

AN ORDINANCE APPROVING A SITE PLAN REVISION FOR PROPERTY DESCRIBED AS: ALL THAT PART OF LOT 13, BLOCK 1, MEADOWBROOK ESTATES, A SUBDIVISION OF LAND IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

WHEREAS, the property is further being bounded and described as follows: Beginning at the Southeast corner of said Lot 13; thence North 89 degrees 27 minutes 00 seconds West, along the South line of said Lot 13, 735.00 feet to the Southwest corner thereof; thence North 23 degrees 13 minutes 54 seconds East (Plat-North 23 degrees 14 minutes 20 seconds East), 536.46 feet (Plat-536.31 feet) to the Northwest corner thereof; thence South 89 degrees 27 minutes 00 seconds East along the Southerly Right-of-Way line of Northeast 61st Street, as now established, 372.52 feet (Plat-390.52 feet); thence South 00 degrees 06 minutes 00 seconds East, along the Easterly line of said Lot 13, 150.00 feet; thence North 89 degrees 27 minutes 00 seconds West, 30.00 feet; thence South 00 degrees 06 minutes 00 seconds East, 130.00 feet; thence South 89 degrees 27 minutes 00 seconds East, 180.00 feet to a point on the Westerly line of Antioch Road, as now established; thence South 00 degrees 06 minutes 00 seconds East, along said Westerly line, 215.00 feet to the Point of Beginning; and

WHEREAS, pursuant to Ordinance No. 3.973 being the Gladstone Zoning Ordinance, public notice was made of a request for a site plan revision at the above described property; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the City Council finds that the planned development does not materially injure the property and the uses of the properties immediately adjacent to the proposed development; and

WHEREAS, the City Council finds that the site plan presents a unified and organized arrangement of buildings and facilities which have a functional relationship to the property comprising the development; and

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Gladstone that the site plan submitted by the applicant be approved subject to the terms and conditions set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, as follows:

SECTION 1. SITE PLAN APPROVAL.


The Site Plan for the above described property is hereby approved subject to the terms and conditions set forth herein:

1. Dumpsters/storage areas shall be enclosed with materials consistent with the primary building and adequately screened from public view. Trash services shall be scheduled between 7:00 am-10:00 pm.
2. Tractor trailers shall not park or be stored overnight.
3. Fire hydrants shall be installed in accordance with fire code requirements.
4. All abandoned utility services shall be terminated at the source. A public main extension or cooperative agreement may be required to avoid private services from crossing property lines.
5. All stormwater improvements on site shall remain private and shall be maintained by the property owner.
6. All drives shall meet APWA and City requirements.
7. All manicured landscaping and related improvements shall be maintained in perpetuity. All manicured grassed areas and landscaping shall be irrigated.
8. Portable storage units shall not be placed or stored on site.

9. Stormwater conveyance and Best Management Practices (BMPs) related to the plan shall be analyzed and solutions implemented by the applicant through the permitting process.
10. Exterior lighting shall be designed, installed, and maintained to reduce any adverse impact on the surrounding neighbors and consistent with City Code.
11. All rooftop equipment shall be screened with an enclosure at least one foot in height greater than such equipment and constructed out of materials utilized in the construction of the primary building or an approved substitute material of similar design.
12. A final plat for the development shall be approved and recorded prior to the issuance of a certificate of occupancy for the building.
13. The temporary attachment of advertising to vehicles is prohibited.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26th DAY OF JANUARY, 2015.



J. Brian Hill, Mayor

ATTEST:



Ruth E. Bocchino, City Clerk

1st Reading: January 26, 2015

2nd Reading: January 26, 2015

File #1402



Planning Commission Report Regular Agenda – Public Hearing

SITE PLAN REVISION, SITE DEVELOPMENT PLAN APPROVAL; 6.63 ACRES; 6000 N. Antioch Road

APPLICANT: Mike MacAdam (AMAI Architecture)

PROPERTY OWNER: ARO Real Estate (Steve Osman)

LOCATION: 6000 N. Antioch Road (Meadowbrook Center)

PLANNED LAND USE: General Commercial

ZONING: C-2 (General Business District); CP-2 (Planned District, General Business); CP-3 (Planned District, Commercial)

EXHIBITS:

- A. Aerial Site Map
- B. Zoning Map (notification boundary)
- C. Comprehensive Plan Land Use Map
- D. Site Plan Ordinance
- E. Site Conceptual Plans

FILE 1402: Consider a request for a site plan revision to redevelop a portion of approximately 6.63 acres of commercially zoned land, known as the Meadowbrook shopping center . Submitted by AMIA Architecture on behalf of Steve Osman and ARO Real Estate, property owner of record.

REASON FOR REQUEST: The property owner is proposing to demolish and rebuild an existing Popeye's restaurant within the boundaries of the current building footprint area. The addition of a new Dunkin Donuts store with associated drive-thru will be included with the redevelopment of the center at the southeastern edge of the lot fronting N. Antioch Road. Due to the substantial redevelopment and additions to the site, development plan approval by the Commission and Council is required. After final development plan approval, separate lot ownership of the businesses may take place through the final platting process.

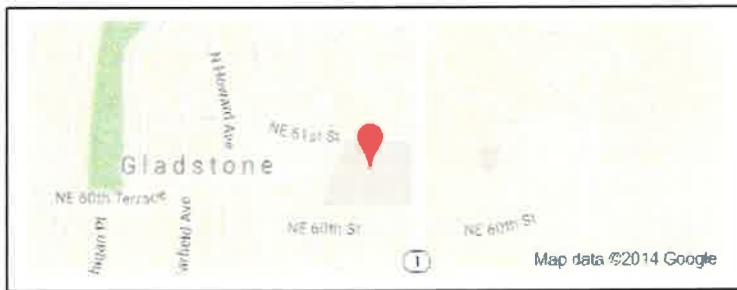
PUBLIC COMMENT RECEIVED PRIOR TO PLANNING COMMISSION PUBLIC HEARING

- Only one direct phone contact was made to staff after this application was noticed to the public. This contact was made as a result of the city's legal notification submitted to area residents. Overall the resident was complementary of the recent improvements taking place at Meadowbrook Center. As an invested property owner near the center, the resident was interested in knowing that significant investment was taking place within the city, especially since the improvements outside of Gladstone at the old Antioch Mall are well underway.

SITE AND SURROUNDING AREA DESCRIPTION

The property located at 6000 N. Antioch Road comprises of one parcel area that contains approximately 6.63 acres. The development area is presently improved with commercial uses which consists of one neighborhood shopping center and one stand-alone restaurant with a drive thru (Popeye's). The site is located north of 60th Street along N. Antioch Road, Gladstone, Clay County, Missouri.

Figure I: Aerial Site View/Existing Site



[Area Map 2014]



[Street view looking west at site]

PROJECT SUMMARY

The proposed request is for the demolition and reconstruction of an existing Popeye's restaurant service business located at 6000 N. Antioch Road. The property owner is requesting a site plan revision approval for a 2,268 square foot commercial drive-thru business with (26) parking stalls, landscaping, and monument and wall-mounted signage detail. The main entry drive to this property that will serve the business will be located off of the main entrance of N. Antioch Road to the south of the proposed building on site.

Development of a Dunkin Donuts restaurant service with associated drive-thru business is proposed to be located to the south and east portion of the parcel predominately fronting N. Antioch Road. The total size of this improvement will be 1,920 square feet. Sheet No. A-O of the site plan (Exhibit D) packet identifies this new development area. The drive access area between the two drive-thru restaurants has eliminated an existing raised concrete island to assist with more efficient traffic flow.

The exterior design of each building will incorporate typical wall-mounted signage and standard monuments signs for each business. The two proposed monument signs will be in addition to the existing multi-tenant sign that is currently on site and be improved as part of the existing improvement district agreements.

TRAFFIC ANALYSIS

Traffic impacts are estimated to be minimal due to the existing nature of the development and type of traffic demand that is typical for the area. The addition of the Dunkin Donuts operation has a projected business transaction time by customers to be between 5am and 10am. This operation time will be staggered to that of the Popeye's store which will typically begin operating around 10:30 am depending on the type of day. It is anticipated the majority of additional traffic demand will occur predominately prior to the majority of the existing businesses in the center opening for operation.

ENVIRONMENTAL CONSIDERATIONS

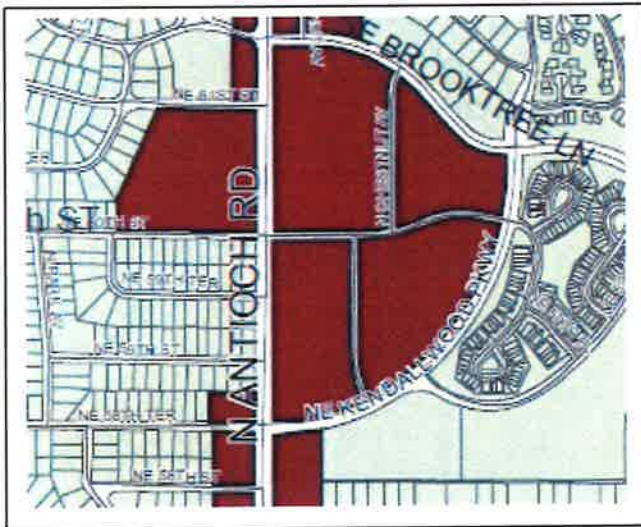
The development site will consist of landscaping detail and some minor implementation of Best Management Practices (BMP) for stormwater within the two primary redevelopment areas. Staff will be working with the developer during the construction permitting process to finalize solutions for stormwater impact issues.

