PLANNING & ZONING COMMISSION

AGENDA

November 9, 2026
6:30 P.M. Kearney City Hall

This meeting will be held both in-person and remotely utilizing ZOOM.
Join this meeting at: https://us02web.zoom.us/j/85241503261 Meeting ID: 852 4150 3261 .
A normal house phone can join by dialing 1-312-626-6799 Meeting ID: 852 4150 3261 .
The meeting can be watched from home via YouTube live stream video found at:
https://www.youtube.com/channel/UCYdRhAShDOj2qL9GQMrswVA?

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **CONSENT AGENDA**
   A. Approval of minutes from September 14, 2026
   B. 2027 Meeting Schedule
   C. Les Schwab Tire Center, Shoppes at Kearney Lot 3G – Site Plan Re-Approval
4. **NEW BUSINESS**
   A. Clear Creek Townhomes, 102 West Lawence Street – Site Plan
   B. 19th Street Right-of-Way – Star Acquisitions, I-35 Holdings – Right-of-Way Vacation (Public Hearing)
5. **OLD BUSINESS**
   A.
6. **ENCLOSURES - INFORMATION ITEMS**
   A. Monthly permit and c.o. info
7. **ADJOURNMENT**

The next regularly scheduled meeting is December 14, 2026, at 6:30 p.m. at City Hall

Special Accommodations: Please notify the City of Kearney at 816-628-4142 at least 48 hours in advance if you require special accommodations to attend this meeting (i.e., qualified interpreter, large print, reader, hearing assistance). We will make every effort to meet reasonable requests.

PLANNING AND ZONING COMMISSION

September 14, 2026

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at City Hall, 100 East Washington, and through the Zoom meeting app. Members present: Chastain Parks, Paula Noble, David Lehman, and Keith Hall. Member absent were Wyeth Ervin, Kathy Barger, and Shannon McGuire. Staff present was David Pavlich.

PLEDGE OF ALLEGIANCE The meeting was opened with the Pledge of Allegiance.

CONSENT AGENDA

The following items were presented for the Planning and Zoning Commission to approve:

- Minutes of the August 10, 2026, meeting
- Cottonwood Creek 5th Plat Final Plat Re-approval
- Westwood North 1st Plat Final Plat Re-approval
- 127-129 East Washington Street Minor Site Plan for façade improvements
- 121 East Washington Street Minor Site Plan for façade improvements

A motion was made by Lehman and seconded by Parks to approve the Consent Agenda. The motion carried unanimously.

NEW BUSINESS

KEARNEY CROSSING - REZONE TO C-P & M-P WITH CONCEPT PLAN AND PRELIMINARY PLAT

MPG Real Estate proposes to rezone approximately 35 acres along the north side of West 92 Highway at Bennett Boulevard from C – General Commercial District and M – Industrial District to C-P – General Commercial Planned District and M-P – Industrial Planned District. The dividing line between commercial and industrial zoning is based on the proposed project layout.

The commercial layout includes drive-thru restaurant/coffee shops, sit down restaurant, and multi-tenant retail buildings. Sample building elevations are included in the packet. The industrial area, approximately 27 acres, includes several flex industrial buildings, which could each have individual user or multiple tenants, and a self-storage facility with contractor garages, covered parking, and uncovered parking.

Since the last meeting, the plan was updated to add a right-in/right-out driveway on Bennett Boulevard for the commercial pad site at the southeast corner of the project and the traffic report was updated to reflect the change. Staff recommends the updated traffic report be submitted to MoDOT for review.

The Concept Plan proposes the following variations from standard zoning requirements as part of the "P" district zoning request:

- Maximum lot coverage from 70% to 80% for commercial Lot 1 on the west side of Bennett Blvd. As shown, lot coverage is 71%;

- Maximum lot coverage from 75% to 80% for the industrial lots. As shown, coverage is 78% on the flex industrial and 71% on storage area and small commercial building; and
- Reduced setbacks on the Lot 3 self-storage facility from 30' on all sides match the underlying zoning of 15' front, 10' side, and 10' rear setbacks. The plan notes proposed evergreen hedge to provide additional visual buffer for a reduced setback.

Staff recommends increases in maximum lot coverage be limited to the percentages as shown on the existing plan.

City sanitary sewer is available at the north property line and at the northeast corner of the Arby's property. The project area east of Bennett will be served by the line to the east and the area west of Bennett will be served by the sanitary sewer from the north.

Proposed sanitary sewer and much of the proposed water lines are located predominantly beneath private parking lots rather than within public right-of-way or yard areas. Staff does not consider this the preferred design due to extra cost and possible business interruptions incurred if the lines need to be repaired or replaced. The applicant has elected to proceed with this design and has acknowledged responsibility for the additional costs associated with accessing and restoring pavement when maintenance or repairs to the public sanitary sewer are required. Staff recommends this responsibility be memorialized through final platting and documented in the CC&Rs and/or other agreements acceptable to the City.

Staff recommends approval of the proposed rezoning to C-P – Commercial Planned District and M-P – Industrial Planned District with Concept Plan, with the following conditions:

1. The Kearney Crossing concept plan is approved, including the following;
   - Maximum Lot coverage per the following:
     Lot 1: 71%
     Lot 2: 78%
     Lot 3: 70%
     Lot 4: 71%
   - The final plat, CC&Rs, and any other agreements acceptable to the City shall provide that the property owner or business association is responsible for costs associated with removal, replacement, and restoration of private pavement improvements when access to public sanitary sewer infrastructure beneath private improvements is required for maintenance, repair, replacement, or emergency work; and
   - Additional revisions, if required by the P&Z Commission;
2. City engineer approval of revisions and any changes, modifications, or alterations required by the same to the site plan or final plat revisions;
3. Develop the project in compliance with all city codes, conditions, requirements, plans, and payments of fees and taxes
4. MoDOT approval of the updated traffic report. (updated condition).

Staff recommends approval of the Kearney Crossing preliminary plat, with the following conditions:

1. Compliance with the rezoning and concept plan approval;
2. Additional revisions, if required by the P&Z Commission;
3. City engineer approval of revisions and any changes, modifications, or alterations required by the same to the site plan or final plat revisions;

4. Develop the project in compliance with all city codes, conditions, requirements, plans, and payments of fees and taxes.

Noble opened the floor for public comment. Seeing none, the public hearing was closed.

Joe Prenger, MPG Real Estate introduced himself to the Board and said they are excited to move forward with this project.

Lehman commented that the MoDOT approval requires a median along 92 Highway across from Centerville Avenue, where the proposed entrance on 92 Highway west of Bennett Boulevard is located.

Hall made a motion that the Planning and Zoning Commission recommend the Board of Aldermen approve the rezoning to C-P and M-P for the Kearney Crossing project with the conditions as recommended by staff. Motion was seconded by Lehman. Motion passed unanimously.

Hall made a motion that the Planning and Zoning Commission approve the Kearney Crossing Preliminary Plat with the conditions as recommended by staff. Motion was seconded by Lehman. Motion passed unanimously.

CLEAR CREEK TOWNHOMES, 102 WEST LAWRENCE - REZONE TO R-P-3 WITH CONCEPT PLAN

Hite Development proposes to rezone 1.74 acres at the northwest corner of North Jefferson Street & Lawrence Street from C – General Commercial District to R-P-3 – Medium Density Residential Planned District with Concept Plan for townhomes containing five (5) buildings with approximately 19 units. The townhomes will be for-sale units with a homeowners' association to own and maintain common open space areas.

The proposed "P" District zoning is requested to allow for the subdivision and sale of individual units. The property will be platted as a single lot, with separate lot split plats submitted at the time of building construction. This is similar to the platting of the Cottages at Cottonwood Creek and the villas in the Greenfield subdivision.

There is an private roadway access with connections to Lawrence Street and Jefferson Street. The existing connection to Jefferson Street will be modified, requiring approval from MoDOT. Water and sanitary sewer will be extended into the property to serve the dwellings.

A stormwater management report was submitted indicating that stormwater detention is required. City Engineer comments include evaluation of an existing outfall installed by a previous property owner and the consideration for outlet protection and energy dissipation to reduce the potential for downstream erosion.

Future submittals will include public improvement plans for water and sewer, site plan, and platting.

The property is within the K-353 tax abatement area and they have submitted an application for approval of tax abatement with this project. The Comprehensive Plan identifies this property for possible multi-family development.

Public notices were posted in the Courier-Tribune on September 9 & 16, and letters were sent to property owners within 185 feet of the property.

Staff recommends approval of the proposed rezoning to R-P-3 – Medium-Density Residential Planned District with Concept Plan for Clear Creek Townhomes, with the following conditions:

1. The Concept Plan is approved for the proposed townhouse development, including the following;
    - Access modifications along Jefferson Street in compliance with MoDOT requirements; and
    - Additional revisions, if required by P&Z;
2. Stormwater detention shall include evaluation of the existing outfall and provide outlet protection and energy dissipation to reduce the potential for downstream erosion;
3. City engineer approval of revisions and any changes, modifications, or alterations required by the same to the site plan or plat revisions;
4. Submit a final plat for review and approval;
5. Submit public improvements plans for proposed public improvements (water, sanitary sewer) for review and approval;
6. Submit a site plan for review and approval; and
7. Develop the project in compliance with all city codes, conditions, requirements, plans, and payments of fees and taxes.

Noble opened the floor for public comment.

Jennifer Pederson, accompanied by Mark Pederson, 405 North Clark Street, addressed the Commission as an adjacent owner and representative of her mother's property at 403 North Clark Street. Pederson submitted a letter to the Commission and a video, played at the meeting. The video showed existing property conditions related to drainage and photos at the time a previous owner installed a drainage pipe on the subject property. The Pederson letter requests that the design for stormwater be reviewed and approved prior to rezoning approval or before site improvements begin, that the report evaluate the existing outlet pipe and accounts for flows entering the property from the east, and that the design for stormwater be shared with them.

Jim Eldridge, 410 North Jefferson, addressed the Commission. Eldridge submitted a letter to the Commission. Eldridge supports the Pederson request for stormwater engineering study. Eldridge also expressed concern about the low floor opening of his basement and requested the stormwater plan take this into consideration. He requests that the drainage design comply with the city's stormwater requirements and written confirmation of the overflow elevations compared to the low floor opening of his basement.

Eldridge also commented that his house is on property zoned Commercial. If the rezoning from commercial to residential is approved, when his property is redeveloped as a commercial property in the future, he will be responsible for installing a 35' wide landscape buffer along the south property line abutting the townhomes project. He requested the Commission consider a condition that the project install a landscape buffer along the north property line.

Noble closed the public hearing.

Hall commented that the conditions of approval require city engineer review of the proposed stormwater design for compliance with city codes.

Lehman commented that the code does not appear to allow the Board to require a landscape buffer be applied on residentially zoned property abutting commercial zoning.

Lehman made a motion that the Planning and Zoning Commission recommend the Board of Aldermen approve the Clear Creek Townhomes rezoning to R-P-3 with the conditions as recommended by staff. Motion was seconded by Hall. Motion passed unanimously.

105 WEST MAIN STREET BUILDING – SITE PLAN

The City owns the 105 West Main Street property, northwest and across Jefferson Street from City Hall. The existing building has been used to store the streetsweeper, bucket truck, and other items. The City proposes to remodel the front area of the building for use as Municipal Court and Board meeting chambers. This remodel project is part of a broader project that includes remodel work at city hall for security and ADA and facade improvements at the museum. The full scope of work may vary based on the available budget and bids.

Proposed exterior site improvements at the 105 West Main property include:

- Remove existing awning at the front of the building;
- Remove concrete parking and curb stops in front of the building front;
- Install a new canopy and entrance at the northeast corner of the building. As an alternate, the entrance materials would include stone veneer;
- Install new parking and entryway sidewalk along the front of the building;
- Install a new parking area with 11 spaces along the east side of the building, with an alternate to expand the parking area for 31 spaces and a stormwater detention area; and
- Remove vinyl fencing.

Staff recommends approval of the site plan with the following conditions:

1. Submit revised site plan drawings, if necessary;
2. City engineer approval of site plan revisions and any changes, modifications, or alterations required by the same to the site plan revisions;
3. Submit a city land disturbance permit as part of the building permit;
4. Install and maintain sediment and erosion controls during construction;
5. Install a key box, if required by Kearney Fire & Rescue Protection District;
6. Submit a building permit application prior to construction;
7. Submit a sign permit prior to installation of signs; and
8. Develop the project in compliance with all codes, conditions, requirements, and plans.

Lehman asked if the building façade improvements comply with the recent architectural standards ordinance. Staff commented that the ordinance applies to new construction or building additions at least 25%. The proposed project does not involve a building addition.

Hall made a motion that the Planning and Zoning Commission recommend the Board of Aldermen approve the site plan with the conditions as recommended by staff. Motion was seconded by Parks. Motion passed unanimously.

ADJOURNMENT There being no further business on the agenda, a motion was made by Lehman and seconded by Hall to adjourn. The motion carried unanimously.

Approved: _____ **Attest:** _____

Paula Noble, Chairman **Wyeth Ervin, Secretary**

Kearney Planning & Zoning Commission
2027 Meeting Schedule

Applications Deadline	Meeting Date (6:30 PM)
December 11, 2026	January 11, 2027
January 8, 2027	February 8, 2027
February 8, 2027	March 8, 2027
March 12, 2027	April 12, 2027
April 9, 2027	May 10, 2027
May 14, 2027	June 14, 2027
June 11, 2027	July 12, 2027
July 9, 2027	August 9, 2027
August 13, 2027	September 13, 2027
September 10, 2027	Wednesday, October 13, 2027
October 8, 2027	November 8, 2027
November 12, 2027	December 13, 2027
December 10, 2027	January 10, 2028

The application deadlines for each meeting is one month prior to the meeting. Deadlines that fall on a weekend are the Friday before the weekend. This allows staff approximately one month to process your request.

Board of Aldermen meetings are held the 1st and 3rd Monday of each month. Recommendations from the Planning & Zoning Commission are forwarded to the Aldermen on a case by case basis, typically being the 1st Board of Aldermen meeting of the following month.

Note: *Average time for projects from deadline submittal is between 45 to 90 days. All dates and meetings are tentative and subject to change.*

City of Kearney

Memo

To: Planning & Zoning Commission

From: David Pavlich, Community Development Director

Date: November 9, 2026

Re: Les Schwab Tire Center, Shoppes at Kearney Lot 3G – Site Plan Reapproval

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Dan McGhee, Lamp Rynearson, representing Les Schwab Tire Center, requests re-approval of the previously approved site plan. The site plan was originally approved by the Planning & Zoning Commission and Board of Aldermen in May 2025. Site plan approval is valid for one (1) year. Staff approved a six-month extension through November 2026.

The applicant has indicated that they have adjusted their Missouri and Kansas store opening targets to 2028. They also considered a slightly smaller store for the Kearney location but have decided to proceed with the originally approved building. A copy of the request letter is attached.

Staff recommends approval of the site plan with the following conditions, matching those of the original approval:

1. Submit revised drawings, if necessary;
2. City engineer approval of site plan revisions and any changes, modifications, or alterations required by the same to the site plan revisions;
3. Submit a copy of the Mo DNR Land Disturbance permit; if required;
4. Install and maintain sediment & erosion controls throughout construction;
5. Install a key box, if required by the Kearney Fire & Rescue Protection District;
6. Submit of a building permit application prior to construction;
7. Submit a sign permit application prior to sign installation;
8. Develop the project in compliance with all codes, conditions, requirements, plans, and payments of fees and taxes.

Sample Motion: "I move that the Planning & Zoning Commission recommend the Board of Aldermen approve the Shoppes at Kearney Lot 3G site plan, with conditions as recommended by staff."

This application will be forwarded to the Board of Aldermen for consideration.

LAMP RYNEARSON

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

October 21, 2026

David Pavlich
Community Development Director
City of Kearney
100 E. Washington Street
Kearney, MO 64060

Re: Les Schwab Tire Center – Site Plan
Lot 3G, Shoppes at Kearney 1st Plat, 830 Watson Dr
Site Plan Approval Extension Request

Dear Mr. Pavlich:

The Les Schwab Tire Center was previously permitted in 2025 as a 7-bay tire center, obtaining a recommendation of approval from Planning Commission on May 12, 2025, and Board of Aldermen approval on May 19, 2025. Site plan approval is valid for one year. A 6-month site plan approval extension request was formally submitted and granted by the Community Development Director, extending site plan approval to November 19, 2026. A site plan approval extension request is formally submitted for consideration by the Planning Commission and Board of Aldermen based on the following:

- Les Schwab decided to shift back Missouri and Kansas store openings until 2028. This is correlated to the number of store managers available, from Les Schwab's grow from within model.
- Les Schwab evaluated the permitted 7-bay store vs. a 6-bay store. The 7-bay store is desired at this location.

After approval of the site plan extension request, updated building permit drawings will be prepared and submitted to the City. The project will be issued to bidders in 2027 for 2027 construction.

Please contact me at dan.mcghee@lamprynearson.com or (816) 823-7239 should you have any questions or need additional information.

Sincerely,

LAMP RYNEARSON

Dan McGhee, P.E.
Private Practice Lead

cc: Project File
Eric Rouse, Director of Real Estate, Les Schwab
Zack Graham, P.E., Graham Engineering

L:\Engineering\0324154 Les Schwab 00222 Kearney MO\DOCUMENTS\LETTERS\2026.10.21 LSTC Kearney MO Site Plan Extension Request Letter.docx

REQUEST: **SHOPPES AT KEARNEY, LOT 3G – LES SCHWAB TIRE CENTER SITE PLAN**

APPLICANT: Eric Rouse
Les Schwab Tire Center
20900 Cooley Rd
Bend, OR 97701
Phone: 541-416-5629

AGENT: Dan McGhee
Lamp Rynearson
9001 State Line Rd, #200
Kansas City, MO 64114
Phone: 816-823-7239

GENERAL DESCRIPTION: Les Schwab Tire Center, represented by engineer Dan McGee with Lamp Rynearson, proposes to construct a 9,872 sf building with related improvements on Lot 3G in the Shoppes at Kearney. The site is 1.37 acres located on the west side of Watson Drive south of Club Car Wash and north of Holiday Inn Express.

