Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson
Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood, Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.

AGENDA

Wednesday, May 28, 2025
6:00 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 NON-CONSENT AGENDA

3.1 Change of Zone Application(s)

3.1.1 **COZ2025-005 - AARON WOLOFSKY**

Synopsis: Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District for the development of a data center (Red Wolf North Park), located at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with PLAT2025-008 and MPL2025-004).

Tracking #: 21480

3.1.2 **COZ2025-006 - AARON WOLOFSKY**

Synopsis: Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, and RP-5 Planned Apartment Districts to B-P Planned Business Park District for the development of a data center (Red Wolf South Park), at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue (in conjunction with PLAT2025-009 and MPL2025-003).

Tracking #: 21483

3.2 Subdivision Application

3.2.1 **PLAT2025-008 - AARON WOLOFSKY**

Synopsis: Preliminary Plat for the development of a data center (Red Wolf North Park) at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with COZ2025-005 and MPL2025-004).

Tracking #: 21482

3.2.2 **PLAT2025-009 - AARON WOLOFSKY**

Synopsis: Preliminary Plat for the development of a data center (Red Wolf South Park) (in conjunction with COZ2025-006 and MPL2025-003).

Tracking #: 21484

3.3 Master Plan Amendment(s)

3.3.1 **MPL2025-003 - AARON WOLOFSKY**

Synopsis: Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park for the development of a data center (Red Wolf South Park) (in conjunction with COZ2025-006 and PLAT2025-009).

Tracking #: 21485

3.3.2 **MPL2025-004 - AARON WOLOFSKY**

Synopsis: Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park for the development of a data center (Red Wolf North Park) at 13000 Parallel Parkway, 12504 Parallel Parkway, and 12340 Parallel Parkway (in conjunction with COZ2025-005 and PLAT2025-008).

Tracking #: 21481

4 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Connect to Zoom from your computer, tablet, or smartphone at: https://wycokck.zoom.us/j/85343973031
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Meeting ID: 853 4397 3031
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View the meeting live on our website at: UGTV Live Stream or via YouTube.

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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Phone: (913) 573-5750
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Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008), and Master Plan Amendment MPL2025-004**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

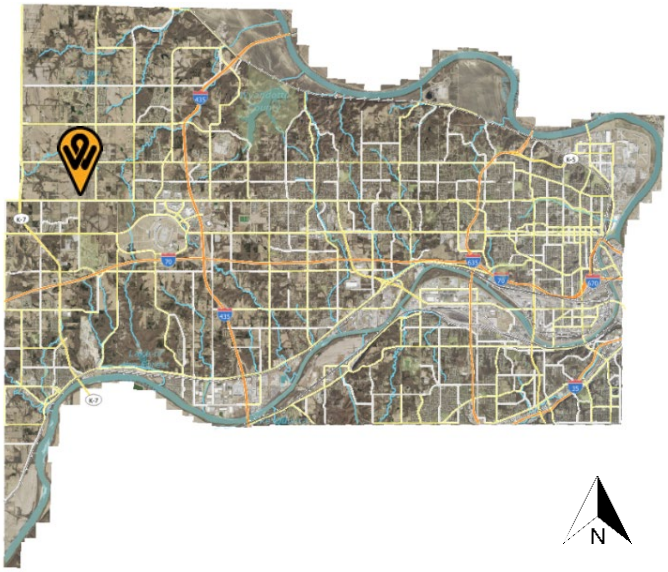
Subject Property:
13000, 12504, and 12340 Parallel Parkway
Kansas City, Kansas 66109

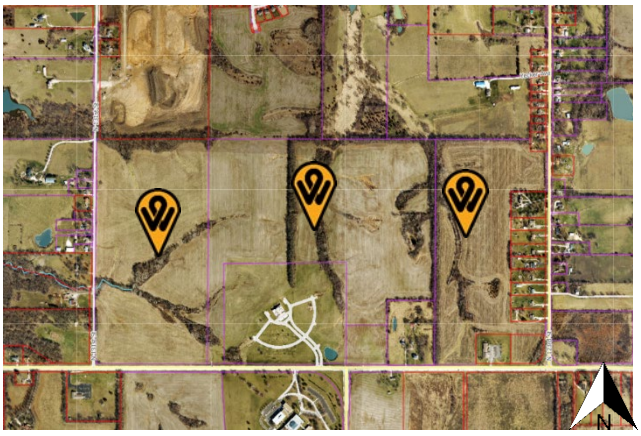
Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District (WYCO) and B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts:
Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane





Existing Zoning District(s): A-G Agriculture District (WYCO)

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture (WYCO) and R-1 Single Family Districts**	**Farmland and large lot single-family homes**
South	**A-G Agriculture and R Rural Residential (WYCO) Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes**
East	**R-1 Large Lot Single Family Residential (WYCO) District**	**Single-family homes**
West	**A-G Agriculture, A-G Agriculture (WYCO), R-1A Suburban Residential (WYCO) Districts**	**Single-family homes**

Total Tract Size: 242.12 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial and North 131st and 123rd Streets as Major Collectors.

Parking Requirement: Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises.

	The ratio will vary among occupants and will be determined by the director of planning and zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.
Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,318 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo – May 8, 2025 Letters to Property Owners – April 28, 2025
Public Hearing(s):	May 28, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot and one (1) tract, and a Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan) to build three (3) 330,000 square foot buildings for a data center at 13000, 12504, and 12340 Parallel Parkway on 242.12 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 123rd and 131st Streets. The Gate of Heaven Catholic Cemetery abuts the proposed developed and the Archdiocese of Kansas City in Kansas is across Parallel Parkway, immediately south of the project site. Parallel Parkway is a high trafficked four (4) lane roadway with access to Kansas Highway 7 (K-7).

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. The proposed use, a large, data center is not compatible with the adjacent uses as there are single-family homes along the 123rd and 131st Streets and Parallel Parkway and the rural western fringe of Parallel Parkway.

   Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American Royal) and ancillary parking lots.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?***

   The property is suitable for uses to which it has been restricted as A-G Agriculture District (WYCO), which allows large agricultural, farming activities and single-family homes. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture District (WYCO).

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property has been vacant farmland since at least 1991, which is based on aerial photography.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (123rd and 131st Street, and Parallel Parkway) and/or noise is not mitigated to meet conde standards. The type of use will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision and multi-family development as planned within the current Mixed Residential land use category A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, and North 131st and 123rd Streets, as Major Collectors.

In lieu of installing a sidewalk network that does not currently exist along 123rd Street and a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway for pedestrian connectivity along the Major Arterial, and the east side of North 131st Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

Existing, identified protected wetlands should be set aside by an open space conservation easement.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is provided by Piper Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the public roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, North 131st and 123rd Streets.

The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.

The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 131st Street and east along 123rd Street. There are no lots in the immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards for noise and screening should support the natural and social environments.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. This block along Parallel Parkway is rural in nature with "suburban" and large lot single-family homes, cemetery and seminary on septic service as well as open ditches for stormwater runoff.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

    Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

   Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the north side of Parallel Parkway.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Greater articulation and additional use of wood rain screen and glass have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 131st Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 131st Street. Revised elevations have been provided for review.

4. Flip the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south.

   Applicant Response: The building has been rotated 180 degrees on the revised plans.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be

provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and six (6) foot high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include significant berming between the building and the North 131st Street right-of-way and has increased the amount of landscaping in that area to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 131st Street right-of-way.

2. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. Creek underneath the building in the southwest corner of the development – is the intent to channelize the creek? What is the plan to mitigate this issue?

   Applicant Response: Impacts to the jurisdictional streams have been mitigated with the current layout of the proposed buildings and slopes. Any remaining disturbance will require USACE Notification. A majority of the linear features being disturbed have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impacts.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

   Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-005, Red Wolf North Preliminary Plat (PLAT2025-008) and Master Plan Amendment MPL2025-004** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by**

the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway;**
6. **Ensure the west side of the building along North 131st Street looks similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total. The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;**
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-005** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-005,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-008** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

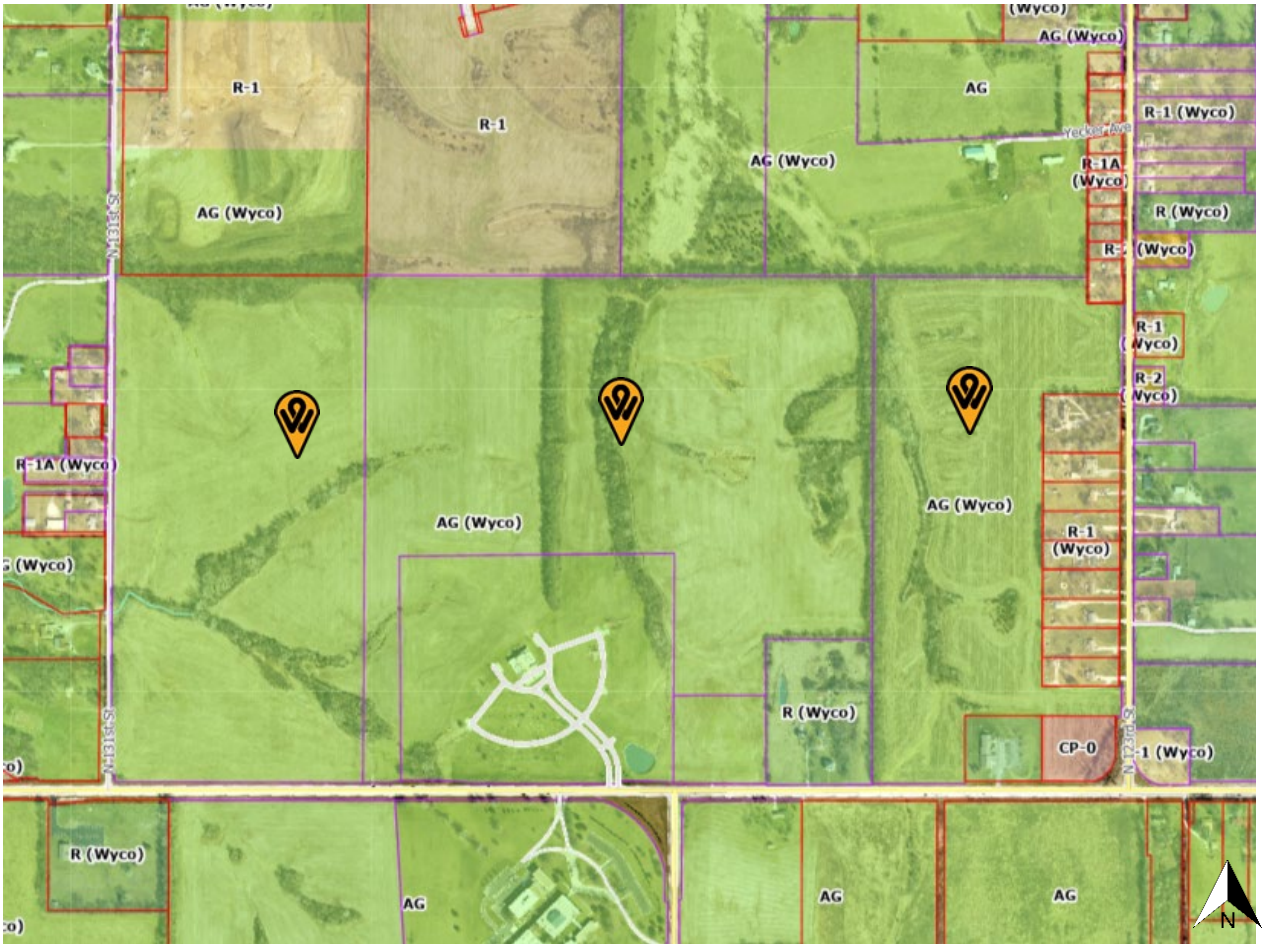
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-008,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1
R-1
AG (Wyco)
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AG
AG (Wyco)
R-1A (Wyco)
R (Wyco)
R-1 (Wyco)
R-1 (Wyco)
R-2 (Wyco)
R-1A (Wyco)
AG (Wyco)
AG (Wyco)
R-1 (Wyco)
R (Wyco)
CP-0
R (Wyco)
AG
AG
AG
N

LAND USE MAP

ROSWELL
128TH
127TH
Planned Suburban Residential District
YECKER
Public / Semi-Public
131ST
123RD
PARALLEL
Planned Mixed Residential District
121ST
Planned Mixed Business Park / Commercial District
WALKER
128TH
127TH
126TH
NEW JERSEY
N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 13000, 12504, and 12340 Parallel Parkway Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

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Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the north side of Parallel Parkway.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Greater articulation and additional use of wood rain screen and glass have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 131st Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance.

Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 131st Street. Revised elevations have been provided for review.

4. Flip the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south.

Response: The building has been rotated 180 degrees on the revised plans.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total.

   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include significant berming between the building and the North 131st Street right-of-way and has increased the amount of landscaping in that area to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 131st Street right-of-way.

2. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site.

Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

Response: Open space easement has been indicated on the revised plat.

4. Creek underneath the building in the southwest corner of the development – is the intent to channelize the creek? What is the plan to mitigate this issue?

Response: Impacts to the jurisdictional streams have been mitigated with the current layout of the proposed buildings and slopes. Any remaining disturbance will require USACE Notification. A majority of the linear features being disturbed have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impacts.

5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:
   a) Gate doors are required for all types of screening that are placed in front of the transformers.

   b) Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

   c) Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

   d) For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

   e) Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for

evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f) Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

5. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged.

7. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged.

8. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

10. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall

be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

11. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

12. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

13. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged.

Planning Engineering Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
   1. None

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Response: Noted.

2. Items that are conditions of approval:
    1. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1. None

Response: Noted.

102765429.5

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
[illegible]	1310 [illegible] ave	
M. Wayne Rahijow	1925 N. 121 St. KCK 66109	rahijowmw@aol.com
Steven Breedlove	17131 242nd St Tonganoxie KS 66086	
Sandra Breedlove	17131 242nd St Tonganoxie KS 66086	
Jim Sheets	12448 Parallel PKWY	jesheetsluc@aol.com
Jack Miya	900 W 48th place site Kansas city MO	jmiya@polsinelli.com
Duane & Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E Long	1801 N 125th KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda + Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
Patricia A. Kelly	1805 N 126th St KCK 66109	TANDPKelly@ATT.NET
Suann Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
Gi Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandw@Gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as $^1/_4$ to $^1/_2$ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Longo	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Imes State ave	134th Street Parkway	
Jessica Dai	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurralbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	32 Zaragoza Cir. 18 VAR 12505 Parallel PKWY	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence WAGNER	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bpcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Terrace Ks 66219	Ramona.Rieger@Jerrace.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	Jenko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@Leavenworthlawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
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- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
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Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-005, PLAT2025-008, and MPL2025-003 (13000 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

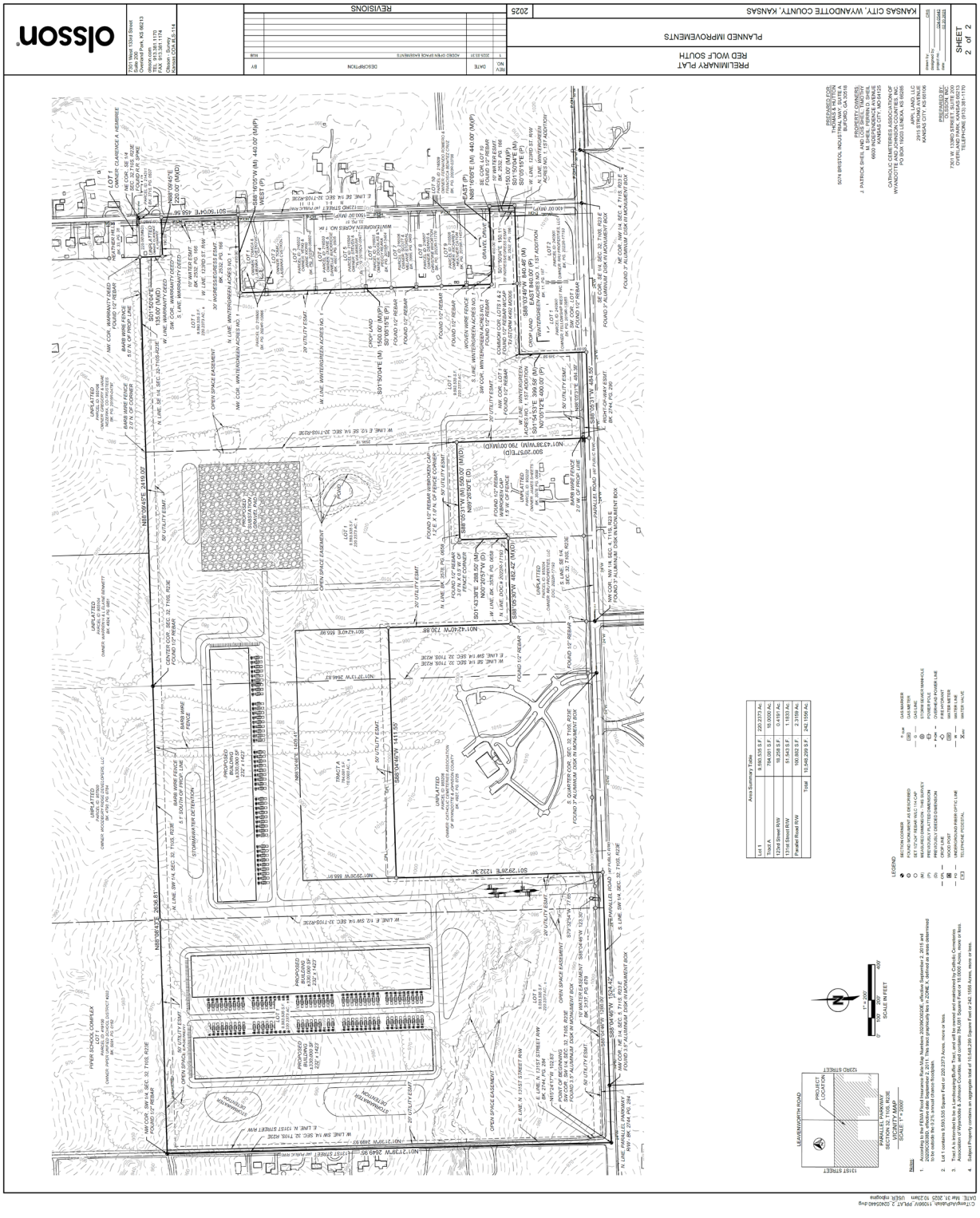
Affiant

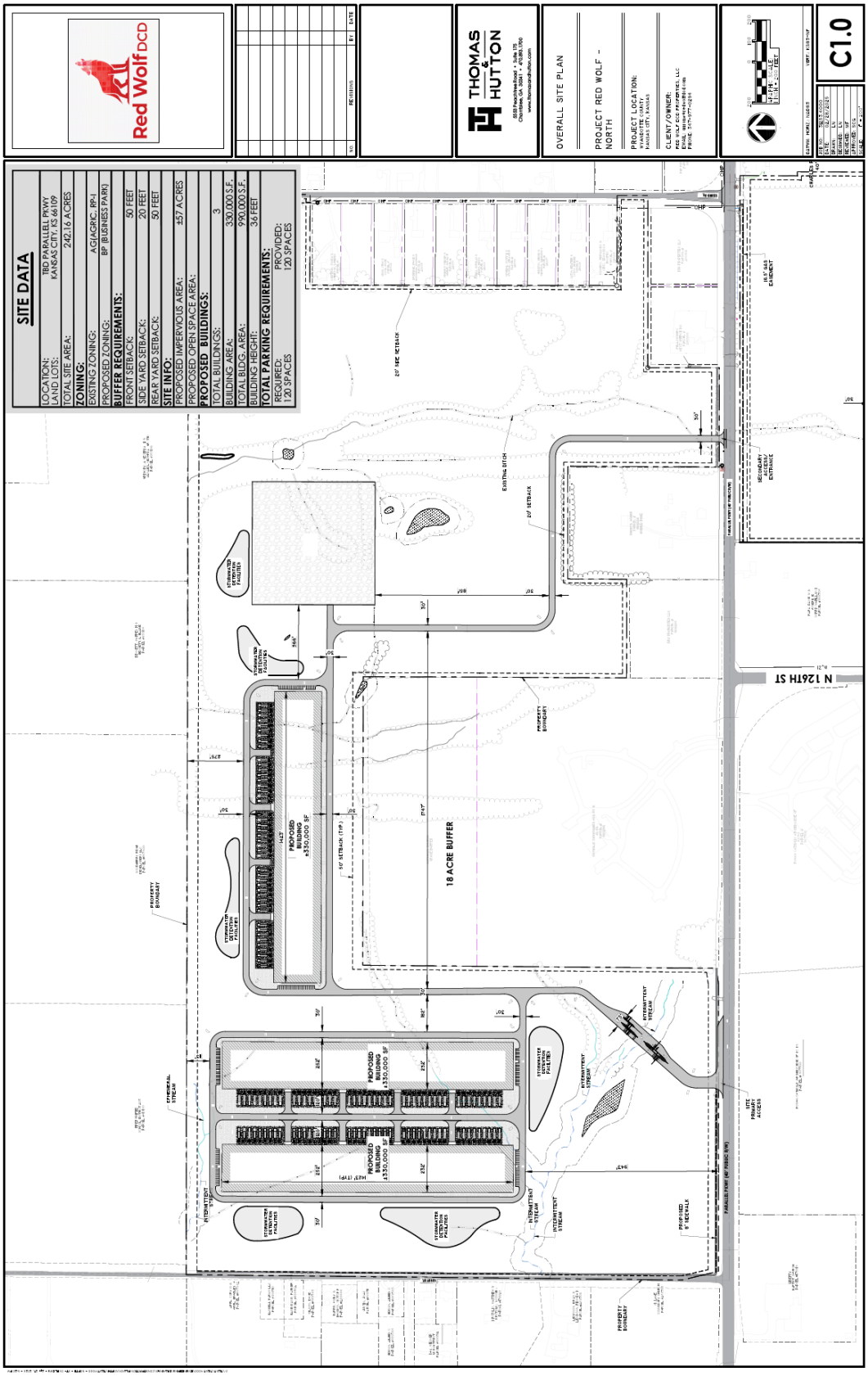
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

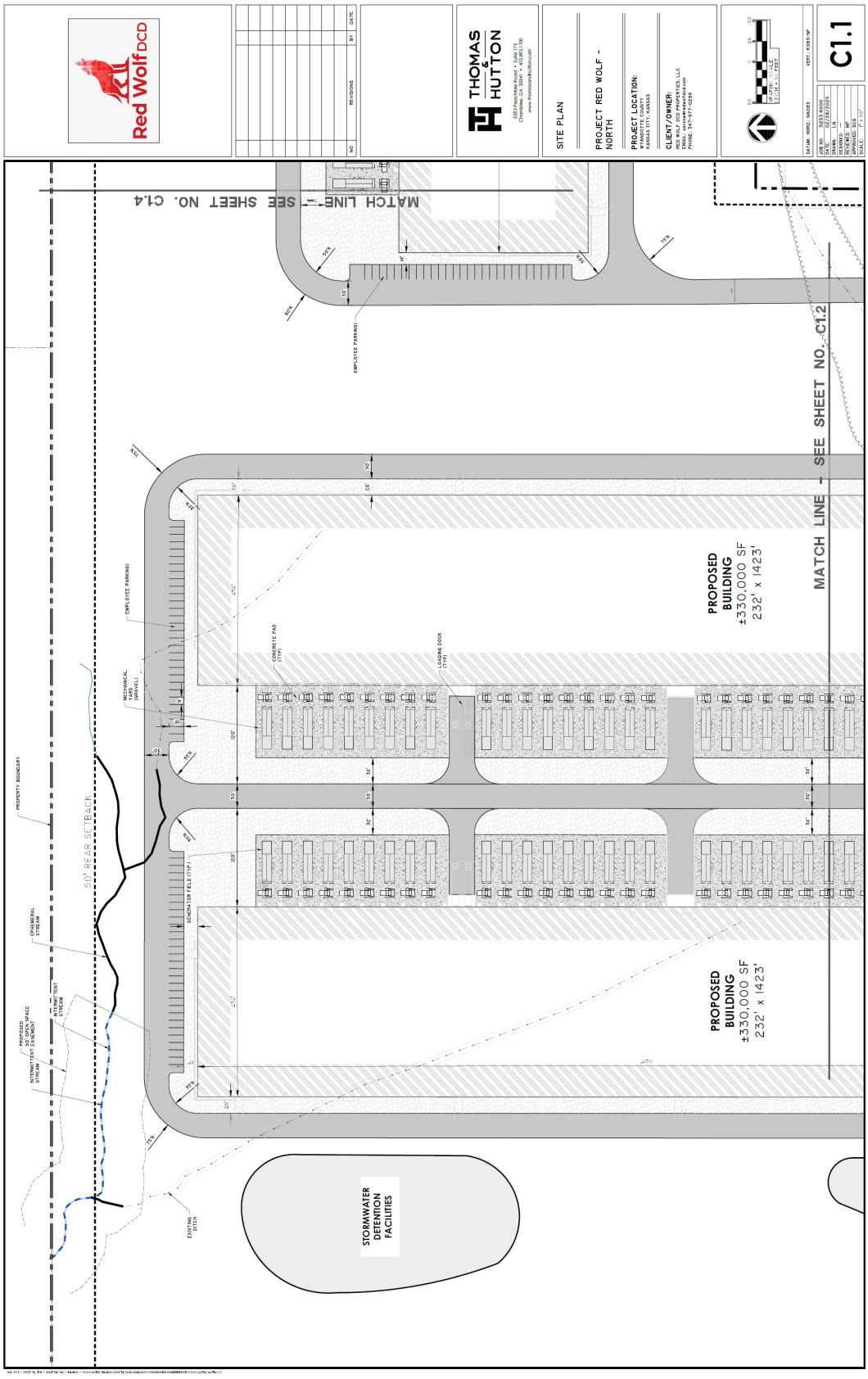
My commission expires 20 of June, 2025.

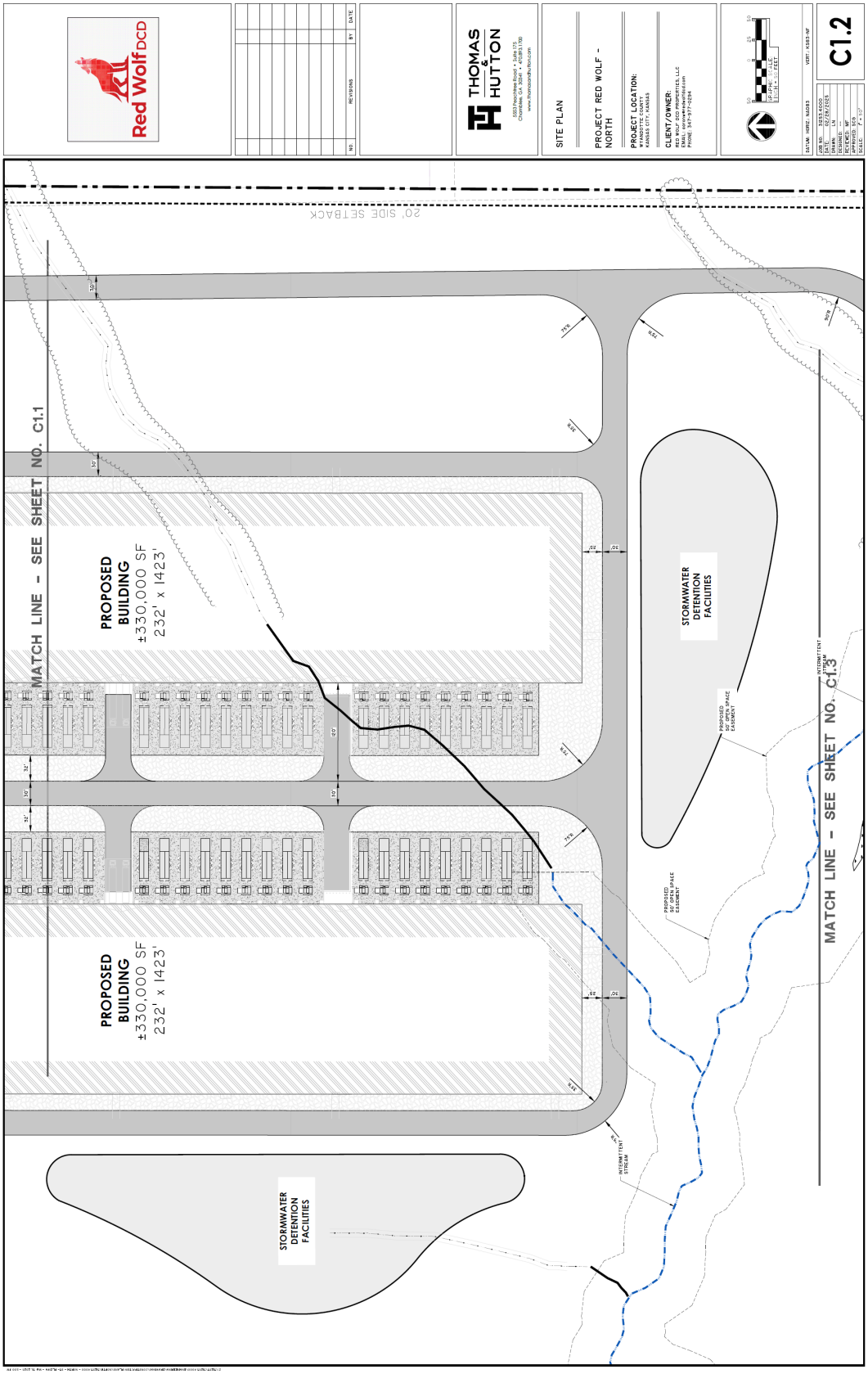
Notary Public

ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

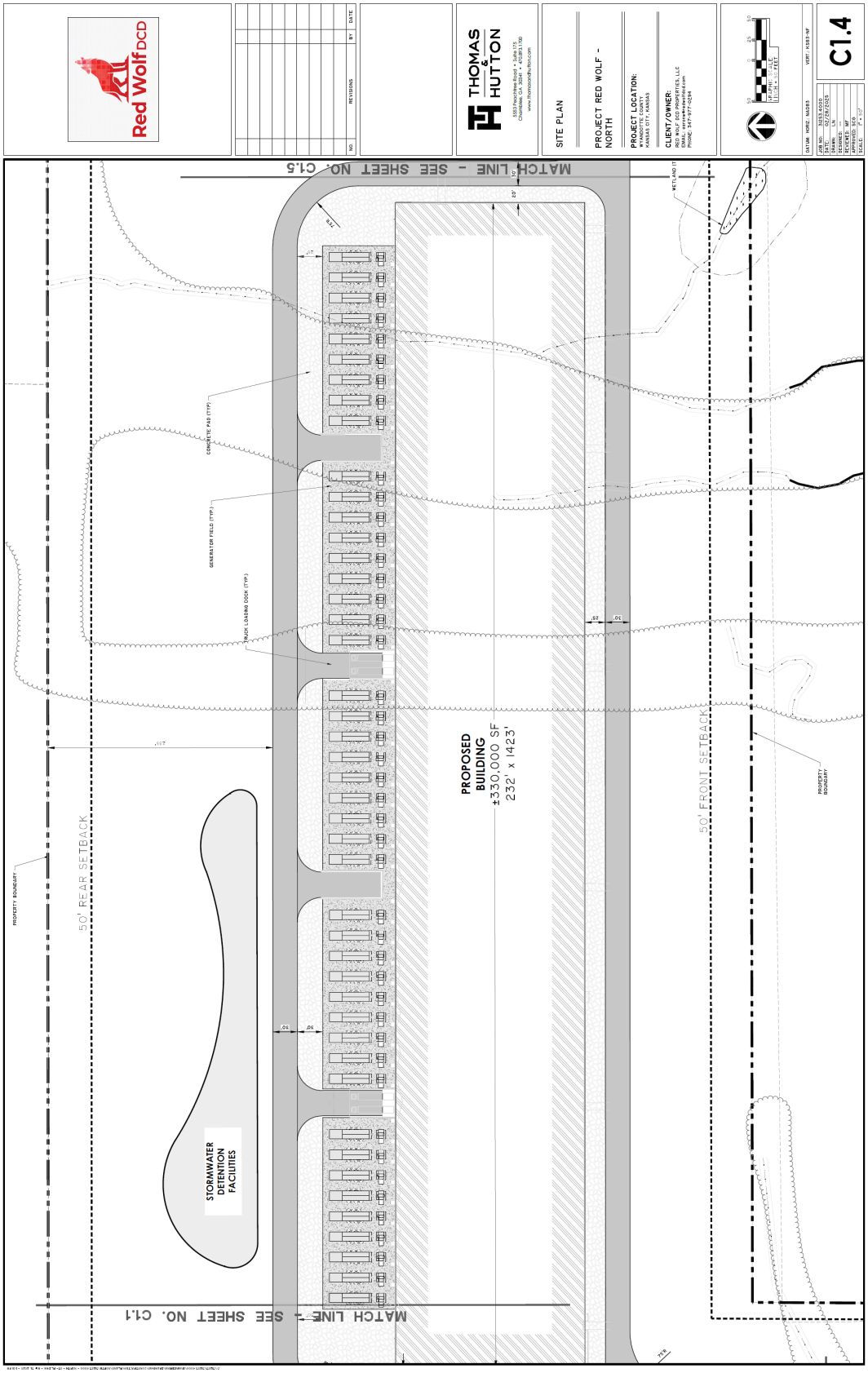

PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
SHEET
2 of 2
REVISIONS
DESCRIPTION
ADDED UTILITY SPACE EASEMENTS
2025.03.31
olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
913.381.1174
Missouri, COA #E-2144
Kansas, COA #E-114
LEGEND
SECTION CORNER
FOUND MONUMENT AS DESCRIBED
SET 1/2" REBAR W/ CAP "OLSSON"
(M) MEASURED/DERIVED - THIS SURVEY
(P) PLATTED/DEEDED/DERIVED
(MVD) PREVIOUSLY DEEDED/DERIVED
PROPERTY LINE
CROP LINE
FENCE LINE
UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL
GAS MARKER
GAS METER
GAS LINE
STORM MANHOLE/INLET
TREE LINE
OVERHEAD POWER LINE
FIRE HYDRANT
POWER POLE
WATER LINE
WATER VALVE
Area Summary Table
Lot 1 8,893,339 S.F. 220.2373 Ac
Tract A 784,061 S.F. 18.0000 Ac
123rd Street R/W 18,259 S.F. 0.4191 Ac
131st Street R/W 61,543 S.F. 1.1633 Ac
Parallel Road R/W 160,802 S.F. 2.3199 Ac
Total 10,044,204 S.F. 242.1396 Ac
LEAVENWORTH ROAD
131ST STREET
123RD STREET
PROJECT LOCATION
PARALLEL PARKWAY
SECTION 32, T19S, R23E
VICINITY MAP
SCALE: 1" = 2000'
Notes
1. According to the FEMA Flood Insurance Rate Map Numbers 20209K0035E, effective September 2, 2015 and 20209K0045E, effective September 2, 2015, this property is located in Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. Lot 1 contains 9,593,535 Square Feet or 220.2373 Acres, more or less.
3. Tract A is intended to be a Landscaping/Buffer Tract, and will be owned and maintained by Catholic Cemeteries.
4. Subject Property contains an aggregate total of 10,548,299 Square Feet or 242.1559 Acres, more or less.
PREPARED FOR:
THOMAS & PATTON
1701 MAIN STREET, STE A
BUFORD, GA 30518
PROPERTY OWNERS:
CATHOLIC CEMETERIES
N. SHEIL, FERRIN D. SHEIL
6000 PARALLEL PARKWAY
KANSAS CITY, MO 64125
CATHOLIC CEMETERIES ASSOCIATION OF
WYANDOTTE & JOHNSON COUNTIES, INC.
PO BOX 16203 LENEXA, KS 66285
APPL LAND, LLC
2915 S 39TH TERRACE
KANSAS CITY, KS 66106
PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
C:\ltsp\AppData\Local\Temp\acpublish_11060\V_PPLAT_2_02402640.dwg
DATE: Mar 31, 2025 10:23am USER: mfagnan

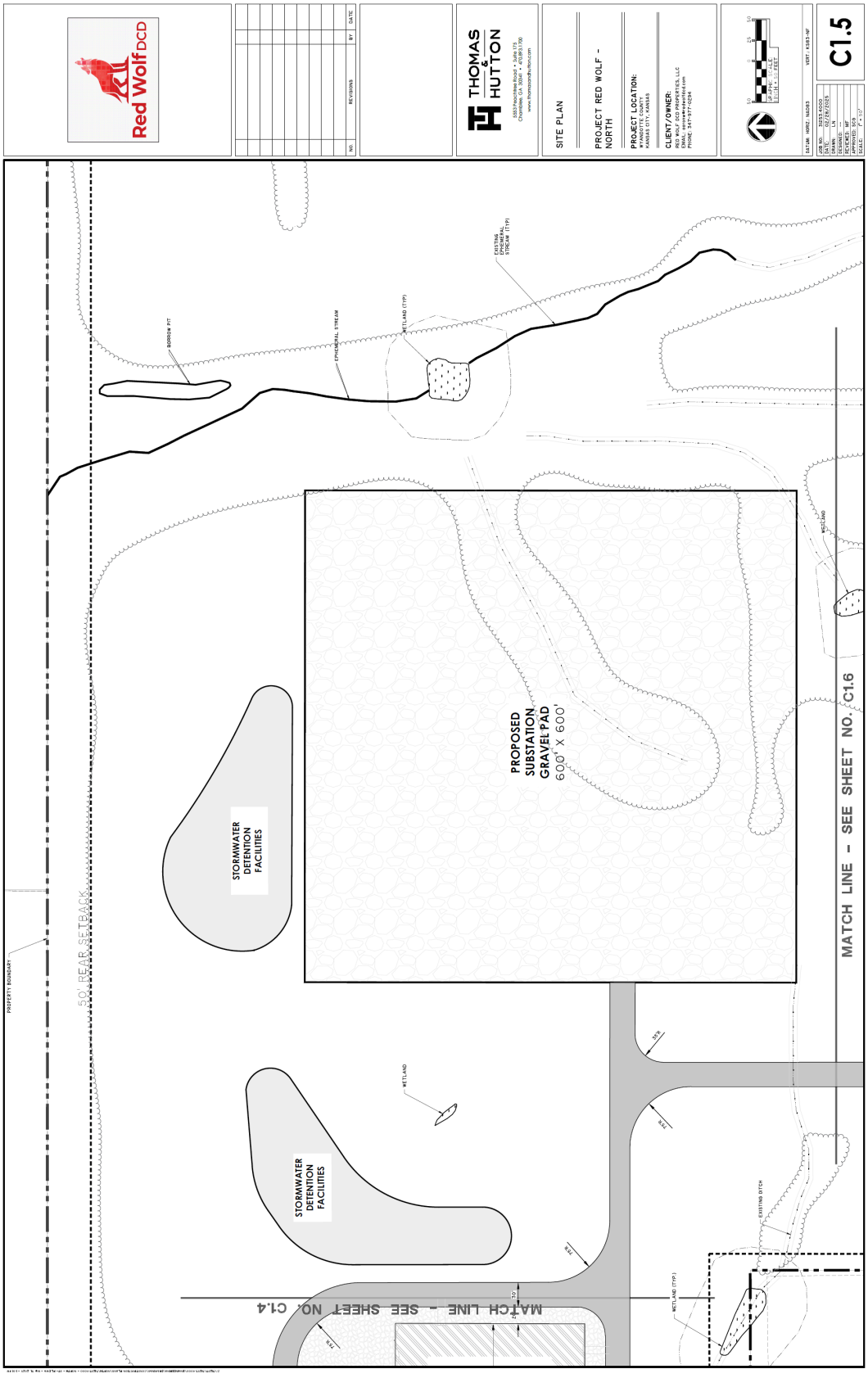

Red Wolf DCD
THOMAS & HUTTON
OVERALL SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT / OWNER:
C1.0
SITE DATA
LOCATION: TBD PARALLEL PKWY
LAND LOTS: KANSAS CITY, KS 66109
TOTAL SITE AREA: 242.16 ACRES
ZONING:
EXISTING ZONING: AG(AGRIC. RP-1
PROPOSED ZONING: BP (BUSINESS PARK)
BUFFER REQUIREMENTS:
FRONT SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 50 FEET
SITE INFO:
PROPOSED IMPERVIOUS AREA: ±57 ACRES
PROPOSED OPEN SPACE AREA:
PROPOSED BUILDINGS:
TOTAL BUILDINGS: 3
BUILDING AREA: 330,000 S.F.
TOTAL BLDG. AREA: 990,000 S.F.
BUILDING HEIGHT: 36 FEET
TOTAL PARKING REQUIREMENTS:
REQUIRED: 120 SPACES
PROVIDED: 120 SPACES
18 ACRE BUFFER
PROPOSED BUILDING ±330,000 SF
N 126TH ST

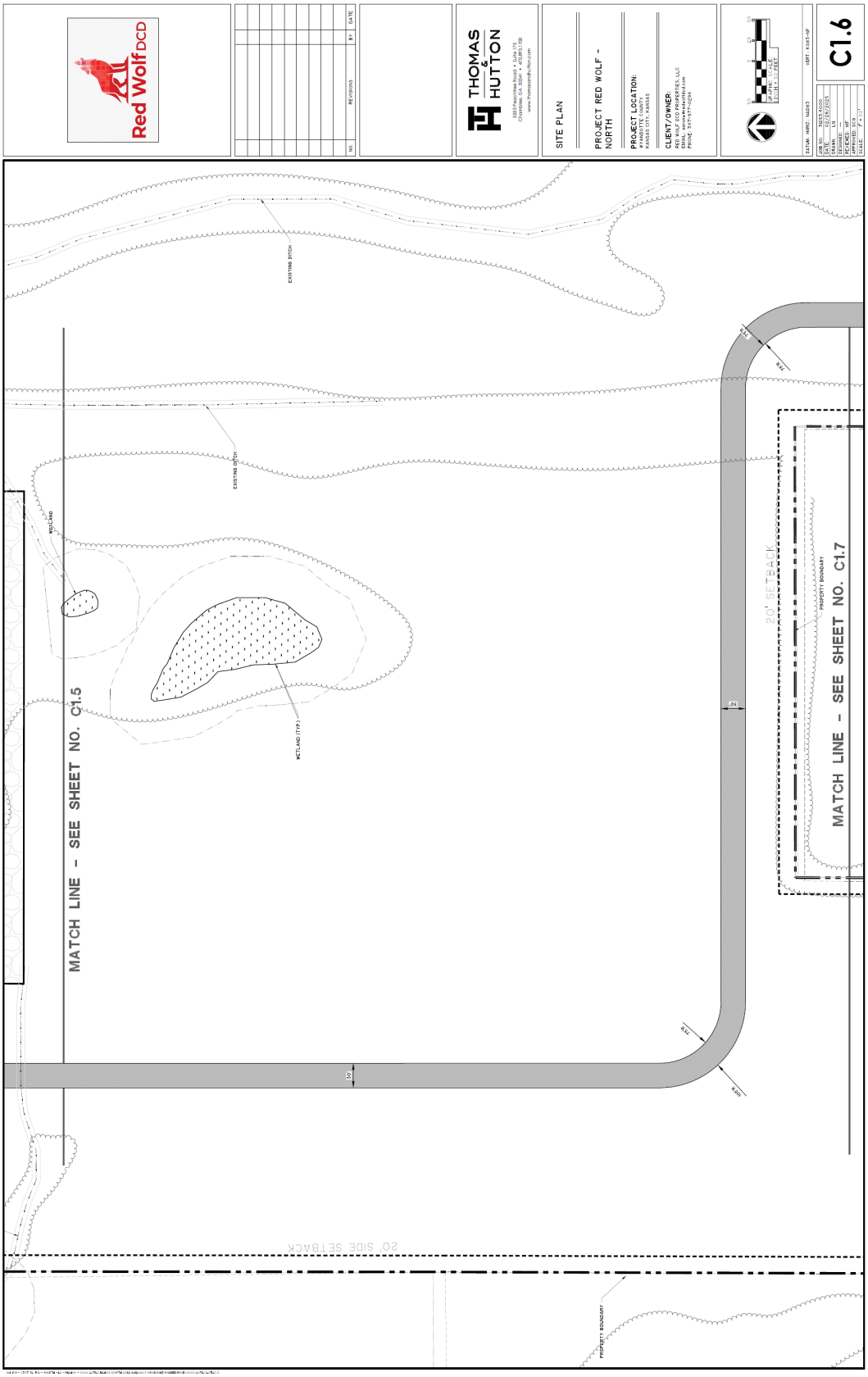

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
C1.1
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.2
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
INTERMITTENT STREAM
PROPOSED 50' OPEN SPACE EASEMENT
EXISTING DITCH
EMPLOYEE PARKING
CONCRETE PAD (TYP.)
LOADING DOCK (TYP.)
MECHANICAL YARD (ABOVE)
GENERATOR PEDS (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.2
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
20' SIDE SETBACK

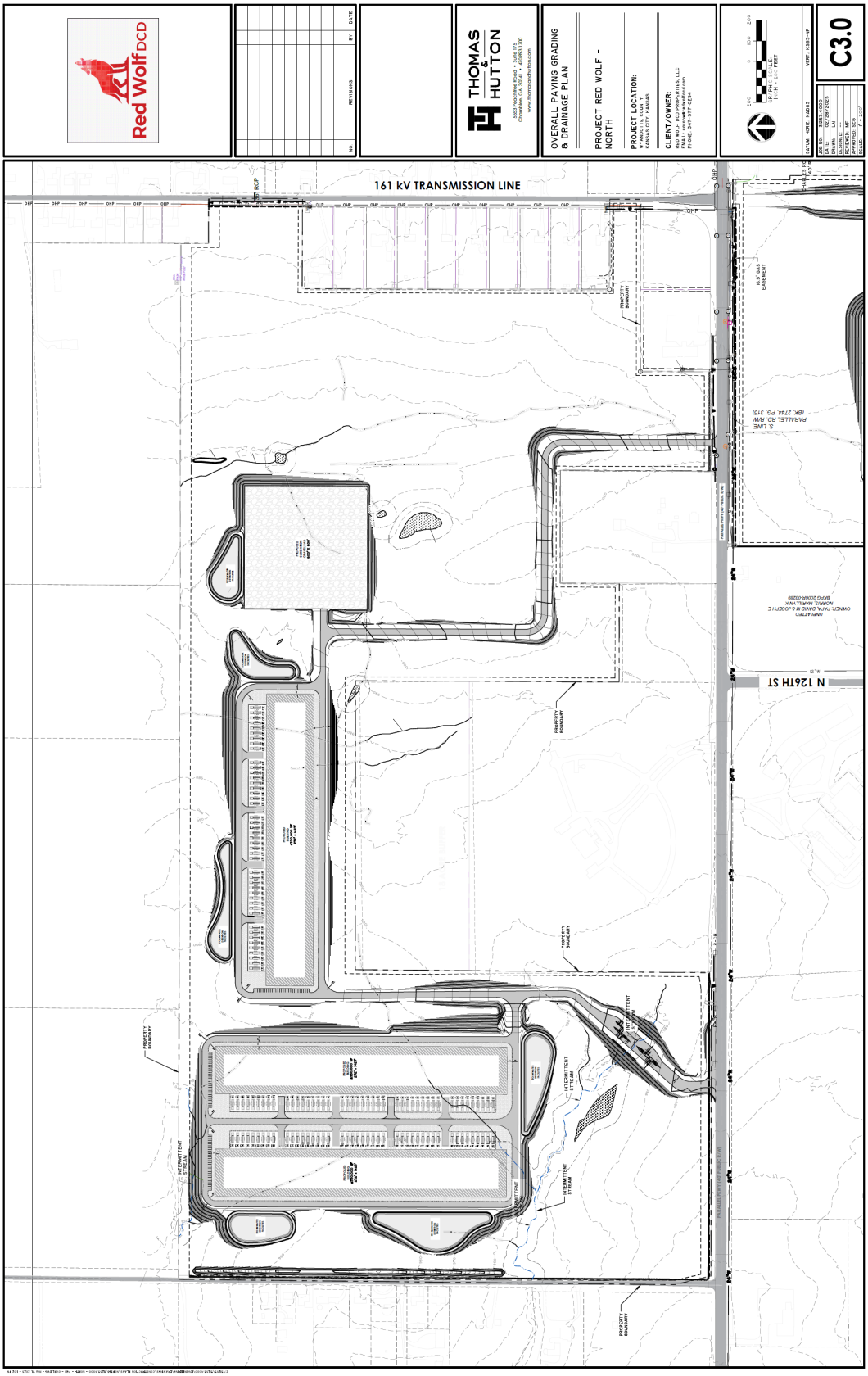
Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.3
MATCH LINE - SEE SHEET NO. C1.2
EXISTING DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
FORESTED WETLAND
SECURITY GATE
PROPOSED 8' SIDEWALK
60' PROPERTY SETBACK
30' WATER EASEMENT
EXISTING 24" WATER MAIN
PRIMARY SITE ACCESS
PROPERTY BOUNDARY


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.1
PROPOSED BUILDING ±330,000 SF 232' x 1423'
50' REAR SETBACK
50' FRONT SETBACK
PROPERTY BOUNDARY
STORMWATER DETENTION FACILITIES
CONCRETE PAD (TYP.)
GENERATOR FIELD (TYP.)
TRUCK LOADING DOCK (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
EXISTING PERENNIAL STREAM (TYP)
WETLAND (TYP)
WETLAND
EXISTING DITCH
BORROW PIT
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.4


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.6
EXISTING DITCH
WETLAND
WETLAND (TYP.)
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.7
20' SETBACK
PROPERTY BOUNDARY
20' SIDE SETBACK

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE - SEE SHEET NO. C1.6
PARALLEL PKWY (40' PUBLIC R/W)
PROPERTY BOUNDARY
20' SIDE SETBACK
PROPOSED 8' SIDEWALK
CURB INLET #25539
CURB INLET #25142
CURB INLET #25687


Red Wolf DCD
THOMAS & HUTTON
OVERALL PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
161 kV TRANSMISSION LINE
N 126TH ST
PROPERTY BOUNDARY
INTERMITTENT STREAM

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
ELECTRICAL SITE PLAN - NORTH - PHOTOMETRICS
KANSAS CITY DC PROJECT NORTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE

LANDSCAPE REQUIREMENTS:
Trees are required to be provided at not less than one (1) per 8,000 square feet of site area.

Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property.

Landscape Calculations:
Total site area = 240 Acres
Trees Required = 242 * 43560 =10,541,520/ 8,000 =1318 trees Required
Trees Provided= 786 Proposed Trees
Tree Deficit = 532 Trees
Tree Save Area = 18.90 acres

IF THE EXISTING TREES TO REMAIN DO NOT MEET THE TREE REQUIREMENTS THEN ADDITIONAL TREES WILL BE PROVIDED.

PLANT SCHEDULE

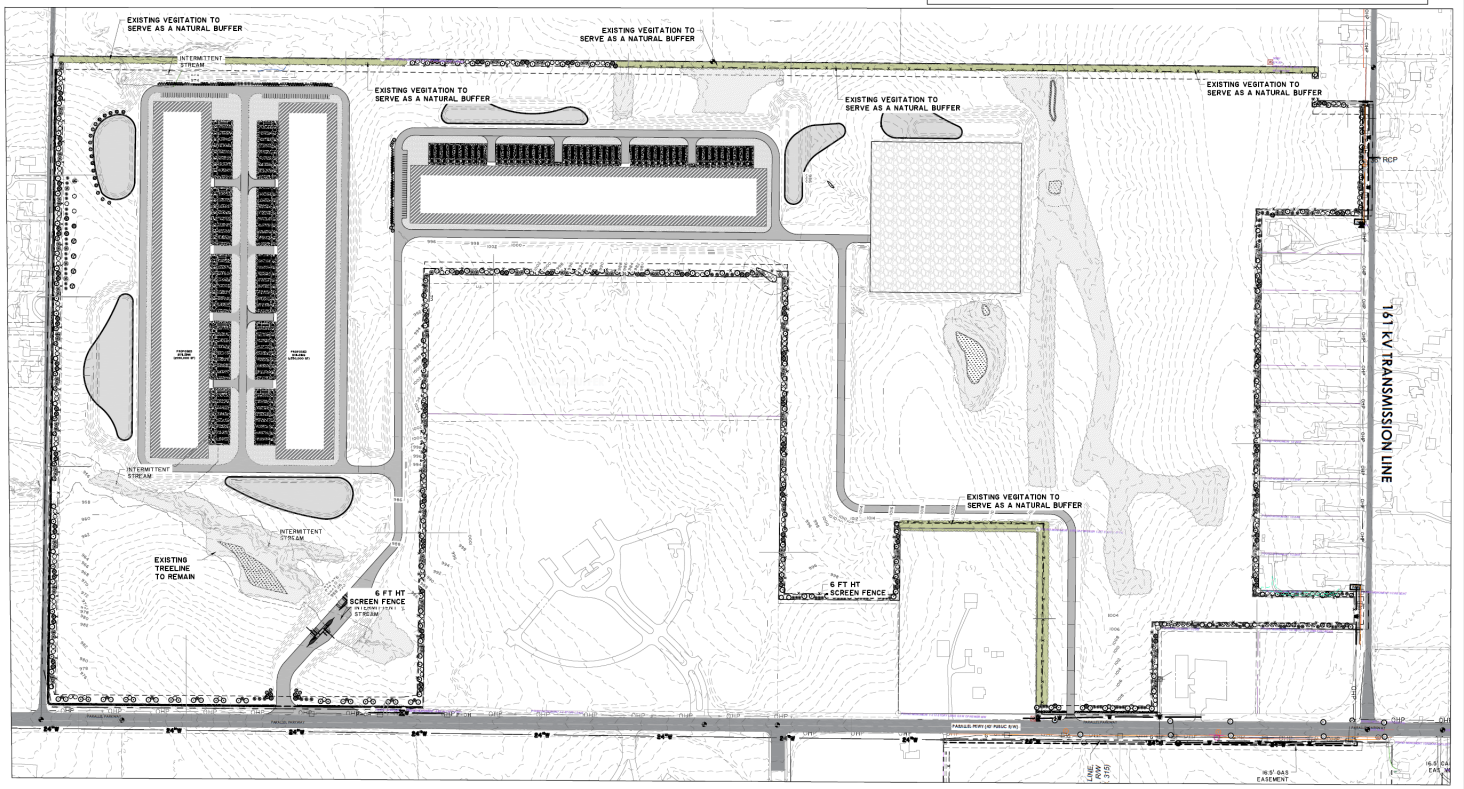
TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
134	AC	Abies concolor	White Fir	B & B OR CONT. ; 2" CAL 6' - 8' HT	Full to ground
15	ARA	Acer Rubrum 'Armstrong'	"Armstrong" Red Maple	B & B OR CONT. ; 2" CAL.	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	Green Mountain' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
26	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
21	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" Cal.	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. ; 2" CAL.	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT. ; 2" CAL.	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 8 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal. 8' - 10' HT.	Specimen
42	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT. ; 2" Cal.	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT. ; 2" CAL.	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT. ; 2" CAL.	Specimen
96	TGG	Thuja 'Green Giant'	Green Giant' Arborvitae	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABKK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. ; 18" x 18" HT & SPD.	
63	C_SM	Buxus microphylla 'Glencoe'	'Chicagoland Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	I_G	Ilex glabra	Inkberry		Full



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1100 Euclid Avenue
Charlotte, NC 28203 O 980.201.5505
www.thomasandhutton.com

OVERALL LANDSCAPE PLAN NORTH

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

CLIENT/OWNER:
RED WOLF DCO PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

200 0 100 200
GRAPHIC SCALE
1 INCH = 200 FEET

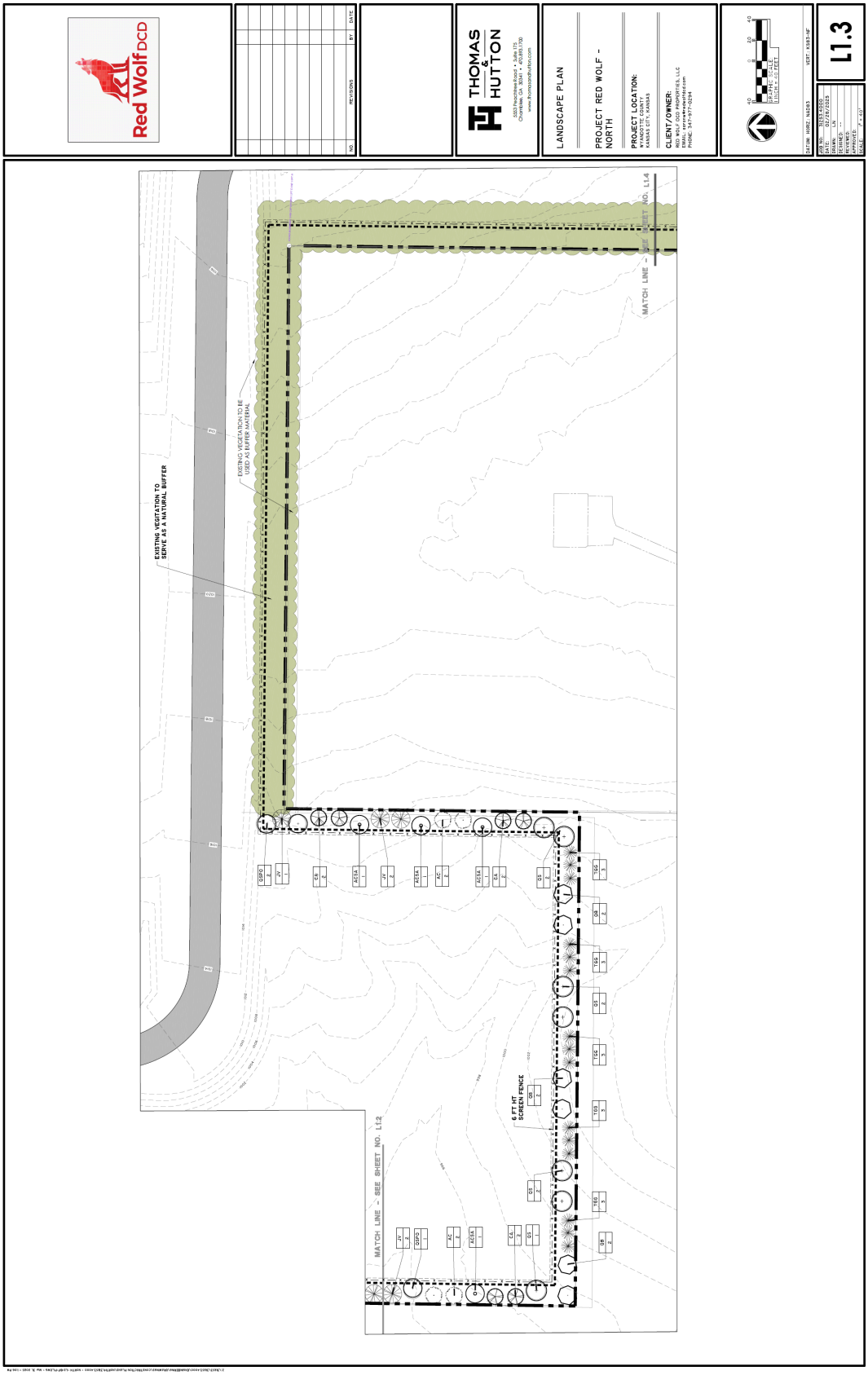
DATUM: HORZ.: NAD83 VERT.: NGS-NF

JOB NO.	19253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	-----
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 200'

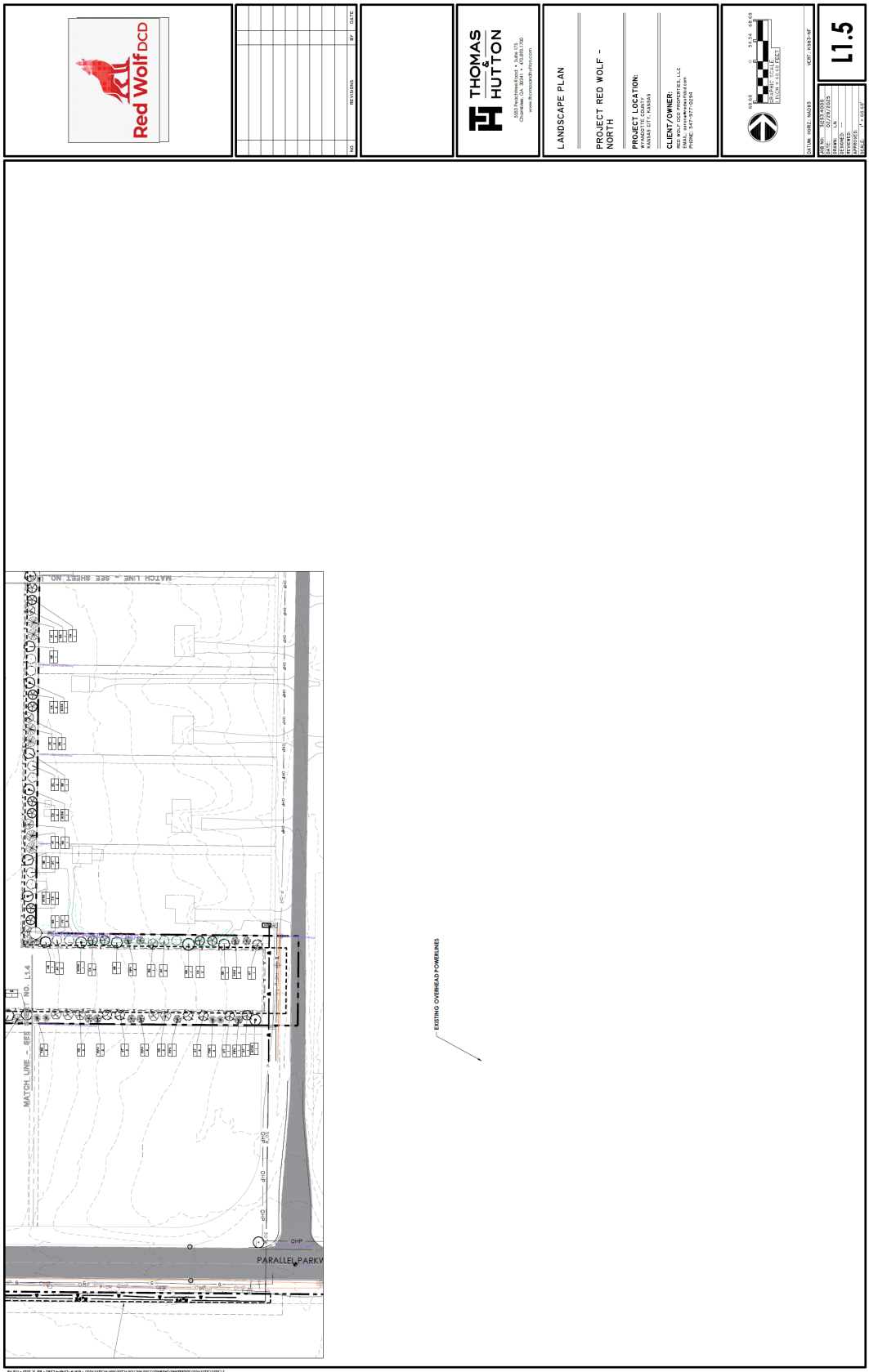
L1.00

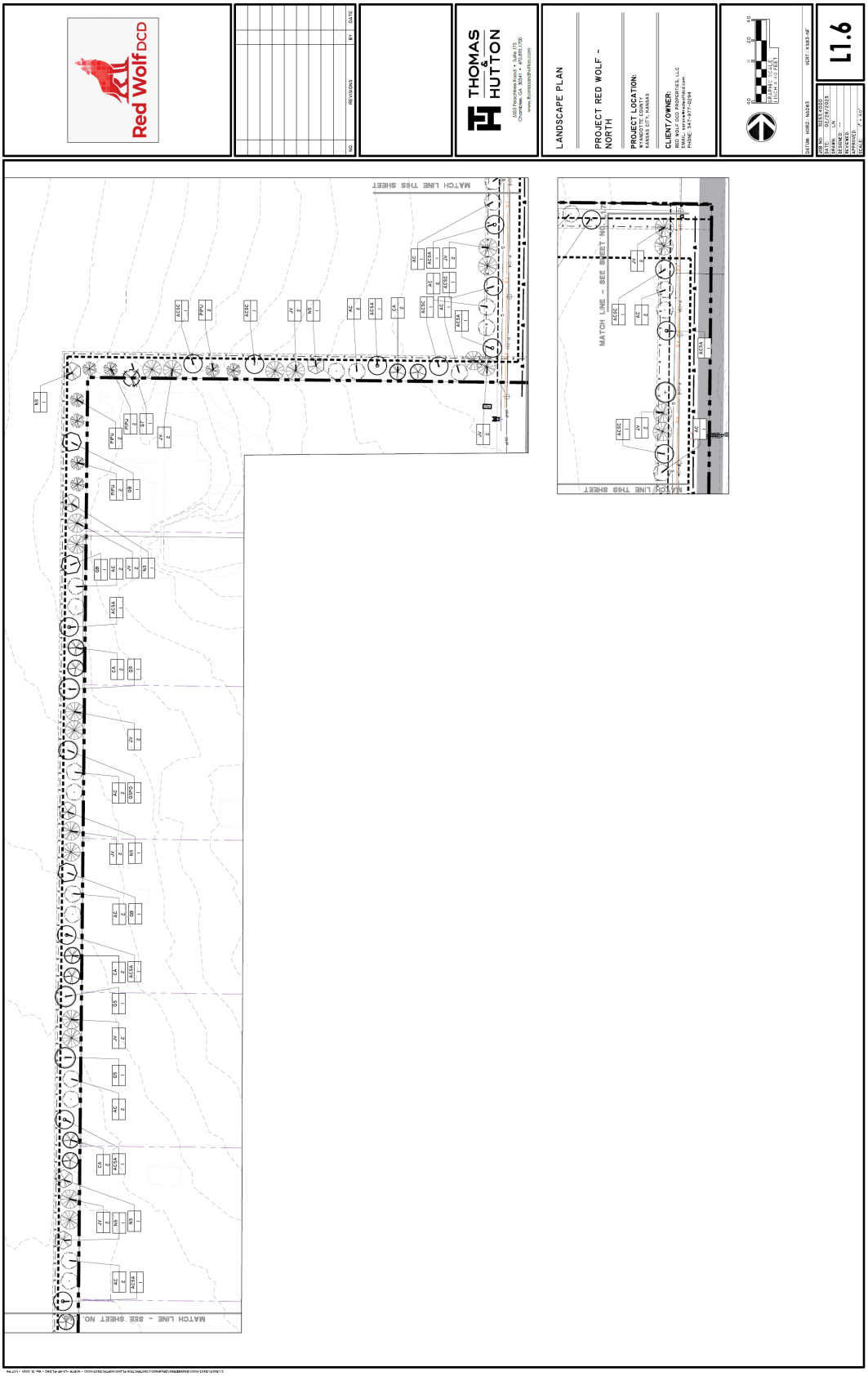
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
PLANT SCHEDULE
TOTAL TREES = 786
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.2
SEE SHEET NO. L1.10
EXISTING TREELINE TO REMAIN
INTERMITTENT STREAM
STREAM
SECURITY GATE
6 FT HT SCREEN FENCE
30' SIDE SETBACK (TYP.)
60' PROPERTY SETBACK

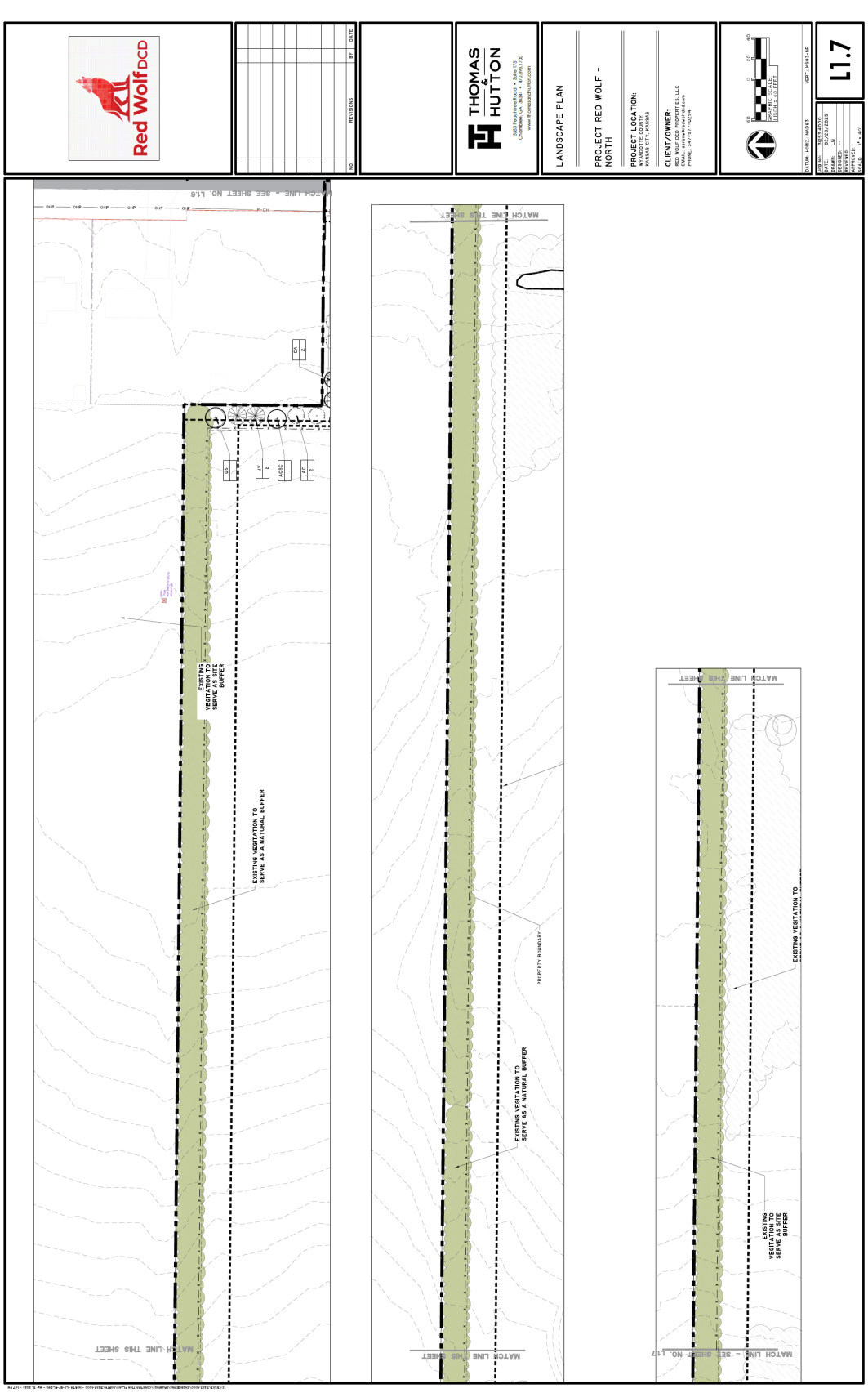
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.1
6' WOOD PRIVACY FENCE


Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.3
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.2
6 FT HT SCREEN FENCE

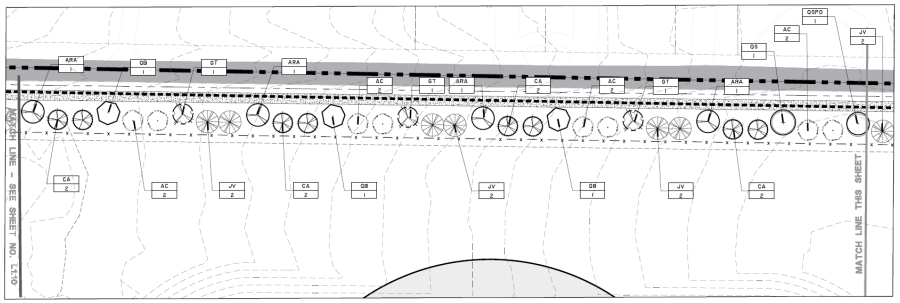
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.4
PARALLEL PARKWAY
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
PROPERTY SETBACK
PROPOSED 4' SIDEWALK
MATCH LINE - SEE SHEET NO. L1.3
FOUND MONUMENT 1/2"RB

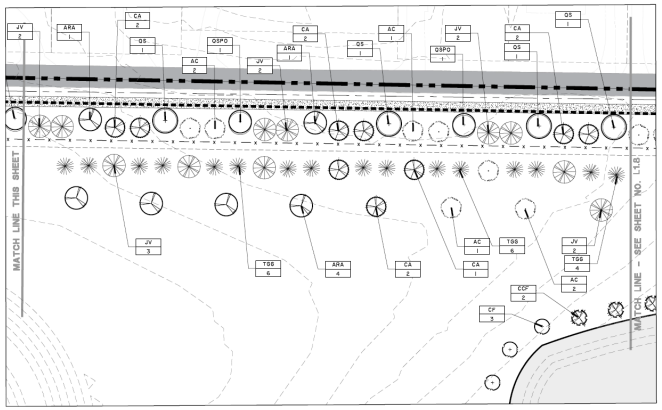

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
PARALLEL PARKW
EXISTING OVERHEAD POWERLINES


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO.