REVIEW & DECISION-MAKING CRITERIA

- **CONFORMANCE WITH COMPREHENSIVE PLAN**

In the reviewing amendments to the 2008 Comprehensive Plan, support within the plan includes statements that promote the need and implementation to look at appropriate options for redevelopment along the Antioch/M-1 corridor. During the public engagement component of this process key redevelopment areas were identified with possible strategies to transition older commercial centers into robust shopping and gathering areas.

Figure 2: Comprehensive Plan: Redevelopment Area



- **ZONING AND USE OF NEARBY PROPERTY**

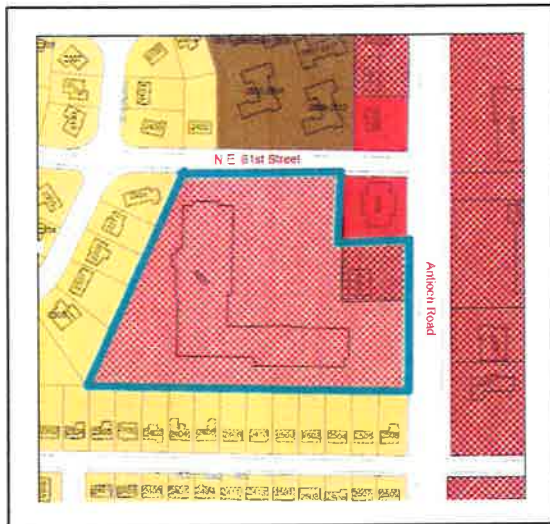
Current Zoning:

C-2 (General Business District)
CP-2 (Planned District, General Business)
CP-3 (Planned District, Commercial)

Surrounding Zoning and Land Use
Residential District

R-1(Single-Family); CP-3; R-3 (Garden Apartment

Figure 3: Zoning Map



Staff Comments – The 2008 Comprehensive Plan with subsequent amendments supports infill development and redevelopment that provides for a variety of development options. The Meadowbrook shopping center district was identified during the public and key stakeholder engagement processes for future redevelopment options. Suggested design and planning concepts were incorporated within the redevelopment of the shopping district by focusing on strong building identification for N. Antioch Road and through landscaping enhancements. The proposed redevelopment uses have taken in to account planning concepts that support appropriate compatibility with the surrounding neighborhood and commercial business district.

CONCLUSION

Staff believes that the proposed site plan revision change to the subject site is appropriate. The development conditions associated with consideration of the development plan are consistent with development projects of this concept and scale. Overall the development plan provides an opportunity to maximize redevelopment on the site which is compatible with the surrounding uses.

PLANNING COMMISSION ACTION ITEMS

This report is based on submitted materials. Additional information may be presented through the public hearing process. If the Commission:

1. Finds that the proposed development is consistent with the Comprehensive Plan.
2. Finds that the site plan revision is appropriate.
3. Finds that the development plan with suggested conditions meets community standards.

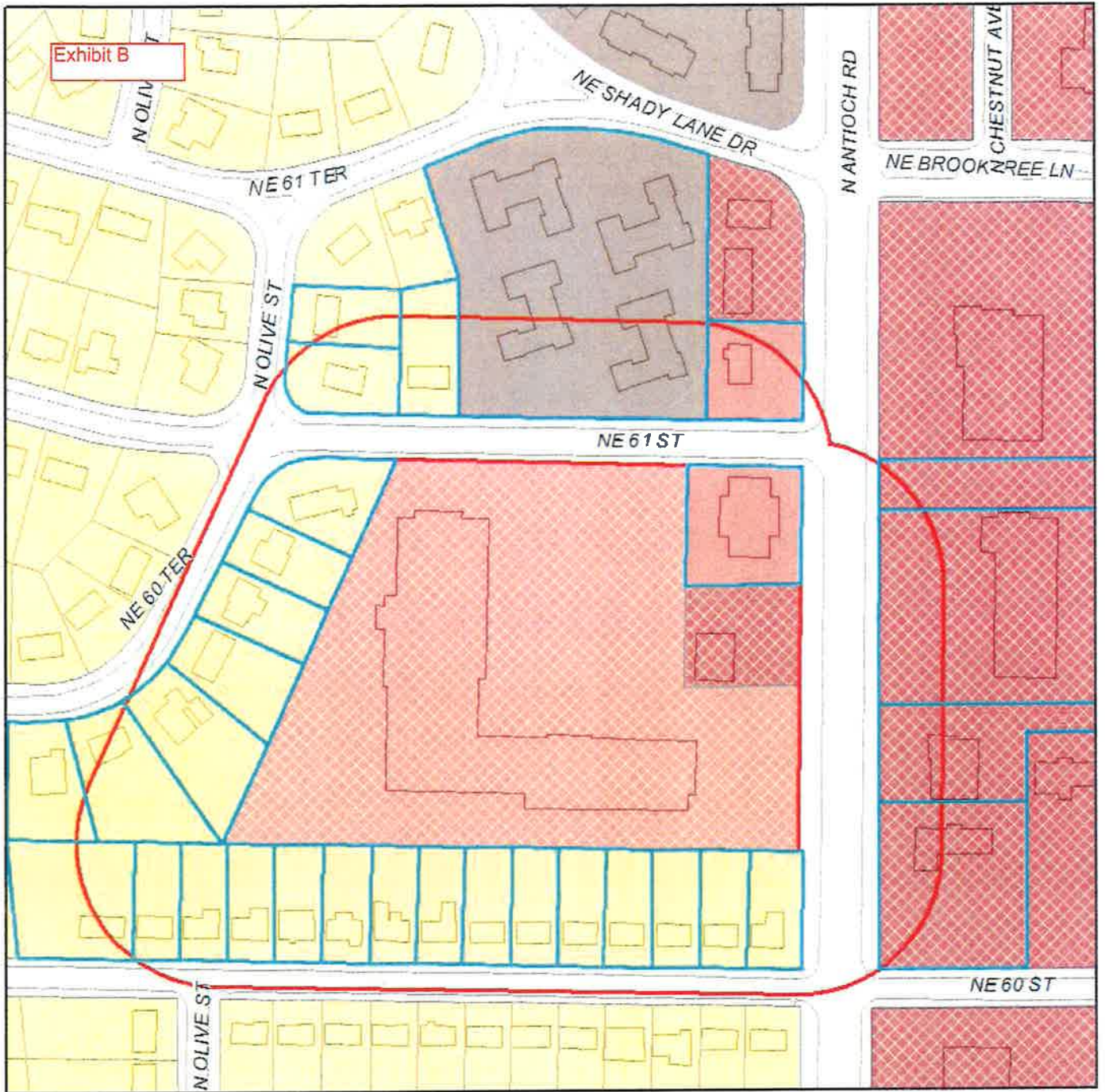
then the Commission should consider a motion to recommend approval of the draft ordinances.

Staff Planner: Chris Helmer, Planning Specialist, 816-423-4109 or chrish@gladstone.mo.us