The building includes a customer service area fronting Watson Drive with seven (7) vehicle bays facing the northeast. Building materials include precast concrete panels in multiple textures and colors. The customer service area includes windows, stone veneer wainscot, and canopy element above the windows and entry. The developer has reviewed and approved the design.

A copy of the site plan, building elevations, and architectural memo are attached.

The site is part of Shoppes at Kearney, Lot 3E. A final plat replat is also on tonight's agenda, which proposes to subdivide the property into three (3) lots.

The site is part of the 2009 Shoppes at Kearney Tax Increment Financing (TIF) Plan. A redevelopment agreement was approved in 2012 and the TIF project financing was activated in 2013. The area is also part of the 2013 Shoppes at Kearney Community Improvement District (CID).

TIF AGREEMENT: OCCUPANCY The TIF agreement requires the developer maintain an occupancy rate at least 80% of the leasable square footage as "…retail stores, fast food or sit-down restaurants, hotels, pharmacies, gas station or other businesses whose primary revenue generating activity generates sales tax revenues". Adding the proposed project, the development will include a compliant 84.8% occupancy rate, as shown in the following table, which lists compliant businesses "above the line":

Shoppes Location	SF	Cumulative SF	Cumulative %
Price Chopper	53,802	53,802	33.0%
QuikTrip	5,858	59,660	36.6%
Dairy Queen	2,603	62,263	38.2%
Holiday Inn	53,200	115,463	70.8%
La Fuente	5,400	120,863	74.2%
Les Schwab Tire Center	9,872	130,735	80.2%
Bldg H - Jimmy John	1,415	132,150	81.1%
Bldg I - Giambolvo's, Kaji	5,000	137,150	84.1%
Bldg J - AT&T	1,120	138,270	84.8%
Bldg H remainder*	9,565	147,835	90.7%

Bldg I remainder*	5,800	153,635	94.3%
Bldg J remainder*	3,680	157,315	96.5%
Club Car Wash	5,671	162,986	100.0%
TOTAL:	162,986		

(* includes vacant tenant spaces)

ZONING: C – General Commercial District

FUTURE LAND USE MAP: The Comprehensive Plan designates the property for commercial and high-density residential development.

SURROUNDING LAND USE:

AREA	ZONING	CURRENT USE	FUTURE LAND USE
North	C	Club Car Wash	comm/high density res
East	C	grocery, other commercial uses	comm/high density res
South	C	Holiday Inn Express	comm/high density res
West	C	I-35	comm/high density res

FLOOD INFORMATION: No portion of the subject property is located within the 100-year floodplain, per the Federal Insurance Administration's Flood Insurance Rate Map, Community Panel No. 29047C0151E, dated August 3, 2015.

IMPACT ON NEIGHBORHOOD: The project is located within an area zoned and being developed as commercial. Staff does not anticipate the project will have a negative impact on the surrounding area. The site is consistent with the approved Shoppes at Kearney plan.

LAND DISTURBANCE: A DNR land disturbance permit is required for grading of more than 1 acre. Installation and maintenance of sediment & erosion controls is required during construction.

ACCESS: A shared driveway will provide access to the property and adjacent Lot 3G. The final plat replat shows a cross access easement at this location. The back of the parking lot also shows a stub to the south, connecting to Lot 3H.

SANITARY SEWER: The project will access a an existing sanitary sewer service at the northeast corner of the property along Watson Drive. The plan includes an oil/grease separator located outside the north west garage bay.

WATER: The project is served by a City water line that runs along Watson Drive.

DRAINAGE: Existing detention basins serve the Shoppes at Kearney development and are located at the north end of the property along the back of Club Car wash, behind QuikTrip, and in front of Price Chopper. Drainage from the northern part of the site will be directed to a vegetated swale that leads to the basin behind Club Car Wash. The southern part of the site will drain to a vegetated swale and connect to stormwater facilities that lead to the basin in front of Price Chopper.

KEARNEY FIRE: The Kearney Fire & Rescue Protection District may require a key box be installed near the main entrance. Installation will be addressed as part of the building permit.

PARKING: The project proposes 31 standard parking spaces plus (2) ADA spaces for a total of 33 parking spaces. The number of spaces appears to meet code requirements.

SIDEWALKS: A 5' wide sidewalk will be installed along Watson Drive, with a sidewalk connection up to the building for pedestrian access.

LANDSCAPING: A landscape plan was submitted proposing deciduous trees and shrubs throughout the site. Proposed landscaping appears to meet code requirements.

BUFFERS: The site is surrounded by commercial zoning, so no landscape buffer is required.

SIGNAGE: Wall signs are proposed on each side of the building, as shown on the elevation drawings. A 7.5' tall monument sign is proposed at the entrance drive. Monument signs may have a sign face up to 50 square feet in area. A separate sign permit application is required prior to installation of signs.

SITE LIGHTING: Three LED light poles are proposed in the parking lot and exterior wall fixtures are proposed around the north, east and south sides of the building. Fixtures are designed to direct light downward, rather than outward. An exhibit showing the proposed fixtures is attached.

CROSS ACCESS: Cross access is encouraged, as a way for customers to patronize nearby businesses without being forced back out onto the street. A shared driveway will provide access to the property and adjacent Lot 3G. The final plat replat shows a cross-access easement at this location. The back of the parking lot also shows a stub to the south, connecting to Lot 3H.

RECOMMENDATION: Staff recommends approval of the Shoppes at Kearney Lot 3G – Les Schwab Tire Center site plan, with the following conditions:

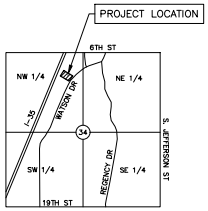
1. Submit revised drawings, if necessary;
2. City engineer approval of site plan revisions and any changes, modifications, or alterations required by the same to the site plan revisions;
3. Submit a copy of the Mo DNR Land Disturbance permit; if required;
4. Install and maintain sediment & erosion controls throughout construction;
5. Install a key box, if required by the Kearney Fire & Rescue Protection District;
6. Submit of a building permit application prior to construction;
7. Submit a sign permit application prior to sign installation;
8. Develop the project in compliance with all codes, conditions, requirements, plans, and payments of fees and taxes.

Sample Motion: "I move that the Planning & Zoning Commission recommend the Board of Aldermen approve the Shoppes at Kearney Lot 3G site plan, with conditions as recommended by staff."

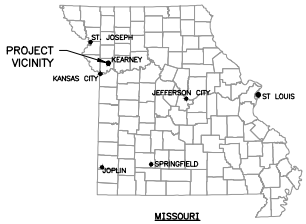
This application will be forwarded to the Board of Aldermen for consideration.


SITE
I-35
N
Walson Pl
SHOPPES AT KEARNEY 1ST PLAT REPLAT LT 2
SHOPPES AT KEARNEY 1ST PLAT REPLAT LT 2B
110
35

SITE DEVELOPMENT PLAN
LES SCHWAB TIRES - STORE NO. 00222
VICINITY OF 800 WATSON DRIVE
CITY OF KEARNEY, CLAY COUNTY, MISSOURI
LAMP RYNEARSON NO. 0324154



SECTION MAP
S34-T53N-R31W
SCALE: 1" = 2000'



MISSOURI
STATE LOCATION MAP

MISSOURI811

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. COORDINATE NECESSARY RELOCATIONS WITH UTILITY COMPANIES.

UTILITY CONTACTS

WATER/SEWER
CITY OF KEARNEY
100 E WASHINGTON STREET
KEARNEY, MO 64060
(816) 365-1992
ATTN: DONNIE SMITH
DSMITH@KEARNEYMO.US

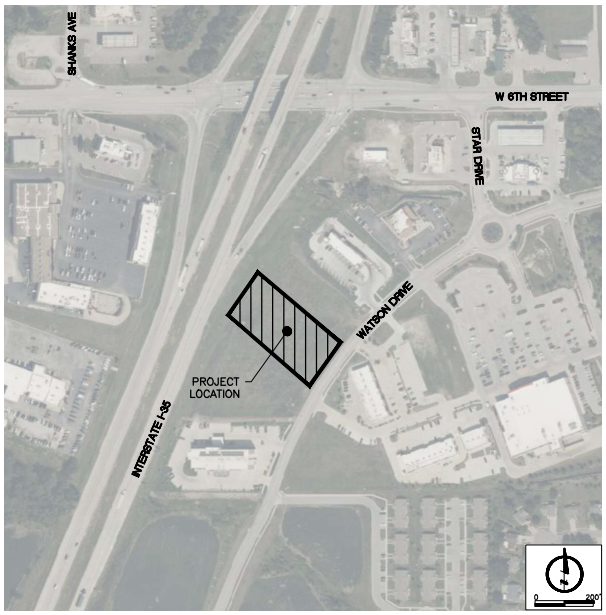
SPIRE GAS SERVICE
7500 E 35TH TERRACE
KANSAS CITY, MO 64129
(816) 509-4400
ATTN: CHRIS COLLINS
CHRIS.COLLINS@SPIREENERGY.COM

PLATTE-CLAY ELECTRIC COOPERATIVE
1000 W. 92 HWY
KEARNEY, MO 64060
(816) 628-3121
ATTN: JARED WOLTERS
JAREDW@PCEC.COOP

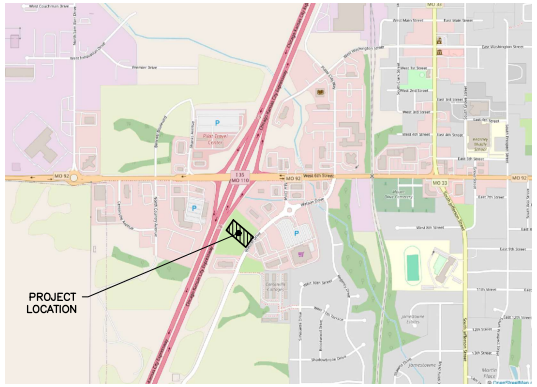
BRIGHTSPEED
(573) 230-7218
ATTN: WALTER S. MILLER
WALTER.S.MILLER@BRIGHTSPEED.COM

SPECTRUM
8221 W 119TH STREET
OVERLAND PARK, KS 66213
(816) 489-0957
ATTN: BRIAN BADE
BRIAN.BADE@CHARTER.COM

CONSOLIDATED COMMUNICATIONS
(816) 679-5510
ATTN: STEVE COLLINS
STEVE.COLLINS@CONSOLIDATED.COM



LOCATION MAP



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE NOTES AND DETAILS

LEGAL DESCRIPTION

LOT 3G, SHOPPES AT KEARNEY 1ST PLAT REPLAT OF LOT 3E,
A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI

FLOOD ZONE

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), CLAY COUNTY MISSOURI AND INCORPORATED AREAS
MAP NUMBER 29047C0151E
MAP EFFECTIVE DATE: AUGUST 3, 2015
COMMUNITY: CITY OF KEARNEY, COMMUNITY NUMBER: 290095

APPROVALS

CITY OF KEARNEY – COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

KEARNEY FIRE & RESCUE PROTECTION DISTRICT _____ DATE _____

ACCEPTED:
THE CITY OF KEARNEY HEREBY ACCEPTS THESE PLANS AND SUPPORTING DOCUMENTS FOR CONSTRUCTION, AS BEING IN GENERAL COMPLIANCE WITH THE KEARNEY MUNICIPAL CODE. RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE PLANS AND RELATED DESIGNS RESIDES SOLELY WITH THE ENGINEER OF RECORD AND ENGINEERING FIRM OF RECORD. THESE PLANS ARE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE INDICATED BELOW, AFTER WHICH THE PLANS AUTOMATICALLY BECOME VOID.

LOREN SNYDER, P.E. _____ DATE _____
CITY ENGINEER

STATE OF MISSOURI
MARK DANIEL MCGHEE
NUMBER PE-2009019956
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

PREPARED AND SUBMITTED BY:

ENGINEER:
LAMP RYNEARSON
9001 STATE LINE ROAD, SUITE 200
KANSAS CITY, MO 64114
CONTACT: DAN MCGHEE
(816) 361-0440
Dan.McGhee@lamprynearson.com

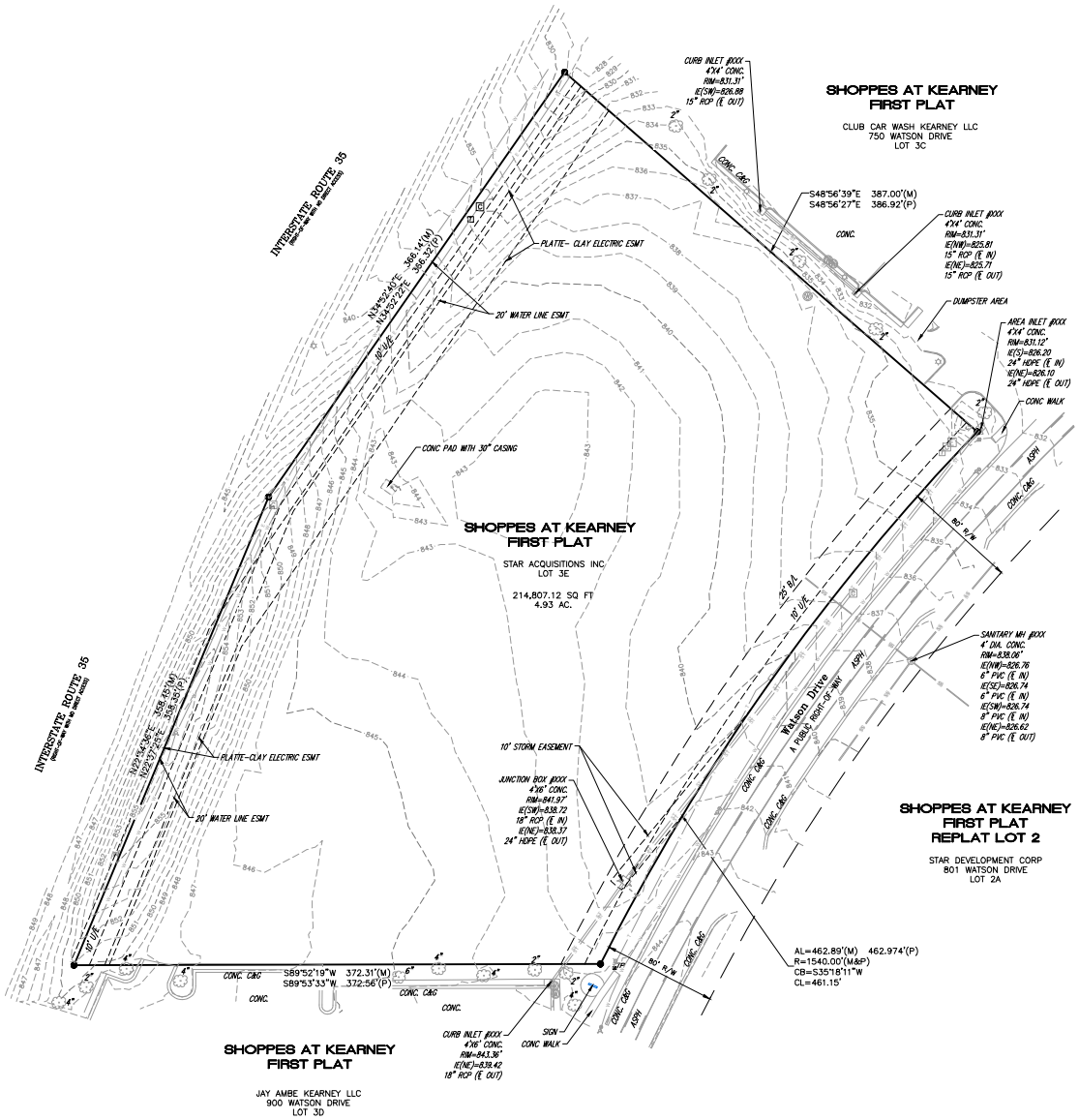
CLIENT:
LES SCHWAB WAREHOUSE CENTER, LLC
20900 COOLEY RD
BEND, OR 97701
CONTACT: ERIC ROUSE
REAL ESTATE DEVELOPMENT MANAGER
(541) 416-5629
Eric.Rouse@lesschwab.com

OWNER:
STAR ACQUISITIONS INC
244 W MILL ST STE 101
LIBERTY, MO 64068
CONTACT: TIM HARRIS
(816) 781-3322

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KANSAS CITY, MISSOURI
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LAMPRYNEARSON.COM

MISSOURI CERTIFICATE OF AUTHORITY NO. 2013011903

0324154 4/17/2025 LES SCHWAB TIRES - STORE NO. 00222 WATSON DR, KEARNEY, CLAY COUNTY, MO 64060



LEGEND

PROPERTY LINE		CONC	CONCRETE
LOT LINE		ASPH	ASPHALT
SECTION LINE		MH	MANHOLE
EASEMENT		FL	FLOWLINE
RIGHT-OF-WAY		IE	INVERT ELEVATION
SS	SANITARY SEWER	RCP	REINFORCED CONCRETE PIPE
ST	STORM SEWER	PVC	POLYVINYL CHLORIDE
E	ELECTRIC	(M)	MEASURED DIMENSION
G	GAS	(R)	RECORD DIMENSION
W	WATER	(CM)	COMPUTED FROM MEASUREMENTS
T	TELEPHONE	R/W	RIGHT-OF-WAY
	TELEPHONE WARNING MARKER	L/E	LANDSCAPE EASEMENT
	TELEPHONE RISER	U/E	UTILITY EASEMENT
	TELEPHONE BOX		
	CABLE PULL BOX		
	ELECTRIC BOX		
	WATER VALVE		
	FIRE HYDRANT		
	STREET LIGHT		
	SANITARY MANHOLE		
	DECIDUOUS TREE		

LEGAL DESCRIPTION

LOT 3G, SHOPPES AT KEARNEY 1ST PLAT REPLAT OF LOT 3E,
A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI

UTILITY NOTES

1. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.

