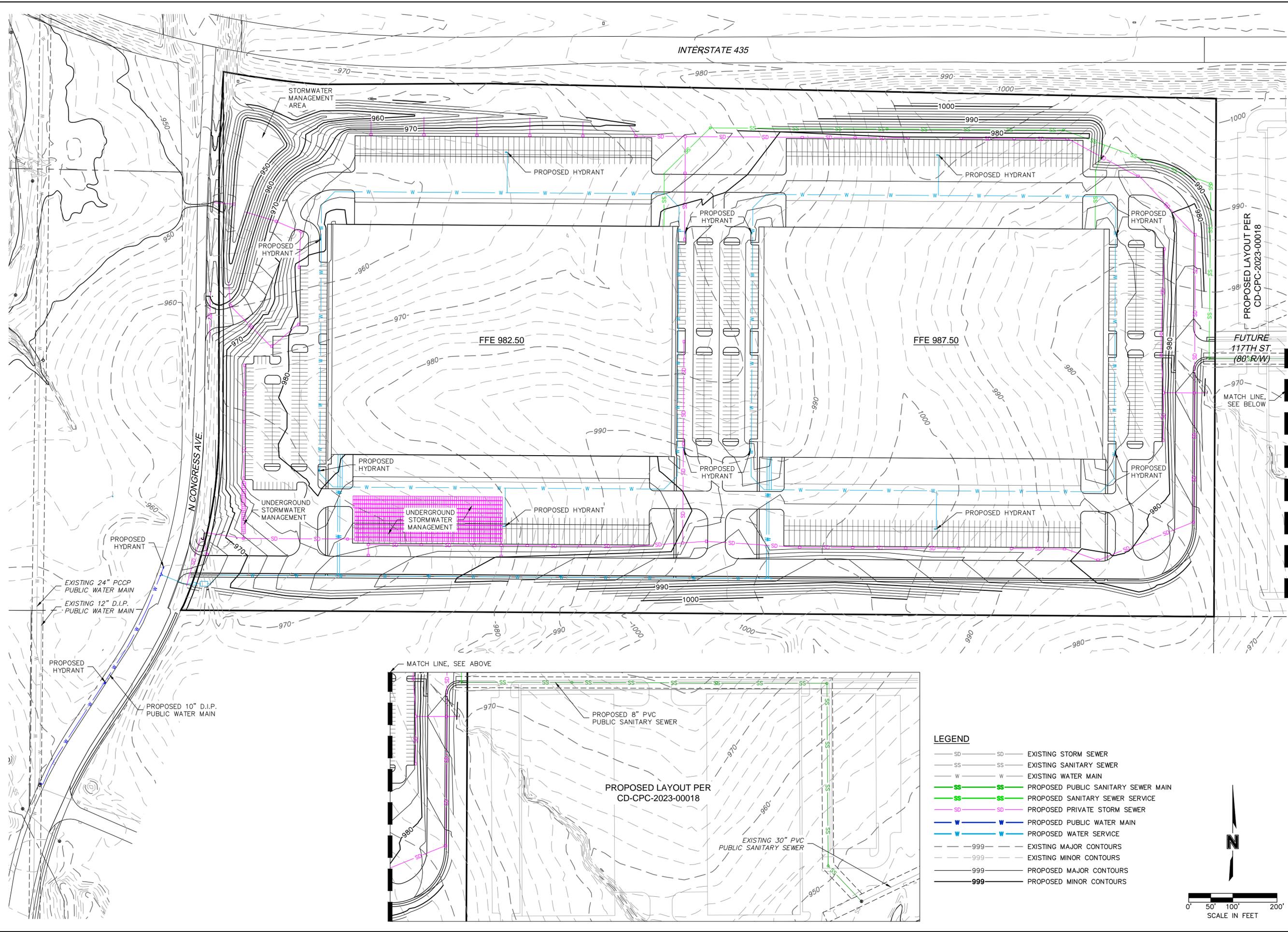


REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2023.03.03		Revised per DRC comments	
2023.03.17		Revised to reflect plan on adjacent property	

PRELIMINARY PLAT & SITE PLAN
FIVE STAR LOGISTICS
REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT
 KANSAS CITY, MO
 2023

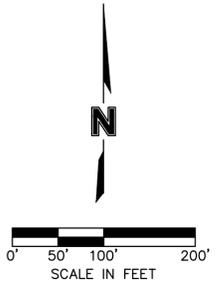
drawn by: C.JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_SIT01_02205701
 date: 2023.01.28