Exhibit A



Exhibit B



0 75 150 300 450 600 Feet

Printed at _____



PROJECT NAME: Meadowbrook Village Shopping Center

PROJECT NO: File #1402

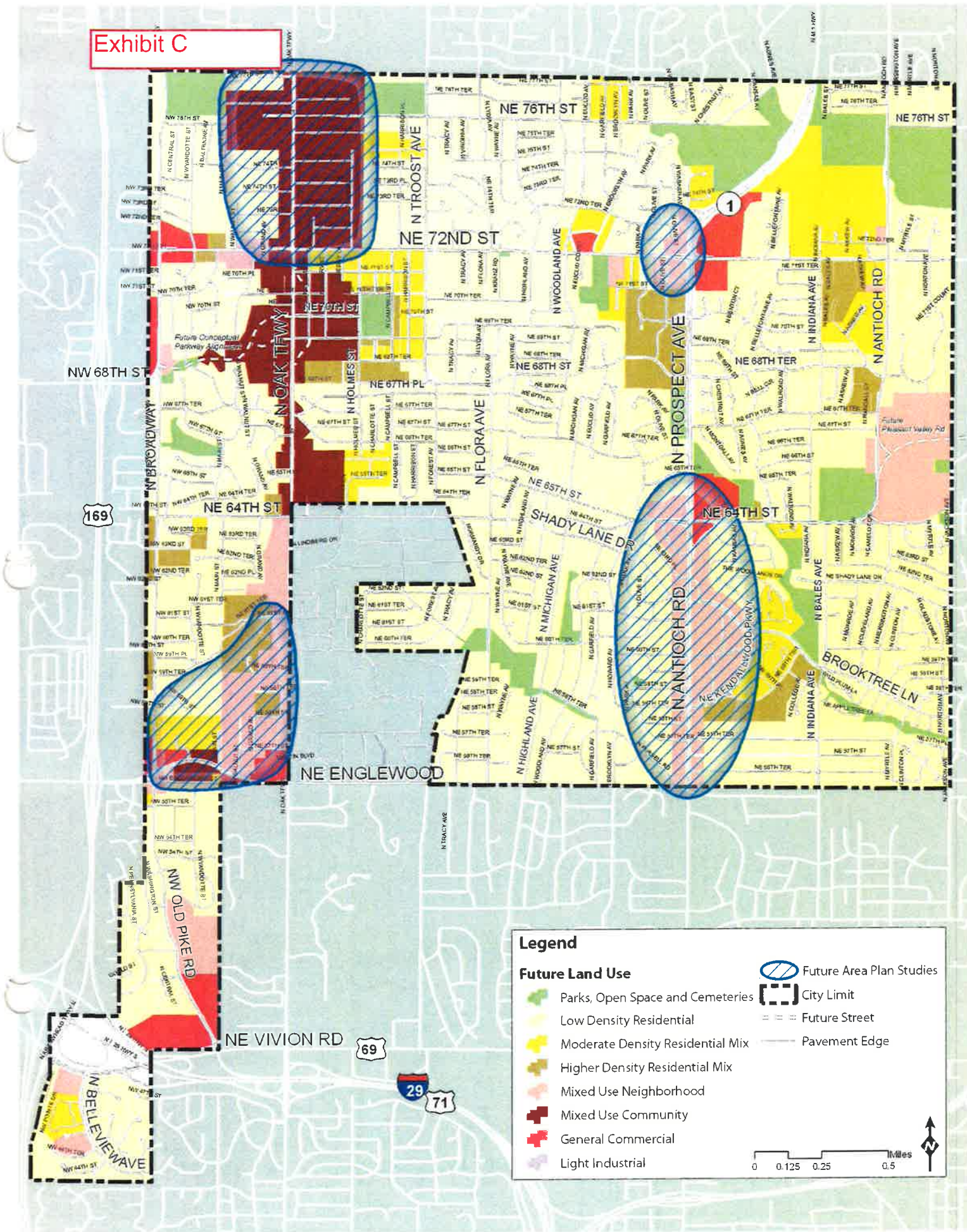
January 2015

Site Plan Revision

CITY OF GLADSTONE

COMMUNITY DEVELOPMENT DEPT.
7010 N. Holmes, Gladstone, MO 64118
Telephone: (816) 436-2200

Exhibit C



Legend

Future Land Use

- Parks, Open Space and Cemeteries
- Low Density Residential
- Moderate Density Residential Mix
- Higher Density Residential Mix
- Mixed Use Neighborhood
- Mixed Use Community
- General Commercial
- Light Industrial

- ▨ Future Area Plan Studies
- City Limit
- Future Street
- Pavement Edge

0 0.125 0.25 0.5 Miles

Chapter Three: Future Land Use
Areas of Special Interest



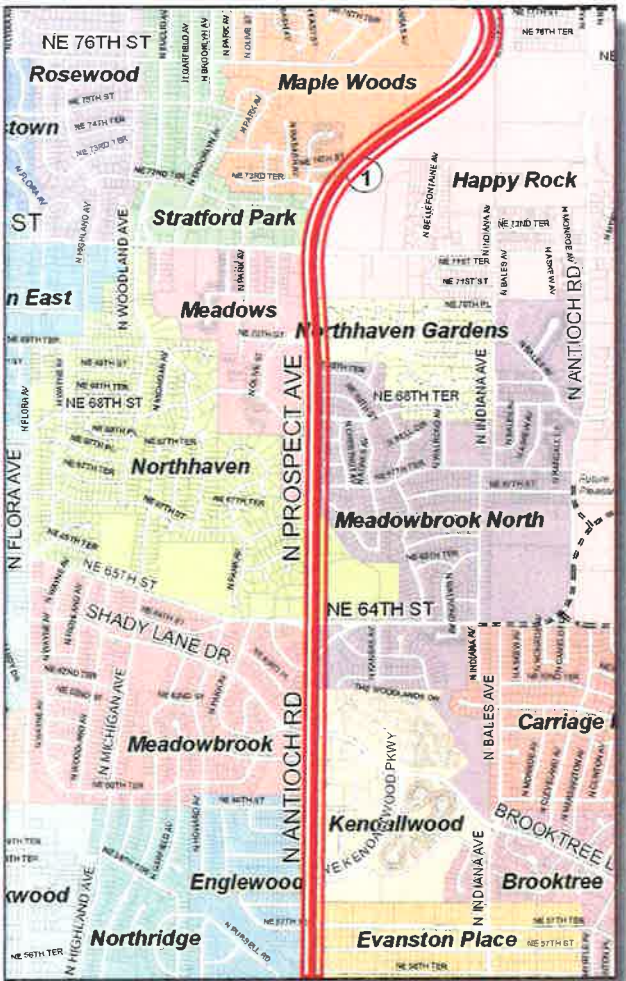
Antioch Rd / M-1 Hwy Corridor

Antioch Road / M-1 Hwy Corridor

The Antioch Rd / M-1 Hwy Corridor serves as a primary north-south travel route from I-35 to M-152 Hwy. For Gladstone to continue to be a thriving community in 2030 it is important to focus on strategic revitalization and redevelopment opportunities in the corridor that will maintain the health of existing neighborhoods and provide necessary services and retail needs of residents. Healthy neighborhoods, services, and retail centers in the corridor are key to maintaining the tax base necessary to support Gladstone’s quality of life.

A central component of community sustainability, and the basis for encouraging revitalization and growth in the corridor, includes enhancing established neighborhoods and retrofitting existing low intensity and underperforming commercial areas. This will support a strong economy in the future by increasing the property and sales tax base, providing areas for new employment opportunities, accommodating additional population growth, and providing additional housing options for all generations within the community.

Public infrastructure improvements provide the opportunity to implement “green” design including low-impact street designs with natural infiltration of storm water. In addition, public improvements can help promote the integration of complete streets, context sensitive solutions, and other relevant initiatives into roadway planning, design, implementation, and maintenance policies so that the roadways in the corridor safely accommodate all users including pedestrians, bicyclists, transit riders, children, older individuals, disabled individuals, and motorists.



The Corridor has a diverse range of neighborhoods within 1/2 mile of both sides of Antioch Rd / M-1 Hwy.

Chapter Three: Future Land Use
Areas of Special Interest



Antioch Rd / M-1 Hwy Corridor

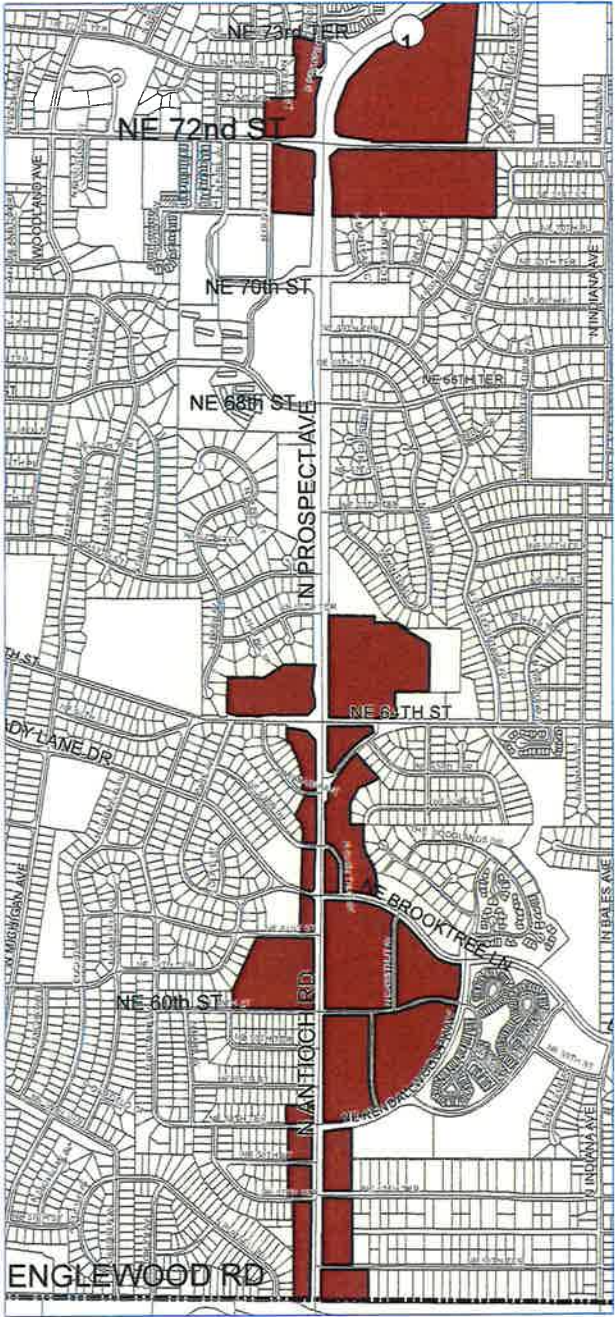
Corridor Revitalization Areas

The **Corridor Revitalization Subareas Map** identifies key areas along Antioch Rd / M-1 Hwy for revitalization and possible future redevelopment. These subareas are primarily characterized by an existing land use pattern of low-density single-use commercial pad-sites, strip centers, drive-through businesses, larger development parcels and big-box stores, and surface parking lots highly visible along Antioch Road. In the southern portion of the corridor, these areas are often in close proximity to residential properties and have limited ability to expand without encroaching into existing neighborhoods. Due to their current use or physical design, many of these properties are not compatible with adjacent single-family neighborhoods.

Aging properties in these subareas are increasingly at a competitive disadvantage with newer developments in the region surrounding Gladstone. Over time, most properties in these targeted areas will need significant rehabilitation and/or redevelopment to ensure long-term health and sustainability of the corridor.

Future master planning for these areas should identify targeted areas for a change in land use or redevelopment into a neighborhood 'village center' pattern with neighborhood serving businesses integrated with new higher-density housing types for residents of all ages and incomes. Transition standards should also be prepared for the renovation or redevelopment of commercial properties located in close proximity with established neighborhoods.