FLOOD ZONE

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), CLAY COUNTY MISSOURI AND INCORPORATED AREAS
MAP NUMBER 29047C0151E
MAP EFFECTIVE DATE: AUGUST 3, 2015
COMMUNITY: CITY OF KEARNEY, COMMUNITY NUMBER: 290095

NOTE: TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED BY ATLAS LAND CONSULTING

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KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2013019833 | LS-2010043127

0 40' 80'

STATE OF MISSOURI
MARK DANIEL McGHEE JR.
NUMBER PE-2009019668
04-30-2025
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION
MARK DANIEL McGHEE JR.
MO PE - 2009019668

EXISTING CONDITIONS PLAN
SITE DEVELOPMENT PLAN

LES SCHWAB TIRES – STORE NO. 00222
WATSON DR, KEARNEY, CLAY COUNTY, MO 64060

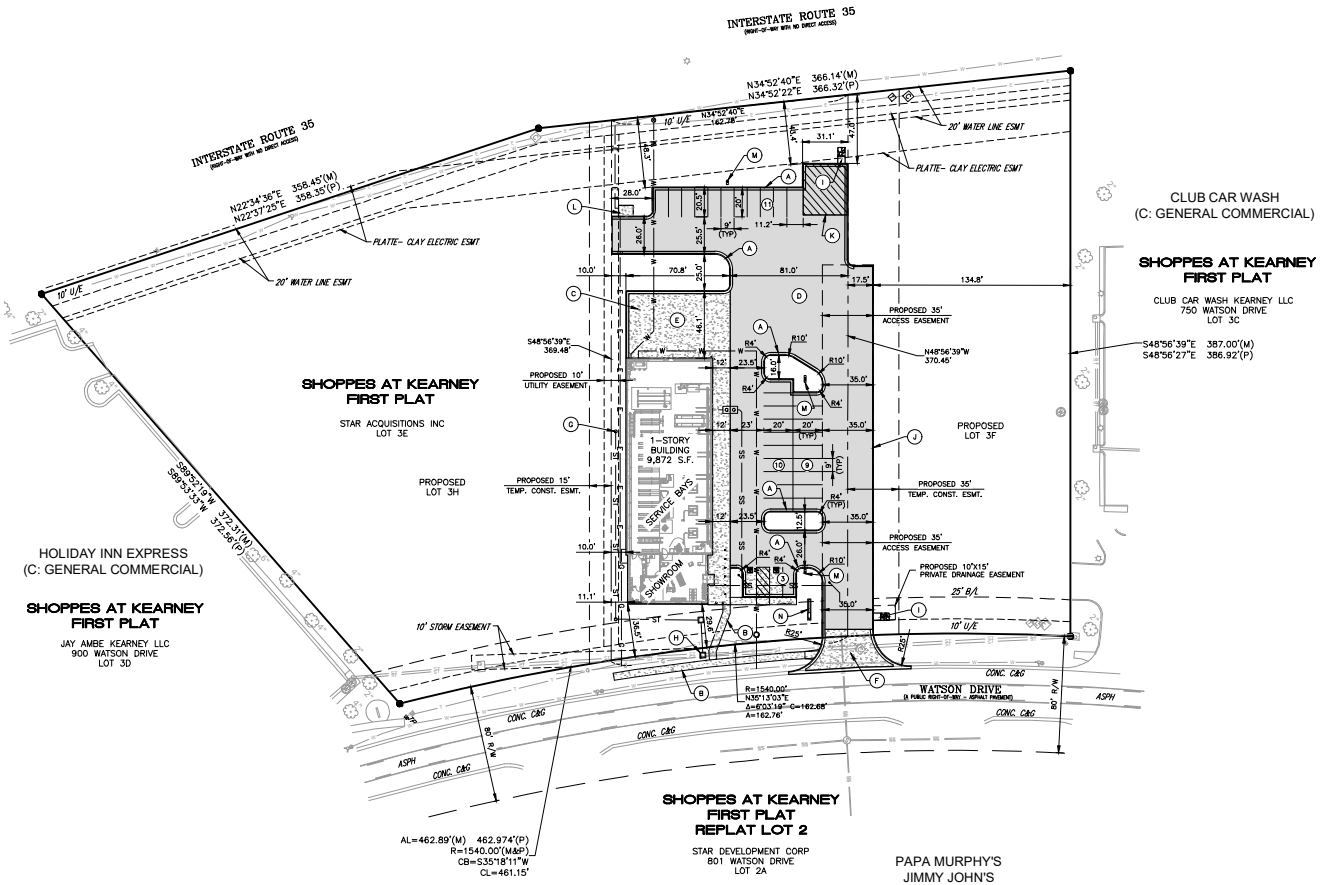
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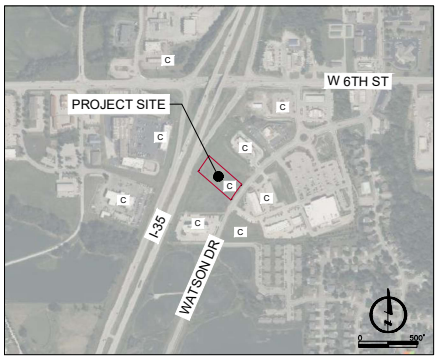
REVISIONS
04/30/2025 – PER CITY COMMENTS

DESIGNER / DRAFTER	
RDN/AEA	
DATE	
4/11/2025	
PROJECT NUMBER	
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BOOK AND PAGE	

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VICINITY MAP

LEGAL DESCRIPTION

LOT 3G, SHOPPES AT KEARNEY 1ST PLAT REPLAT OF LOT 3E,
A SUBDIVISION IN THE CITY OF KEARNEY, CLAY COUNTY, MISSOURI

SITE DATA BLOCK

PROPERTY AREA	1.37 ACRES (59,639 SF)		
IMPERVIOUS AREA	0.97 ACRES (42,281 SF) (LOT ONLY)		
PROTOTYPE	7-BAY RETAIL		
BULLPEN	INTERNAL		
BUILDING AREA	9,872 SF		
ADDRESS	WATSON DR		
ZONING	C (GENERAL COMMERCIAL)		
PERMITTED USE AS "AUTOMOBILE & VEHICLE REPAIR, MINOR"			
PARKING	REQUIRED	PROVIDED	
	13/31*	33	
(1) SPACE PER EMPLOYEE *CONSIDERING TRIP GENERATION PEAK NET AVERAGE			
SETBACKS	FRONT	SIDE	REAR
PER GC	15' (25' PLAT)	10'	20'
MAX COVERAGE		70%	
BUILDING REQUIREMENTS MAX HEIGHT = 75'			
SIGN ALLOWANCE: PERMITTED (1) FREESTANDING SIGN PER STREET FRONTAGE PYLON - NOT ALLOWED PER SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS MONUMENT - ALLOWED, MAX HEIGHT = 7.5', MAX AREA = 50 SF			

LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY
- SS — SANITARY SEWER
- ST — STORM SEWER
- E — E — ELECTRIC
- G — G — GAS
- W — W — WATER
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- (#) PARKING STALL COUNT

SITE KEY NOTES:

- (A) TYPE A CURB AND GUTTER
- (B) NEW 4" CONCRETE SIDEWALK WITH SIDEWALK RAMP
- (C) TRASH ENCLOSURE
- (D) ASPHALT PAVEMENT
- (E) CONCRETE PAVEMENT
- (F) CONCRETE DRIVEWAY APPROACH WITH SIDEWALK RAMP
- (G) PRIVATE STORM SEWER DRAIN BASIN
- (H) STORM SEWER JUNCTION BOX
- (I) CONCRETE DRAINAGE FLUME WITH STONE RIPRAP APRON
- (J) ASPHALT STRAIGHT CURB
- (K) NO PARKING AREA, DELIVERY TRUCK ACCESS
- (L) TRANSFORMER PAD
- (M) LIGHT POLE
- (N) MONUMENT SIGN (1.75'W x 13.5'L x 7.5'H, TO BE PERMITTED SEPARATELY)

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9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2012001903 | LS-2010043127

0 40' 80'

STATE OF MISSOURI
MARK DANIEL McGHEE JR.
NUMBER PE-2009019998
04-03-25
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION
MARK DANIEL McGHEE JR.
MO PE - 2009019998

SITE PLAN
SITE DEVELOPMENT PLAN
LES SCHWAB TIRES – STORE NO. 00222
WATSON DR, KEARNEY, CLAY COUNTY, MO 64060

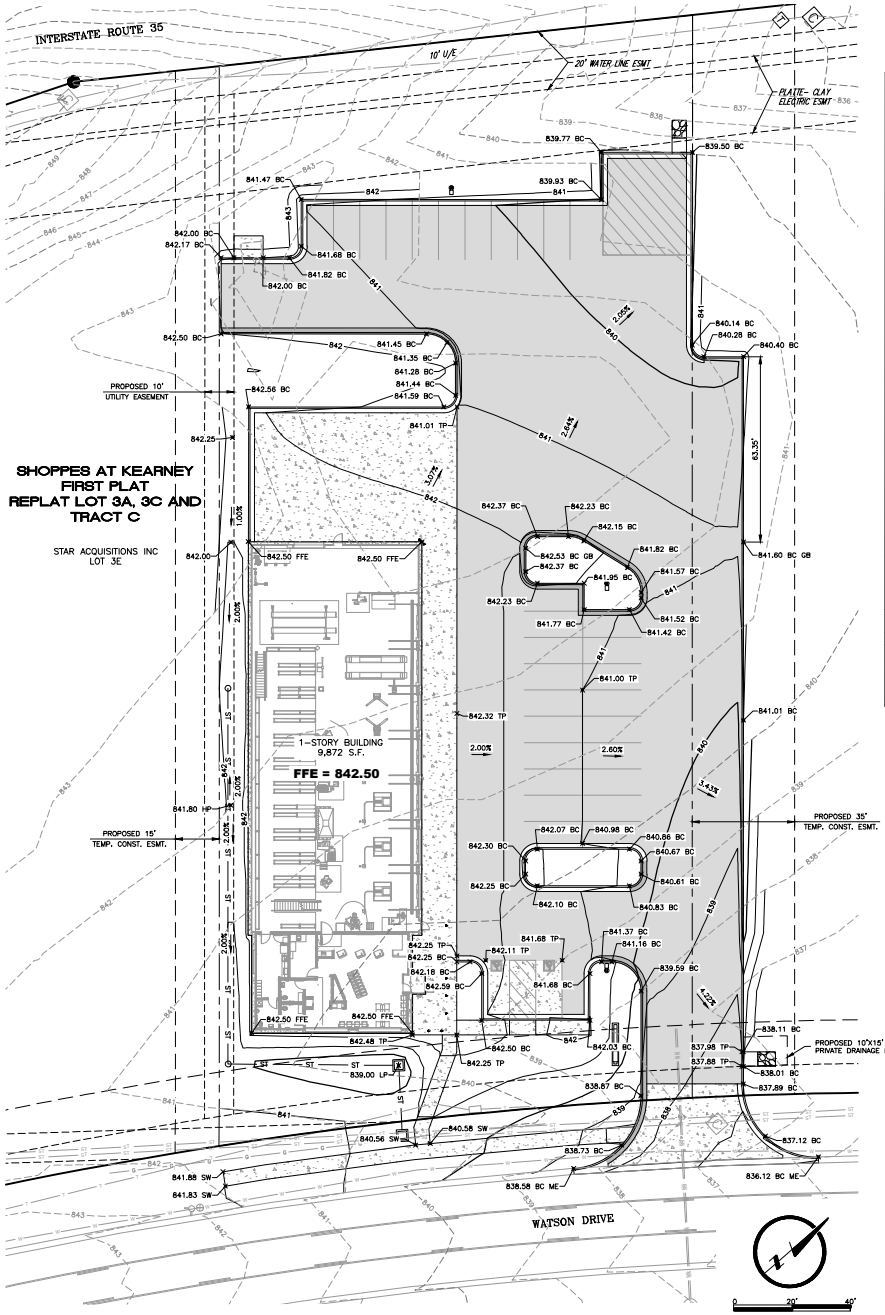
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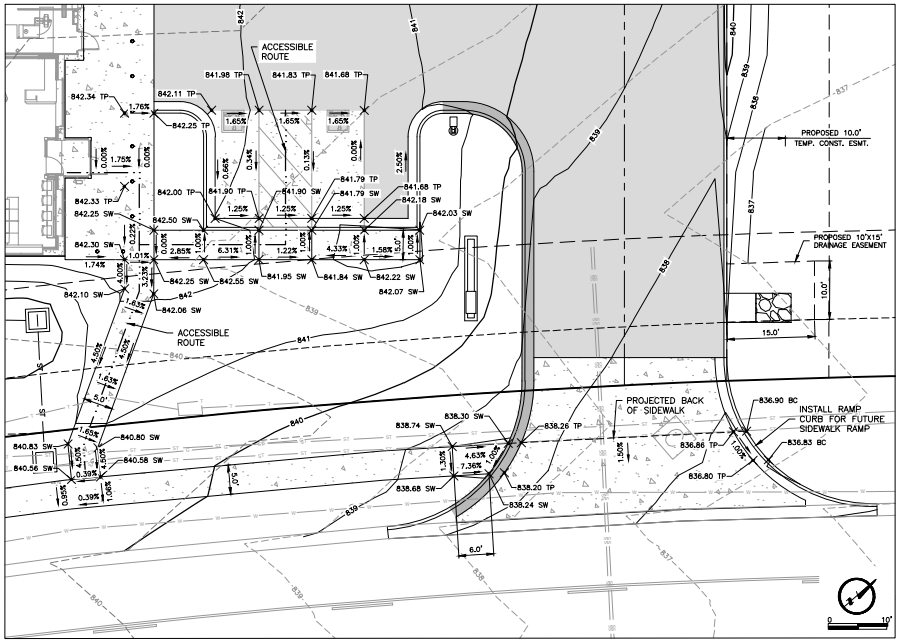
REVISIONS
04/30/2025 – PER CITY COMMENTS

DESIGNER / DRAFTER
RDN/JEA
DATE
4/11/2025
PROJECT NUMBER
0324154
BOOK AND PAGE

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ACCESSIBLE ROUTE AND SIDEWALK SLOPES

NOTES:

1. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1-FT CONTOUR INTERVALS.
2. REAR BUILDING DOWNSPOUTS TO DAYLIGHT AND DISCHARGE TO PROPOSED VEGETATED DRAINAGE SWALE.

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRY CURB AND GUTTER
- PROPOSED FULL DEPTH ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

GRADING ABBREVIATIONS

BC	BACK OF CURB
TP	TOP OF PAVEMENT
SW	TOP OF SIDEWALK
FFE	FINISH FLOOR ELEVATION
GB	GRADE BREAK
ME	MATCH EXISTING
HP/LP	HIGH POINT/LOW POINT

LAMP RYNEARSON

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STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2009019668
04-30-25
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL McGHEE JR.
MO PE - 2009019668

GRADING PLAN

SITE DEVELOPMENT PLAN

LES SCHWAB TIRES – STORE NO. 00222
WATSON DR, KEARNEY, CLAY COUNTY, MO 64060

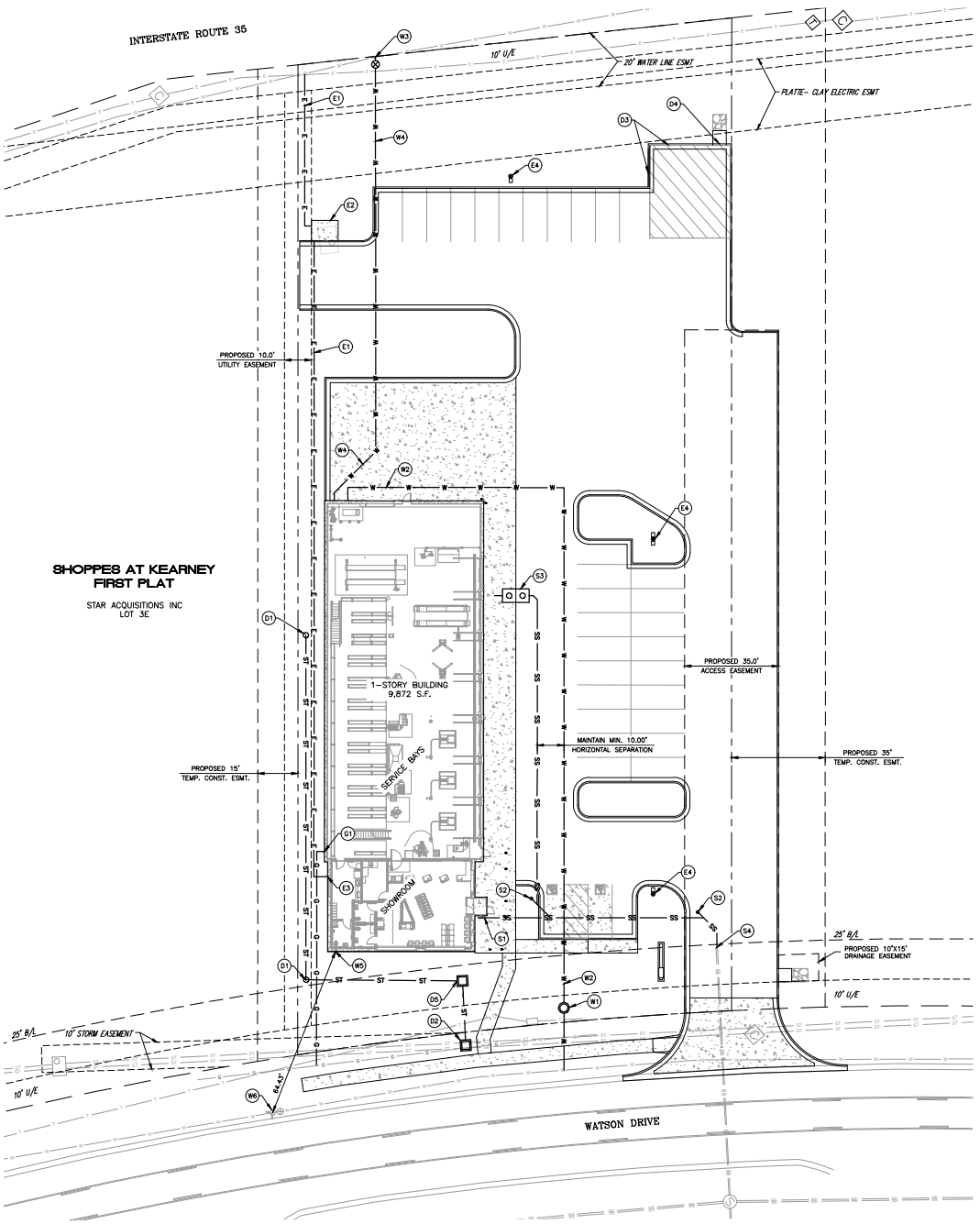
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LEGEND