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.7
PROPERTY BOUNDARY

Red Wolf DCD
NO. REVISIONS BY DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE - SEE SHEET NO. L1.7
MATCH LINE THIS SHEET
EXISTING VEGETATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO SERVE AS SITE BUFFER
EMPLOYEE PARKING
GENERATOR FIELD (TYP.)
MATCH LINE - SEE SHEET NO. L1.9





PLANT SCHEDULE

TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
136	AC	Abies concolor	White Fir	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
13	ARA	Acer Rubrum 'Armstrong'	'Armstrong' Red Maple	B & B OR CONT. ; 2" CAL.	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
26	ACSC	Acer saccharum 'Sugar Cane'	'Sugar Cane' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
121	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" Cal.	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. ; 2" CAL.	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT. ; 2" CAL.	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 6 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal. 8' - 12' HT	Specimen
42	PIPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT. ; 2" Cal.	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT. ; 2" CAL.	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT. ; 2" CAL.	Specimen
56	TGG	Thuja 'Green Giant'	'Green Giant' Arborvitae	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABGK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. 18" x 18" HT & SPD.	
63	CLBM	Buxus microphylla 'Glencoe'	'Chicago Lord Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	ILB	Ilex sidera	Inkberry		Full

Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

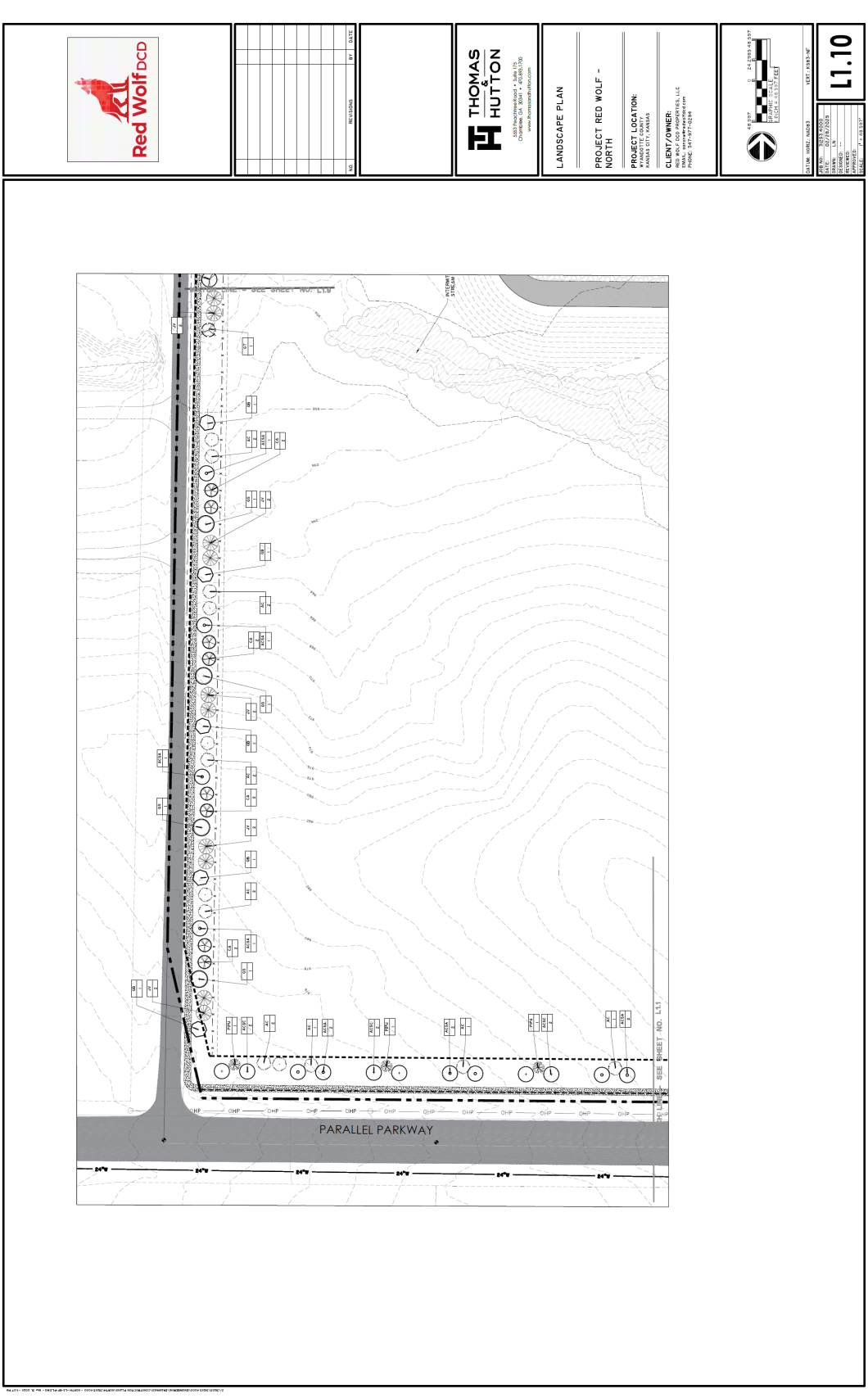
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: sarosw@redwolfdcd.com
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

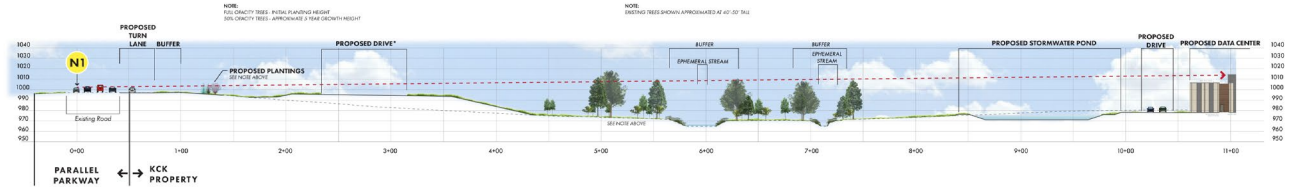
DATUM: HORZ.: NAD83 VERT.: KS83-NF

JOB NO: 31293.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 40'

L1.9

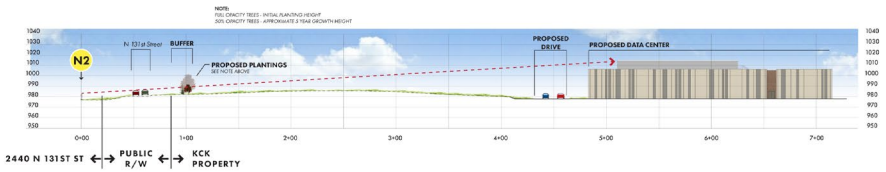

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.10
SEE SHEET NO. L11
PARALLEL PARKWAY

SECTION KEY | SECTION N1



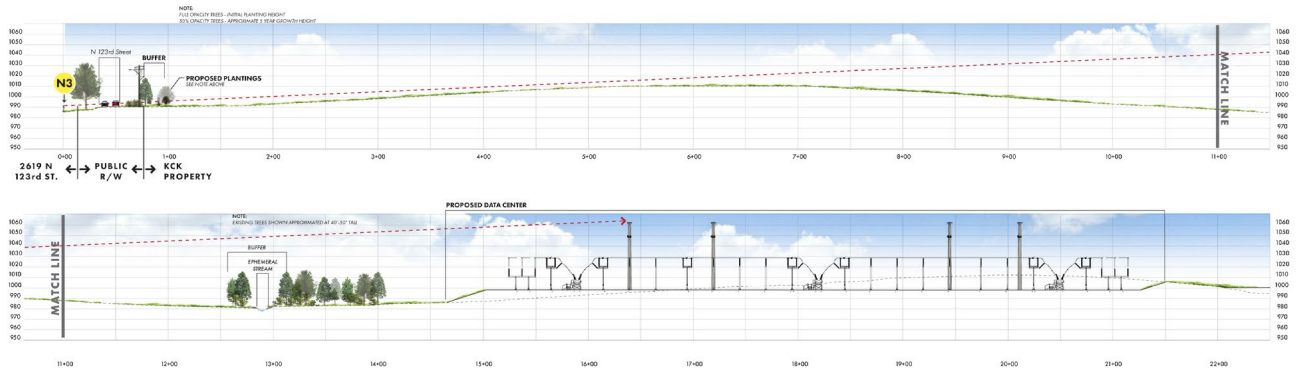
SECTION N1

SECTION KEY | SECTION N2



SECTION N2

SECTION KEY | SECTION N3



SECTION N3

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

FEBRUARY 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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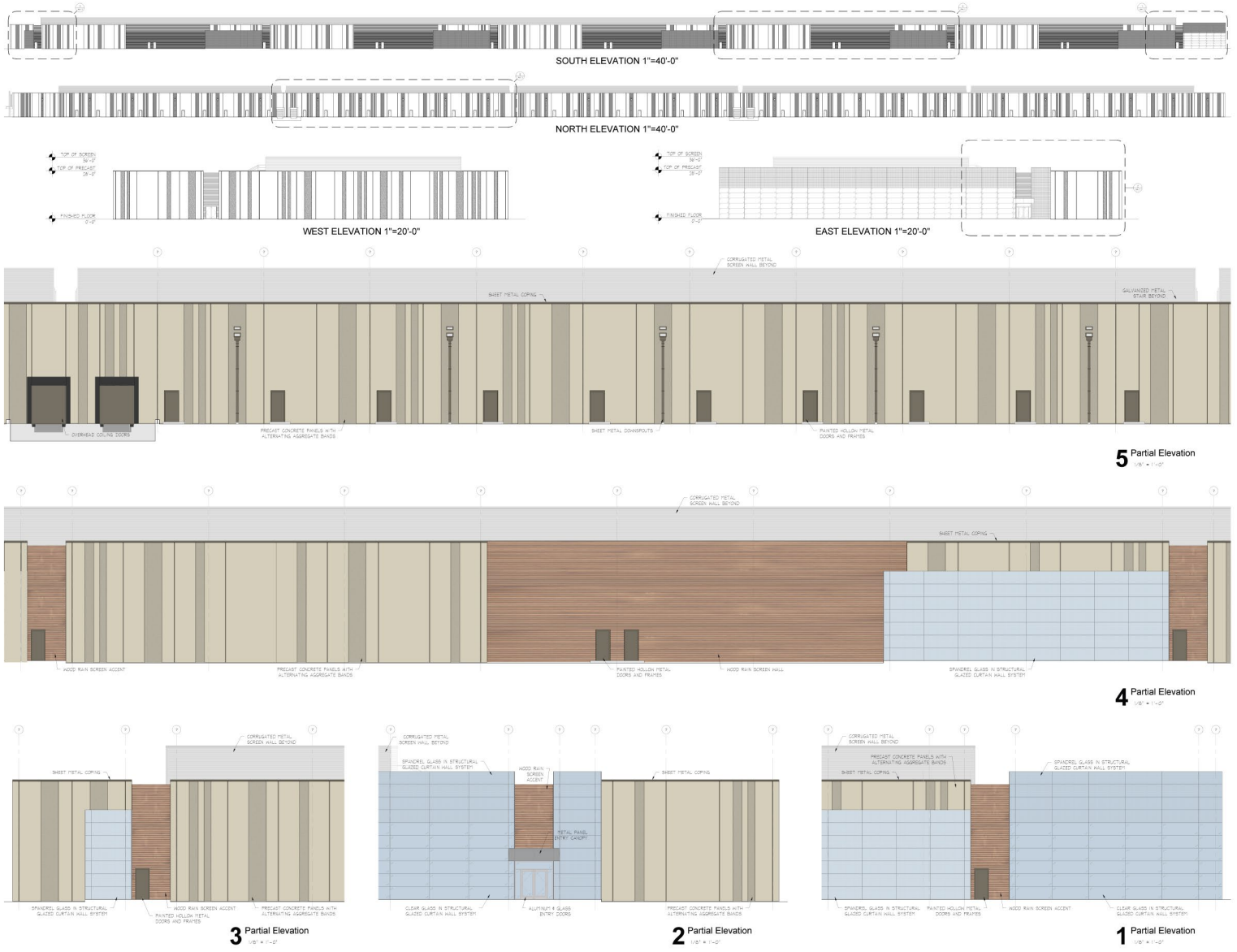


CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

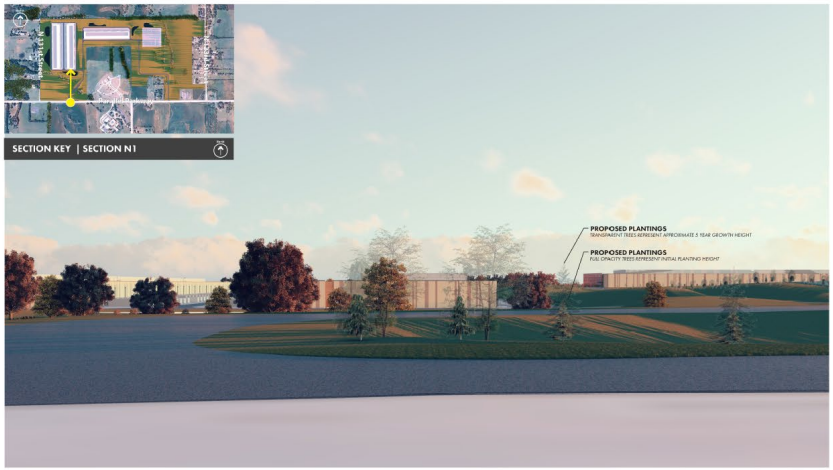
SEAL

REVISIONS

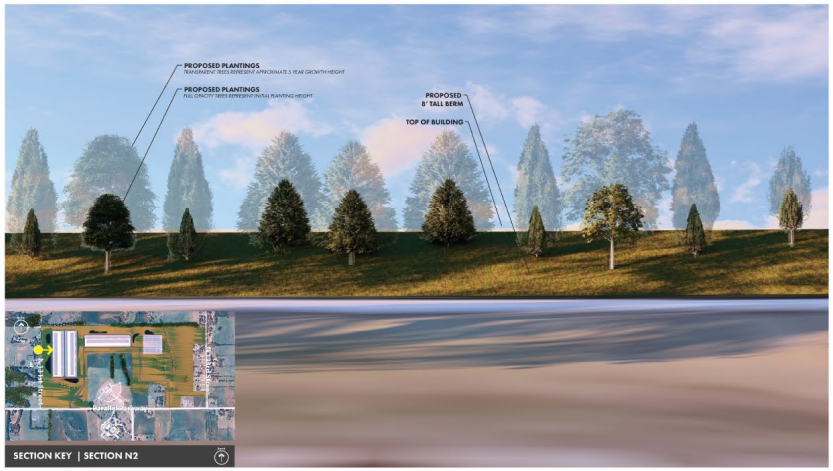
ISSUE DATE: March 27, 2025
REASON FOR ISSUE: REVIEW
PROJECT NUMBER: 24-032
PROJECT PHASE: SS

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1



SECTION N1



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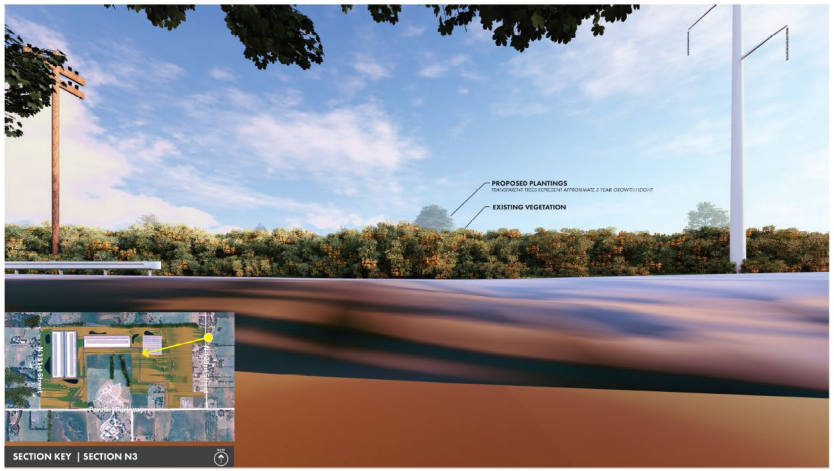

SECTION N3

CONCEPTUAL BUILDING RENDERING

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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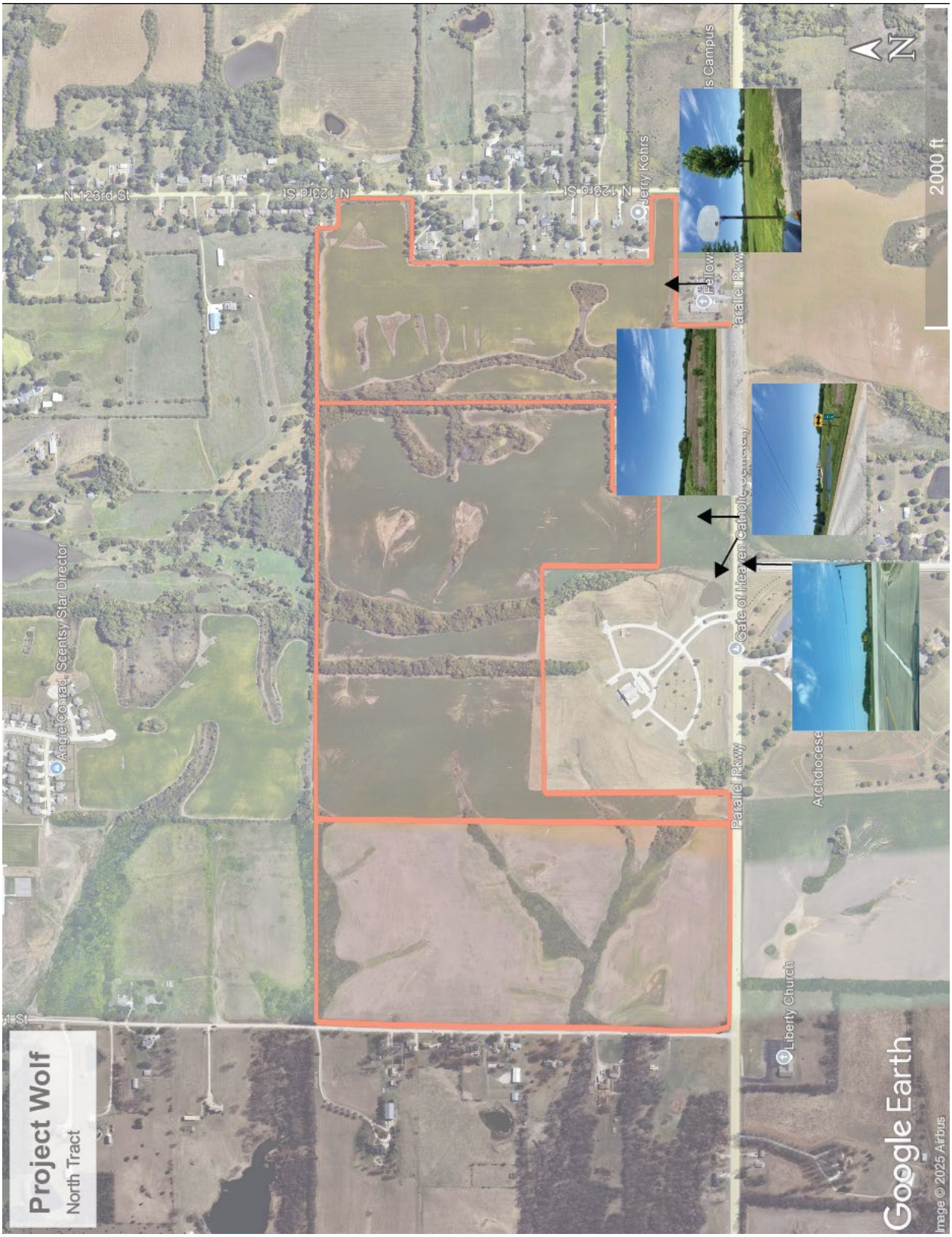

Project Wolf
North Tract
N
2000 ft
N 123rd St
N 123rd St
N 123rd St
Jerry Kohrs
Parallel Pkwy
Parallel Pkwy
Archdiocese
Liberty Church
Google Earth
Image © 2025 Airbus

North-facing view from Parallel Parkway
into 12340 Parallel Parkway parcel

North-facing view from Church Property
into 12340 Parallel Parkway parcel

North-facing view from N 126th Street
intersection with Parallel Parkway

Northwest-facing view from Parallel Parkway
into Cemetery Property

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

Subject Property:
12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

to B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Commercial / Business Park to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts: At-Large Commissioner, District #2: Tom Burroughs
District #7: Chuck Stites

Existing Zoning District(s): A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	**Adjacent Uses**
North	**A-G Agriculture (WYCO)**	**Farmland, single-family home and cemetery**
South	**None (City of Bonner Springs)**	**Wyandotte County Park and vacant homes (City of Bonner Springs)**
East	**A-G Agriculture District**	**Single-family homes and farmland**
West	**A-G Agriculture, A-G Agriculture (WYCO), R Rural Residential (WYCO), R-1 Large Lot Single Family Residential (WYCO), R-1 Single Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes, senior living facility and wooded land**

Total Tract Size: 306 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business

Park, which allows major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan:

The goDotte Countywide Strategic Mobility Plan designates State Avenue and Parallel Parkway as Major Arterials and North 126th Street as a Major Collector.

Parking Requirement:

Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the Director of Planning and Zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.

Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,666 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo –May 8, 2025 Letters to Property Owners – April 28, 2025 May 28, 2025
Public Hearing:	
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot, and a Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (Prairie Delaware Piper Area Plan) to build four (4) 330,000 square foot buildings for a data center at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue on 306 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permits and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 126th Street and North 118th Street. North of Parallel Parkway is Gates of Heaven Cemetery. West of North 126th Street on Parallel Parkway is the Archdiocese of Kansas City and on Delaware Parkway and State Avenue are suburban style development, with a senior living facility, single-family home, duplexes and townhome subdivisions.

State Avenue and Parallel Parkway are high trafficked four (4) lane roadways with access to Kansas Highway 7 (K-7), except there is no site access on State Avenue.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. The proposed use, a large data center, is not compatible with the adjacent uses as there are single-family homes along 126th Street, North 118th Street, Parallel Parkway and the rural western fringe of Parallel Parkway.

Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American

Royal), ancillary parking lots and future Bonner Springs development at the southwest corner of the 118th Street and State Avenue intersection.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property is suitable for uses to which it has been restricted as A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts, which the southern half of the development site was a mixed residential development with commercial retail on the southwest corner that was entitled, but never developed. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property has been vacant farmland since at least 1991 which is based on aerial photography.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park and substation's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (126th Street, Parallel Parkway, and the rear of the residences that abut North 118th Street) and noise is not mitigated. The type of use, will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the currently undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision, multi-family and commercial development or currently entitled on the property. A Traffic Impact Study is currently being reviewed by the Public Works Department

and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial/Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south side of Parallel Parkway, and north side of State Avenue the length of the property line, and North 126th Street, as a Major Collector.

In lieu of installing a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway and State Avenue for pedestrian connectivity along the Major Arterials and connect into the existing sidewalks on North 126th Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

All identified and designated protected wetlands should be preserved in perpetuity as an open space conservation easement/deed restriction.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is split between two (2) school districts: Piper East Elementary School, Piper Middle School, and Piper High School, under Piper USD 203 and Delaware Ridge Elementary School, Robert E Clark Middle School and Bonner Springs High School, under Bonner/Edwardsville USD 204.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. ***Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.***

    The proposed use does not conform to the Prairie Delaware Piper Area Plan, which is designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south Parallel Parkway, and the north side of State Avenue.

    The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. ***Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.***

    The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. ***Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.***

    The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 126th Street. There are no lots in the

immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards should support the natural and social environment.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of facilities, albeit sanitary sewer service flows west in the southern half of the development. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. In addition to the seminary and cemetery, this block along 126th Street between State Avenue and Parallel Parkway is on the eastern edge of more "suburban" development west on Delaware Parkway and State Avenue with Delaware Ridge neighborhood and Delaware Ridge Elementary School.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit

and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

    Applicant Response: An 8-foot-wide sidewalk has been included in the revised

plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

   Applicant Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Additional breaks in material and articulations have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from

residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote o preliminary plat.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

   Applicant Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-006, Red Wolf South Preliminary Plat (PLAT2024-009) and Master Plan Amendment MPL2025-003** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical**

distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway towards North 115th Street;**
6. **Ensure the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.**

   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-006** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-006,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-009** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

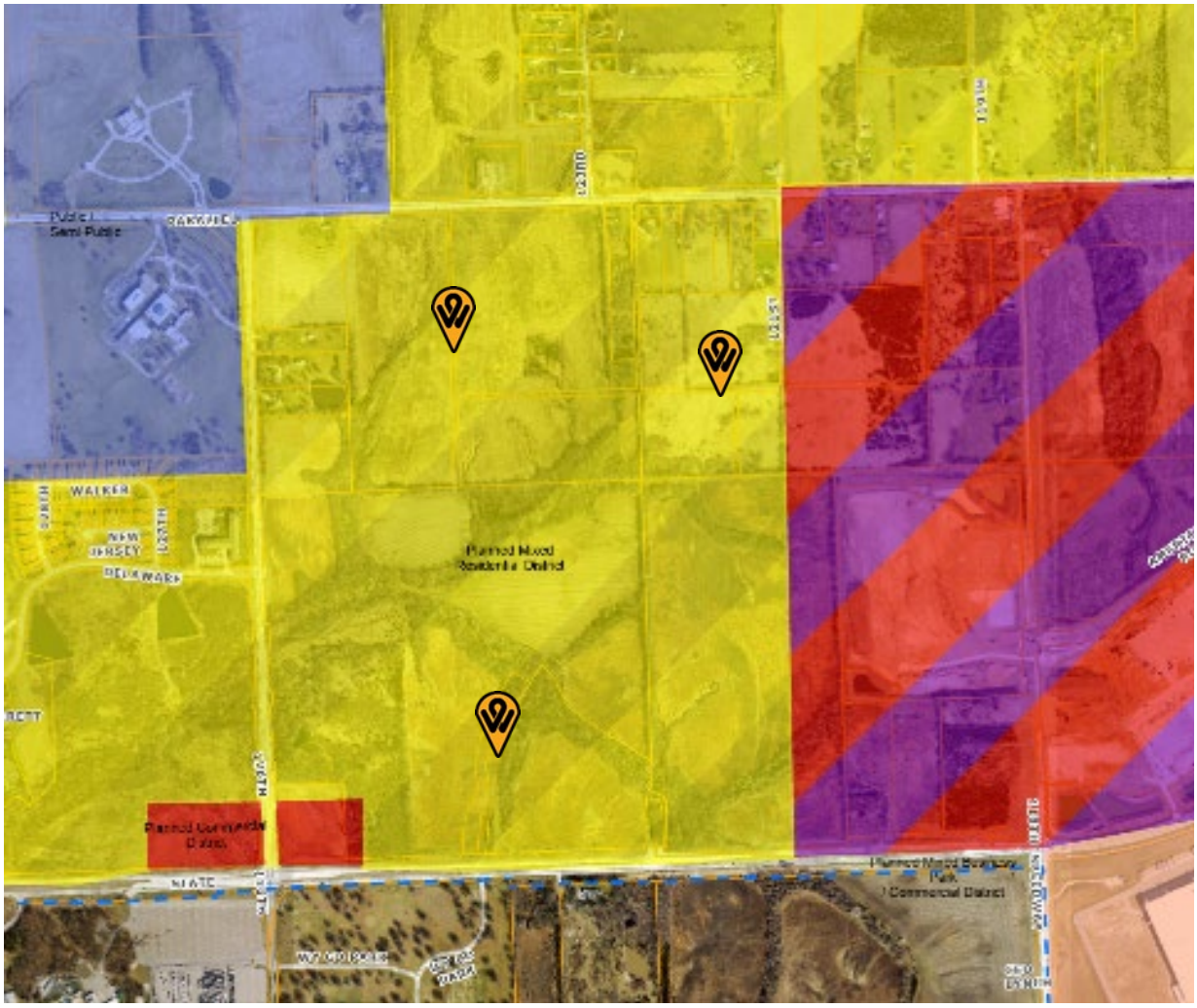
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-009,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Public/
Semi-Public
WALKER
NEW
JERSEY
Planned Mixed
Residential District
Planned Commercial
District
STATE
Planned Mixed Residential
Park
Commercial District

N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Additional breaks in material and articulations have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote on preliminary plat.

Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:

    a. Gate doors are required for all types of screening that are placed in front of the transformers.

    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

6. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged

8. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged

9. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

11. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

12. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

13. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

14. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

Response: Noted.

B) Items that are conditions of approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
Joshua Kennard	1310 State ave	
M. Wayne Rahija	1925 N. 121 st KCK 66109	rahijawm@aol.com
Steven Breedlove	17131 262nd St Tonganoxie KS 66086	
~~Jordan~~ Breedlove	17131 262nd St Tonganoxie KS 66086	
Jeff Sheets	12448 Parallel PKWY	JeSheetsInc@aol.com
Jack Miya	900 W 48th Pkwy Suite Kansas City MO	jmiya@polsinelli.com
Duane Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E LONG	1801 N 12[illegible] KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda & Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
LaDonna A. Kelly	1805 N 126th St KCK 66109	JANDPKelly@ATT.NET
Shannon Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
G Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandrw2@gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as 1/4 to 1/2 mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now John Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on May 14, 2025.
3. The notice to nearby property owners was sent on April 30, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 16th day of May, 2025.

My commission expires 26th of October, 2025.

Notary Public

102439906.2

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Long	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Tinen State ave	134th street Parkway	
Jessica Dai	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurlbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	3 Zaragoza Cir. 18 VAR 12505 Parallel Pkwy	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence Wagner	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bawcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Olathe Ks 66219	Ramona.Rieger@Terracon.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	danko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@LeavenworthLawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

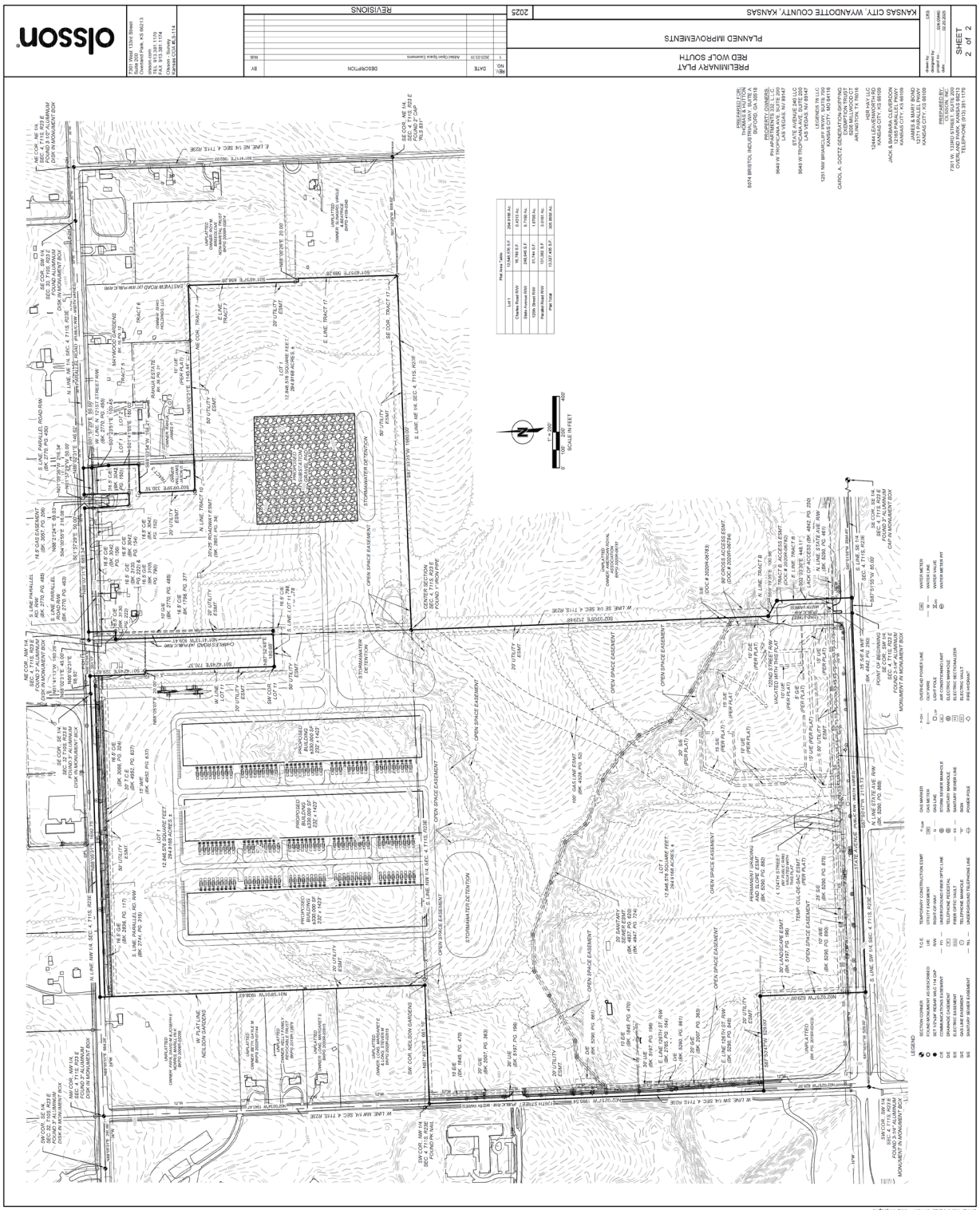
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

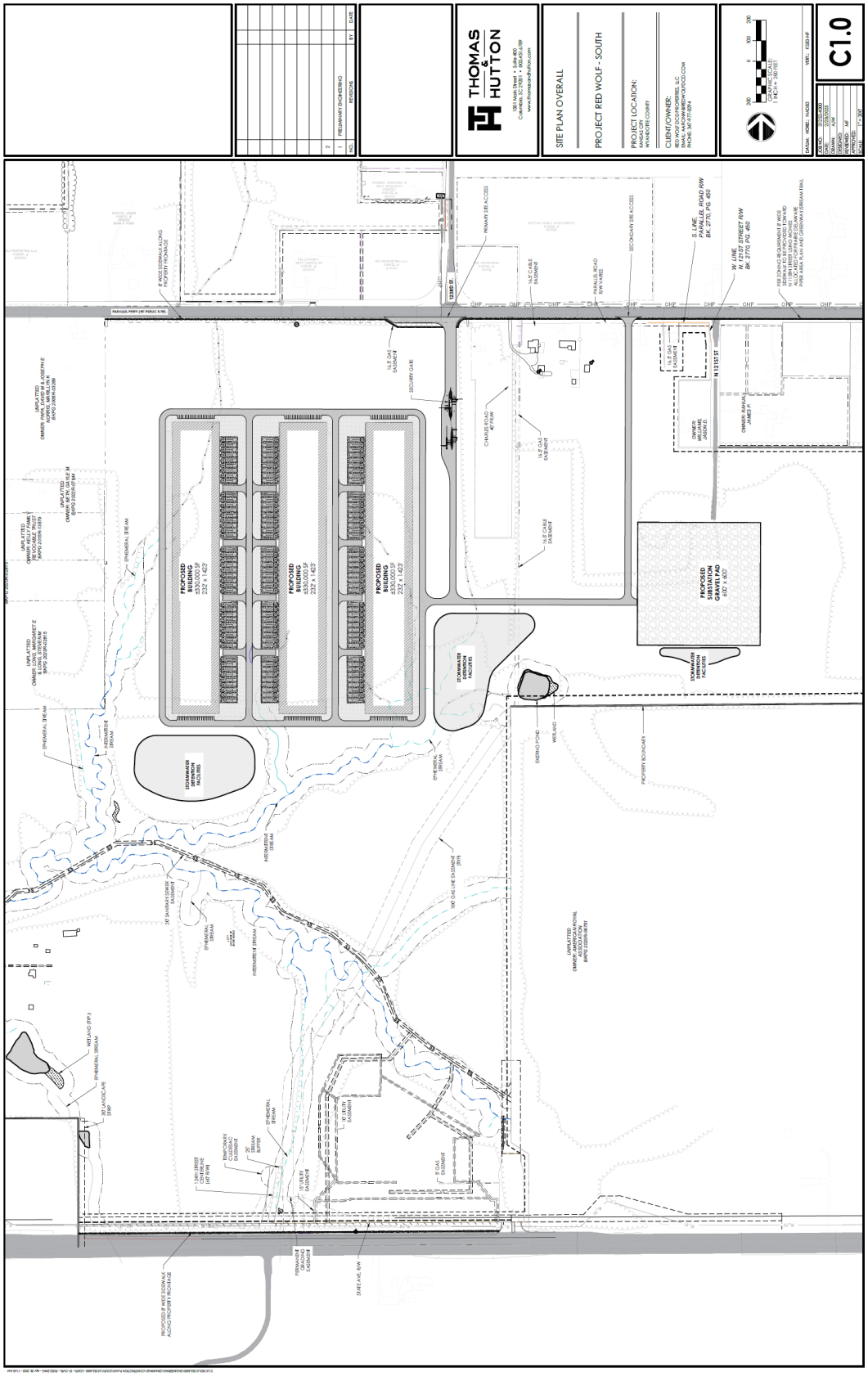
My commission expires 20th of June, 2025.

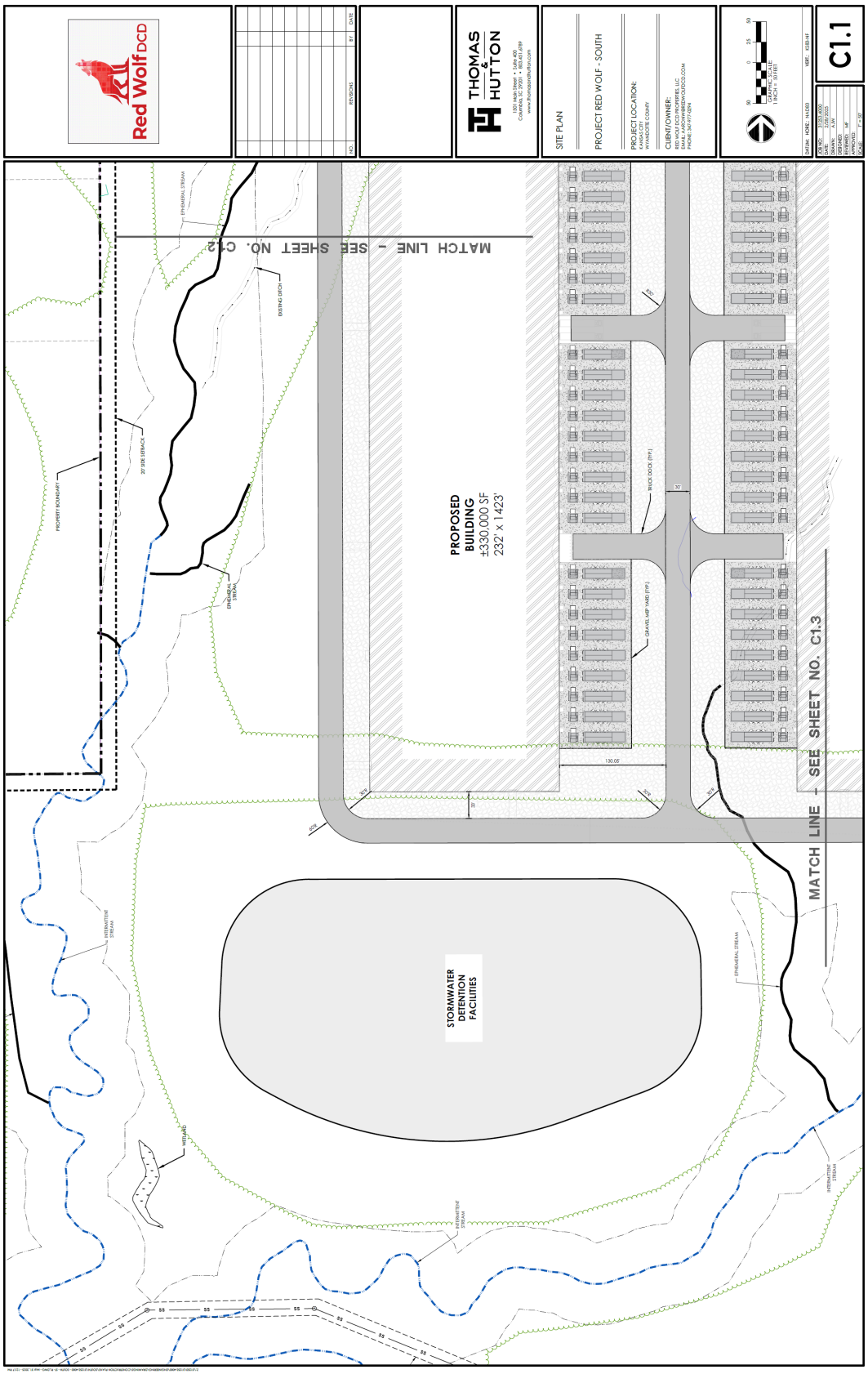
Notary Public

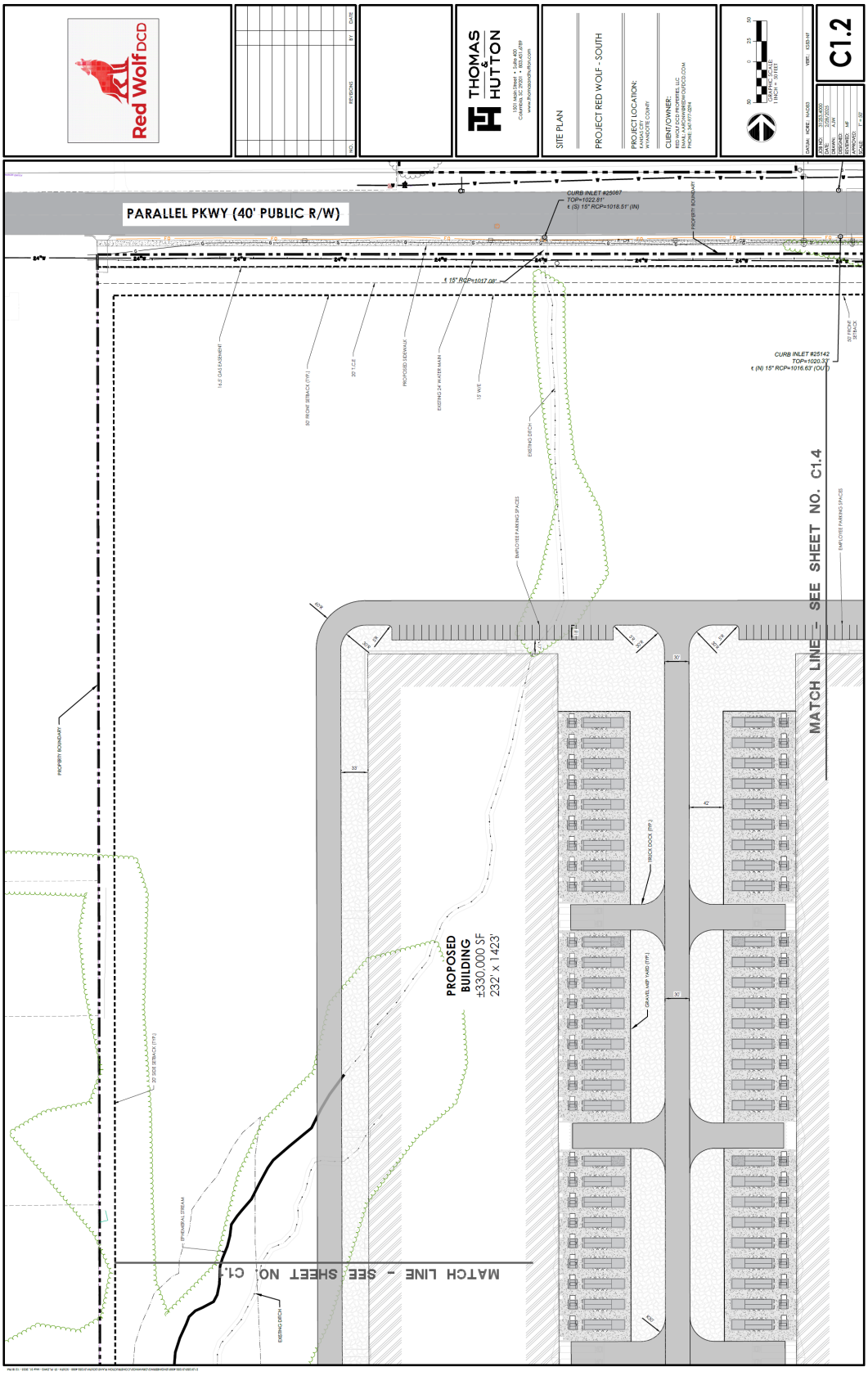
ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

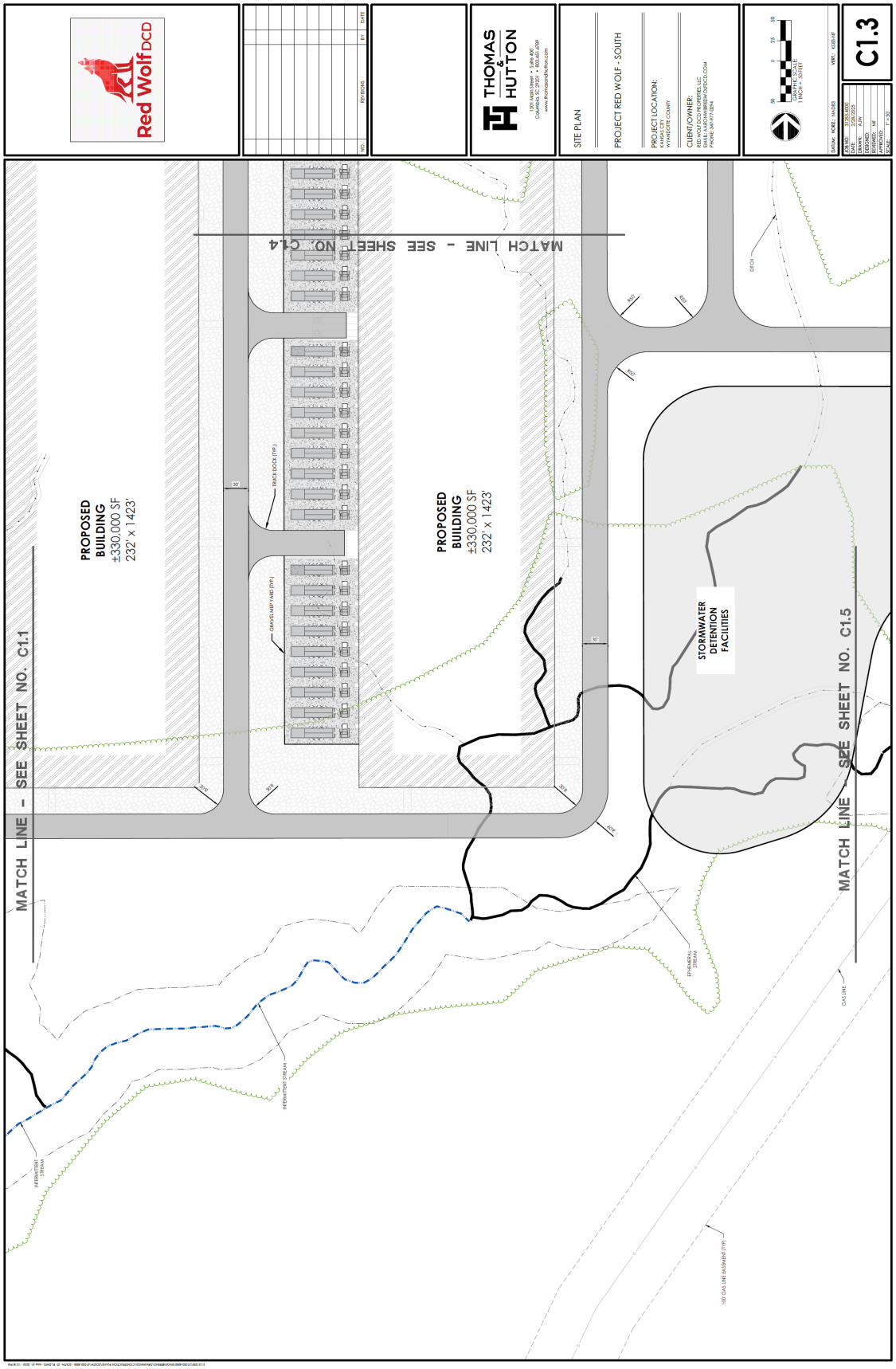
102439906.1

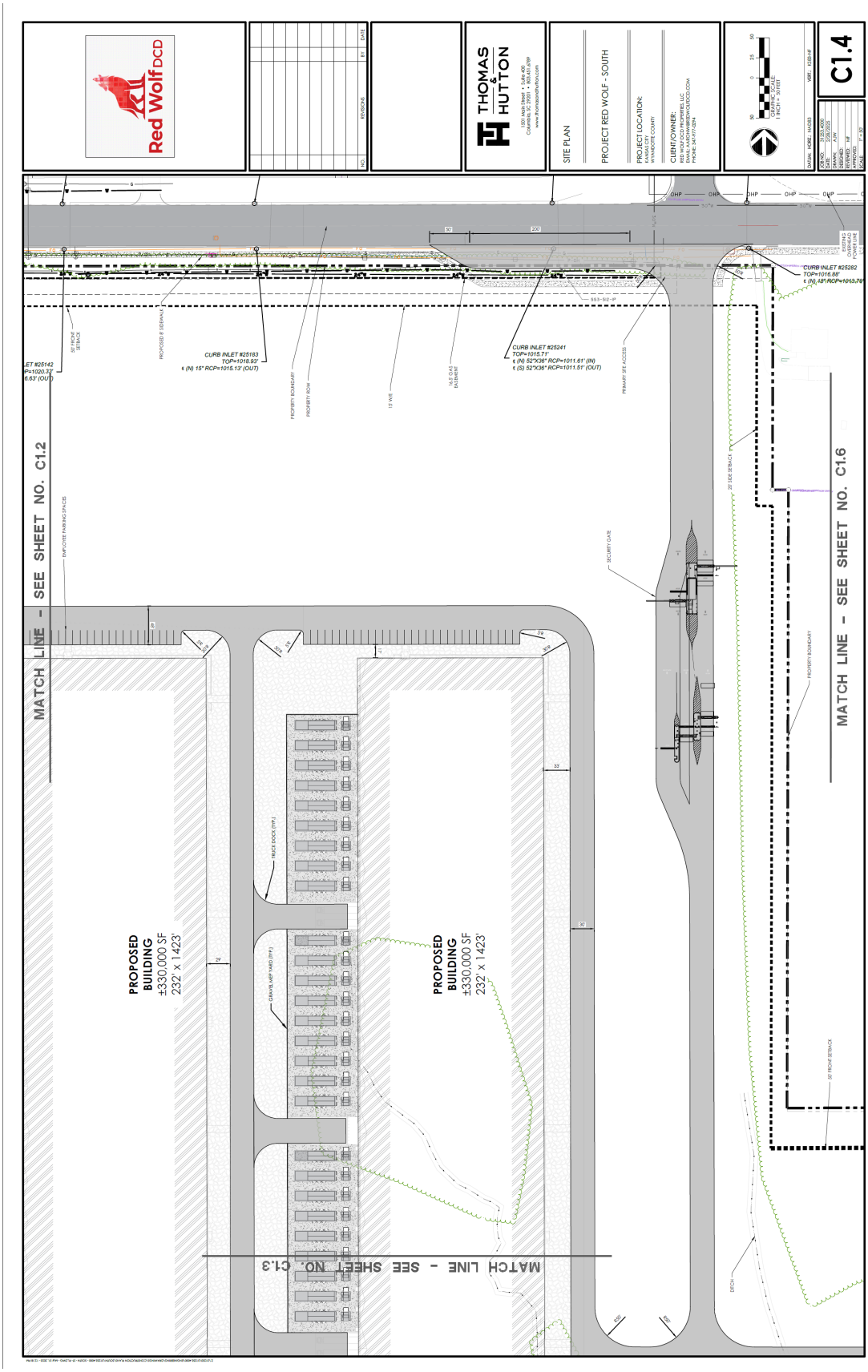

olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
olsson.com
FAX: 913.381.1174
Kansas COA #E-1314
REVISIONS
NO.
DATE
DESCRIPTION
BY
1
2025.03.31
Added Open Space Easements
MJB
PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
DATE
Drawn by:
Designed by:
Date:
03.20.2025
SHEET
2 of 2
PREPARED BY:
OLSSON, INC.
7301 W. 133rd STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
LEGEND
SECTION CORNER
SET 5/8"x24" REBAR W/G.114 CAP
FOUND MONUMENT AS DESCRIBED
DRAINAGE EASEMENT
ELECTRIC EASEMENT
GAS EASEMENT
SANITARY SEWER EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
RIGHT-OF-WAY
TELEPHONE RECEIVER OPTIC LINE
FIBER OPTIC VAULT
UNDERGROUND TELEPHONE LINE
OVERHEAD POWER LINE
GAS MARKER
GAS LINE
LIGHT POLE
AIR CONDITIONING UNIT
ELECTRIC TRANSFORMER
ELECTRIC RECEPTACLE
ELECTRIC METER
TELEPHONE PEDESTAL
FIRE HYDRANT
WATER METER
WATER VALVE
WATER METER PIT
POWER POLE
SANITARY SEWER LINE
Plat Area Table
Lot 1
12.946.576 SF
294.6166 Ac.
Chadwick Road R/W
56.166 S.F.
0.0129 Ac.
Wilson Road R/W
61.744 S.F.
0.0014 Ac.
103rd Street R/W
61.744 S.F.
1.4179 Ac.
Parallel Road R/W
131.365 S.F.
3.0155 Ac.
Plat Total
13.527.426 S.F.
305.699 Ac.
SCALE: 1" = 200'
0 100' 200' 400'
SCALE IN FEET
N
ENGINEERS FOR:
THOMAS & HUTTON
5074 BRISTOL INDUSTRIAL WAY, SUITE B
BUFORD, GA 30518
PROPERTY OWNERS:
RED WOLF SOUTH, LLC
PH AMERICA HOLDINGS, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
STATE AVENUE JM, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
CHADWICK FAMILY TRUST, LLC
1251 NW BRIARCLIFF PKWY, SUITE 700
KANSAS CITY, MO 64116
CAROL A. DOETZ OMNIBUS TRUST, 2004
EXEMPTION TRUST
1800 E LAMAR ST
ARLINGTON, TX 76018
HSR HAY, LLC
5544 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
JAMES & MARY BOND
10701 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
DATE: Mar 31, 2025 9:44am USER: mbogna
C:\Temp\AcPublish_11096\V_PULL_Q240044D.dwg

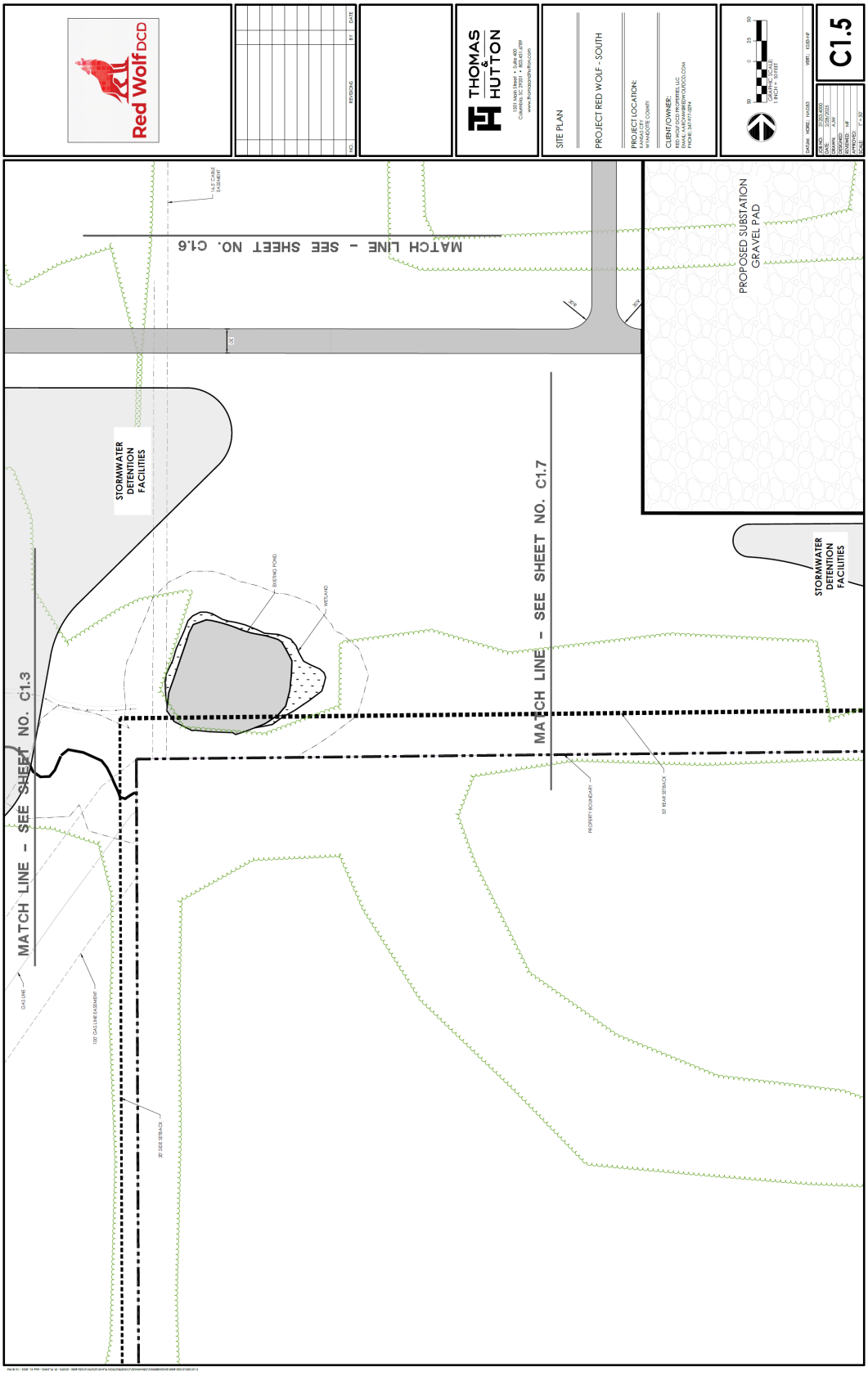

THOMAS & HUTTON
SITE PLAN OVERALL
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.0
PROPOSED BUILDING
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.1
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
EPHEMERAL STREAM
INTERMITTENT STREAM
WETLAND
PROPERTY BOUNDARY
20' SIDE SETBACK
EXISTING DITCH
TRUCK DOCK (TYP.)
GRAVEL MEP YARD (TYP.)
130.05


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25087
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C1.4
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPERTY BOUNDARY
EXISTING DITCH
EPHEMERAL STREAM
TRUCK DOCK (TYP.)
GRAVEL HAP YARD (TYP.)
EMPLOYEE PARKING SPACES
MATCH LINE - SEE SHEET NO. C1.3


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
STORMWATER DETENTION FACILITIES
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.5
DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
GAS LINE
100' GAS LINE EASEMENT (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
CURB INLET #25183
CURB INLET #25241
CURB INLET #25282
PROPERTY BOUNDARY
PROPERTY ROW
SECURITY GATE
DITCH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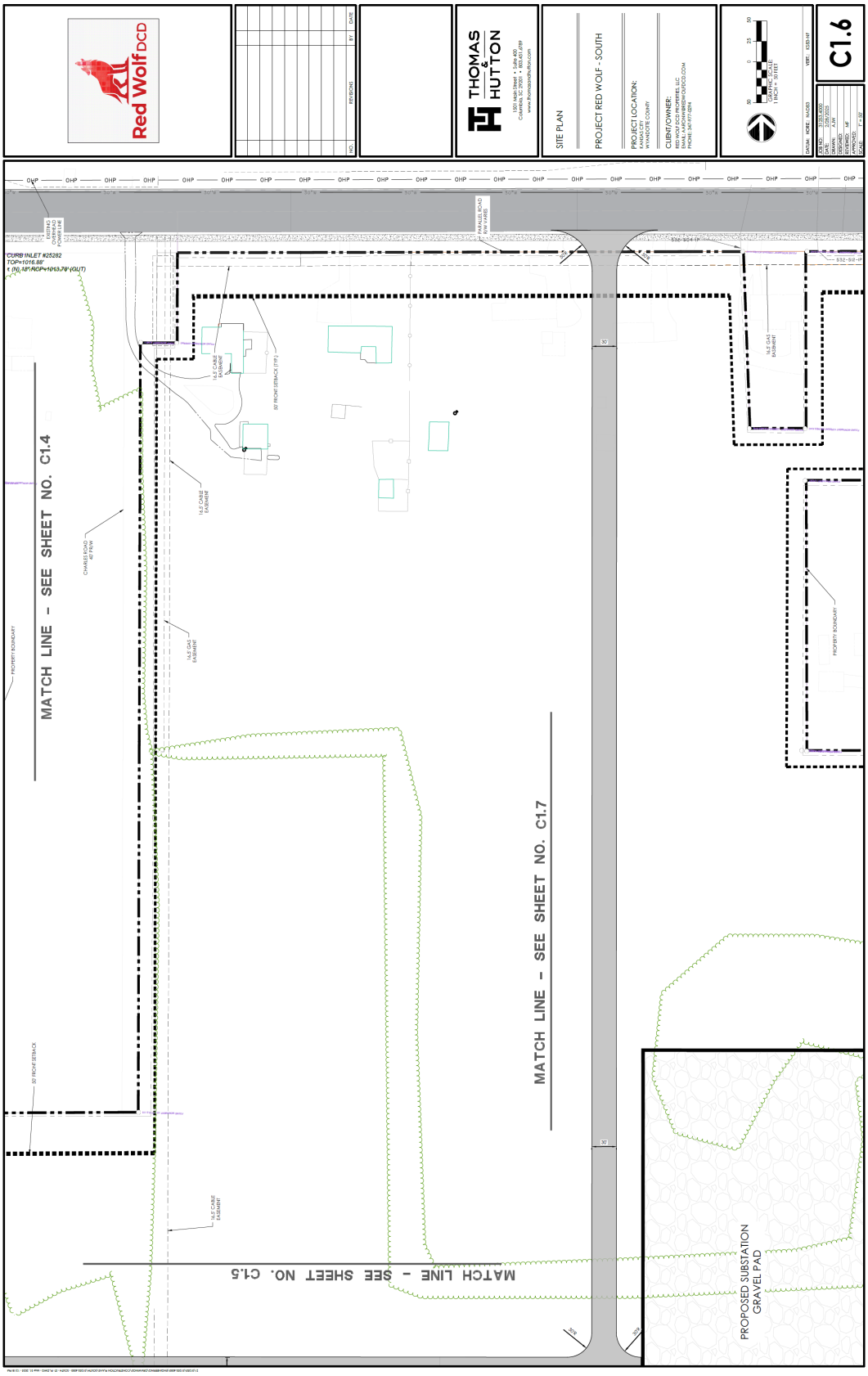
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.5
MATCH LINE - SEE SHEET NO. C1.6
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES
EXISTING POND
WETLAND
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.3
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK
100' GAS LINE EASEMENT
25' SIDE SETBACK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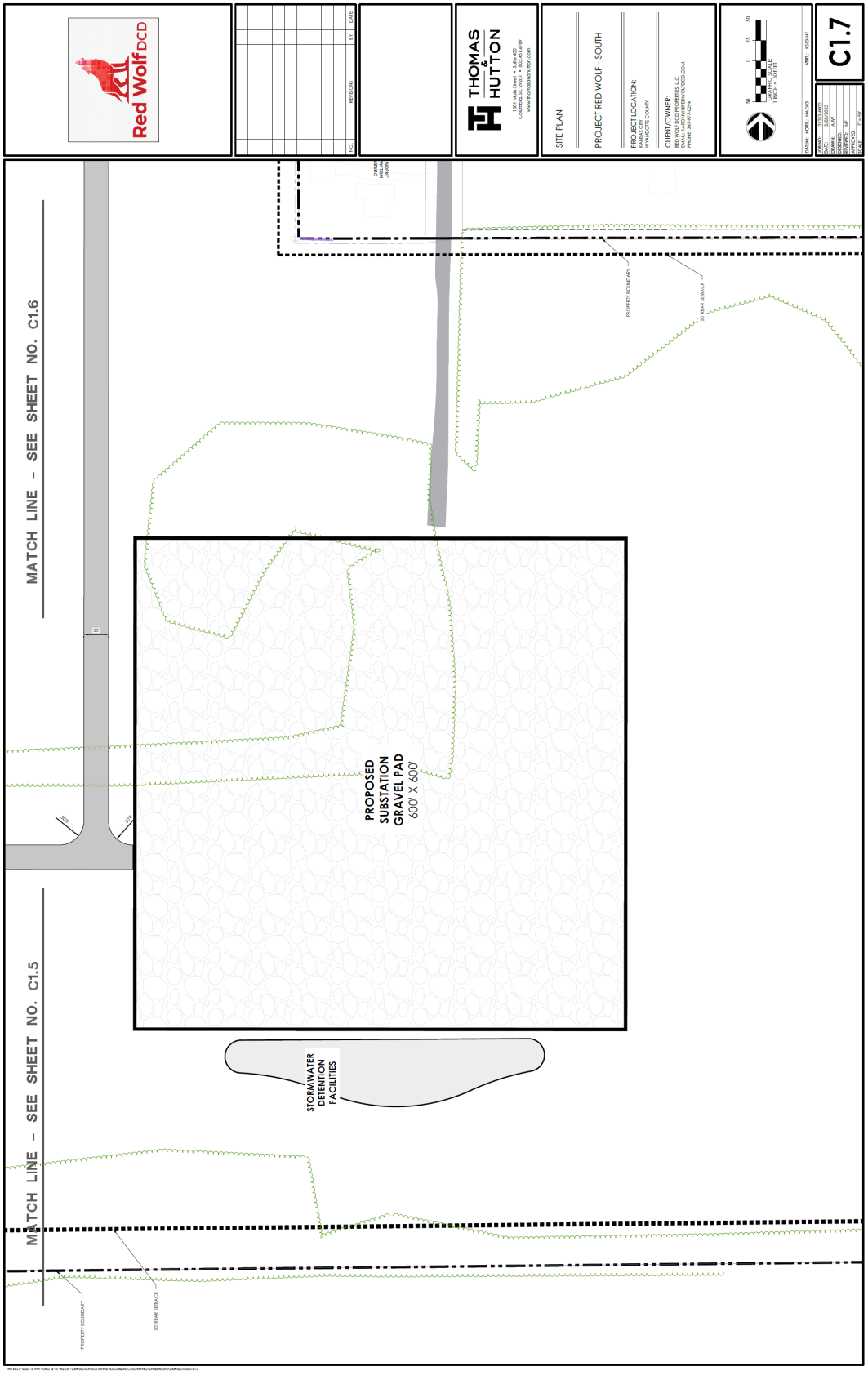
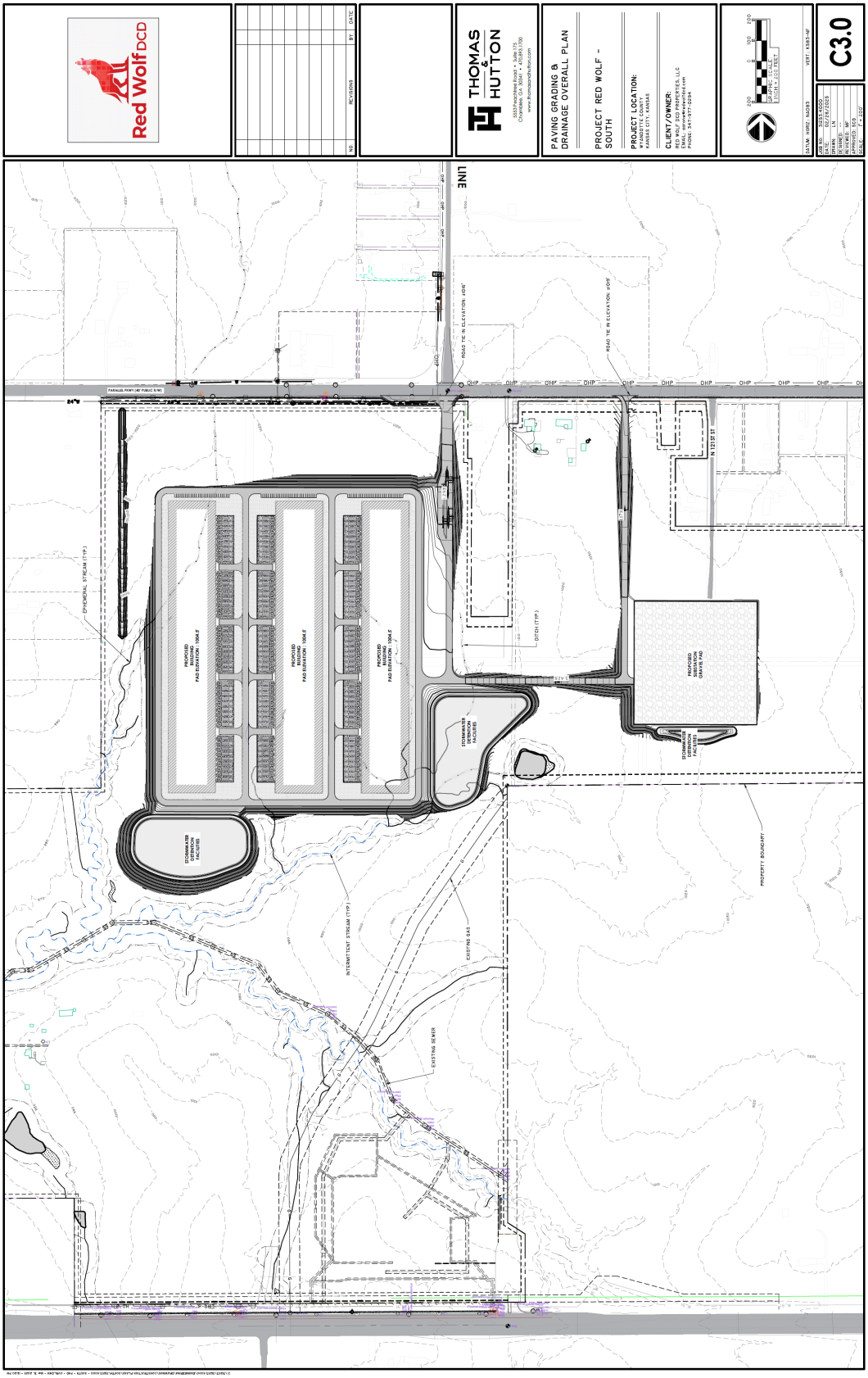
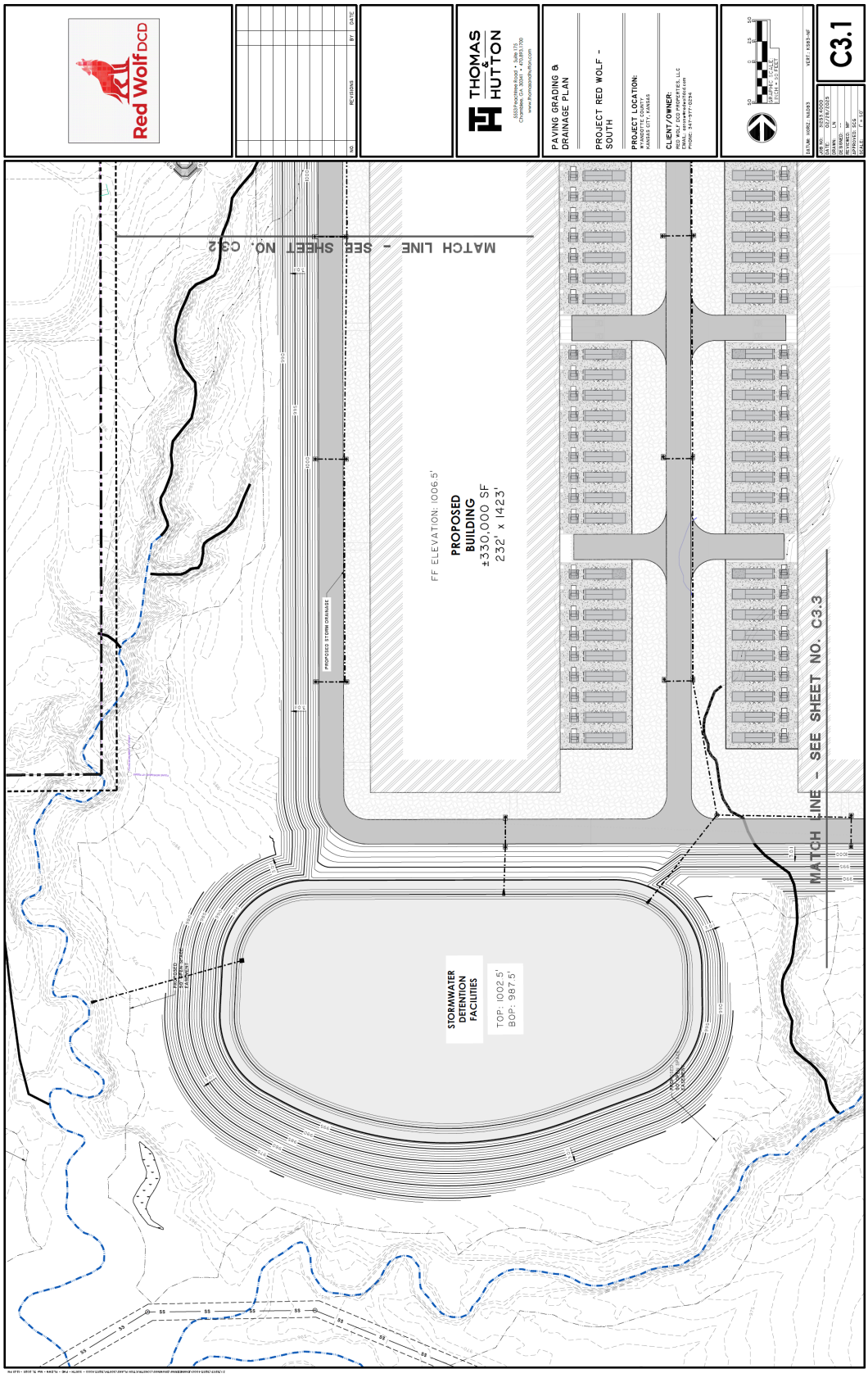
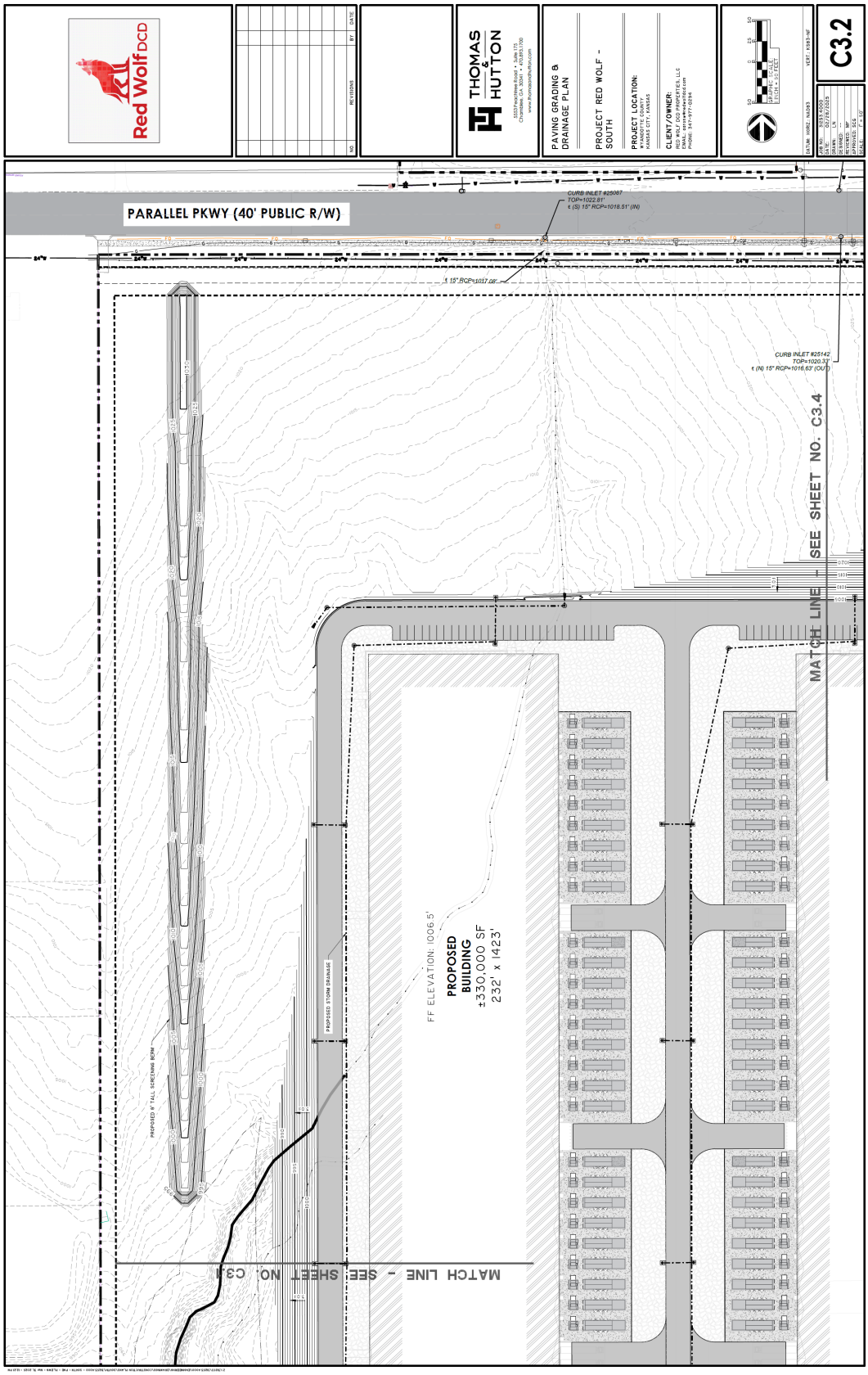
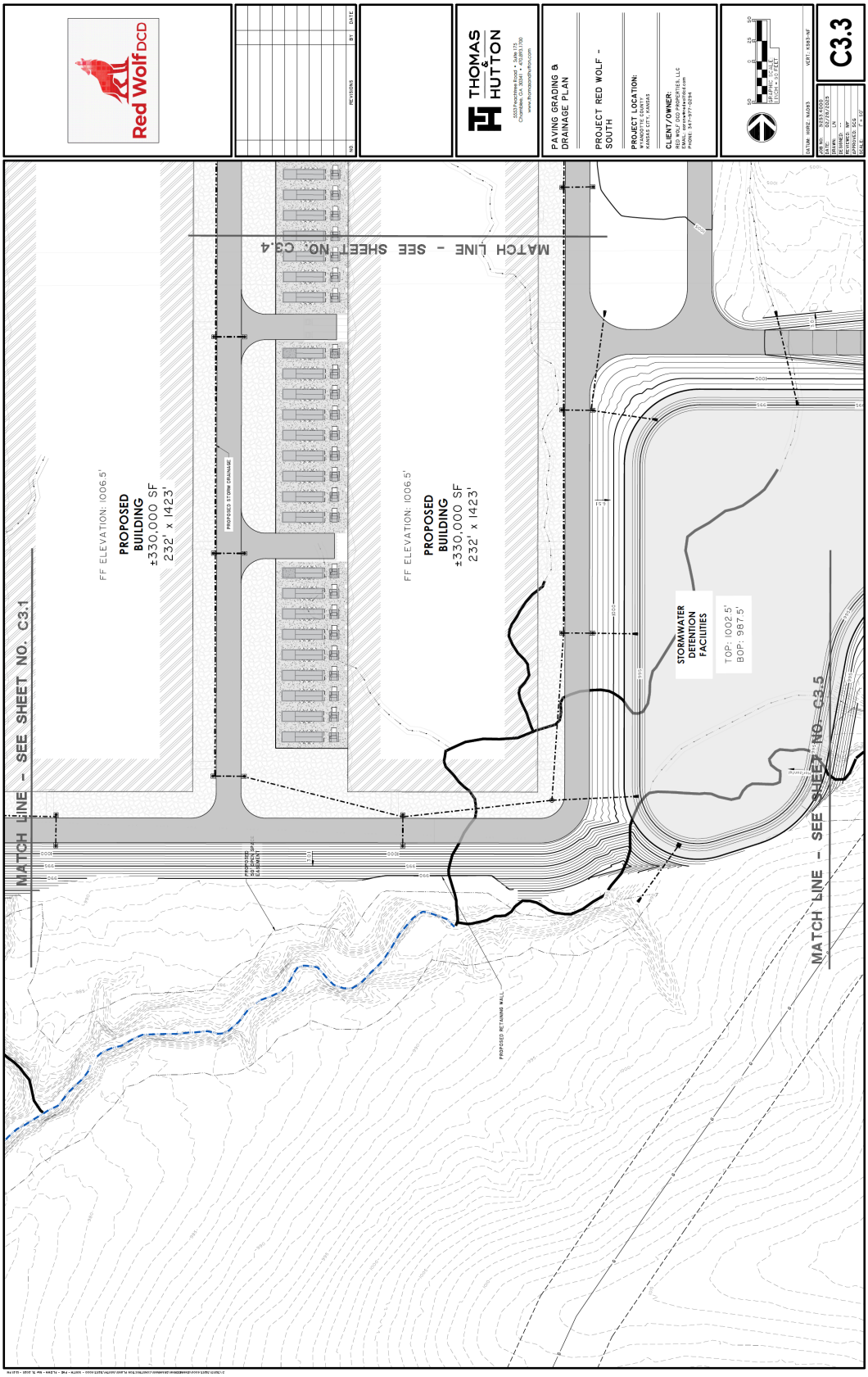
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANAWHA COUNTY
CLIENT/OWNER:
C1.6
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED SUBSTATION
GRAVEL PAD
PROPERTY BOUNDARY
CHARLES ROAD
40' R/W
50' FRONT SETBACK
14.5' CABLE EASEMENT
14.5' GAS EASEMENT
OHP


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE – SEE SHEET NO. C1.6
MATCH LINE – SEE SHEET NO. C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK

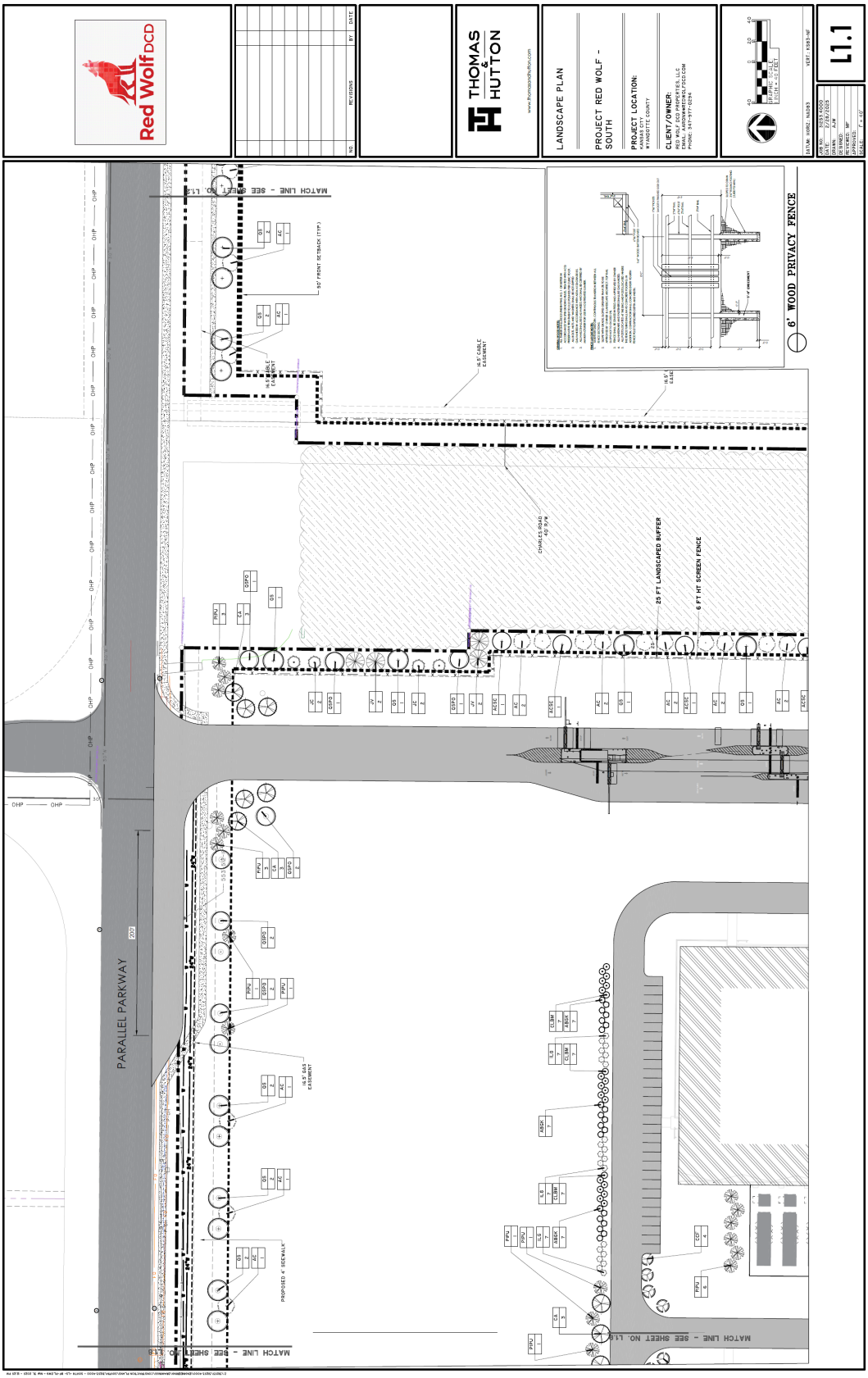

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE OVERALL PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
LINE
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
PROPOSED SUBSTATION GRAVEL PAD
N 121ST ST
EPHEMERAL STREAM (TYP.)
INTERMITTENT STREAM (TYP.)
EXISTING GAS
EXISTING SEWER
PROPERTY BOUNDARY
DITCH (TYP.)
ROAD TIE IN ELEVATION: 1016'
ROAD TIE IN ELEVATION: 1019'