Antioch Corridor Revitalization Subareas Map



Chapter Three: Future Land Use
Areas of Special Interest



Antioch Rd / M-1 Hwy Corridor

Neighborhood Revitalization Subareas

The corridor has a range of established neighborhoods within ½ mile on both sides of Antioch Rd / M-1 Hwy. The general boundaries of neighborhoods throughout Gladstone are identified on the Gladstone Neighborhoods Map (See page 4-5, Chapter Four: Neighborhoods and Housing). Neighborhoods in the southern portion of the corridor south of NE 64th Street are generally older and have somewhat different issues to address for their long-term health and viability, than those neighborhoods in the northern portion of the corridor.

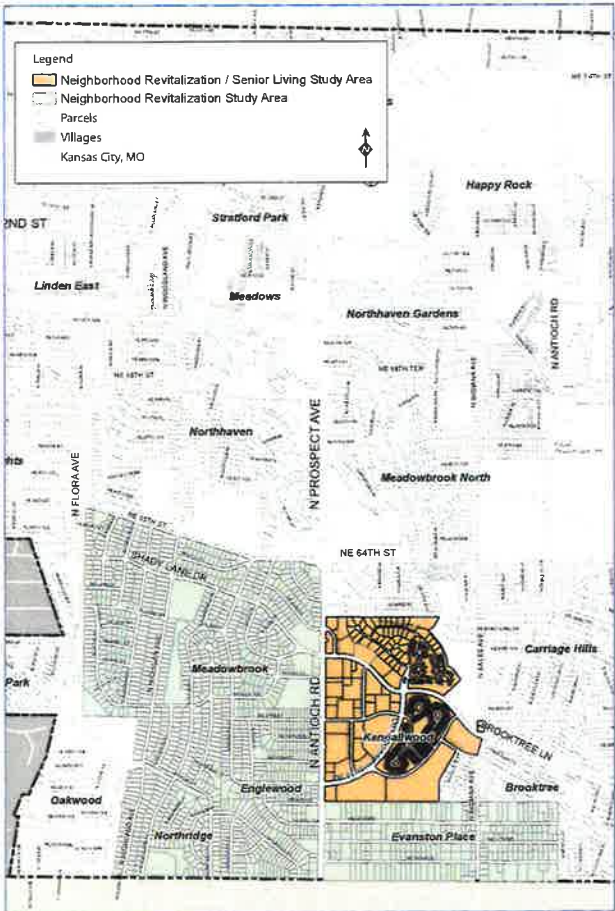
The **Neighborhoods Revitalization Study Area Map** identifies neighborhood subareas recommended for additional study, either as individual neighborhood plans or as part of a comprehensive corridor study. These neighborhood studies should coordinate closely with planning efforts for long-term revitalization and/or redevelopment of commercial properties along Antioch Rd / M-1 Hwy.

Meadowbrook, Englewood, and Northridge Neighborhoods

These neighborhoods are characterized primarily by low-density single-family dwellings, generally developed in the 1950s and 1960s, and are designated as “Zone One” neighborhoods (see Chapter Four: Neighborhoods and Housing pages 4-6 through 4-8). The planning process for these neighborhood subareas should address issues such as:

- priority infrastructure and ‘green’ design improvements (i.e. streets, lighting, sidewalks, storm water management, neighborhood parks, etc.);
- housing renovation and home improvement programs;
- revitalization or redevelopment of existing commercial areas, including site design and building design standards;
- any targeted areas for new infill development or redevelopment;
- ‘transition’ standards between redeveloping commercial areas and low-density housing;
- strategies for public and private reinvestment;
- beautification and identity; and
- leadership building and organization.

Neighborhoods Revitalization Study Areas Map



Neighborhood revitalization may include public infrastructure investments to improve streets, lighting, sidewalks and storm water management.



AMAI Architecture
1510 Walnut Suite 200
Kansas City, MO 64108
P 816.994.5900 / 5901 F

Site
Meadowbrook
Village Shopping
Center

Gladstone, MO
AMAI # 2014-158
Consultants

This drawing and/or specification is provided by the Architect as is. It is the responsibility of the client to verify the accuracy of the information provided. The Architect does not warrant the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided.

REVISION FOR 03 DECEMBER 2014
PLANNING COME

Development
Key Site Plan

A0

NE 61ST STREET

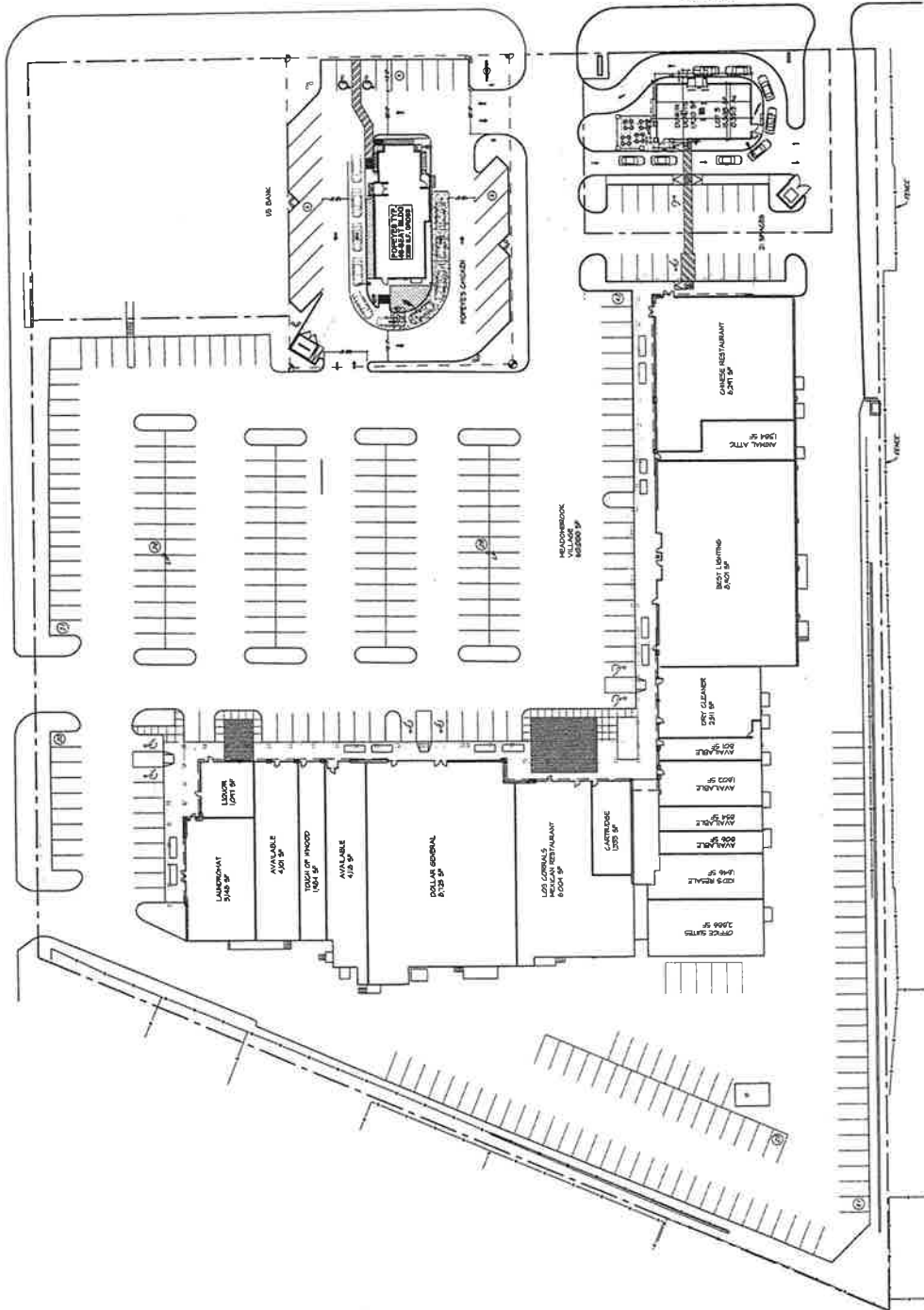
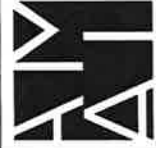


EXHIBIT D

KEY SITE PLAN

SCALE: 1"=50'-0"



AMAI Architecture
1510 Walnut Suite 200
Kansas City, MO 64108
P 816.994.5900 / 5901 F