- LOT LINE
- EASEMENT
- RIGHT-OF-WAY
- SS — SANITARY SEWER
- ST — STORM SEWER
- E — E — ELECTRIC LINE
- G — G — GAS LINE
- W — W — WATER LINE

UTILITY KEY NOTES:

- (D1) INSTALL NYLOPLAST DRAIN BASIN
- (D2) INSTALL JUNCTION BOX, CONNECT TO EXISTING PUBLIC STORM SEWER
- (E3) HEIGHTENED CURB
- (E4) ENGINEERED CURB CUT
- (D3) AREA INLET WITH INTERNAL WEIR PLATE
- (S1) 6" SANITARY SEWER SERVICE
- (S2) SANITARY SEWER CLEANOUT
- (S3) INSTALL OIL/GREASE SEPARATOR
- (S4) CONNECT 6" SANITARY SEWER SERVICE TO EXISTING
- (W1) 1-1/2" WATER METER
- (W2) 2" WATER SERVICE
- (W3) CONNECT TO EXISTING 12" WATER. PROVIDE 8" GATE VALVE ON FIRE LINE.
- (W4) 8" PVC C900 FIRE LINE
- (W5) FIRE DEPARTMENT CONNECTION (FDC)
- (W6) EXISTING FIRE HYDRANT
- (E1) INSTALL UNDERGROUND ELECTRIC SERVICE
- (E2) INSTALL CONCRETE TRANSFORMER PAD
- (E3) ELECTRIC ENTRY INTO BUILDING
- (E4) LIGHT POLE
- (G1) GAS ENTRY INTO BUILDING WITH METER

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MO AUTH. NO.: E-2013011903 | LS-2010043127

0 20' 40'

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2009019568
4/11/25
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL McGHEE JR.
MO PE - 2009019568

UTILITY PLAN

SITE DEVELOPMENT PLAN

LES SCHWAB TIRES – STORE NO. 00222
WATSON DR, KEARNEY, CLAY COUNTY, MO 64060

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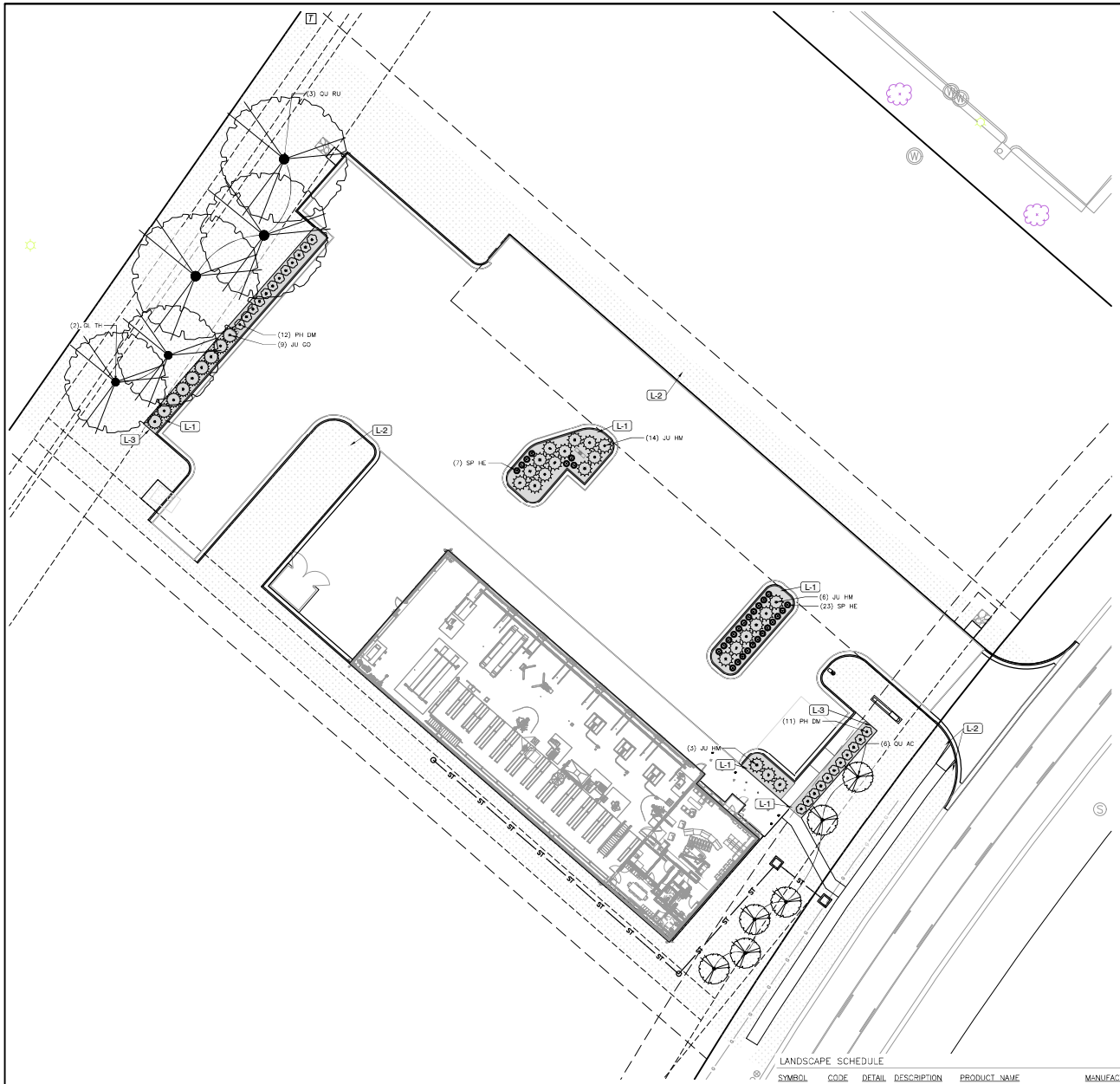
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LANDSCAPE CODE REVIEW - C ZONING

		REQUIRED	PROVIDED	NOTES & CALCULATIONS
A.	OPEN SPACE			
	OPEN SPACE REQUIREMENT	119 UNITS		2 UNITS PER 1,000 SF = 59,639 SF /1,000SF X 2 UNITS = 119 UNITS
	– OVERSTORY TREE (NATIVE)		42.5 UNITS	
	– OVERSTORY TREE (EQUIVALENT)		39 UNITS	
	– SHRUBS (NATIVE)		40 UNITS	
B.	STREET FRONTAGE			
	STREET FRONTAGE (WATSON DRIVE)	37 UNITS		7 UNITS PER 30 LF = 160 LF / 30 LF X 7 = 37 UNITS
	– OVERSTORY TREES (EQUIVALENT)		39 UNITS	
	– SHRUBS		13.75 UNITS	
	STREET FRONTAGE (I–35)	37.5 UNITS		7 UNITS PER 30 LF = 161 LF / 30 LF X 7 = 37.5 UNITS
	– OVERSTORY TREES (NATIVE)		42.5 UNITS	
	– SHRUBS		0 UNITS	
C.	PARKING			
	INTERIOR LANDSCAPING REQUIREMENT	66 UNITS		20 UNITS PER 10 PARKING SPACES = 33 / 10 X 20 = 66 UNITS
	– OVERSTORY TREES		0 UNITS	
	–SHRUBS / ORNAMENTAL GRASSES (NATIVE)		66.25 UNITS	

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONT	HEIGHT	WIDTH
DECIDUOUS TREES						
GL TH	GLEDITSIA TRIACANTHOS HALKA	HONEY LOCUST	2" CAL	B & B	40–50'	40–50'
QU AC	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	2" CAL	B & B	40–50'	15'
QU RU	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	B & B	40–60'	45–65'
CODE	BOTANICAL NAME	COMMON NAME	SIZE		HEIGHT	WIDTH
DECIDUOUS SHRUBS						
PH DM	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL		3–5' HT	3–5' W
EVERGREEN SHRUBS						
JU HM	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE® CREEPING JUNIPER	3 GAL		1–2' HT	6' + W
JU CO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL		3–5' HT	6' + W
ORNAMENTAL GRASSES						
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL		3–5' HT	3–5' W

LANDSCAPE SCHEDULE

SYMBOL	CODE	DETAIL	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR/FINISH	SIZE	NOTES
	L-1		LANDSCAPE MULCH	TRIPLE SHREDDED HARDWOOD MULCH	BY CONTRACTOR	BY CONTRACTOR	NATURAL/UNDYED	N/A	INSTALL TO A MINIMUM DEPTH OF 3". SUBMIT MULCH SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO ORDERING.
	L-2		TURF SEED	SNAP BACK RR TURF FESCUE BLEND (OR APPROVED EQUAL)	UNITED SEED	WWW.UNITEDSEED.COM	N/A	N/A	INSTALL PER SUPPLIER'S SPECIFICATIONS.
	L-3		METAL EDGER	SURE–EDGE (OR APPROVED EQUAL)	SURE–LOC	WWW.SURELOCEDGING.COM	BLACK ANODIZED ALUMINUM	3/16" X 5–1/2"	SECURE WITH 18" DEPTH STAKES. INSTALL PER MANUFACTURER'S SPECIFICATIONS

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0 20' 40'

STATE OF MISSOURI
MARK DANIEL McGHEE JR.
NUMBER PE-2009019998
PROFESSIONAL ENGINEER

NOT RELEASED FOR CONSTRUCTION

MARK DANIEL McGHEE JR.
MO PE - 2009019998

LANDSCAPE PLAN
SITE DEVELOPMENT PLAN
LES SCHWAB TIRES – STORE NO. 00222
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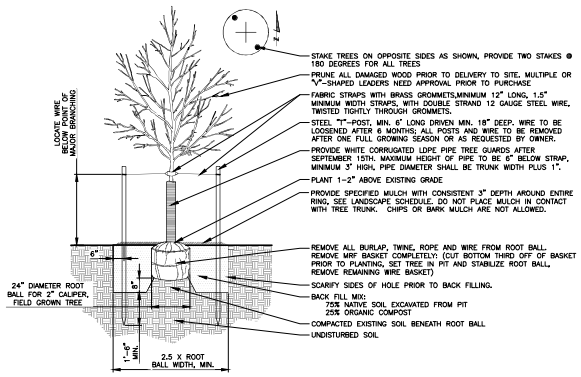
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REVISIONS

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SJH
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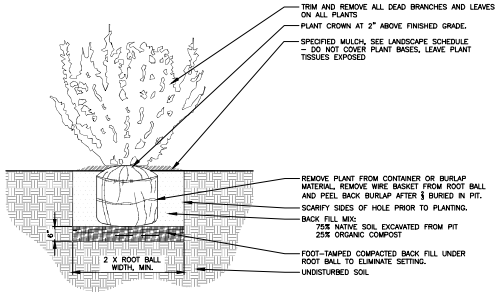
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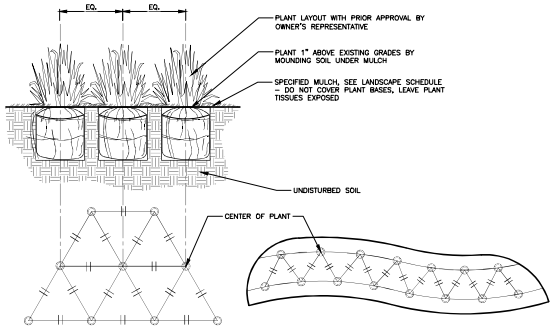
NOTES:
1. IF HOLE IS TOO DEEP, ANY SOIL ADDED TO RAISE THE ROOT BALL SHOULD BE COMPACTED.
2. SEE COMPOST NOTES, SHEET LANDSCAPE NOTES AND SCHEDULES.

1/07 DECIDUOUS TREE PLANTING & STAKING
SCALE: NOT TO SCALE



NOTES:
1. SEE COMPOST NOTES, SHEET LANDSCAPE NOTES AND SCHEDULES.
2. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
3. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2/07 TYPICAL SHRUB PLANTING
SCALE: NOT TO SCALE



NOTES:
1. SEE COMPOST NOTES, SHEET LANDSCAPE NOTES AND SCHEDULES.
2. WHEN PLANTING A CURVE, ORIENT ROWS ALONG THE LONGEST AXIS OF AREAS WHERE PLANTS ARE MASSED.

3/07 TYPICAL PERENNIAL AND ORNAMENTAL GRASS PLANTING
SCALE: NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL PROPOSED AND EXISTING VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PROPOSED LANDSCAPE IMPROVEMENTS WHEN CONFLICTS EXIST BETWEEN LANDSCAPE IMPROVEMENTS AND EXISTING OR PROPOSED UTILITIES OR SITE FEATURES SUCH AS WALKS, ROADS, BUILDINGS OR EXISTING TREES TO REMAIN.
3. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTS AND CONTRACTOR ENGINEER'S DRAWINGS.
4. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
5. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
7. WHERE NOT SHOWN ON THE PLANTING PLANS, SEE CONTRACTOR ENGINEER'S AND ARCHITECT'S DRAWINGS FOR BUILDING FOUNDATIONS SETBACKS, BOUNDARIES, SUBSURFACE AND ABOVE GRADE UTILITIES.

TREE PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL: THE CONTRACTOR'S RESPONSIBILITY FOR REPLACEMENT OF UNACCEPTABLE PLANT MATERIAL SHALL EXTEND FOR TWO (2) YEARS AFTER ALL PLANT MATERIAL IS ACCEPTED BY THE ENGINEER.
3. MULCH: THE CONTRACTOR SHALL PLACE TRIPLE SHREDDED HARDWOOD MULCH IN A CONSISTENT THICKNESS AS NOTED IN THE PLANTING DETAILS. ANY MULCH PLACED IN EXCESS OF THE REQUIREMENTS SHALL BE AT THE CONTRACTORS EXPENSE. CHIPS OR BARK MULCH ARE NOT ALLOWED.
4. IN LIEU OF IRRIGATION, ALL NEWLY PLANTED TREES TO RECEIVE "TREEGATOR SLOW RELEASE WATERING BAG" BY SPECTRUM PRODUCTS, INC. OR OWNER APPROVED EQUAL. CONTRACTOR SHALL INSTALL AND FILL WATERING BAGS PER MANUFACTURERS SPECIFICATIONS.

PLANTING NOTES

1. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
2. THE LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
3. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
4. PLACE A 3" DEPTH LAYER OF TRIPLE SHREDDED HARDWOOD MULCH ON ALL PLANTING AREAS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. CHIPS OR BARK MULCH ARE NOT ALLOWED.
5. LOCATION OF ALL PLANTING IS DIAGRAMMATIC. DO NOT WILLFULLY LOCATE PLANTINGS WHERE CONFLICTS EXIST WITH UTILITIES OR THE BUILDING.
6. EXISTING AND IMPORTED SOIL FOR PLANTING AREAS SHALL BE FREE FROM CHEMICALS, CONSTRUCTION DEBRIS AND TRASH, ROCKS AND OTHER MATERIAL LARGER THAN ONE INCH IN DIAMETER.
7. STEEL EDGING AND SPADE-CUT EDGE PLACEMENT SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF EDGING TO BE CONSTRUCTED DURING THE PROGRESS OF WORK, AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL EDGING INDICATED ON THE DRAWINGS.
8. APPLY GRANULAR PRE-EMERGENT WEED CONTROL TO AREAS TO RECEIVE SHRUBS, GROUNDCOVERS, AND NON-LAWN ORNAMENTAL PLANTING AFTER INCORPORATING SOIL AMENDMENTS. THE CONTRACTOR SHALL PLACE TRIPLE SHREDDED HARDWOOD MULCH AT ALL LANDSCAPED ISLANDS NOT RECEIVING SOD.
9. PLANT QUANTITIES ARE SHOWN FOR THE CONVENIENCE TO THE CONTRACTOR. IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND NOTES, THE PLANS SHALL GOVERN.
10. ALL PLANTED AREAS TO BE AMENDED PER AN AGRICULTURAL/SOIL SUITABILITY TEST, PAID FOR BY OWNER. FOR BID PURPOSES CONTRACTOR SHALL ESTIMATE SPREADING SOIL AMENDMENT AT THE RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET. TILL INTO THE TOP OF SOIL TO A MINIMUM DEPTH OF 6". RAKE TO A SMOOTH, EVEN SURFACE PER THE GRADING PLANS.

SEED NOTES

1. MAINTENANCE: BEGIN MAINTENANCE OF ALL SEED AREAS IMMEDIATELY FOLLOWING INSTALLATION. MAINTENANCE TO INCLUDE WATERING, WEEDING, AND MOWING. MOW WHEN TURF HAS GROWN TO A HEIGHT BETWEEN 3 AND 4 INCHES. MOW TO A HEIGHT OF 2 TO 2-1/2 INCHES. REMOVE AND REPLACE SODDED AREAS THAT FAIL TO SURVIVE. MAINTENANCE PERIOD TO BE 30 DAYS. CONTRACTOR TO NOTIFY OWNER ONE WEEK PRIOR OF THE CONCLUSION OF THE MAINTENANCE PERIOD.
2. LAWN AND TURF SEED, WHETHER IRRIGATED OR NON-IRRIGATED, SHALL BE INTERAGENCY BLUETAG CERTIFIED AND SHALL HAVE A MINIMUM GERMINATION RATE OF NINETY (90) PERCENT AND A PURITY OF NINETY-EIGHT (98) PERCENT, SEE LANDSCAPE SCHEDULE.
3. ALL SEEDED AREAS SHALL RECEIVE FERTILIZER AND EROSION CONTROL MATTING CONFORMING TO THE REQUIREMENTS OF THE CITY OF OMAHA STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
4. RESEEDING FOR DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS: THE CONTRACTOR WILL RESEED ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION. THIS ITEM WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE PLANTING OF NEW VEGETATION.

SCARIFIED AND CONDITIONED SOIL NOTES

1. ALL NON-PAVED AND NON-BUILDING DISTURBED AREAS SHALL BE SCARIFIED BY COMPLETELY BREAKING UP THE SOIL TO A MINIMUM DEPTH OF 12".
2. TILL AND CONDITION TOP 6" OF ALL AREAS TO RECEIVE LANDSCAPING.
3. USE AN ORGANIC COMPOST MEETING THE REQUIREMENTS SPECIFIED BELOW.
4. A THREE INCH DEEP LAYER OF COMPOST SHALL BE PLACED ON TOP OF ALL LANDSCAPE AREAS.
5. THE COMPOST SHALL BE TILLED INTO THE EXISTING SOIL TO A DEPTH OF SIX INCHES.