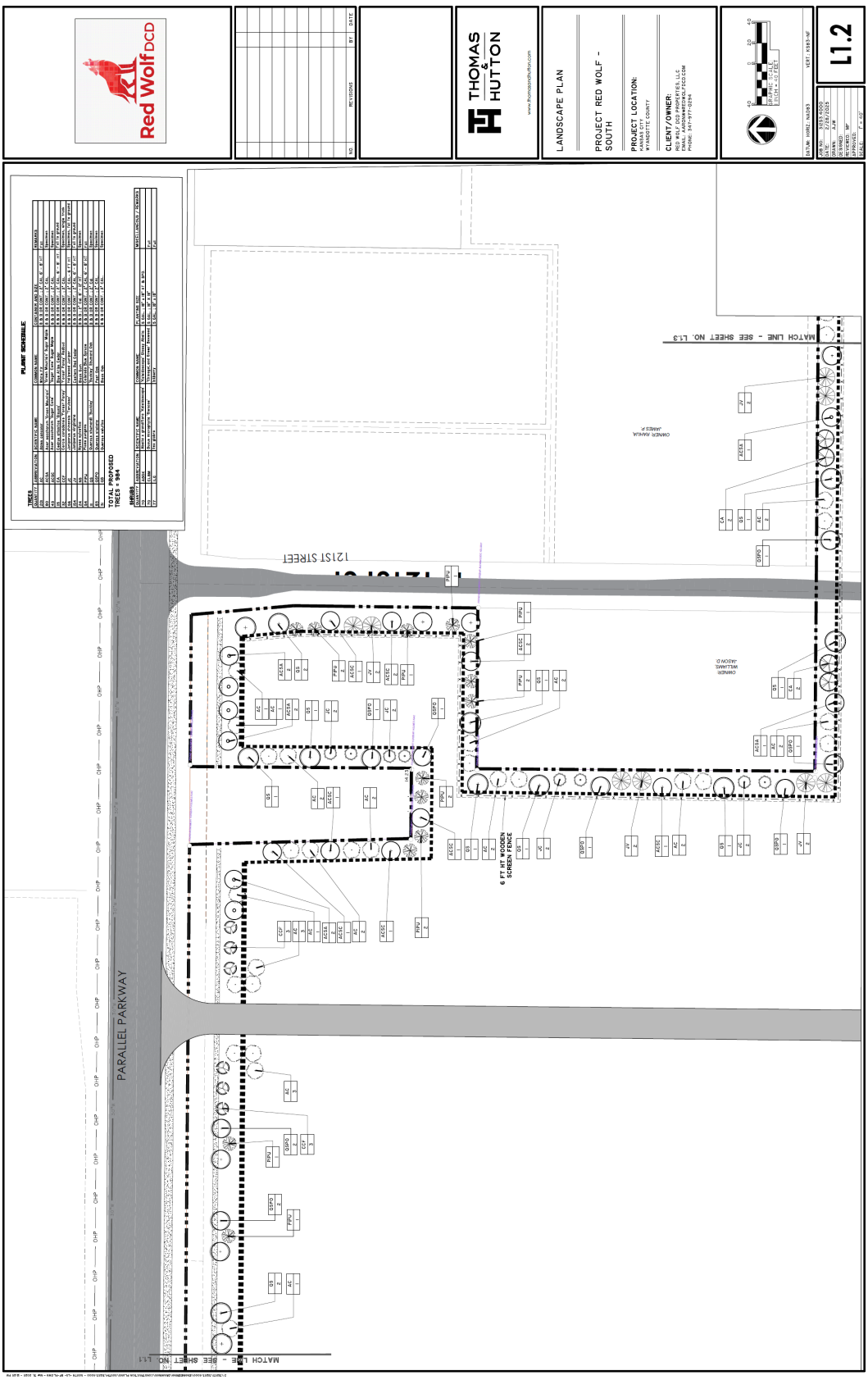

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.1
MATCH LINE - SEE SHEET NO. C3.2
MATCH LINE - SEE SHEET NO. C3.3
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED STORM DRAINAGE

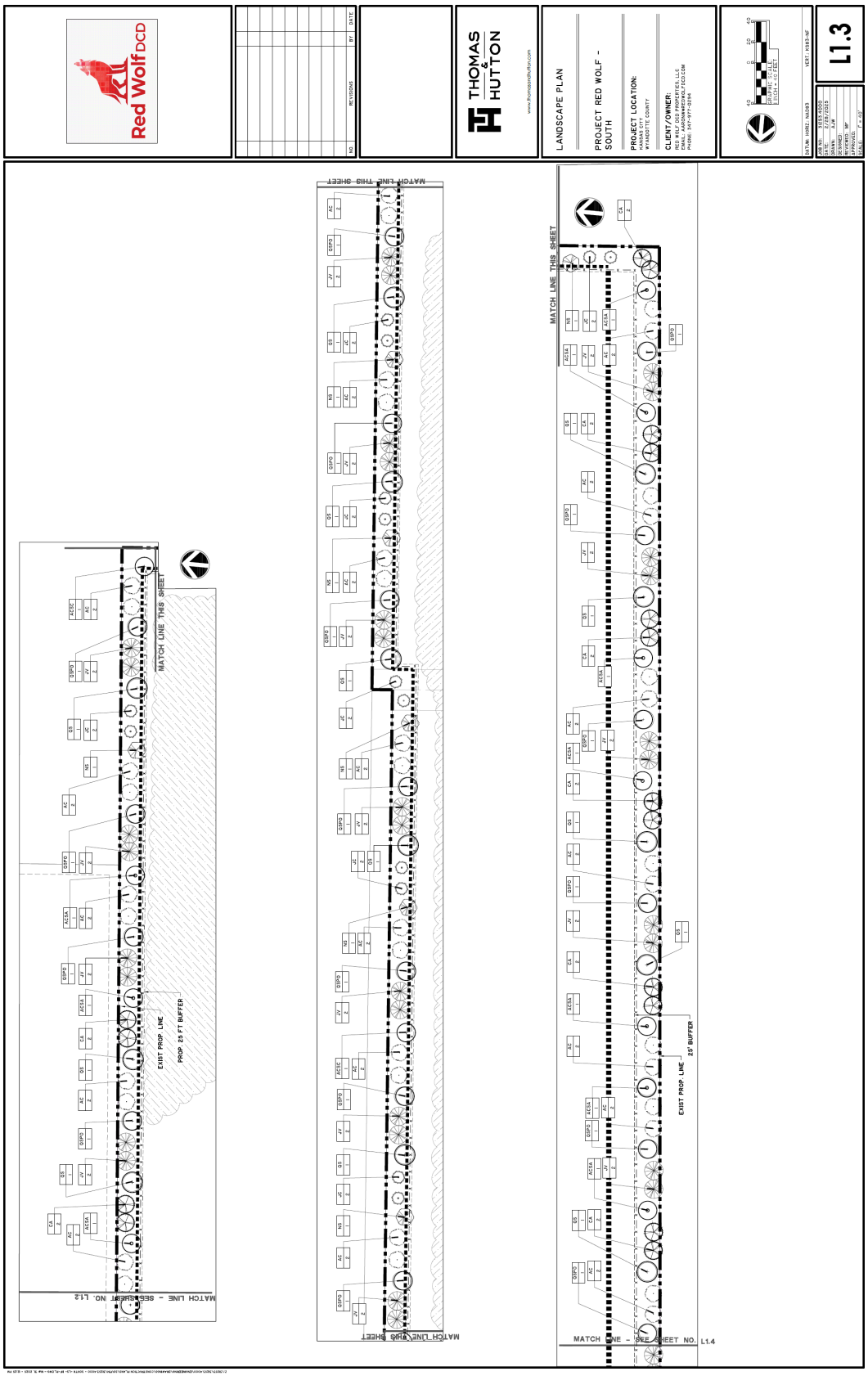

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25067
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
℄ 15" RCP=1017.08'
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C3.4
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPOSED STORM DRAINAGE
PROPOSED 8' TALL SCREENING BERM
MATCH LINE - SEE SHEET NO. C3.3

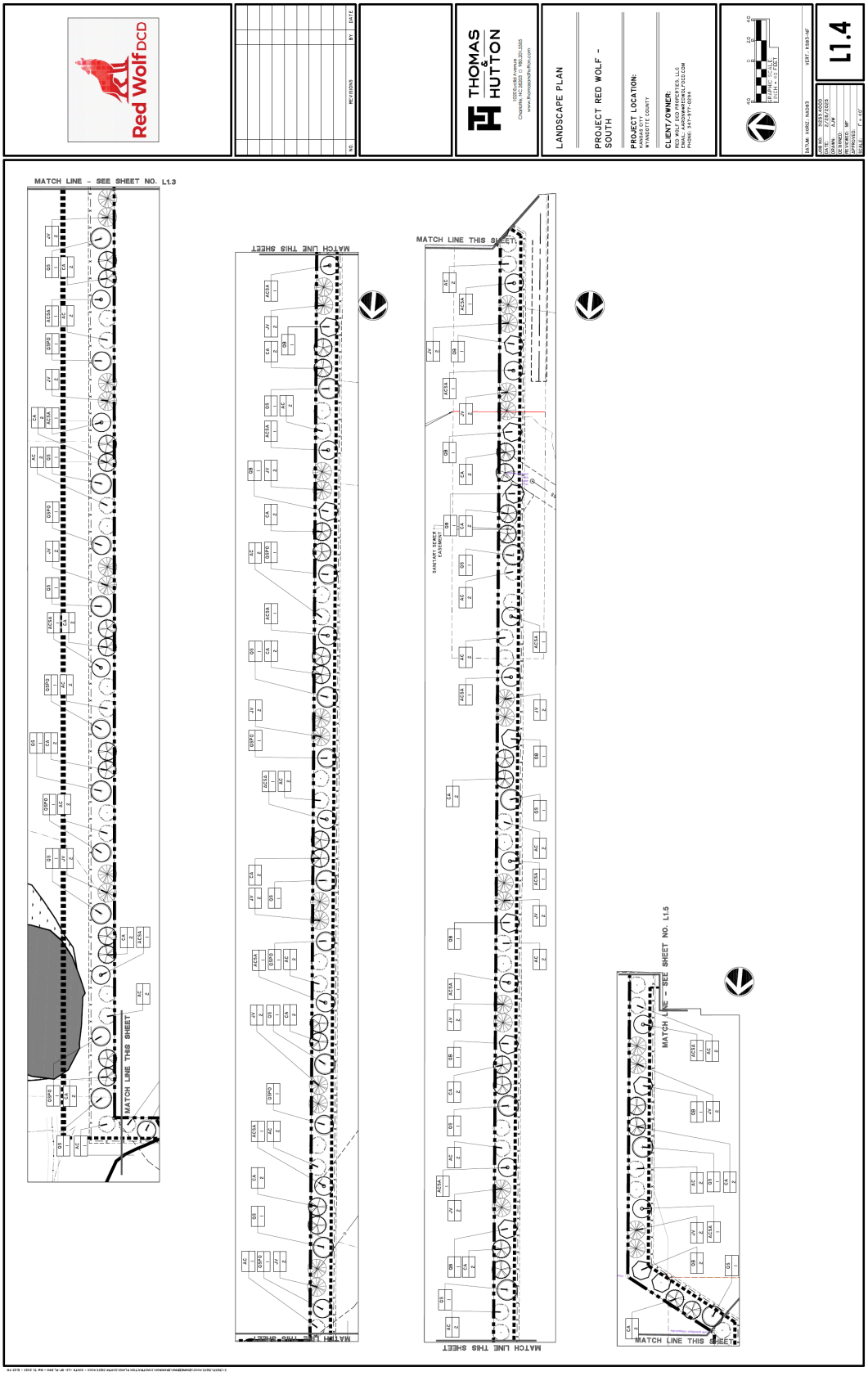

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.3
MATCH LINE - SEE SHEET NO. C3.4
MATCH LINE - SEE SHEET NO. C3.1
MATCH LINE - SEE SHEET NO. C3.5
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED STORM DRAINAGE
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED RETAINING WALL

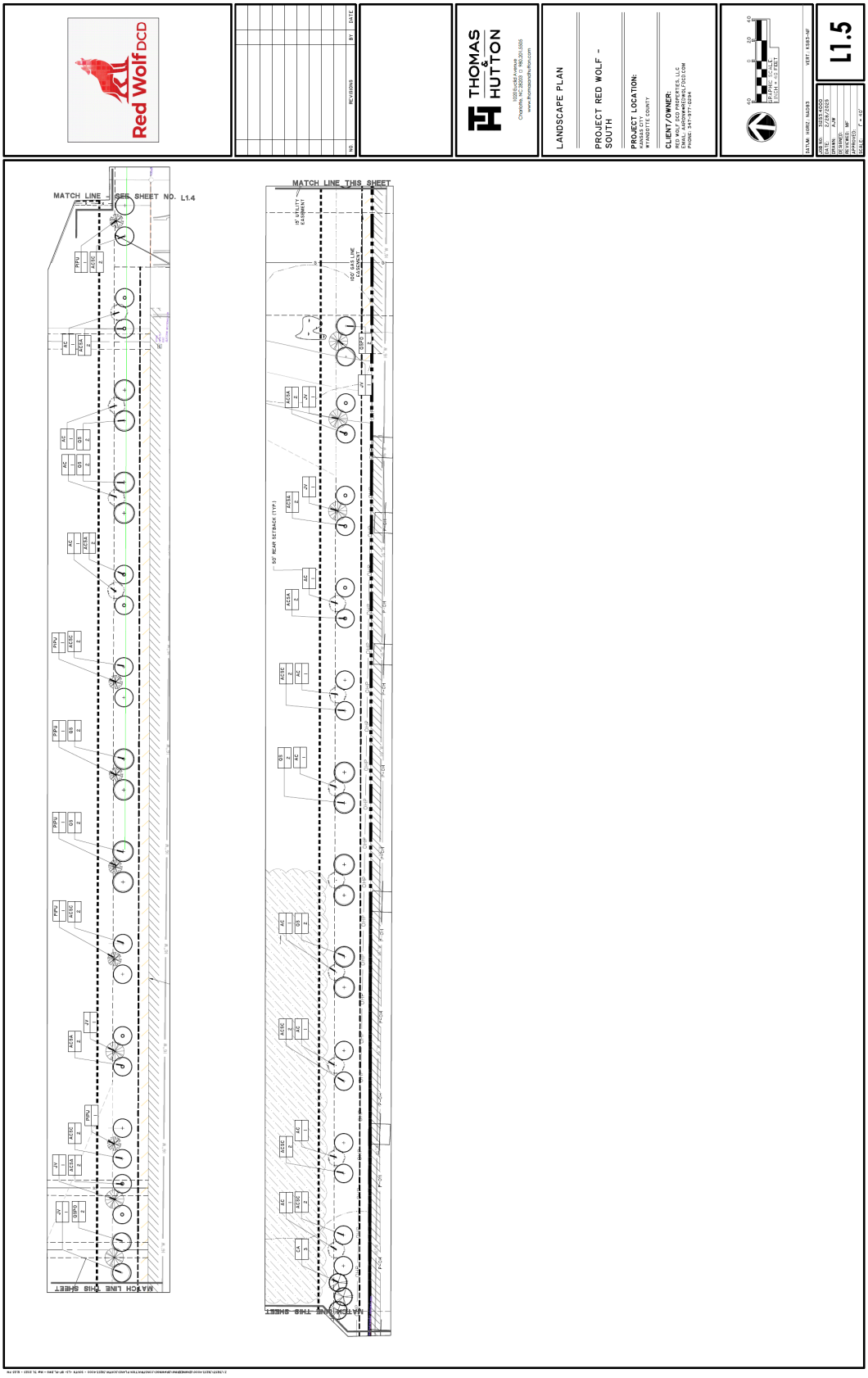
Red Wolf DCD
THOMAS & HUTTON
OVERALL LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.0
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
6' WOOD PRIVACY FENCE
25 FT LANDSCAPED BUFFER
6 FT HT SCREEN FENCE
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.1

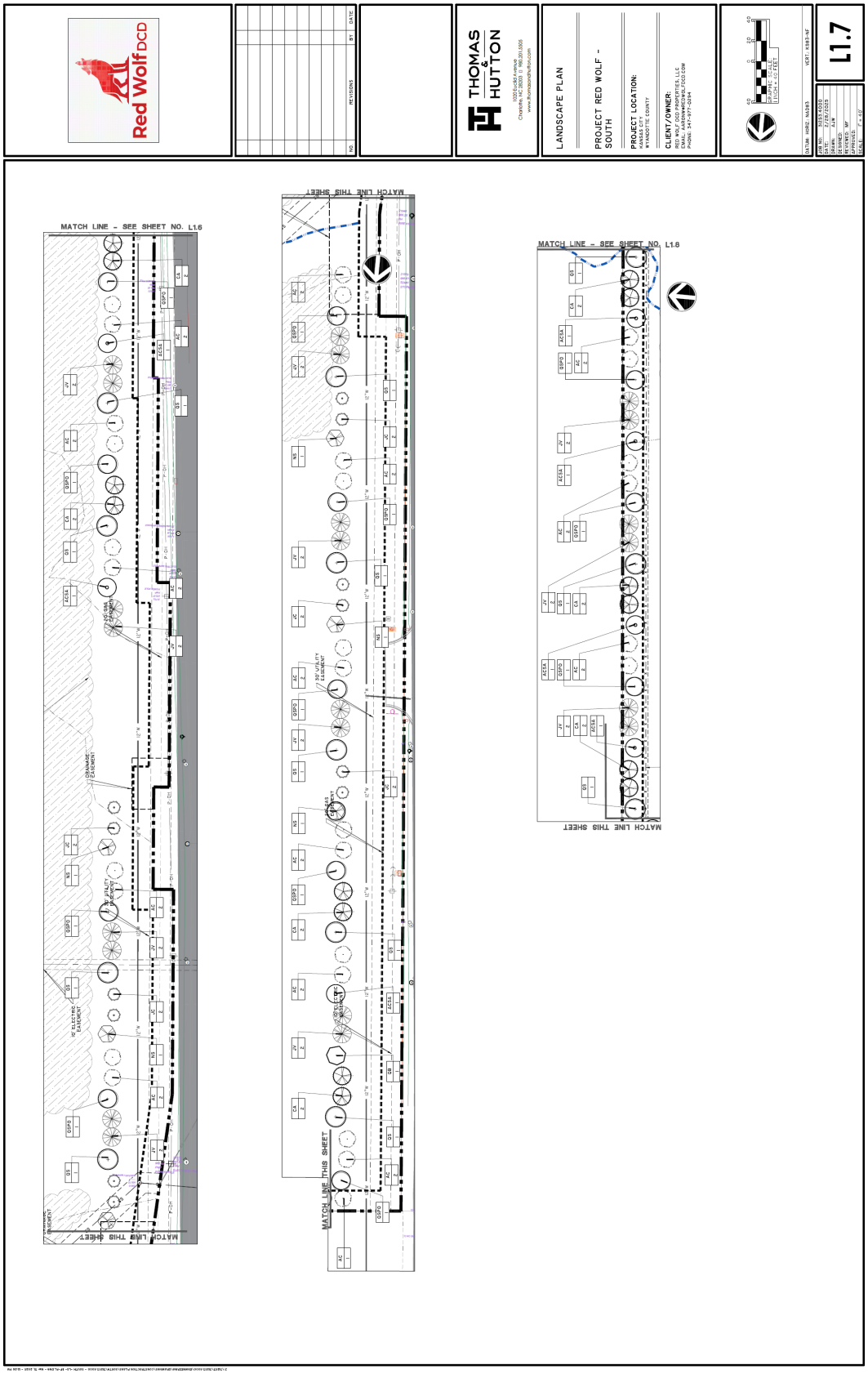

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSVILLE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.2
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984
PARALLEL PARKWAY
121ST STREET
6 FT HT. WOODEN SCREEN FENCE
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE - SEE SHEET NO. L1.1

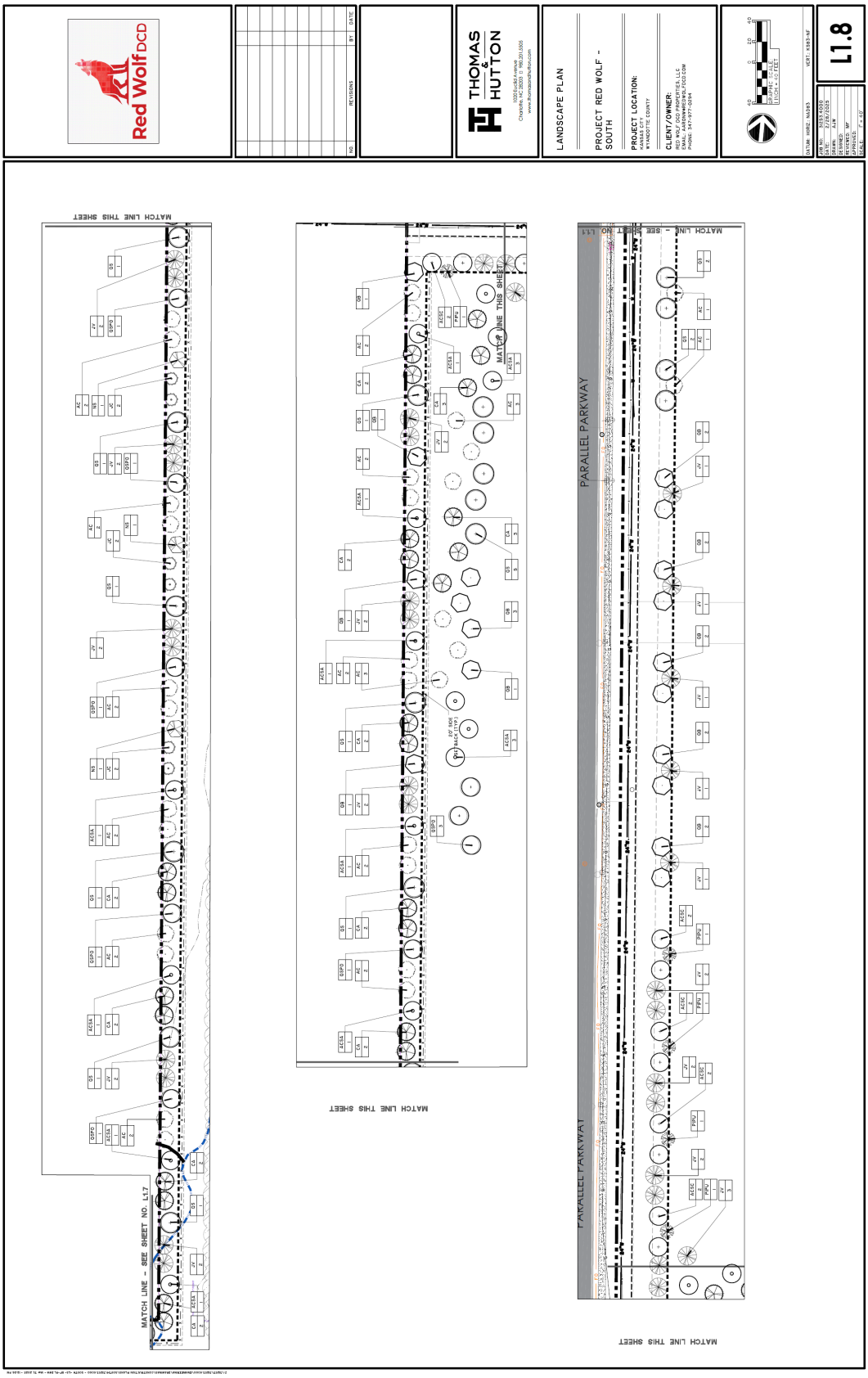

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSOUTH COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.2
MATCH LINE - SEE SHEET NO. L1.4
EXIST PROP. LINE
PROP. 25 FT BUFFER
25' BUFFER

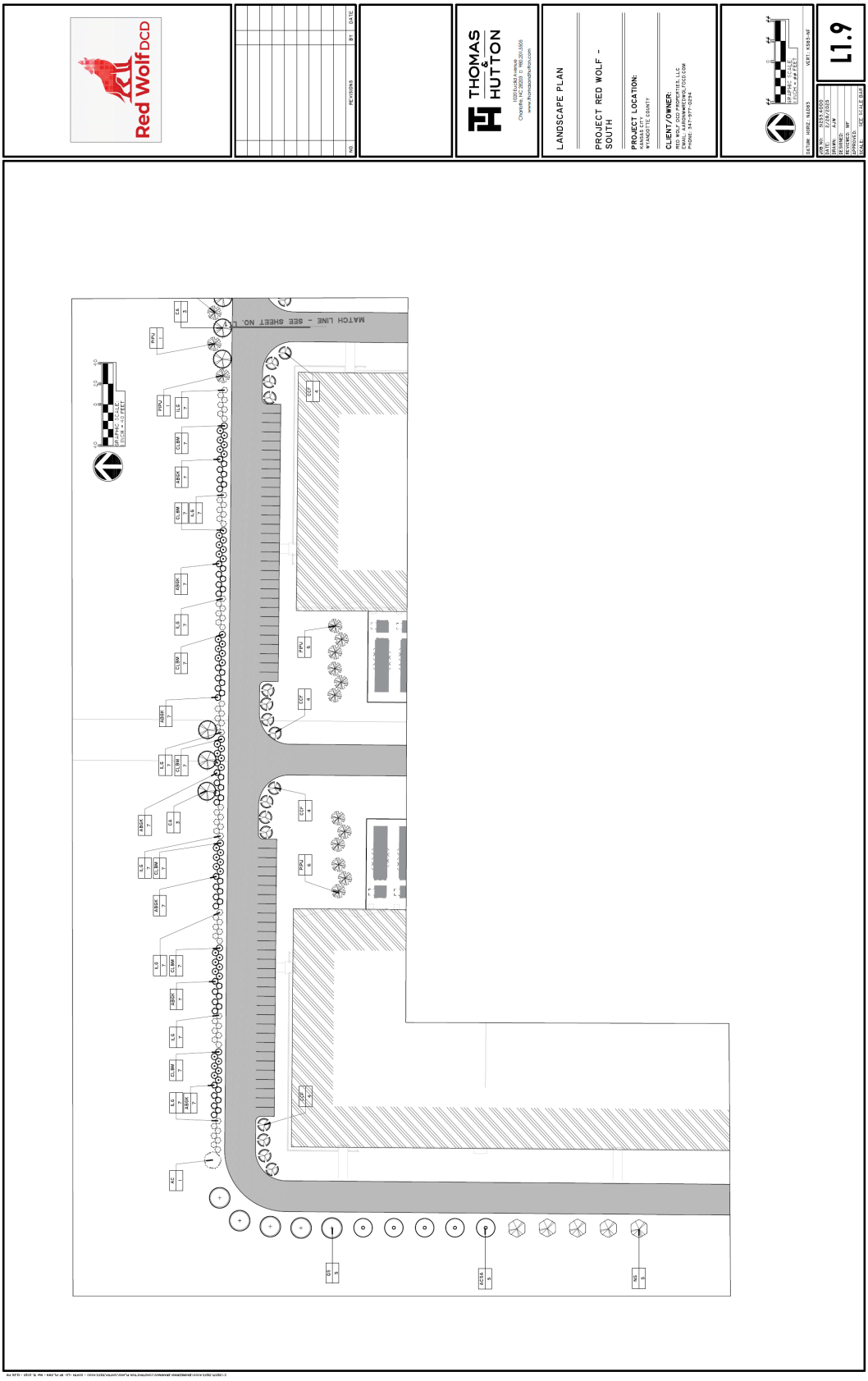

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANDOTTE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
L1.4
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.5

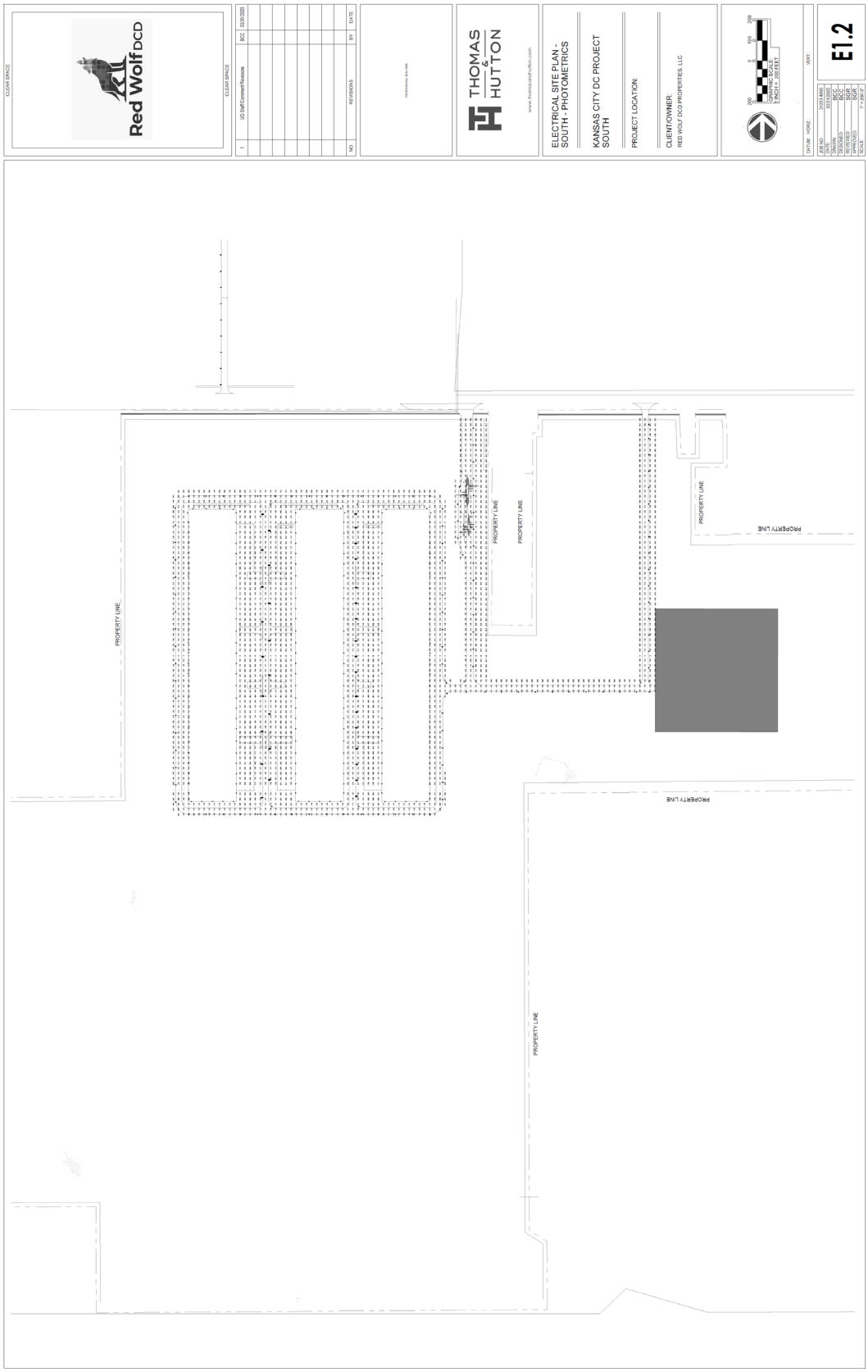

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET

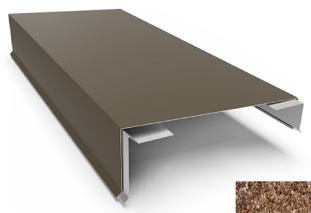
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE - SEE SHEET NO. L17
MATCH LINE - SEE SHEET NO. L16
PLANT SCHEDULE
TREES
TOTAL PROPOSED TREES = 966


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET


Red Wolf DCD
REVISIONS
NO
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L17
PARALLEL PARKWAY

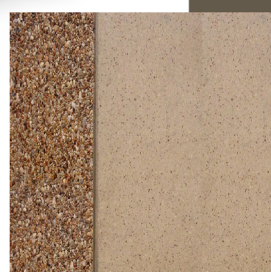

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.9
MATCH LINE - SEE SHEET NO. L1.9


Red Wolf DCD
THOMAS & HUTTON
ELECTRICAL SITE PLAN - SOUTH - PHOTOMETRICS
KANSAS CITY DC PROJECT SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE



SHEET METAL COPINGS
& DOWNSPOUTS

PAINTED STEEL DOORS



PRECAST CONCRETE WITH
SMOOTH & EXPOSED
AGGREGATE FINISH

ALUMINIUM STOREFRONT & GLAZING

WOOD RAIN SCREEN

DECORATIVE SECURITY FENCING

CLIENT:

Red Wolf
Properties DCD, LLC

PROJECT:

Project Wolf

ARCHITECT:

Bell / Knott
& Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

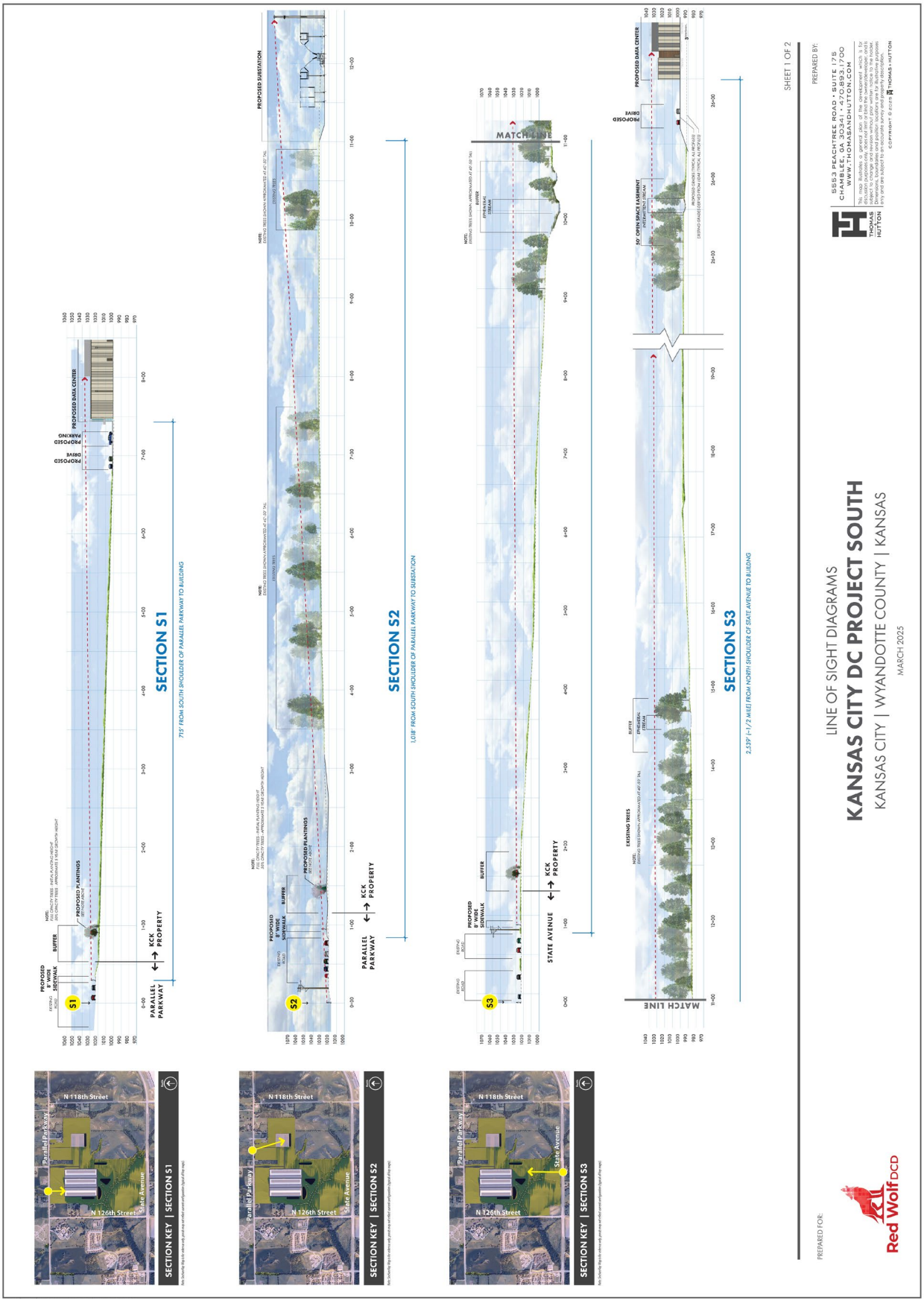
ISSUE DATE:	February 3, 2025
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	24-032
PROJECT PHASE:	SS

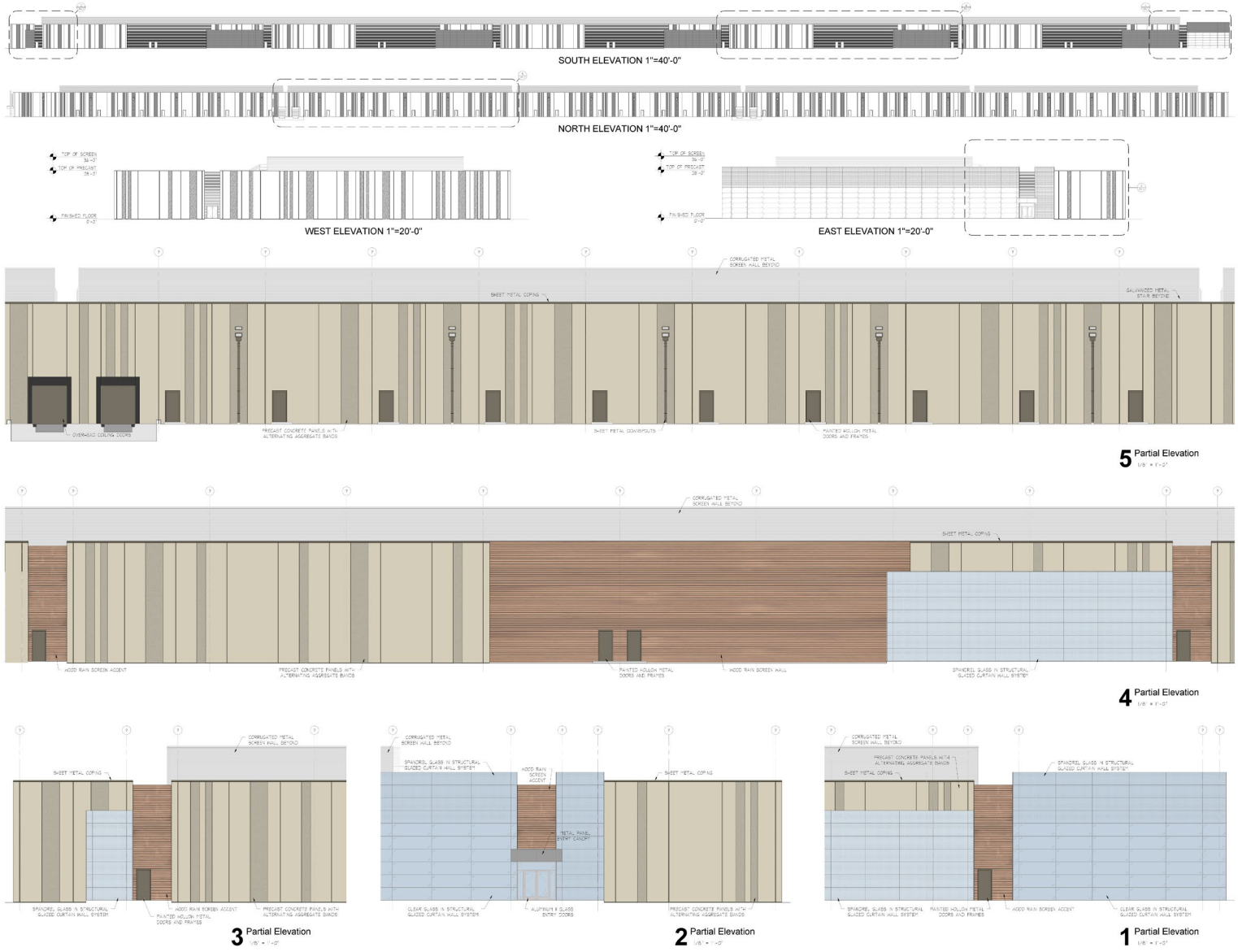
SHEET TITLE:

BUILDING MATERIALS

SHEET NUMBER:

A4.2


SECTION S1
715' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO BUILDING
SECTION S2
1,038' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO SUBSTATION
SECTION S3
2,339' (+/-) 2 MILE) FROM NORTH SHOULDER OF STATE AVENUE TO BUILDING
SECTION KEY | SECTION S1
SECTION KEY | SECTION S2
SECTION KEY | SECTION S3
SHEET 1 OF 2
LINE OF SIGHT DIAGRAMS
KANSAS CITY DC PROJECT SOUTH
KANSAS CITY | WYANDOTTE COUNTY | KANSAS
MARCH 2025
PREPARED FOR:
Red Wolf DCD
PREPARED BY:
THOMAS HUTTON



CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12750 State Line Road
Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

SEAL

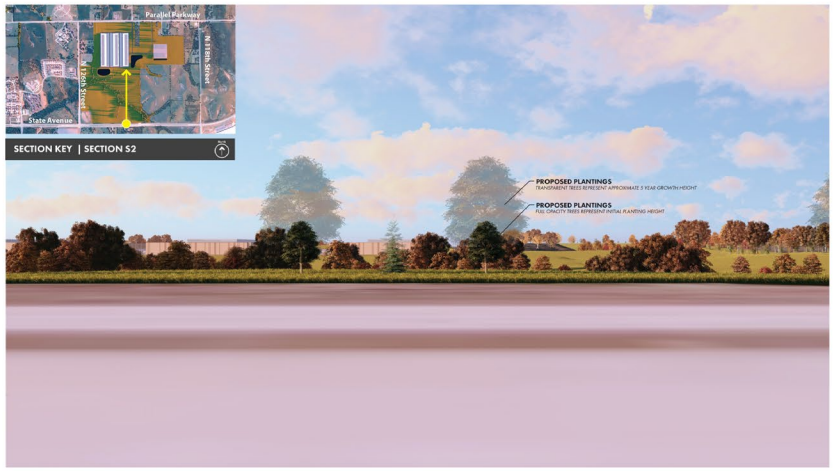
REVISIONS

ISSUE DATE: March 27, 2025
REVISION ISSUE: REVIEW
PROJECT NUMBER: 24-032
DRAWN BY: SS

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1

SECTION S1



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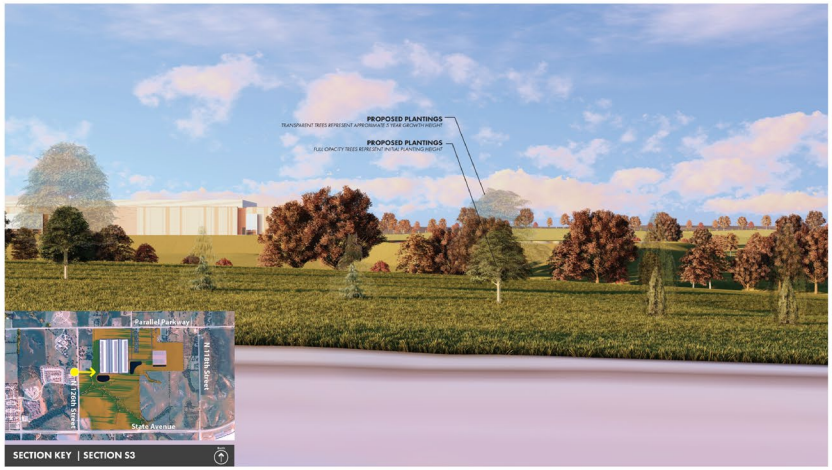

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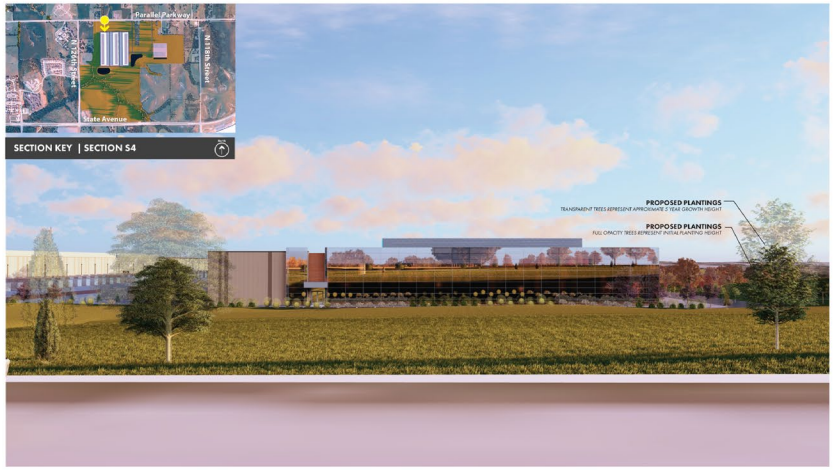


SECTION S4

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT SOUTH

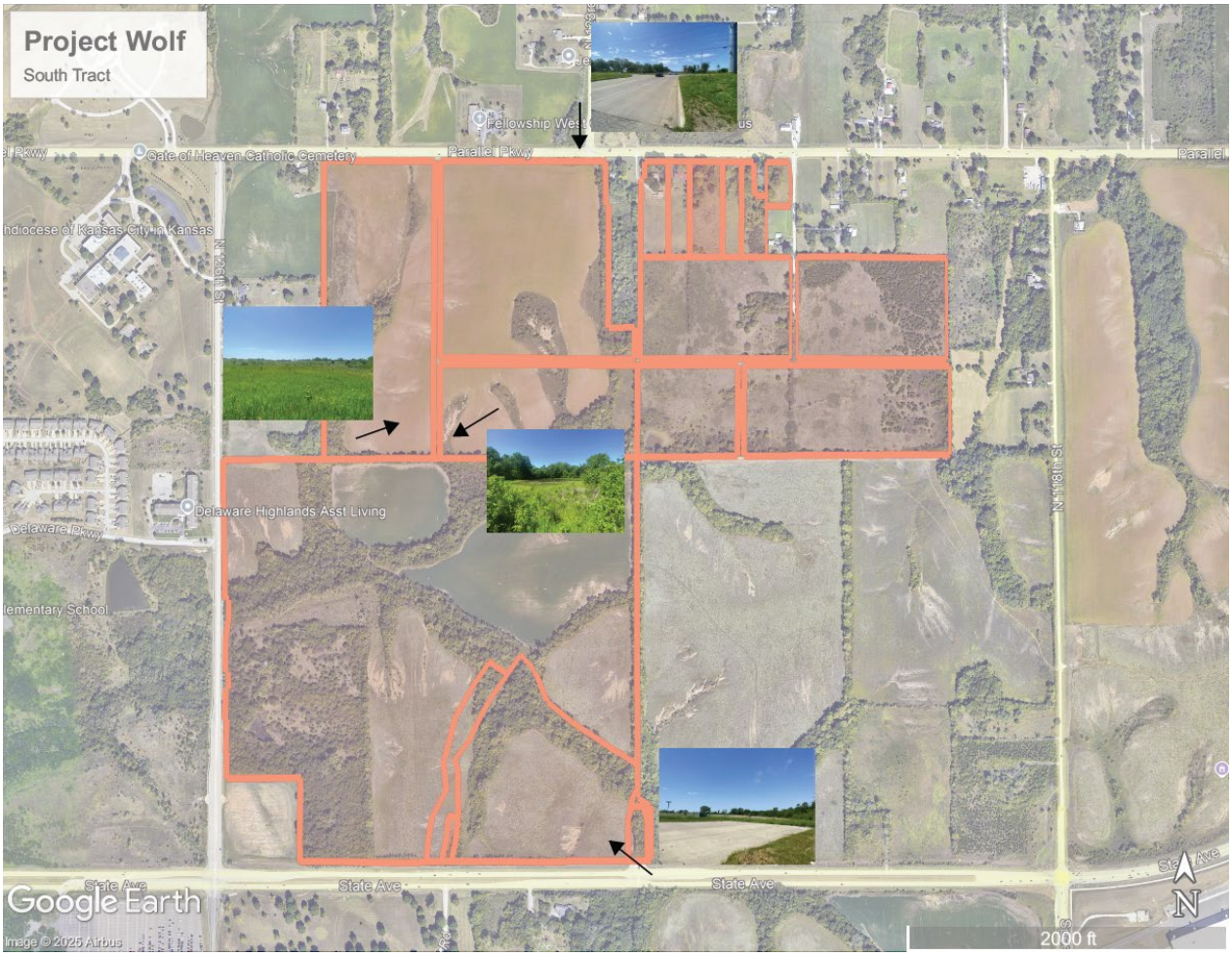
KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2025 THOMAS+HUTTON


Project Wolf
South Tract
Fellowship West
Gate of Heaven Catholic Cemetery
Parallel Pkwy
Parallel
Diocese of Kansas City in Kansas
N 126th St
Delaware Highlands Asst Living
Delaware Pkwy
lementary School
N 118th St
State Ave
State Ave
State Ave
Google Earth
Image © 2025 Airbus
2000 ft
N

South-facing view from N. 123rd intersection with Parallel Parkway

East-facing view on 12425 Parallel Parkway tract

Southwest-facing view from 1753 N 124th Street tract of existing pond

Northwest-facing view from State Avenue at existing intersection of N. 122nd Street

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008), and Master Plan Amendment MPL2025-004**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

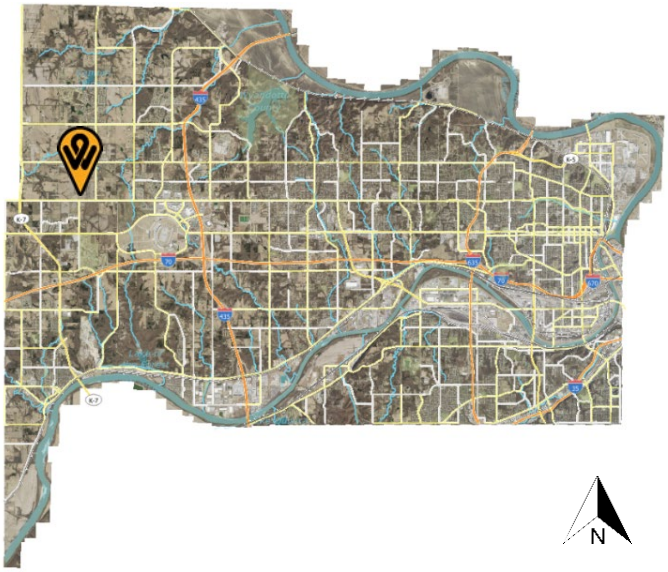
Subject Property:
13000, 12504, and 12340 Parallel Parkway
Kansas City, Kansas 66109

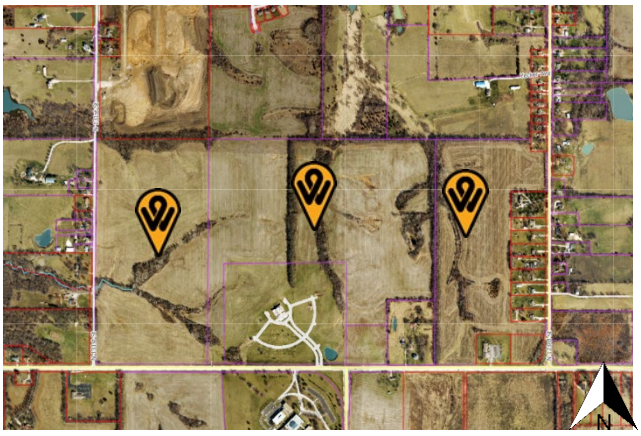
Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District (WYCO) and B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts:
Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane





Existing Zoning District(s): A-G Agriculture District (WYCO)

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture (WYCO) and R-1 Single Family Districts**	**Farmland and large lot single-family homes**
South	**A-G Agriculture and R Rural Residential (WYCO) Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes**
East	**R-1 Large Lot Single Family Residential (WYCO) District**	**Single-family homes**
West	**A-G Agriculture, A-G Agriculture (WYCO), R-1A Suburban Residential (WYCO) Districts**	**Single-family homes**

Total Tract Size: 242.12 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial and North 131st and 123rd Streets as Major Collectors.

Parking Requirement: Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises.

	The ratio will vary among occupants and will be determined by the director of planning and zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.
Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,318 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo – May 8, 2025 Letters to Property Owners – April 28, 2025
Public Hearing(s):	May 28, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot and one (1) tract, and a Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan) to build three (3) 330,000 square foot buildings for a data center at 13000, 12504, and 12340 Parallel Parkway on 242.12 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 123rd and 131st Streets. The Gate of Heaven Catholic Cemetery abuts the proposed developed and the Archdiocese of Kansas City in Kansas is across Parallel Parkway, immediately south of the project site. Parallel Parkway is a high trafficked four (4) lane roadway with access to Kansas Highway 7 (K-7).

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. The proposed use, a large, data center is not compatible with the adjacent uses as there are single-family homes along the 123rd and 131st Streets and Parallel Parkway and the rural western fringe of Parallel Parkway.

   Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American Royal) and ancillary parking lots.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?***

   The property is suitable for uses to which it has been restricted as A-G Agriculture District (WYCO), which allows large agricultural, farming activities and single-family homes. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture District (WYCO).

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property has been vacant farmland since at least 1991, which is based on aerial photography.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (123rd and 131st Street, and Parallel Parkway) and/or noise is not mitigated to meet conde standards. The type of use will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision and multi-family development as planned within the current Mixed Residential land use category A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, and North 131st and 123rd Streets, as Major Collectors.

In lieu of installing a sidewalk network that does not currently exist along 123rd Street and a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway for pedestrian connectivity along the Major Arterial, and the east side of North 131st Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

Existing, identified protected wetlands should be set aside by an open space conservation easement.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is provided by Piper Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the public roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, North 131st and 123rd Streets.

The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.

The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 131st Street and east along 123rd Street. There are no lots in the immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards for noise and screening should support the natural and social environments.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. This block along Parallel Parkway is rural in nature with "suburban" and large lot single-family homes, cemetery and seminary on septic service as well as open ditches for stormwater runoff.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

    Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

   Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the north side of Parallel Parkway.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Greater articulation and additional use of wood rain screen and glass have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 131st Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 131st Street. Revised elevations have been provided for review.

4. Flip the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south.

   Applicant Response: The building has been rotated 180 degrees on the revised plans.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be

provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and six (6) foot high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include significant berming between the building and the North 131st Street right-of-way and has increased the amount of landscaping in that area to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 131st Street right-of-way.

2. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. Creek underneath the building in the southwest corner of the development – is the intent to channelize the creek? What is the plan to mitigate this issue?

   Applicant Response: Impacts to the jurisdictional streams have been mitigated with the current layout of the proposed buildings and slopes. Any remaining disturbance will require USACE Notification. A majority of the linear features being disturbed have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impacts.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

   Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-005, Red Wolf North Preliminary Plat (PLAT2025-008) and Master Plan Amendment MPL2025-004** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by**

the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway;**
6. **Ensure the west side of the building along North 131st Street looks similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total. The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;**
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-005** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-005,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-008** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

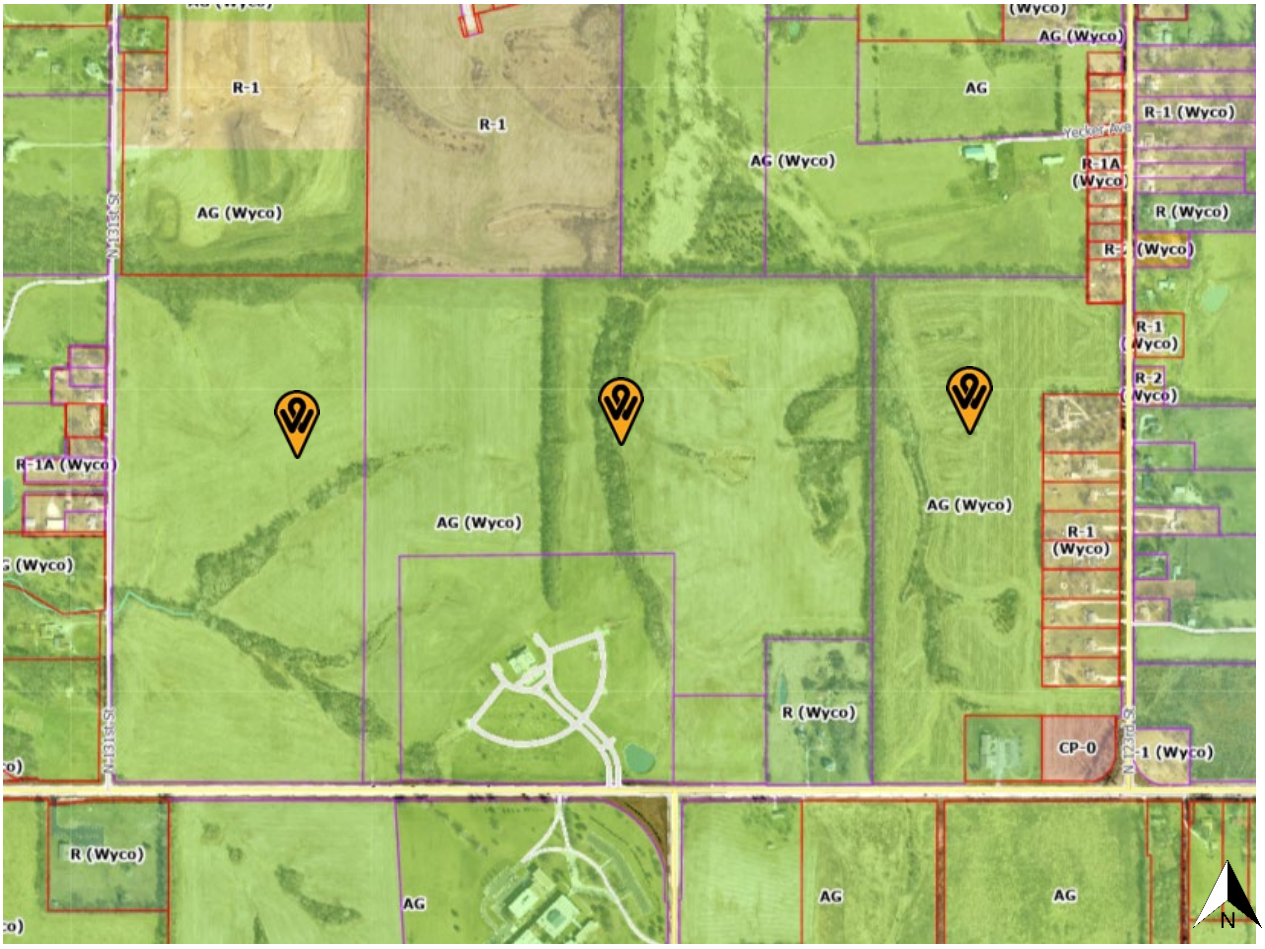
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-008,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP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CP-0
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N

LAND USE MAP

ROSWELL
128TH
127TH
Planned Suburban Residential District
YECKER
Public / Semi-Public
131ST
123RD
PARALLEL
Planned Mixed Residential District
121ST
Planned Mixed Business Park / Commercial District
WALKER
128TH
127TH
126TH
NEW JERSEY
N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 13000, 12504, and 12340 Parallel Parkway Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

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Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

102765429.5

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2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Greater articulation and additional use of wood rain screen and glass have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

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   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

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5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:
   a) Gate doors are required for all types of screening that are placed in front of the transformers.

   b) Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

   c) Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

   d) For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

   e) Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for

evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f) Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

5. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged.

7. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged.

8. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

10. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall

be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

11. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

12. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

13. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged.

Planning Engineering Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
   1. None

102765429.5

Response: Noted.

2. Items that are conditions of approval:
    1. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1. None

Response: Noted.

102765429.5

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
[illegible]	1310 [illegible] ave	
M. Wayne Rahijow	1925 N. 121 St. KCK 66109	rahijowmw@aol.com
Steven Breedlove	17131 242nd St Tonganoxie KS 66086	
Sandra Breedlove	17131 242nd St Tonganoxie KS 66086	
Jim Sheets	12448 Parallel PKWY	jesheetsluc@aol.com
Jack Miya	900 W 48th place site Kansas city MO	jmiya@polsinelli.com
Duane & Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E Long	1801 N 125th KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda + Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
Patricia A. Kelly	1805 N 126th St KCK 66109	TANDPKelly@ATT.NET
Suann Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
Gi Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandw@Gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as $^1/_4$ to $^1/_2$ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Longo	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Imes State ave	134th Street Parkway	
Jessica Dain	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurralbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	32 Zaragoza Cir. 18 VAR 12505 Parallel Pkwy	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence WAGNER	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bpcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Terrace Ks 66219	Ramona.Rieger@Jerrace.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	Jenko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@Leavenworthlawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-005, PLAT2025-008, and MPL2025-003 (13000 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

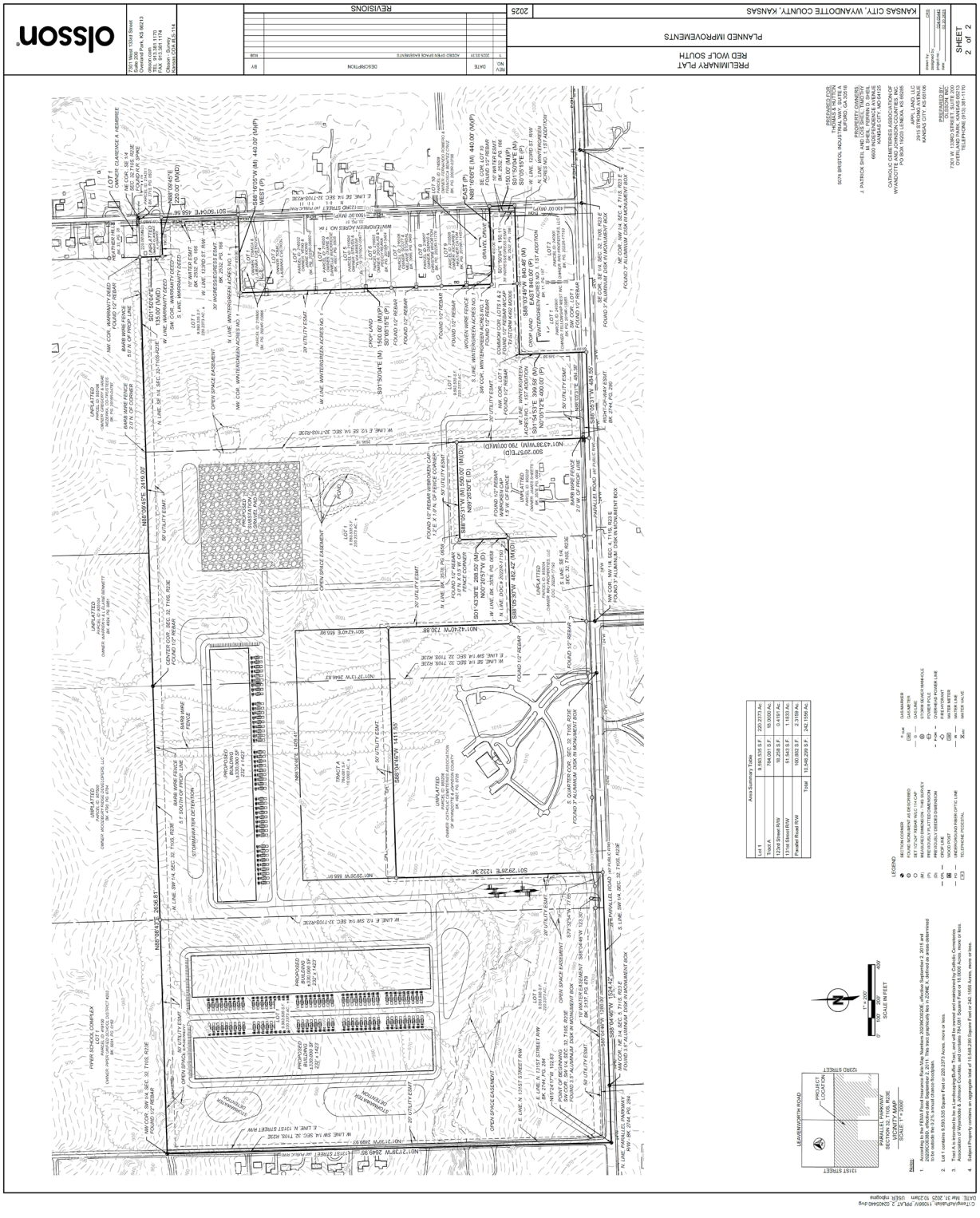
Affiant

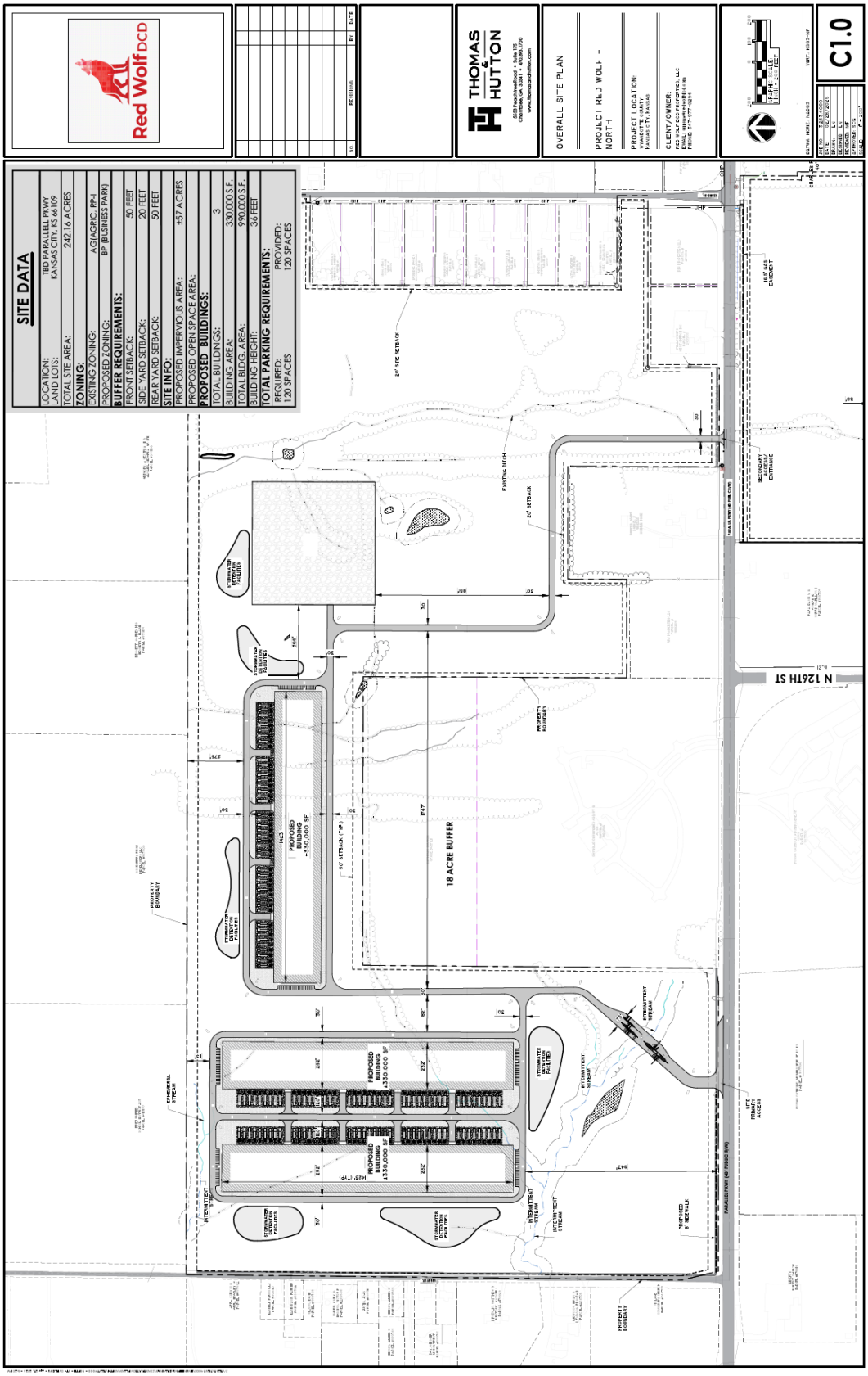
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

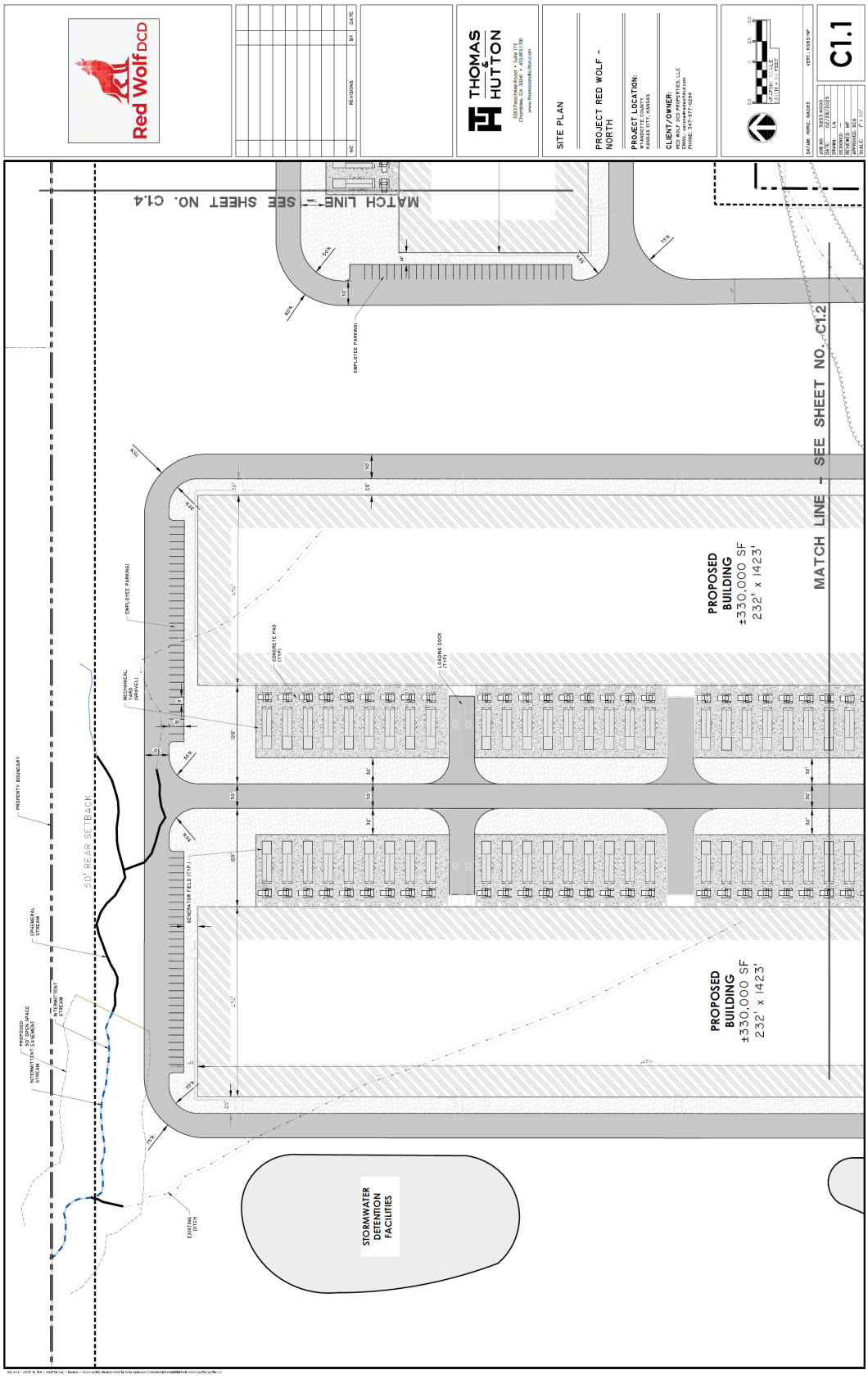
My commission expires 20 of June, 2025.