Meadowbrook
Village Shopping
Center

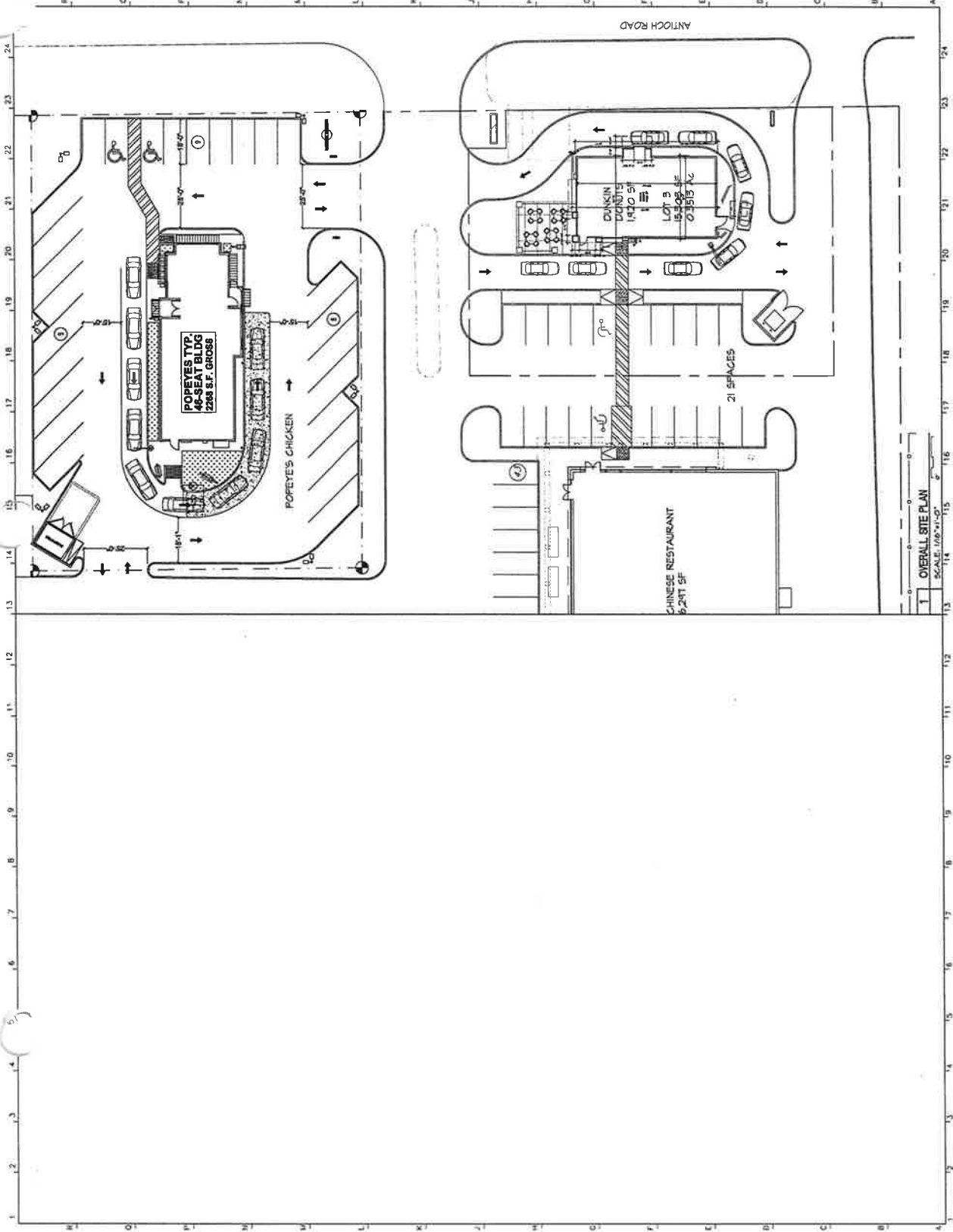
Gladstone, MO
AMAI # 2014-158
Consultants

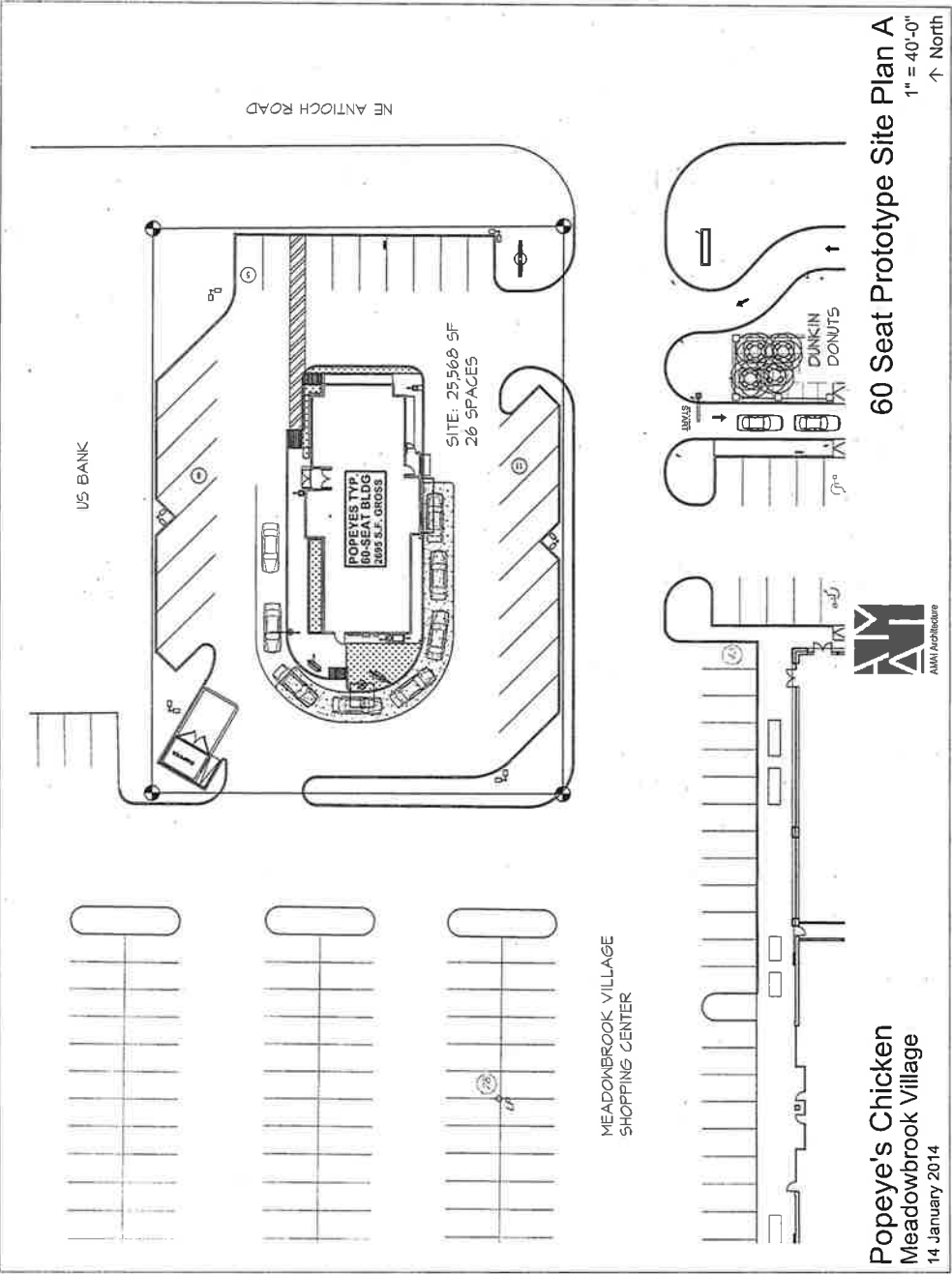
This drawing and/or specification is provided by the Architect for the use of the Client and is not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the Client. The Architect shall retain all rights in this drawing and/or specification, including the copyright notice.

ISSUED FOR
PLANNING COM. 03 DECEMBER 2014

Overall
Site Plan

A1



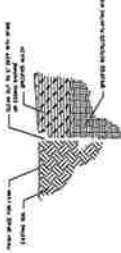


Popeye's Chicken
Meadowbrook Village

14 January 2014



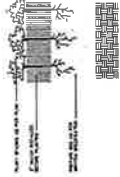
60 Seat Prototype Site Plan A
1" = 40'-0"
↑ North



FOR THE THIRTY-SEVENTH YEAR



0.75 mm CM



© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

1. ALL PLANTED TREES WILL BE CALIPURED BY THE LANDSCAPE ARCHITECT. UNDERSIZED TREES WILL BE REJECTED. TREES WILL BE CALIPURED AT 4" ABOVE GROUND LEVEL, AS PER ANSI Z60.1-2004 (ANLA STANDARD FOR NURSERY STOCK).

2. ALL LANDSCAPED ISLANDS AND PARKING LOT ISLANDS ARE TO BE PERMITTED TO 16" TO DISCOURAGE FOOT TRAFFIC.
3. LANDSCAPE MUST BE INSTALLED ACCORDING TO THE APPROVED DRAWINGS, AND ALL PLANT MATERIALS MUST MEET ANSI CODE Z 60.1, STANDARD FOR NURSERY STOCK.

4. MULCH FOR ALL BEDS & LANDSCAPE ISLANDS SHALL BE JAVA BROWN DYED HARDWOOD MULCH. ANY FREESTANDING TREES OR SHRUBS NOT CONTAINED IN A BED INDIVIDUALLY WITH JAVA BROWN DYED HARDWOOD MULCH, 3" DEEP; DO NOT ALLOW MULCH TO TOUCH

6. ALL AREAS NOT DESIGNATED AS PLANTING BEDS MUST BE SODDED WITH PERCUB SOD; 90% FESCUE/10% BLUEGRASS MIX, UNLESS

7. ALL UTILITIES MUST BE LOCATED PRIOR TO ANY PLANTING OR GRADING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES OCCUR.

EXCAVATED TO 18" IN DEPTH (MINIMUM) AND FILLED WITH SPECIFIED TOP SOIL OR PLANTING MIX. PLANTING ON OR IN ROCK RUBBLE OR COMPACTED SUBSOIL IS NOT ACCEPTABLE. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF STANDING WATER IS PRESENT IN PARKING

9. ALL LANDSCAPING SHALL CONFORM TO LOCAL CODES; CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS TO MEET GOVERNING REGULATIONS.