COMPOST NOTES

USE A COMPOST MEETING THE REQUIREMENTS OF THIS SECTION. MATERIAL SHALL BE WELL COMPOSTED, FREE OF WEED SEEDS AND STABILIZED WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIABLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL. ONE HUNDRED PERCENT OF THE MATERIAL MUST PASS THROUGH A HALF INCH SCREEN. MANUFACTURED INERT MATERIAL SHALL BE LESS THAN 1.0% BY WEIGHT.

	MIN	MAX
ORGANIC MATTER CONTENT	35%	65%
C/N RATIO	--	25:1
PH	6.0	8.0
BULK DENSITY (LBS/CF)	40	50

WARRANTY:

THE CONTRACTOR SHALL WARRANTY PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

CONTRACTOR QUALIFICATIONS

1. THE CONTRACTOR SHALL BE CERTIFIED AND HAVE AT LEAST 3 YEARS OF LANDSCAPING EXPERIENCE INSTALLING SIMILAR TYPES OF PROJECTS.

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14715 W. DODGE RD., STE. 100 (402) 496.2498
NE AUTHORIZATION NO.: CA0130
FORT COLLINS, COLORADO
4710 INNOVATION DR., STE. 104 (970) 226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361.0440
MO AUTH. NO.: E-2012001903 | LS-2010043127

STATE OF MISSOURI
MARK DANIEL McGHEE JR.
NUMBER PE-2009019998
PROFESSIONAL ENGINEER
NOT RELEASED FOR CONSTRUCTION
MARK DANIEL McGHEE JR.
MO PE - 2009019998

LANDSCAPE NOTES AND DETAILS
SITE DEVELOPMENT PLAN
LES SCHWAB TIRES - STORE NO. 00222
WATSON DR, KEARNEY, CLAY COUNTY, MO 64060

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY ALL FACILITIES ARE SHOWN ON THAT THE LOCATION, DEPTH AND SIZE OF ALL UTILITIES ARE CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS PRIOR TO CONSTRUCTION.

REVISIONS	
DESIGNER / DRAFTER	SJH
DATE	4/11/2025
PROJECT NUMBER	0324154
BOOK AND PAGE	
SHEET	07

I:\Engineering\0324154 Les Schwab 00222 Kearney MO\Landscape\Construction Drawings\0324154 - LS Kearney, MO Compost Notes.dwg, 4/11/2025 8:11:00 AM, Brandon Mitchell, LAMP RYNEARSON



3 TRASH ENCLOSURE PERSPECTIVE



2 MATERIAL TRANSITION VIGNETTE



1 BUILDING PERSPECTIVE

brr

ARCHITECT OF RECORD:
BRR Architecture, Inc.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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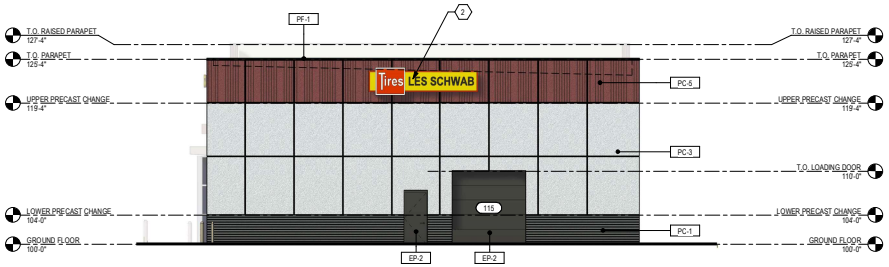
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LES SCHWAB TIRE CENTER - KEARNEY, MO

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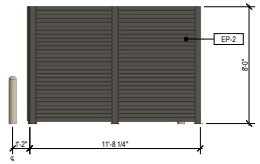
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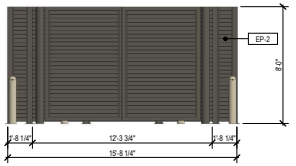
4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



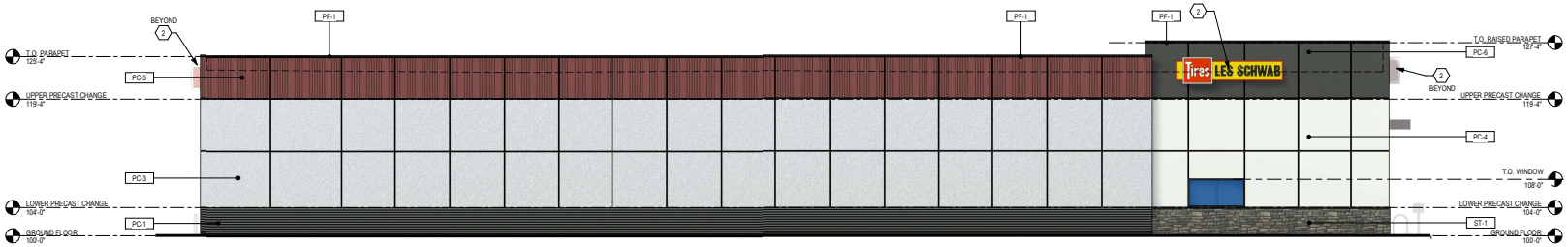
3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



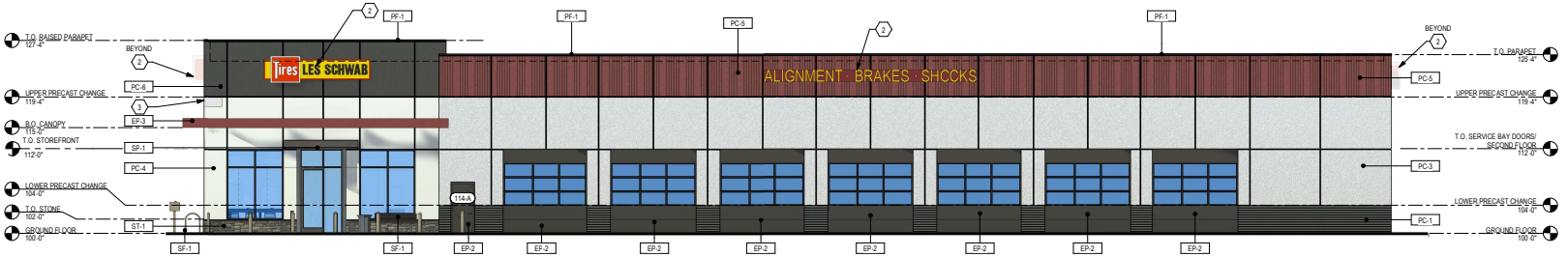
6 TRASH ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
H. REFER TO SHEET E001 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
J. WSEC WWR: 820 SF NET TRANSPARENT WINDOW AREA / 8,547 SF NET WALL AREA = 1,014 SF OPAQUE OPENINGS = 8.5% .

ELEVATION KEY NOTES:

1. MASONRY CONTROL JOINT @ 30'-0" O.C. MAX., REF 2/A503.
2. SIGNAGE BY CARLSON SIGN, REF 5/A506 FOR ATTACHMENT DETAIL.
3. ADDRESS NUMBER LOCATION, COORD W/ ARJ.

MATERIAL LEGEND:

PC-1	FABCON PRECAST CONCRETE. 8" HORIZONAL STAMP. (STAIN SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY)
PC-3	FABCON PRECAST CONCRETE, SMOOTH, (MFR FINISH)
PC-4	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (MFR FINISH)
PC-5	FABCON PRECAST CONCRETE, RAKED VERTICALLY, (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-6	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 6247 - KRYPTON)
PC-7	FABCON PRECAST CONCRETE, SMOOTH, REVERSE PANELS, (STAIN SHERWIN WILLIAMS, COLOR: 8261-7797 - LS COLONIAL RED 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE, (COLOR: STIRLING)
SP-1	SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER TIMBER)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
EP-3	EXTERIOR PAINT, COLOR: 8261-7797 - LS COLONIAL RED 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020

brr
ARCHITECT OF RECORD:
BRR Architecture, Inc.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

Tires LES SCHWAB

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LES SCHWAB TIRE CENTER - KEARNEY, MO

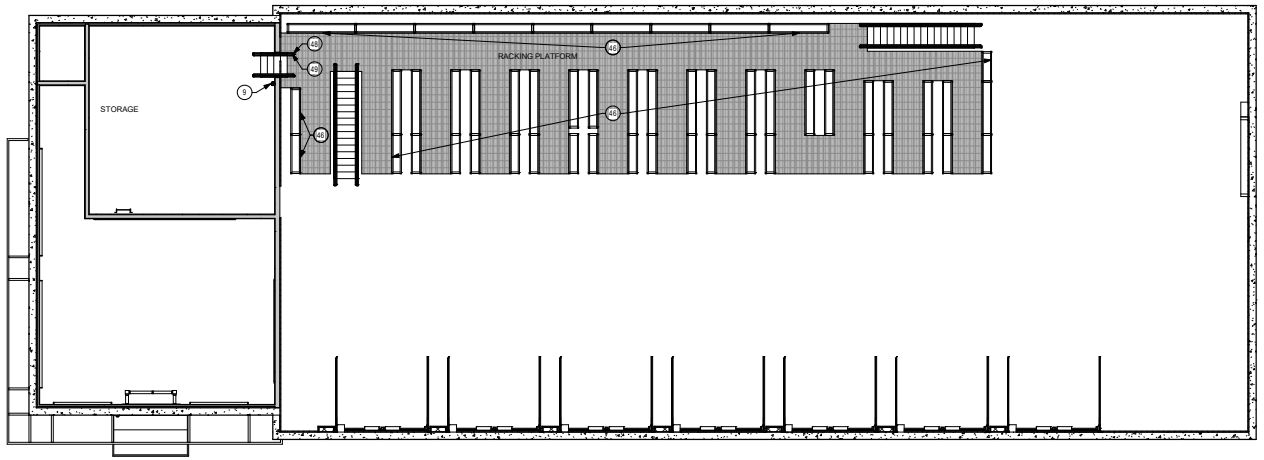
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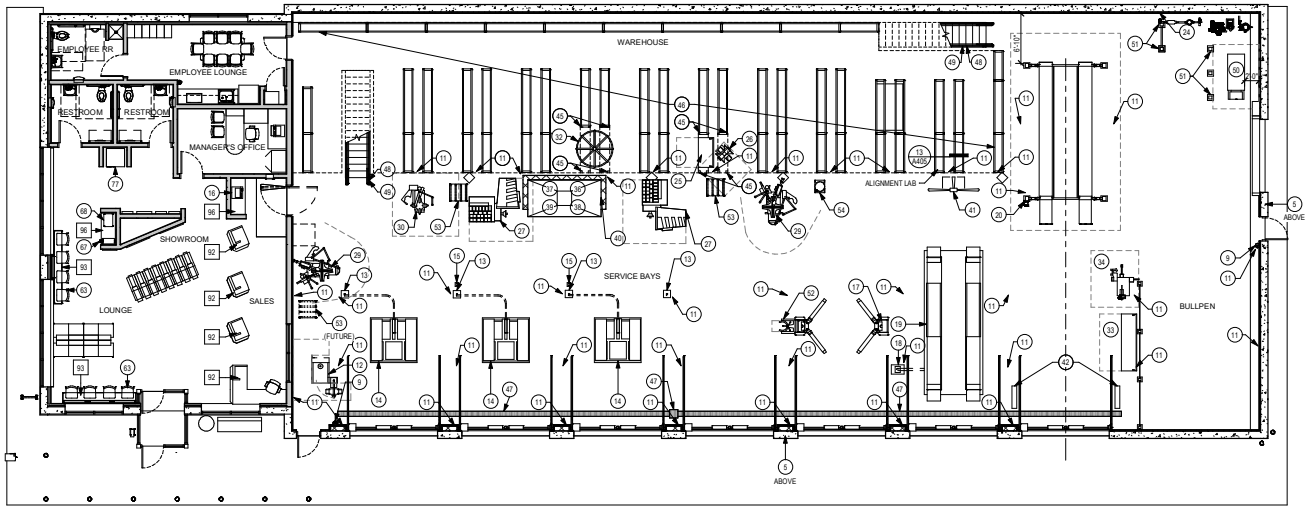
03.27.2025
PROJECT# | LS_PROTO2024
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
REVISIONS

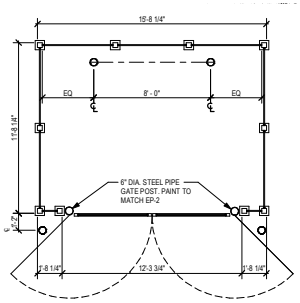
NOTE: REFER TO A151 & A152 FOR FF&E SCHEDULES

REFER TO OWNER PROVIDED WALLPAPER, SIGNAGE, AND PAINT INSTALLATION INSTRUCTIONS FOR ADDITIONAL OFCI ITEMS IN CONTRACT.



2 STORAGE/RACKING PLATFORM FF&E PLAN
SCALE: 1/8" = 1'-0"





3 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

1 GROUND FLOOR FF&E PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD:
BRR Architecture, Inc.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204

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LES SCHWAB TIRE CENTER - KEARNEY, MO

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03.27.2025
PROJECT# | LS_PROTO2024
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
REVISIONS

Outdoor Lighting Fixtures:

GLEON-SA2B-740-2-T4FT-BZ-FF-MS/DIM-L40W



LUMARK XTOR6B-W



brr

April 10, 2025

Dan McGhee, P.E.
Lamp Rynearson
9001 State Line Road
Suite 200
Kansas City, MO 64114

Dan,

Please find enclosed our elevations and renderings of the proposed Les Schwab Tire Center for Kearney, MO. As discussed, the building has evolved from the prototype you previously presented to the City for review. All of the revisions fall in line with Exhibit E – Design Standards provided by the City.

Design elements of note are:

- The Showroom end of the building has been reduced in square footage; the result of which is additional articulation between the Showroom and the Service Bays.
- The canopy that wraps the Showroom signals the hierarchy at the entry and street facing facades.
- The precast panels at the Service Bays incorporate three different textures as well as reveals to provide visual interest.
- The precast panels at the Showroom will be installed with smooth reversed panels accented with a stone wainscot and stained upper panels for a clean and professional presentation to customers.
- All four sides of the building are finished in a consistent manor with the result being four-sided architecture.

We are excited to see this latest design be brought to life so close to home!

Please let me know if you have any questions.

Sincerely,

Jill Lyons, AIA,
Vice President

REQUEST: CLEAR CREEK TOWNHOMES – SITE PLAN

APPLICANT: Chris & Chase Hite
Hite Development
1002 Maple Wood Drive
Liberty MO 64068
Phone: 816-305-7030

AGENT: Ashley Foland
A3G Architects
110 North Main Street
Liberty MO 64068
Phone: 816-581-6333

GENERAL DESCRIPTION: Hite Development proposes to construct the Clear Creek Townhomes project on 1.74 acres at the northwest corner of North Jefferson Street & Lawrence Street. The proposed project includes five (5) buildings containing approximately 19 dwelling units.

The site plan layout is consistent with the R-P-3 rezoning Concept Plan, which was approved to allow the townhomes to be further subdivided into individual units.

A copy of the site plan documents and building elevations is attached.

Future submittals will include public improvements plans for water and sanitary sewer extensions and a final plat. Recording of a final plat is required prior to issuance of a building permit. Submittal of public improvements plans and installation of public improvements or acceptance of a performance guarantee is required prior to recording the final plat and issuance of building permits.

K-353 PLAN: The property is located within the K-353 Redevelopment Plan boundary. The K-353 Board has considered an application requesting tax abatement for this project.

ZONING The subject property is zoned C – General Commercial.

FUTURE LAND USE MAP: The Future Land Use Map identifies multi-family residential as a potential development option for this property. The property is also located within the Downtown Overlay District, which permits multi-family residential uses.

SURROUNDING LAND USES:

AREA	ZONING	CURRENT USE	FUTURE LAND USE
North	C	single family dwelling	downtown overlay district
East	R-P-4	multi-family apartments	downtown overlay district
South	C	single-family dwelling	downtown overlay district
West	R-2	single-family dwellings	downtown overlay district

FLOODPLAIN INFORMATION: No portion of the property is within the regulatory floodplain, per the 2015 FEMA Flood Insurance Rate Map.

LAND DISTURBANCE: A city grading permit is required, with installation and maintenance of sediment & erosion controls throughout construction. Projects involving grading of more than one acre also require a Missouri DNR land disturbance permit.

STORMWATER: Stormwater detention is required. A stormwater detention area is located along

	the north side of the property. The City Engineer has reviewed the revised stormwater report and detention basin design. Additional revisions are required before the stormwater design can be approved.
ACCESS:	Public streets are not proposed as part of the project. The plan includes a private drive with connections to Lawrence Street and Jefferson Street. The existing access to Jefferson Street will be modified and requires MoDOT approval.
SIDEWALKS:	An existing sidewalk is located along Lawrence Street. A 5' wide sidewalk is proposed along Jefferson Street, with internal sidewalks to access each unit.
SANITARY SEWER:	A city sanitary sewer line is located along West Lawrence Street. A public sanitary sewer main will be extended north to serve the proposed project, with separate service connections for each townhome. Submittal of public improvement plans is required. Installation of the sanitary sewer line, or approval of a performance guarantee, is required prior to recording the final plat and issuance of building permits.
WATER:	A city water line is located along West Lawrence Street. A public water main will be extended north to serve the proposed project, with separate water service connections for each townhome. Submittal of public improvement plans is required. Installation of the water line, or approval of a performance guarantee, is required prior to recording the final plat and issuance of building permits.
LANDSCAPE: BUFFER	A 35-foot landscape buffer is required along the west property line adjacent to single-family zoning. Existing trees within the buffer area will remain.
HOMEOWNERS': ASSOCIATION	A homeowners' association (HOA) document, including covenants and restrictions, will be submitted as part of the platting process to address ownership and maintenance of the common areas.
PARKING:	Parking requirements include a minimum of 1 garage space per townhome, which is provided. A small visitor parking area is located along the north side of the driveway connection to Jefferson Street.
SIGNAGE:	A monument sign is shown on the site plan at the corner of Jefferson and Lawrence Street. A sign permit is required prior to installation of signs.
SITE LIGHTING:	Code requires exterior lighting to be "…full cut-off or a shielded type, not allowing any upward distribution of light." Proposed lighting includes exterior lights at the front and back doors of each unit. No street light poles are proposed. A light fixture spec sheet is included on the lighting plan sheet.
KEARNEY FIRE & RESCUE:	The development is served by the Kearney Fire & Rescue Protection District. The district may require a keybox as part of the building permit.
FINAL PLAT:	The subject property consists of two unplatted tracts. A final plat is required to combine the properties into one lot and dedicate necessary utility easements. Recording of the final plat is required prior to issuance of a building permit.