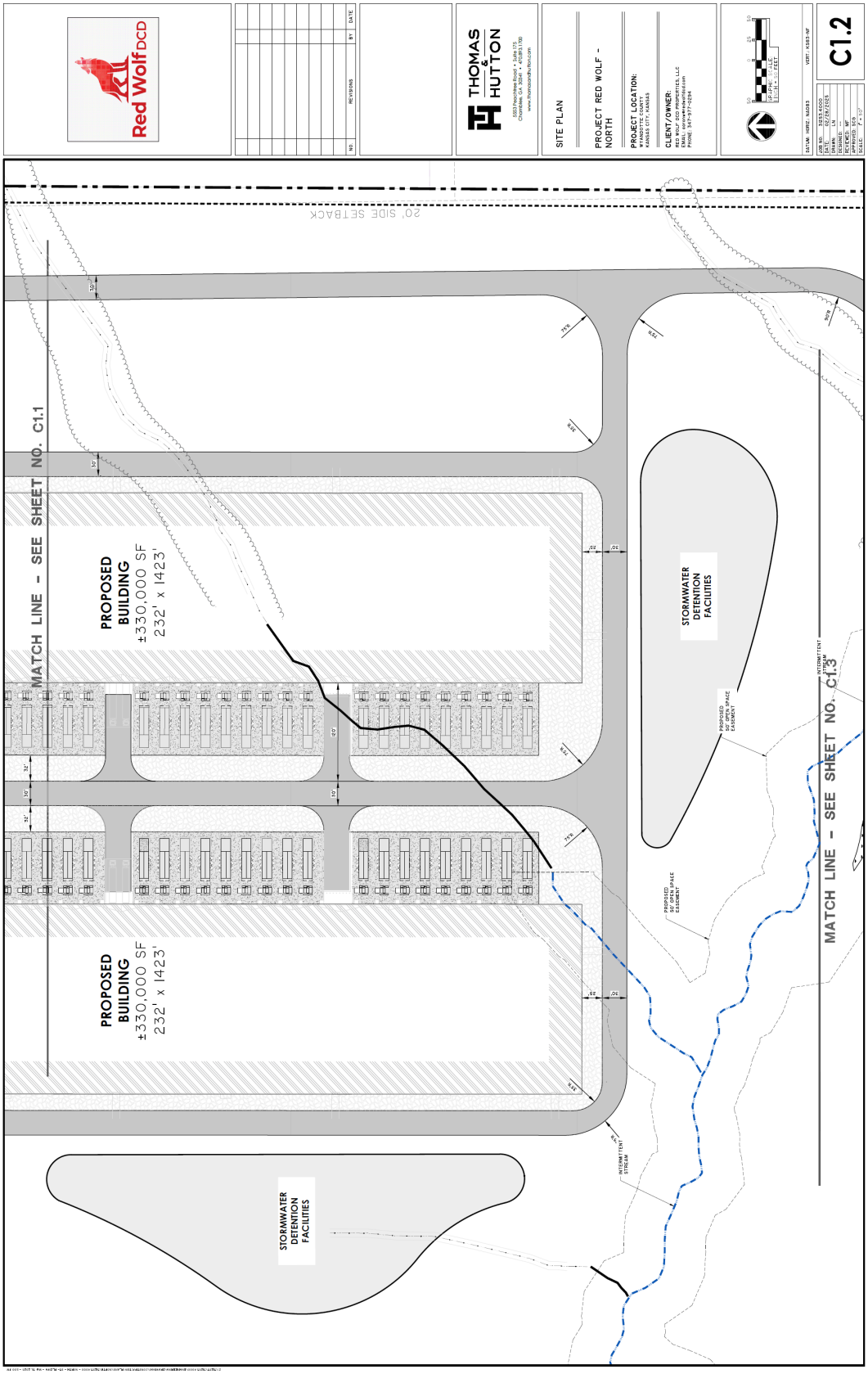
Notary Public

ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

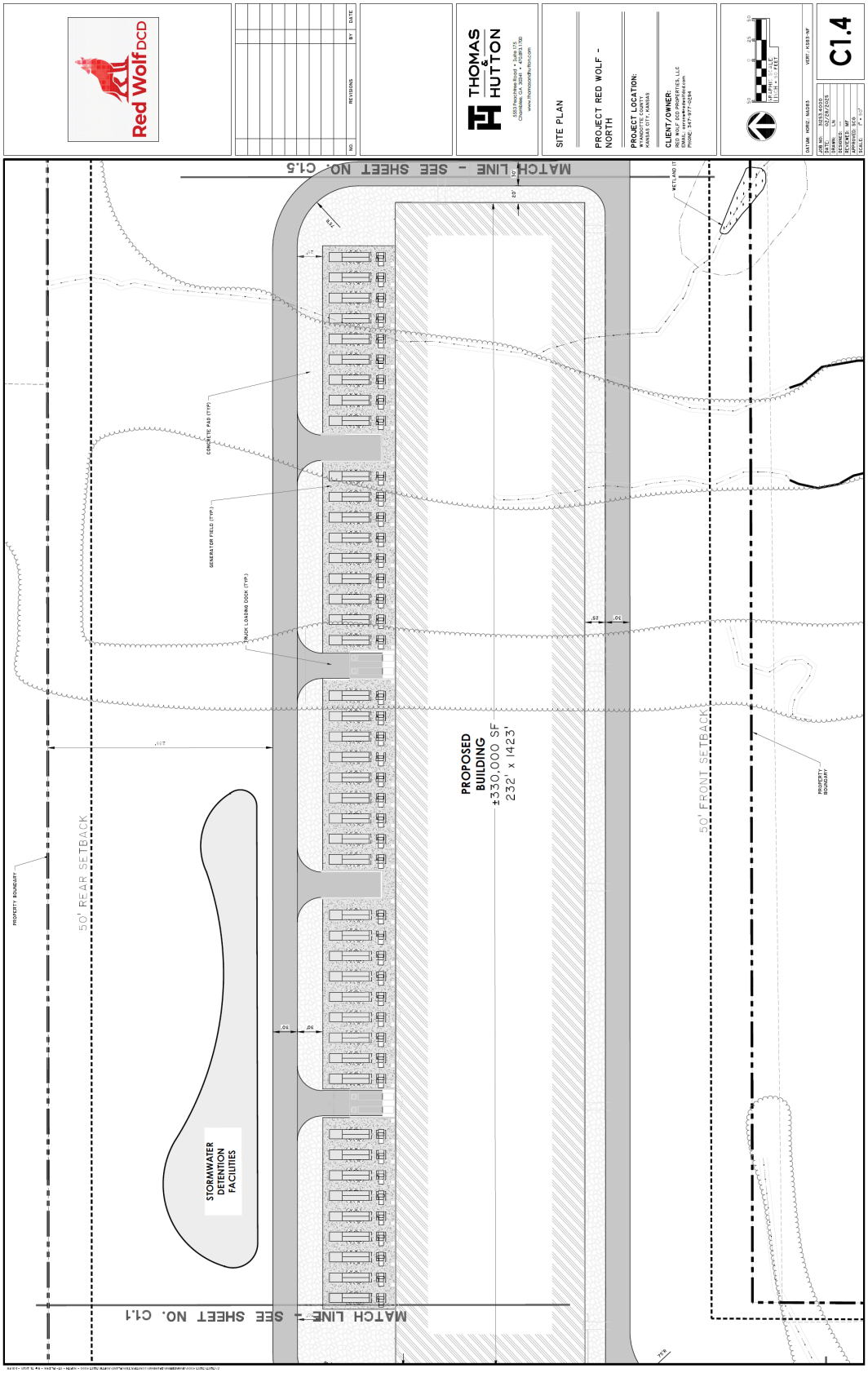

PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
SHEET
2 of 2
REVISIONS
DESCRIPTION
ADDED UTILITY SPACE EASEMENTS
2025.03.31
olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
913.381.1174
Missouri, COA #E-2144
Kansas, COA #E-114
LEGEND
SECTION CORNER
FOUND MONUMENT AS DESCRIBED
SET 1/2" REBAR W/ CAP "OLSSON"
(M) MEASURED/DERIVED - THIS SURVEY
(P) PLATTED/DEEDED/DERIVED
(MVD) PREVIOUSLY DEEDED/DERIVED
PROPERTY LINE
CROP LINE
FENCE LINE
UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL
GAS MARKER
GAS METER
GAS LINE
STORM MANHOLE/INLET
TREE LINE
OVERHEAD POWER LINE
FIRE HYDRANT
POWER POLE
WATER LINE
WATER VALVE
Area Summary Table
Lot 1 8,893,339 S.F. 220.2373 Ac
Tract A 784,061 S.F. 18.0000 Ac
123rd Street R/W 18,259 S.F. 0.4191 Ac
131st Street R/W 61,543 S.F. 1.1633 Ac
Parallel Road R/W 160,802 S.F. 2.3199 Ac
Total 10,044,204 S.F. 242.1396 Ac
LEAVENWORTH ROAD
131ST STREET
123RD STREET
PROJECT LOCATION
PARALLEL PARKWAY
SECTION 32, T19S, R23E
VICINITY MAP
SCALE: 1" = 2000'
Notes
1. According to the FEMA Flood Insurance Rate Map Numbers 20209K0035E, effective September 2, 2015 and 20209K0045E, effective September 2, 2015, this property is located in Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. Lot 1 contains 9,593,535 Square Feet or 220.2373 Acres, more or less.
3. Tract A is intended to be a Landscaping/Buffer Tract, and will be owned and maintained by Catholic Cemeteries.
4. Subject Property contains an aggregate total of 10,548,299 Square Feet or 242.1559 Acres, more or less.
PREPARED FOR:
THOMAS & PEYTON
1770 HIGHWAY 20 EAST, STE A
BUFORD, GA 30518
PROPERTY OWNERS:
CATHOLIC CEMETERIES
N. SHEIL, FERRIN D. SHEIL
6000 PARALLEL PARKWAY
KANSAS CITY, MO 64125
J. PATRICK SHEIL AND DOROTHY M. SHEIL
CATHOLIC CEMETERIES ASSOCIATION OF
WYANDOTTE COUNTY, KANSAS, INC.
PO BOX 15203 LENEXA, KS 66285
APPL LAND, LLC
2915 S. SPRINGFIELD AVE
KANSAS CITY, KS 66106
PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170

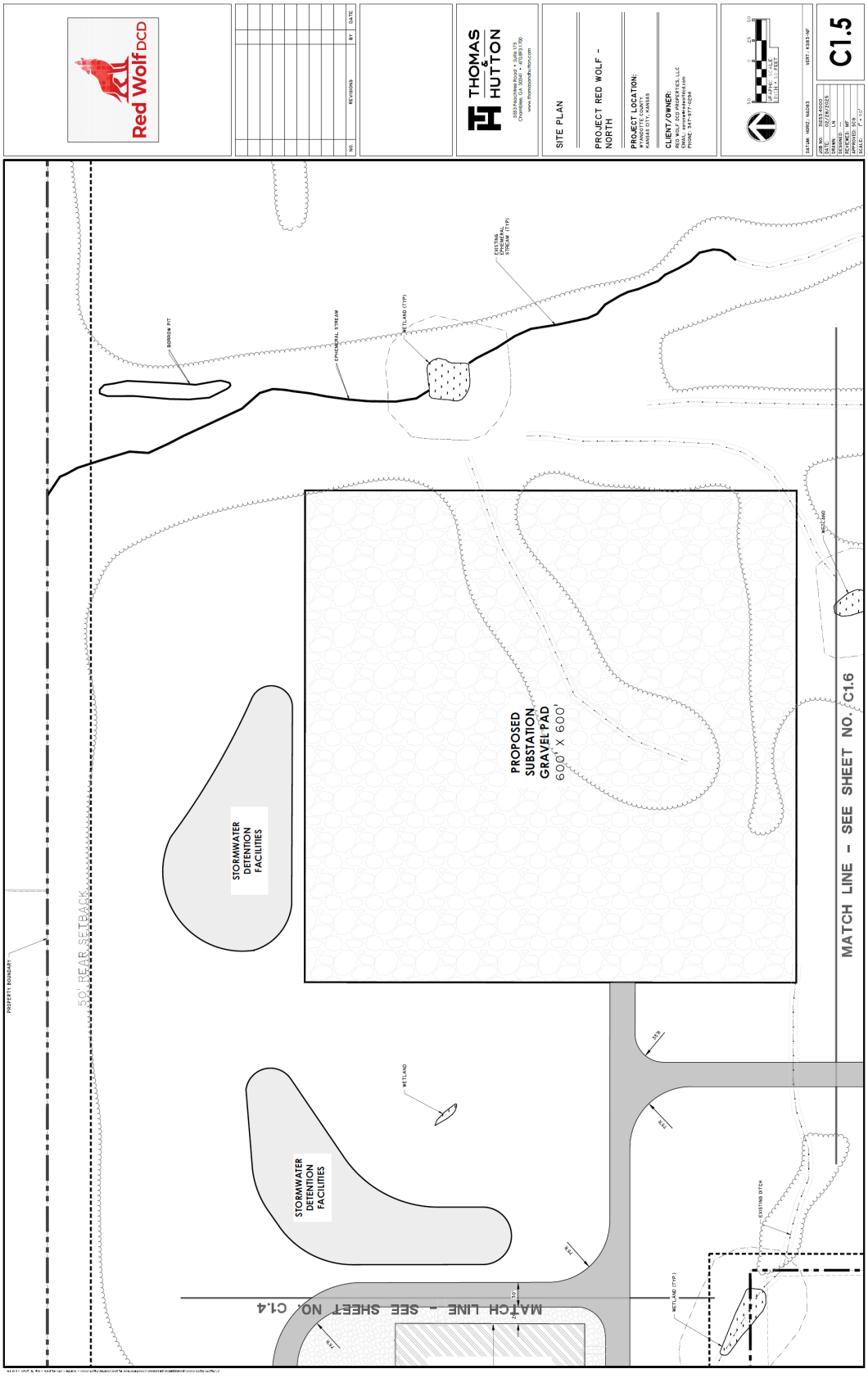

Red Wolf DCD
THOMAS & HUTTON
OVERALL SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT / OWNER:
C1.0
SITE DATA
LOCATION: TBD PARALLEL PKWY
LAND LOTS: KANSAS CITY, KS 66109
TOTAL SITE AREA: 242.16 ACRES
ZONING:
EXISTING ZONING: AG(AGRIC. RP-1
PROPOSED ZONING: BP (BUSINESS PARK)
BUFFER REQUIREMENTS:
FRONT SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 50 FEET
SITE INFO:
PROPOSED IMPERVIOUS AREA: ±57 ACRES
PROPOSED OPEN SPACE AREA:
PROPOSED BUILDINGS:
TOTAL BUILDINGS: 3
BUILDING AREA: 330,000 S.F.
TOTAL BLDG. AREA: 990,000 S.F.
BUILDING HEIGHT: 36 FEET
TOTAL PARKING REQUIREMENTS:
REQUIRED: 120 SPACES
PROVIDED: 120 SPACES
18 ACRE BUFFER
N 126TH ST

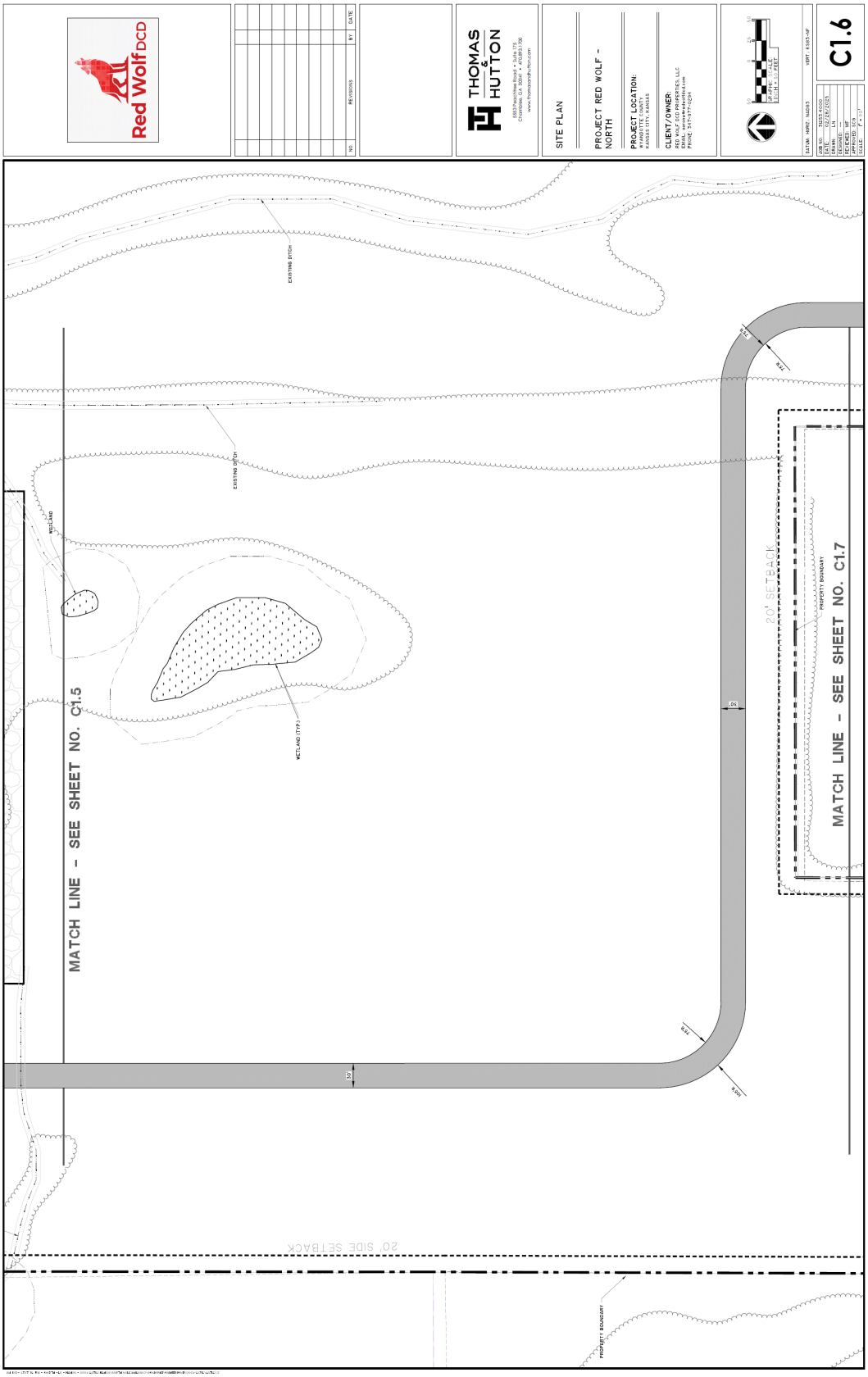

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
C1.1
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.2
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
INTERMITTENT STREAM
PROPOSED 50' OPEN SPACE EASEMENT
EXISTING DITCH
EMPLOYEE PARKING
CONCRETE PAD (TYP.)
LOADING DOCK (TYP.)
MECHANICAL YARD (ABOVE)
GENERATOR PEDS (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.2
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
20' SIDE SETBACK

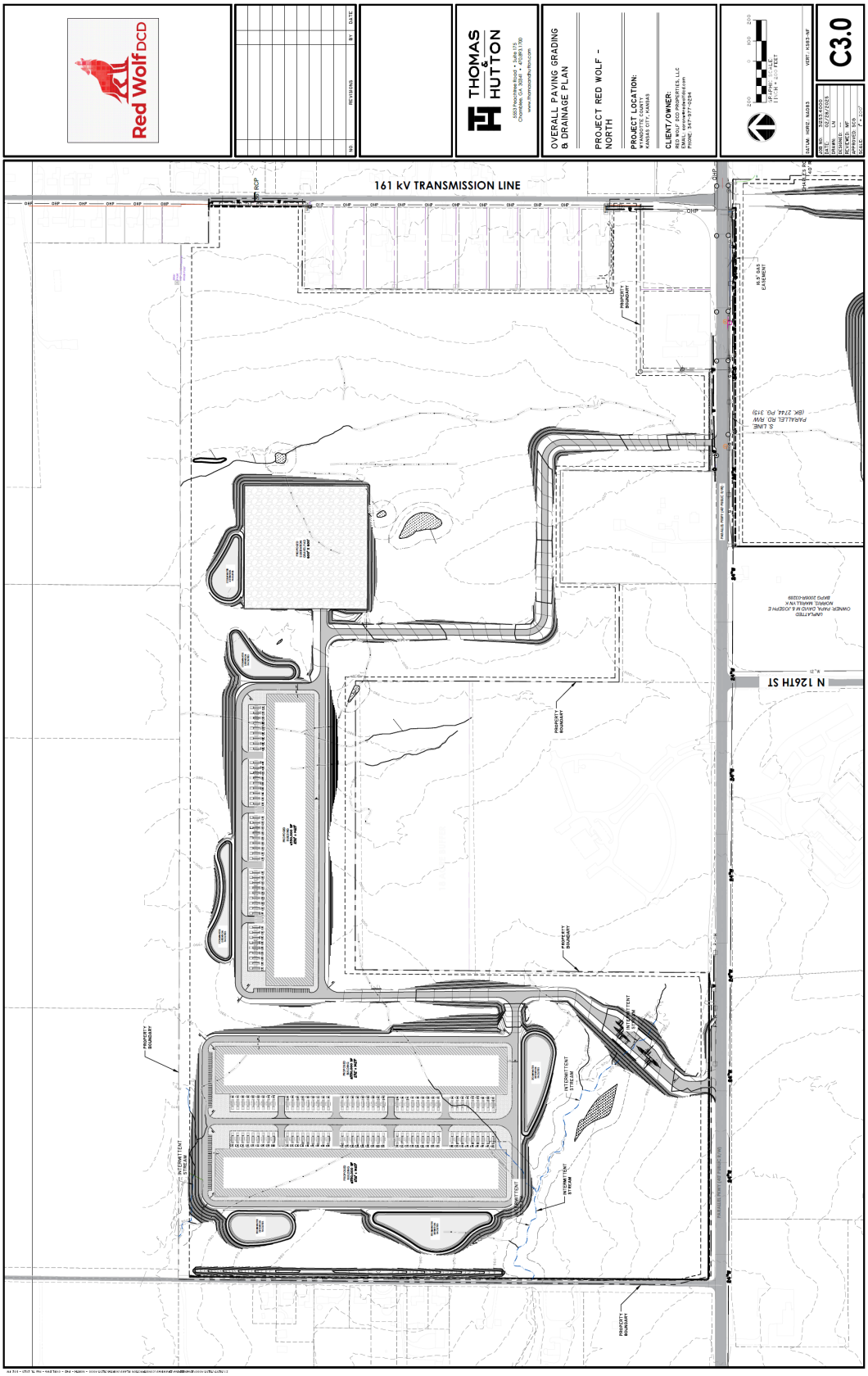
Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.3
MATCH LINE - SEE SHEET NO. C1.2
EXISTING DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
FORESTED WETLAND
SECURITY GATE
PROPOSED 8' SIDEWALK
60' PROPERTY SETBACK
30' WATER EASEMENT
EXISTING 24" WATER MAIN
PRIMARY SITE ACCESS
PROPERTY BOUNDARY


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.1
PROPOSED BUILDING ±330,000 SF 232' x 1423'
50' REAR SETBACK
50' FRONT SETBACK
PROPERTY BOUNDARY
STORMWATER DETENTION FACILITIES
CONCRETE PAD (TYP.)
GENERATOR FIELD (TYP.)
TRUCK LOADING DOCK (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
EXISTING PERENNIAL STREAM (TYP)
WETLAND (TYP)
WETLAND
EXISTING DITCH
BORROW PIT
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.4


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.6
EXISTING DITCH
WETLAND
WETLAND (TYP.)
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.7
20' SETBACK
PROPERTY BOUNDARY
20' SIDE SETBACK

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE - SEE SHEET NO. C1.6
PARALLEL PKWY (40' PUBLIC R/W)
PROPERTY BOUNDARY
20' SIDE SETBACK
PROPOSED 8' SIDEWALK
CURB INLET #25539
CURB INLET #25142
CURB INLET #25687


Red Wolf DCD
THOMAS & HUTTON
OVERALL PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
161 kV TRANSMISSION LINE
N 126TH ST
PROPERTY BOUNDARY
INTERMITTENT STREAM

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
ELECTRICAL SITE PLAN - NORTH - PHOTOMETRICS
KANSAS CITY DC PROJECT NORTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE

LANDSCAPE REQUIREMENTS:
Trees are required to be provided at not less than one (1) per 8,000 square feet of site area.

Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property.

Landscape Calculations:
Total site area = 240 Acres
Trees Required = 242 * 43560 =10,541,520/ 8,000 =1318 trees Required
Trees Provided= 786 Proposed Trees
Tree Deficit = 532 Trees
Tree Save Area = 18.90 acres

IF THE EXISTING TREES TO REMAIN DO NOT MEET THE TREE REQUIREMENTS THEN ADDITIONAL TREES WILL BE PROVIDED.

PLANT SCHEDULE

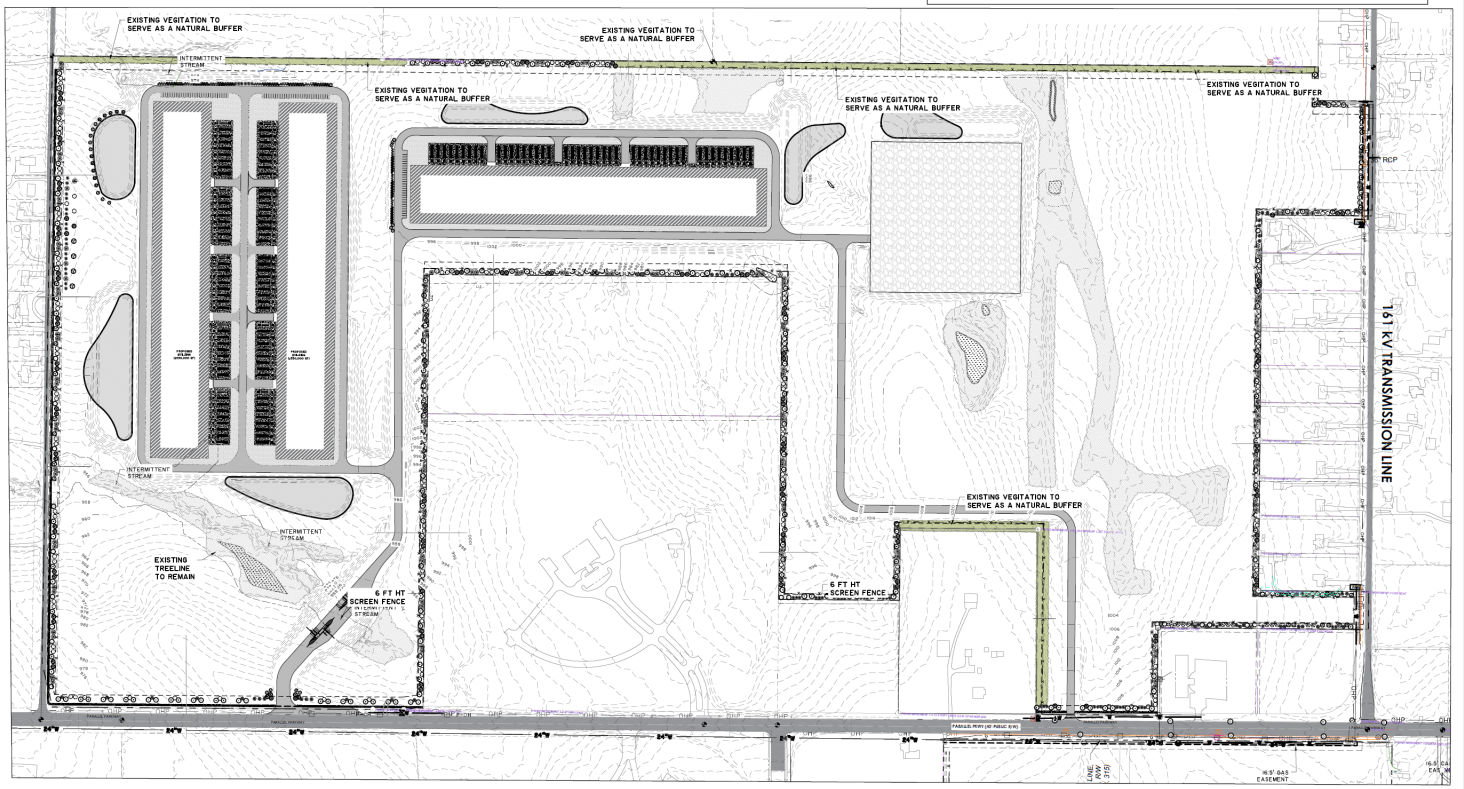
TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
134	AC	Abies concolor	White Fir	B & B OR CONT. ; 2" CAL 6' - 8' HT	Full to ground
15	ARA	Acer Rubrum 'Armstrong'	"Armstrong" Red Maple	B & B OR CONT. ; 2" CAL.	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	Green Mountain' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
26	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
21	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" Cal.	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. ; 2" CAL.	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT. ; 2" CAL.	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 8 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal. 8' - 10' HT.	Specimen
42	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT. ; 2" Cal.	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT. ; 2" CAL.	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT. ; 2" CAL.	Specimen
96	TGG	Thuja 'Green Giant'	Green Giant' Arborvitae	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABKK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. ; 18" x 18" HT & SPD.	
63	C_SM	Buxus microphylla 'Glencoe'	'Chicagoland Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	I_G	Ilex glabra	Inkberry		Full



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1100 Euclid Avenue
Charlotte, NC 28203 O 980.201.5505
www.thomasandhutton.com

OVERALL LANDSCAPE PLAN NORTH

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

CLIENT/OWNER:
RED WOLF DCO PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

200 0 100 200
GRAPHIC SCALE
1 INCH = 200 FEET

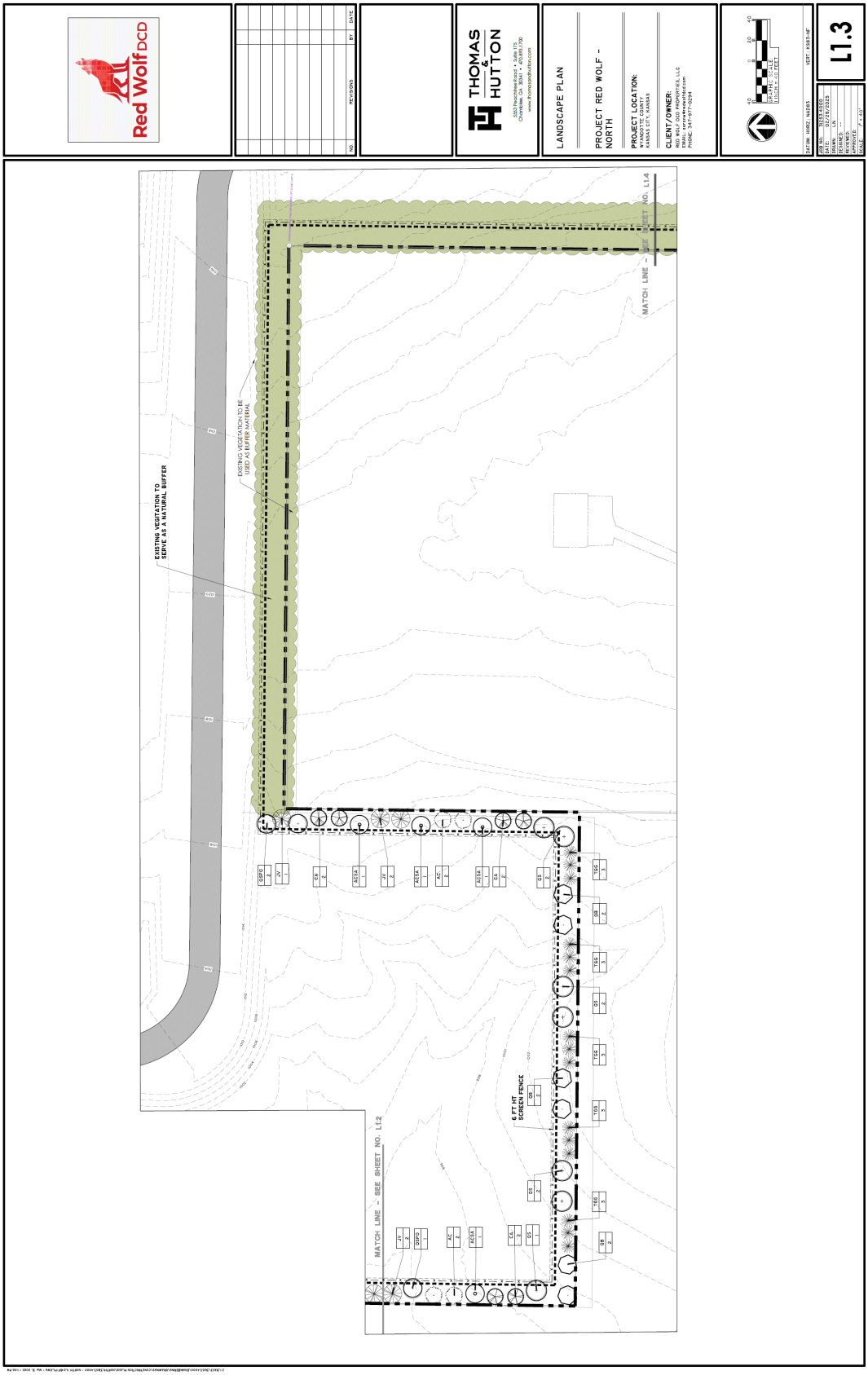
DATUM: HORZ.: NAD83 VERT.: NGS-NF

JOB NO.	19253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	-----
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 200'

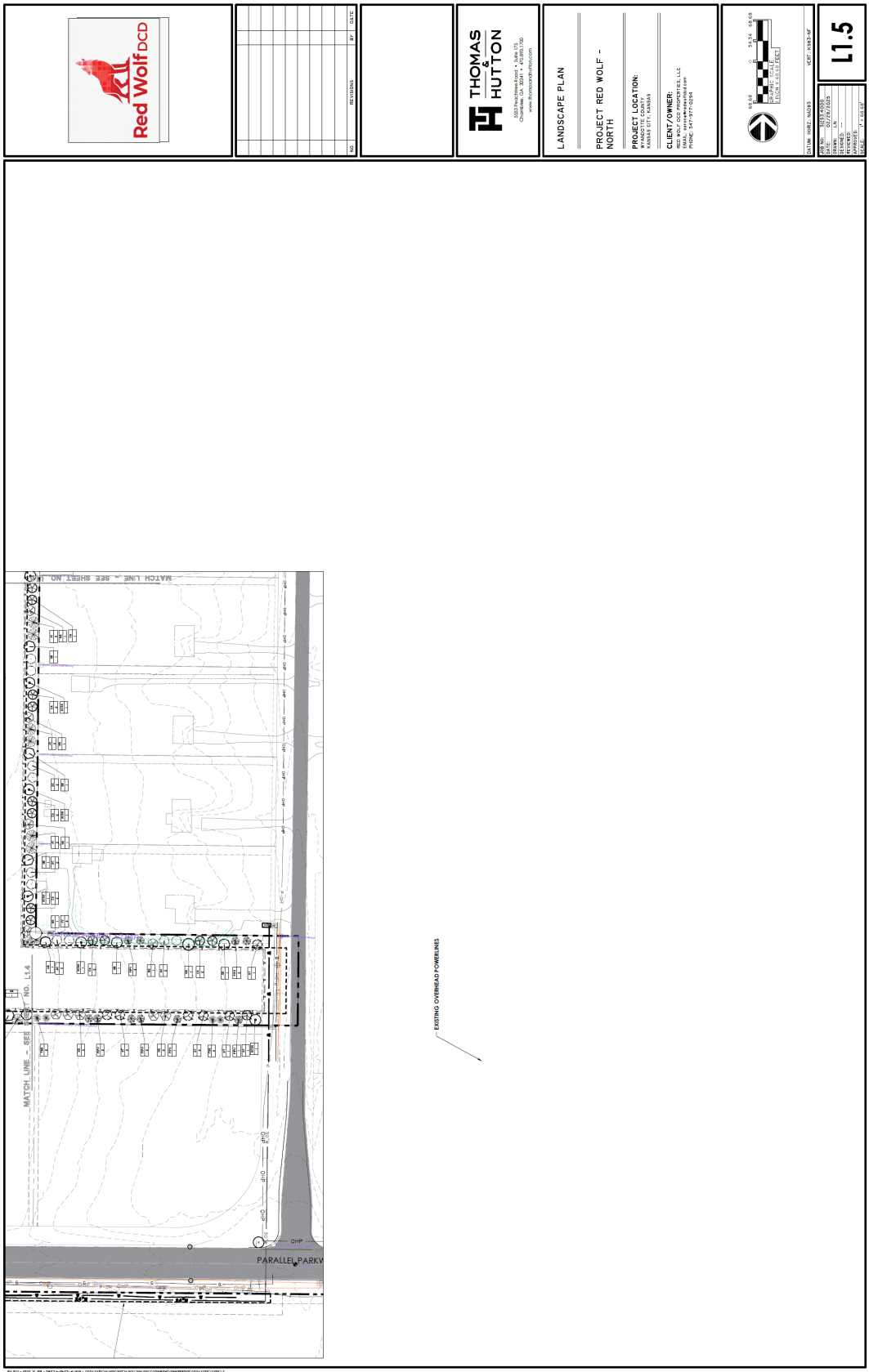
L1.00

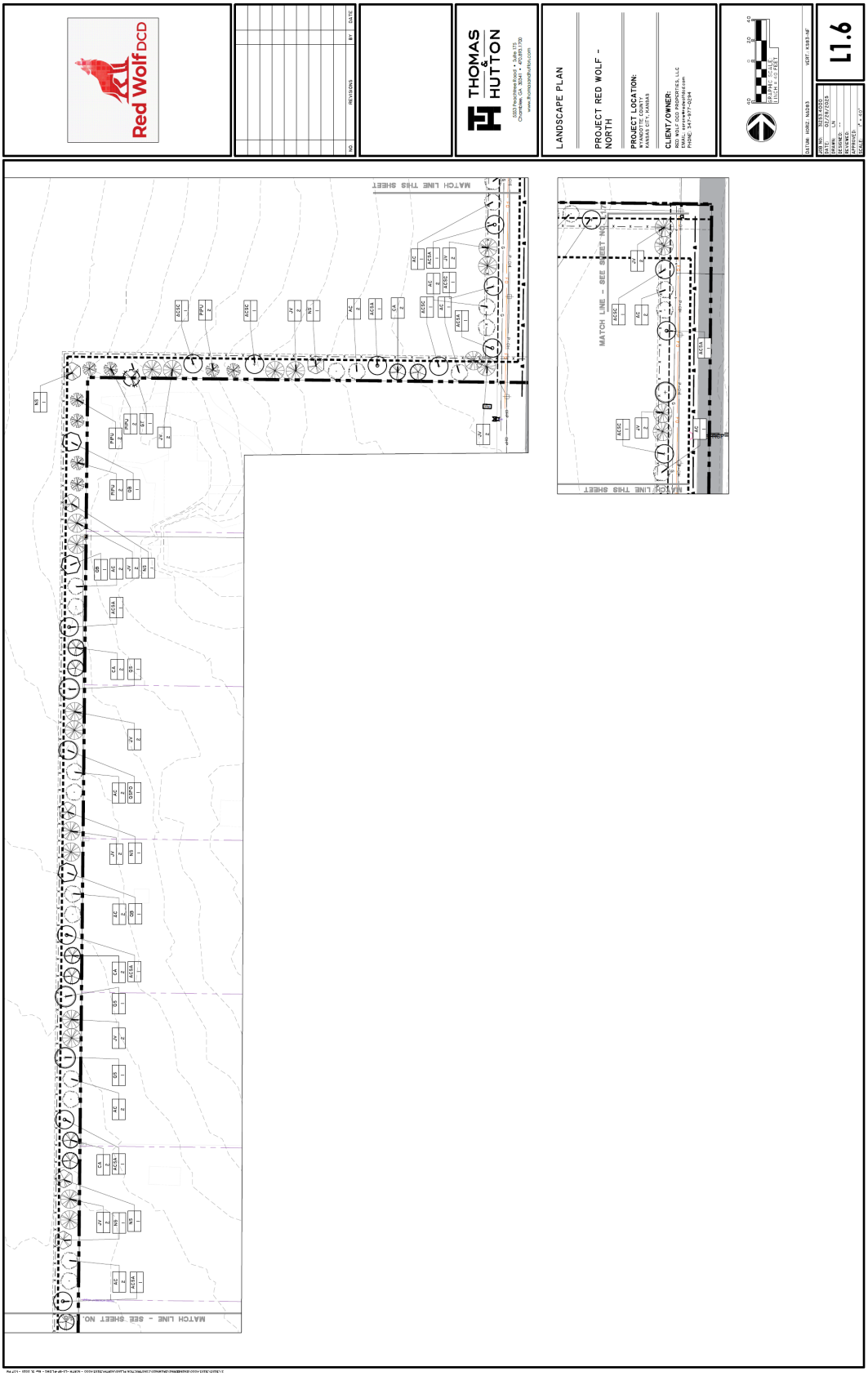
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
PLANT SCHEDULE
TOTAL TREES = 786
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.2
SEE SHEET NO. L1.10
EXISTING TREELINE TO REMAIN
INTERMITTENT STREAM
STREAM
SECURITY GATE
6 FT HT SCREEN FENCE
30' SIDE SETBACK (TYP.)
60' PROPERTY SETBACK

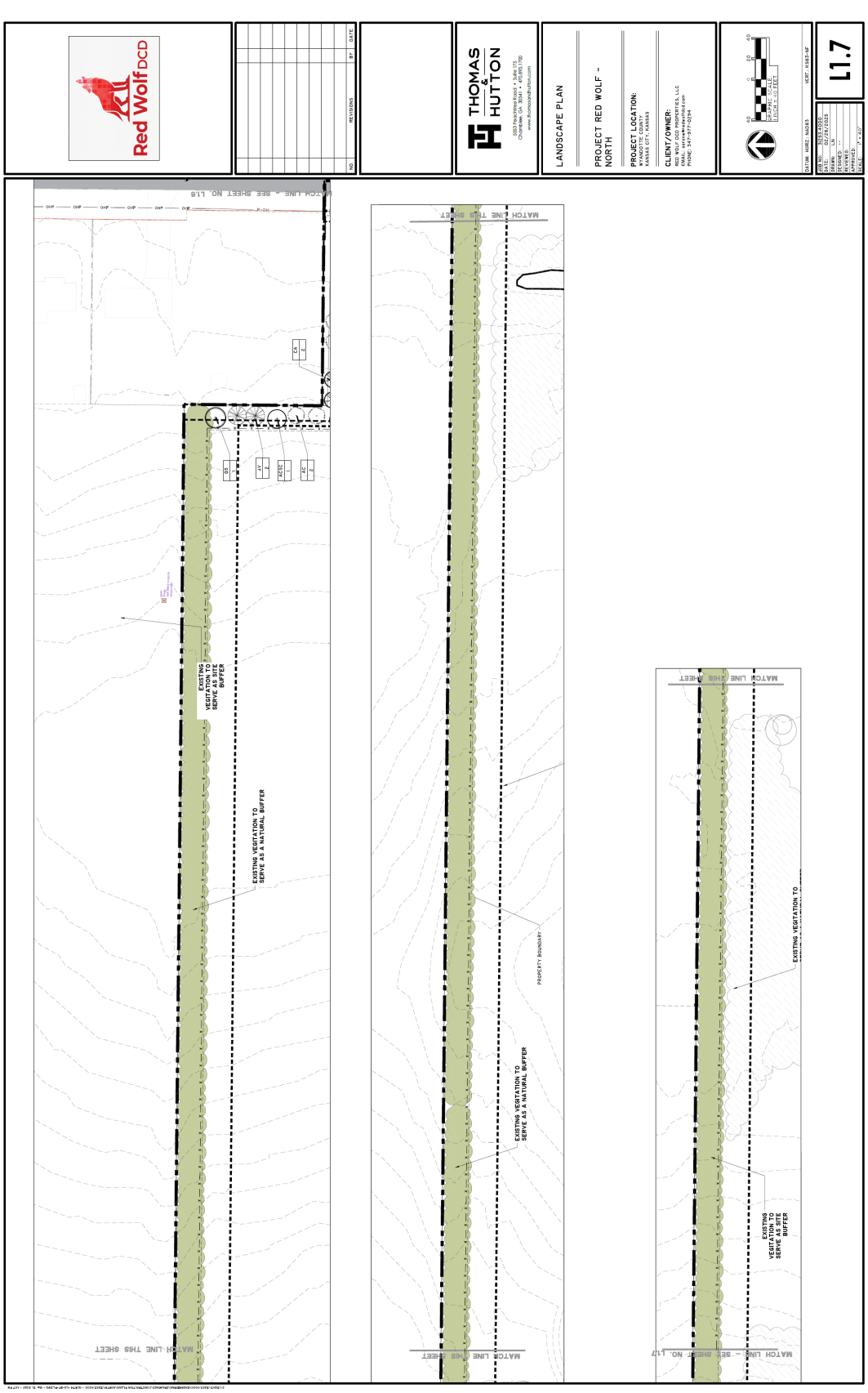
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.1
6' WOOD PRIVACY FENCE


Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.3
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.2
6 FT HT SCREEN FENCE

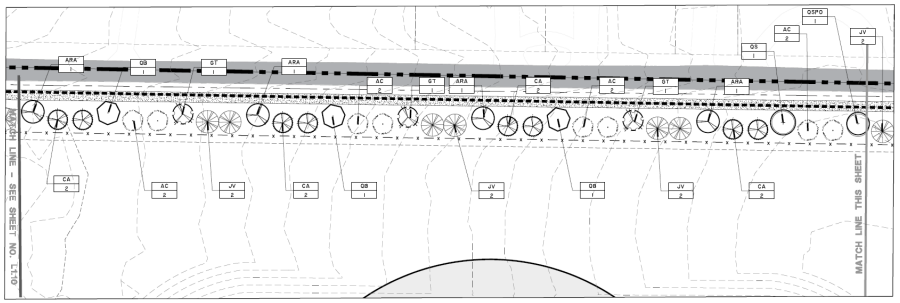
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.4
PARALLEL PARKWAY
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
PROPERTY SETBACK
PROPOSED 4' SIDEWALK
MATCH LINE - SEE SHEET NO. L1.3
FOUND MONUMENT 1/2"RB

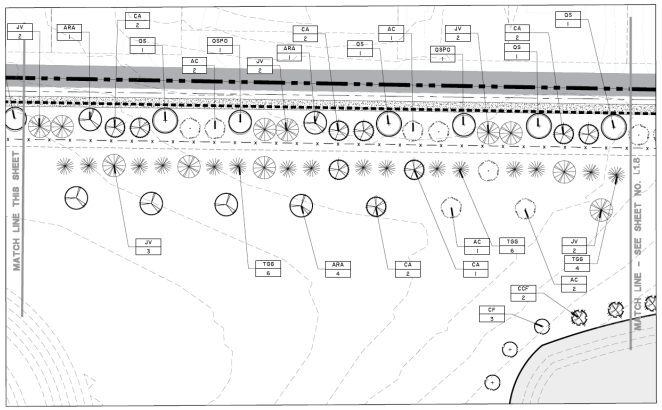

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
PARALLEL PARKW
EXISTING OVERHEAD POWERLINES


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO.


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.7
PROPERTY BOUNDARY

Red Wolf DCD
NO. REVISIONS BY DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE - SEE SHEET NO. L1.7
MATCH LINE THIS SHEET
EXISTING VEGETATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO SERVE AS SITE BUFFER
EMPLOYEE PARKING
GENERATOR FIELD (TYP.)
MATCH LINE - SEE SHEET NO. L1.9





PLANT SCHEDULE

TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
136	AC	Abies concolor	White Fir	B & B OR CONT ; 2" CAL, 6' - 8' HT	Full to ground
13	ARA	Acer Rubrum 'Armstrong'	'Armstrong' Red Maple	B & B OR CONT ; 2" CAL	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT ; 2" CAL	Specimen
26	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT ; 2" CAL	Specimen
121	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT ; 2" CAL, 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT ; 2" Cal	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT ; 2" CAL	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT ; 2" CAL	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT ; 2" CAL - 6 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT ; 2" CAL, 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal, 8' - 12' HT	Specimen
42	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT ; 2" CAL, 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT ; 2" Cal	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT ; 2" CAL	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT ; 2" CAL	Specimen
56	TGG	Thuja 'Green Giant'	'Green Giant' Arborvitae	B & B OR CONT ; 2" CAL, 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABGK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL, 18" x 18" HT & SPD.	
63	CLBM	Buxus microphylla 'Glencoe'	'Chicago Lord Green' Boxwood	5 GAL ; 18" X 18"	Full
63	ILB	Ilex sidera	Inkberry		Full

Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

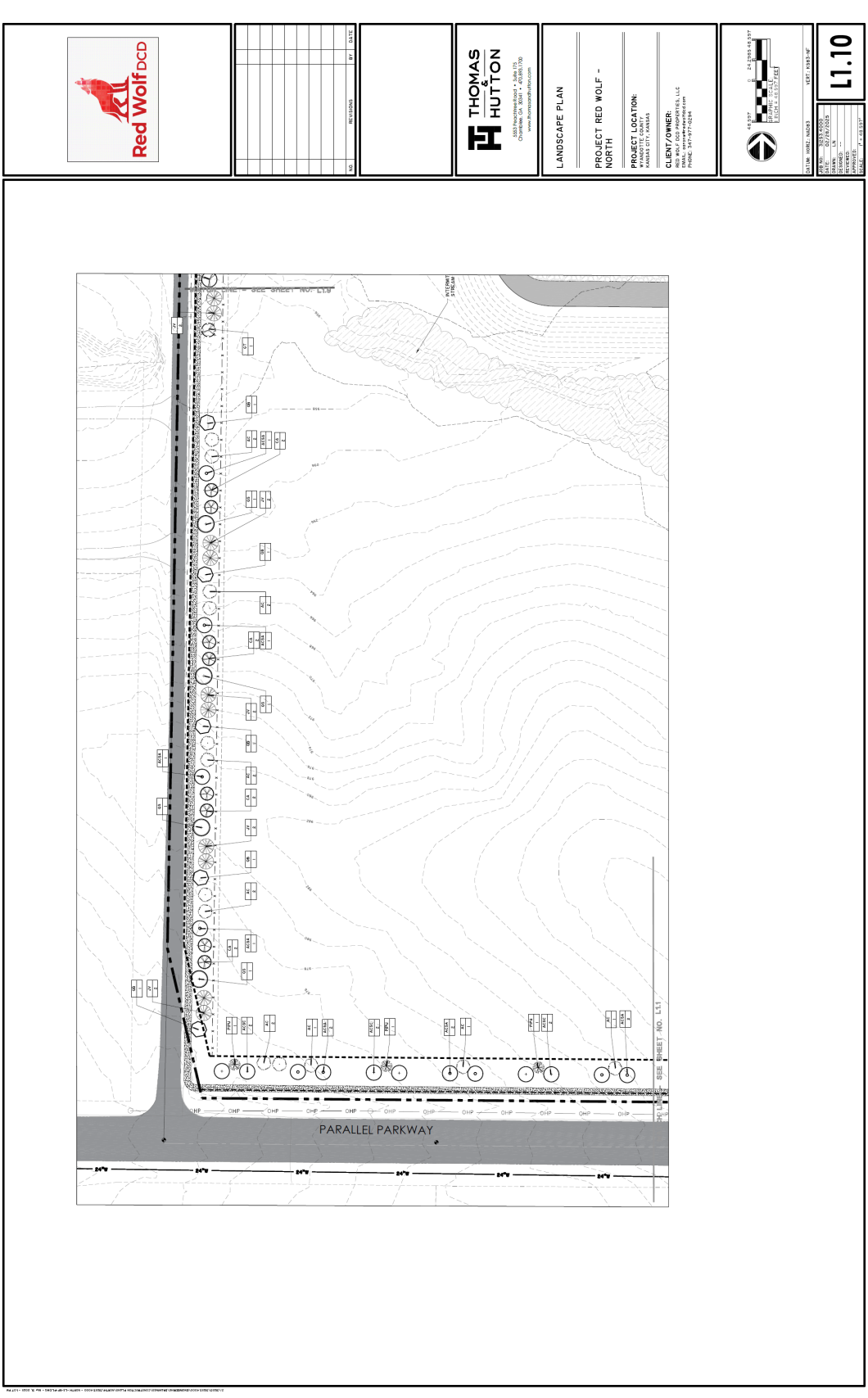
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: sarosw@redwolfdcd.com
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

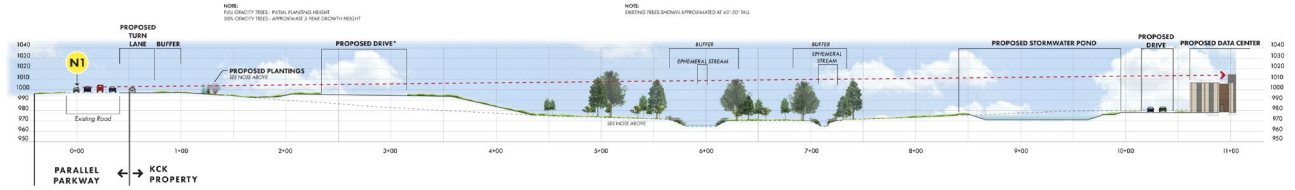
DATUM: HORZ.: NAD83 VERT.: KS83-NF

JOB NO: 31293.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 40'

L1.9

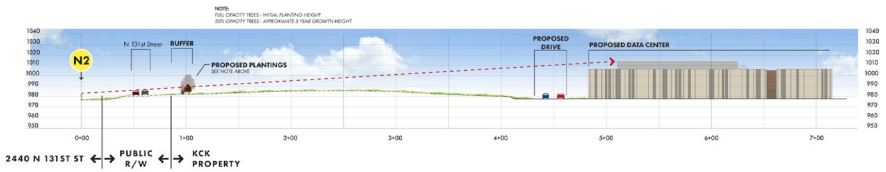

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.10
SEE SHEET NO. L11
PARALLEL PARKWAY

SECTION KEY | SECTION N1



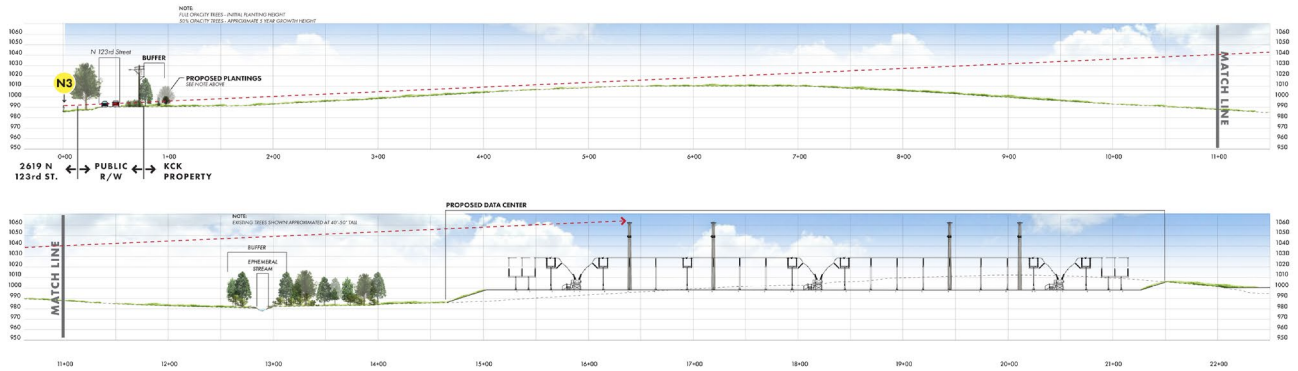
SECTION N1

SECTION KEY | SECTION N2



SECTION N2

SECTION KEY | SECTION N3



SECTION N3

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

FEBRUARY 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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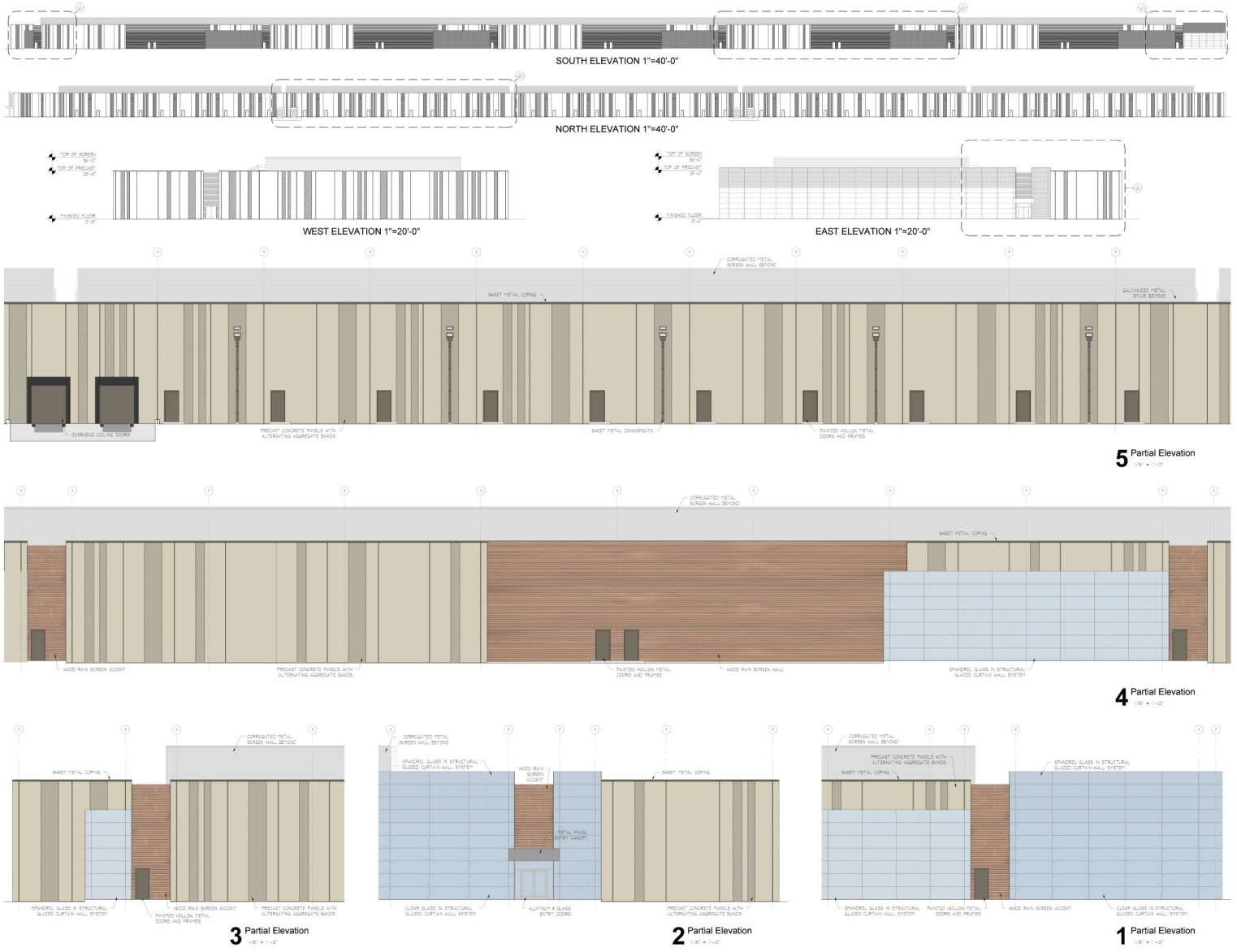


CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

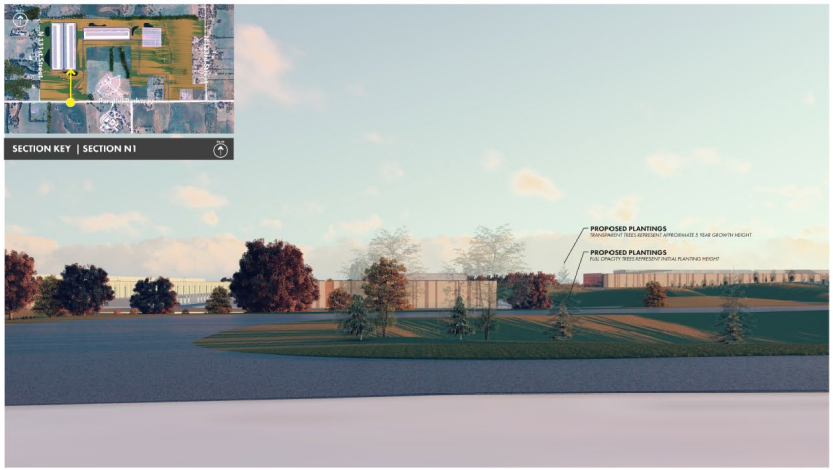
SEAL

REVISIONS

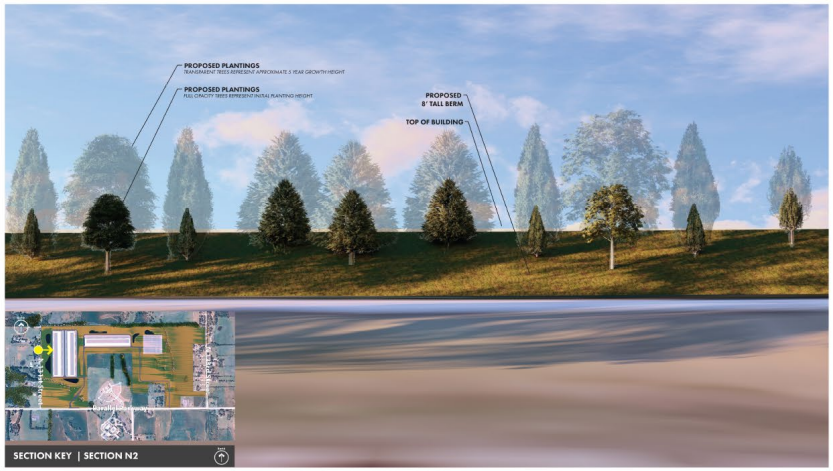
ISSUE DATE: March 27, 2025
REASON FOR ISSUE: REVIEW
PROJECT NUMBER: 24-032
PROJECT PHASE: SS

SHEET TITLE
BUILDING ELEVATIONS

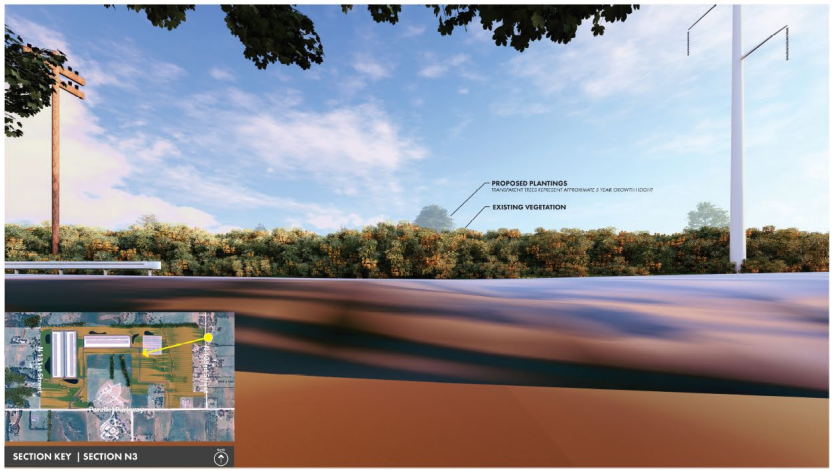
SHEET NUMBER
A4.1



SECTION N1



SECTION N2



SECTION N3

CONCEPTUAL BUILDING RENDERING

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

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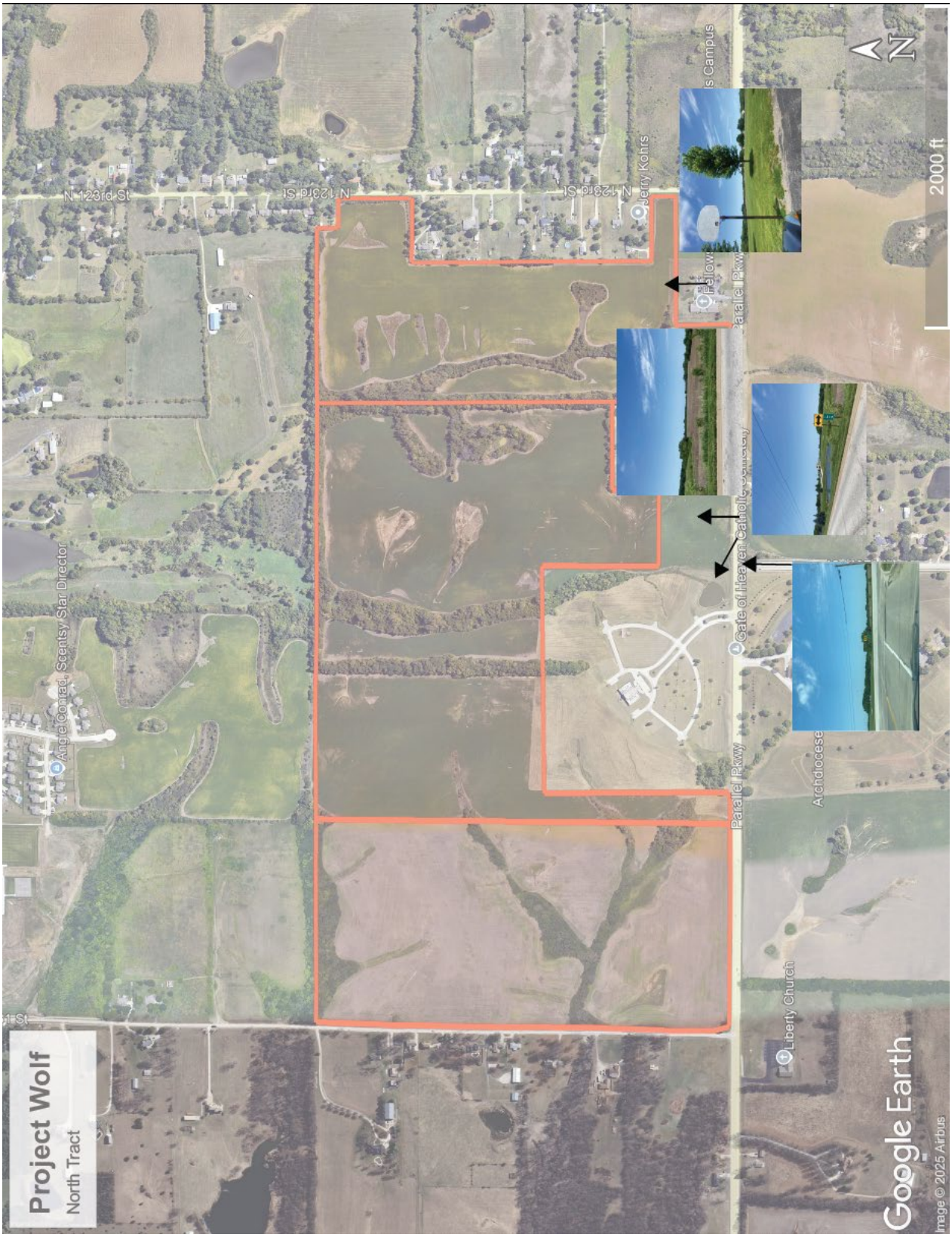

Project Wolf
North Tract
N
2000 ft
N 123rd St
N 123rd St
N 123rd St
Jerry Kohrs
Parallel Pkwy
Parallel Pkwy
Archdiocese
Liberty Church
Google Earth
Image © 2025 Airbus

North-facing view from Parallel Parkway
into 12340 Parallel Parkway parcel

North-facing view from Church Property
into 12340 Parallel Parkway parcel

North-facing view from N 126th Street
intersection with Parallel Parkway

Northwest-facing view from Parallel Parkway
into Cemetery Property

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

Subject Property:
12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

to B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Commercial / Business Park to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts: At-Large Commissioner, District #2: Tom Burroughs
District #7: Chuck Stites

Existing Zoning District(s): A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	**Adjacent Uses**
North	**A-G Agriculture (WYCO)**	**Farmland, single-family home and cemetery**
South	**None (City of Bonner Springs)**	**Wyandotte County Park and vacant homes (City of Bonner Springs)**
East	**A-G Agriculture District**	**Single-family homes and farmland**
West	**A-G Agriculture, A-G Agriculture (WYCO), R Rural Residential (WYCO), R-1 Large Lot Single Family Residential (WYCO), R-1 Single Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes, senior living facility and wooded land**

Total Tract Size: 306 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business

Park, which allows major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan:

The goDotte Countywide Strategic Mobility Plan designates State Avenue and Parallel Parkway as Major Arterials and North 126th Street as a Major Collector.

Parking Requirement:

Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the Director of Planning and Zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.

Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,666 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo –May 8, 2025 Letters to Property Owners – April 28, 2025 May 28, 2025
Public Hearing:	
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot, and a Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (Prairie Delaware Piper Area Plan) to build four (4) 330,000 square foot buildings for a data center at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue on 306 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permits and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 126th Street and North 118th Street. North of Parallel Parkway is Gates of Heaven Cemetery. West of North 126th Street on Parallel Parkway is the Archdiocese of Kansas City and on Delaware Parkway and State Avenue are suburban style development, with a senior living facility, single-family home, duplexes and townhome subdivisions.

State Avenue and Parallel Parkway are high trafficked four (4) lane roadways with access to Kansas Highway 7 (K-7), except there is no site access on State Avenue.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. The proposed use, a large data center, is not compatible with the adjacent uses as there are single-family homes along 126th Street, North 118th Street, Parallel Parkway and the rural western fringe of Parallel Parkway.

Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American

Royal), ancillary parking lots and future Bonner Springs development at the southwest corner of the 118th Street and State Avenue intersection.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property is suitable for uses to which it has been restricted as A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts, which the southern half of the development site was a mixed residential development with commercial retail on the southwest corner that was entitled, but never developed. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property has been vacant farmland since at least 1991 which is based on aerial photography.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park and substation's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (126th Street, Parallel Parkway, and the rear of the residences that abut North 118th Street) and noise is not mitigated. The type of use, will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the currently undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision, multi-family and commercial development or currently entitled on the property. A Traffic Impact Study is currently being reviewed by the Public Works Department

and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial/Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south side of Parallel Parkway, and north side of State Avenue the length of the property line, and North 126th Street, as a Major Collector.

In lieu of installing a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway and State Avenue for pedestrian connectivity along the Major Arterials and connect into the existing sidewalks on North 126th Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

All identified and designated protected wetlands should be preserved in perpetuity as an open space conservation easement/deed restriction.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is split between two (2) school districts: Piper East Elementary School, Piper Middle School, and Piper High School, under Piper USD 203 and Delaware Ridge Elementary School, Robert E Clark Middle School and Bonner Springs High School, under Bonner/Edwardsville USD 204.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. ***Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.***

    The proposed use does not conform to the Prairie Delaware Piper Area Plan, which is designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south Parallel Parkway, and the north side of State Avenue.

    The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. ***Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.***

    The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. ***Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.***

    The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 126th Street. There are no lots in the

immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards should support the natural and social environment.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of facilities, albeit sanitary sewer service flows west in the southern half of the development. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. In addition to the seminary and cemetery, this block along 126th Street between State Avenue and Parallel Parkway is on the eastern edge of more "suburban" development west on Delaware Parkway and State Avenue with Delaware Ridge neighborhood and Delaware Ridge Elementary School.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit

and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

    Applicant Response: An 8-foot-wide sidewalk has been included in the revised

plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

   Applicant Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Additional breaks in material and articulations have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from

residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote o preliminary plat.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

   Applicant Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-006, Red Wolf South Preliminary Plat (PLAT2024-009) and Master Plan Amendment MPL2025-003** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical**

distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway towards North 115th Street;**
6. **Ensure the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.**

   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-006** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-006,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-009** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

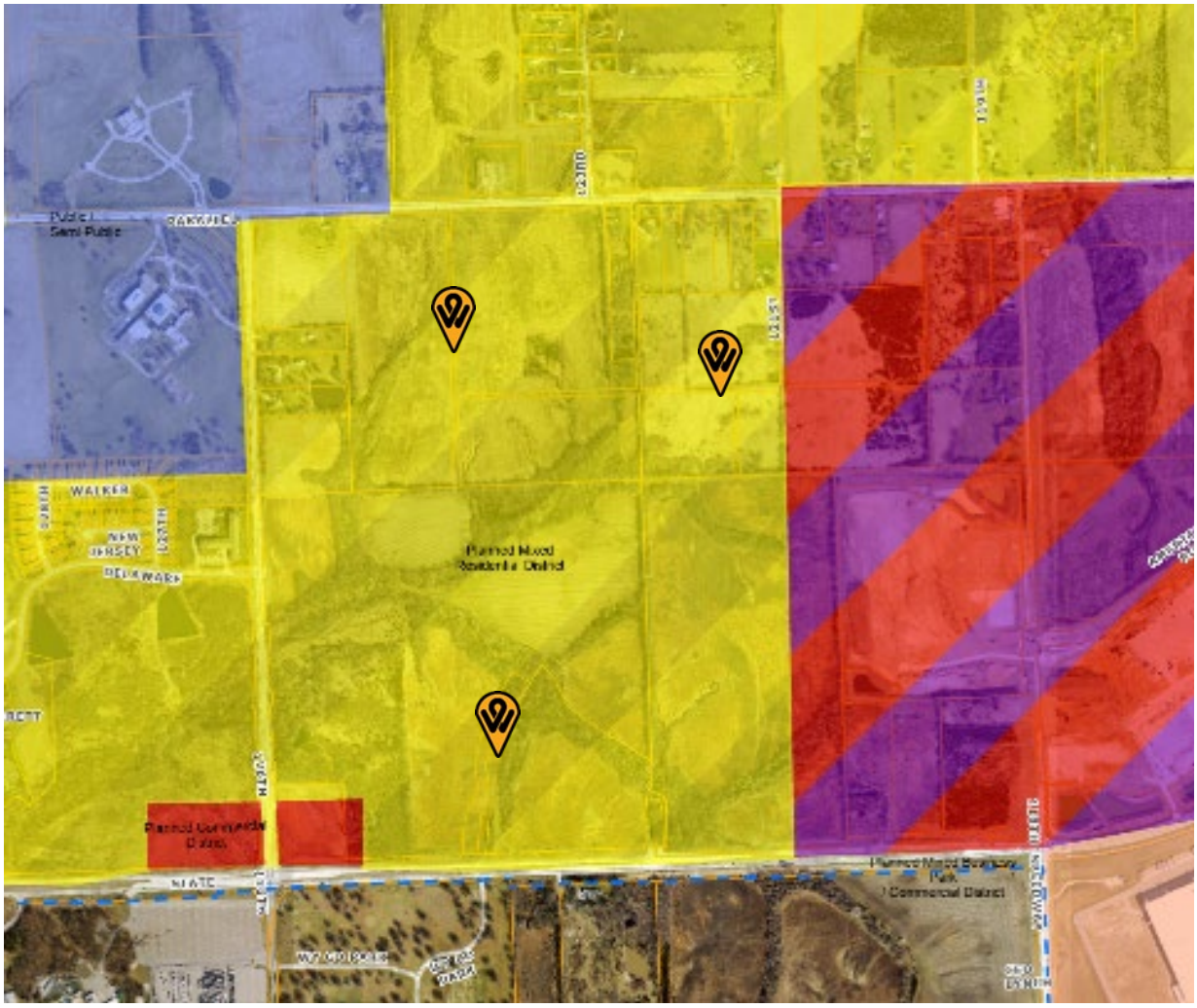
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-009,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Public/
Semi-Public
WALKER
NEW
JERSEY
Planned Mixed
Residential District
Planned Commercial
District
STATE
Planned Mixed Residential
Park
Commercial District

N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Additional breaks in material and articulations have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote on preliminary plat.

Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:

    a. Gate doors are required for all types of screening that are placed in front of the transformers.

    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

6. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged

8. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged

9. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

11. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

12. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

13. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

14. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

Response: Noted.

B) Items that are conditions of approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
Joshua Kennard	1310 State ave	
M. Wayne Rahija	1925 N. 121 st KCK 66109	rahijawm@aol.com
Steven Breedlove	17131 262nd St Tonganoxie KS 66086	
~~Jordan~~ Breedlove	17131 262nd St Tonganoxie KS 66086	
Jeff Sheets	12448 Parallel PKWY	JeSheetsInc@aol.com
Jack Miya	900 W 48th Pkwy Suite Kansas City MO	jmiya@polsinelli.com
Duane Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E LONG	1801 N 12[illegible] KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda & Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
LaDonna A. Kelly	1805 N 126th St KCK 66109	JANDPKelly@ATT.NET
Shannon Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
G Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandrw2@gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as 1/4 to 1/2 mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now John Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on May 14, 2025.
3. The notice to nearby property owners was sent on April 30, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 16th day of May, 2025.

My commission expires 26th of October, 2025.

Notary Public

102439906.2

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Longo	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Tinen State ave	134th street Parkway	
Jessica Dai	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurlbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	3 Zaragoza Cir. 18 VAR 12505 Parallel Pkwy	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence Wagner	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bawcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Olathe Ks 66219	Ramona.Rieger@Terracon.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	danko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@LeavenworthLawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
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Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

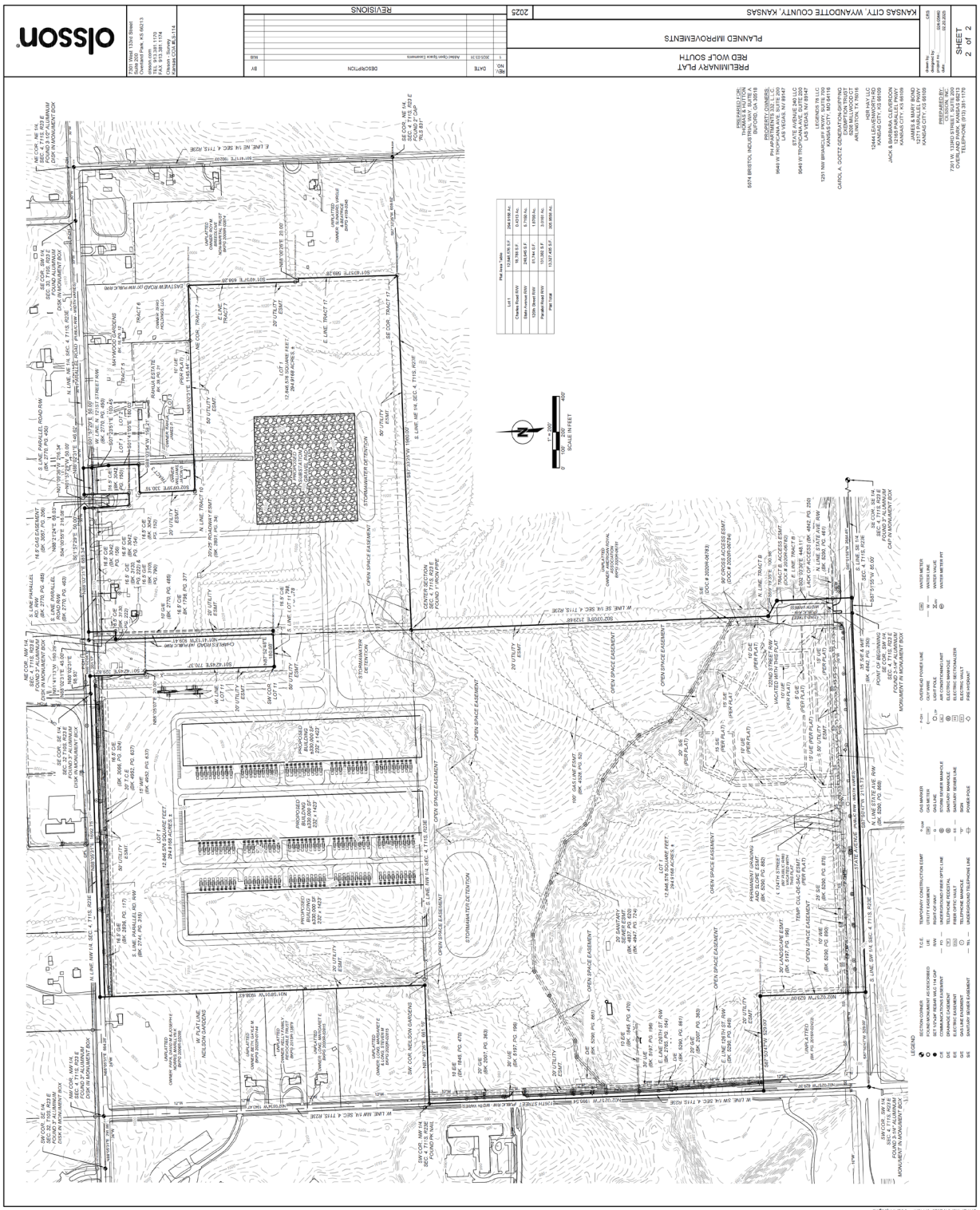
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

My commission expires 20th of June, 2025.