Date	Page
12-02-14	01

LANDSCAPE ARCHITECTURAL SITE PLAN

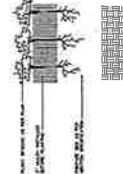
7128 Nell Avenue
Overland Park, KS, 68208
Phone 913.382.1200
Fax 913.382.1171

RICHARD CLAYTON BARNETT
Richard Clayton Barnett, ASLA, LLC



ANTIOCH ROAD

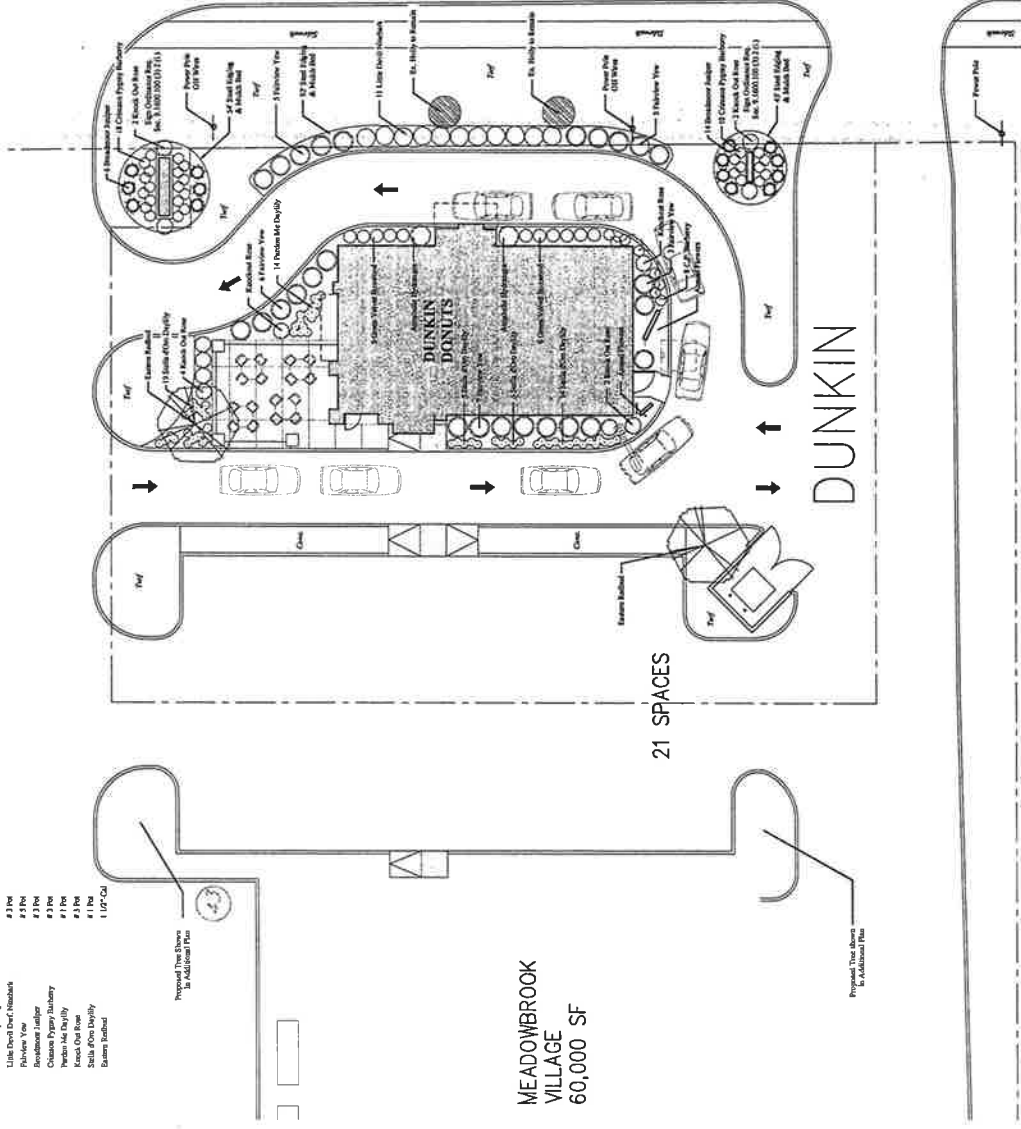
Fine Commercial Landscape Development



GROUNDWORK OF FEDERAL PLANTING DETAIL

[illegible]

Date: 12-02-14 Page: 01



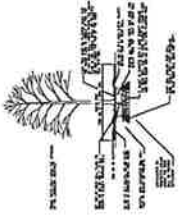
LANDSCAPE ARCHITECTURAL SITE PLAN



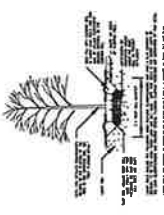
7128 Nall Avenue
Overland Park, KS, 66208
Phone 913.362.1200
Fax 913.362.117

Quantity	Symbol	Scientific Name	Plant Tolerant
1		<i>Bacut Weiss Vine</i> ¹	
3		<i>Hydrangea macrocarpa</i> / <i>Amabilis</i> ²	
11		<i>Procyonaco spuriifolia</i> / <i>Doona May</i> ³	
28		<i>Taxus x Media</i> / <i>White Pine</i> ⁴	
33		<i>Juniperus spicata</i> / <i>Pinetree</i> ⁵	
34		<i>Coronilla alabaster</i> / <i>Chilman Poppy</i> ⁶	
35		<i>Hamamelis</i> / <i>Yusho Mc</i> ⁷	
42		<i>Rosa</i> / <i>Red Rose</i> ⁸	
43		<i>Hamamelis</i> / <i>Sally</i> / <i>Orn</i> ⁹	

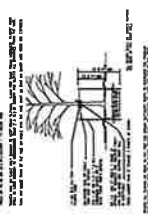
Common Name	Prevalence
Great Veleet Bayweed	#3 Pot
Anastalle Hydreaus	#3 Pot
Little Devil Deer, Numbail	#3 Pot
Prilview Yew	#3 Pot
Breastmoss / Juniper	#3 Pot
Cuscuta Pygmy Barbony	#3 Pot
Pardon Me Daylily	#3 Pot
Kneek Out Rose	#3 Pot
Stella #One Daylily	#1 Pot



THE PLANNING DEPARTMENT - 2ND FLOOR



REPORTED FOR THE QUARTER ENDING 31 MARCH 2012



There's no

RICHARD CLAYTON BARNETT
Richard Clayton Barnett, ASLA, is



Meadowbrook
Village Shopping
Center

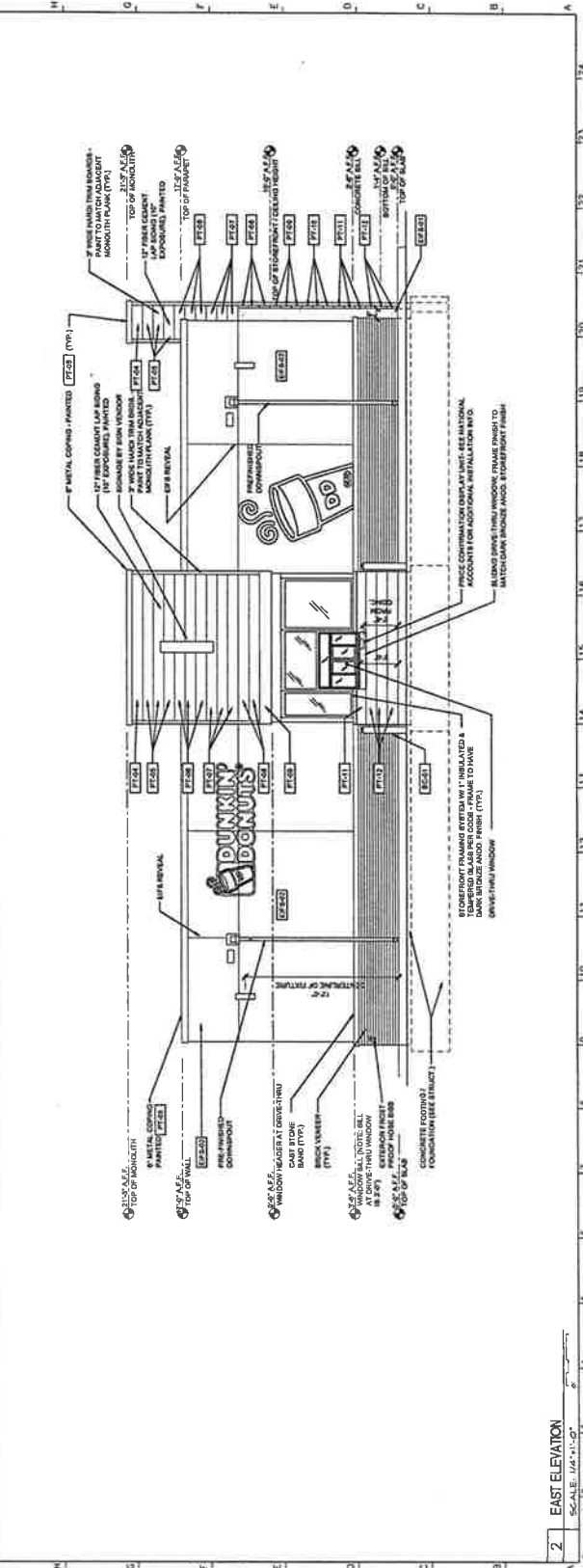
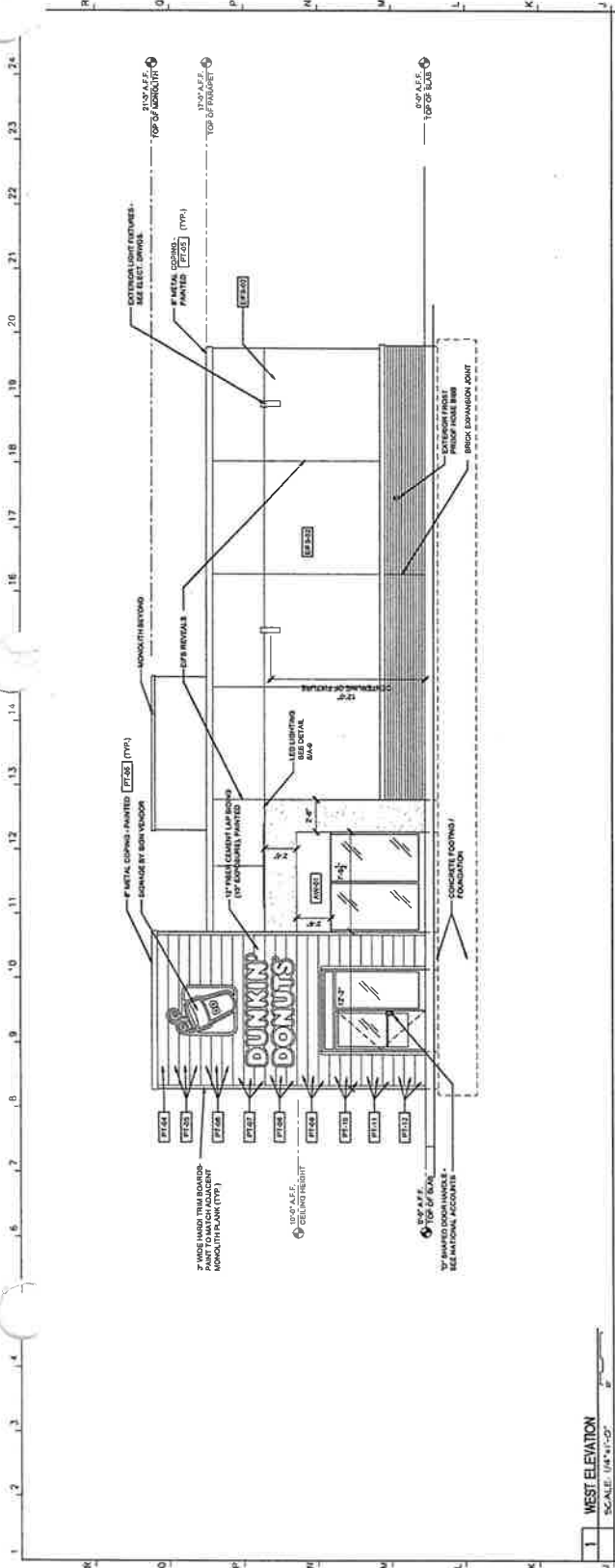
Gladstone, MO
AMAI # 2014-158
Consultants