RECOMMENDATION: Staff recommends approval of the Clear Creek Townhomes site plan, with the following conditions:

1. Submit revised site plan drawings, if necessary;
2. Complete access modifications along Jefferson Street in compliance with MoDOT requirements;
3. Obtain city engineer approval of the stormwater report and detention basin design;
4. City engineer approval of site plan revisions and any changes, modifications, or alterations required by the same to the site plan or plat revisions;
5. Submit public improvement plans for water and sanitary sewer extensions, with installation of the improvements or approval of a performance guarantee required prior to recording the final plat;
6. Submit a final plat for review with recording required prior issuance of a building permit,
7. Submit a city grading permit as part of the building permit;
8. Submit a DNR land disturbance permit, if required;
9. Install and maintain sediment and erosion controls during construction;
10. Install a key box, if required by the Kearney Fire & Rescue Protection District;
11. Submit a building permit application prior to construction;
12. Submit a sign permit prior to installation of signs; and
13. Develop the project in compliance with all codes, conditions, requirements, plans and payments of fees and taxes.

Sample Motion: "I move that the Planning & Zoning Commission recommend the Board of Aldermen approve the Clear Creek Townhomes site plan, with the conditions recommended by staff."

Site plan applications are forwarded to the Board of Aldermen for review and consideration.


SITE
North Jefferson Street / 33 Highway
West Lawrence Street
N

Clear Creek Townhomes

102 W Lawrence
Kearney, Missouri 64060



CIVIL

C1.0	Preliminary Plat
L1.0	Landscape Plan

ARCHITECTURAL

A2.0	Buillding Type A Typical Exterior Elevations
A2.1	Building Type A Typical Exterior Elevations
A2.2	Building Type B Typical Exterior Elevations
A2.3	Building Type B Typical Exterior Elevations
A2.4	Building Type C Typical Exterior Elevations
A2.5	Building Type C Typical Exterior Elevations
A8	Existing Photos and 3D Views

ELECTRICAL

E1.0	Site Photometrics

ARCHITECT
A3G Architects
110 North Main Street
Liberty, Missouri 64068
816.581.6330

CIVIL ENGINEER
Atlas Land Consulting
14500 Parallel Road, Unit R
Basehor, Kansas 66007
913.702.5053

ELECTRICAL ENGINEER
Architectural Engineering Consortium
15800 East 45th Place South
Independence, Missouri 64055
816.833.6550

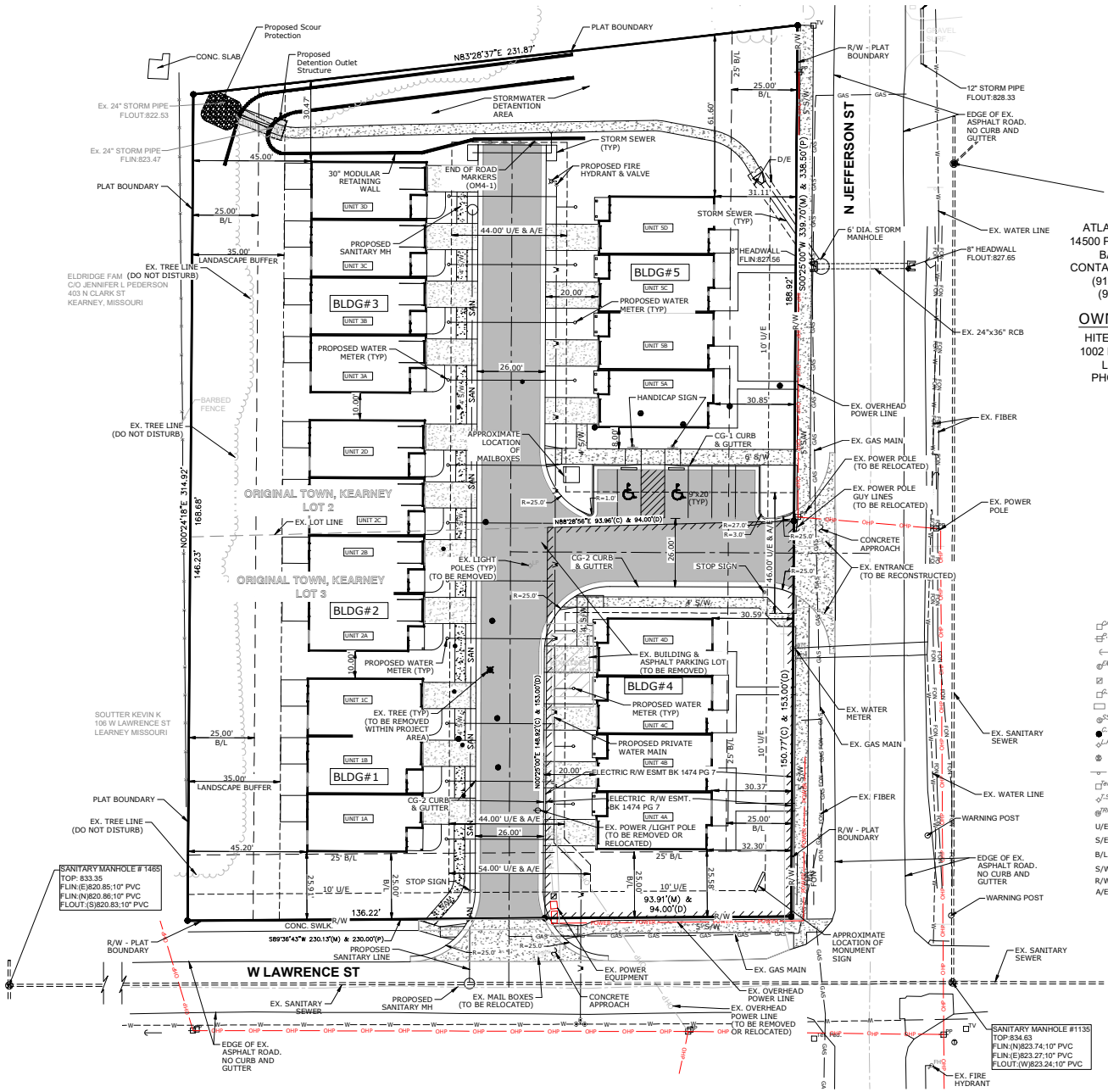
ISSUED FOR:

Planning and Zoning	14 August 2026

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Project Number: 26.035

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Missouri One Call 811

UTILITIES

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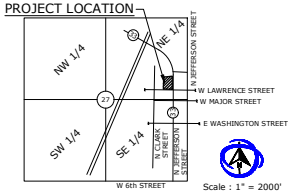
ENGINEER

ATLAS LAND CONSULTING
14500 PARALLEL ROAD, UNIT R
BASEHOR, KS 66007
CONTACT - CLINT LOUMASTER
(913) 662-5050 (OFFICE)
(913) 449-5002 (CELL)

OWNER/DEVELOPER

HITE DEVELOPMENT, LLC
1002 MAPLE WOODS DRIVE
LIBERTY, MO 64068
PHONE - (816) 305-7030

PROJECT LOCATION



Scale : 1" = 2000'

VICINITY MAP

SECTION 27, TOWNSHIP 53N, RANGE 31W

UTILITY CONTACTS

ELECTRIC SERVICE	PLATTE-CLAY ELECTRIC COOPERATIVE (816) 628-6033	TELECOMMUNICATIONS	T-MOBILE (816) 826-9669
			CONSOLIDATED COMMUNICATIONS (844) 968-7224
MUNICIPALITY	KEARNEY CITY HALL (816) 628-4142		
	KEARNEY CITY WATER DEPT. (816) 628-4805		
	MISSOURI GAS ENERGY (816) 756-5252		

LEGEND

CATV Ped.	CABLE TV PEDESTAL	F.H.	FIRE HYDRANT
P.P.	POWER POLE	W.M.	WATER METER
	GUY ANCHOR	FO	FIBER OPTIC LINE
EMH	ELECTRICAL MANHOLE	FP	FIRE PROTECTION LINE
	ELECTRICAL TRANSFORMER	G	GAS LINE
G.M.	GAS METER	OHP	OVER HEAD ELECTRIC
	CURB INLET	OHT	OVER HEAD TELEPHONE
SSMH	SANITARY SEWER MANHOLE		RIGHT-OF-WAY LINE
C.O.	SANITARY CLEANOUT	SAN	SANITARY SEWER
L.P.	LIGHT POLE	UG Elec	UNDERGROUND ELECTRIC
	BORING HOLE	UGT	UNDERGROUND TELECOM
	SIGN	W	WATER LINE
Tel. Ped.	TELEPHONE PEDESTAL		UTILITY /ACCESS EASEMENT
T.S.	TRAFFIC SIGNAL POST		BUILDING LINE
TRMH	TRAFFIC MANHOLE		CENTERLINE ROADS
U/E	UTILITY EASEMENT		PLAT BOUNDARY
S/E	SANITARY EASEMENT		EX. SANITARY SEWER
B/L	BUILDING LINE		EX. STORM SEWERS
S/W	SIDEWALK		PROPOSED STORM SEWERS
R/W	RIGHT-OF-WAY	824	PROPOSED CONTOURS
A/E	ACCESS EASEMENT	824	EX. CONTOURS
			Asphalt Street
			Concrete Sidewalk & Concrete Approach

LEGAL DESCRIPTION

ALL OF LOT 2 AND LOT 3 AS PLATTED IN THE ORIGINAL TOWN OF KEARNEY.

FLOODPLAIN

THE SUBJECT PROPERTY SURVEYED IS LOCATED WITHIN ZONE (X), AREAS OF MINIMAL FLOODING per FEMA FIRM PANEL NO. 20091C0017G, EFFECTIVE DATE: AUGUST 3, 2009.

20 10 0 20
SCALE: 1 INCH = 20 FEET

ALC
ATLAS LAND CONSULTING
S.SURVEYING # 2183
C.CIVIL ENGINEERING # 2003
14500 Parallel Road, Unit R, Basehor KS 66007

CLINT LOUMASTER, PE

SITE PLAN

CLEAR CREEK TOWNHOMES
102 LAWRENCE STREET
KEARNEY, MISSOURI

NO.	BY	DATE	REVISION
		9/08/26	CITY COMMENTS
		10/30/26	CITY COMMENTS

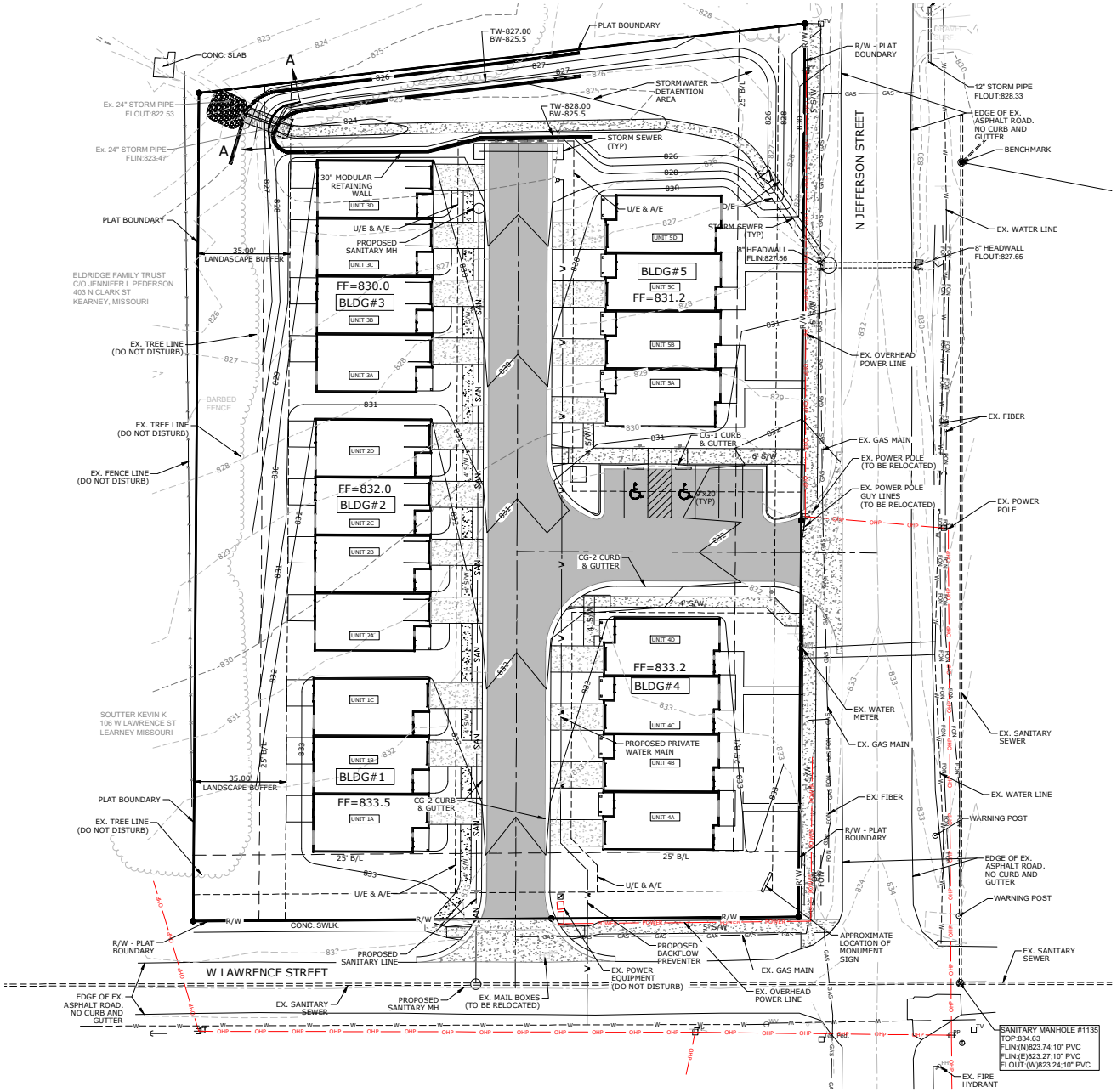
PREPARED FOR:
Hite Development, LLC
1002 Maple Woods Drive
Liberty, Mo. 64068

PROJECT #: 26-379
ISSUE DATE: 10/06/2026

SHEET NAME
Site Plan

C1

11/2/2026 9:13 AM CLINTLOUMASTER
CAD FILE: S:\Atlas Land Consulting\2026\26-379 - A3G - 102 Lawrence - Kearney\Civil 3D\Production Drawings\Prelim Plat\26-379 - Pre Plat - PP.dwg



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UTILITIES

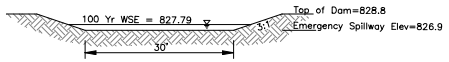
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CAUTION!

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LEGEND

- 1010 — Proposed Grades
- 1008 — Existing Grades
- Proposed Storm Sewers
- Asphalt Street
- Concrete Sidewalk



SECTION A-A

SCALE: 1 INCH = 20 FEET

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | PLANNING
14500 Parallel Road, Unit K, Bluemont KS 66007

CLINT LOUMASTER, PE

SITE PLAN

CLEAR CREEK TOWNHOMES
102 LAWRENCE STREET
KEARNEY, MISSOURI

NO.	BY	DATE	REVISION
		9/08/26	CITY COMMENTS
		10/30/26	CITY COMMENTS

PREPARED FOR:
Hite Development, LLC
1002 Maple Woods Drive
Liberty, Mo. 64068

PROJECT #: 26-379
ISSUE DATE: 10/06/2026

SHEET NAME
Grading Plan

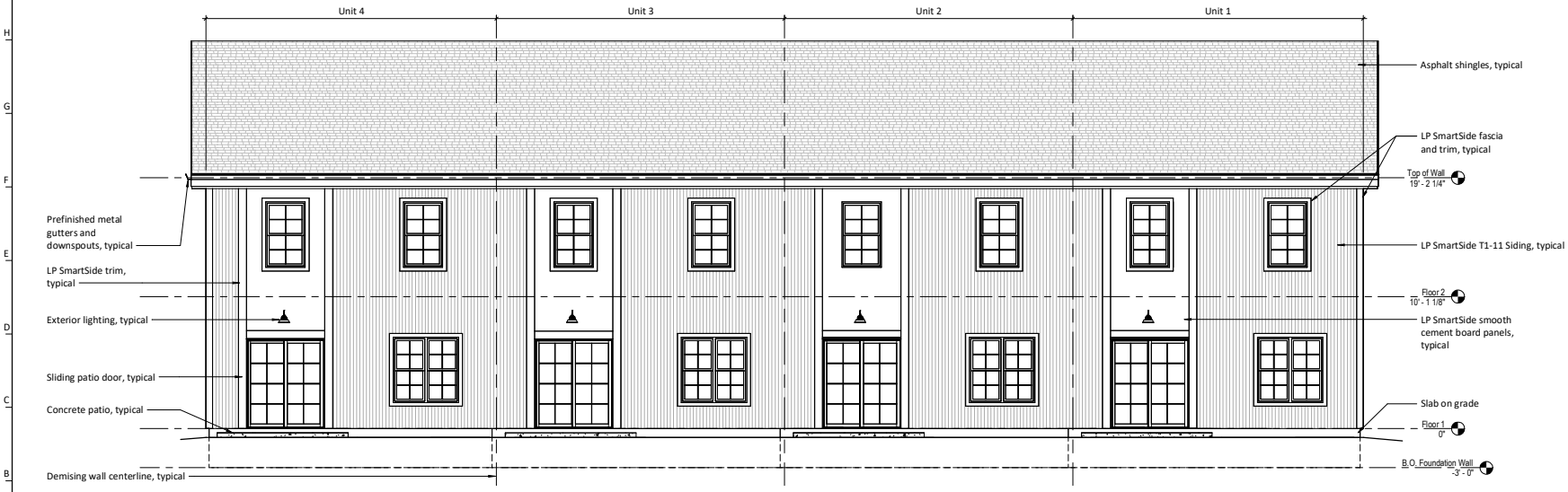
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CAD FILE: S:\Atlas Land Consulting\2026\26-379 - A3G - 102 Lawrence - Kearney\Civil 3D\Production Drawings\Prelim Plat\26-379 - Grading - PP.dwg