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LEGEND

—SD—SD—	EXISTING STORM SEWER
—SS—SS—	EXISTING SANITARY SEWER
—W—W—	EXISTING WATER MAIN
—SS—SS—	PROPOSED PUBLIC SANITARY SEWER MAIN
—SS—SS—	PROPOSED SANITARY SEWER SERVICE
—SD—SD—	PROPOSED PRIVATE STORM SEWER
—W—W—	PROPOSED PUBLIC WATER MAIN
—W—W—	PROPOSED WATER SERVICE
- - -999- - -	EXISTING MAJOR CONTOURS
- - -999- - -	EXISTING MINOR CONTOURS
—999—	PROPOSED MAJOR CONTOURS
—999—	PROPOSED MINOR CONTOURS



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 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.361.1177
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PROPOSED LAYOUT PER
 CD-CPC-2023-00018

FUTURE
 117TH ST.
 (80' RW)

MATCH LINE,
 SEE BELOW

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY GRADING & UTILITIES

FIVE STAR LOGISTICS

REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

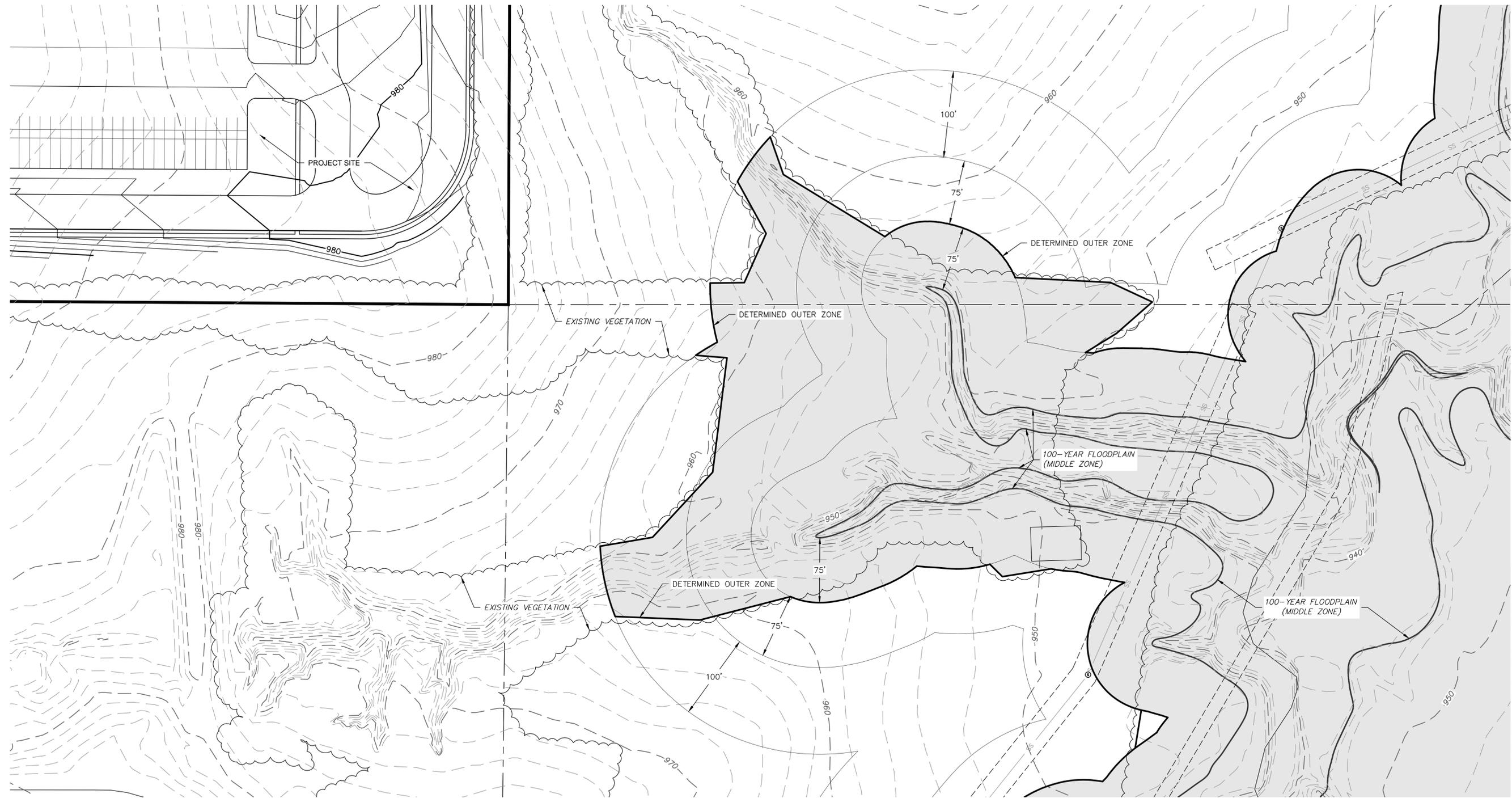
KANSAS CITY, MO

2023

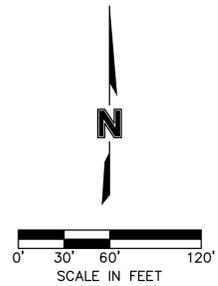
drawn by: C.JH	checked by: MJD
approved by: JFE	QA/QC by: NDH
project no.: 022-05701	drawing no.: C_GRD01_02205701
date: 2023.01.28	

SHEET 04

DWG: F:\2022\05501-06000\022-05701\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_SBF01_02205701.dwg USER: cholmquist
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NOTE: NO STREAM BUFFER EXISTS ON PROJECT SITE.