This drawing and/or specification is prepared by AMAI Architecture, Inc. and is intended to be used in conjunction with the contract documents. It is not to be used for any other purpose without the written consent of AMAI Architecture, Inc. The drawings and specifications are the property of AMAI Architecture, Inc. and shall remain confidential. No part of this drawing or specification may be reproduced without the written consent of AMAI Architecture, Inc. including the copyright thereto.

REVISION	DATE	DESCRIPTION
1	03/20/2014	PLANNING CONCEPT
2	03/20/2014	PLANNING CONCEPT
3	03/20/2014	PLANNING CONCEPT
4	03/20/2014	PLANNING CONCEPT
5	03/20/2014	PLANNING CONCEPT
6	03/20/2014	PLANNING CONCEPT
7	03/20/2014	PLANNING CONCEPT
8	03/20/2014	PLANNING CONCEPT
9	03/20/2014	PLANNING CONCEPT
10	03/20/2014	PLANNING CONCEPT
11	03/20/2014	PLANNING CONCEPT
12	03/20/2014	PLANNING CONCEPT
13	03/20/2014	PLANNING CONCEPT
14	03/20/2014	PLANNING CONCEPT
15	03/20/2014	PLANNING CONCEPT
16	03/20/2014	PLANNING CONCEPT
17	03/20/2014	PLANNING CONCEPT
18	03/20/2014	PLANNING CONCEPT
19	03/20/2014	PLANNING CONCEPT
20	03/20/2014	PLANNING CONCEPT
21	03/20/2014	PLANNING CONCEPT
22	03/20/2014	PLANNING CONCEPT
23	03/20/2014	PLANNING CONCEPT
24	03/20/2014	PLANNING CONCEPT

Exterior Elevations

A3





AMAI Architecture
1510 Walnut Suite 200
Kansas City, MO 64108
P 816.994.5900 / 5901 F



Meadowbrook
Village Shopping
Center

Gladstone, MO
AMAI # 2014-158
Consultants

This drawing and/or specification is provided by the architect to the contractor for the purpose of preparing the contract documents. It is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the contractor. The architect assumes no responsibility for the accuracy or completeness of the information provided by the contractor. The architect assumes no responsibility for the accuracy or completeness of the information provided by the contractor.