J1 Building Type A Front Exterior Elevation

A1.1 1/4" = 1'-0"



A1 Building Type A Rear Exterior Elevation

A1.1 1/4" = 1'-0"

a3G architects
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www.a3garchitects.com

3AG Architects, LLC
Missouri Certificate of Authority:
#A-014000783

STATE OF MISSOURI
AIMEE D. GRAY
NUMBER A-2007019924
ARCHITECT
14 August 2026

Aimee D. Gray - Architect
Missouri License # A-2007019924

CIVIL ENGINEER
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Basehor, Kansas 66007
913.702.5053

Clear Creek Townhomes

102 W Lawrence
Kearney. Missouri 64060

Hite Development
1003 Maple Woods Drive
Liberty, Missouri 64068
816.305.7030

ISSUED FOR:

Planning and Zoning	14 August 2026

Building Type A Typical Exterior Elevations

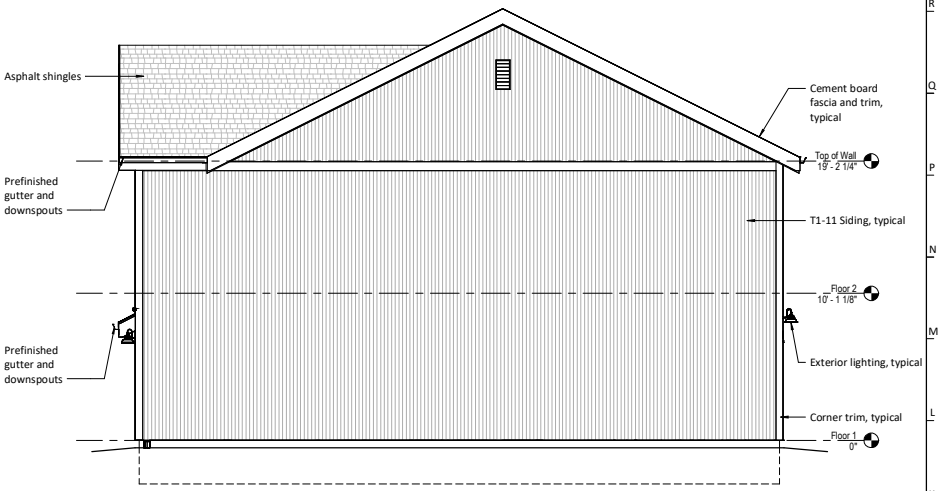
A2.0

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J1 Building Type A Front Exterior 3D View



J12 Buildling Type A Typical Side Exterior Elevation

A1.1 1/4" = 1'-0"



A1 Building Type A Rear Exterior 3D View

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Kearney. Missouri 64060

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ISSUED FOR:

Planning and Zoning	14 August 2026

Building Type A Typical Exterior Elevations

A2.1

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J1 Building Type B Front Exterior Elevation

A1.1 1/4" = 1'-0"



A1 Building Type B Rear Exterior Elevation

A1.1 1/4" = 1'-0"

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Aimee D. Gray - Architect
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ISSUED FOR:

Planning and Zoning	14 August 2026

Building Type B Typical Exterior Elevations

A2.2

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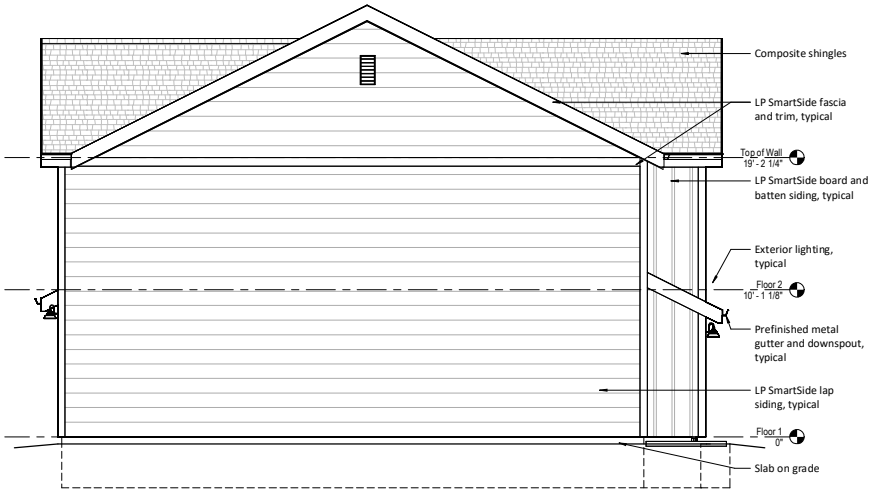
Existing conditions at corner or Jefferson Street and Lawrence Street



Example of proposed townhomes at corner of Jefferson Street and Lawrence Street. Image for reference only

J1 Rendered Design Inspiration

Not to Scale



J11 Building Type B Side Exterior Elevation

A1.1 1/4" = 1'-0"



E1 Building Type B Front Exterior 3D View



A1 Building Type B Rear Exterior 3D View



A11 Building Type B Street Side Exterior Elevation

A1.1 1/4" = 1'-0"

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14 August 2026

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Clear Creek Townhomes

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Kearney, Missouri 64060

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Planning and Zoning	14 August 2026

Building Type B Typical Exterior Elevations

A2.3

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J1 Building Type C Front Exterior Elevation

A1.1 1/4" = 1'-0"



A1 Building Type C Rear Exterior Elevation

A1.1 1/4" = 1'-0"

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14 August 2026

Aimee D. Gray - Architect
Missouri License # A-2007019924

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Planning and Zoning 14 August 2026

Building Type C Typical Exterior Elevations

A2.4

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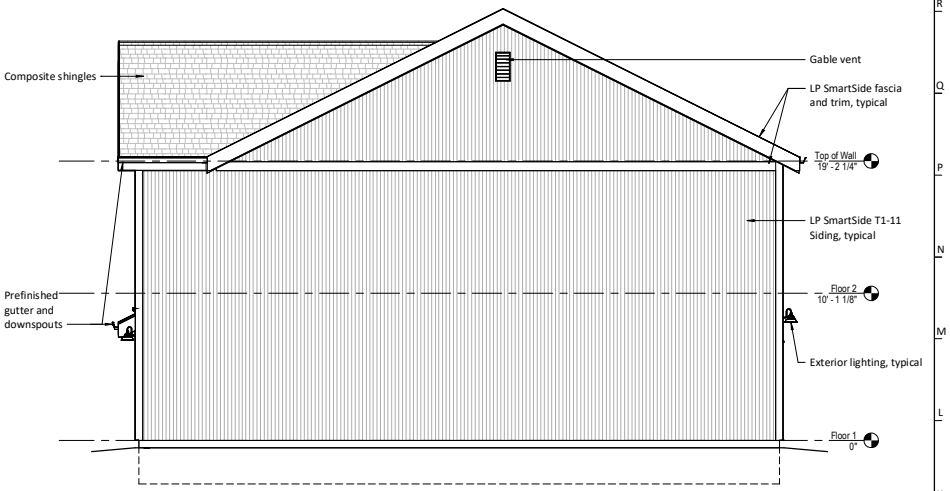
Existing conditions along Jefferson Street



Example of proposed townhomes along Jefferson street. Image for reference only

J1 Rendered Design Inspiration

Not to Scale

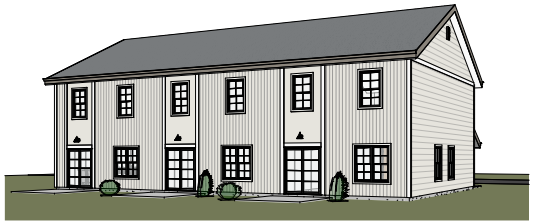


J12 Building Type C Exterior Side Elevation

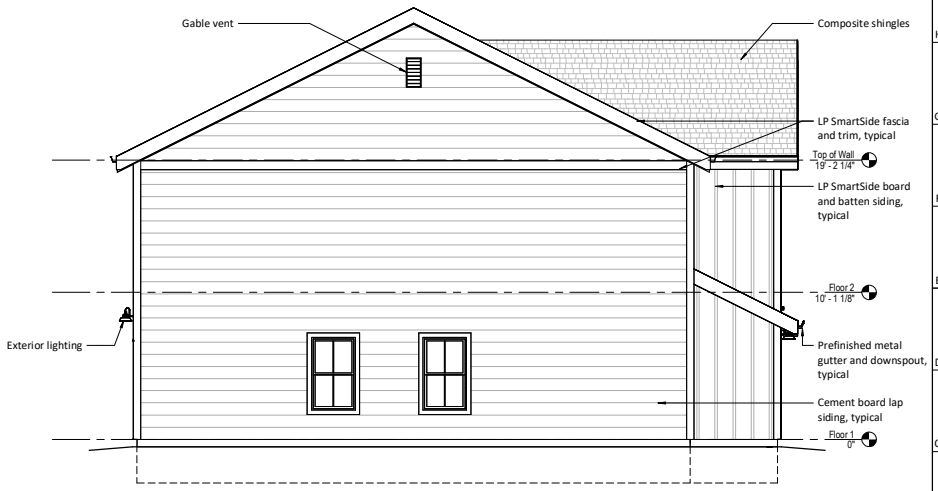
A1.1 1/4" = 1'-0"



E1 Building Type C Front Exterior 3D View



A1 Building Type C Rear Exterior 3D View



A12 Building Type C Exterior Street Side Elevation

A1.1 1/4" = 1'-0"

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Kearney, Missouri 64060

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Liberty, Missouri 64068
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Plan C Typical Exterior Elevations

A2.5

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Existing Site Photo:
North View at Jefferson and Lawrence



Existing Site Photo:
North View at Lawrence



Existing Site Photo:
South View at Jefferson



Rendered view at site
Not an exact model. Image for reference only



Rendered view at site
Not an exact model. Image for reference only



Rendered view at site
Not an exact model. Image for reference only

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NOT FOR CONSTRUCTION

Aimee D. Gray - Architect
Missouri License # A-2007019924

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913.702.5053

ELECTRICAL ENGINEER
Architectural Engineering Consortium
15800 East 45th Place South
Independence, Missouri 64055
816.833.6550

Clear Creek Townhomes

102 W Lawrence
Kearney, Missouri 64060

Hite Development
1002 Maple Woods Drive
Liberty, Missouri 64068
816.305.7030

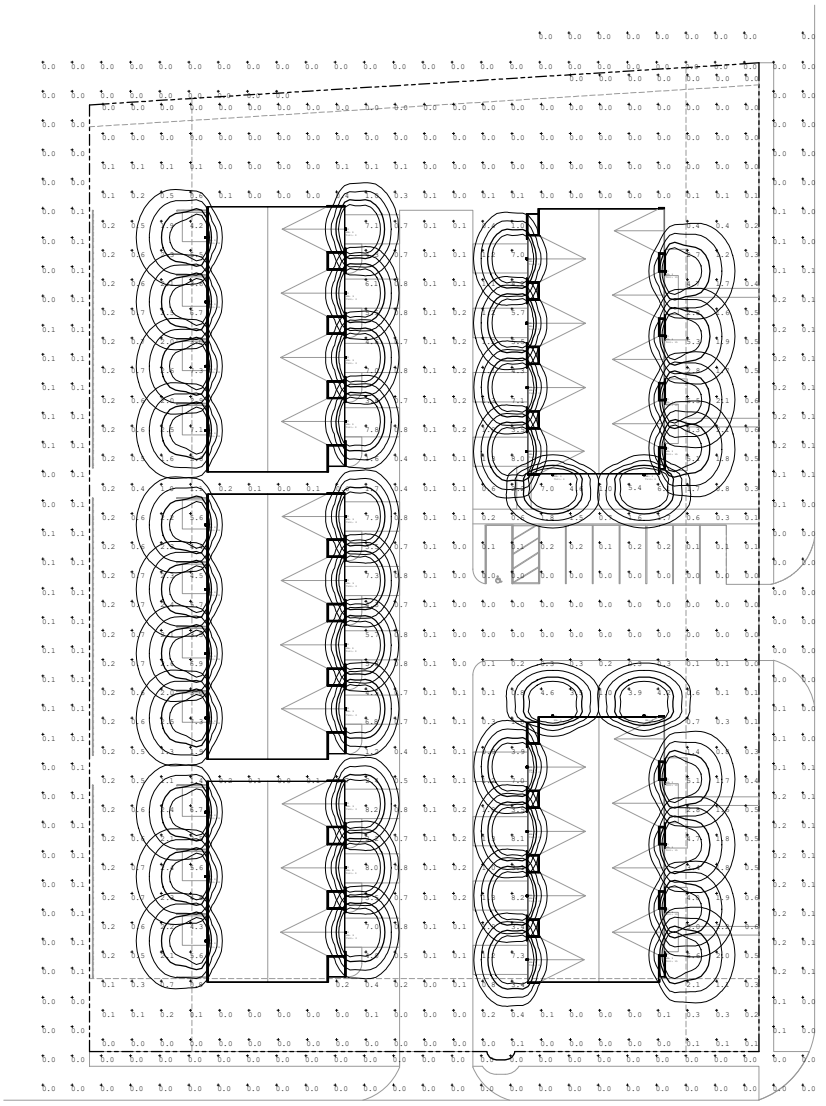
ISSUED FOR:
Planning and Zoning 14 August 2026

Existing Photos and 3D Views

A8

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PHOTOMETRIC SITE PLAN

1" = 20'-0"



WDGE1 LED
Architectural Wall Sconce

TYPE 'W1'

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	42	WDGE1 LED P2 40K 80CRI VF	Single	WDGE1 LED P2 40K 80CRI VF	W1	1.000	1979	15.0178	630.748	9

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OUTSIDE PROPERTY LINE	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.18	8.2	0.0	N.A.	N.A.

ARCHITECTURAL ENGINEERING CONSORTIUM, INC
MECHANICAL ♦ ELECTRICAL ♦ PLUMBING
STRUCTURAL ♦ FIRE PROTECTION
WWW.AECONSORT.COM
11885 E 40th PLACE SOUTH
INDEPENDENCE, MO 64055
P: 816-833-6050
ELECTRICAL DESIGN
STEVE BLACKBURN
816-833-6050

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HITE DEVELOPMENT

KEARNEY, MISSOURI

JOB NO.:	26048B
DATE:	11/06/2026
REVISIONS:	
DESIGNED BY:	SWB
DRAWN BY:	SWB
CHECKED BY:	MBW
SHEET NO.	

E100

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REQUEST: **PETITION TO VACATE EXCESS RIGHT OF WAY – SOUTH SIDE OF 19th STREET AT WATSON DRIVE**

APPLICANTS:

Tim Harris
Star Development Corp
244 West Mill Street, Ste 101
Liberty MO 64068

Craig Porter/Chris Shipley
I-35 Holdings LLC
525 S Marimack Drive
Kearney MO 64060

GENERAL DESCRIPTION: Right-of-way along the south side of 19th Street, adjacent to properties owned by Star Development Corp and I-35 Holdings, LLC, is proposed to be vacated.

The area to be vacated includes right-of-way originally acquired in 2015 as part of the Watson Drive & 19th Street improvements project. During the design of the 19th Street Interchange project, the location of the roundabout at 19th Street & Watson Drive was shifted to the northwest.

Construction of the interchange is complete and the additional right-of-way acquired for the original roundabout location is no longer needed. The area proposed to be vacated is approximately 1.42 acres. Star Development Corp would receive approximately 0.33 acres and I-35 Holdings would receive approximately 1.09 acres.

Utility companies were notified of the proposed vacation. Platte Clay Electric requested the City retain a utility easement along 19th Street for electric facilities that serve existing streetlights. Spire has a natural gas line in the area and also requested utility easement be retained.

A location map and surveyor exhibits are attached.

PUBLIC NOTICE: A public notice was posted in the Kearney Courier on November 4 & 11, 2026.

FUTURE LAND USE MAP: The Comprehensive Plan designates this area for commercial and/or industrial development.

SURROUNDING LAND USE:

AREA	ZONING	CURRENT USE	FUTURE LAND USE
North	Rural Res	West 19th Street	commercial, high density residential
East	County	undeveloped	commercial/industrial
South	M	undeveloped	commercial/industrial
West	M	undeveloped	commercial/industrial

FLOODPLAIN INFORMATION: No portion of the subject property is located within the regulatory floodplain per the FEMA floodplain maps dated August 3, 2015.

UTILITIES: Various utility companies serving the area were notified of the request to vacate. Platte Clay Electric requested that a utility easement be retained along 19th Street for electric facilities that serves existing streetlights located along the south side of 19th Street. Spire, which extended a natural gas line around the time of the Watson Drive & 19th Street improvement project, also

requested that a utility easement be retained. Spectrum responded that they have no facilities in the area. No responses have been received from other utilities.

RECOMMENDATION: Staff recommends approval of the request to vacate, subject to the City retaining a utility easement as requested by the utility providers.

Sample Motion: "I move that the Planning & Zoning Commission recommend the Board of Aldermen vacate right-of-way along the south side of 19th Street, subject to the retention of a utility easement as recommended by staff."

This application will be forwarded to the Board of Aldermen for consideration.

A public hearing is scheduled for this item.