Notary Public

ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

102439906.1


olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
olsson.com
FAX: 913.381.1174
Kansas COA #E-1314
REVISIONS
NO.
DATE
DESCRIPTION
BY
1
2025.03.31
Added Open Space Easements
MJB
PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
DATE
Drawn by:
Designed by:
Date:
03.20.2025
SHEET
2 of 2
PREPARED BY:
OLSSON, INC.
7301 W. 133rd STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
LEGEND
SECTION CORNER
SET 5/8"x24" REBAR W/G.114 CAP
FOUND MONUMENT AS DESCRIBED
DRAINAGE EASEMENT
ELECTRIC EASEMENT
GAS EASEMENT
SANITARY SEWER EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
RIGHT-OF-WAY
TELEPHONE RECEIVER OPTIC LINE
FIBER OPTIC VAULT
UNDERGROUND TELEPHONE LINE
OVERHEAD POWER LINE
GAS MARKER
GAS LINE
LIGHT POLE
AIR CONDITIONING UNIT
ELECTRIC TRANSFORMER
ELECTRIC RECEPTACLE
ELECTRIC METER
TELEPHONE PEDESTAL
FIRE HYDRANT
WATER METER
WATER VALVE
WATER METER PIT
POWER POLE
SANITARY SEWER LINE
Plat Area Table
Lot 1
12.946.576 SF
294.6166 Ac.
Chadwick Road R/W
56.166 S.F.
0.0129 Ac.
Wilson Road R/W
61.744 S.F.
0.0014 Ac.
103rd Street R/W
61.744 S.F.
1.4179 Ac.
Parallel Road R/W
131.365 S.F.
3.0155 Ac.
Plat Total
13.527.426 S.F.
305.699 Ac.
SCALE: 1" = 200'
0 100' 200' 400'
SCALE IN FEET
N
ENGINEERS FOR:
THOMAS & HUTTON
5074 BRISTOL INDUSTRIAL WAY, SUITE B
BUFORD, GA 30518
PROPERTY OWNERS:
RED WOLF SOUTH, LLC
PH AMERICA HOLDINGS, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
STATE AVENUE JM, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
CHADWICK FAMILY TRUST, LLC
1251 NW BRIARCLIFF PKWY, SUITE 700
KANSAS CITY, MO 64116
CAROL A. DOETZ OMNIBUS TRUST, 2004
EXEMPTION TRUST
1800 E LAMAR ST
ARLINGTON, TX 76018
HSR HAY, LLC
5544 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
JAMES & MARY BOND
10701 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
DATE: Mar 31, 2025 9:44am USER: mbogna
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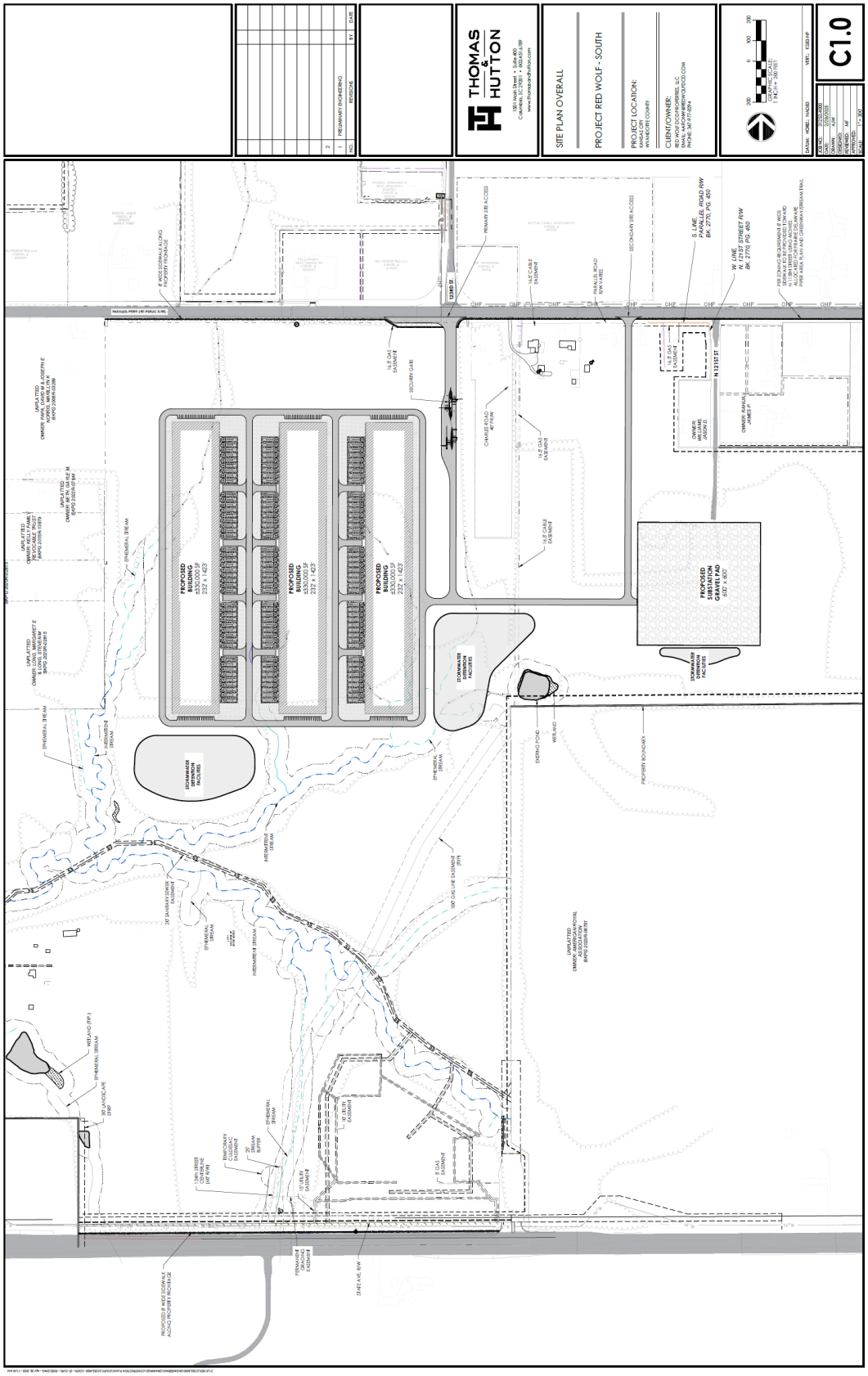
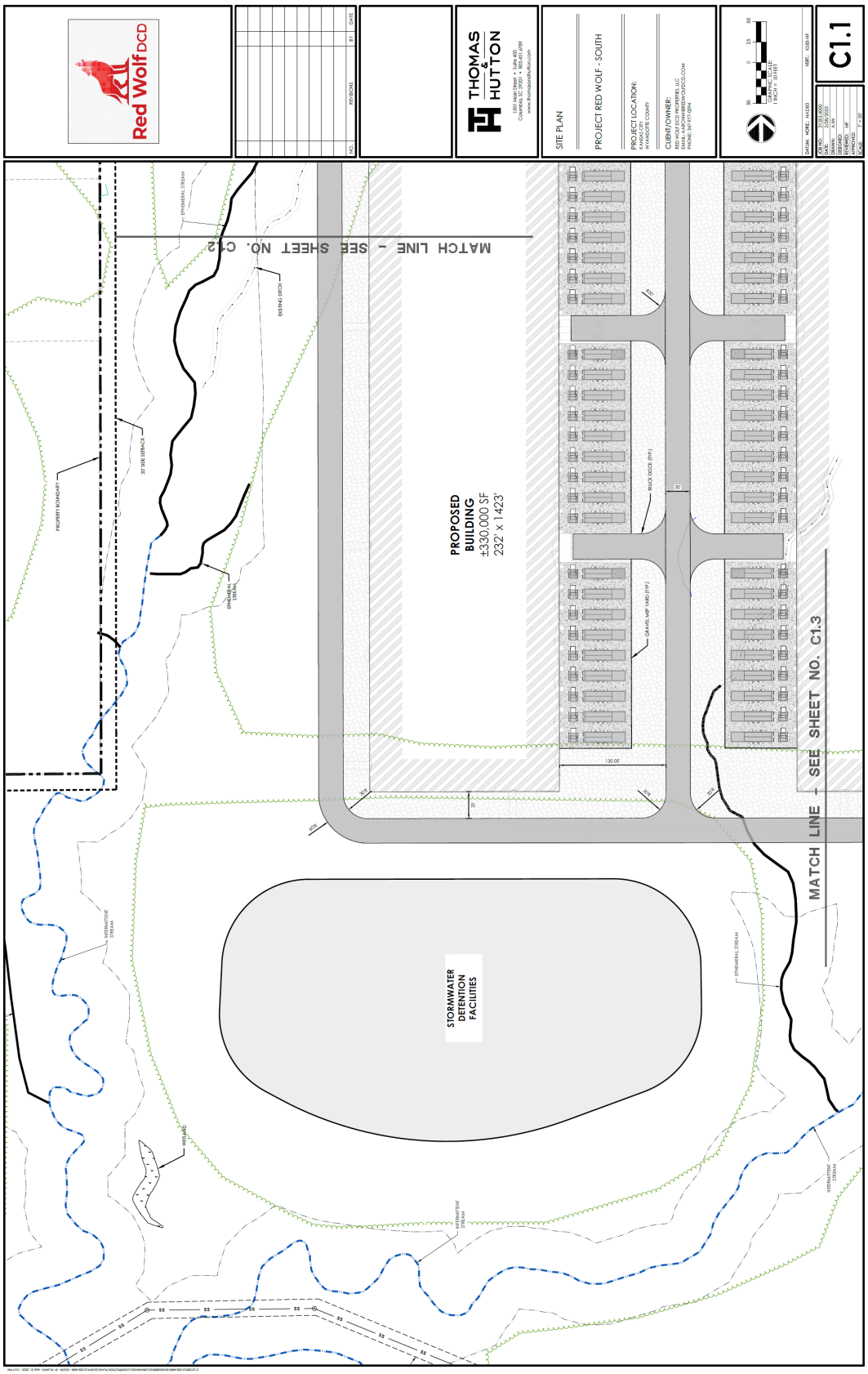
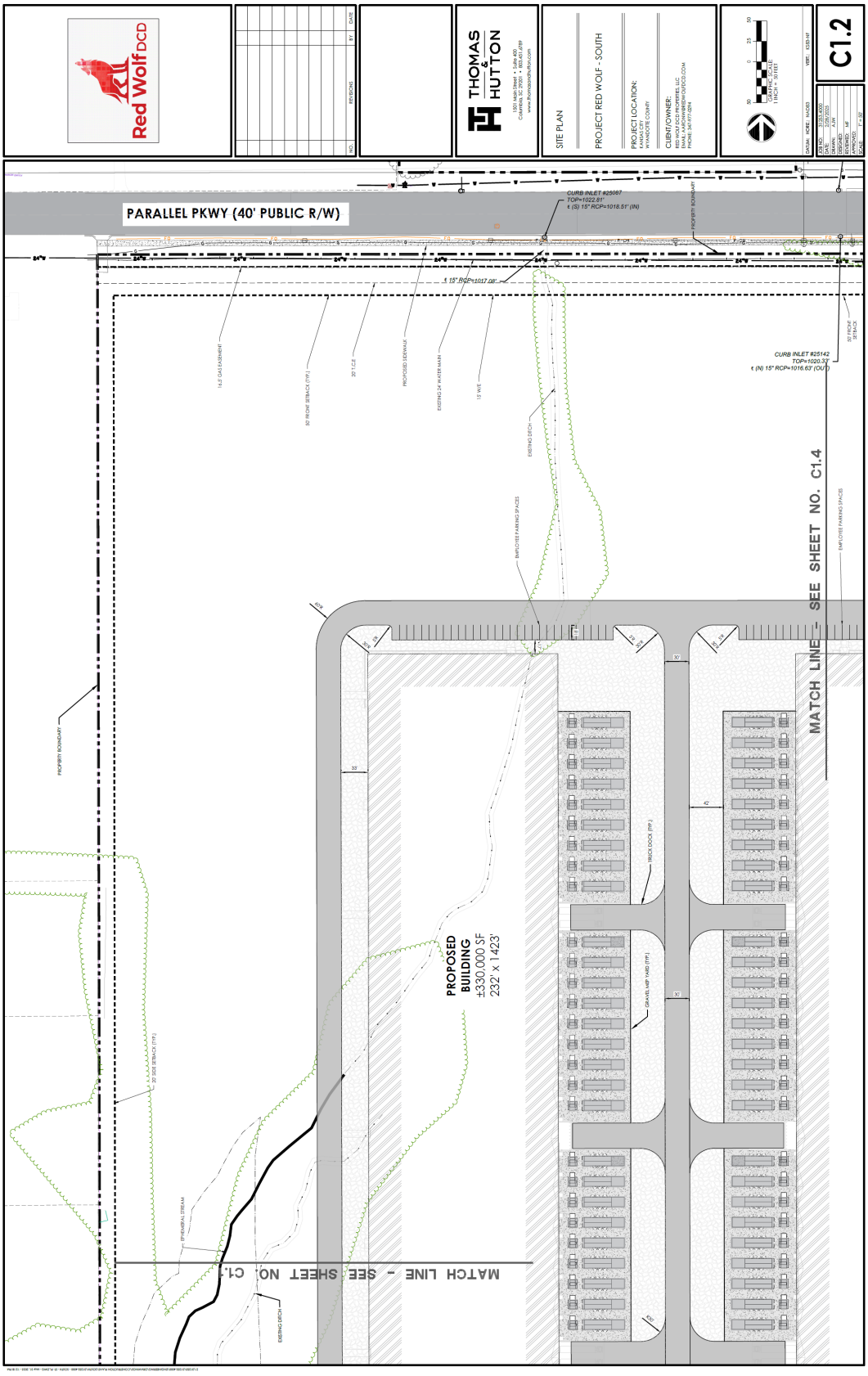
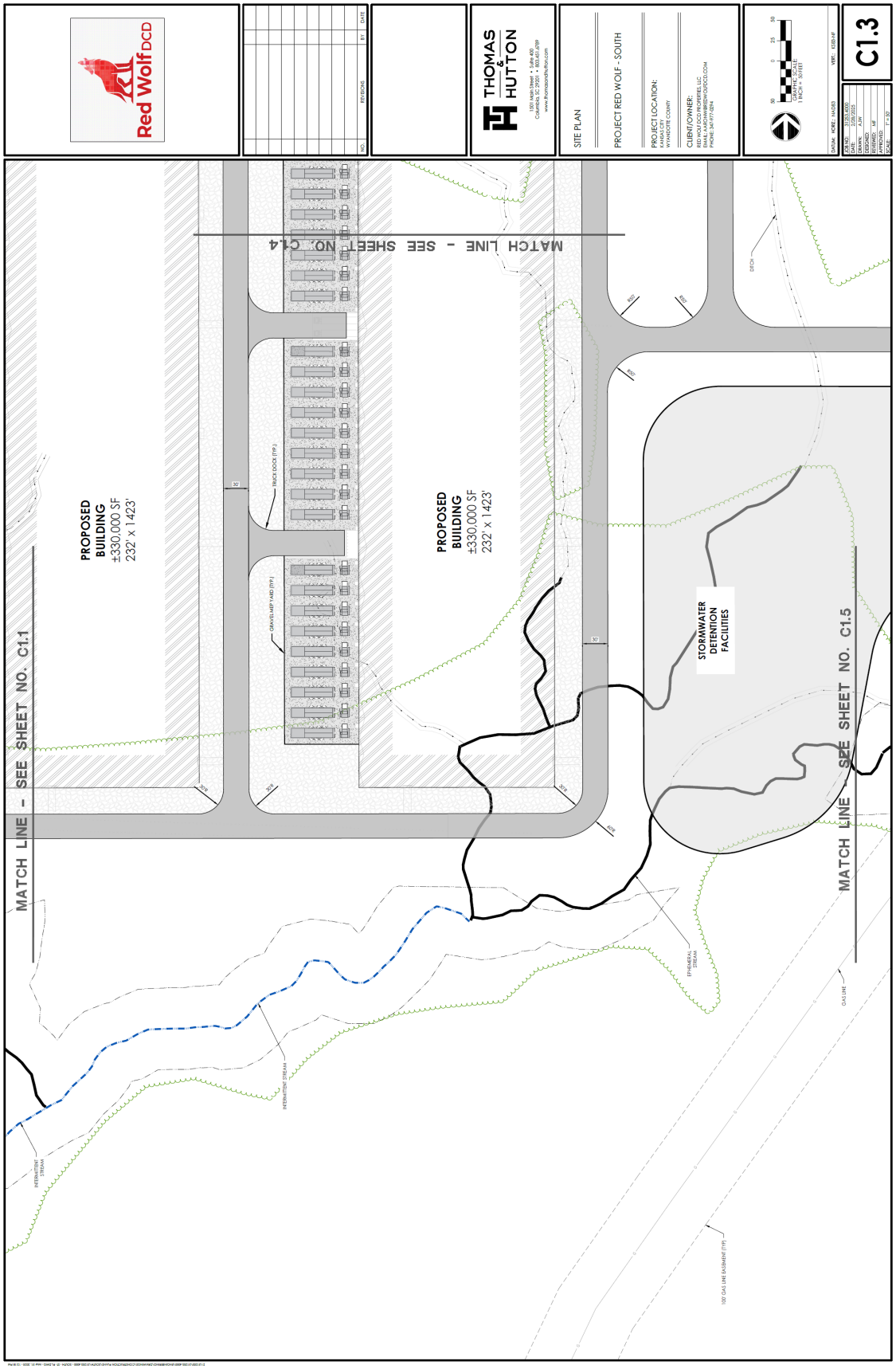
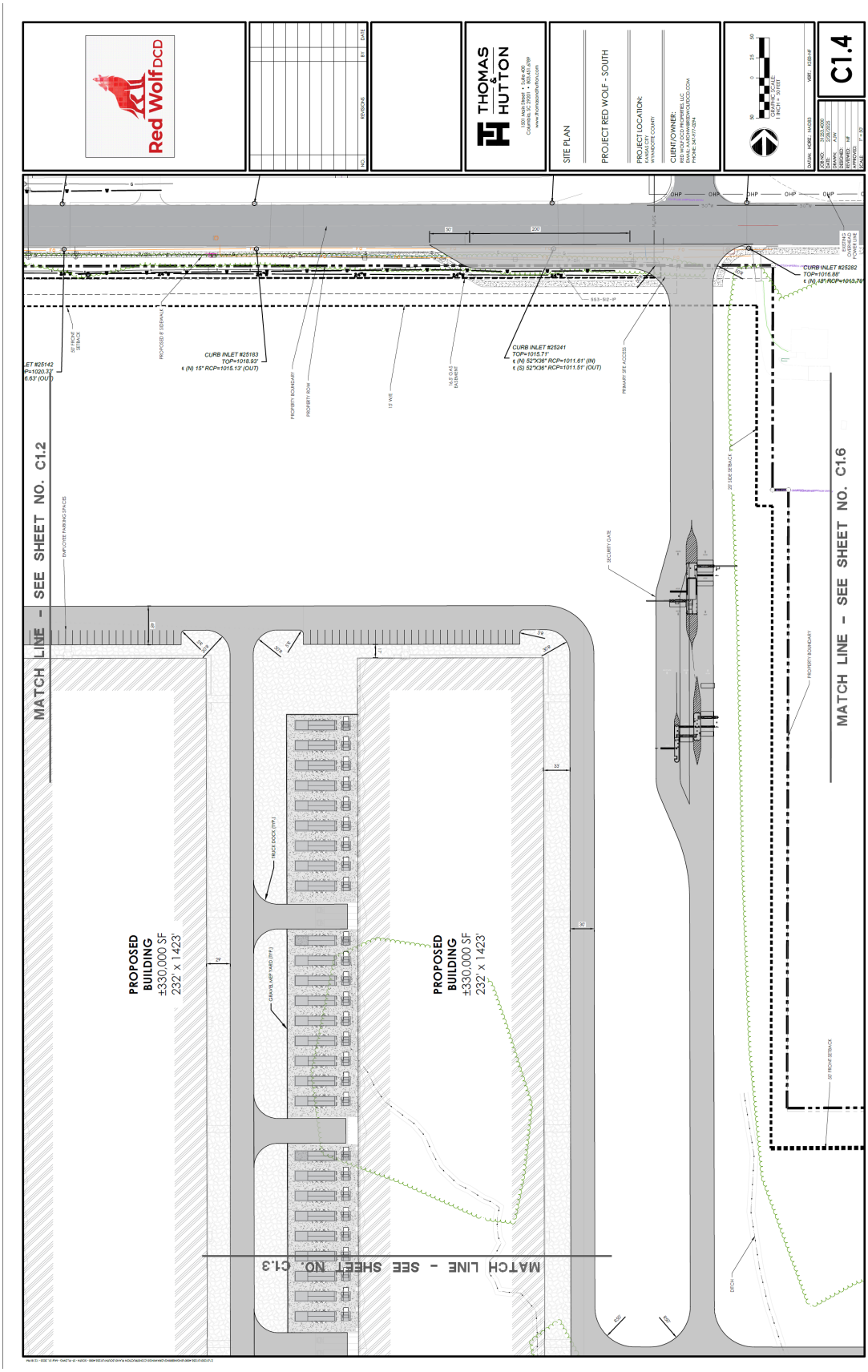
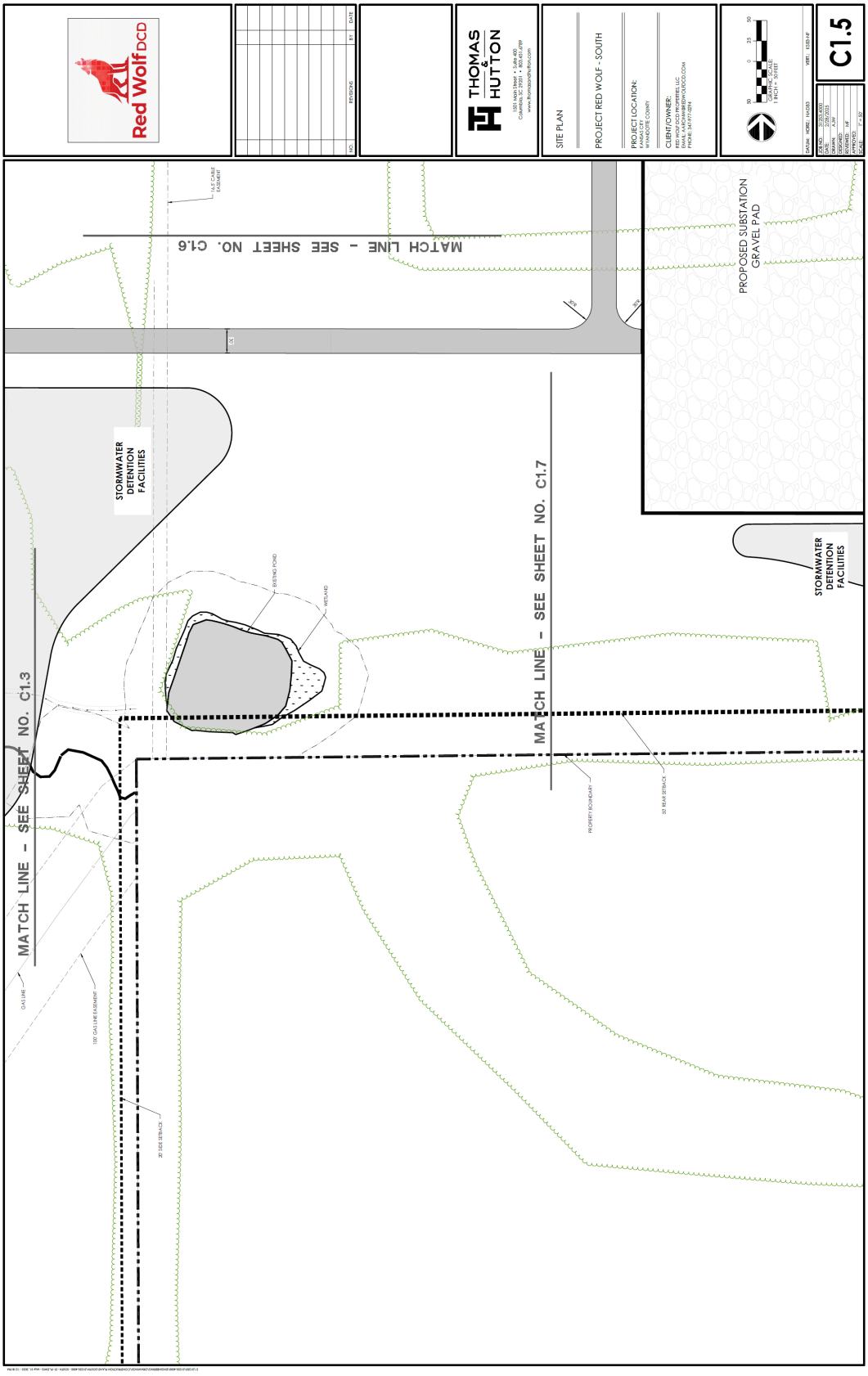

THOMAS & HUTTON
SITE PLAN OVERALL
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.0
PROPOSED BUILDING
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES

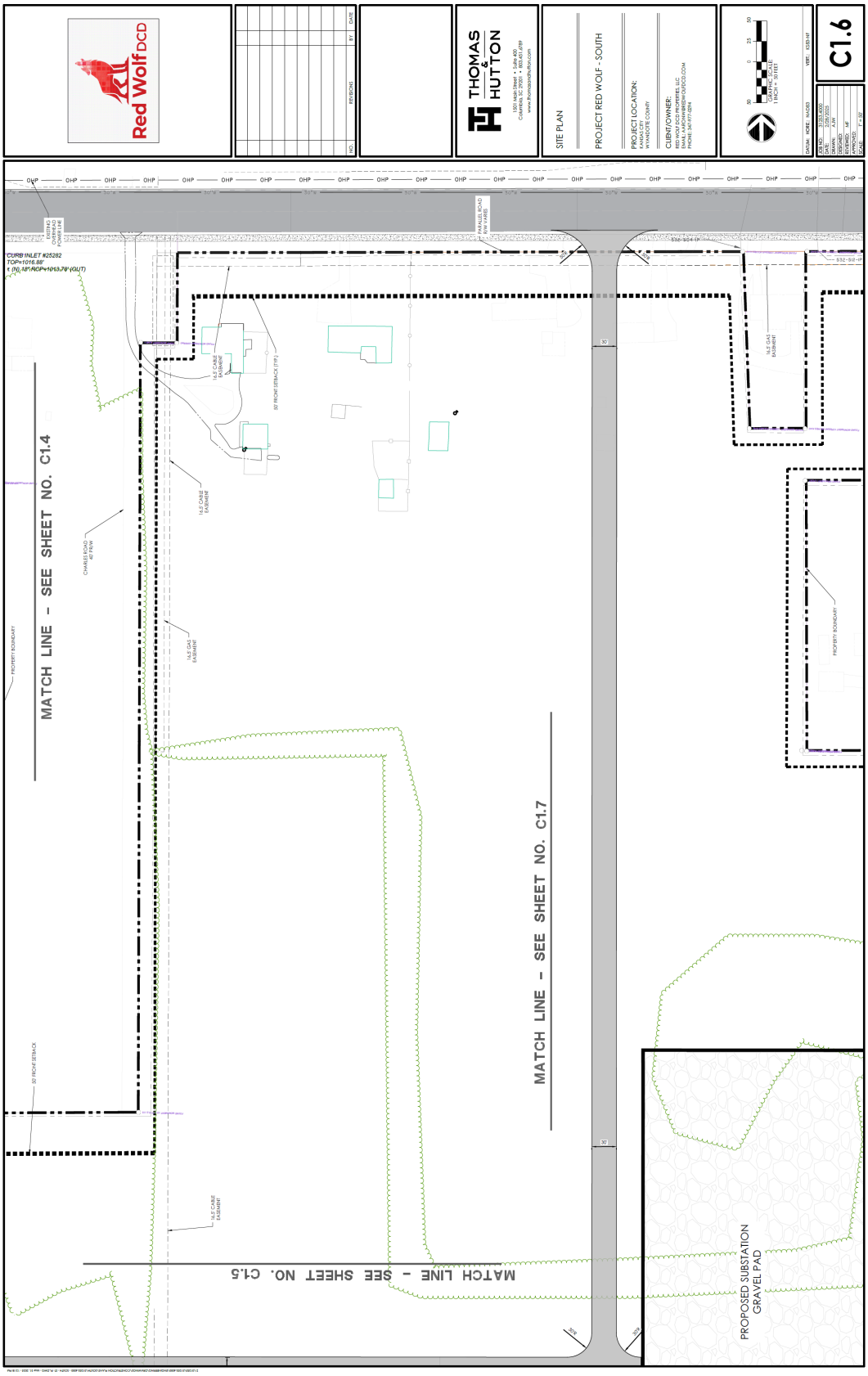

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.1
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
20' SIDE SETBACK
EXISTING DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
WETLAND
TRUCK DOCK (TYP.)
GRAVEL MEP YARD (TYP.)
130.05

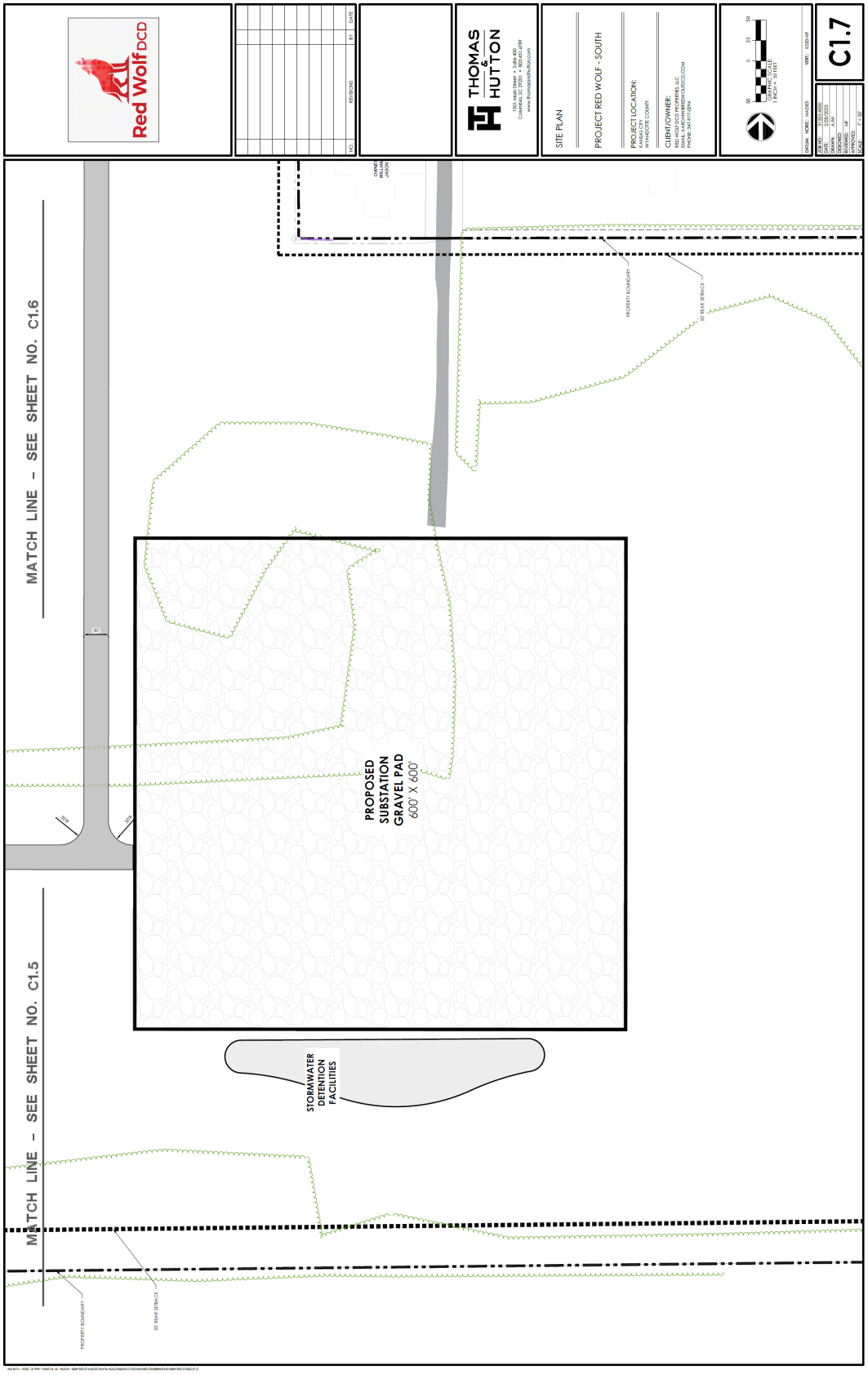

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25087
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C1.4
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPERTY BOUNDARY
EXISTING DITCH
EPHEMERAL STREAM
TRUCK DOCK (TYP.)
GRAVEL HAP YARD (TYP.)
EMPLOYEE PARKING SPACES
MATCH LINE - SEE SHEET NO. C1.3

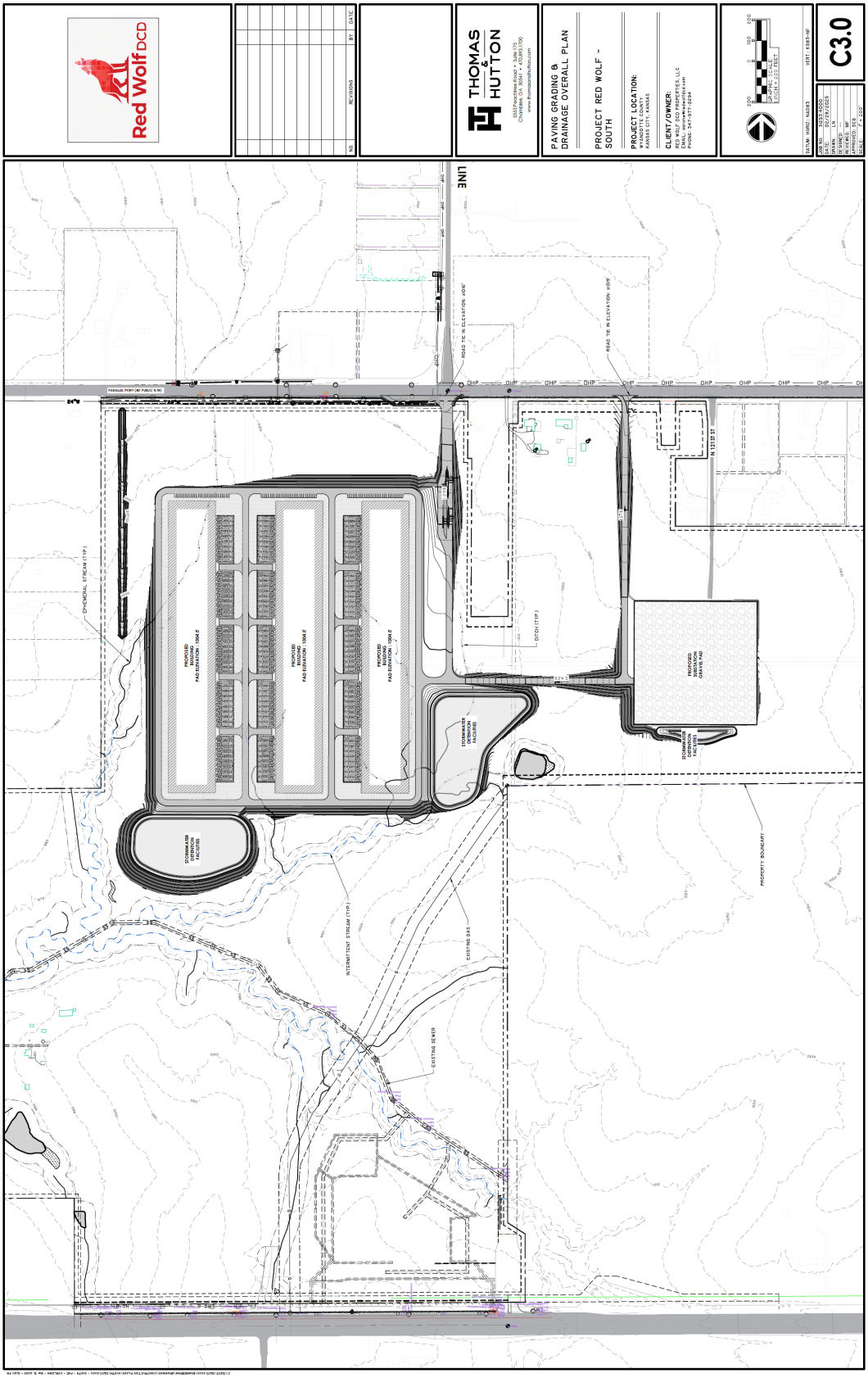

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
STORMWATER DETENTION FACILITIES
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.5
DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
GAS LINE
100' GAS LINE EASEMENT (TYP.)

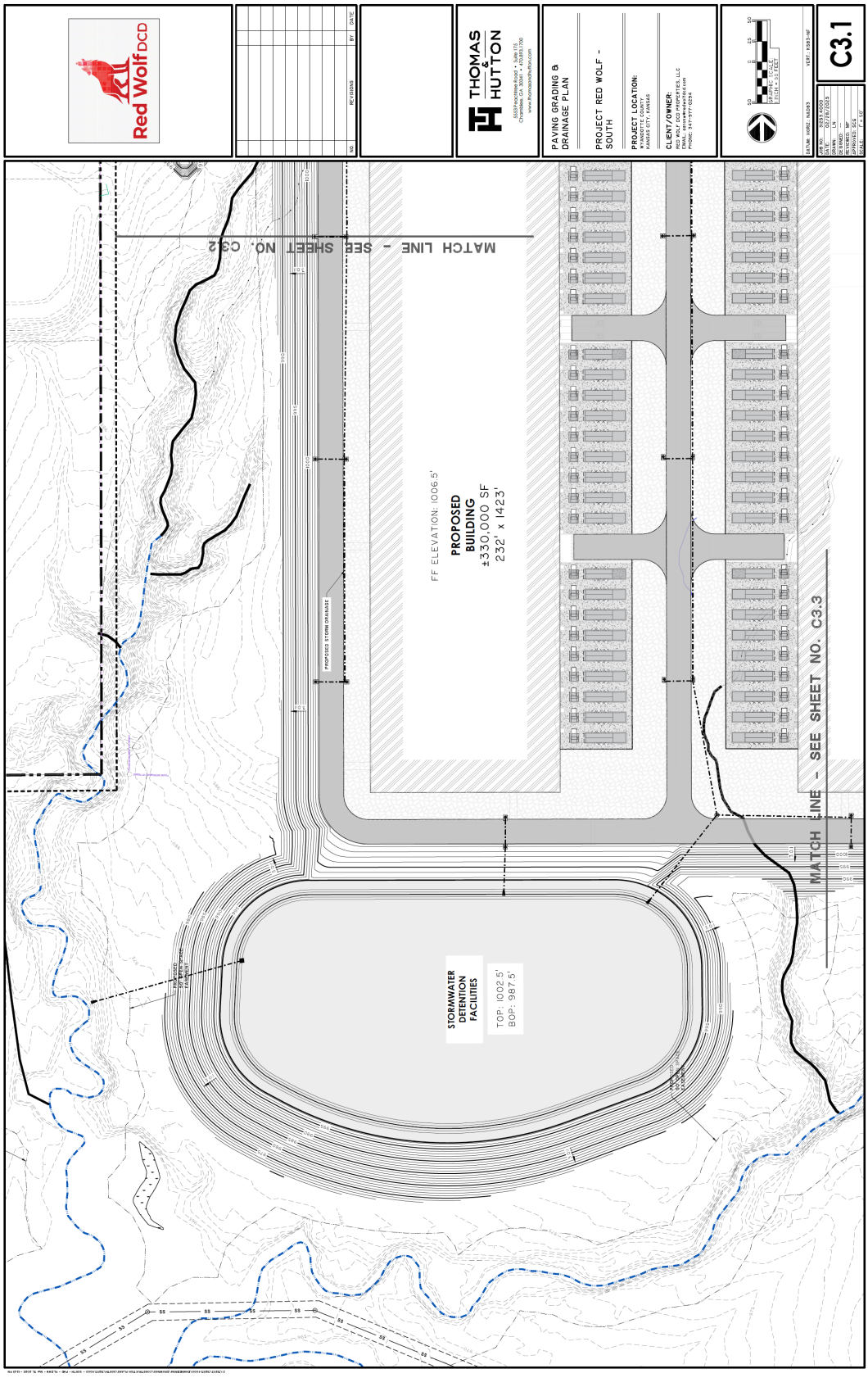

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
CURB INLET #25183
CURB INLET #25241
CURB INLET #25282
PROPERTY BOUNDARY
PROPERTY ROW
SECURITY GATE
DITCH

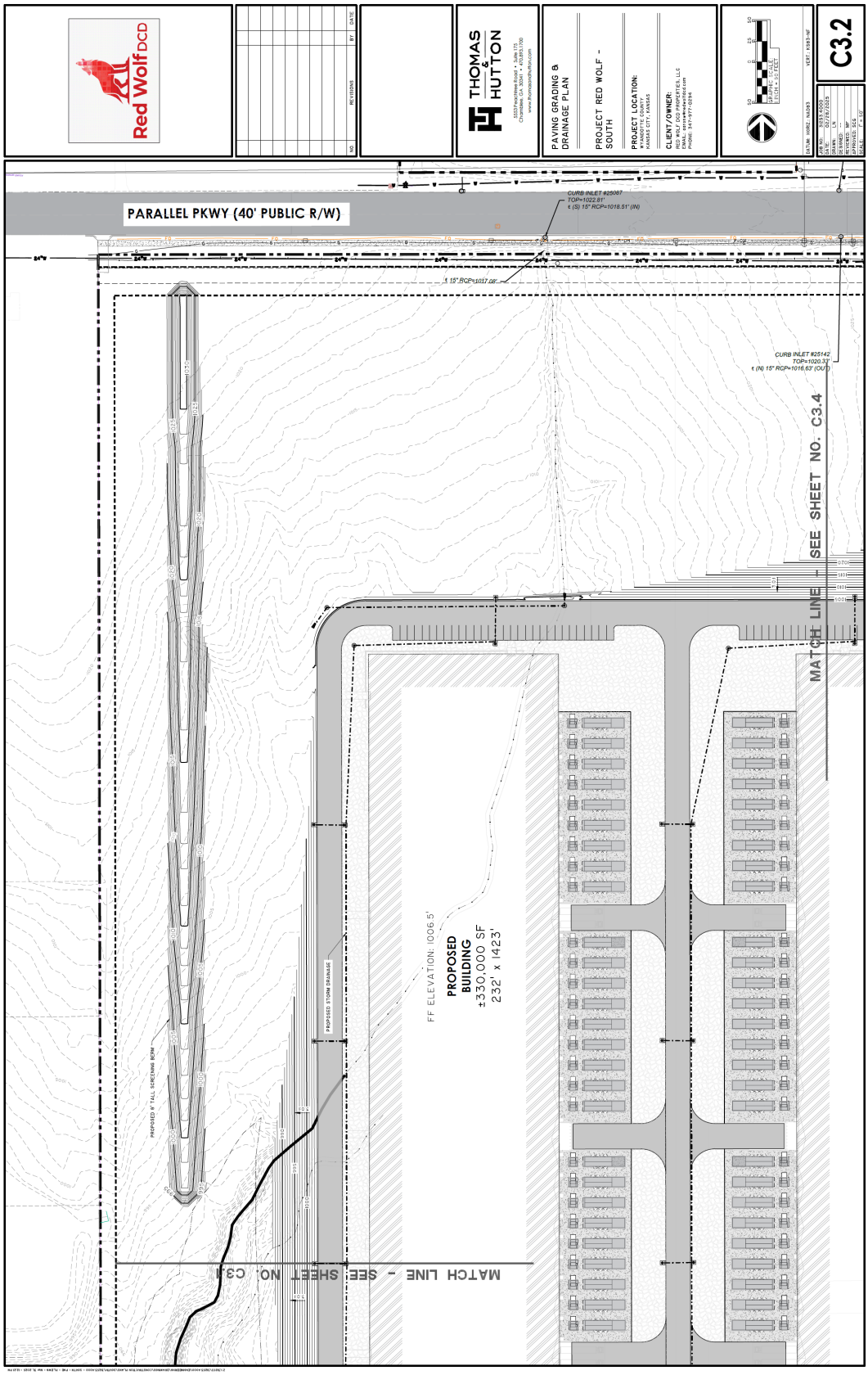

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.5
MATCH LINE - SEE SHEET NO. C1.6
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES
EXISTING POND
WETLAND
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.3
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK
100' GAS LINE EASEMENT
25' SIDE SETBACK

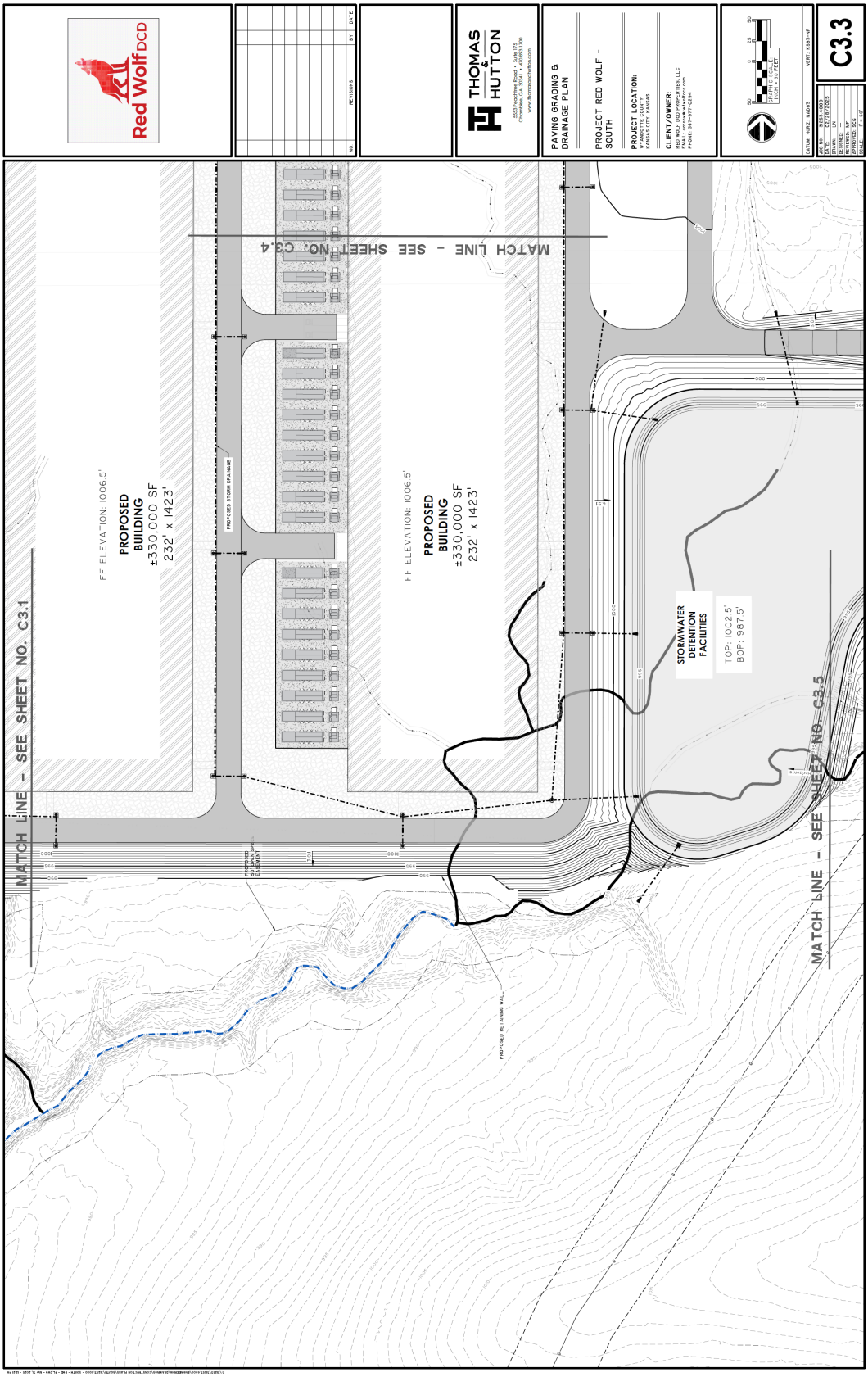

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANAWHA COUNTY
CLIENT/OWNER:
C1.6
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED SUBSTATION
GRAVEL PAD
PROPERTY BOUNDARY
CHARLES ROAD
40' R/W
50' FRONT SETBACK
14.5' CABLE EASEMENT
14.5' GAS EASEMENT
OHP


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE – SEE SHEET NO. C1.6
MATCH LINE – SEE SHEET NO. C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK

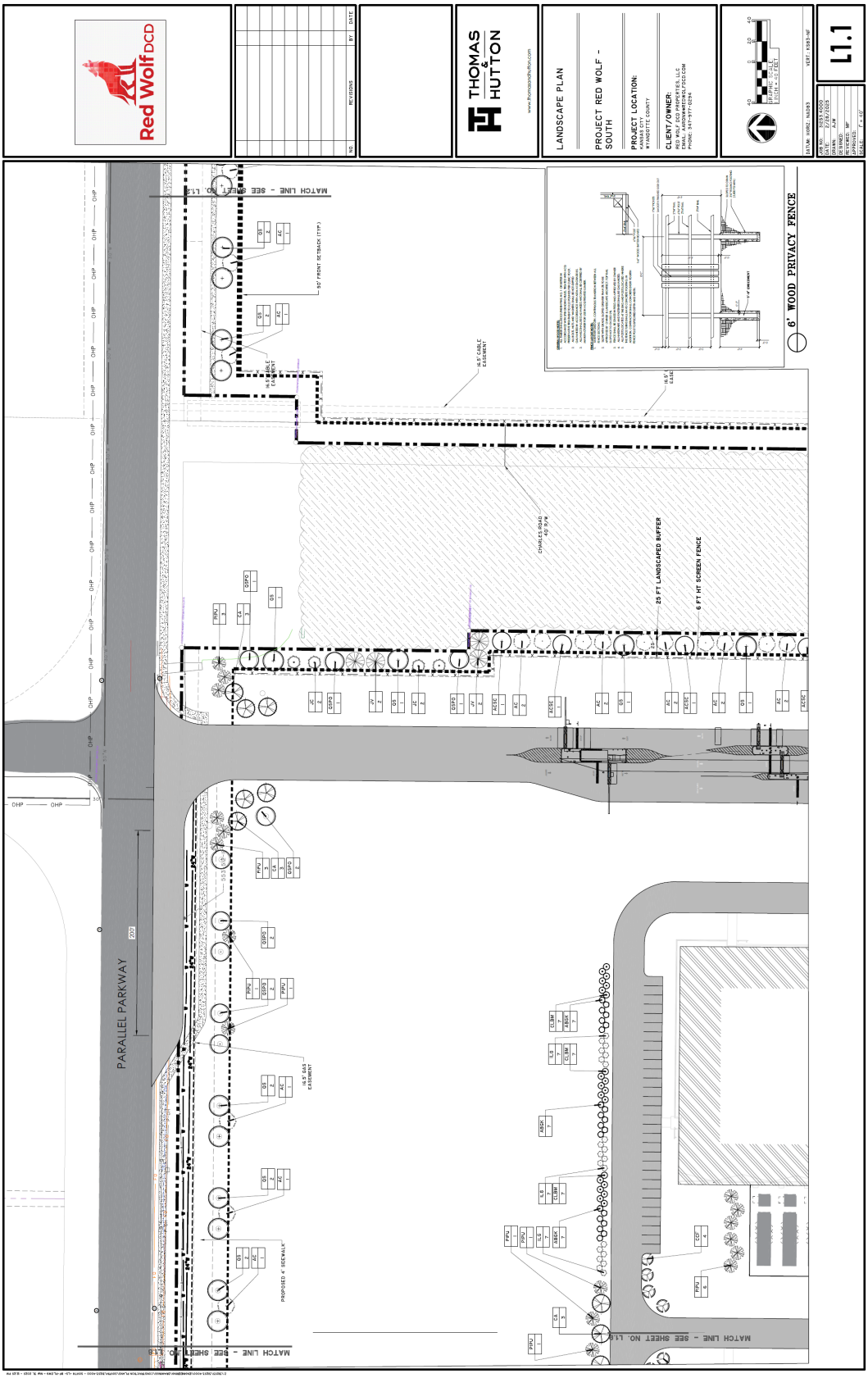

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE OVERALL PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
LINE
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
PROPOSED SUBSTATION GRAVEL PAD
N 121ST ST
EPHEMERAL STREAM (TYP.)
INTERMITTENT STREAM (TYP.)
EXISTING GAS
EXISTING SEWER
PROPERTY BOUNDARY
DITCH (TYP.)
ROAD TIE IN ELEVATION: 1016'
ROAD TIE IN ELEVATION: 1019'

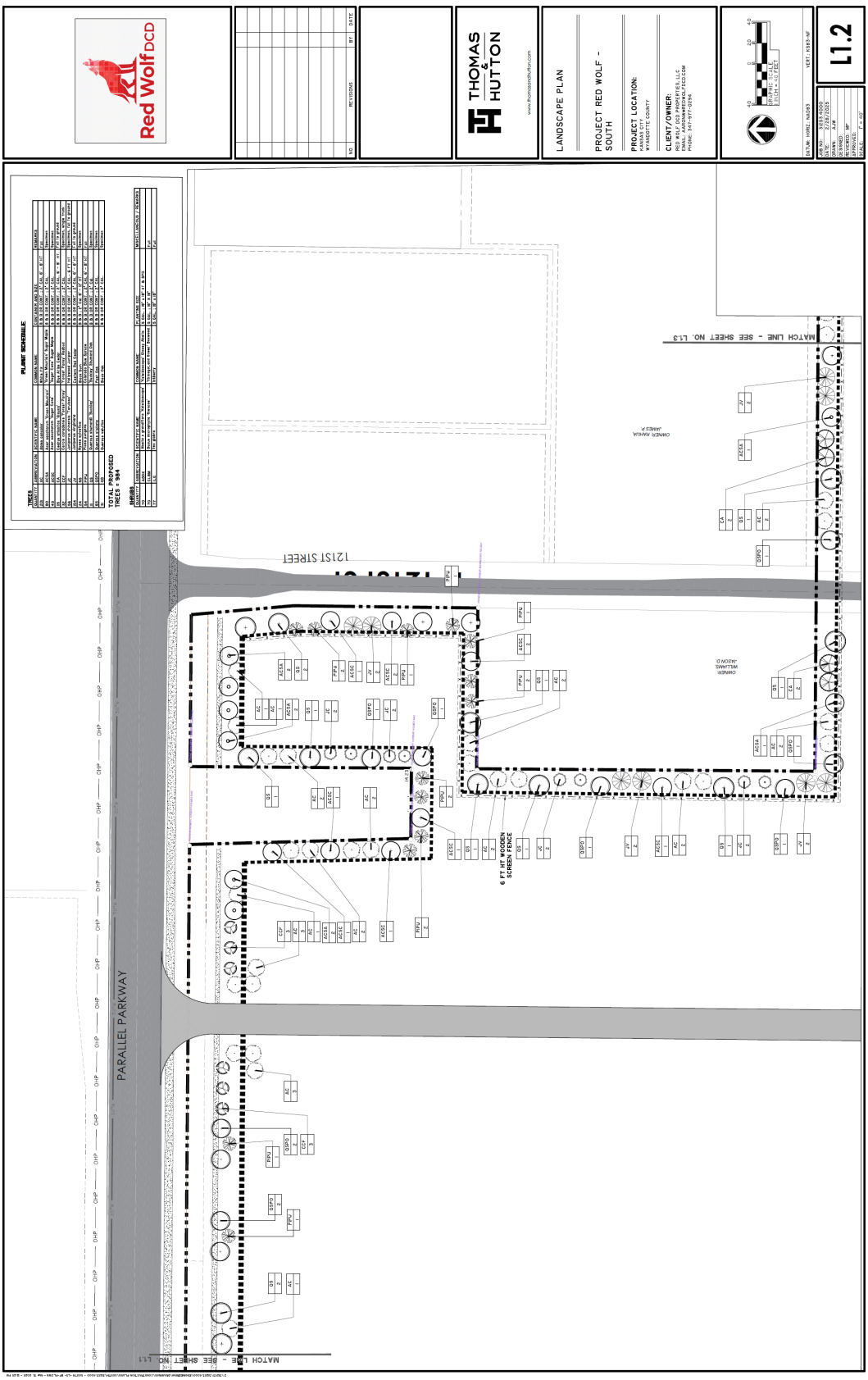

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.1
MATCH LINE - SEE SHEET NO. C3.2
MATCH LINE - SEE SHEET NO. C3.3
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED STORM DRAINAGE

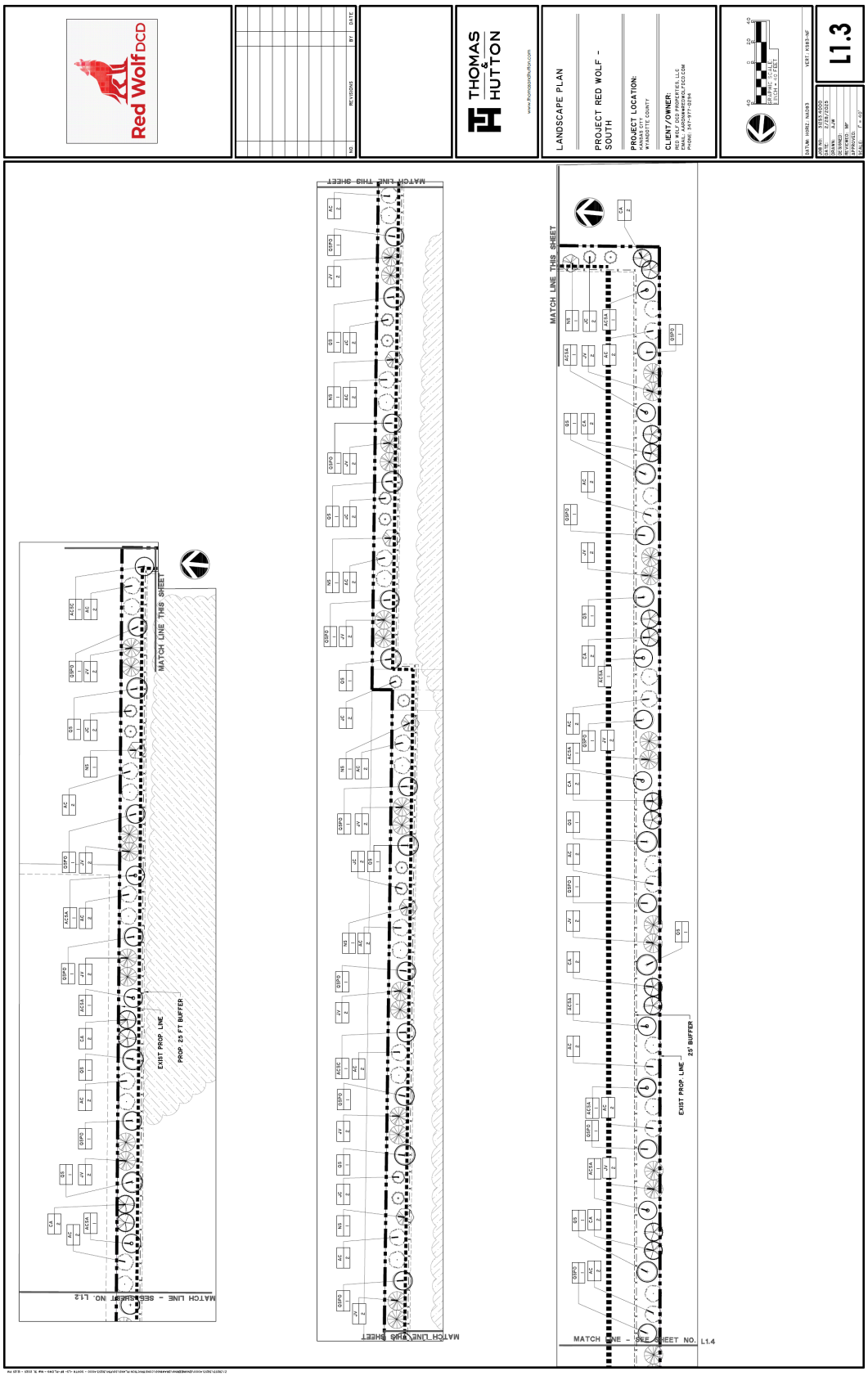

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25067
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
℄ 15" RCP=1017.08'
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C3.4
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPOSED STORM DRAINAGE
PROPOSED 8' TALL SCREENING BERM
MATCH LINE - SEE SHEET NO. C3.3

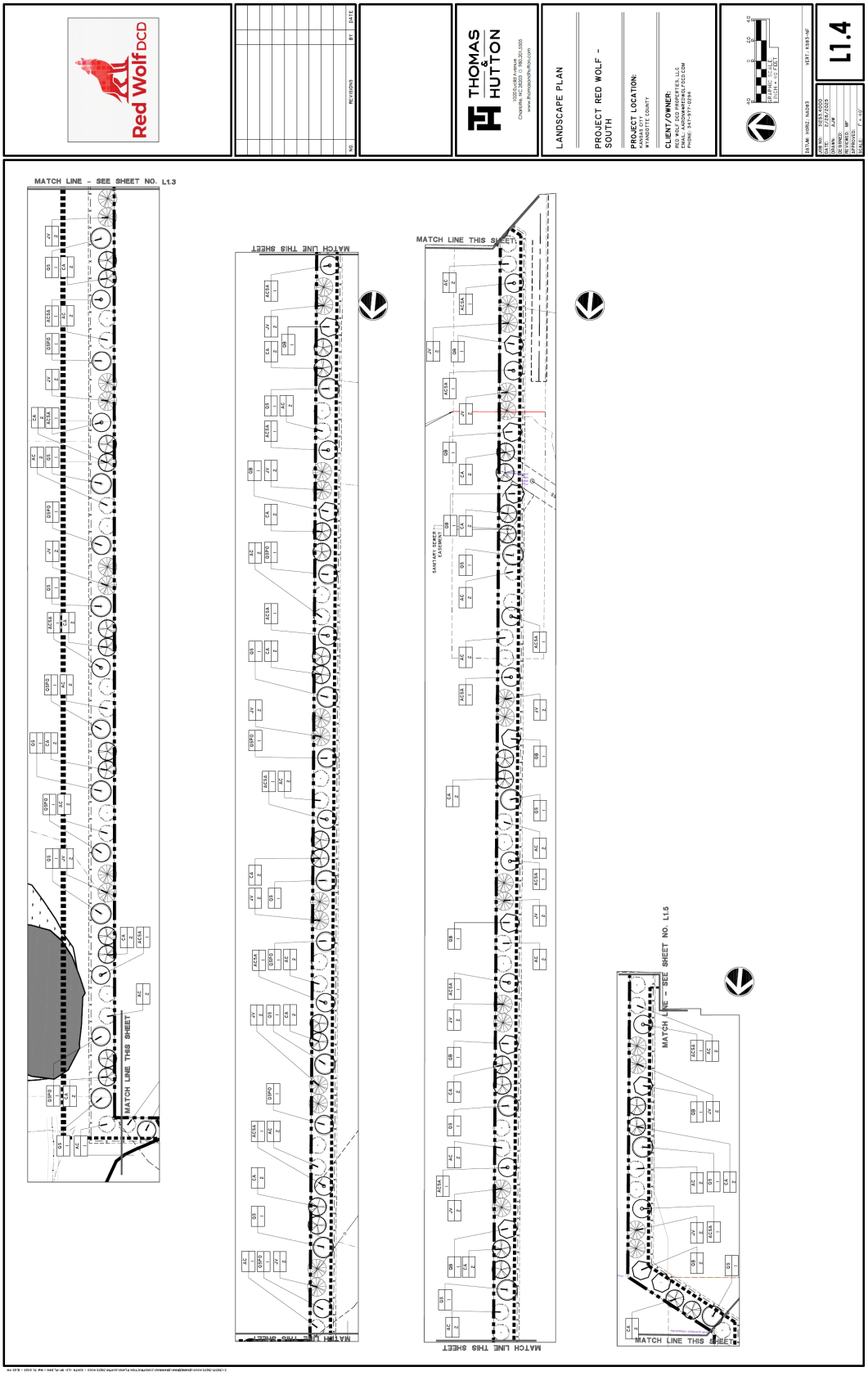

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.3
MATCH LINE - SEE SHEET NO. C3.4
MATCH LINE - SEE SHEET NO. C3.1
MATCH LINE - SEE SHEET NO. C3.5
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED STORM DRAINAGE
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED RETAINING WALL

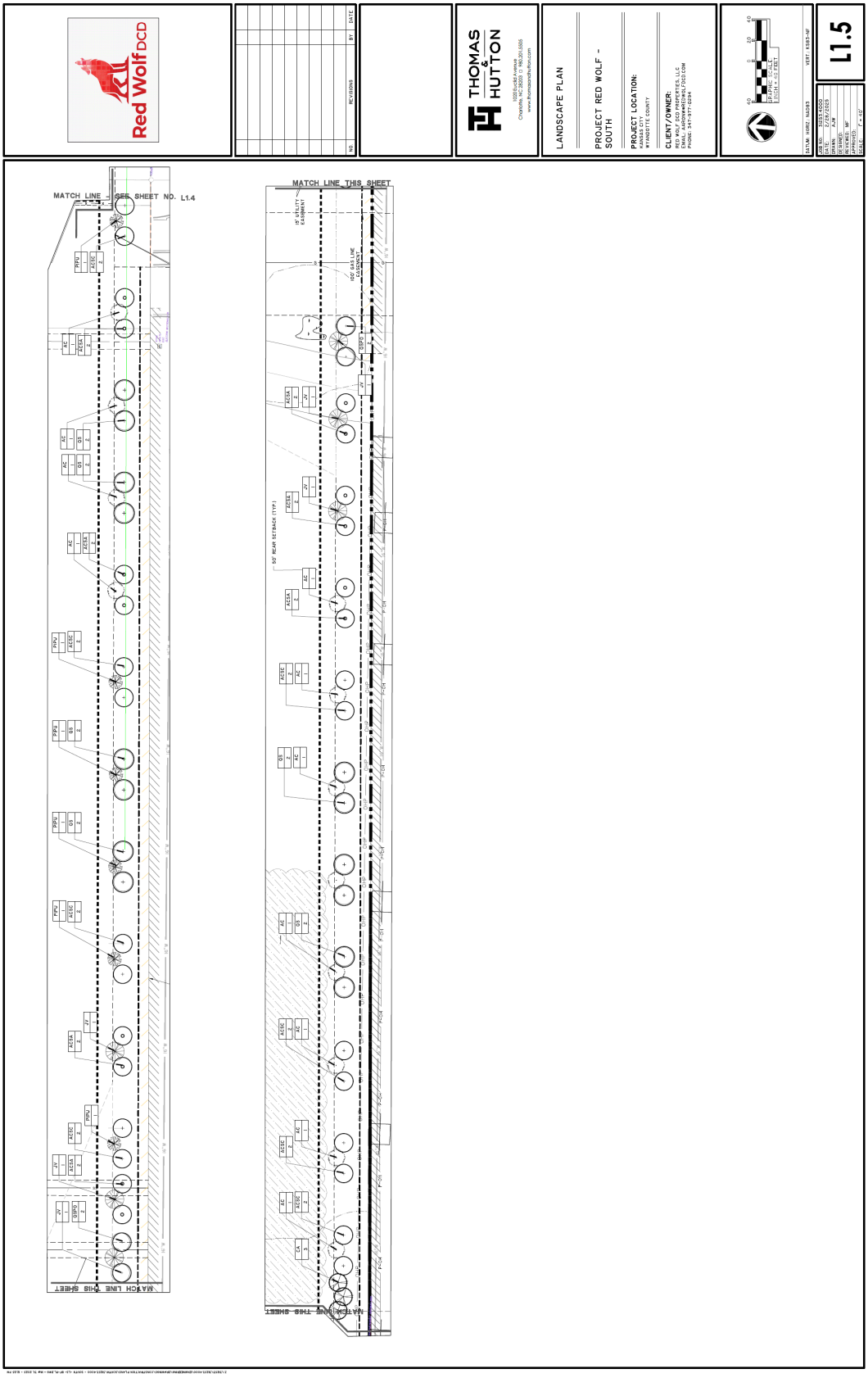
Red Wolf DCD
THOMAS & HUTTON
OVERALL LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.0
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
6' WOOD PRIVACY FENCE
25 FT LANDSCAPED BUFFER
6 FT HT SCREEN FENCE
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.1

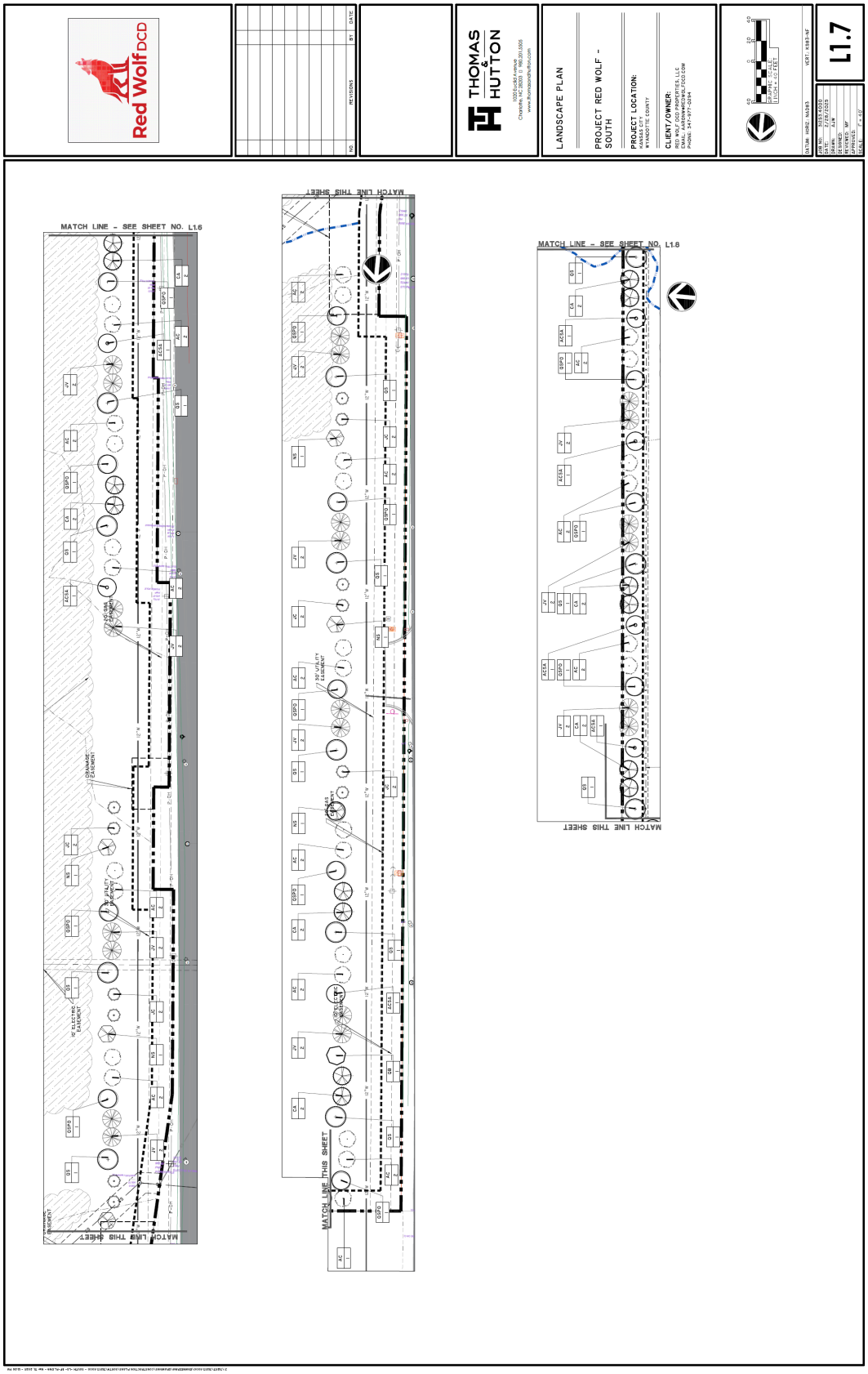

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSVILLE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.2
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984
PARALLEL PARKWAY
121ST STREET
6 FT HT. WOODEN SCREEN FENCE
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE - SEE SHEET NO. L1.1

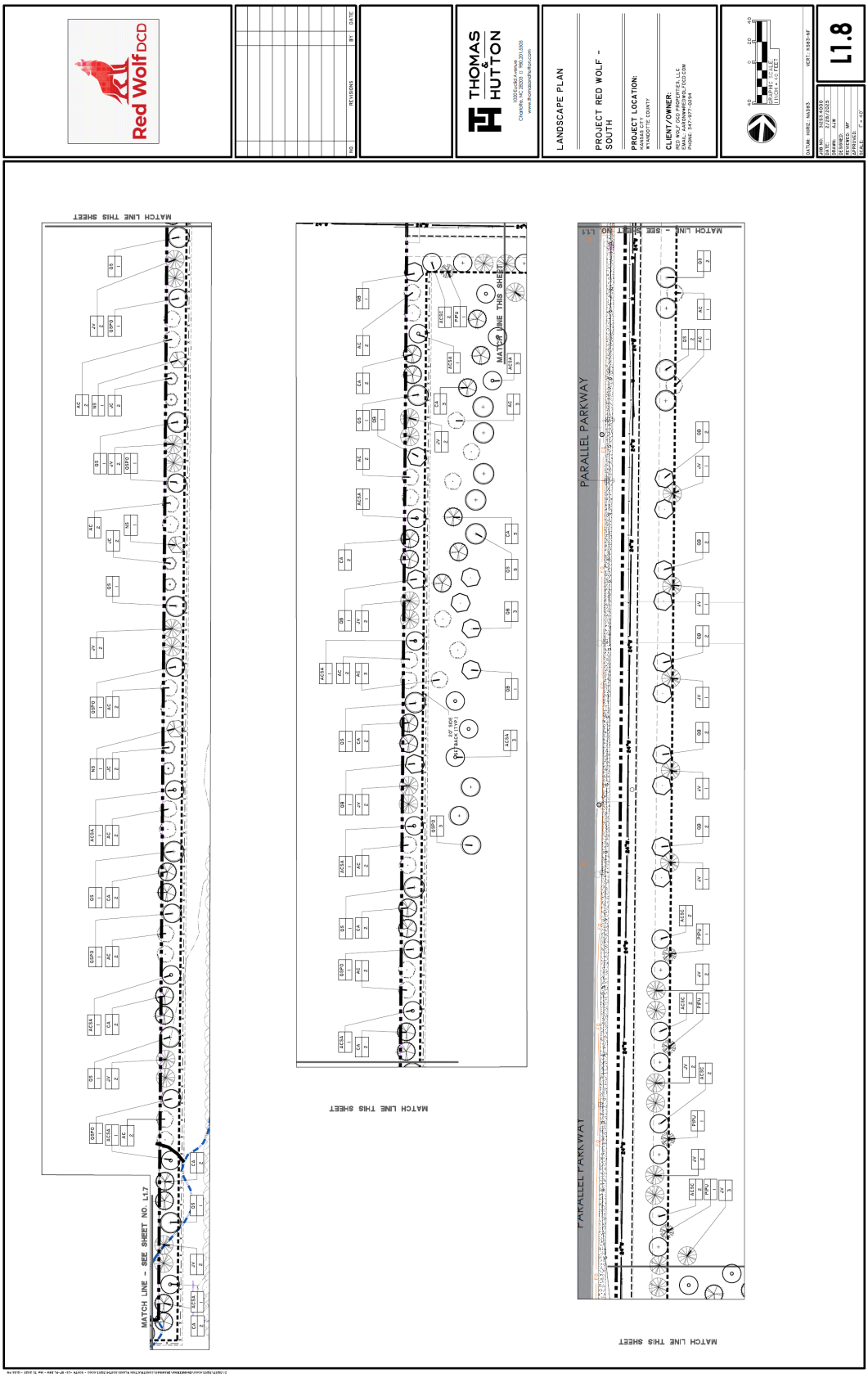

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSOUTH COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.2
MATCH LINE - SEE SHEET NO. L1.4
EXIST PROP. LINE
PROP. 25 FT BUFFER
25' BUFFER

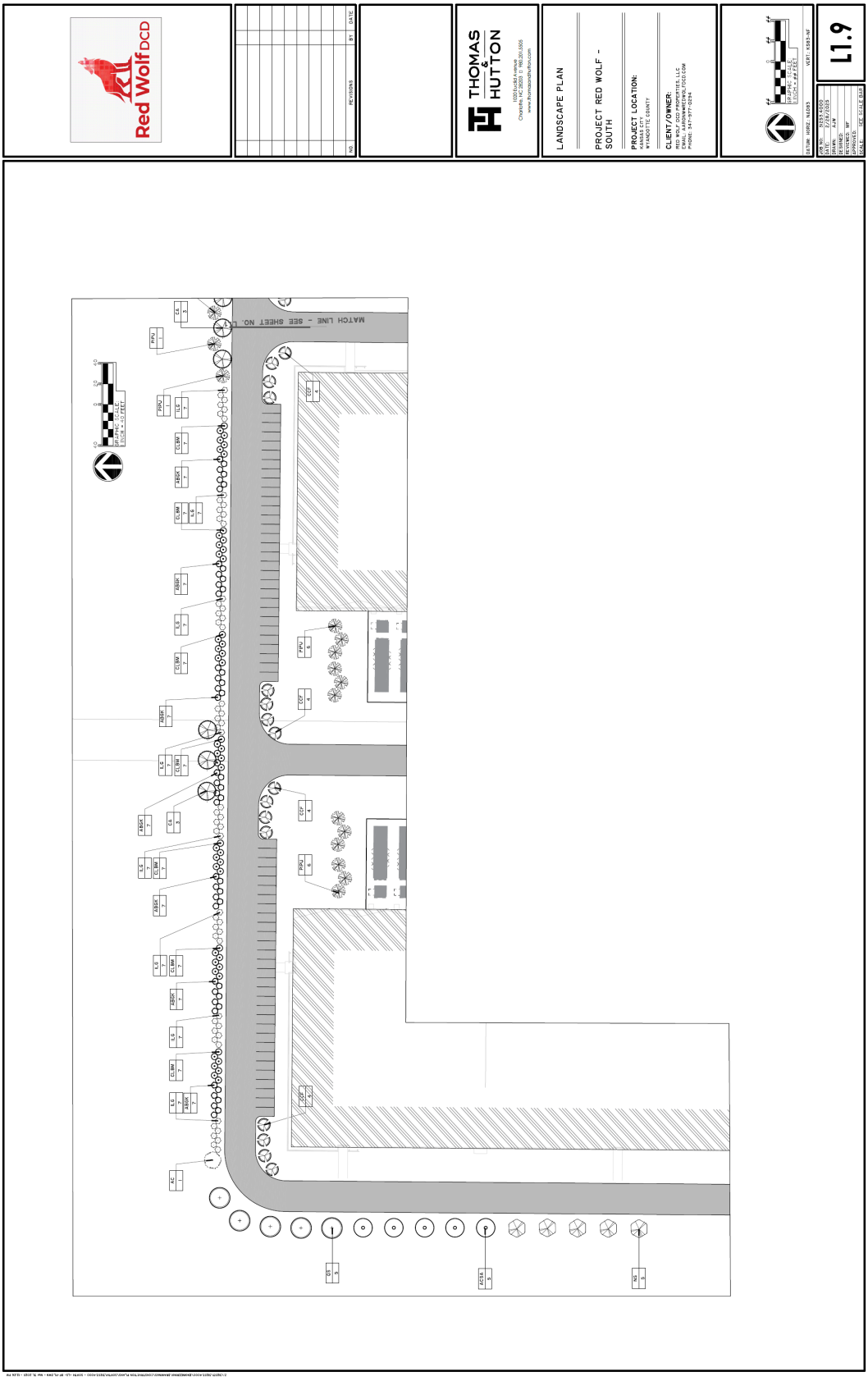

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANDOTTE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
L1.4
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.5