ISSUED FOR: PLANNING BOARD
DATE: 11/26/2014

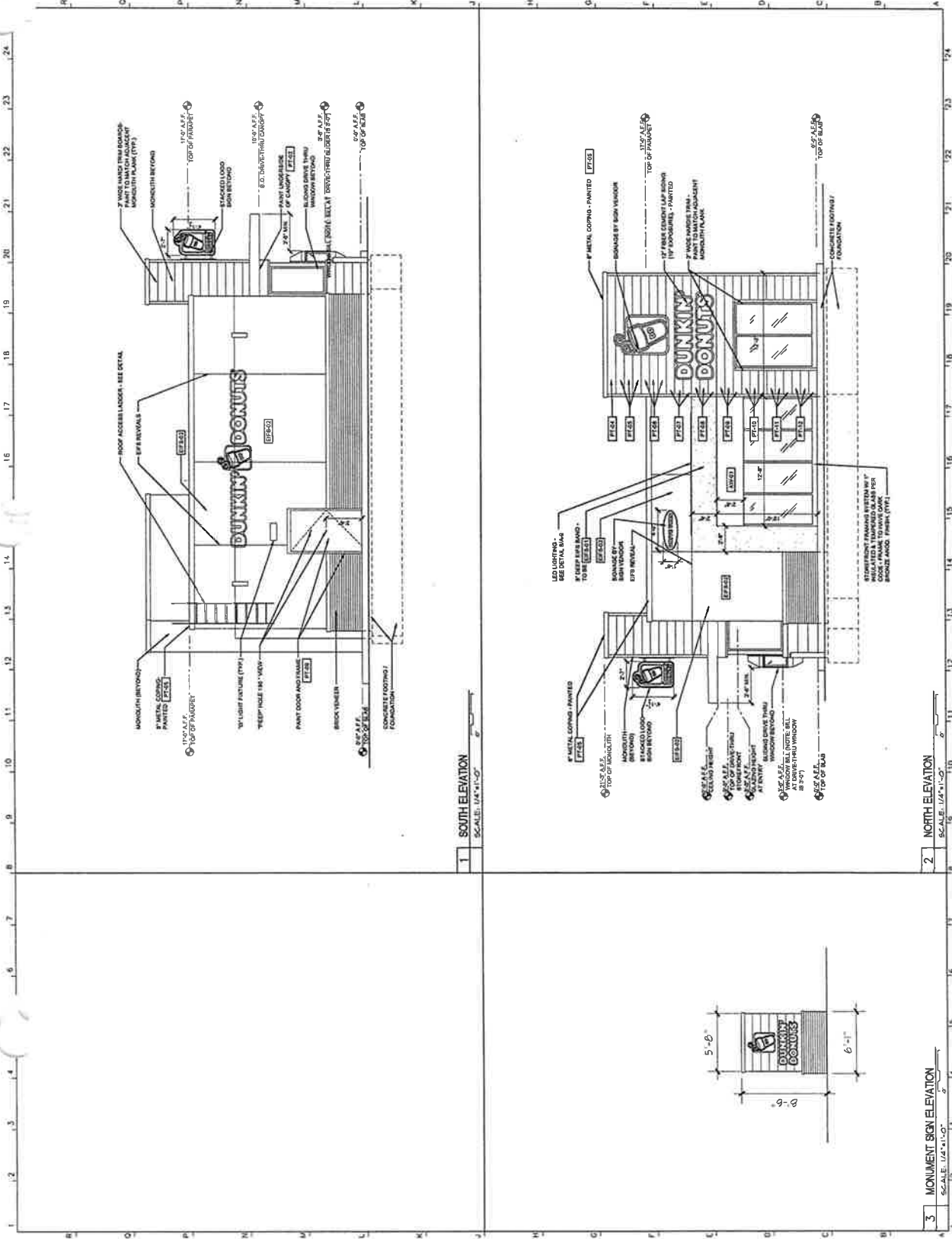
Exterior Elevations

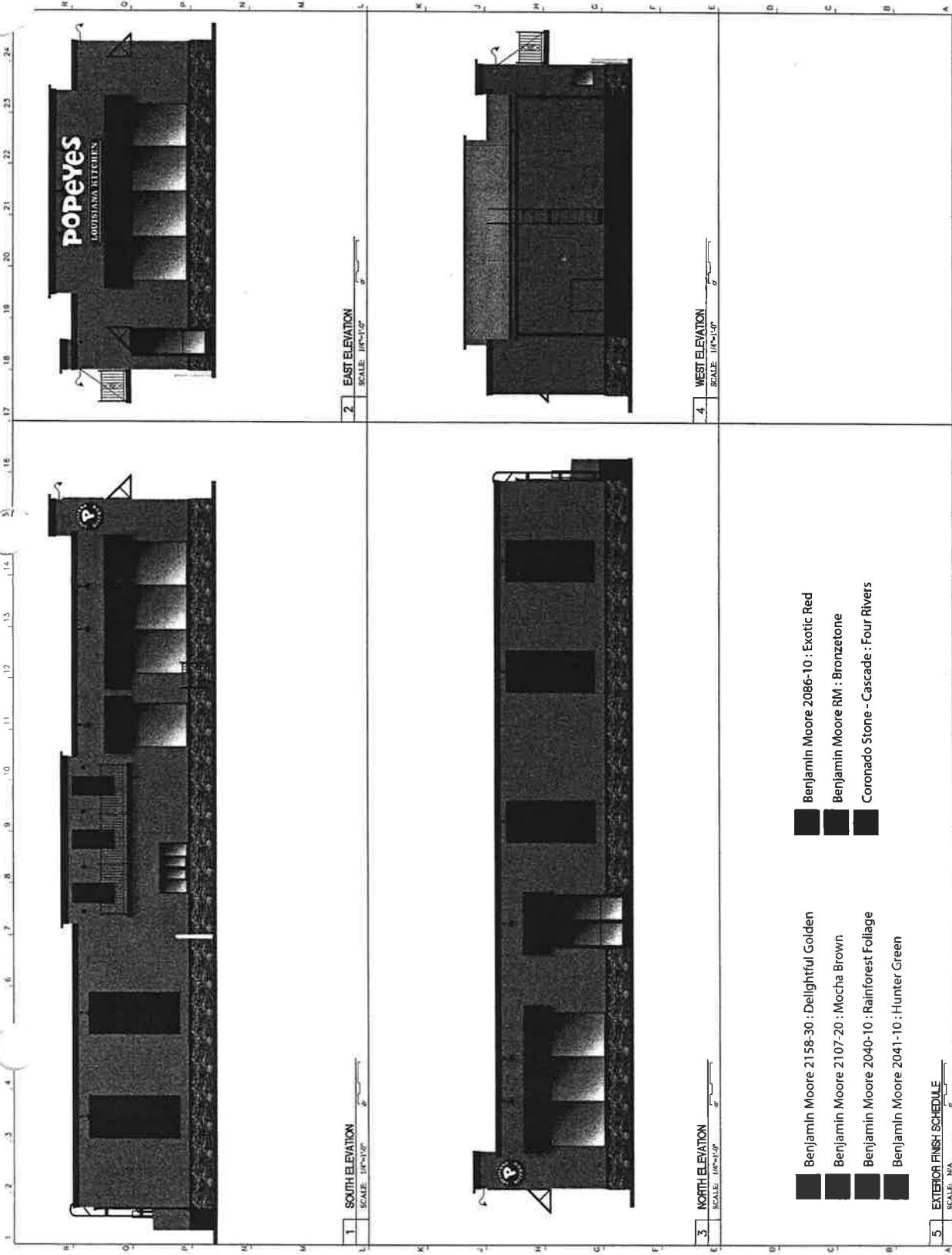
A4

1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

3 MONUMENT SIGN ELEVATION
SCALE: 1/4"=1'-0"





AMAI Architecture
1510 Walnut - Suite 200
Kansas City, MO 64108
P 816.994.5900 / 5901 F

SW

Meadowbrook Village Shopping Center

Gladstone, MO
AMAI # 2014-158
Consultants

This drawing and/or specification is prepared by the Architect and is intended for the use of the Contractor only. It is not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the Contractor. The Contractor is responsible for the accuracy and completeness of the information provided by the Contractor. The Contractor is responsible for the accuracy and completeness of the information provided by the Contractor.

ISSUED FOR: [Redacted]
DRAWING NO.: [Redacted]
DATE: [Redacted]

REVISIONS: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

DATE: [Redacted]

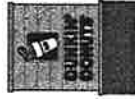
DATE: [Redacted]

DATE: [Redacted]

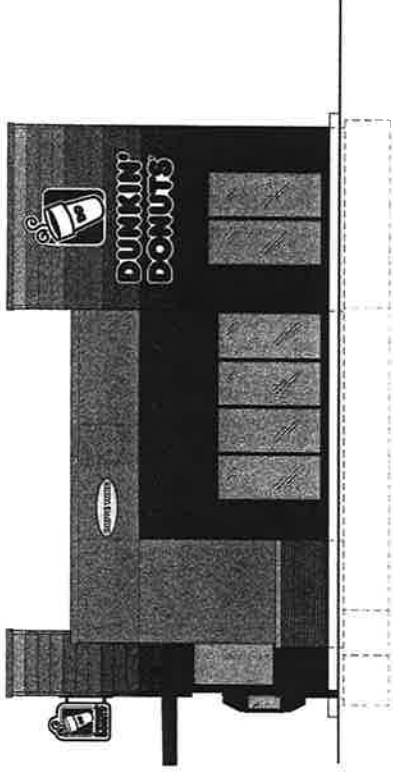
DATE: [Redacted]

Exterior Elevations

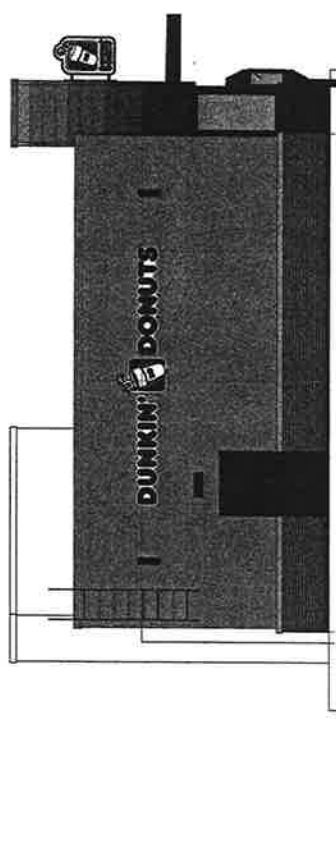
A2



MONUMENT SIGN



NORTH ELEVATION

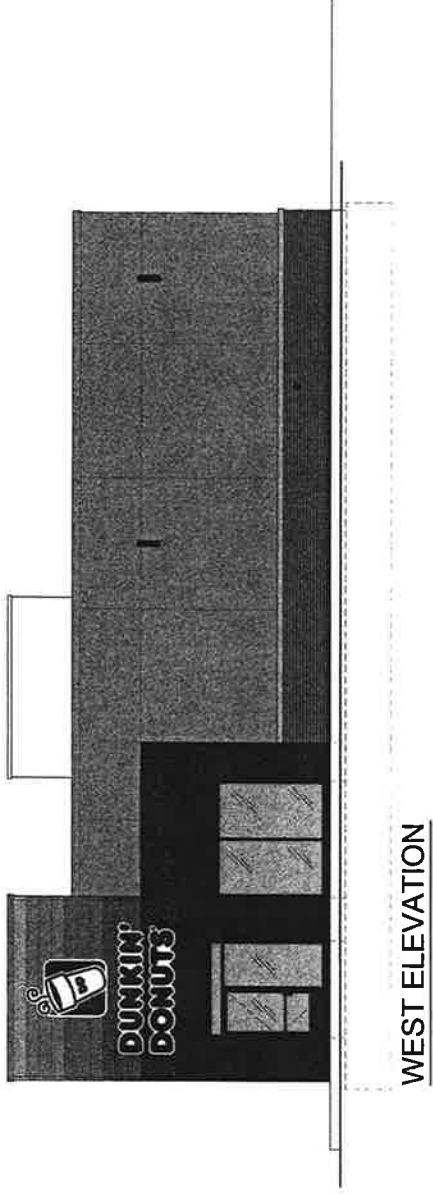


SOUTH ELEVATION

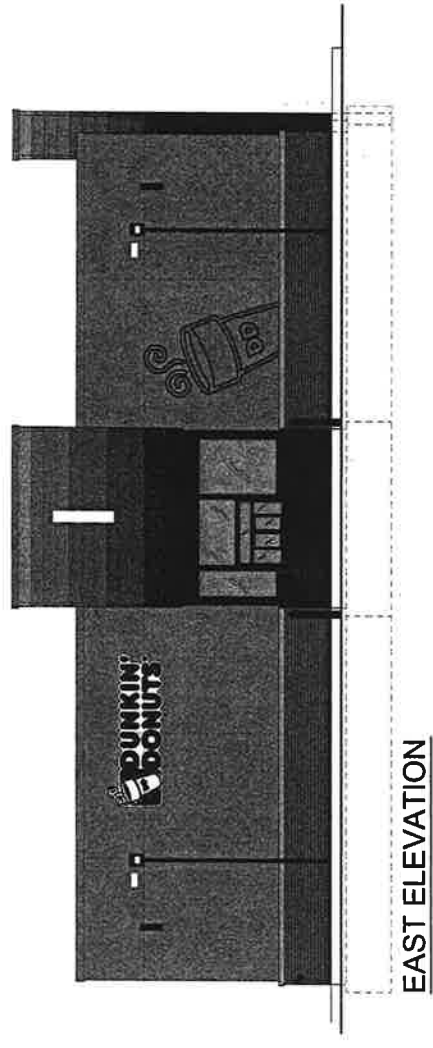
Dunkin' Donuts
Meadowbrook Village
03 December 2014



Preliminary Elevations
1/8" = 1'-0"



WEST ELEVATION



EAST ELEVATION

Dunkin Donuts
Meadowbrook Village
03 December 2014



Preliminary Elevations
1/8" = 1'-0"