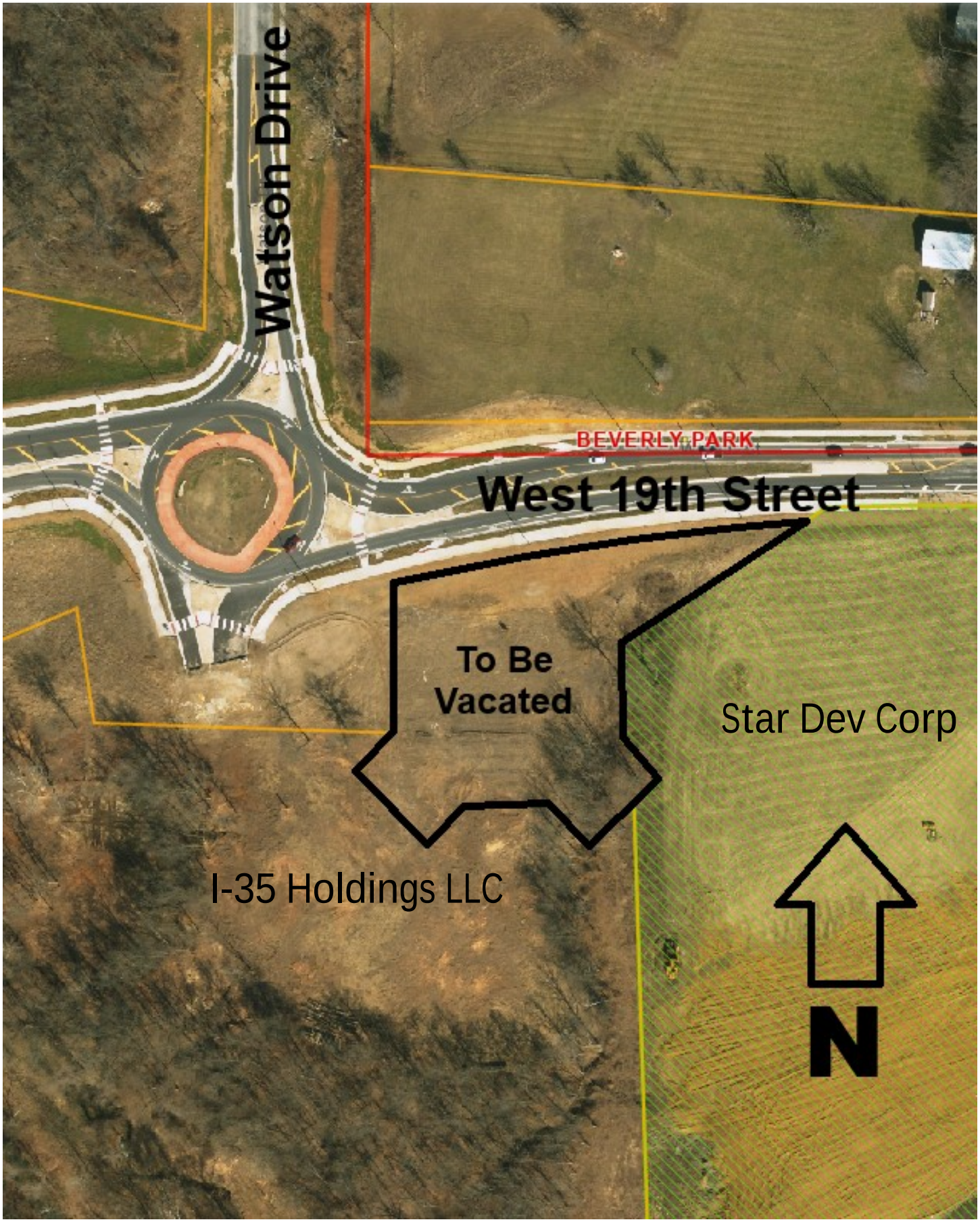

Watson Drive
BEVERLY PARK
West 19th Street
To Be Vacated
Star Dev Corp
I-35 Holdings LLC
N

EXHIBIT A

19TH STREET RIGHT-OF-WAY VACATION DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 31 WEST, KEARNEY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE S89°46'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 29.95 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN SAID CITY, COUNTY AND STATE; THENCE S89°45'01"W, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, 934.49 FEET; THENCE S00°14'59"E, 56.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 19TH STREET AS DESCRIBED IN BOOK 7509 AT PAGE 83 AND THE WESTERLY CORNER OF ADDITIONAL RIGHT-OF-WAY FOR 19TH STREET AS DESCRIBED IN BOOK 8681 AT PAGE 78, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 19TH STREET AS DESCRIBED IN SAID BOOK 7509 AT PAGE 83, THE FOLLOWING COURSES AND DISTANCES: S56°32'47"W, 224.15 FEET TO A POINT 72.25 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+24.52; THENCE S00°13'04"E, 86.05 FEET TO A POINT 154.09 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+07.01; THENCE S43°27'46"E, 50.82 FEET TO A POINT 199.85 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+19.12; THENCE S46°32'07"W, 63.88 FEET TO THE WEST LINE OF TRACT 1 DESCRIBED IN BOOK 7953 AT PAGE 44, SAID POINT BEING ON THE WEST LINE OF THE EAST 70.4 POLES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID 19TH STREET, N00°07'05"E, ALONG SAID WEST LINE, 271.40 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N81°37'05"E, HAVING A RADIUS OF 1978.00 FEET THROUGH A CENTRAL ANGLE OF 005°45'03", AN ARC DISTANCE OF 198.54 FEET TO THE POINT OF BEGINNING, CONTAINING 14,337 SQUARE FEET, MORE OR LESS.



SEPTEMBER 28, 2020

PART OF NW 1/4 SEC. 3-52-31
KEARNEY, CLAY COUNTY, MISSOURI
RIGHT-OF-WAY VACATION 19TH STREET

DRAWN: VAH
CHECKED: MTI

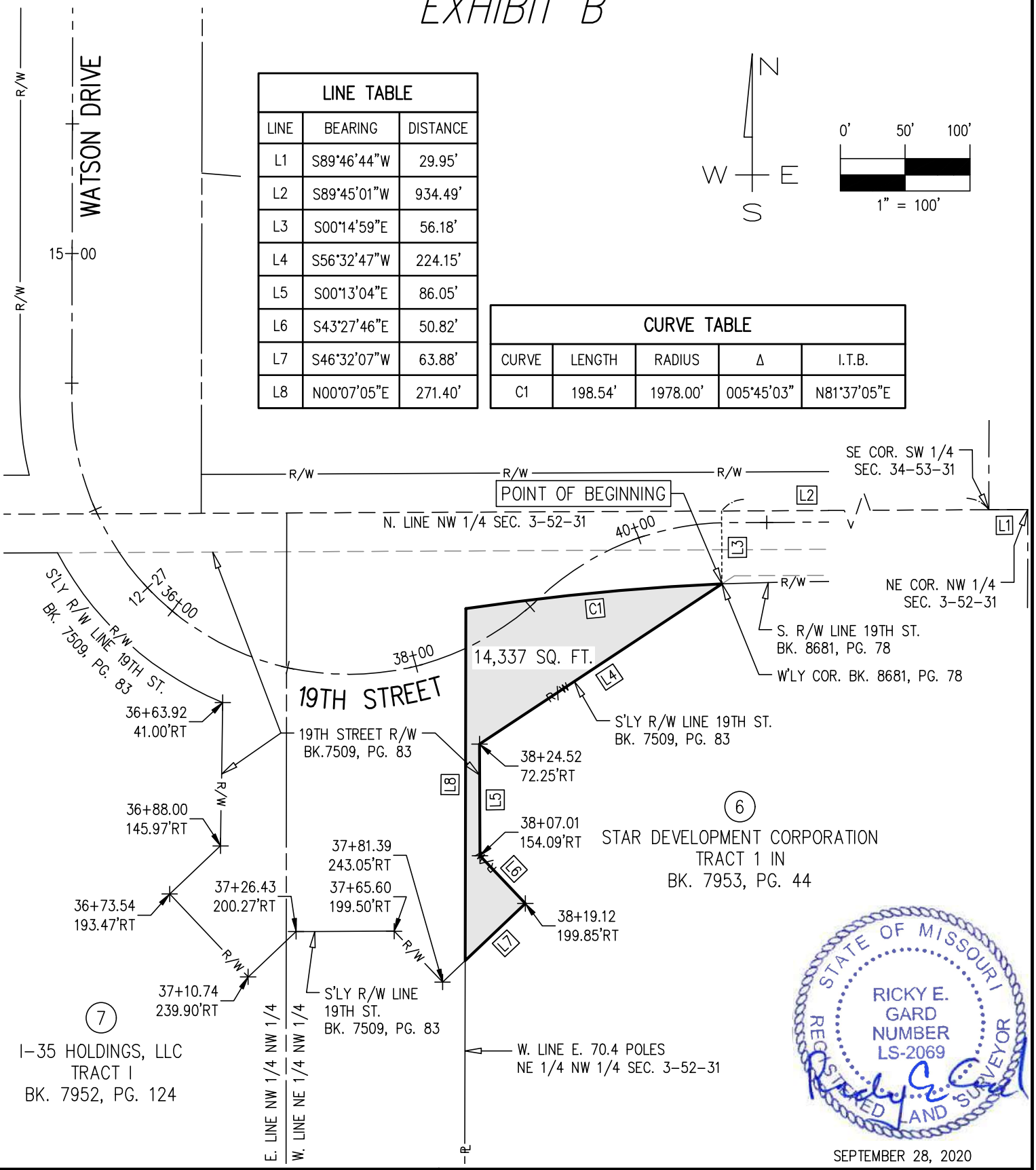
DATE: 09/28/2020

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

S:\NETJOB\02-4400 - I-35 AND 19TH ST - MODOT\DWG (WORKING)\05-DESCRIPTIONS
02-4400V-EA01.DWG, 19th St. RW Vac - Par 6, EXHIBIT A

TRACT 6

EXHIBIT B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°46'44"W	29.95'
L2	S89°45'01"W	934.49'
L3	S00°14'59"E	56.18'
L4	S56°32'47"W	224.15'
L5	S00°13'04"E	86.05'
L6	S43°27'46"E	50.82'
L7	S46°32'07"W	63.88'
L8	N00°07'05"E	271.40'

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	I.T.B.
C1	198.54'	1978.00'	005°45'03"	N81°37'05"E

STATE OF MISSOURI
RICKY E. GARD
NUMBER LS-2069
REGISTERED LAND SURVEYOR

SEPTEMBER 28, 2020

PART OF NW 1/4 SEC. 3-52-31
KEARNEY, CLAY COUNTY, MISSOURI
RIGHT-OF-WAY VACATION 19TH STREET

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02-4400V-EA01.DWG, 19th St. RW Vac - Par 6, EXHIBIT B

TRACT 6

EXHIBIT A

19TH STREET RIGHT-OF-WAY VACATION DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 31 WEST, KEARNEY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE S89°46'44"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 29.95 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 53 NORTH, RANGE 31 WEST, IN SAID CITY, COUNTY AND STATE; THENCE S89°45'01"W, CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, 934.49 FEET; THENCE S00°14'59"E, 56.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 19TH STREET AS DESCRIBED IN BOOK 7509 AT PAGE 83 AND THE WESTERLY CORNER OF ADDITIONAL RIGHT-OF-WAY FOR 19TH STREET AS DESCRIBED IN BOOK 8681 AT PAGE 78; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 19TH STREET AS DESCRIBED IN SAID BOOK 7509 AT PAGE 83, THE FOLLOWING COURSES AND DISTANCES: S56°32'47"W, 224.15 FEET TO A POINT 72.25 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+24.52; THENCE S00°13'04"E, 86.05 FEET TO A POINT 154.09 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+07.01; THENCE S43°27'46"E, 50.82 FEET TO A POINT 199.85 FEET RIGHT OF 19TH STREET CENTERLINE STA. 38+19.12; THENCE S46°32'07"W, 63.88 FEET TO THE EAST LINE OF TRACT I DESCRIBED IN BOOK 7952 AT PAGE 124, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S46°32'07"W, 24.12 FEET TO A POINT 243.05 FEET RIGHT OF 19TH STREET CENTERLINE STA. 37+81.39; THENCE N43°27'47"W, 54.11 FEET TO A POINT 199.50 FEET RIGHT OF 19TH STREET CENTERLINE STA. 37+65.60; THENCE S89°47'04"W, 75.74 FEET TO A POINT 200.27 FEET RIGHT OF 19TH STREET CENTERLINE STA. 37+26.43; THENCE S46°32'18"W, 50.83 FEET TO A POINT 239.90 FEET RIGHT OF 19TH STREET CENTERLINE STA. 37+10.74; THENCE N43°28'00"W, 88.00 FEET TO A POINT 193.47 FEET RIGHT OF 19TH STREET CENTERLINE STA. 36+73.54; THENCE N46°32'08"E, 54.10 FEET TO A POINT 145.97 FEET RIGHT OF 19TH STREET CENTERLINE STA. 36+88.00; THENCE N00°53'31"E, 110.37 FEET TO A POINT 41.00 FEET RIGHT OF 19TH STREET CENTERLINE STA. 36+63.92; THENCE LEAVING SAID RIGHT-OF-WAY LINE, CONTINUING N00°53'31"E, 35.72 FEET; THENCE IN AN EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N76°05'51"E, HAVING A RADIUS OF 1978.00 FEET THROUGH A CENTRAL ANGLE OF 005°31'14", AN ARC DISTANCE OF 190.58 FEET TO THE EAST LINE OF SAID TRACT I; THENCE S00°07'05"W, ALONG SAID EAST LINE, 271.40 FEET TO THE POINT OF BEGINNING, CONTAINING 47,589 SQUARE FEET, MORE OR LESS.



SEPTEMBER 28, 2020

PART OF NW 1/4 SEC. 3-52-31
KEARNEY, CLAY COUNTY, MISSOURI
RIGHT-OF-WAY VACATION 19TH STREET

DRAWN: VAH
CHECKED: MTI

DATE: 09/28/2020

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02-4400V-EA01.DWG, 19th St. RW Vac - Par 7, EXHIBIT A

TRACT 7

EXHIBIT B

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°46'44"W	29.95'	L11	S46°32'18"W	50.83'
L2	S89°45'01"W	934.49'	L12	N43°28'00"W	88.00'
L3	S00°14'59"E	56.18'	L13	N46°32'08"E	54.10'
L4	S56°32'47"W	224.15'	L14	N00°53'31"E	110.37'
L5	S00°13'04"E	86.05'	L15	N00°53'31"E	35.72'
L6	S43°27'46"E	50.82'	L16	S00°07'05"W	271.40'
L7	S46°32'07"W	63.88'			
L8	S46°32'07"W	24.12'			
L9	N43°27'47"W	54.11'			
L10	S89°47'04"W	75.74'			

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	I.T.B.
C1	190.58'	1978.00'	005°31'14"	N76°05'51"E

N
W E
S

0' 50' 100'
1" = 100'

WATSON DRIVE
R/W
15+00
12+27
36+00
38+00
40+00
N. LINE NW 1/4 SEC. 3-52-31
SE COR. SW 1/4 SEC. 34-53-31
NE COR. NW 1/4 SEC. 3-52-31
S. R/W LINE 19TH ST. BK. 8681, PG. 78
W'LY COR. BK. 8681, PG. 78
S'LY R/W LINE 19TH ST. BK. 7509, PG. 83
19TH STREET
19TH STREET R/W BK.7509, PG. 83
47,589 SQ. FT.
36+63.92 41.00'RT
36+88.00 145.97'RT
36+73.54 193.47'RT
37+10.74 239.90'RT
37+26.43 200.27'RT
37+65.60 199.50'RT
37+81.39 243.05'RT
38+07.01 154.09'RT
38+19.12 199.85'RT
38+24.52 72.25'RT
POINT OF BEGINNING
S'LY R/W LINE 19TH ST. BK. 7509, PG. 83
E. LINE NW 1/4 NW 1/4
W. LINE NE 1/4 NW 1/4
E. LINE W. 5 AC. NE 1/4 NW 1/4 SEC. 3-52-31
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 C1

(6) STAR DEVELOPMENT CORPORATION
TRACT 1 IN
BK. 7953, PG. 44

(7) I-35 HOLDINGS, LLC
TRACT I
BK. 7952, PG. 124

STATE OF MISSOURI
RICKY E. GARD
NUMBER LS-2069
REGISTERED LAND SURVEYOR

SEPTEMBER 28, 2020

PART OF NW 1/4 SEC. 3-52-31
KEARNEY, CLAY COUNTY, MISSOURI
RIGHT-OF-WAY VACATION 19TH STREET

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02-4400V-EA01.DWG, 19th St. RW Vac - Par 7, EXHIBIT B

TRACT 7

SINGLE FAMILY PERMIT COMPARISON

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YR TO DATE	TOTAL
2016	7	6	13	9	12	8	3	16	0	12	10	3	86	99
2017	3	13	11	11	11	8	14	17	14	6	12	5	108	125
2018	12	15	15	8	9	13	13	7	12	9	7	8	113	128
2019	6	3	6	7	9	1	2	1	8	10	6	12	53	71
2020	1	5	4	3	11	1	5	1	7	15	7	23	53	83
2021	4	4	5	6	9	4	7	8	1	10	8	18	58	84
2022	3	7	3	9	19	7	7	9	0	0	2	1	64	67
2023	0	1	0	1	8	0	7	0	2	1	3	1	20	24
2024	2	5	1	0	4	12	1	6	2	4	3	3	37	43
2025	5	1	4	5	0	8	5	1	5	1	1	0	35	36
2026	11	9	1	4	4	5	2	0	4	11			51	51
% DIFFERENCE 2025-2026	120%	800%	-75%	-20%	---	-38%	-60%	-100%	-20%	1000%			46%	

CERTIFICATE OF OCCUPANCY COMPARISON

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YR TO DATE	TOTAL
2016	5	5	9	4	7	9	4	9	14	5	5	7	71	83
2017	1	5	12	6	12	7	5	13	5	5	9	6	71	86
2018	6	2	6	8	10	10	20	7	5	10	1	2	84	87
2019	4	5	3	13	8	11	15	11	10	13	5	5	93	103
2020	6	3	3	10	10	10	11	11	9	3	11	2	76	89
2021	1	2	1	5	3	6	11	4	7	5	3	10	45	58
2022	1	6	1	2	5	6	3	9	9	5	1	4	47	52
2023	2	1	1	2	8	18	4	3	7	4	2	2	50	54
2024	1	2	3	5	2	1	5	3	3	2	4	4	27	35
2025	1	3	3	3	4	8	5	4	5	3	4	3	39	46
2026	3	0	2	3	4	7	2	7	10	4			42	42
% DIFFERENCE 2025-2026	200%	-100%	-33%	0%	0%	-13%	-60%	75%	100%	33%			8%	