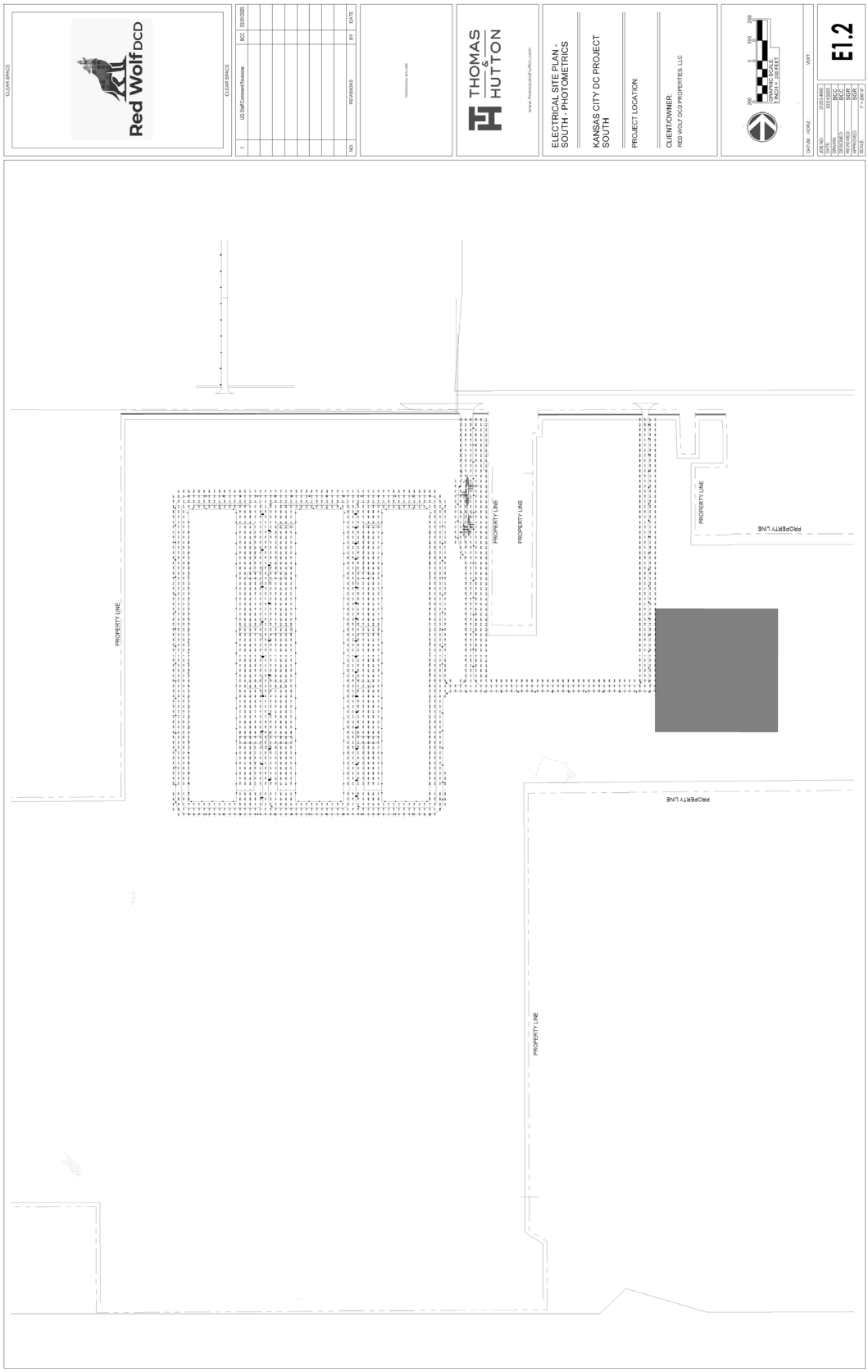

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET

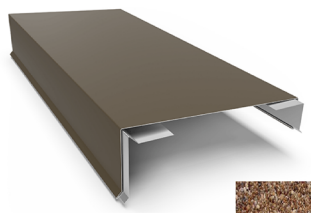
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE - SEE SHEET NO. L17
MATCH LINE - SEE SHEET NO. L16
PLANT SCHEDULE
TREES
TOTAL PROPOSED TREES = 966


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET


Red Wolf DCD
REVISIONS
NO
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L17
PARALLEL PARKWAY

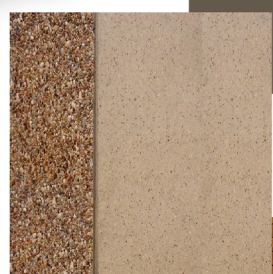

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.9
MATCH LINE - SEE SHEET NO. L1.9


Red Wolf DCD
THOMAS & HUTTON
ELECTRICAL SITE PLAN - SOUTH - PHOTOMETRICS
KANSAS CITY DC PROJECT SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE



SHEET METAL COPINGS
& DOWNSPOUTS

PAINTED STEEL DOORS



PRECAST CONCRETE WITH
SMOOTH & EXPOSED
AGGREGATE FINISH

DECORATIVE SECURITY FENCING

ALUMINIUM STOREFRONT & GLAZING

WOOD RAIN SCREEN

CLIENT:

Red Wolf
Properties DCD, LLC

PROJECT:

Project Wolf

ARCHITECT:

Bell / Knott
& Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

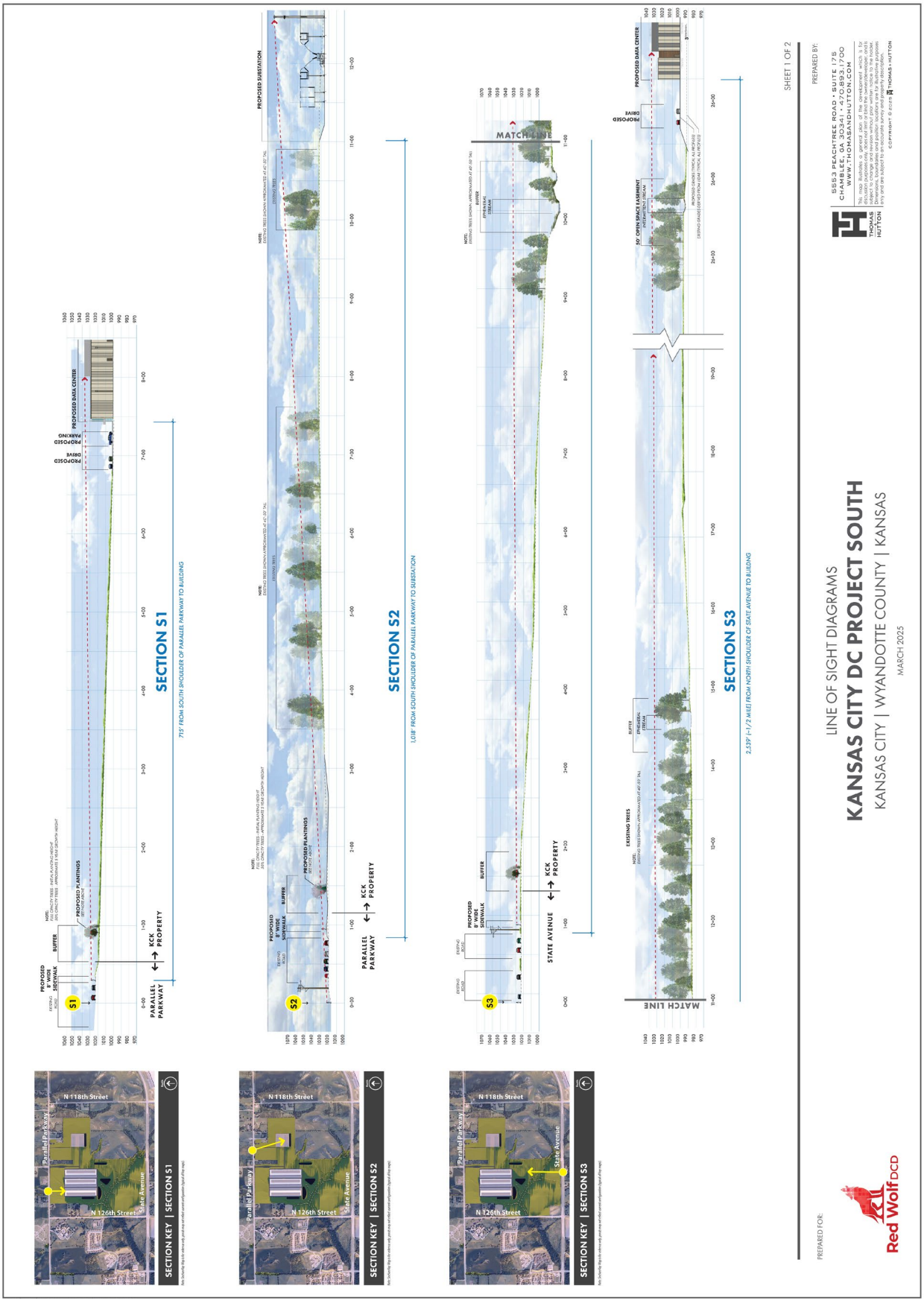
ISSUE DATE:	February 3, 2025
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	24-032
PROJECT PHASE:	SS

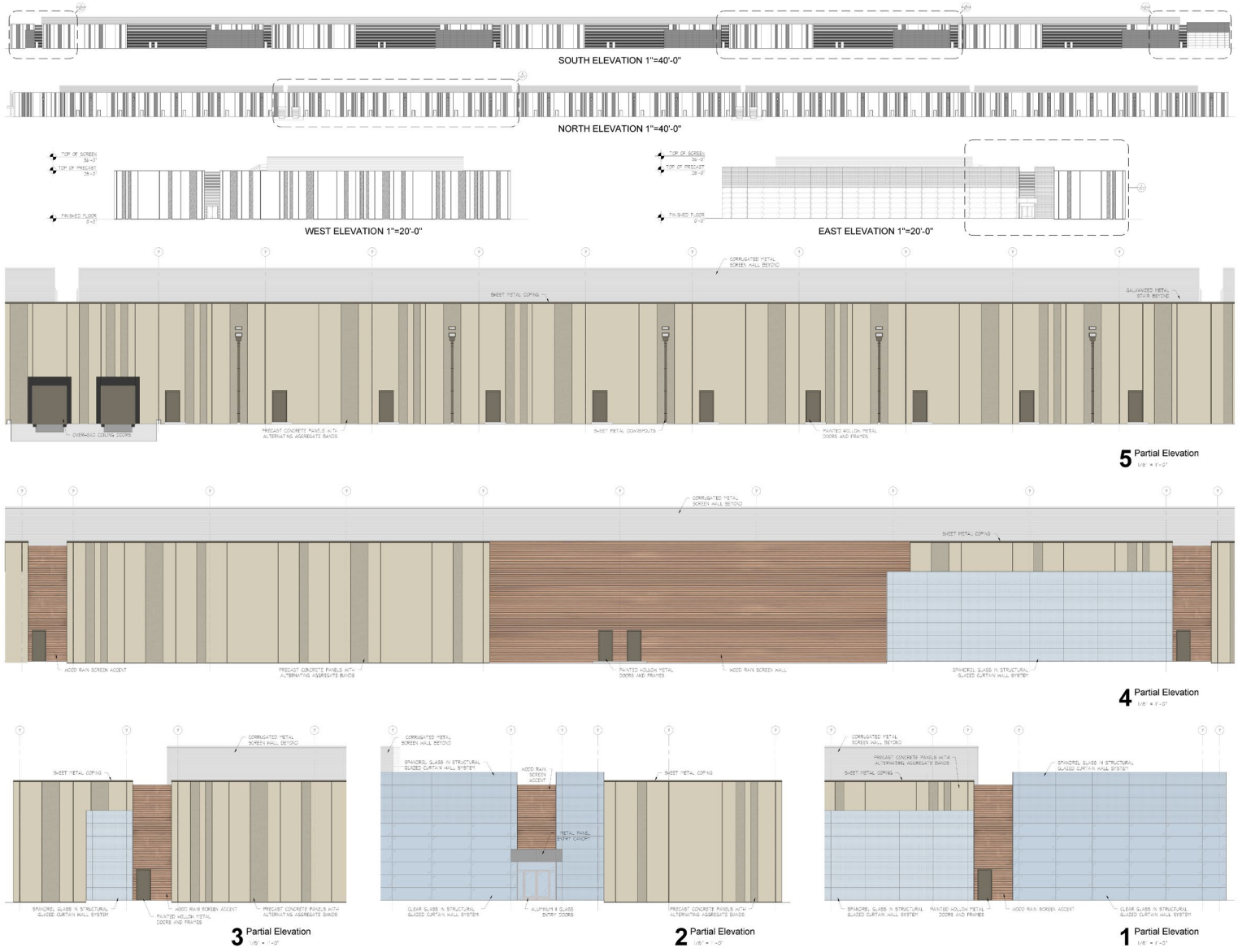
SHEET TITLE:

BUILDING MATERIALS

SHEET NUMBER:

A4.2


SECTION S1
715' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO BUILDING
SECTION S2
1,038' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO SUBSTATION
SECTION S3
2,339' (+/-) 2 MILE) FROM NORTH SHOULDER OF STATE AVENUE TO BUILDING
SECTION KEY | SECTION S1
SECTION KEY | SECTION S2
SECTION KEY | SECTION S3
SHEET 1 OF 2
LINE OF SIGHT DIAGRAMS
KANSAS CITY DC PROJECT SOUTH
KANSAS CITY | WYANDOTTE COUNTY | KANSAS
MARCH 2025
PREPARED FOR:
Red Wolf DCD
PREPARED BY:
THOMAS HUTTON



CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12750 State Line Road
Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

SEAL

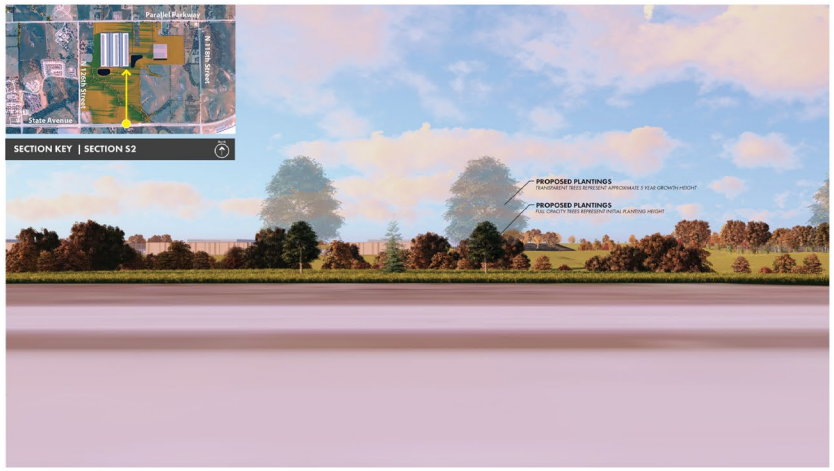
REVISIONS

ISSUE DATE: March 27, 2025
REVISION ISSUE: REVIEW
PROJECT NUMBER: 24-032
DRAWN BY: SS

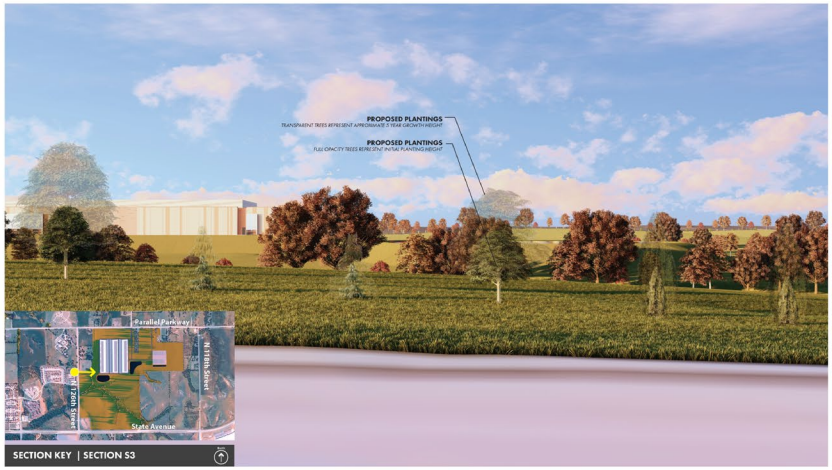
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1

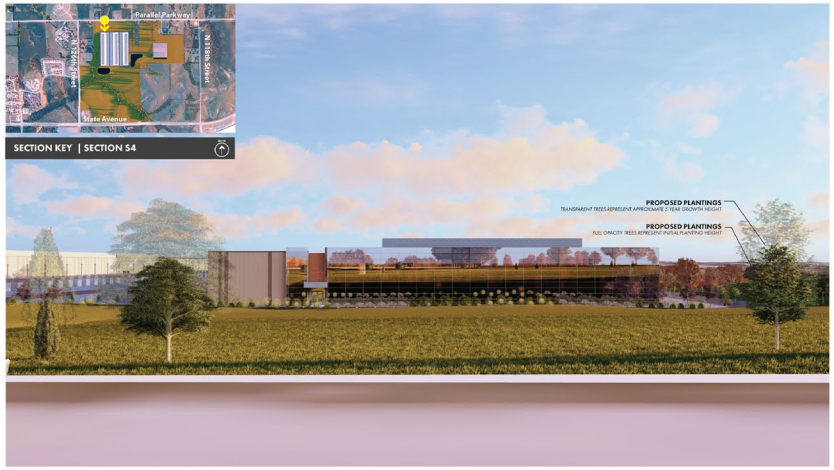
SECTION S1



SECTION S2



SECTION S3



SECTION S4

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT SOUTH

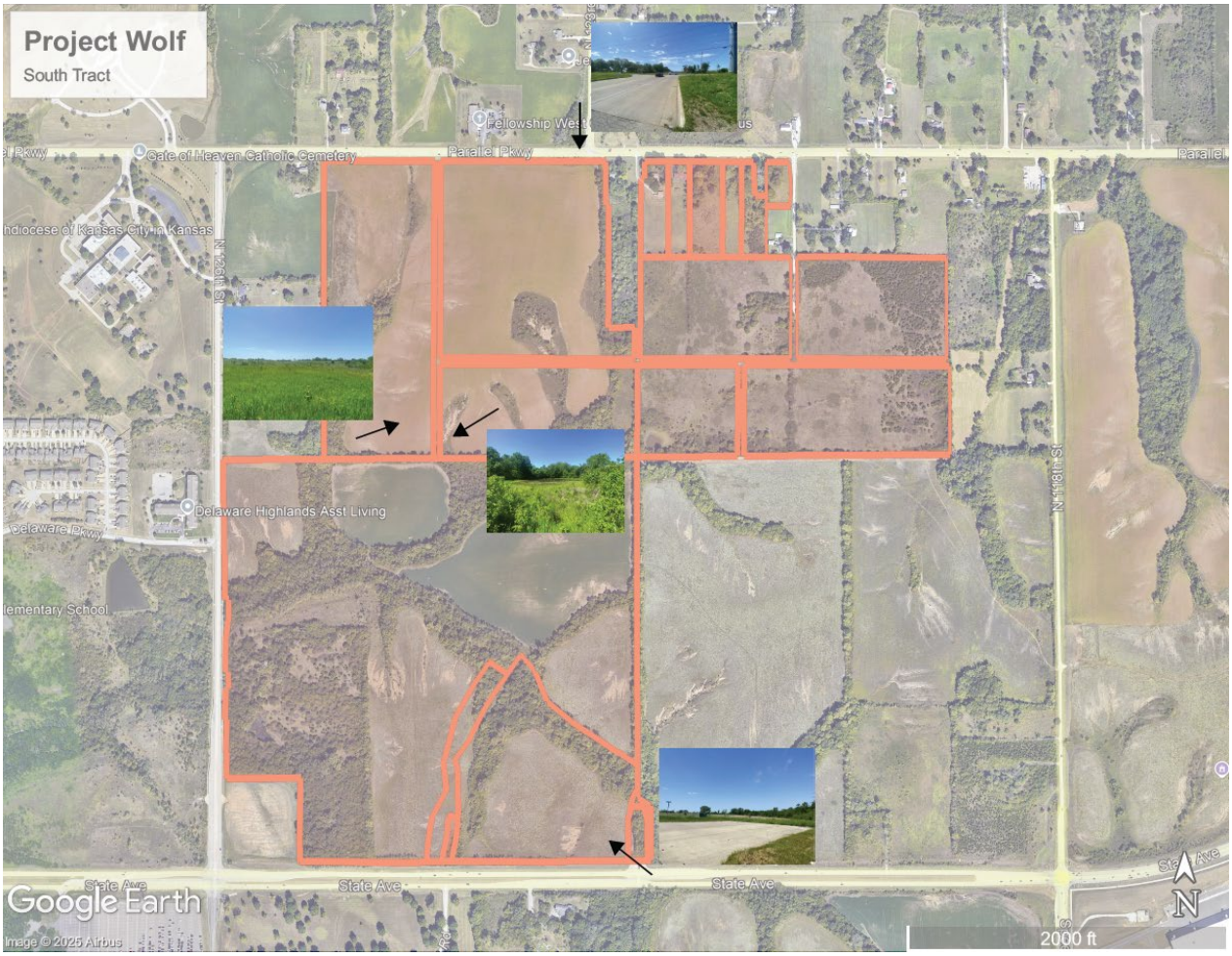
KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2025 THOMAS+HUTTON


Project Wolf
South Tract
Fellowship West
Gate of Heaven Catholic Cemetery
Parallel Pkwy
Parallel
Diocese of Kansas City in Kansas
N 126th St
Delaware Highlands Asst Living
Delaware Pkwy
lementary School
N 118th St
State Ave
State Ave
State Ave
Google Earth
Image © 2025 Airbus
2000 ft
N

South-facing view from N. 123rd intersection with Parallel Parkway

East-facing view on 12425 Parallel Parkway tract

Southwest-facing view from 1753 N 124th Street tract of existing pond

Northwest-facing view from State Avenue at existing intersection of N. 122nd Street

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

Subject Property:
12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

to B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Commercial / Business Park to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts: At-Large Commissioner, District #2: Tom Burroughs
District #7: Chuck Stites

Existing Zoning District(s): A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	**Adjacent Uses**
North	**A-G Agriculture (WYCO)**	**Farmland, single-family home and cemetery**
South	**None (City of Bonner Springs)**	**Wyandotte County Park and vacant homes (City of Bonner Springs)**
East	**A-G Agriculture District**	**Single-family homes and farmland**
West	**A-G Agriculture, A-G Agriculture (WYCO), R Rural Residential (WYCO), R-1 Large Lot Single Family Residential (WYCO), R-1 Single Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes, senior living facility and wooded land**

Total Tract Size: 306 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business

Park, which allows major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan:

The goDotte Countywide Strategic Mobility Plan designates State Avenue and Parallel Parkway as Major Arterials and North 126th Street as a Major Collector.

Parking Requirement:

Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. The ratio will vary among occupants and will be determined by the Director of Planning and Zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.

Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,666 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo –May 8, 2025 Letters to Property Owners – April 28, 2025 May 28, 2025
Public Hearing:	
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture, RP-1 Planned Single Family, RP-2 Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot, and a Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (Prairie Delaware Piper Area Plan) to build four (4) 330,000 square foot buildings for a data center at 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue on 306 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permits and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 126th Street and North 118th Street. North of Parallel Parkway is Gates of Heaven Cemetery. West of North 126th Street on Parallel Parkway is the Archdiocese of Kansas City and on Delaware Parkway and State Avenue are suburban style development, with a senior living facility, single-family home, duplexes and townhome subdivisions.

State Avenue and Parallel Parkway are high trafficked four (4) lane roadways with access to Kansas Highway 7 (K-7), except there is no site access on State Avenue.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. The proposed use, a large data center, is not compatible with the adjacent uses as there are single-family homes along 126th Street, North 118th Street, Parallel Parkway and the rural western fringe of Parallel Parkway.

Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American

Royal), ancillary parking lots and future Bonner Springs development at the southwest corner of the 118th Street and State Avenue intersection.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property is suitable for uses to which it has been restricted as A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts, which the southern half of the development site was a mixed residential development with commercial retail on the southwest corner that was entitled, but never developed. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture, R-1 Planned Single Family, RP-2 Planned Two Family, RP-3 Planned Townhome, RP-5 Planned Apartment and CP-2 Planned General Business Districts.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

The property has been vacant farmland since at least 1991 which is based on aerial photography.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park and substation's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (126th Street, Parallel Parkway, and the rear of the residences that abut North 118th Street) and noise is not mitigated. The type of use, will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the currently undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision, multi-family and commercial development or currently entitled on the property. A Traffic Impact Study is currently being reviewed by the Public Works Department

and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial/Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south side of Parallel Parkway, and north side of State Avenue the length of the property line, and North 126th Street, as a Major Collector.

In lieu of installing a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway and State Avenue for pedestrian connectivity along the Major Arterials and connect into the existing sidewalks on North 126th Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

All identified and designated protected wetlands should be preserved in perpetuity as an open space conservation easement/deed restriction.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is split between two (2) school districts: Piper East Elementary School, Piper Middle School, and Piper High School, under Piper USD 203 and Delaware Ridge Elementary School, Robert E Clark Middle School and Bonner Springs High School, under Bonner/Edwardsville USD 204.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. ***The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.***

    The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. ***Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.***

    The proposed use does not conform to the Prairie Delaware Piper Area Plan, which is designates these properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Commercial / Business Park, which major retail uses, big box centers and have stores that serve large populations, manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    A Master Plan Amendment from Mixed Residential and Commercial/Business Park to Business Park (MPL2025-003) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

    The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway and State Avenue as Major Arterials, which requires at least an 8-foot sidewalk along the south Parallel Parkway, and the north side of State Avenue.

    The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. ***Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.***

    The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. ***Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.***

    The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 126th Street. There are no lots in the

immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards should support the natural and social environment.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of facilities, albeit sanitary sewer service flows west in the southern half of the development. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. In addition to the seminary and cemetery, this block along 126th Street between State Avenue and Parallel Parkway is on the eastern edge of more "suburban" development west on Delaware Parkway and State Avenue with Delaware Ridge neighborhood and Delaware Ridge Elementary School.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit

and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

    Applicant Response: An 8-foot-wide sidewalk has been included in the revised

plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

   Applicant Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Additional breaks in material and articulations have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from

residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote o preliminary plat.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

   Applicant Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-006, Red Wolf South Preliminary Plat (PLAT2024-009) and Master Plan Amendment MPL2025-003** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical**

distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway towards North 115th Street;**
6. **Ensure the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.**

   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-003** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-006** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-006,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-009** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

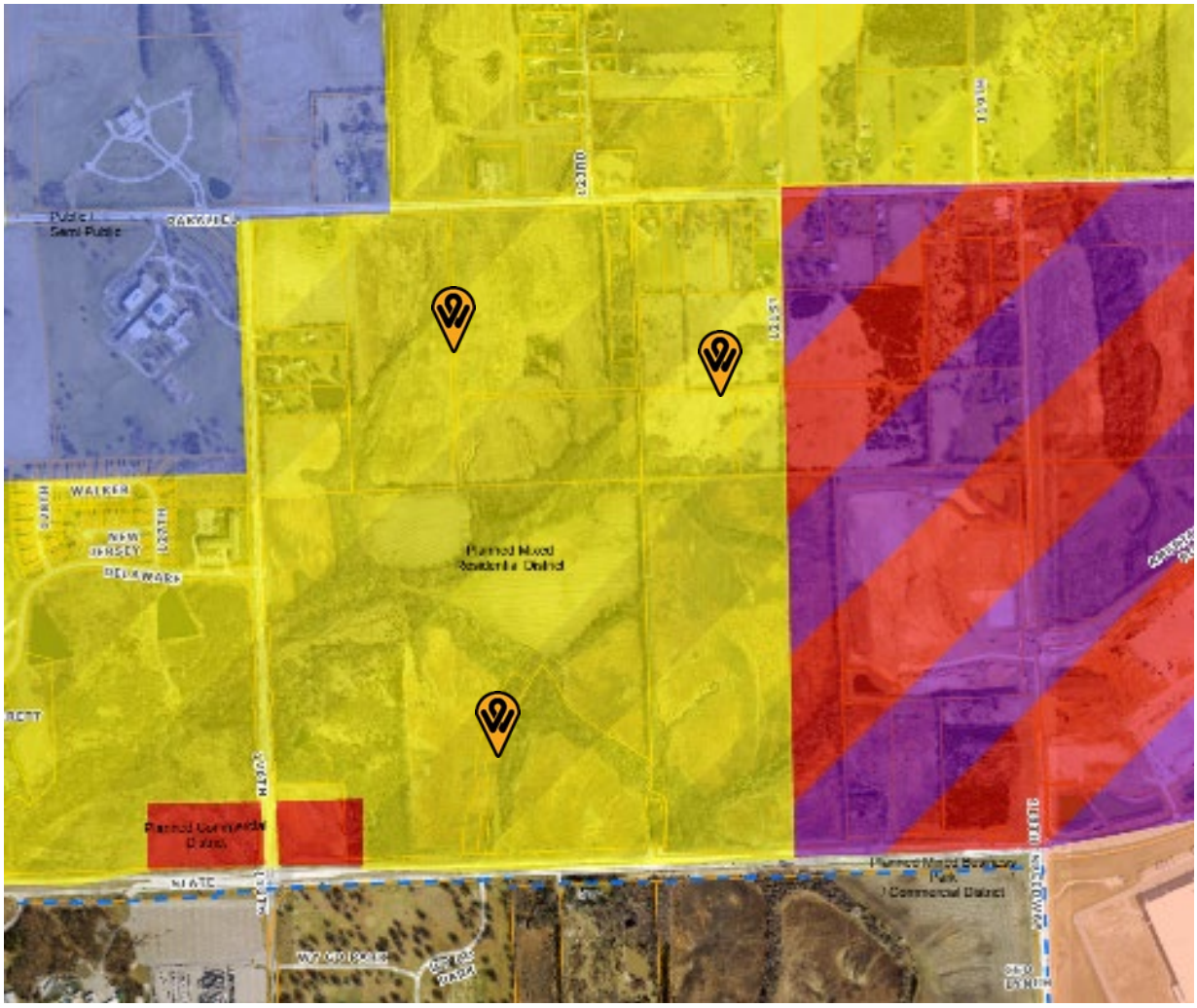
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-009,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Public/
Semi-Public
WALKER
NEW
JERSEY
Planned Mixed
Residential District
Planned Commercial
District
STATE
Planned Mixed Residential
Park
Commercial District

N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-006, Preliminary Plat Red Wolf South (PLAT2025-009) and Master Plan Amendment MPL2025-003

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 12425 Parallel Parkway, 12301 Parallel Parkway, 12171 Parallel Parkway, 12165 Parallel Parkway, 12133 Parallel Parkway, 12129 Parallel Parkway, 12117 Parallel Parkway, 12109 Parallel Parkway, 11914 Wood Avenue, 1800 North 121st Street, 1753 North 124th Street, 12137 Wood Avenue, 12037 Wood Avenue, 1401 North 126th Street, 12402 State Avenue, 12252 State Avenue, and 12198 State Avenue, Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the north right-of-way line on State Avenue.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the north right-of-way line on State Avenue.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan and greenway/stream trail in the goDotte Countywide Strategic Mobility Plan, take the monies allocated for that those trails and build an 8-foot sidewalk along the south side of Parallel Parkway eastern towards North 115th Street.

Response: An 8-foot-wide sidewalk has been included in the revised plans along the south side of Parallel Parkway eastern towards North 115th Street.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Additional breaks in material and articulations have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 126th Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of the westernmost building will be looking at a monolithic warehouse building in size and appearance.

Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 126th Street. Revised elevations have been provided for review.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided alongside and rear property lines common to or across an alley from residentially zoned property. The site is 306 acres, which requires 1,666 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include increased landscaping between the building and the North 126th Street right-of-way to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 126th Street right-of-way.

2. Create an open space easement on the south side of the property – between sanitary sewer to the south and the blue line streams (intermittent and ephemeral) depicted on sheet C1.0. Establish a corridor along the stream and wetlands – denote on preliminary plat.

Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

Response: Open space easement has been indicated on the revised plat.

4. What are the mitigation measures for the intermittent creek create located underneath the northwest corner of the westernmost building?

Response: All linear features being disturbed on the South Project have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impact.

5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:

    a. Gate doors are required for all types of screening that are placed in front of the transformers.

    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

6. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged

8. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged

9. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

10. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

11. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

12. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

13. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

14. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

Response: Noted.

B) Items that are conditions of approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
Joshua Kennard	1310 State ave	
M. Wayne Rahija	1925 N. 121 st KCK 66109	rahijawm@aol.com
Steven Breedlove	17131 262nd St Tonganoxie KS 66086	
~~Jordan~~ Breedlove	17131 262nd St Tonganoxie KS 66086	
Jeff Sheets	12448 Parallel PKWY	JeSheetsInc@aol.com
Jack Miya	900 W 48th Pkwy Suite Kansas City MO	jmiya@polsinelli.com
Duane Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E LONG	1801 N 12[illegible] KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda & Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
LaDonna A. Kelly	1805 N 126th St KCK 66109	JANDPKelly@ATT.NET
Shannon Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
G Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandrw2@gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as 1/4 to 1/2 mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now John Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on May 14, 2025.
3. The notice to nearby property owners was sent on April 30, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 16th day of May, 2025.

My commission expires 26th of October, 2025.

Notary Public

102439906.2

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Longo	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Imes State ave	134th Street Parkway	
Jessica Dai	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurlbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	3 Zaragoza Cir. 18 VAR 12505 Parallel Pkwy	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence Wagner	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bawcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Olathe Ks 66219	Ramona.Rieger@Terracon.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	danko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@LeavenworthLawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-006, PLAT2025-009, and MPL2025-004 (12425 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

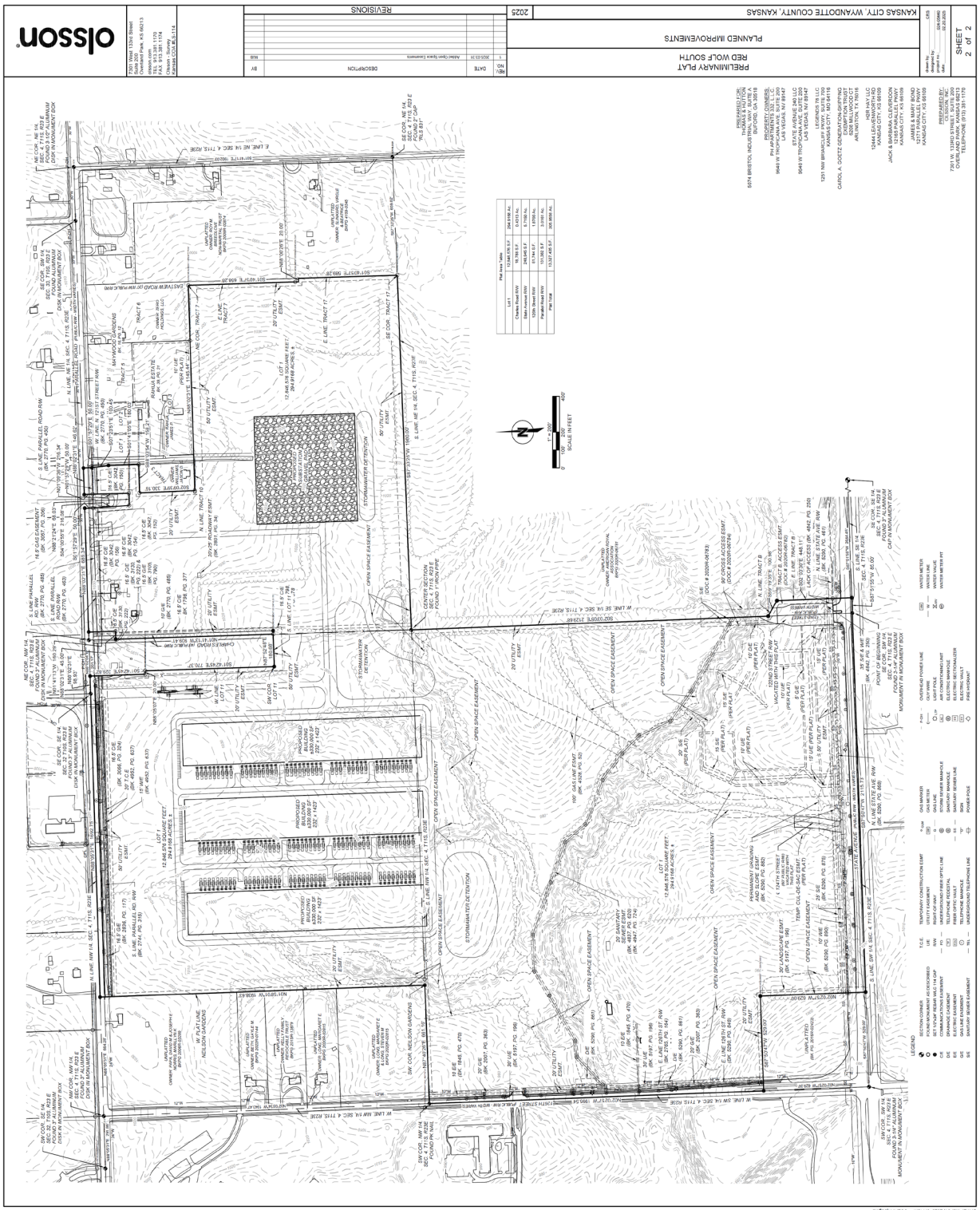
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

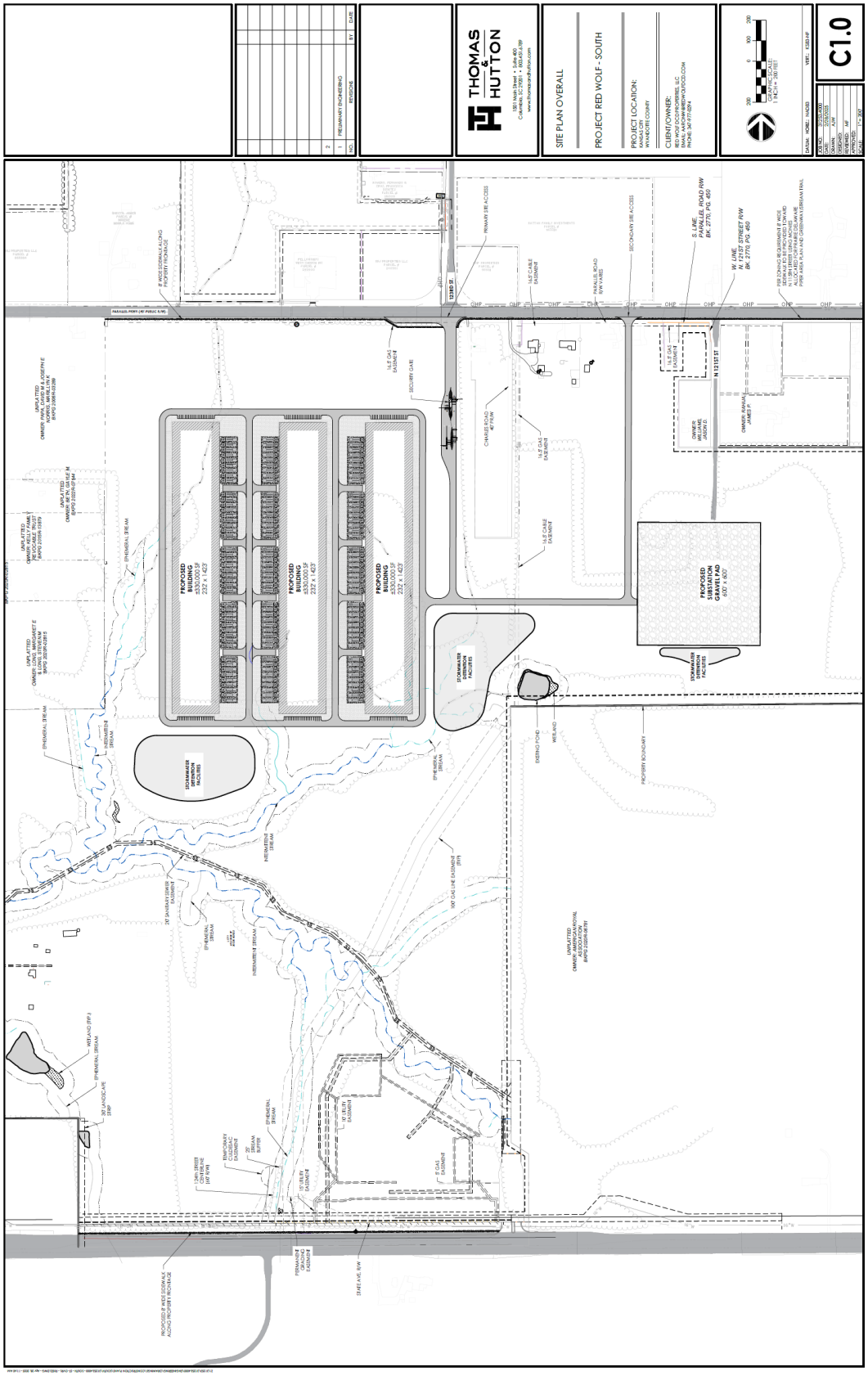
My commission expires 20th of June, 2025.

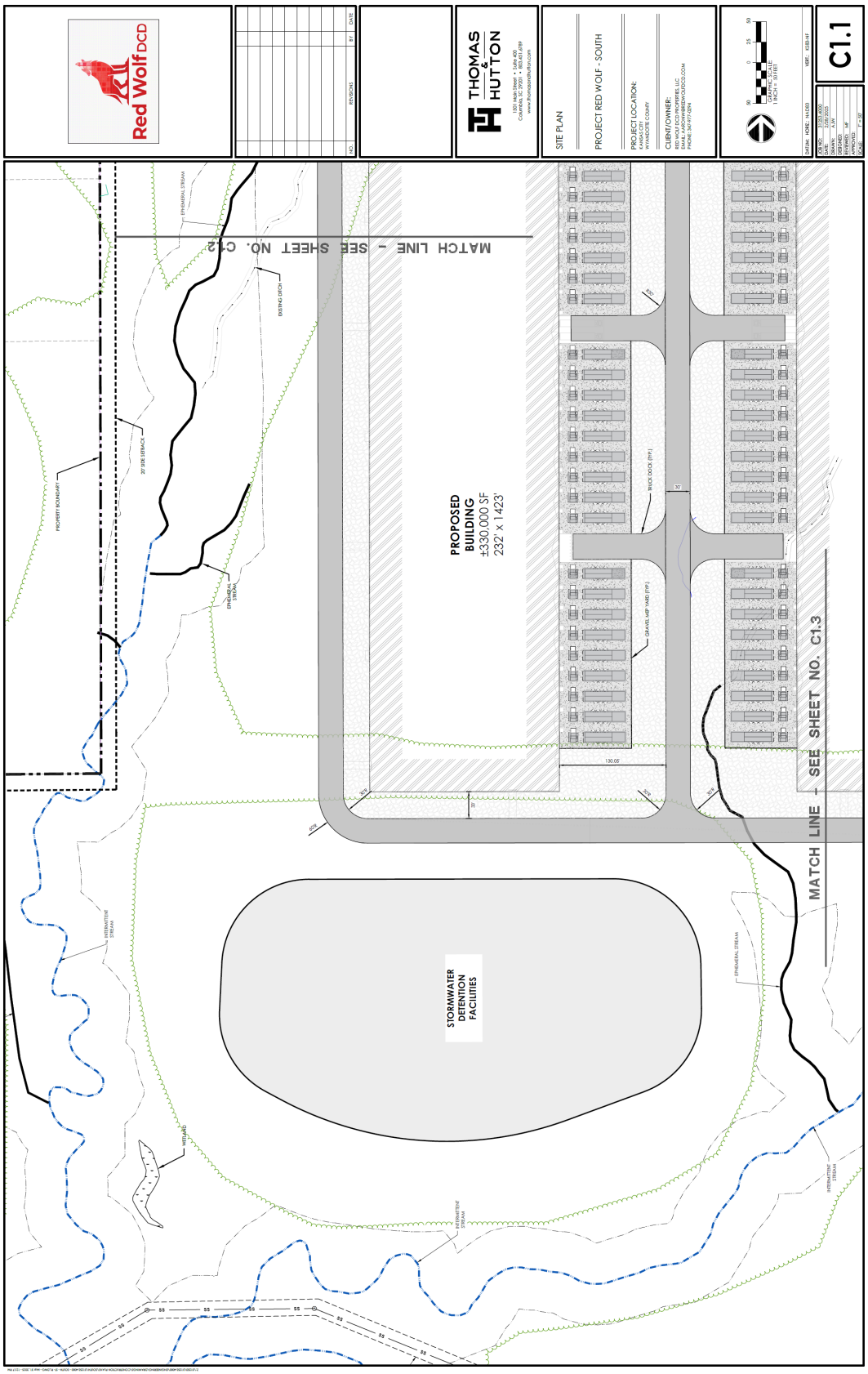
Notary Public

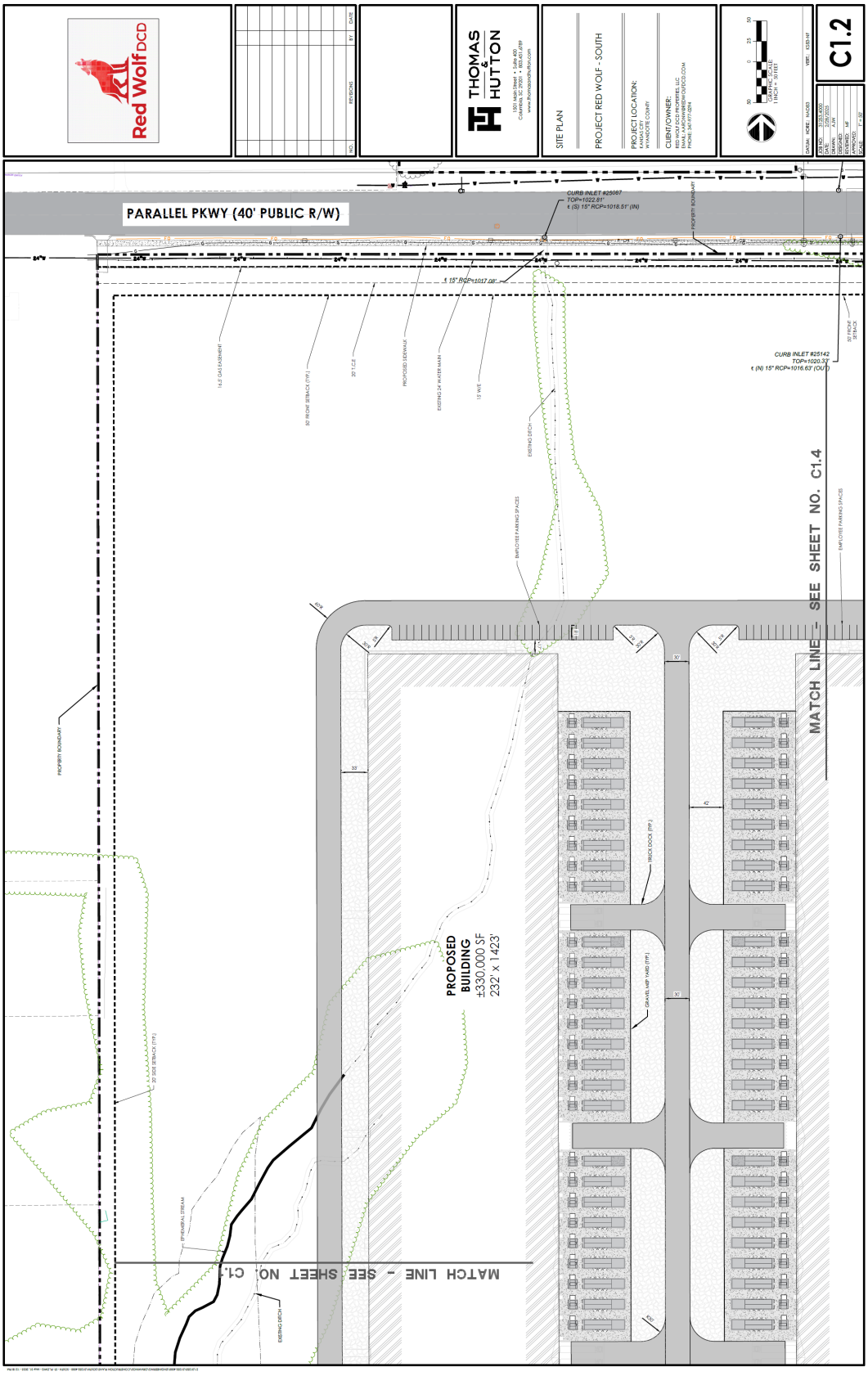
ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

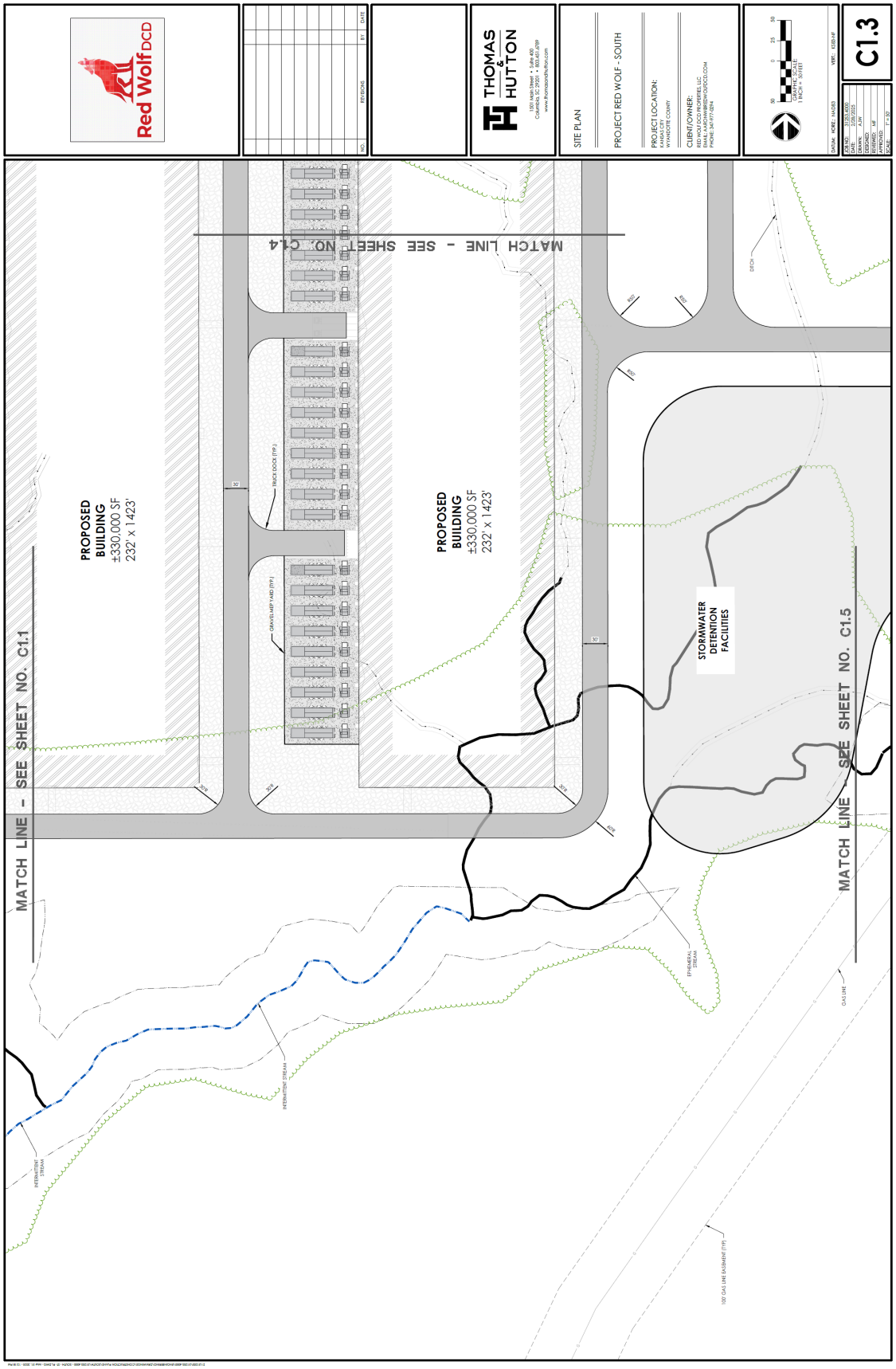
102439906.1


olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
olsson.com
FAX: 913.381.1174
Kansas COA #E-1314
REVISIONS
NO.
DATE
DESCRIPTION
BY
1
2025.03.31
Added Open Space Easements
MJB
PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
DATE
Drawn by:
Designed by:
Date:
03.20.2025
SHEET
2 of 2
PREPARED BY:
OLSSON, INC.
7301 W. 133rd STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170
LEGEND
SECTION CORNER
SET 5/8"x24" REBAR W/G.114 CAP
FOUND MONUMENT AS DESCRIBED
DRAINAGE EASEMENT
ELECTRIC EASEMENT
GAS EASEMENT
SANITARY SEWER EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
RIGHT-OF-WAY
TELEPHONE RECEIVER OPTIC LINE
FIBER OPTIC VAULT
UNDERGROUND TELEPHONE LINE
OVERHEAD POWER LINE
GAS MARKER
GAS LINE
LIGHT POLE
AIR CONDITIONING UNIT
ELECTRIC TRANSFORMER
ELECTRIC RECEPTACLE
ELECTRIC METER
TELEPHONE PEDESTAL
FIRE HYDRANT
WATER METER
WATER VALVE
WATER METER PIT
POWER POLE
SANITARY SEWER LINE
Plat Area Table
Lot 1
12.946.576 SF
294.6166 Ac.
Chadwick Road R/W
56.166 S.F.
0.0129 Ac.
Wilson Road R/W
61.744 S.F.
0.0014 Ac.
103rd Street R/W
61.744 S.F.
1.4179 Ac.
Parallel Road R/W
131.365 S.F.
3.0155 Ac.
Plat Total
13.527.426 S.F.
305.699 Ac.
SCALE: 1" = 200'
0 100' 200' 400'
SCALE IN FEET
N
ENGINEERS FOR:
THOMAS & HUTTON
5074 BRISTOL INDUSTRIAL WAY, SUITE B
BUFORD, GA 30518
PROPERTY OWNERS:
RED WOLF SOUTH, LLC
PH AMERICA HOLDINGS, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
STATE AVENUE JM, LLC
9640 W TROPICANA AVE, SUITE 200
LAS VEGAS, NV 89147
CHADWICK FAMILY TRUST, LLC
1251 NW BRIARCLIFF PKWY, SUITE 700
KANSAS CITY, MO 64116
CAROL A. DOETZ OMNIBUS TRUST, 2004
EXEMPTION TRUST
1800 E LAMAR ST
ARLINGTON, TX 76018
HSR HAY, LLC
5544 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
JAMES & MARY BOND
10701 LEAVENWORTH ROAD
KANSAS CITY, KS 66109
DATE: Mar 31, 2025 9:44am USER: mbogna
C:\Temp\AcPublish_11096\V_PULL_Q240044D.dwg


THOMAS & HUTTON
SITE PLAN OVERALL
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.0
PROPOSED BUILDING
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.1
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
EPHEMERAL STREAM
INTERMITTENT STREAM
WETLAND
PROPERTY BOUNDARY
20' SIDE SETBACK
EXISTING DITCH
TRUCK DOCK (TYP.)
GRAVEL MEP YARD (TYP.)
130.05


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25087
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C1.4
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPERTY BOUNDARY
EXISTING DITCH
EPHEMERAL STREAM
TRUCK DOCK (TYP.)
GRAVEL HAP YARD (TYP.)
EMPLOYEE PARKING SPACES
MATCH LINE - SEE SHEET NO. C1.3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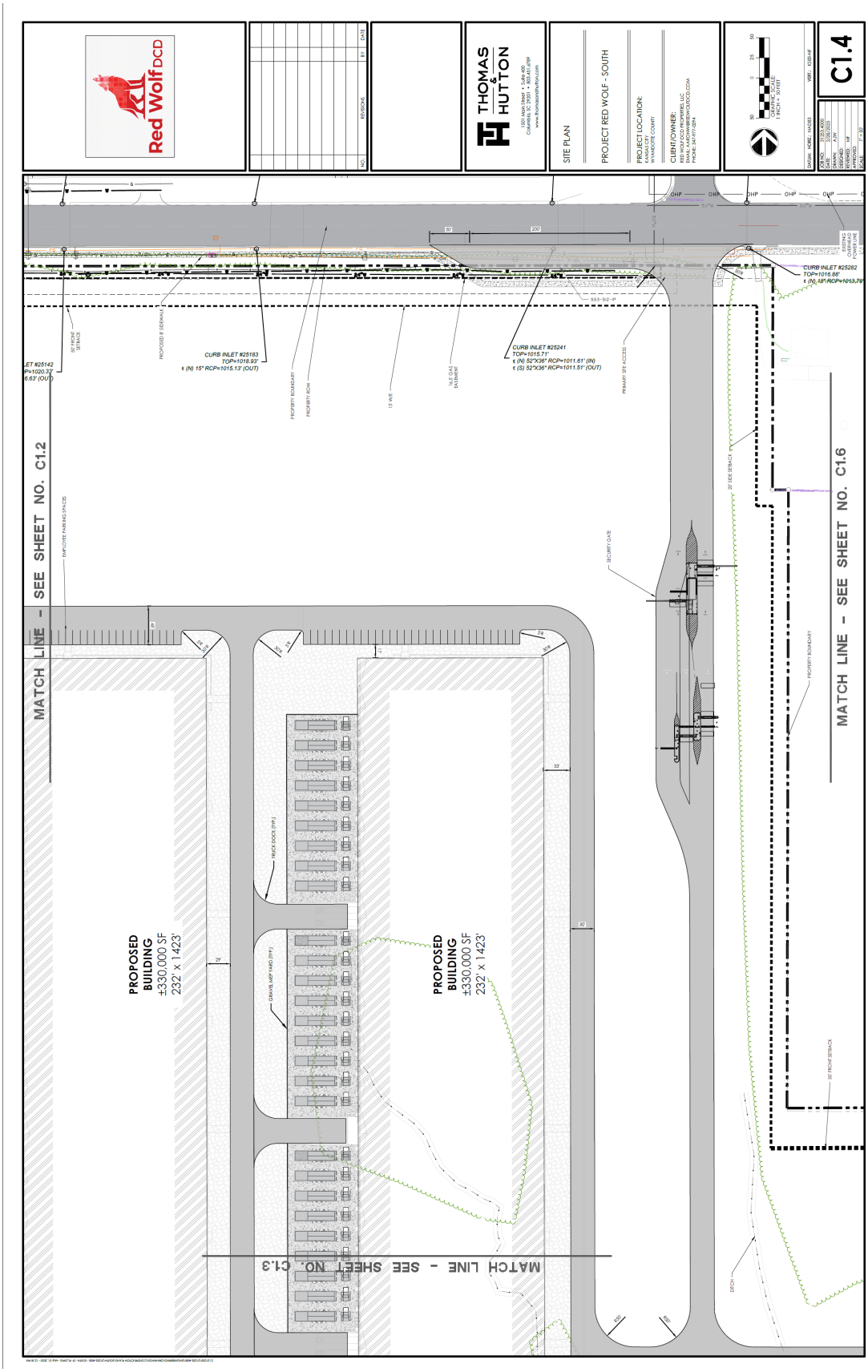
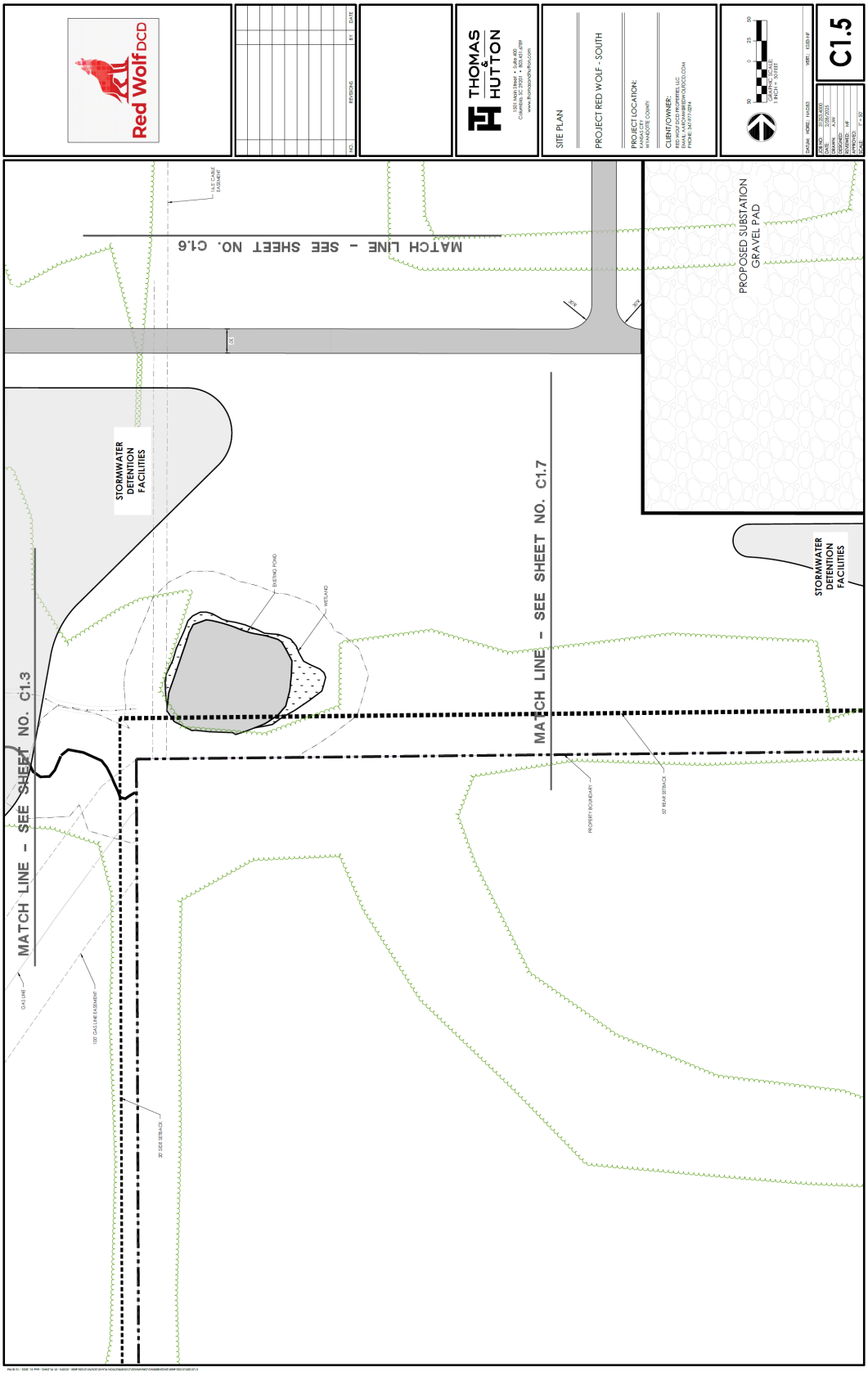
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
PROPOSED BUILDING ±330,000 SF 232' x 1,423'
STORMWATER DETENTION FACILITIES
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.5
DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
GAS LINE
100' GAS LINE EASEMENT (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.2
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
CURB INLET #25183
CURB INLET #25241
CURB INLET #25282
PROPERTY BOUNDARY
PROPERTY ROW
SECURITY GATE
DITCH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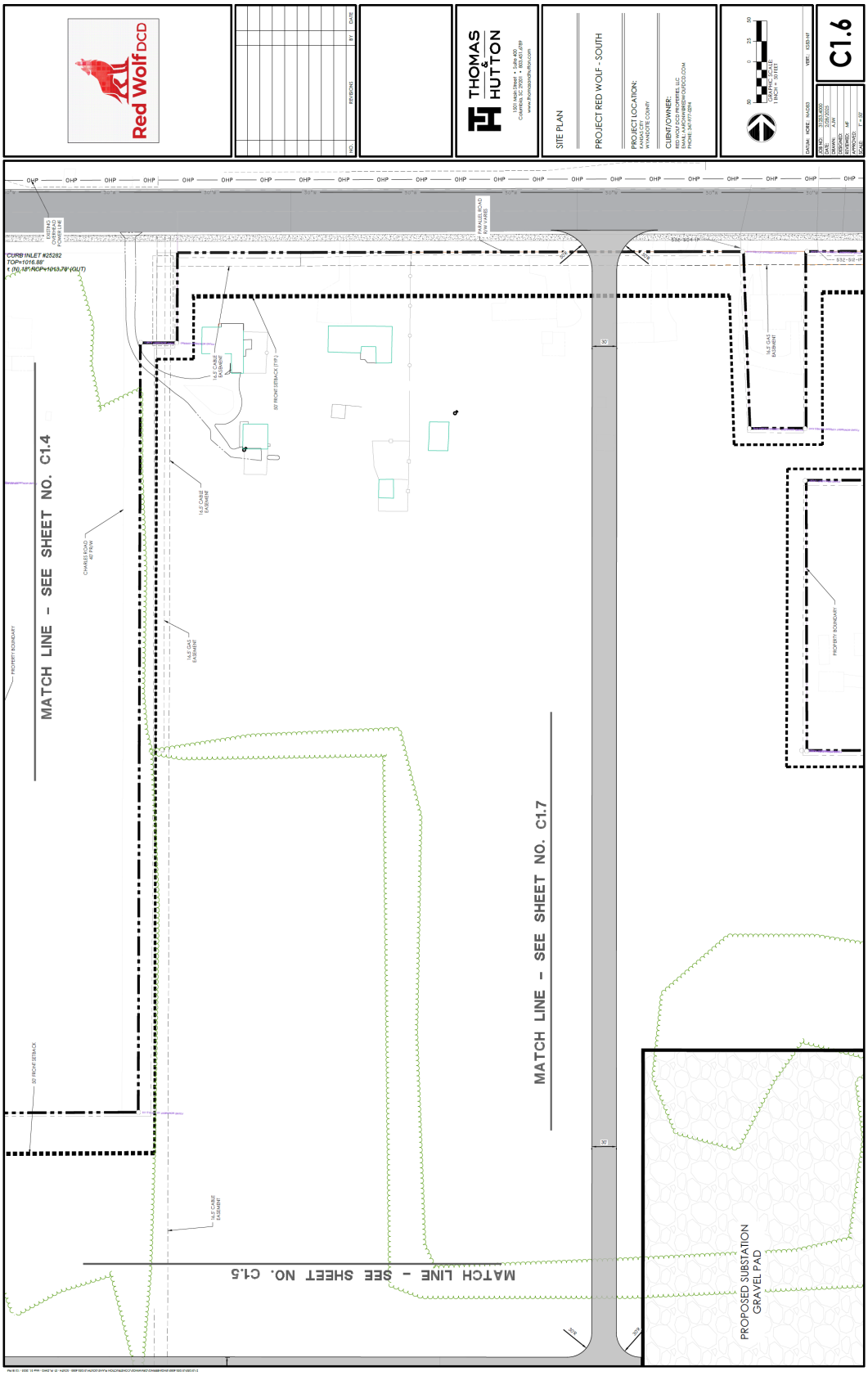
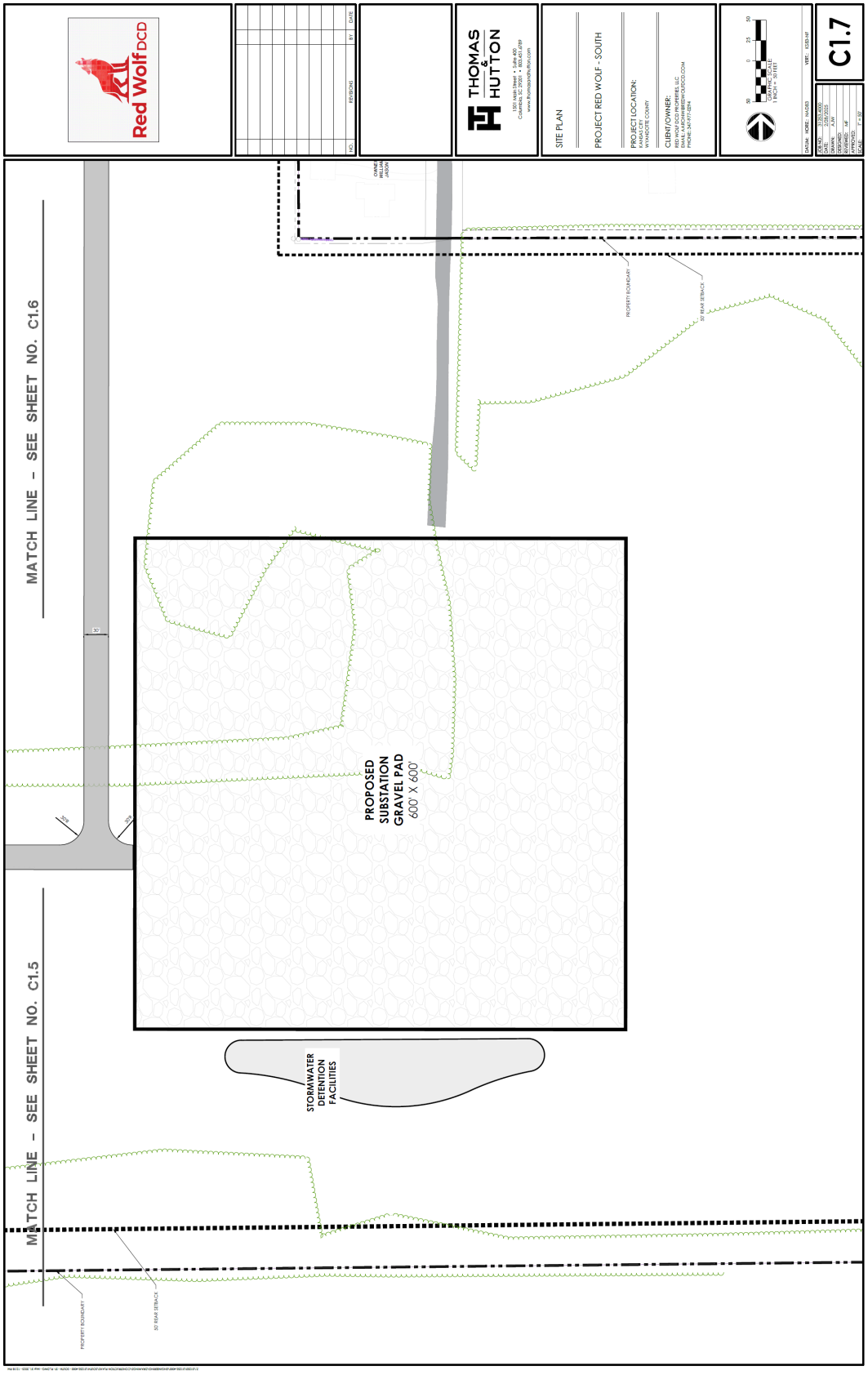
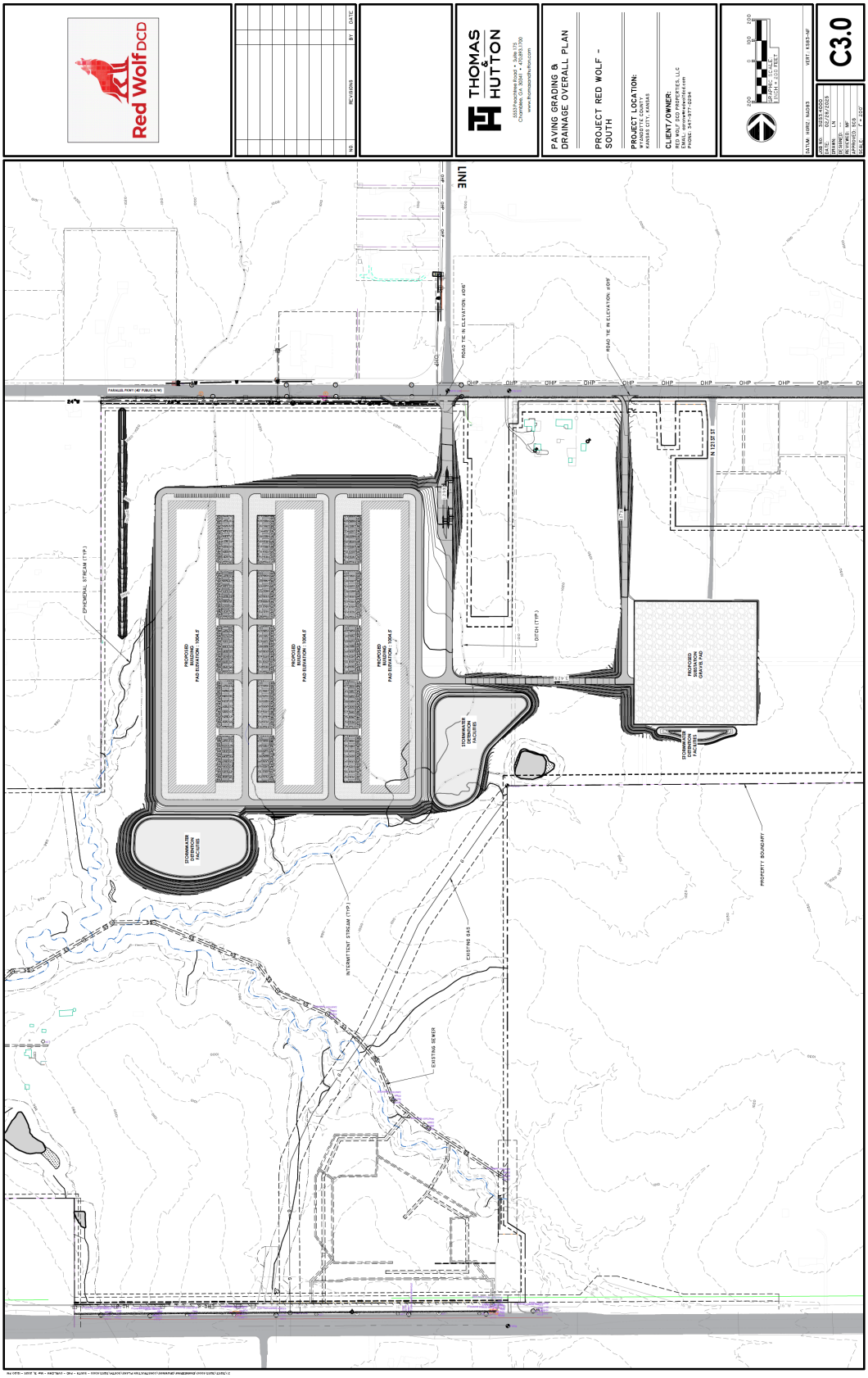
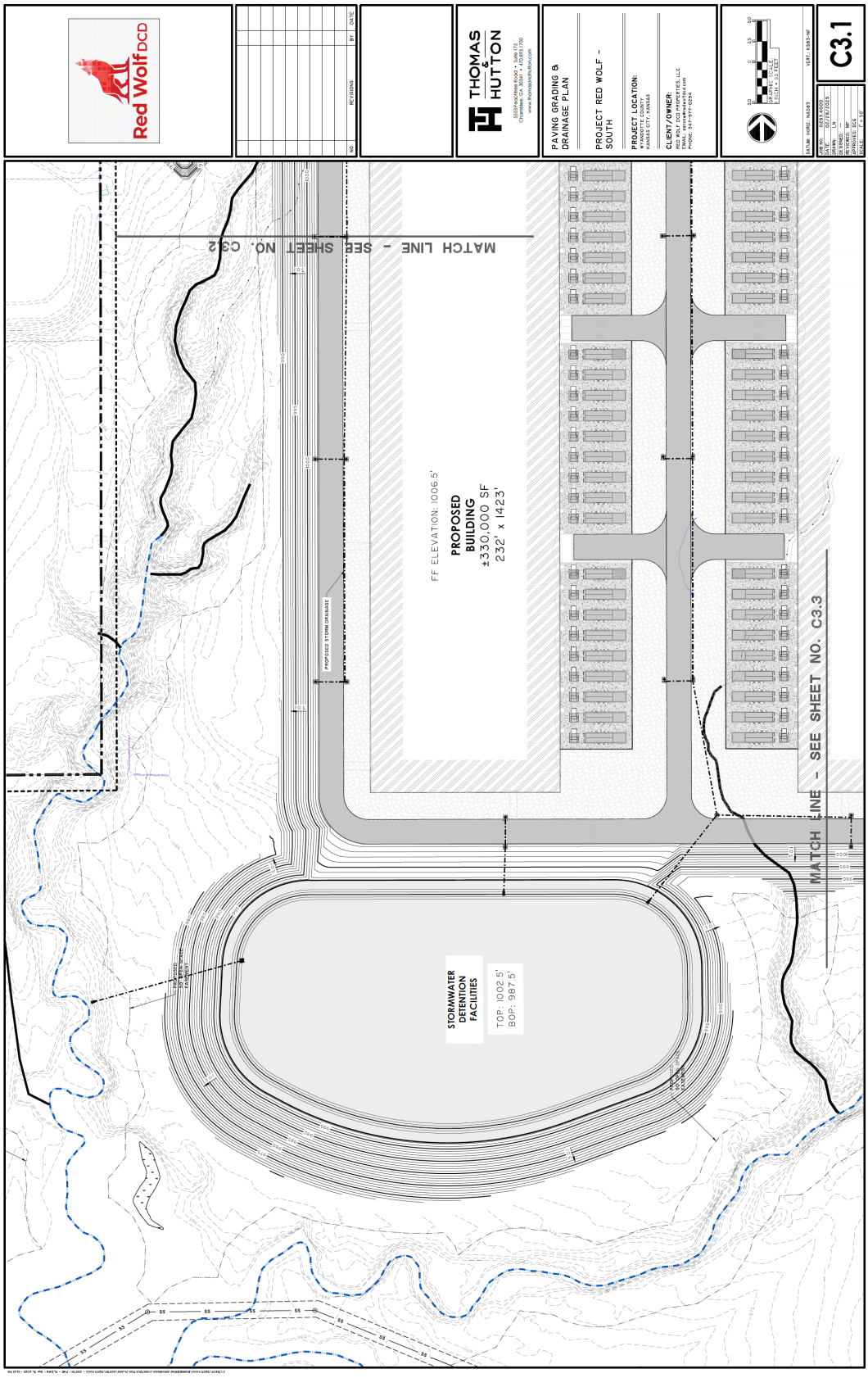
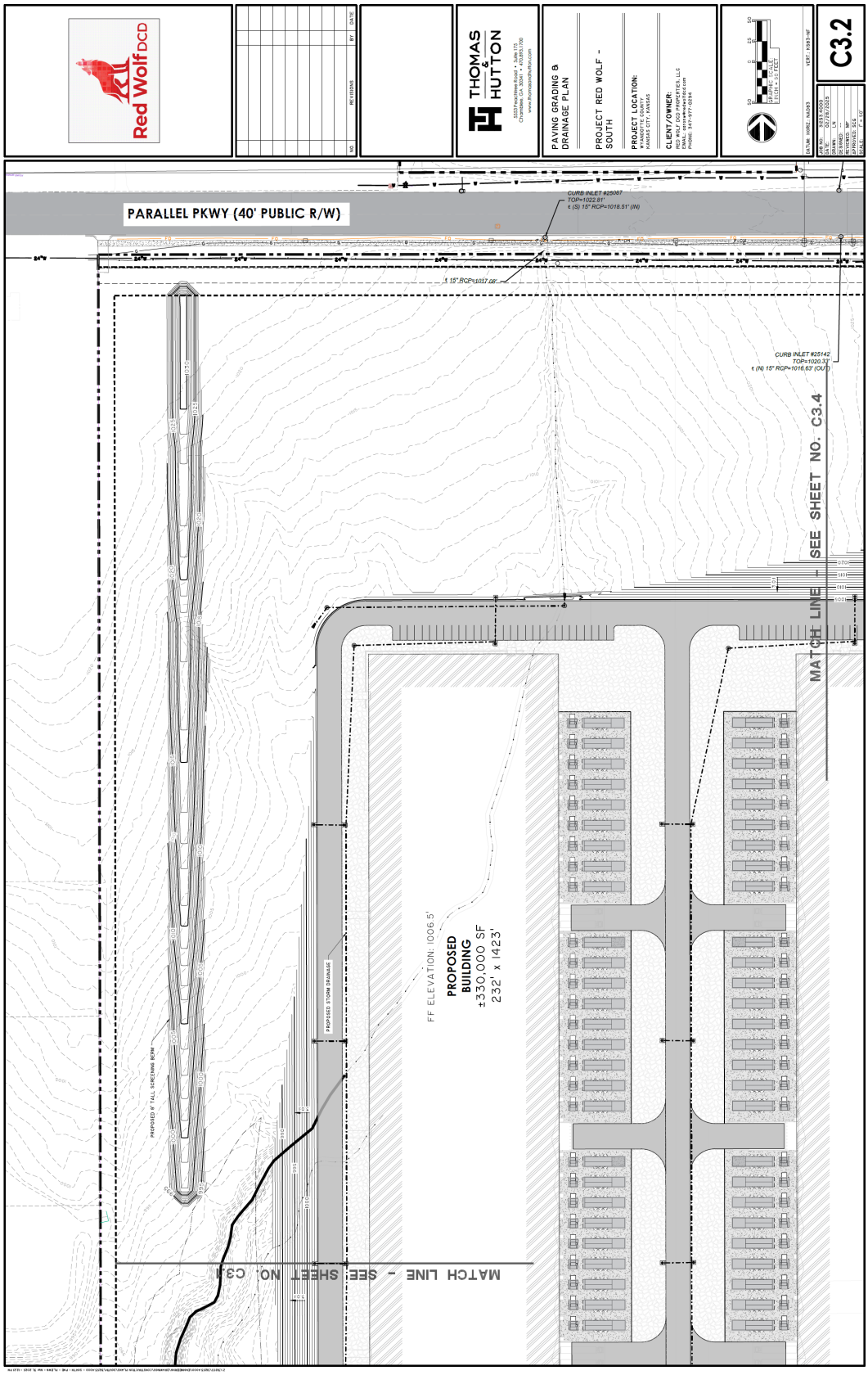
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
C1.5
MATCH LINE - SEE SHEET NO. C1.6
PROPOSED SUBSTATION GRAVEL PAD
STORMWATER DETENTION FACILITIES
EXISTING POND
WETLAND
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.3
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK
100' GAS LINE EASEMENT
25' SIDE SETBACK