PRELIMINARY STREAM BUFFER PLAN

FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT

KANSAS CITY, MO 2023

drawn by: C:JH
 checked by: MJD
 approved by: JFE
 QA/QC by: NDH
 project no.: 022-05701
 drawing no.: C_SBF01_02205701
 date: 2023.01.28

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2023.03.03		Revised per D&C comments	
2023.03.17		Revised to reflect plan on adjacent property	

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DWG: F:\2022\05501-06000\022-05701\40-Design\AutoCAD\Pre\Primary Plans\Sheets\GNC\C_LSC01_02205701.dwg USER: choimquist
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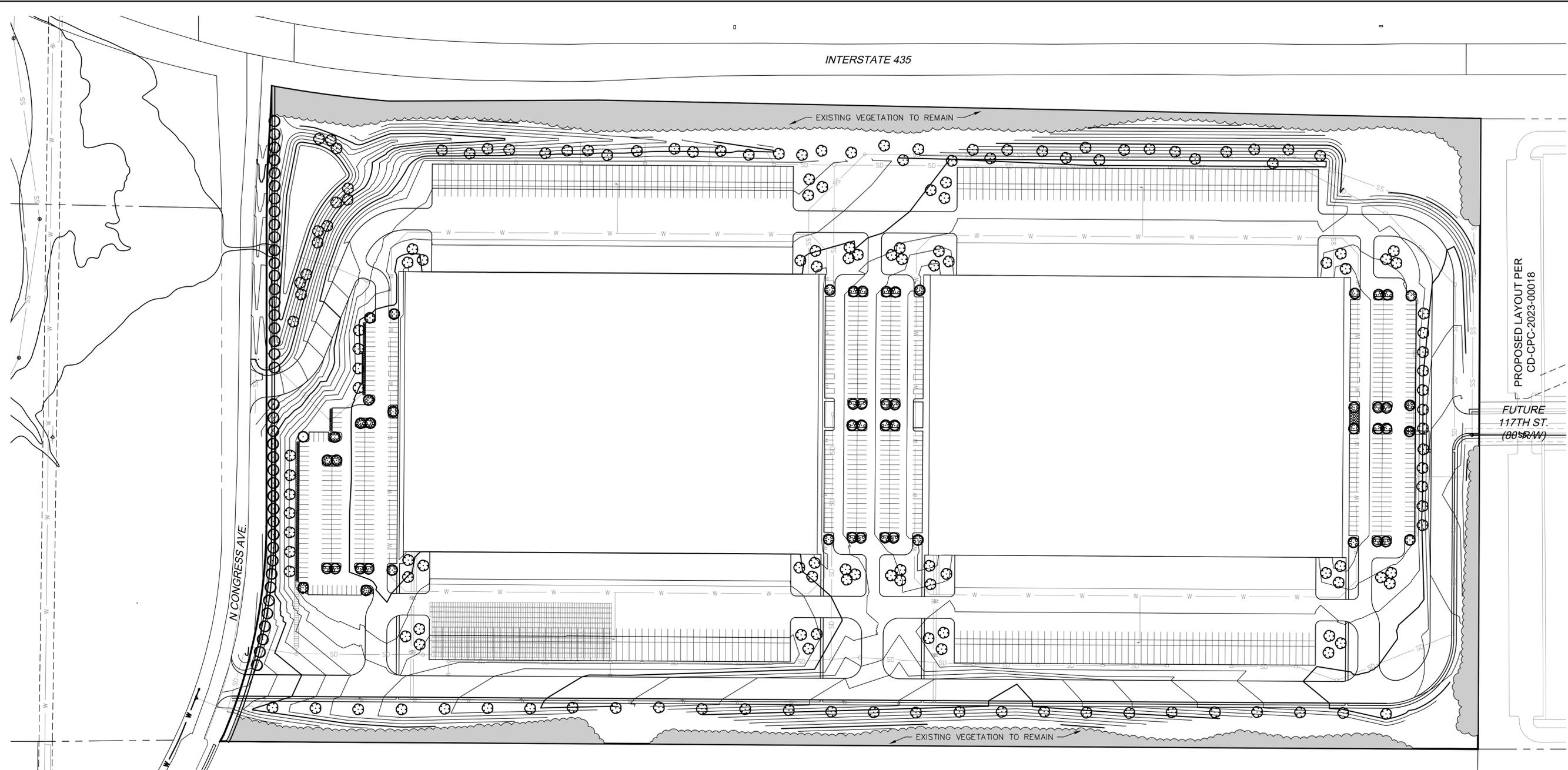


TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	41	41	NO	N/A
88-425-04 GENERAL	160	160	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	50'+	NO	N/A
TREES	15	15	NO	N/A
SHRUBS/WALL/BERM	YES	113 SHRUBS	NO	N/A
- ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	21,735 SF	23,383 SF	NO	N/A
TREES	53	53	NO	N/A
SHRUBS	261	261	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A	N/A	NO	N/A
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

CONCEPT PLANT SCHEDULE		
	STREET TREES	41
	PARKING LOT TREES	53
	GENERAL TREES	160
	SCREENING SHRUBS	113
	PARKING LOT SHRUBS	261

NOTE:
 FINAL LANDSCAPE PLAN WITH DETAILED PLANT LIST SHALL BE PROVIDED AT THE TIME OF PROJECT PLAN AND SHALL CONFORM TO 88-425.

PROPOSED LAYOUT PER CD-CPC-2023-00018

FUTURE 117TH ST. (80'SRAW)

PRELIMINARY LANDSCAPE PLAN

FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAN

KANSAS CITY, MO

2023

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SHEET
 06

DWG: F:\2022\05501-06000\022-05701\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_GEN01_02205701.dwg
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ARCHITECTURAL CHARACTER IMAGE FOR PROPOSED INDUSTRIAL WAREHOUSE USE

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	NOT APPLICABLE; SEE SHEET 05
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #2 ON THIS SHEET (07)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED
88-445 SIGNS	SEE GENERAL NOTE #3 ON THIS SHEET (07)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH PROJECT PLAN

PLAN SHEET EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

1. PHOTOMETRIC PLAN (CONCEPT)
2. BUILDING ELEVATIONS (CONCEPT)

GENERAL NOTES:

1. PROPOSED CONTOURS, BMPS, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, PROJECT PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
2. PROJECT PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
3. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.
4. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.

GENERAL DESIGN GUIDELINES:

1. MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
2. PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
3. ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
4. SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
5. EACH BUILDING SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
6. FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

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TITLE SHEET

**FIVE STAR LOGISTICS
 REZONING, DEVELOPMENT PLAN, & PRELIMINARY PLAT**

KANSAS CITY, MO

REVISIONS

2023

drawn by: C:JH
 checked by: MJD
 approved by: JFE
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 project no.: 022-05701
 drawing no.: C_GEN01_02205701
 date: 2023.01.28

SHEET

01



February 21, 2023

VIA U.S. MAIL

Adjacent Property Owners within 300 Feet

Re: Five Star Logistics Park - CD-CPC-2023-00019 and CD-CPC-2023-00015

Dear Adjacent Property Owners:

We submitted an application to the City Plan Commission to request approval of a rezoning, development plan and a preliminary plat for Five Star Logistics - 2 warehouse buildings totaling 800,000-SF. Enclosed is a copy of the development plan.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited to attend. This public meeting is an opportunity for you to come learn more about the application and to discuss these plans with us. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

A virtual Zoom meeting will be held on Thursday, March 2 at 6:00 p.m. at:

<https://us06web.zoom.us/j/84078531208>

Meeting ID: 840 7853 1208

If you are unable to attend the meeting and you have questions or comments, you can contact me at aschmidt@huntmidwest.com or 816.868.7117 or at the address below.

The application will be heard by the City Plan Commission on Tuesday, March 21, 2023

Sincerely,

A handwritten signature in black ink, appearing to read "H. A. Schmidt".

H. Aaron Schmidt
Vice President of Development and Construction

huntmidwest.com | 816.455.2500

1881 Main Street, Suite 200 | Kansas City, Missouri 64108

REPUTATION ♦ RESOURCES ♦ RELATIONSHIPS

Public Meeting Notice

Please join Hunt Midwest
for a meeting about Five Star Logistics Rezoning, Development Plan and Preliminary Plat
case number CD-CPC-2023-00019 and CD-CPC-2023-00015

proposed for the following address: 11601 N Congress

Kansas City, MO 64153

Meeting Date: Thursday, March 2, 2023

Meeting Time: 6:00 p.m

Meeting Location: Virtual - <https://us06web.zoom.us/j/84078531208>

Meeting ID: 840 7853 1208

Project Description:
2 warehouse buildings totaling 800,000-SF

If you have any questions, please contact:

Name: Aaron Schmidt

Phone: 816-868-7117

Email: aschmidt@huntmidwest.com

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



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. You may search by project type and address/case number to find project details.

Sincerely,



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):