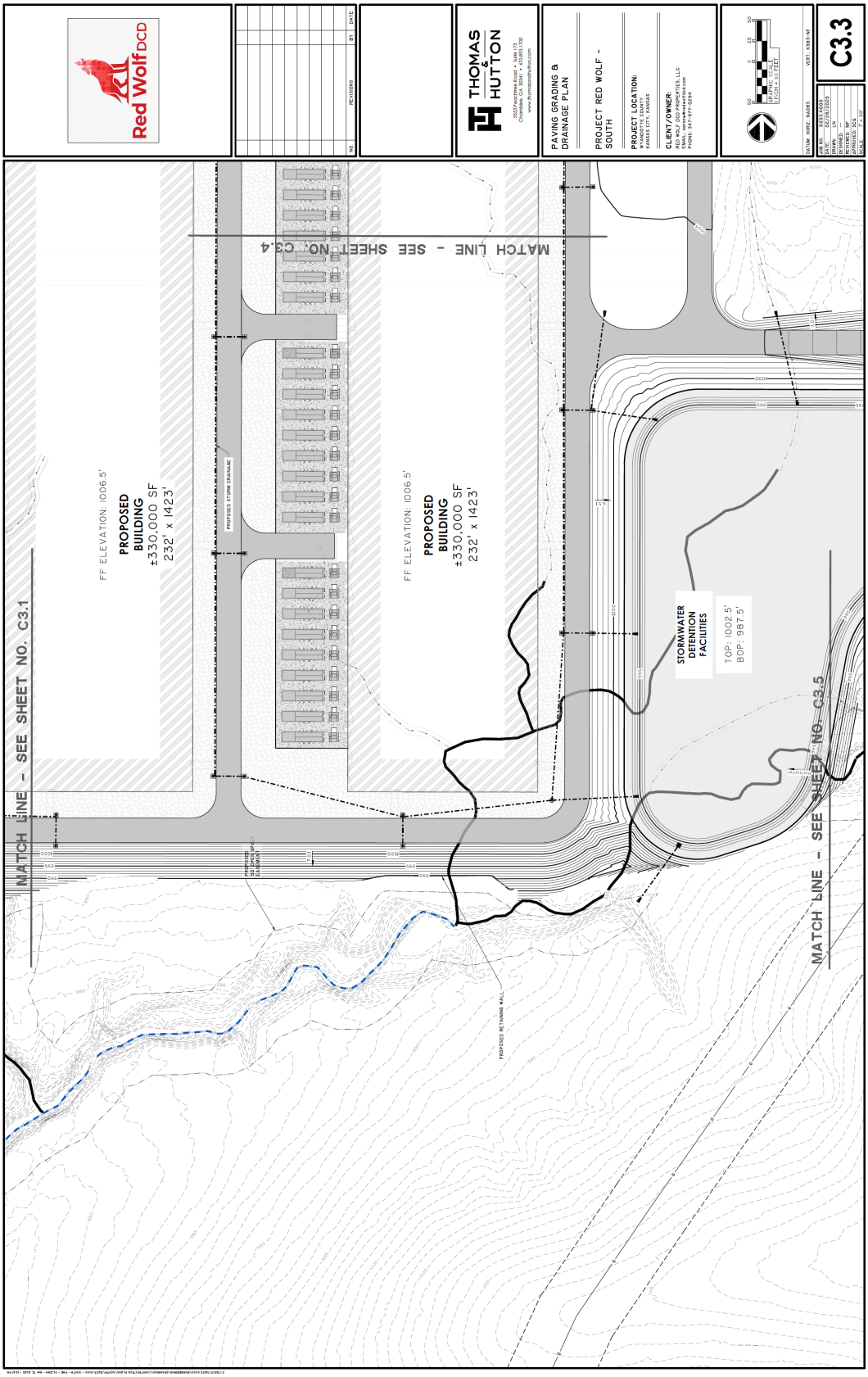

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KANAWHA COUNTY
CLIENT/OWNER:
C1.6
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.7
MATCH LINE - SEE SHEET NO. C1.5
PROPOSED SUBSTATION
GRAVEL PAD
PROPERTY BOUNDARY
CHARLES ROAD
40' R/W
50' FRONT SETBACK
14.5' CABLE EASEMENT
14.5' GAS EASEMENT
OHP


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE – SEE SHEET NO. C1.6
MATCH LINE – SEE SHEET NO. C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
PROPERTY BOUNDARY
50' REAR SETBACK

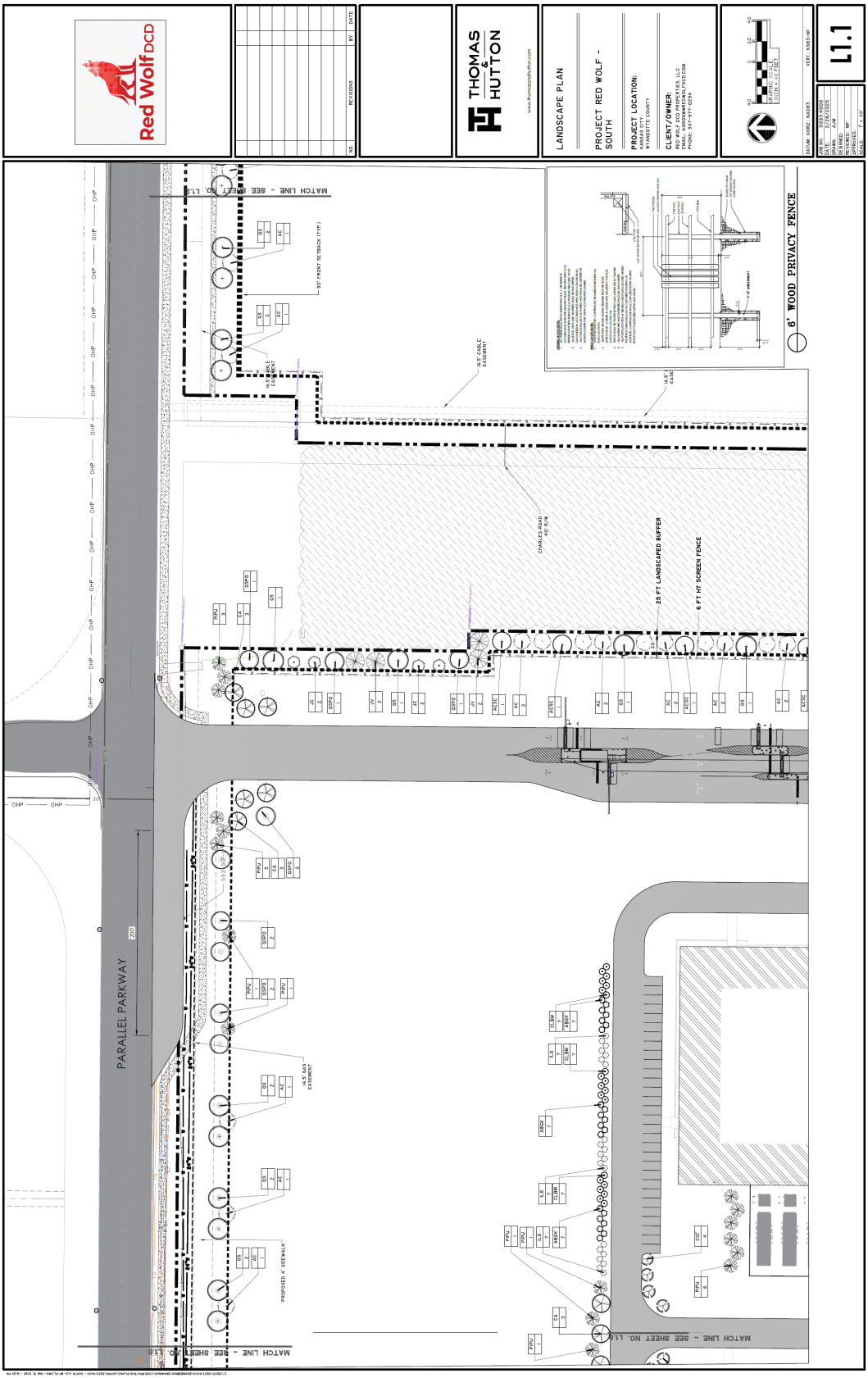

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE OVERALL PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
LINE
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
PROPOSED BUILDING PAD ELEVATION: 1004.5
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
PROPOSED SUBSTATION GRAVEL PAD
N 121ST ST
EPHEMERAL STREAM (TYP.)
INTERMITTENT STREAM (TYP.)
EXISTING GAS
EXISTING SEWER
PROPERTY BOUNDARY
DITCH (TYP.)
ROAD TIE IN ELEVATION: 1016'
ROAD TIE IN ELEVATION: 1019'

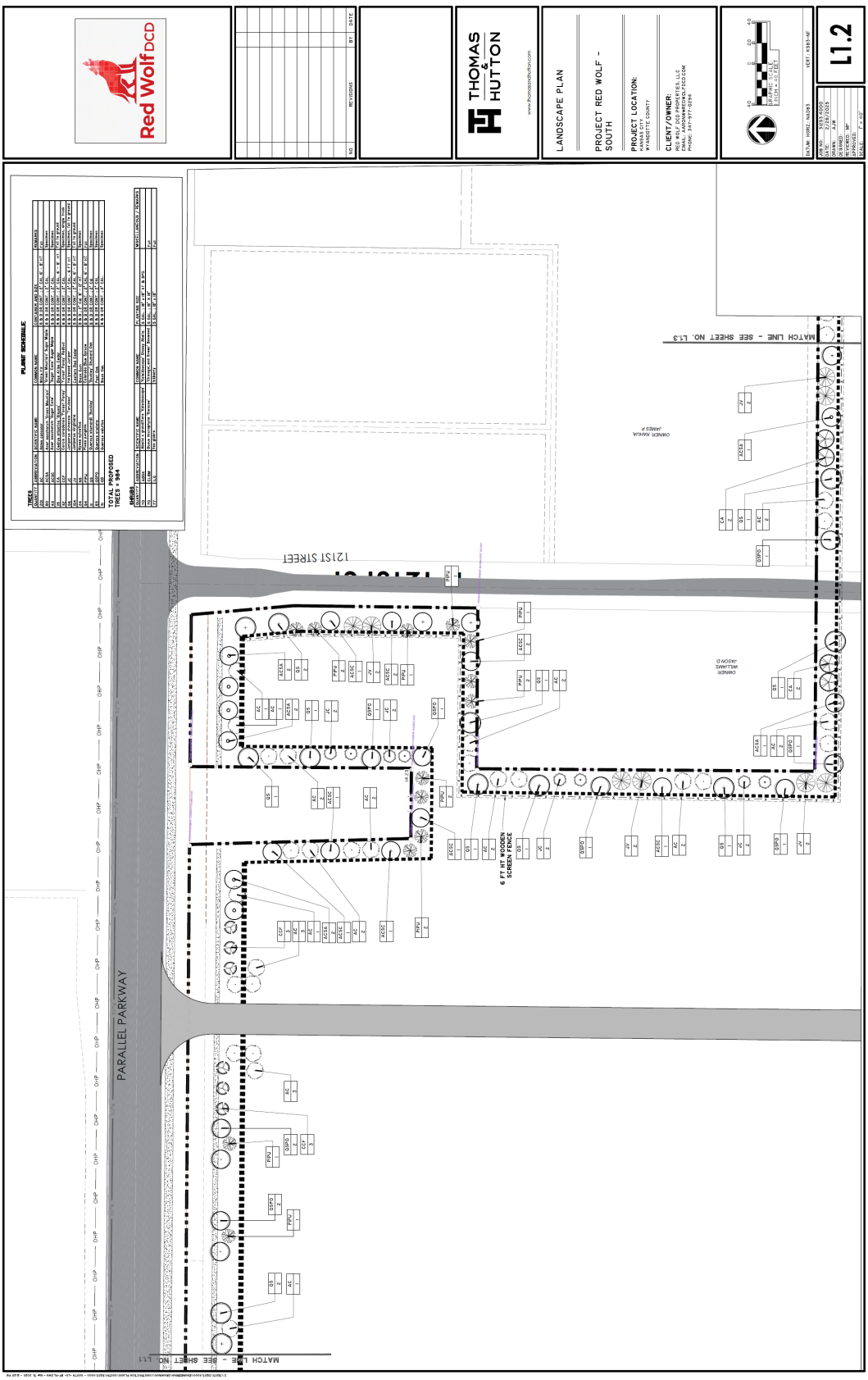

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.1
MATCH LINE - SEE SHEET NO. C3.2
MATCH LINE - SEE SHEET NO. C3.3
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED STORM DRAINAGE

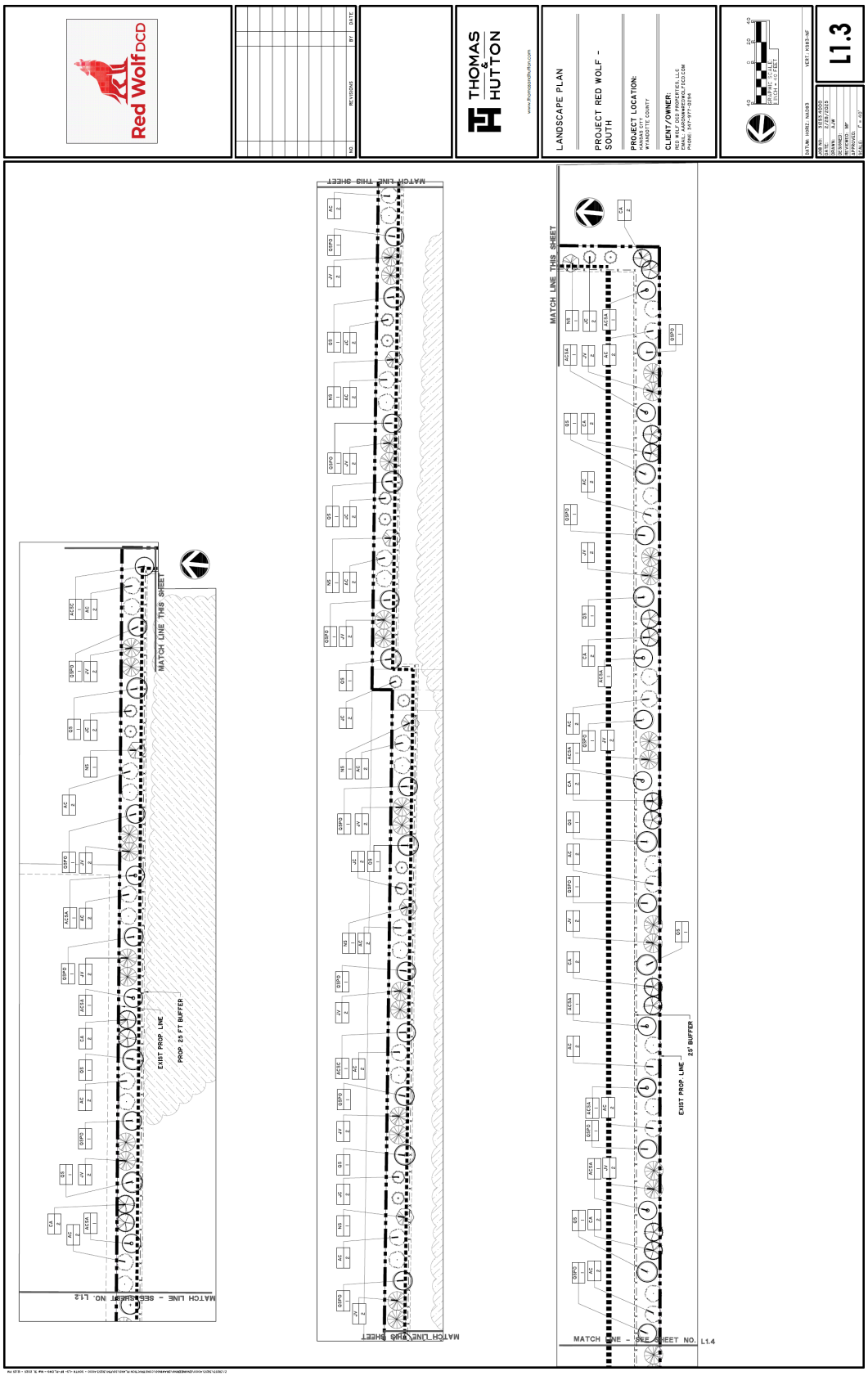

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.2
PARALLEL PKWY (40' PUBLIC R/W)
CURB INLET #25067
TOP=1022.81'
℄ (S) 15" RCP=1018.51' (IN)
℄ 15" RCP=1017.08'
CURB INLET #25142
TOP=1020.33'
℄ (IN) 15" RCP=1016.63' (OUT)
MATCH LINE - SEE SHEET NO. C3.4
FF ELEVATION: 1006.5'
PROPOSED BUILDING
±330,000 SF
232' x 1423'
PROPOSED STORM DRAINAGE
PROPOSED 8' TALL SCREENING BERM
MATCH LINE - SEE SHEET NO. C3.3

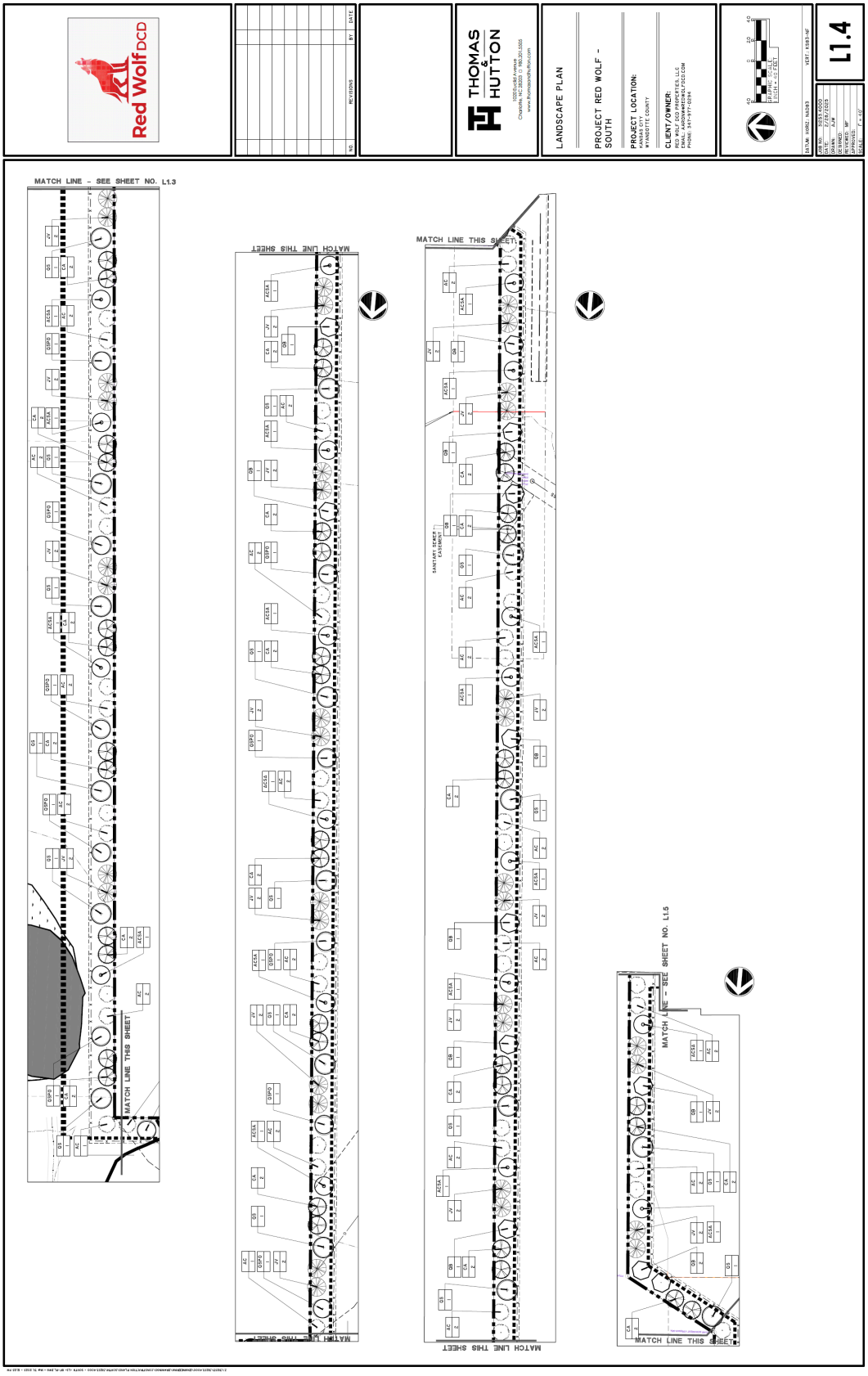

Red Wolf DCD
THOMAS & HUTTON
PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.3
MATCH LINE - SEE SHEET NO. C3.4
MATCH LINE - SEE SHEET NO. C3.1
MATCH LINE - SEE SHEET NO. C3.5
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
FF ELEVATION: 1006.5'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED STORM DRAINAGE
STORMWATER DETENTION FACILITIES
TOP: 1002.5'
BOP: 987.5'
PROPOSED RETAINING WALL

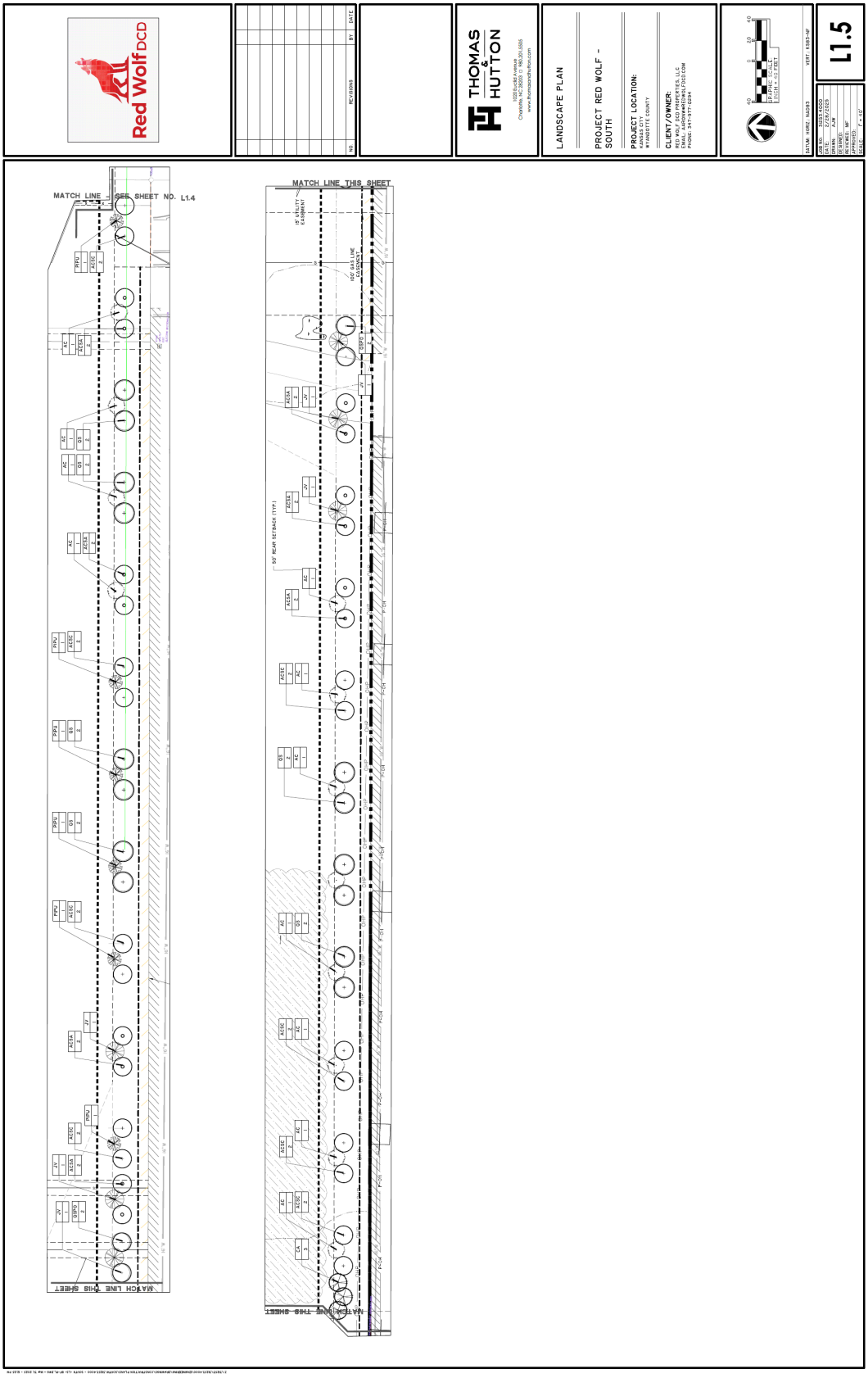
Red Wolf DCD
THOMAS & HUTTON
OVERALL LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.0
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
6' WOOD PRIVACY FENCE
25 FT LANDSCAPED BUFFER
6 FT HT SCREEN FENCE
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.1

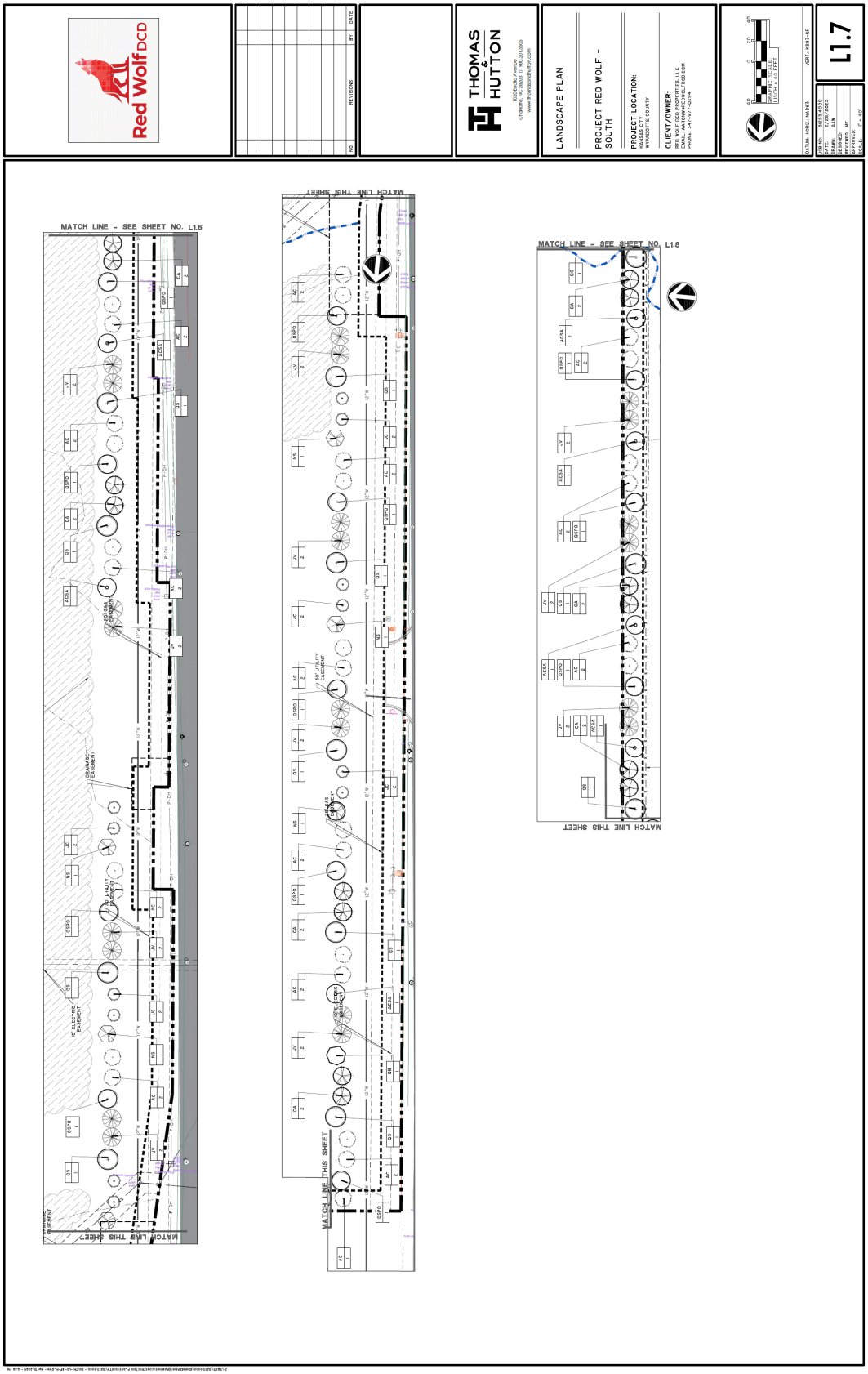

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSVILLE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.2
PLANT SCHEDULE
TOTAL PROPOSED TREES = 984
PARALLEL PARKWAY
121ST STREET
6 FT HT. WOODEN SCREEN FENCE
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE - SEE SHEET NO. L1.1

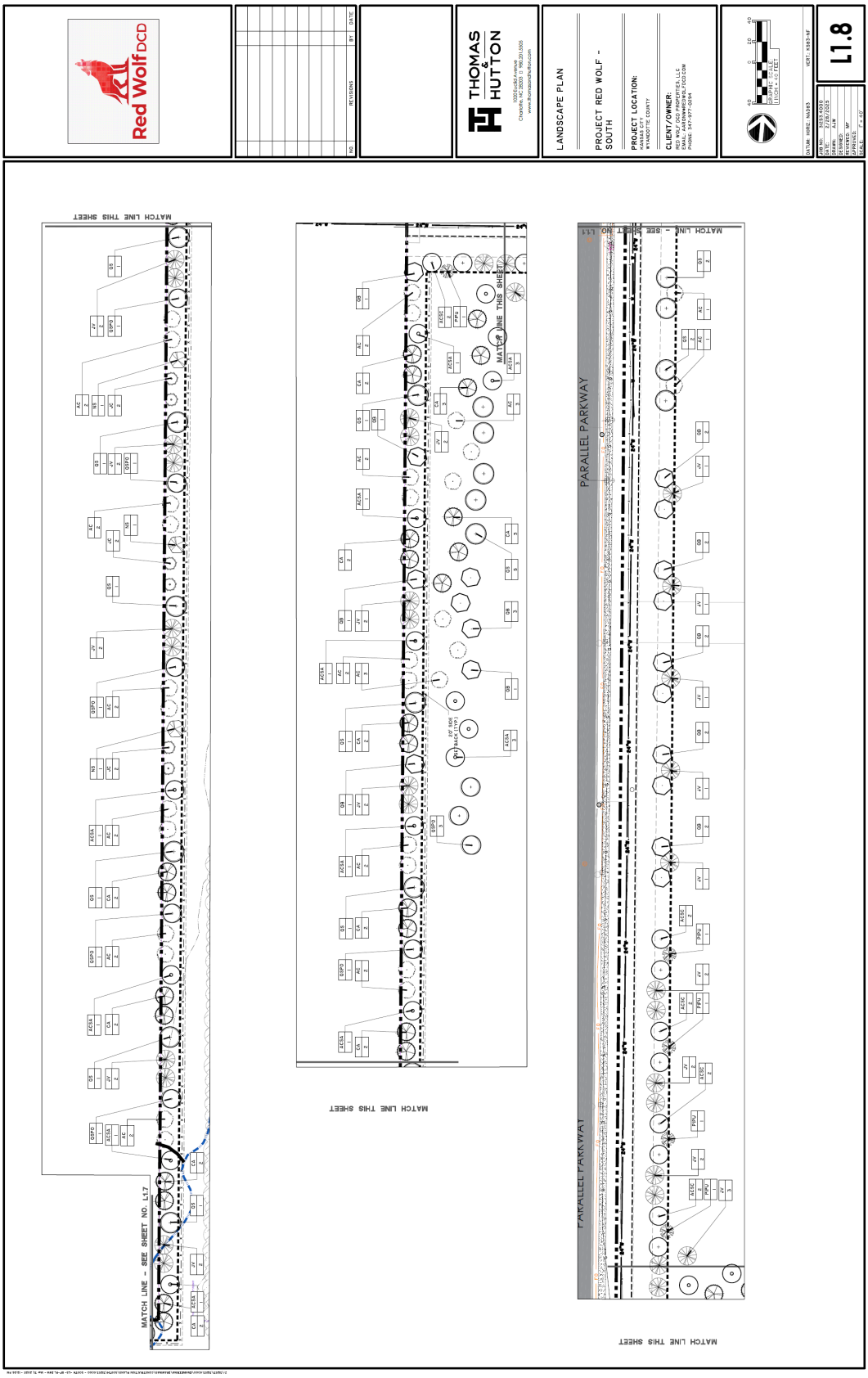

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANSOUTH COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
PHONE: 347-977-0294
L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.2
MATCH LINE - SEE SHEET NO. L1.4
EXIST PROP. LINE
PROP. 25 FT BUFFER
25' BUFFER

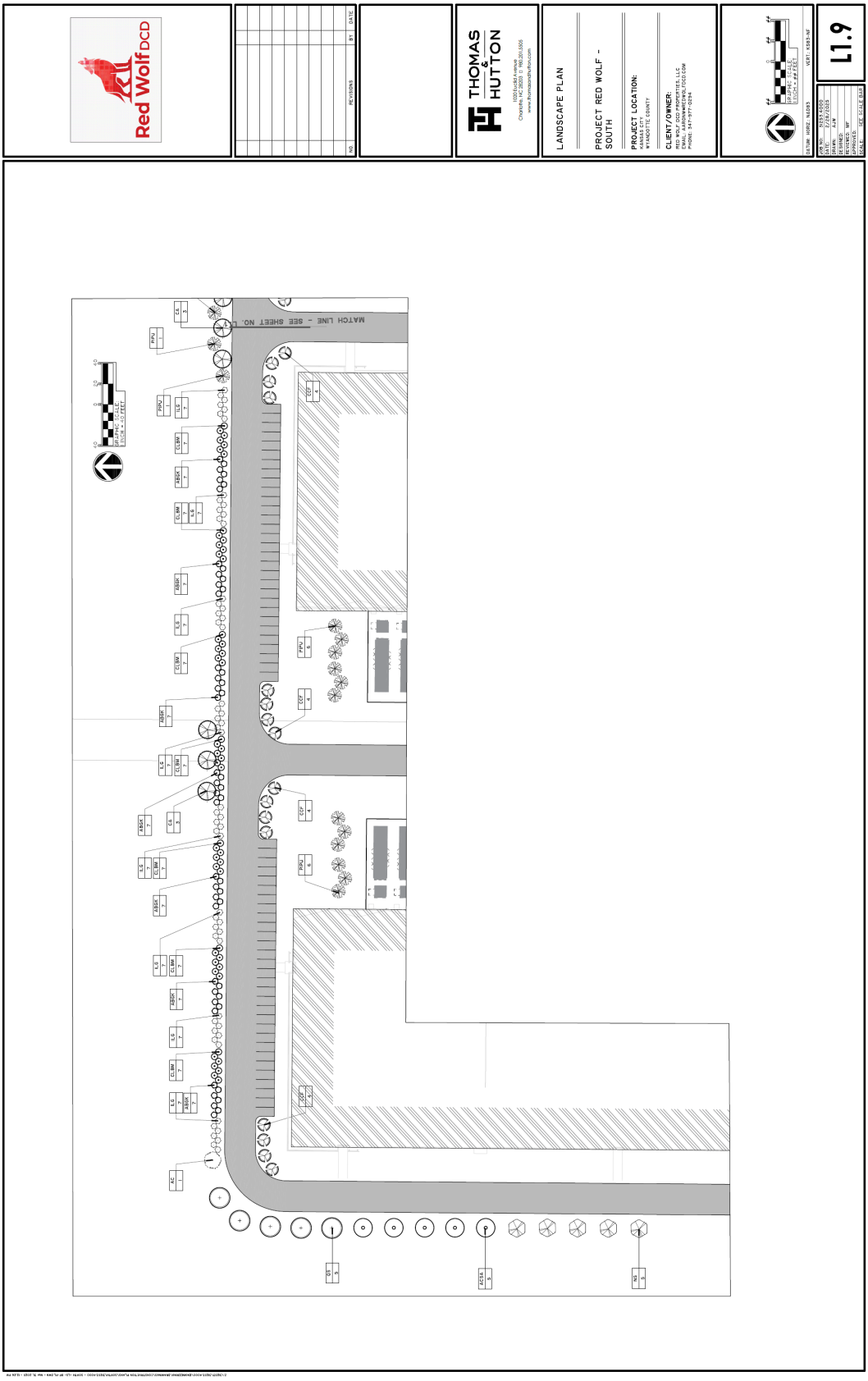

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
KYANDOTTE COUNTY
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
L1.4
MATCH LINE - SEE SHEET NO. L1.3
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.5

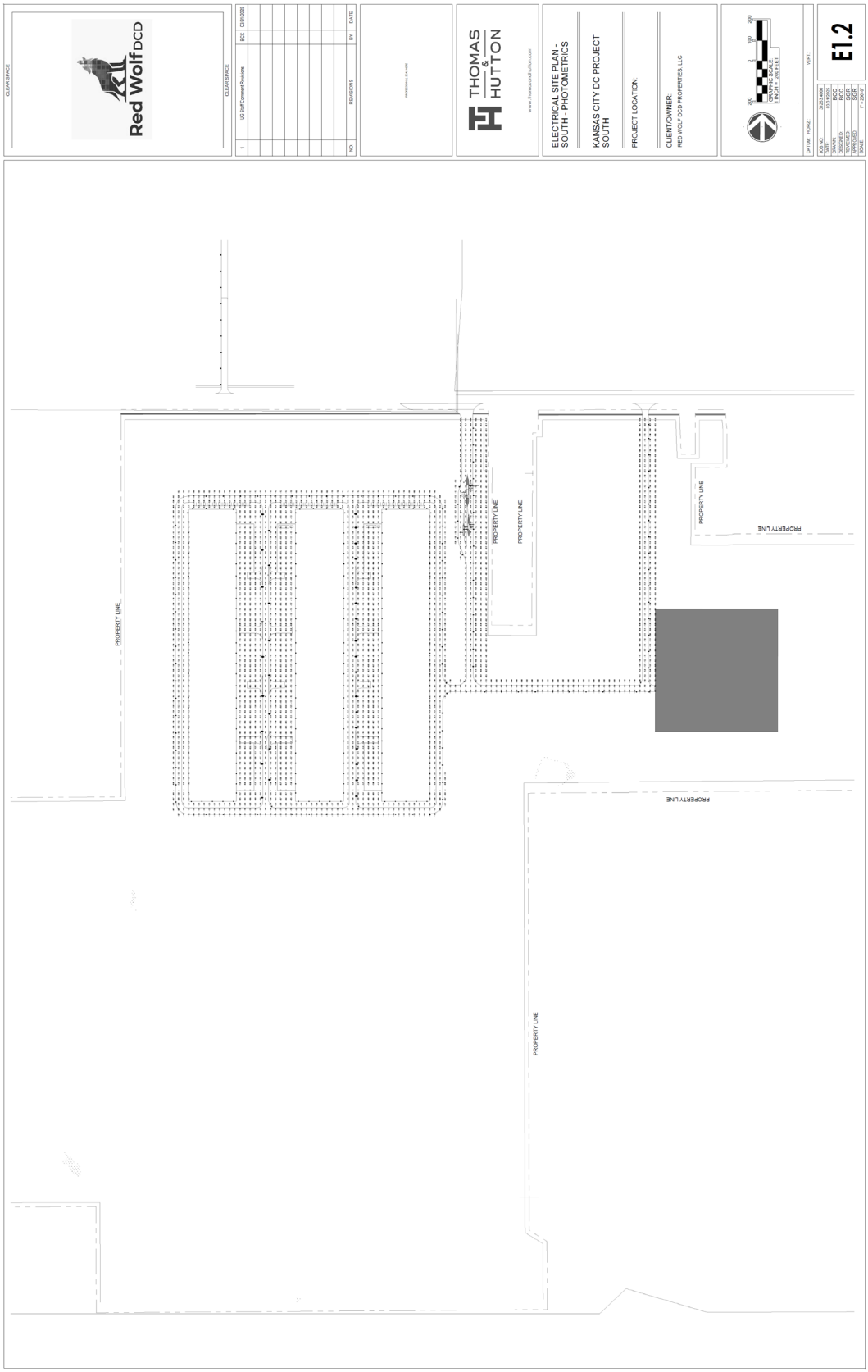

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET

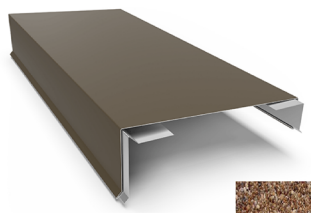
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE - SEE SHEET NO. L17
MATCH LINE - SEE SHEET NO. L16
PLANT SCHEDULE
TREES
TOTAL PROPOSED TREES = 966


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET
MATCH LINE THIS SHEET


Red Wolf DCD
REVISIONS
NO
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L17
PARALLEL PARKWAY

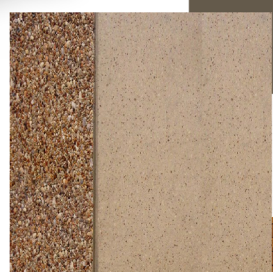

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.9
MATCH LINE - SEE SHEET NO. L1.9


Red Wolf DCD
THOMAS & HUTTON
ELECTRICAL SITE PLAN - SOUTH - PHOTOMETRICS
KANSAS CITY DC PROJECT SOUTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE



SHEET METAL COPINGS
& DOWNSPOUTS

PAINTED STEEL DOORS



PRECAST CONCRETE WITH
SMOOTH & EXPOSED
AGGREGATE FINISH

ALUMINIUM STOREFRONT & GLAZING

WOOD RAIN SCREEN

DECORATIVE SECURITY FENCING

CLIENT:

Red Wolf
Properties DCD, LLC

PROJECT:

Project Wolf

ARCHITECT:

Bell / Knott
& Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

REVISIONS:

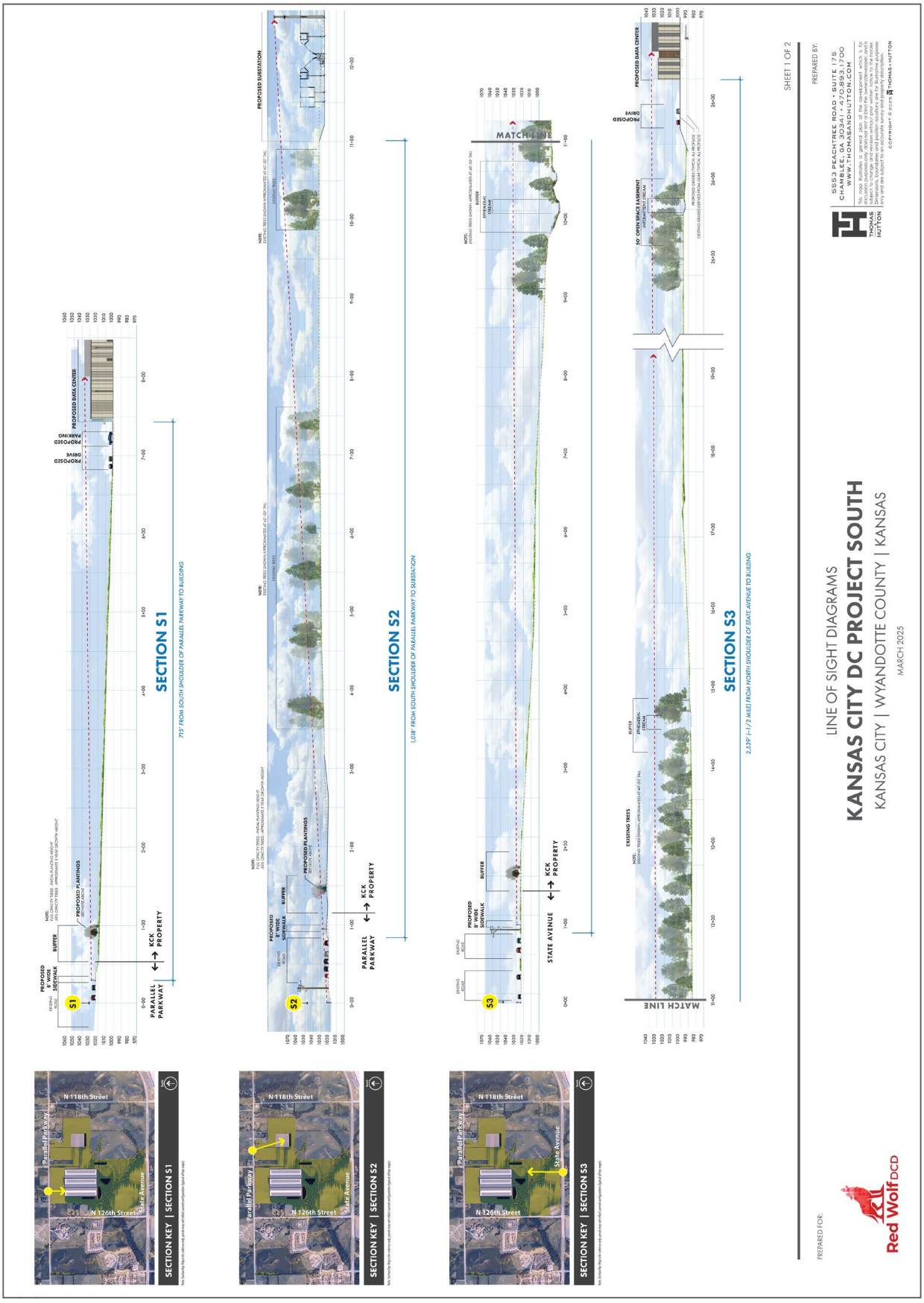
ISSUE DATE:	February 3, 2025
REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	24-032
PROJECT PHASE:	SS

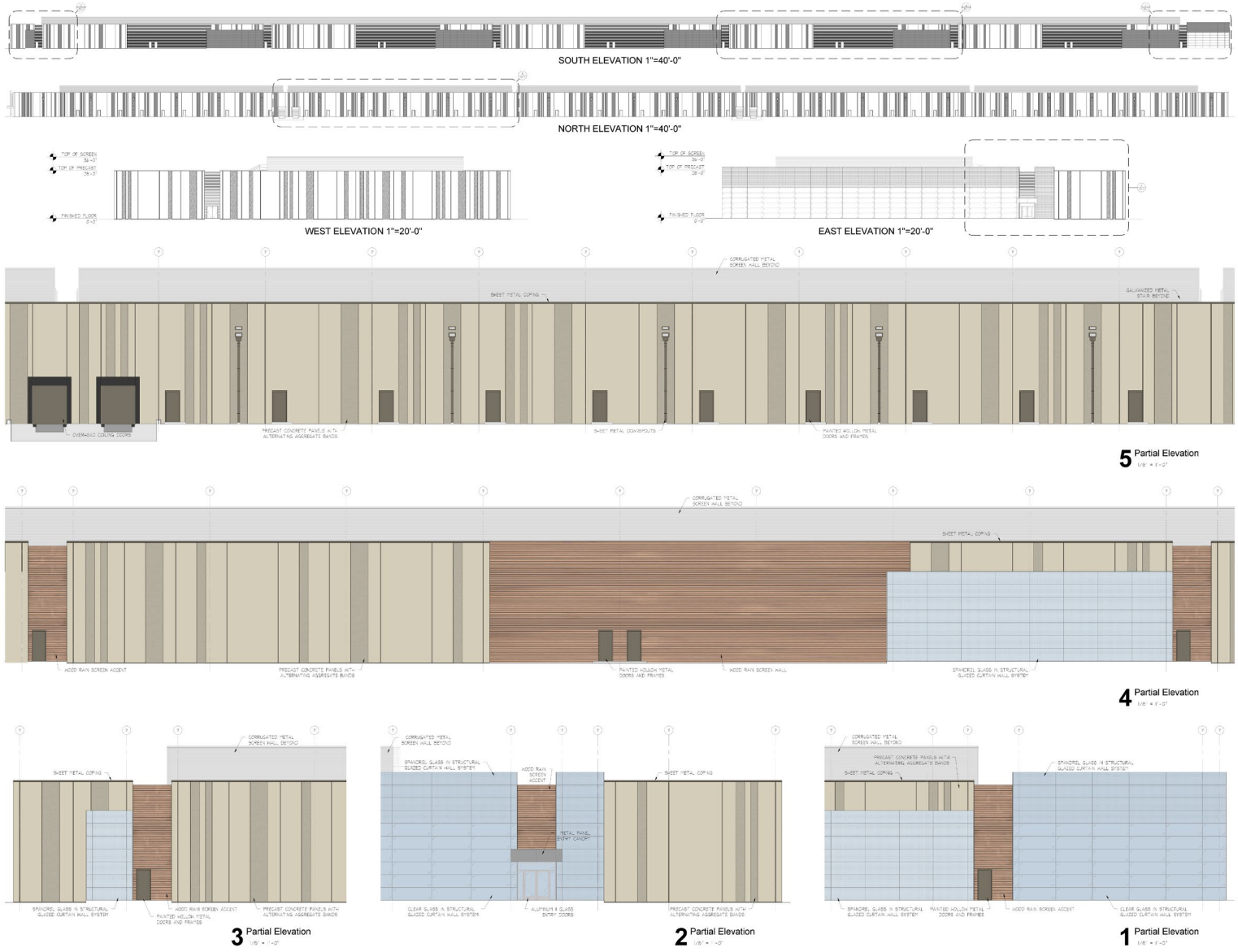
SHEET TITLE:

BUILDING MATERIALS

SHEET NUMBER:

A4.2


SECTION S1
715' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO BUILDING
SECTION S2
1,038' FROM SOUTH SHOULDER OF PARALLEL PARKWAY TO SUBSTATION
SECTION S3
2,339' (+/-) 2 MILE) FROM NORTH SHOULDER OF STATE AVENUE TO BUILDING
SECTION KEY | SECTION S1
SECTION KEY | SECTION S2
SECTION KEY | SECTION S3
SHEET 1 OF 2
LINE OF SIGHT DIAGRAMS
KANSAS CITY DC PROJECT SOUTH
KANSAS CITY | WYANDOTTE COUNTY | KANSAS
MARCH 2025
PREPARED FOR:
Red Wolf DCD
PREPARED BY:
THOMAS HUTTON



CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12750 State Line Road
Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

SEAL

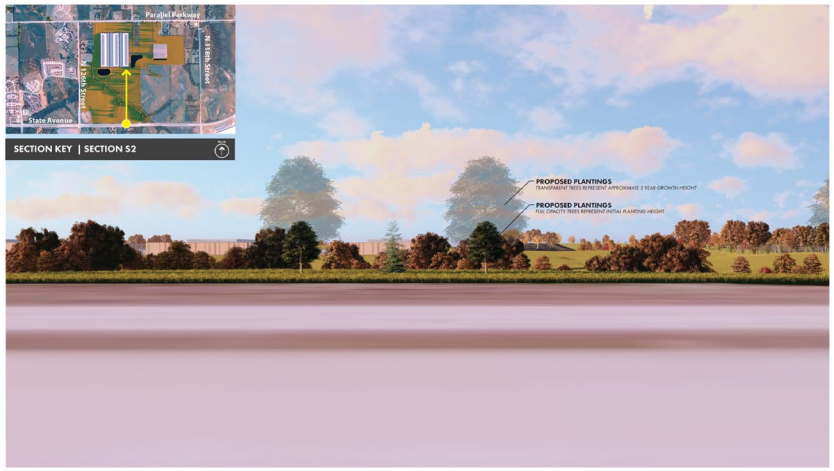
REVISIONS

ISSUE DATE: March 27, 2025
REVISION ISSUE: REVIEW
PROJECT NUMBER: 24-032
DRAWN BY: SS

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1

SECTION S1



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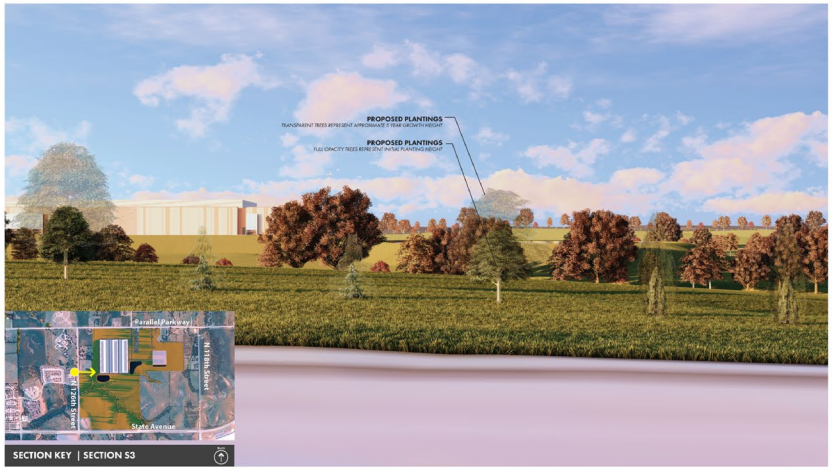

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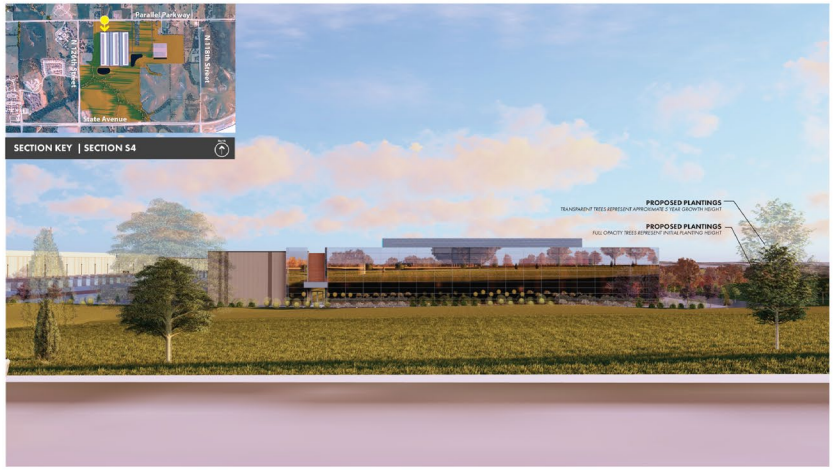


SECTION S4

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT SOUTH

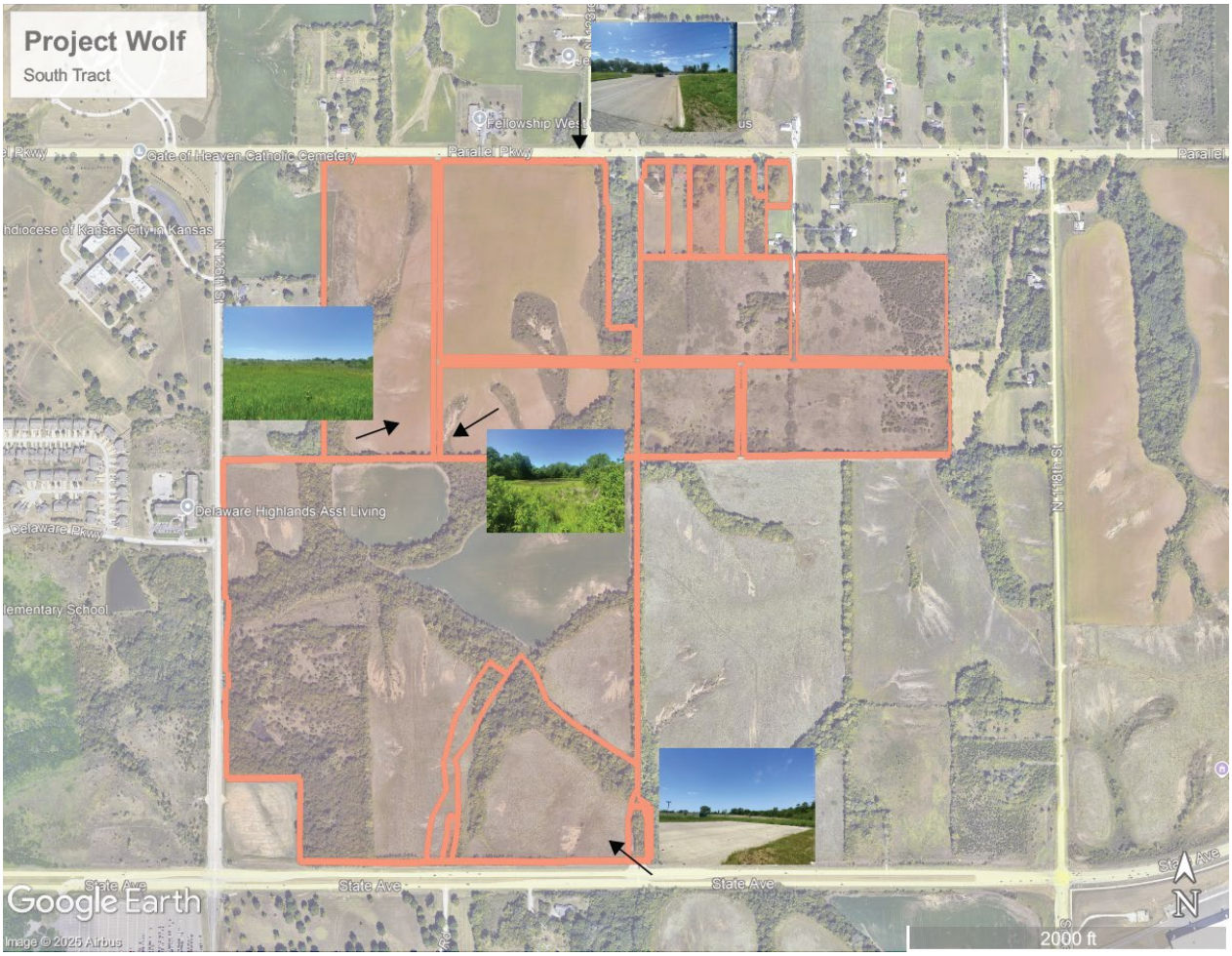
KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2025 THOMAS+HUTTON


Project Wolf
South Tract
Fellowship West
Gate of Heaven Catholic Cemetery
Parallel Pkwy
Parallel
Diocese of Kansas City in Kansas
N 126th St
Delaware Highlands Asst Living
Delaware Pkwy
lementary School
N 118th St
State Ave
State Ave
State Ave
Google Earth
Image © 2025 Airbus
2000 ft
N

South-facing view from N. 123rd intersection with Parallel Parkway

East-facing view on 12425 Parallel Parkway tract

Southwest-facing view from 1753 N 124th Street tract of existing pond

Northwest-facing view from State Avenue at existing intersection of N. 122nd Street

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

Phone: (913) 573-5750
Fax: (913) 573-5796
Email: planninginfo@wycokck.org

To: City Planning Commission

From: Planning and Urban Design Staff

Date: May 28, 2025

Re: **Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008), and Master Plan Amendment MPL2025-004**

GENERAL INFORMATION

Applicant Information:
Aaron Wolofsky
Red Wolf DCD Properties, LLC
1427 East 7th Street
Brooklyn, New York 11230

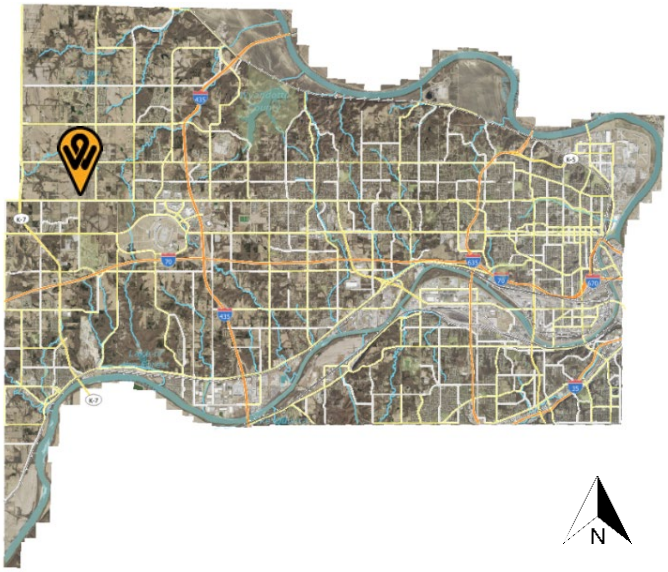
Subject Property:
13000, 12504, and 12340 Parallel Parkway
Kansas City, Kansas 66109

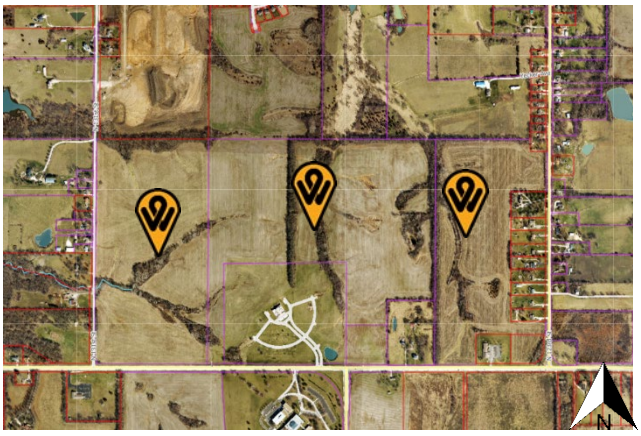
Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District (WYCO) and B-P Planned Business Park District.

Preliminary Plat for one (1) lot.

Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan).

Commission Districts:
Commissioner At-Large, District #1:
Melissa Bynum
District #5 Commissioner:
Mike Kane





Existing Zoning District(s): A-G Agriculture District (WYCO)

Proposed Zoning District(s): B-P Planned Business Park District

	Adjacent Zoning	Adjacent Uses
North	**A-G Agriculture (WYCO) and R-1 Single Family Districts**	**Farmland and large lot single-family homes**
South	**A-G Agriculture and R Rural Residential (WYCO) Districts**	**Roman Catholic Archdiocese, farmland and large lot single-family homes**
East	**R-1 Large Lot Single Family Residential (WYCO) District**	**Single-family homes**
West	**A-G Agriculture, A-G Agriculture (WYCO), R-1A Suburban Residential (WYCO) Districts**	**Single-family homes**

Total Tract Size: 242.12 Acres

Comprehensive Plan Area: Prairie Delaware Piper Area Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject properties as Mixed Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial and North 131st and 123rd Streets as Major Collectors.

Parking Requirement: Section 27-472(e) Uses in this district require paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises.

	The ratio will vary among occupants and will be determined by the director of planning and zoning after receipt of a summary of parking needs and characteristics prepared by the owner or initial occupant. In no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided for buildings of up to 20,000 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning and Zoning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission. The base requirement for three (3) buildings is 120 spaces. The Applicant is providing 120 spaces.
Landscaping Requirement:	Section 27-762(g) Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 1,318 trees are required. The Applicant is providing 742 trees, a deficit of 576 trees. Existing mature trees that are kept within the development can count towards the overall total; however, Staff has not been provided the figure from the Applicant.
Advertisement:	The Wyandotte Echo – May 8, 2025 Letters to Property Owners – April 28, 2025
Public Hearing(s):	May 28, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aaron Wolofsky of Red Wolf DCD Properties, LLC, is requesting a Change of Zone from A-G Agriculture District (WYCO) to B-P Planned Business Park District, a Preliminary Plat to create one (1) lot and one (1) tract, and a Master Plan Amendment from Mixed Residential and Public/Semi-Public to Business Park (Prairie Delaware Piper Area Plan) to build three (3) 330,000 square foot buildings for a data center at 13000, 12504, and 12340 Parallel Parkway on 242.12 acres.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints on the subject property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

1. There are no outstanding or related permit and cases on the subject property.

Previous Planning Actions:

1. There are no previous planning entitlements on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Prairie-Piper Statistical Neighborhood and Block Group 0448032. The neighborhood consists of rural, large lot single-family homes along Parallel Parkway with some smaller single-family lots along North 123rd and 131st Streets. The Gate of Heaven Catholic Cemetery abuts the proposed developed and the Archdiocese of Kansas City in Kansas is across Parallel Parkway, immediately south of the project site. Parallel Parkway is a high trafficked four (4) lane roadway with access to Kansas Highway 7 (K-7).

2. ***The zoning and uses of properties nearby and the proposed use's expected compatibility with them.***

   The zoning and uses of properties nearby are set out above. The proposed use, a large, data center is not compatible with the adjacent uses as there are single-family homes along the 123rd and 131st Streets and Parallel Parkway and the rural western fringe of Parallel Parkway.

   Between State Avenue and Parallel Parkway between 115th and 118th Street, this area transitions from agricultural, undeveloped land to multi-family apartments and cottages, a multi-purpose agricultural event space (American Royal) and ancillary parking lots.

3. ***The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?***

   The property is suitable for uses to which it has been restricted as A-G Agriculture District (WYCO), which allows large agricultural, farming activities and single-family homes. Removal of these restrictions for B-P Business Park District will detrimentally affect nearby property as B-P uses by-right can be more intense than A-G Agriculture District (WYCO).

4. ***The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.***

   The property has been vacant farmland since at least 1991, which is based on aerial photography.

5. ***The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.***

   Data centers support the economy, but provide an increasing smaller share of jobs per square feet due to minimal need for on-site employees. The business park's proximity to residential homes may injure the visual quality or marketability of nearby property if the site is not fully screened from public view (123rd and 131st Street, and Parallel Parkway) and/or noise is not mitigated to meet conde standards. The type of use will induce development that will increase, but could significantly impact the visual quality of the existing rural character along the western fringe the county and Parallel Parkway towards Kansas Highway 7 (K-7).

6. ***The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.***

The proposed use is not a highly trafficked use, so while there will be an increase in traffic due to the undeveloped nature of the site, the daily vehicle trips will not be substantial compared to a large single-family subdivision and multi-family development as planned within the current Mixed Residential land use category A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. The degree of conformance of the proposed use to the Master Plan.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, and North 131st and 123rd Streets, as Major Collectors.

In lieu of installing a sidewalk network that does not currently exist along 123rd Street and a required trail amenity within the Business Park land use designation of the Prairie Delaware Piper Area Plan, sidewalks will be installed on both sides of Parallel Parkway for pedestrian connectivity along the Major Arterial, and the east side of North 131st Street.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm. Staff is concerned about the potential degradation of the protected wetlands on the property and the effluent from the cooling towers into the detention basins.

Existing, identified protected wetlands should be set aside by an open space conservation easement.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District 228.

e. Fire

Fire service is provided by Station #8, located at North 123rd Street and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is provided by Piper Elementary School, Piper Middle School, and Piper High School, under Piper USD 203.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a beneficial economic impact on the community by turning a vacant, undeveloped parcel into a tax generating use, however, the Unified Government and the Board of Public Utilities will have to maintain the public roads, sanitary and storm sewers, water and power for this development in perpetuity.

11. The capability of the proposed use to meet applicable ordinance requirements.

With revisions, the proposed use is capable of meeting applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the form they originally intended.

13. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.

The proposed use does not conform to the Prairie Delaware Piper Area Plan, which designates these properties as Mixed Use Residential, which allows patio homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses and Public/Semi-Public, which allows private uses for religious institutions, public and institutional facilities such as schools, libraries, indoor and outdoor recreation facilities.

A Master Plan Amendment from Mixed Residential to Business Park (MPL2025-004) is being sought, which allows manufacturing, light industrial uses, distribution-warehouse, trucking and other employment activity.

The goDotte Countywide Strategic Mobility Plan identifies Parallel Parkway as a Major Arterial, which requires at least an 8-foot sidewalk along the Parallel Parkway, North 131st and 123rd Streets.

The developer is responsible for the installation of all infrastructure, included, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The development will be built in accordance with the Department of Planning and Urban Design, Public Works Department, and KCKFD standards and regulations.

14. Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations.

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.

The subdivision as proposed is not compatible in lot size or lot-to-structure proportion with existing rural development patterns of adjacent properties, primarily to the west, across North 131st Street and east along 123rd Street. There are no lots in the immediate vicinity that are similar in lot or building size. The nearest comparison is at the intersection of North 118th Street and State Avenue, where Urban Outfitters built a distribution center across the street from the American Royal facility.

16. ***Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment.***

    The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system with existing wetlands. Paving this area for almost 1,000,000 square feet will increase stormwater runoff and the infrastructure necessary to manage it.

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the B-P Planned Business Park performance standards for noise and screening should support the natural and social environments.

17. ***Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.***

    The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this one (1) lot subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining public streets, sidewalks, sanitary and storm sewers, power and water perpetuity.

    BPU is still responsible for maintaining water and electrical services to these buildings and substation.

18. ***Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services.***

    The proposed subdivision does encourage premature extension of public services, and premature development based upon the location and intensity of surrounding development and the current availability of public services and facilities. This block along Parallel Parkway is rural in nature with "suburban" and large lot single-family homes, cemetery and seminary on septic service as well as open ditches for stormwater runoff.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 12601 Parallel Parkway on May 14, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Unified Government Infrastructure Maintenance Costs
Landscaping, Screening and Buffering
Open Space Easements and Wetland Preservation
Detention Basins
Compliance with the goDotte Countywide Strategic Mobility Plan
Sidewalks
Building Materials and Articulation

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.
    a. What mitigation measures for the cooling towards and substation will be taken to ensure compliance with the aforementioned section?

    Applicant Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

2. For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

    Applicant Response: Final engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

    Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

   Applicant Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the north side of Parallel Parkway.

Building Architecture:

1. Section 27-472(c)(6) Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high quality finishes materials and design with significant offsets and articulation.

   Applicant Response: Acknowledged. High quality materials are proposed, and additional articulation has been added.

2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

   Applicant Response: Greater articulation and additional use of wood rain screen and glass have been added to the building facades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

3. Make the west side of the building along North 131st Street look similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance.

   Applicant Response: Additional use of wood rain screen and glass as well as additional articulations have been added to the building façade facing North 131st Street. Revised elevations have been provided for review.

4. Flip the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south.

   Applicant Response: The building has been rotated 180 degrees on the revised plans.

Landscaping and Screening:

1. Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be

provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total.

The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Applicant Response: The revised plans reflect additional buffering and six (6) foot high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include significant berming between the building and the North 131st Street right-of-way and has increased the amount of landscaping in that area to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 131st Street right-of-way.

2. Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site.

   Applicant Response: Open space easement has been indicated on the revised plat.

3. The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement.

   Applicant Response: Open space easement has been indicated on the revised plat.

4. Creek underneath the building in the southwest corner of the development – is the intent to channelize the creek? What is the plan to mitigate this issue?

   Applicant Response: Impacts to the jurisdictional streams have been mitigated with the current layout of the proposed buildings and slopes. Any remaining disturbance will require USACE Notification. A majority of the linear features being disturbed have been categorized as non-jurisdictional. Appropriate site protection and erosion control measures such as sediment basins and silt fence will be included in the final detailed design to mitigate any impacts.

5. Detention basins need to be more natural in shape, less oblong.

   Applicant Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

   Applicant Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

   Applicant Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

   Applicant Response: An irrigation performance specification has been included on the revised plans.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2025-005, Red Wolf North Preliminary Plat (PLAT2025-008) and Master Plan Amendment MPL2025-004** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;**
2. **For the Final Development Plan: Shall comply with KCKFD requirements and regulations regarding aerial truck access, location of fire hydrants, a secondary access road to facilitate fire protection and compliance with NFPA 75 standards;**
3. **For the Final Plat: Sec. 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by**

the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

4. **Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street;**
5. **In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway;**
6. **Ensure the west side of the building along North 131st Street looks similar in appearance as the building facing south towards Parallel Parkway – more office-like with windows, variety of building materials and articulation. The residents on the west side of North 131st Street will be looking at a monolithic warehouse building in size and appearance;**
7. **Maintain the north/south oriented building 180 degrees so the cooler towers/chillers are on the north side of the site rather than the south;**
8. **Section 27-472(g) A reasonable amount of landscaping is required on all projects in this district with emphasis being placed on screening or otherwise softening the visual impact of unsightly areas and enhancing the overall appearance. Such features shall be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 8,000 square feet of site area. Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. The site is 242.12 acres, which requires 1,318 trees to be planted. Existing mature trees can count towards that total. The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement;**
9. **Create an open space easement along the blue line streamways (Intermittent stream, forested wetland and ephemeral stream depicted on sheet C1.0) in the southwest corner of the site;**
10. **The protected wetland on the east side of the property and south of the proposed substation, preserve as an open space easement;**
11. **For the Final Development Plan: Mitigation measures need to be taken with the creek underneath the building in the southwest corner of the development;**
12. **All detention basins need to be more natural in shape, less oblong;**
13. **Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences);**
14. **All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);**
15. **All landscaping shall be irrigated with an in-ground irrigation system;**

16. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
17. **All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;**
18. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
19. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
20. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
21. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

23. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
24. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
25. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
27. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
28. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 28, 2025	June 26, 2025
Preliminary Plat	May 28, 2025	Not Required
Master Plan Amendment	May 28, 2025	June 26, 2025

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **MPL2025-004** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2025-005** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2025-005,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

PRELIMINARY PLAT

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2025-008** to the Unified Government Board of Commissioners as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

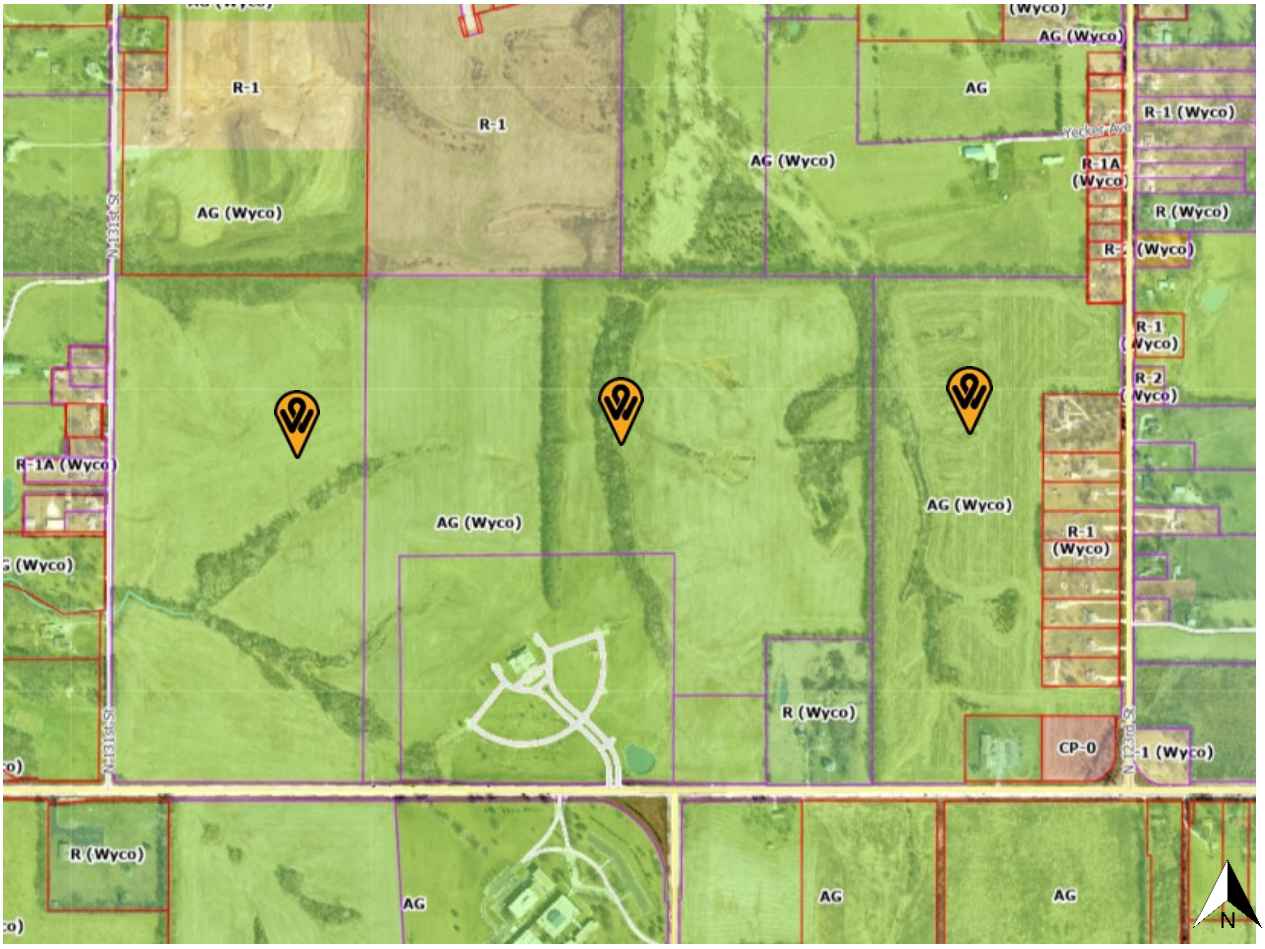
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2025-008,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP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CP-0
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N

LAND USE MAP

ROSWELL
128TH
127TH
Planned Suburban Residential District
YECKER
Public / Semi-Public
131ST
123RD
PARALLEL
Planned Mixed Residential District
121ST
Planned Mixed Business Park / Commercial District
WALKER
128TH
127TH
126TH
NEW JERSEY
N

COMMENT RESPONSE LETTER

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Applicant: Aaron Wolofsky Red Wolf DCD Properties, LLC 1427 East 7th Street Brooklyn, New York 11230

Subject Property: 13000, 12504, and 12340 Parallel Parkway Kansas City, Kansas 66109

Planning and Urban Design Comments:

General Planning:

1. Section 27-472(c) No noise, odors, vibration or other impacts shall be discernible off the premises of the building.

    a. What mitigation measures for the cooling towers and substation will be taken to ensure compliance with the aforementioned section?

Response: The layout of all buildings, exterior equipment, and the substation will be set back from each respective right-of-way and adjacent property lines to attenuate sound at the property boundary. Additionally, existing and proposed vegetation will serve as a natural buffer to further attenuate sound. As such, there is no anticipated noise, and will be no anticipated odors, vibration, or other impacts off the premises, as required by the code section provided above.

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Response: Final Engineering approval will be received prior to submitting for final plat. The required agreements with the Board of Public Utilities will be executed prior to the submission of a final plat.

3. Per the goDotte Countywide Strategic Mobility Plan, build an 8-foot sidewalk along the east right-of-way line on North 131st Street.

Response: An 8-foot-wide concrete sidewalk has been included in the revised plans along the east right-of-way line on North 131st Street.

4. In lieu of creating an internal pedestrian trail as part of the Business Park requirements in the Prairie Delaware Piper Area Plan, build an 8-foot sidewalk along the north side of Parallel Parkway.

102765429.5

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2. Greater effort in breaks in material (i.e. wood rain screen accent), glass (real or faux) and articulation needs to occur throughout the building façade.

Response: Greater articulation and additional use of wood rain screen and glass have been added to the building façades that may be visible from the public right-of-way and residential properties. Revised elevations have been provided for review.

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   The landscape buffering required along side and rear property lines abutting residential zoned property does not include the one (1) tree per 8,000 square foot of site area requirement.

Response: The revised plans reflect additional buffering and 6' high architectural screening to reduce the visual impact of the development on adjacent residences with more robust plantings proposed in areas where the existing vegetation is inadequate. Existing trees will also be surveyed as part of the final development plans for a more comprehensive density calculation. Additionally, following feedback received at the Neighborhood Meeting, the Applicant has revised the plans to include significant berming between the building and the North 131st Street right-of-way and has increased the amount of landscaping in that area to significantly reduce any visual, sound and light impacts that can be seen or heard along the North 131st Street right-of-way.

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5. Detention basins need to be more natural in shape, less oblong.

Response: The shapes of the detention basins have been modified on the revised plans.

6. The proposed corrugated metal paneling for the rooftop mechanical equipment needs to be modified.

Response: The corrugated metal paneling for the rooftop mechanical equipment is a high-quality architectural metal panel, not a galvanized corrugated metal.

7. Ground mounted cooler towers/chillers need to be screened from public view (i.e., the public right-of-way and any abutting residences).

Response: Acknowledged. Additional screening and specification will be provided during the detailed design of the project and will depend on the final equipment selection made during the development plan process.

8. All landscaping shall be irrigated with an in-ground irrigation system.

Response: An irrigation performance specification has been included on the revised plans.

Standard Conditions:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

Response: Acknowledged.

2. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Response: Acknowledged.

3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

Response: Acknowledged.

4. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Acknowledged.

5. Regarding BPU transformer screening, the following applies:
   a) Gate doors are required for all types of screening that are placed in front of the transformers.

   b) Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.

   c) Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.

   d) For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

   e) Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for

evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).

f) Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Response: Acknowledged.

5. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org.

Response: Acknowledged.

6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

Response: Acknowledged.

7. All existing and future driveways must feature curb cuts that are constructed to UG standards.

Response: Acknowledged.

8. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly.

Response: Acknowledged.

9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Response: Acknowledged.

10. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall

be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Response: Acknowledged.

11. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting.

Response: Acknowledged.

12. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a final CO.

Response: Acknowledged.

13. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Response: Acknowledged.

Planning Engineering Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
   1. None

102765429.5

Response: Noted.

2. Items that are conditions of approval:
    1. Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: The Applicant will provide revised plans and responses in accordance with the engineering comments.

3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
    1. None

Response: Noted.

102765429.5

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Albert McComas	2717 N 119th St KCK 66109	N/A
[illegible]	1310 [illegible] ave	
M. Wayne Rahijow	1925 N. 121 St. KCK 66109	rahijowmw@aol.com
Steven Breedlove	17131 242nd St Tonganoxie KS 66086	
Sandra Breedlove	17131 242nd St Tonganoxie KS 66086	
Jim Sheets	12448 Parallel PKWY	jesheetsluc@aol.com
Jack Miya	900 W 48th place site Kansas city MO	jmiya@polsinelli.com
Duane & Tonya Buckridge	2404 N 123rd Street KCKS	
Gayle M Beth	1825 N 126 St KCK	
Emily Beth	1825 N 126th St KCK	
John & Mary Rogers	12225 Parallel Parkway KC, KS	johnbr13@yahoo.com
MARGARET E Long	1801 N 125th KCK	
Neal Palmer	2600 N. 131st St KCK	haskellfarms@outlook.com

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: May 14, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Linda + Al Minnis	12033 Parallel KCK 66109	lkayminnis@gmail.com
Patricia A. Kelly	1805 N 126th St KCK 66109	TANDPKelly@ATT.NET
Suann Palmer	2600 N. 131st KCKS 66109	
KYLE RODENHOUSE	2400 N. 131ST STREET KCK 66109	Kyle.rodenhouse@yahoo.com

Name	Address	Email Address
Gi Matz	13435 Parallel Pkwy	508Venture@gmail.com

Name	Address	Email Address
David Wilson	2450 N 131 st	firemandw@Gmail.com

May 14, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Christy Swearingen – Swearingen Development Partners
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much does the BPU have to pay to support this project? Will it shift its cost to the residential rate payers?
A: No, the Developer will be responsible for the payment of all costs associated with the project, including any necessary infrastructure. No costs will be shifted to the rate payers.

Q: Do we know who the end-user of the project will be?

A: At this time, no we do not have the end-user secured but we are designing the project in a way that will be attractive to the high-quality users we hope to secure, with minor shifts that they will need to have approved prior to occupancy.

Comment: What happens if you do not secure a user? Can the property become another different use?

A: If no user is secured there will be no project and another developer will have to come forward and submit an application and go through the same process we are going through now.

Q: What road improvements are contemplated for the project?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them. We are being required to construct sidewalks on the east side of 131st street and also on Parallel parkway.

Q: How much water does this facility use?

A: Water use will depend on the type of cooling technology used. This will be determined by the end user but regardless of how much water is used, the Developer will be required to pay for any improvements required to serve the project.

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: Why does the furthest east building on the north project have the cooling units facing north rather than towards the cemetery?

A: Our initial design had it the way that you are requesting. The Planning department asked that we flip it to its currently contemplated location.

Comment: Would you reconsider flipping that building back?

Response: We would need to talk to planning but yes we will ask them that.

Q: What discussions have you had with planning about limits on construction hours, hours of operation, noise during construction, etc.?

A: We will coordinate with planning staff and the Unified Government on this to make sure we are complying with all rules and regulations that are in place.

Q: Does the Unified Government have a noise ordinance?

A: Uses in the BP zoning district must comply with a provision that states that noise may not be discernible off the premises for any project in the district. We will comply with all requirements of the BP zoning district.

The meeting concluded at 7:00 p.m.

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as $^1/_4$ to $^1/_2$ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

Carol Goetz - 6208 Millwood Ct Arlington TX 76016

- Requested copies of meeting presentation and submitted plans, cannot attend meeting.

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
Sandra Hennessey	3620 N. 131st; K.C.KS. 66109	bhennessey63@gmail.com
NEAL PALMER	2600/2520/2440 N. 131st ST	KCK 66109-3300 haskellfarms@outlook.com
Emily Beth	1825 N 126th St KCK	
KYLE RODENHOUSE	2400 N. 131ST ST KCK 66109	Kyle.rodenhouse@yahoo.com
Ryan Eidson	2420 N 131st KCK 66109	Ryaneidson@wilfischer.com
BRADLEY BICE	2406 N 131ST ST	BradleydBice@gmail.com
DON GARDNER	15620 W. 113th ST. Lenexa, KS 66219	don.gardner@terracon.com
Margaret Longo	1801 N 12th KCK 66109	Longmeggee@att.net
Guy Imes State ave	134th Street Parkway	
Jessica Dai	3130 N. 122ND Street	jessica.dain@piperschools.us
George Howlett	10945 Oak KCK	Kghowlett@prodigy.net

MEETING SIGN-IN SHEET	
Project: RED WOLF DCD PROPERTIES NORTH/SOUTH	Meet Date: March 27, 2025
Facilitator: Jack Miya, Polsinelli PC	Place/Room: Savior Pastoral Center/12601 Parallel Parkway
Application #: COZ2025-005, PLAT2025-008, MPL2025-004, COZ2025-006, PLAT2025-009, MPL2025-003	

Name	Address	Email Address
James E Sheets	12448 Parallel PKWY	jesheetsinc@aol.com
Jeremy Singer	5617 W 97th Terr OPKS	jeremytsinger@gmail.com
John + Angie Maxville	2300 N. 131st Street	adreger24@yahoo.com
Gayle Beth	1825 N 126 st	
Duane Beth	" "	
Vearl Jones	2930 N. 131	vearljones@gmail.com
Cory Ayll	9430 Hurralbrook Road	cappl@spectrumhomehealth.com
JAKE WOLF	13322 PARALLEL PKWY	JAKEYBOOBY@AOL.COM
Matt + Michelle Mackeprang	2406 N. 131	mattmackeprang@gmail.com
David + Betty Papa	32 Zaragoza Cir. 18 VAR 12505 Parallel PKWY	betty.papa59@gmail.com
Tom + Pat Kelly	1805 N 126th St KCKS	
Kim Kelly	1200 N 134 KCKS	KmKelly6391@gmail.com
Guy Tiner	9245132 Bonner Springs KS 66012	GTiner@Att.net

property at 185th [illegible]

Name	Address	Email Address
Aileen Eidson	2420 N. 131st KCKS	
Luann Palmer	2600 N. 131 KCKS	
Marilyn Papathansen	12505 Parallel KCKS	
DAVID WILSON	2450 N 131 ST	firemandave@gmail.com
Lawrence WAGNER	3405 N. 128 Terr K-CKS	
Terry Theiss	3604 N 131st KCKS	outbounddace@hotmail.com
Amber Oetting	540 Minnesota Ave KCKS	aoetting@bpcon
Kim Brown.	4909 N. 131st Dr. KCKS 66109	Kim@kchomeadventures.com
Ramona Rieger	15620 W 113th Terrace Ks 66219	Ramona.Rieger@Jerrace.com
Greg Kindle	11705 Hubbard Rd, KCK 66109	gkindle@wyedc.org
Jason Wendel	12802 Sloan Ave, KCK	wendelj@gmail.com
Dan Karleskint	11936 Parallel Pkwy KCK	Jenko982@gmail.com
Rhonda Levinson	2202 N. 131st St, KCKS	Rhonda@Leavenworthlawyer.com

March 27, 2025 - Neighborhood Meeting

Change of Zone Petition COZ2025-005, Preliminary Plat Red Wolf North (PLAT2025-008) and Master Plan Amendment MPL2025-004

Attendance:
Aaron Wolofsky – Red Wolf DCD Properties, LLC, Developer
Ezra Kessner - Red Wolf DCD Properties, LLC, Developer
Matt Felts – Thomas & Hutton, Engineer
Scott Coryell – Bell Knott & Associations, Architect
Korb Maxwell – Polsinelli PC, Counsel to the Developer
Jack Miya – Polsinelli PC, Counsel to the Developer

Neighborhood Attendees: See attached sign-in sheet

The meeting began at approximately 5:30 p.m. with Korb Maxwell briefly explaining the need for the Rezoning, Master Plan Amendment and Preliminary Plat.

Next, Mr. Maxwell shared a presentation with the following information:

- The Applicant has made an application for a Rezoning from current zoning to the B-P Business Park District, as well as a master plan amendment to allow for the B-P district, and a preliminary plat for the Property.
- Explaining what a data center is and how the property will be used.
- The Applicant is proposing a project consisting of six data center buildings, three on the north side of Parallel and three on the south side of Parallel, with a substation connected to each project.
- What the characteristics of the B-P zoning district are.
- What the facades of the buildings will be and what the site lines will be to each of the public rights-of-way adjacent to the projects.
- The amount of power that will be required to serve the project and that all new power infrastructure will be provided by and paid for by the Applicant.
- What the proposed data center project will sound like, both at the building corners and from nearby public streets and residences, and that the Wyandotte County Code requires that there be no discernible sound that can be heard from adjacent public streets and residences.
- How landscaping will be incorporated to reduce any noise that may come from the project.
- What the property tax benefits will be to each taxing jurisdiction, both from a per building and from a total project perspective.
- Additional benefits of the projects including the number of jobs that will be created, the wages for those jobs, an increase in reliable power infrastructure, that there will be no additional burden on public infrastructure as a result of the project, and that data center users are some of the least traffic intensive uses that exist.
- When the proposed Planning Commission hearing will be and when the full Unified Government Board of Commissioners meeting will be on the proposed applications.

At the conclusion of the presentation, Mr. Maxwell and the presenting team received a number of questions from the meeting attendees. Questions and responses are provided below.

Questions/Comments

Q: How much power is required to serve the Project and how will it be transmitted?

A: The project will require approximately 600 MW of new power. All the new infrastructure required to serve the project will be paid for and constructed by the Developer and should only have positive impacts to the power service in the community.

Comment: We lose power a ton out here. Are you going to get priority treatment with respect to power?

Response: No, the Board of Public Utilities has advised us that in the event of a power shortage or loss of power, we are going to be provided with power after everyone else in the area because the site is going to be designed to have back-up generators that will kick on in the event that there is a loss of power.

Q: Is the sound of those generators included in the measure of sound that you described in the presentation?

A: Yes. The decibel level mentioned in the presentation includes those generators.

Comment: Do you test the generators? All at the same time? How often?

Response: We will test one or two of the generators each month during the day, usually in the middle of the day.

Q: I live on 131st Street, how far away will the nearest building be from my house?

A: The westernmost building on the north project is around 488 feet from the building to your property.

Comment: Am I going to be able to see the building?

Response: You may see the highest point of the building, but we are going to be using significant landscaping and berming to help reduce the visual impacts.

Q: What sort of landscaping will be between my house and the buildings? What kind of fencing will be used?

A: On top of whatever natural landscaping we will be preserving, we will be installing a landscaping buffer pursuant to the UG Code requirements, and we have discussed adding berming to help break up any visual impact from the project.

Comment: Will the fences be chain link?

Response: No, they will likely be rod iron and highly secure, as the tenants that look to use this type of sit have extensive security requirements.

Q: Have you looked at other properties in Wyandotte County? Why did you settle on this location?

A: We have done extensive research on the properties that are available in Wyandotte County and chose to proceed with this location because of (i) the availability of power and (ii) the available acreage and proximity in location between both of the sites.

Q: Are you going to be paying less than we will for the power that you will be using?

A: No. In fact, we will be paying a higher rate than your normal, every day user.

Comment: Will you have first rights to the power or will BPU need to fill our needs before yours?

Response: As mentioned previously, no, power will go to other residents and properties first in the event of a blackout or loss of power because we will have backup generators to help stabilize the site until power is restored.

Q: What similar projects are there in the area that we can drive by and look at? Have you seen the Netrality project in Shawnee? Will this be similar to that development?

A: There are not great comparable projects on the Kansas side of the border, but if you drive over to Missouri, you can look at the Meta and Google projects in the Northland to get a feel for what these projects will be like, with some key distinguishing factors.

Comment: What makes this project different?

Response: Since we are requesting the "B-P" Business Park zoning designation, we will be held to different standards than that of a usual industrial district.

Q: How much heat comes off these buildings?

A: There should not be any heat transmitted from the buildings in excess of any other commercial building. These facilities have significant cooling infrastructure so that the servers and computer equipment housed within the buildings can stay cool.

Q: Are you going to negatively impact the wildlife on the site? What is going to be done to protect the natural features on the property?

A: Our goal will be to preserve as much of the natural features of the property as we can. The natural landscaping of the property helps to further buffer and screen the buildings from public view. Our goal is to create as minimal of an impact as possible.

Q: Who will be repairing the road on 131st Street?

A: Our only access points will be to Parallel parkway so we should not have any impacts to 131st. The County may choose to improve the road but that question would have to be directed to them.

Q: How are you going to prevent light from coming off the buildings?

A: There will be a lighting plan that will be submitted with the preliminary and final development plan that will be required to meet certain requirements provided in the UG's Code that sets the levels of foot-candles that can be visible from a neighboring property line. The lights used for the project will be designed to be downwards facing and set towards the building to limit the amount of light that can be viewed from nearby properties. Additionally, the landscaping and buffering that we are proposing to help limit any noise and visual impacts from the project will serve to also limit the amount of light that can be seen off the project.

Q: What is the life expectancy of the buildings?

A: Typically greater than 30, 40, 50 years. The buildings can last for a very long time. The servers and computer systems that will be housed inside the buildings will need to be refreshed every couple years.

Q: How will these buildings be secured?

A: Security is very important for these types of facilities. There will be a single access point off of Parallel for both projects and that access point will be gated and guarded and there will be a fence that lines the entirety of the property.

Q: Will the same company be operating in both projects?

A: That is likely the case but we cannot say that for sure at this point.

Q: Who will be the internet provider?

A: There will be a number of different providers that will lay fiber to serve the buildings. This will increase the internet options for you all in the community and will help provide better service to everyone in the area.

Q: Are our property values going to be negatively impacted?

A: We have seen property values increase next to other data center developments across the country. There should not be any negative impact to housing prices for any neighboring properties directly as a result of the development of the project.

The meeting concluded at 7:00 p.m.

102781490.1

In addition to the questions raised at the meeting, the following people provided additional questions directed to the Applicant outside of the meeting:

Jason Mackeprang - 2406 N 131st Street

- Noise Pollution (this is the biggest concern) – What mitigation efforts will be used to reduce the noise pollution from the data center? What are the expected decibel levels 300-500' from the data center as well as ¼ to ½ mile from the data center?
- Where will the entrances and exits be located? Off Parallel Parkway or 131st Steet or Both?
- What company will own the data center?
- Will the company owning the data center upgrade the utilities (water, electric, gas) along 131st Street as well at as the road itself?
- Does the company have any other data centers near Kansas City (within 100 miles)? If yes, what is the location? I would like to drive by it to listen to the noise levels.
- If the development of the data center is approved, when would the development begin and how long till the completion?

Steve Wolf – 3414 N 131ST Street

- I am not able to attend the meeting, and I am not in the notice area but I would like to receive information about the project and what is being proposed.

David Wilson – 2450 N 131st Street

- I received the notice letter and am interested in attending the meeting. Please forward me any information that you can ahead of the meeting.

102781490.1

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

Comes now Jack Miya, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition #COZ2025-005, PLAT2025-008, and MPL2025-003 (13000 Parallel Parkway).
2. That I conducted a neighborhood meeting on March 27, 2025.
3. The notice to nearby property owners was sent on March 13, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

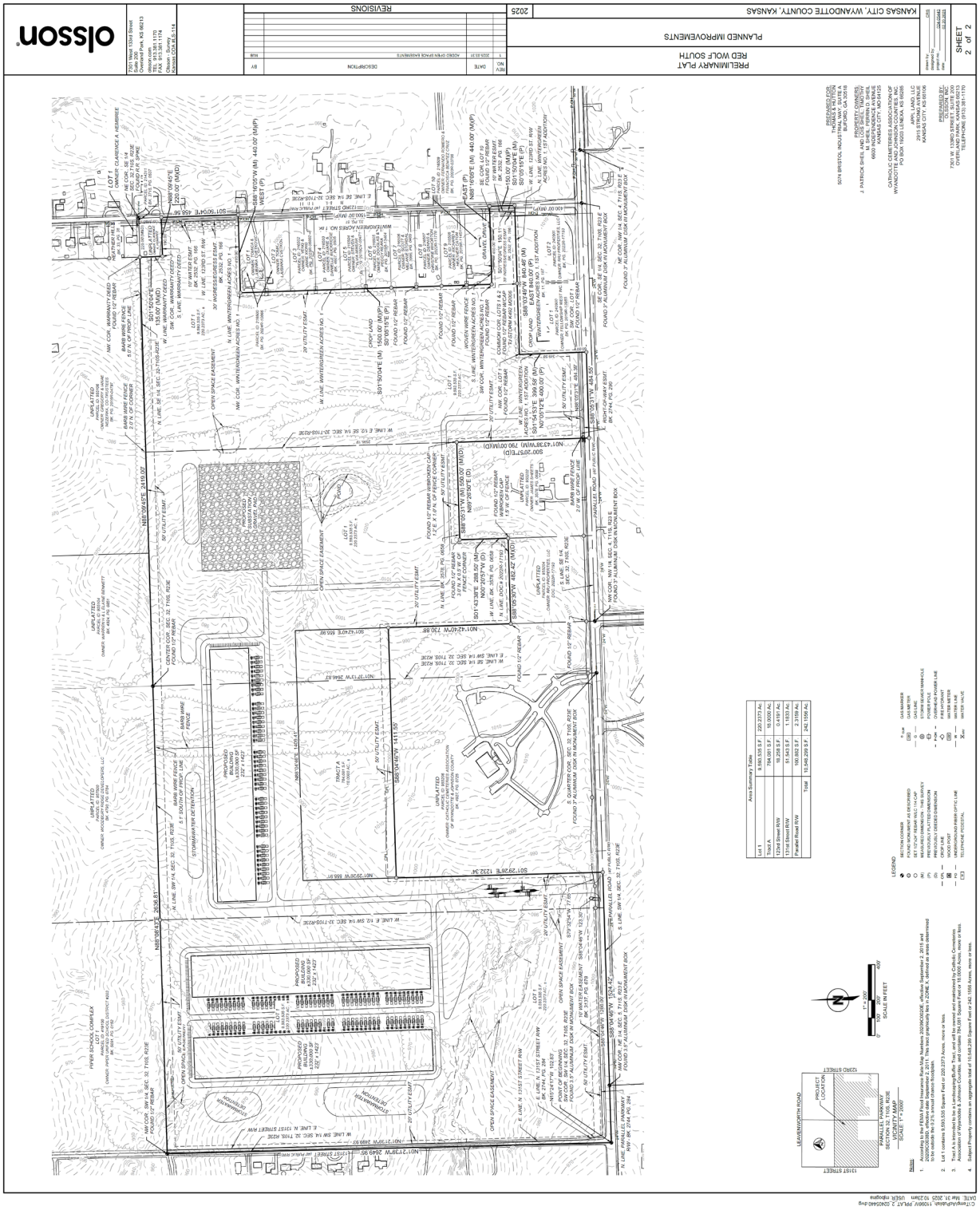
Affiant

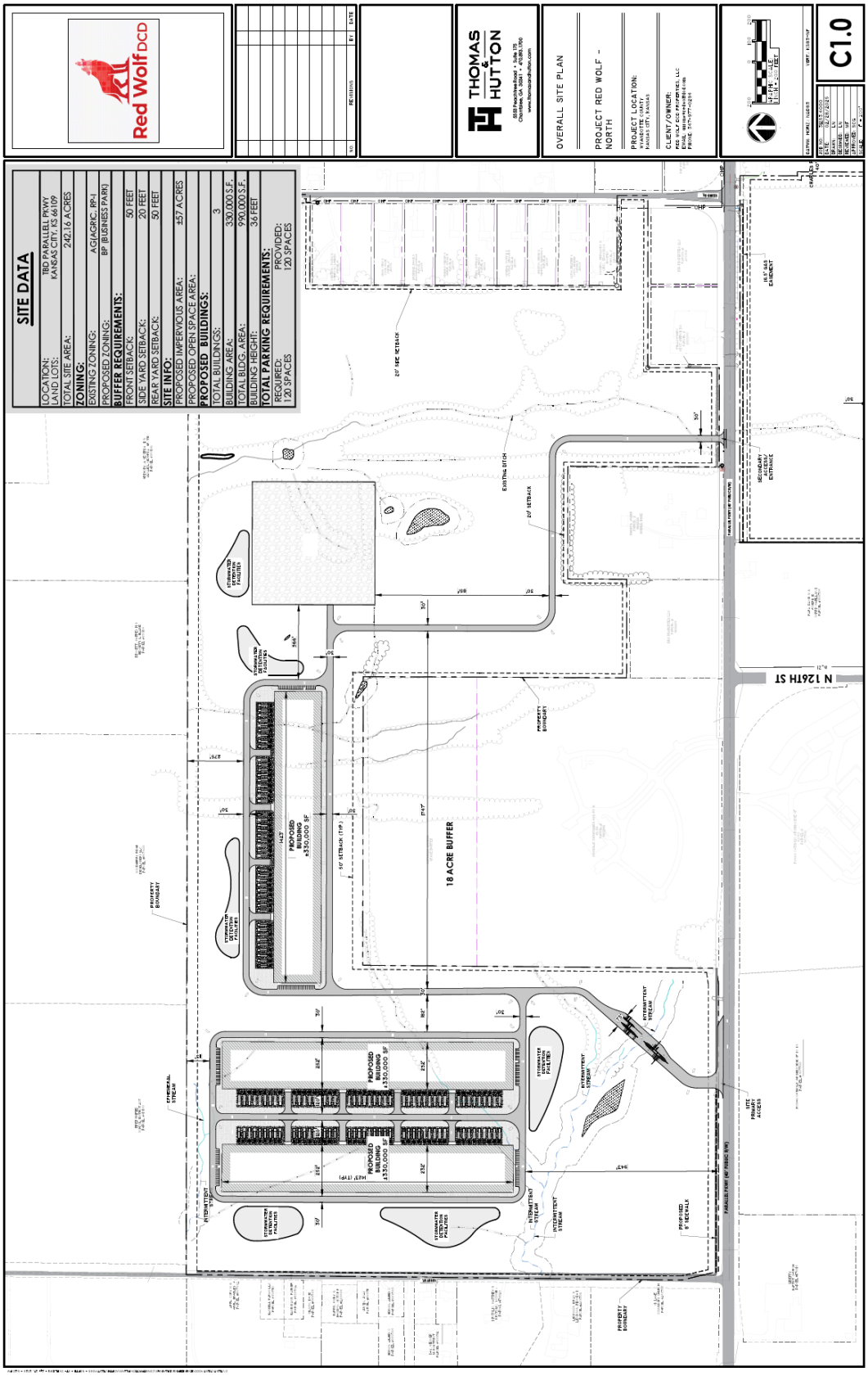
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of March, 2025.

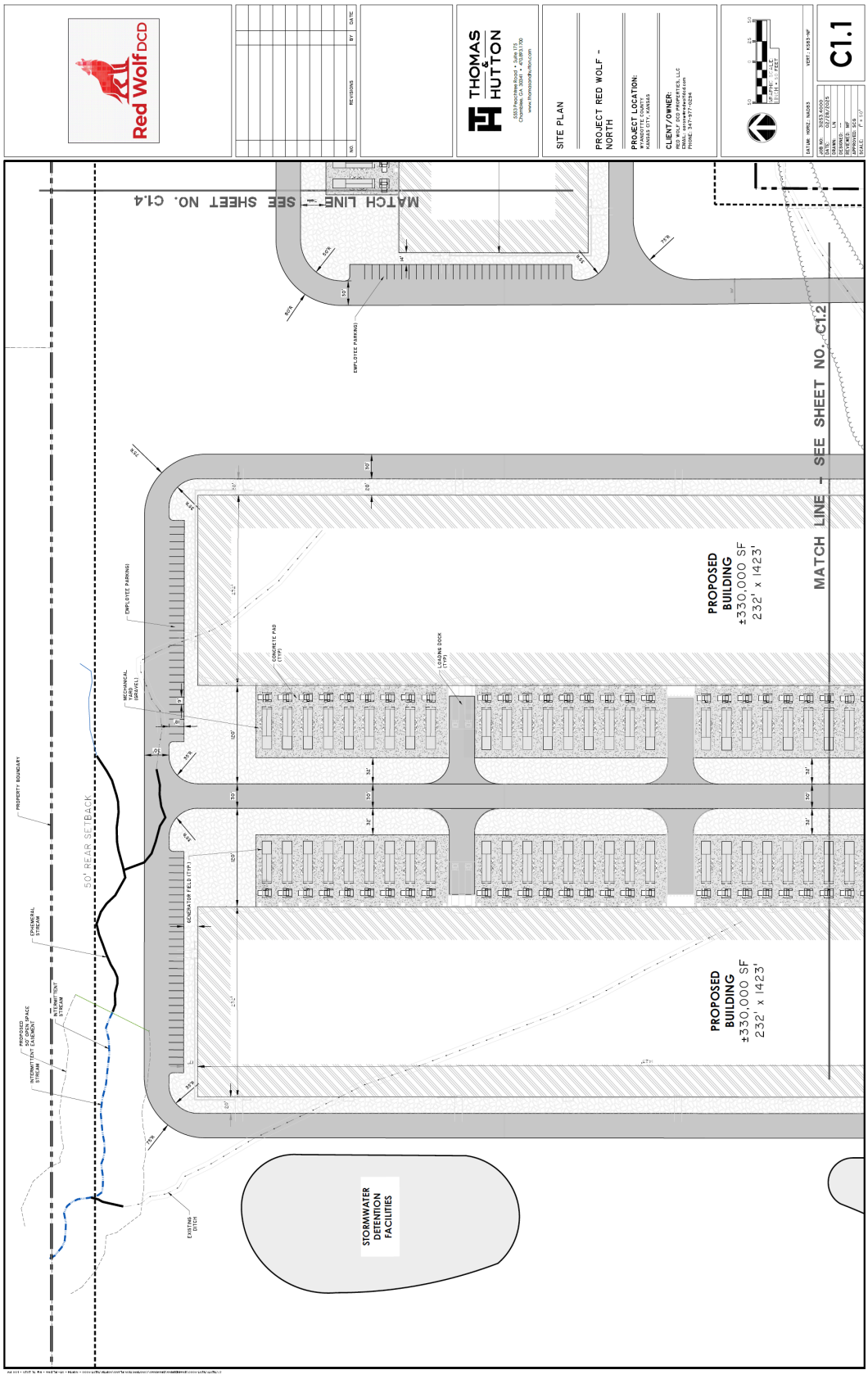
My commission expires 20 of June, 2025.

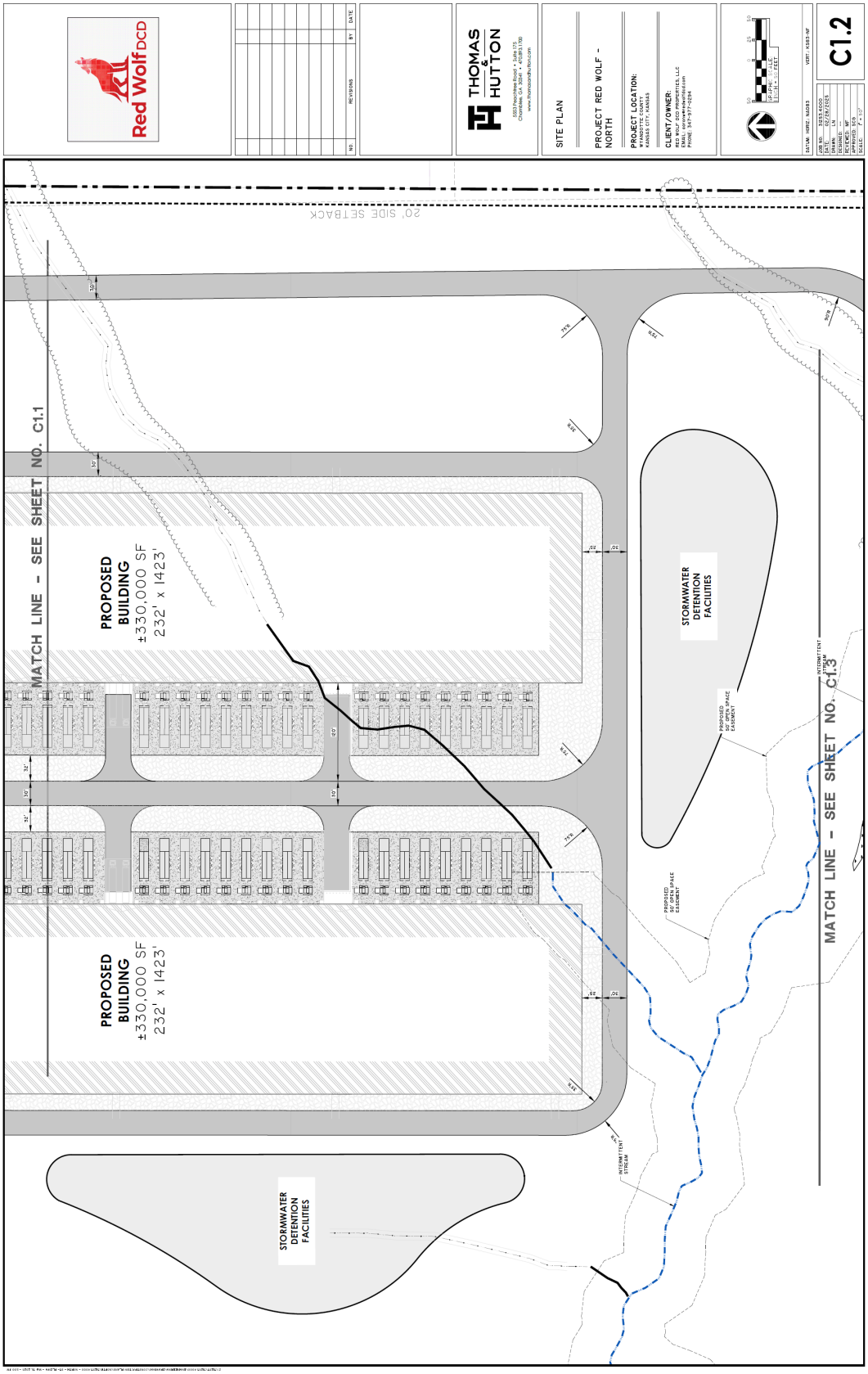
Notary Public

ASHLEY WAGNER McALMOND
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 6/20/2026
Commission # 22424337

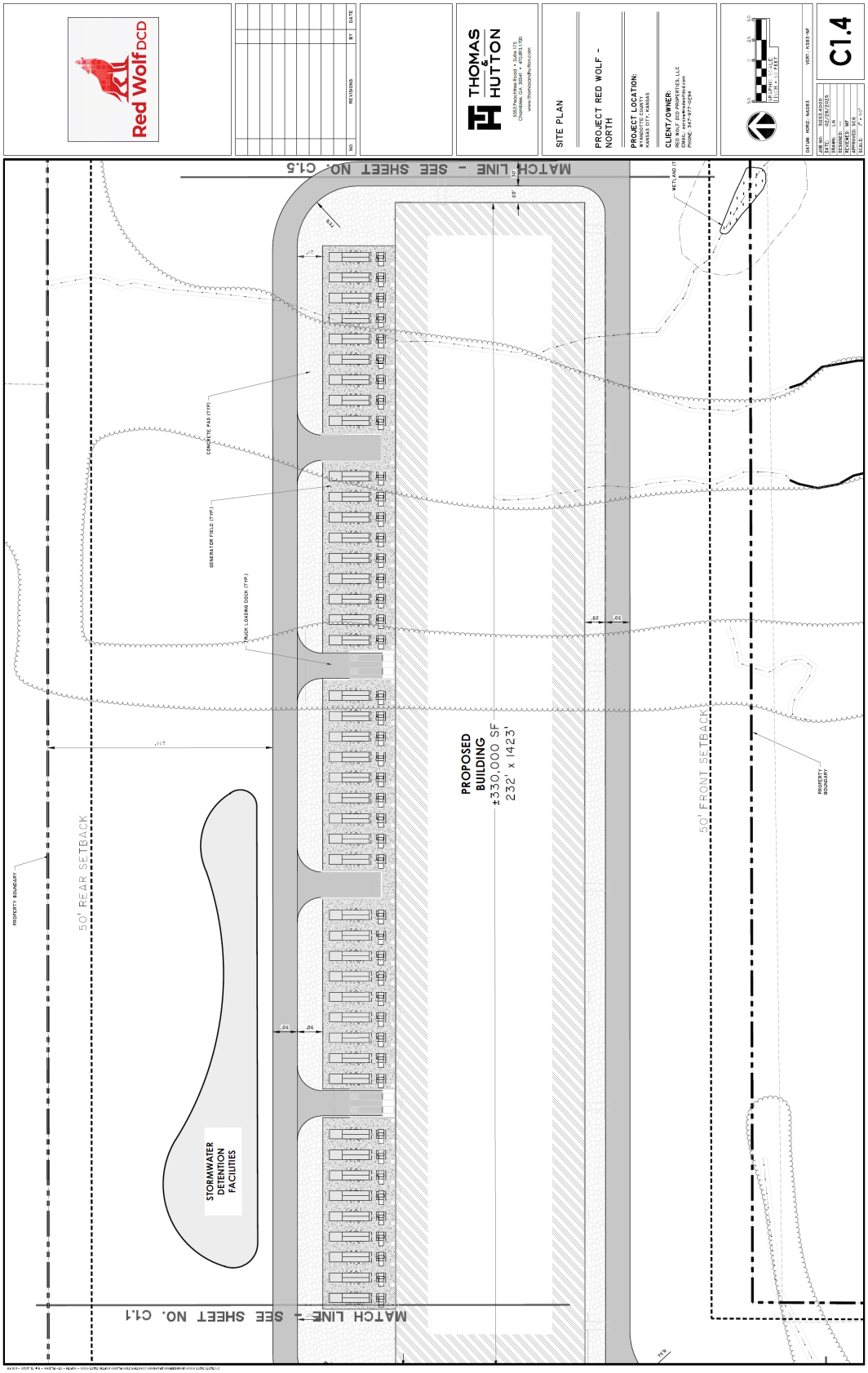

PRELIMINARY PLAT
RED WOLF SOUTH
PLANNED IMPROVEMENTS
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
2025
SHEET
2 of 2
REVISIONS
DESCRIPTION
ADDED UTILITY SPACE EASEMENTS
2025.03.31
olsson
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
(913) 381-1170
913.381.1174
Missouri, COA #E-2144
Kansas, COA #E-114
LEGEND
SECTION CORNER
FOUND MONUMENT AS DESCRIBED
SET 1/2" REBAR W/ CAP "OLSSON"
(M) MEASURED/DERIVED - THIS SURVEY
(P) PLATTED/DEEDED/DERIVED
(MVD) PREVIOUSLY DEEDED/DERIVED
PROPERTY LINE
CROP LINE
FENCE LINE
UNDERGROUND FIBER OPTIC LINE
TELEPHONE PEDESTAL
GAS MARKER
GAS METER
GAS LINE
STORM MANHOLE/INLET
TREE LINE
OVERHEAD POWER LINE
FIRE HYDRANT
POWER POLE
WATER LINE
WATER VALVE
Area Summary Table
Lot 1 8,893,339 S.F. 220.2373 Ac
Tract A 784,061 S.F. 18.0000 Ac
123rd Street R/W 18,259 S.F. 0.4191 Ac
131st Street R/W 61,543 S.F. 1.1633 Ac
Parallel Road R/W 160,802 S.F. 2.3199 Ac
Total 10,044,204 S.F. 242.1396 Ac
LEAVENWORTH ROAD
131ST STREET
123RD STREET
PROJECT LOCATION
PARALLEL PARKWAY
SECTION 32, T19S, R23E
VICINITY MAP
SCALE: 1" = 2000'
Notes
1. According to the FEMA Flood Insurance Rate Map Numbers 20209K0035E, effective September 2, 2015 and 20209K0045E, effective September 2, 2015, this property is located in Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. Lot 1 contains 9,593,535 Square Feet or 220.2373 Acres, more or less.
3. Tract A is intended to be a Landscaping/Buffer Tract, and will be owned and maintained by Catholic Cemeteries.
4. Subject Property contains an aggregate total of 10,548,299 Square Feet or 242.1559 Acres, more or less.
PREPARED FOR:
THOMAS & PEYTON
1770 HIGHWAY 20 EAST, STE A
BUFORD, GA 30518
PROPERTY OWNERS:
CATHOLIC CEMETERIES
N. SHEIL, FERRIN D. SHEIL
6000 PARALLEL PARKWAY
KANSAS CITY, MO 64125
J. PATRICK SHEIL AND DOROTHY M. SHEIL
CATHOLIC CEMETERIES ASSOCIATION OF
WYANDOTTE COUNTY, KANSAS, INC.
PO BOX 15203 LENEXA, KS 66285
APPL LAND, LLC
2915 S. SPRINGFIELD AVE
KANSAS CITY, KS 66106
PREPARED BY:
OLSSON, INC.
7301 W. 133RD STREET, SUITE 200
OVERLAND PARK, KANSAS 66213
TELEPHONE (913) 381-1170

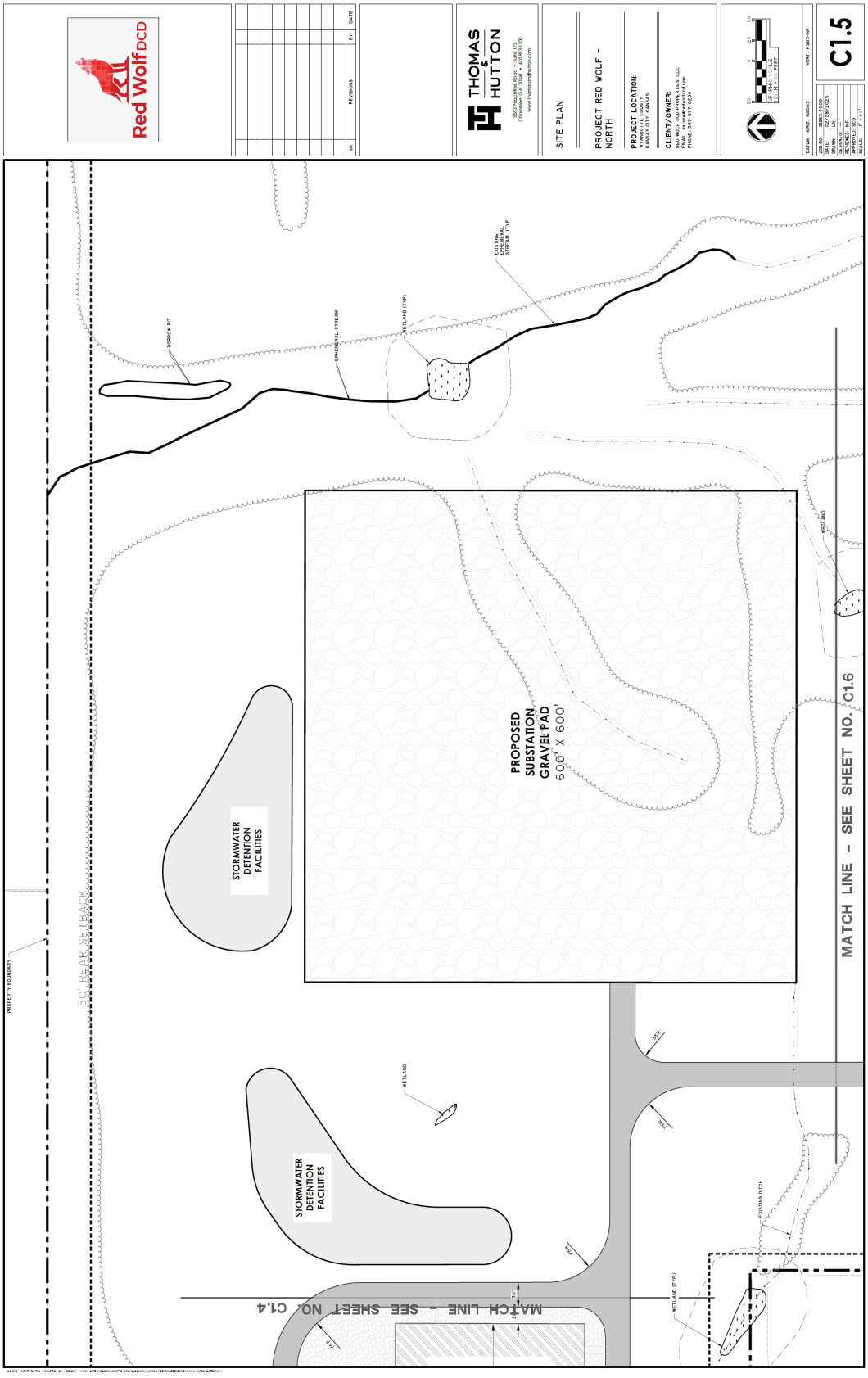

Red Wolf DCD
THOMAS & HUTTON
OVERALL SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT / OWNER:
C1.0
SITE DATA
LOCATION: TBD PARALLEL PKWY
LAND LOTS: KANSAS CITY, KS 66109
TOTAL SITE AREA: 242.16 ACRES
ZONING:
EXISTING ZONING: AG(AGRIC. RP-1
PROPOSED ZONING: BP (BUSINESS PARK)
BUFFER REQUIREMENTS:
FRONT SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 50 FEET
SITE INFO:
PROPOSED IMPERVIOUS AREA: ±57 ACRES
PROPOSED OPEN SPACE AREA:
PROPOSED BUILDINGS:
TOTAL BUILDINGS: 3
BUILDING AREA: 330,000 S.F.
TOTAL BLDG. AREA: 990,000 S.F.
BUILDING HEIGHT: 36 FEET
TOTAL PARKING REQUIREMENTS:
REQUIRED: 120 SPACES
PROVIDED: 120 SPACES
18 ACRE BUFFER
N 126TH ST

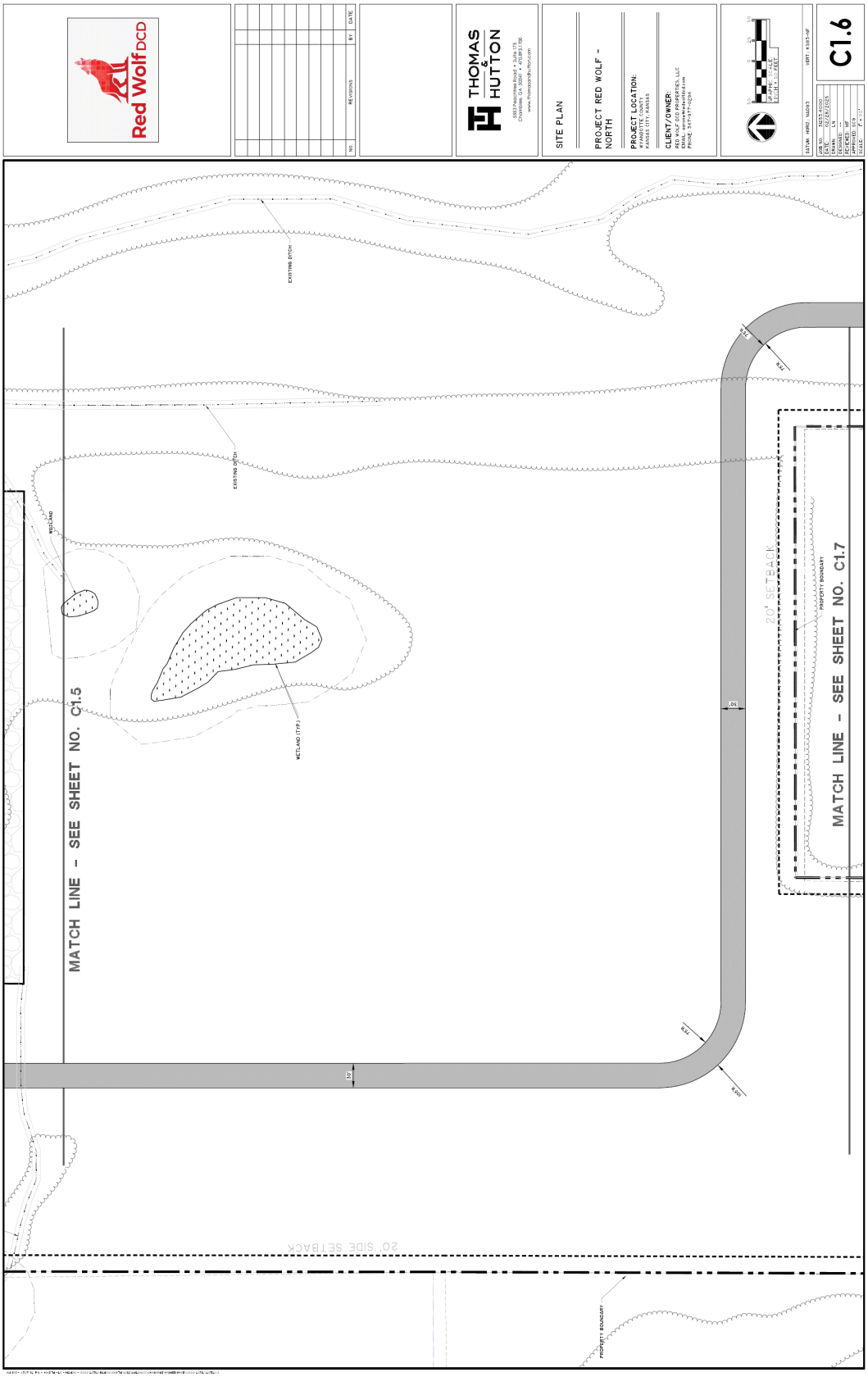

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
C1.1
MATCH LINE - SEE SHEET NO. C1.4
MATCH LINE - SEE SHEET NO. C1.2
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
INTERMITTENT STREAM
PROPOSED 50' OPEN SPACE EASEMENT
EXISTING DITCH
EMPLOYEE PARKING
CONCRETE PAD (TYP.)
LOADING DOCK (TYP.)
MECHANICAL YARD (ABOVE)
GENERATOR PEDS (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.2
MATCH LINE - SEE SHEET NO. C1.1
MATCH LINE - SEE SHEET NO. C1.3
PROPOSED BUILDING ±330,000 SF 232' x 1423'
PROPOSED BUILDING ±330,000 SF 232' x 1423'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
20' SIDE SETBACK

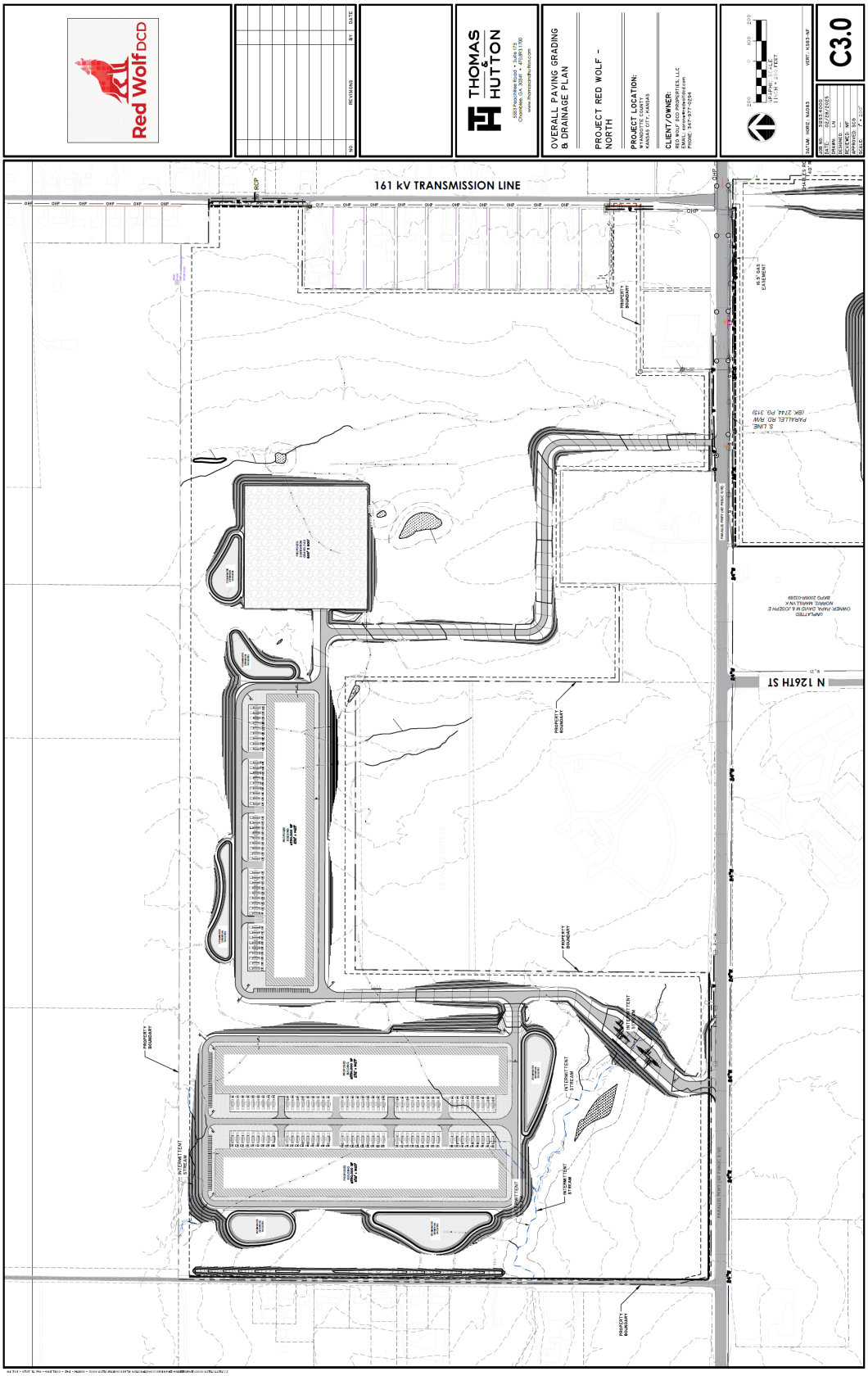
Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.3
MATCH LINE - SEE SHEET NO. C1.2
EXISTING DITCH
EPHEMERAL STREAM
INTERMITTENT STREAM
FORESTED WETLAND
SECURITY GATE
PROPOSED 8' SIDEWALK
60' PROPERTY SETBACK
30' WATER EASEMENT
EXISTING 24" WATER MAIN
PRIMARY SITE ACCESS
PROPERTY BOUNDARY


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.4
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.1
PROPOSED BUILDING ±330,000 SF 232' x 1423'
50' REAR SETBACK
50' FRONT SETBACK
PROPERTY BOUNDARY
STORMWATER DETENTION FACILITIES
CONCRETE PAD (TYP.)
GENERATOR FIELD (TYP.)
TRUCK LOADING DOCK (TYP.)


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.5
PROPOSED SUBSTATION GRAVEL PAD
600' X 600'
STORMWATER DETENTION FACILITIES
STORMWATER DETENTION FACILITIES
50' REAR SETBACK
PROPERTY BOUNDARY
EPHEMERAL STREAM
EXISTING PERENNIAL STREAM (TYP)
WETLAND (TYP)
WETLAND
EXISTING DITCH
BORROW PIT
MATCH LINE - SEE SHEET NO. C1.6
MATCH LINE - SEE SHEET NO. C1.4


Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.6
EXISTING DITCH
WETLAND
WETLAND (TYP.)
MATCH LINE - SEE SHEET NO. C1.5
MATCH LINE - SEE SHEET NO. C1.7
20' SETBACK
PROPERTY BOUNDARY
20' SIDE SETBACK

Red Wolf DCD
THOMAS & HUTTON
SITE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C1.7
MATCH LINE - SEE SHEET NO. C1.6
PARALLEL PKWY (40' PUBLIC R/W)
PROPERTY BOUNDARY
20' SIDE SETBACK
PROPOSED 8' SIDEWALK
CURB INLET #25539
CURB INLET #25142
CURB INLET #25687


Red Wolf DCD
THOMAS & HUTTON
OVERALL PAVING GRADING & DRAINAGE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
C3.0
161 kV TRANSMISSION LINE
N 126TH ST
PROPERTY BOUNDARY
INTERMITTENT STREAM

Red Wolf DCD
THOMAS & HUTTON
www.thomasandhutton.com
ELECTRICAL SITE PLAN - NORTH - PHOTOMETRICS
KANSAS CITY DC PROJECT NORTH
PROJECT LOCATION:
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
E1.2
PROPERTY LINE

LANDSCAPE REQUIREMENTS:
Trees are required to be provided at not less than one (1) per 8,000 square feet of site area.

Six (6) foot high architectural screening in combination with a 25-foot buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property.

Landscape Calculations:
Total site area = 240 Acres
Trees Required = 242 * 43560 =10,541,520/ 8,000 =1318 trees Required
Trees Provided= 786 Proposed Trees
Tree Deficit = 532 Trees
Tree Save Area = 18.90 acres

IF THE EXISTING TREES TO REMAIN DO NOT MEET THE TREE REQUIREMENTS THEN ADDITIONAL TREES WILL BE PROVIDED.

PLANT SCHEDULE

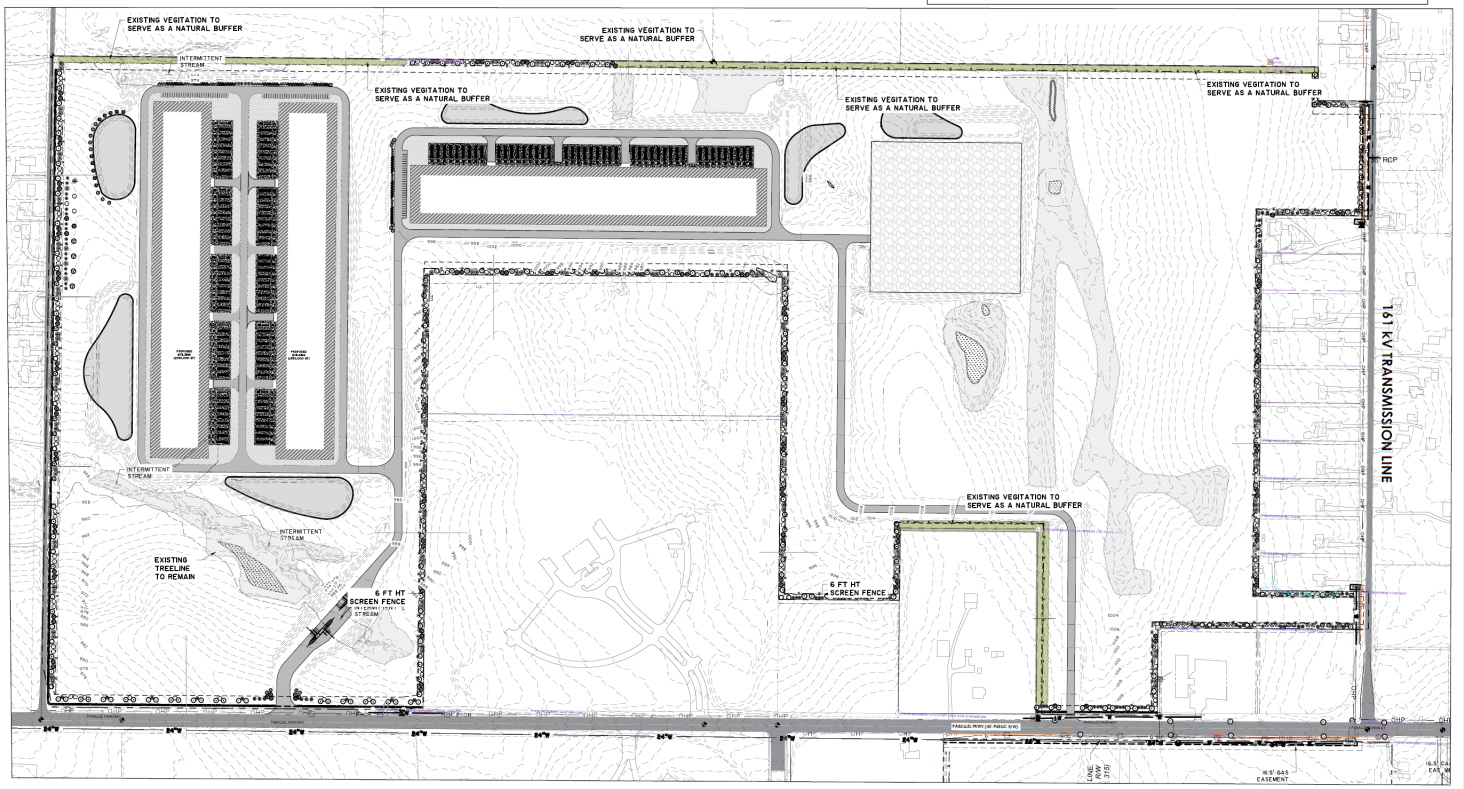
TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
134	AC	Abies concolor	White Fir	B & B OR CONT. ; 2" CAL 6' - 8' HT	Full to ground
15	ARA	Acer Rubrum 'Armstrong'	"Armstrong" Red Maple	B & B OR CONT. ; 2" CAL.	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	Green Mountain' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
26	ACSC	Acer saccharum 'Sugar Cone'	'Sugar Cone' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
21	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" Cal.	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. ; 2" CAL.	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT. ; 2" CAL.	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 8 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal. 8' - 10' HT.	Specimen
42	PPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT. ; 2" Cal.	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT. ; 2" CAL.	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT. ; 2" CAL.	Specimen
96	TGG	Thuja 'Green Giant'	Green Giant' Arborvitae	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABKK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. ; 18" x 18" HT & SPD.	
63	C_SM	Buxus microphylla 'Glencoe'	'Chicagoland Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	I_G	Ilex glabra	Inkberry		Full



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
1100 Euclid Avenue
Charlotte, NC 28203 O 980.201.5505
www.thomasandhutton.com

OVERALL LANDSCAPE PLAN NORTH

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
KANSAS CITY
WYANDOTTE COUNTY

CLIENT/OWNER:
RED WOLF DCO PROPERTIES, LLC
EMAIL: aaron@redwolfdcd.com
PHONE: 347-977-0294

200 0 100 200
GRAPHIC SCALE
1 INCH = 200 FEET

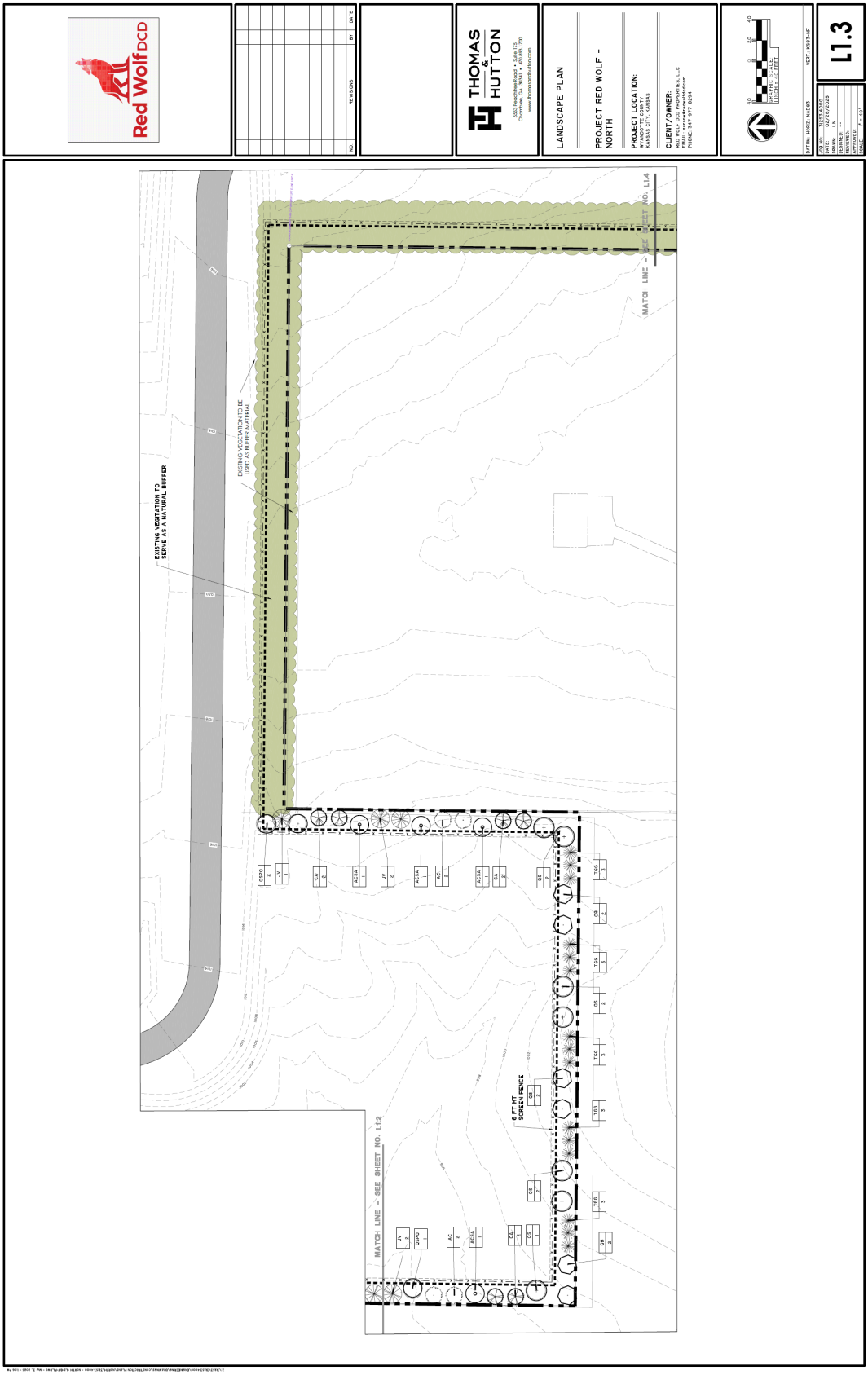
DATUM: HORZ.: NAD83 VERT.: NGS-NF

JOB NO.	19253.4000
DATE:	2/28/2025
DRAWN:	AJW
DESIGNED:	-----
REVIEWED:	MP
APPROVED:	
SCALE:	1" = 200'

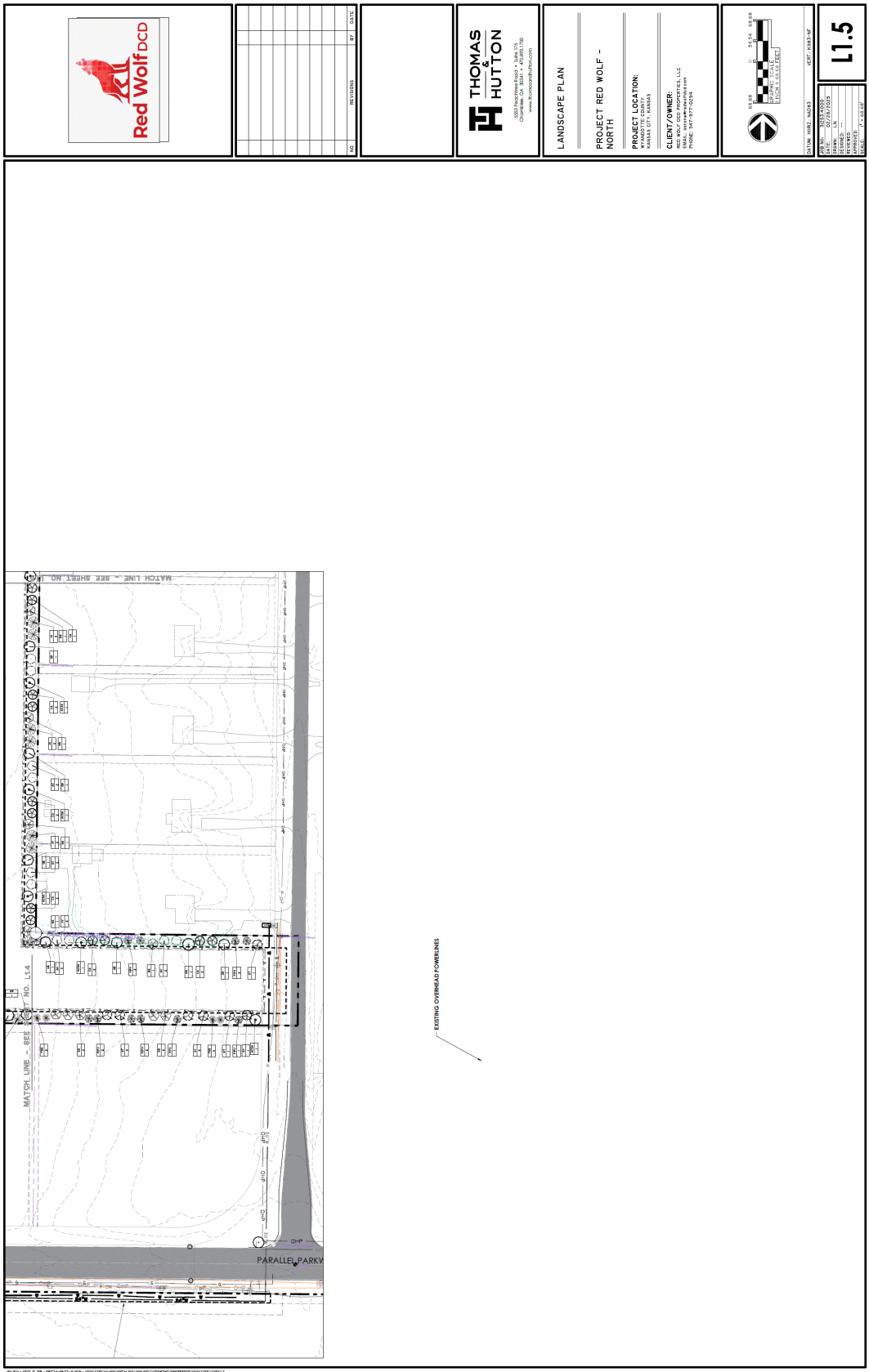
L1.00

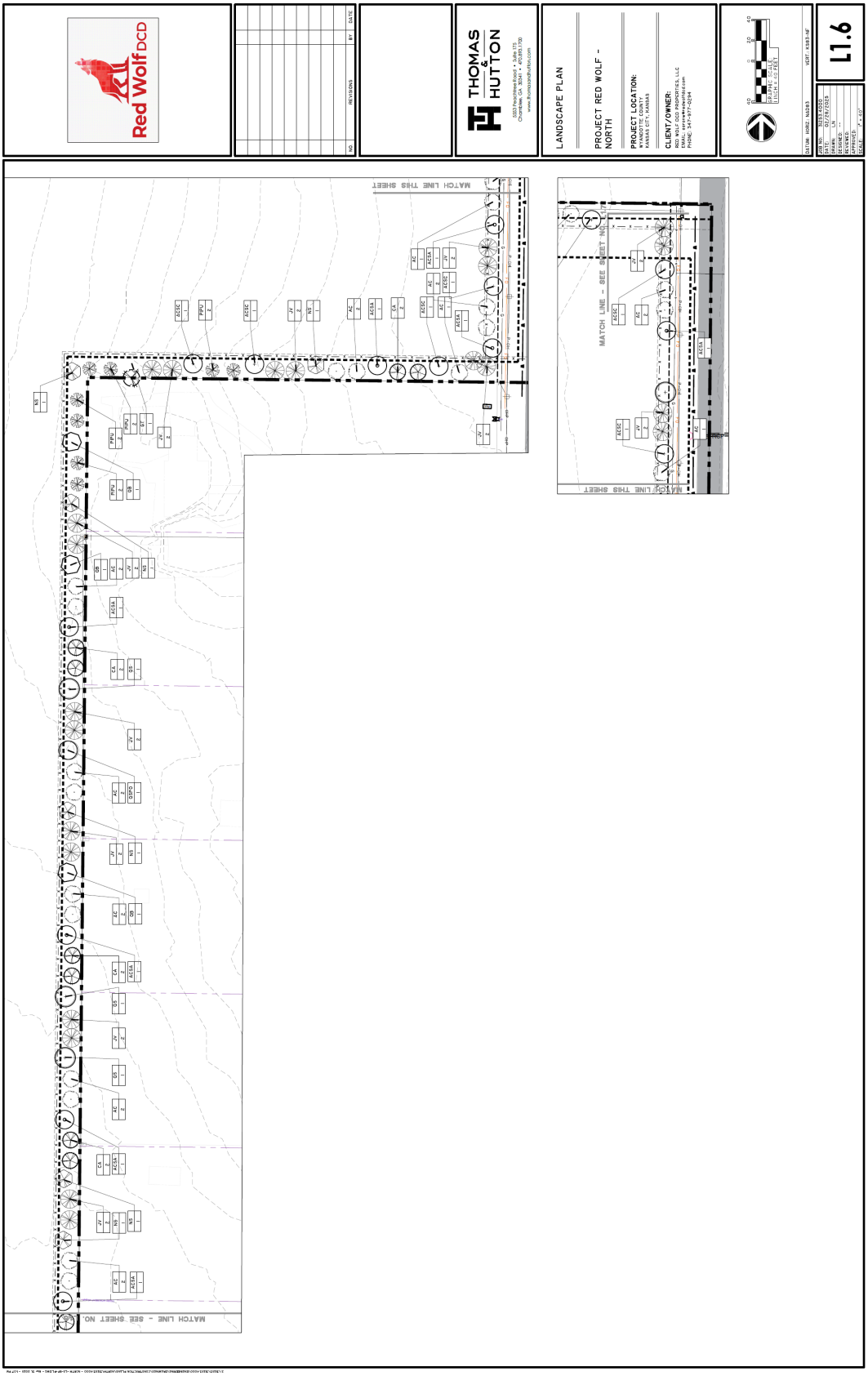
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.1
PLANT SCHEDULE
TOTAL TREES = 786
PARALLEL PARKWAY
MATCH LINE - SEE SHEET NO. L1.2
SEE SHEET NO. L1.10
EXISTING TREELINE TO REMAIN
INTERMITTENT STREAM
STREAM
SECURITY GATE
6 FT HT SCREEN FENCE
30' SIDE SETBACK (TYP.)
60' PROPERTY SETBACK

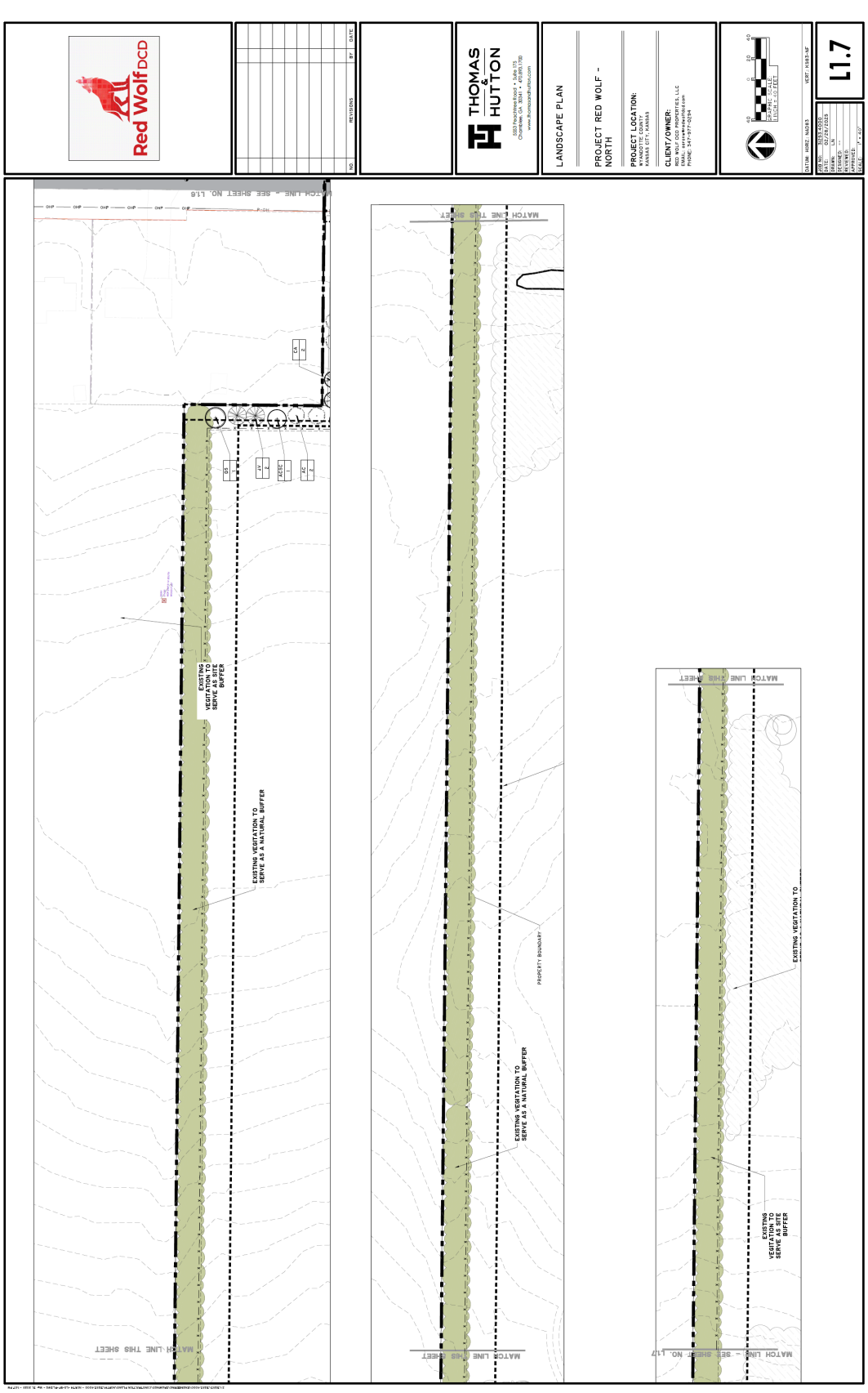
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.2
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.1
6' WOOD PRIVACY FENCE


Red Wolf DCD
NO.
REVISIONS
BY
DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.3
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
MATCH LINE - SEE SHEET NO. L1.4
MATCH LINE - SEE SHEET NO. L1.2
6 FT HT SCREEN FENCE

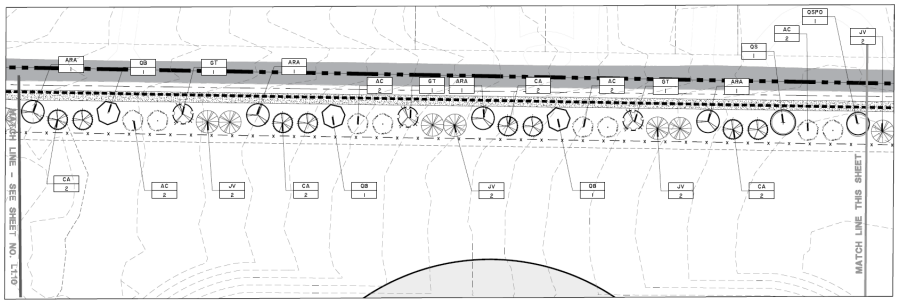
Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.4
PARALLEL PARKWAY
EXISTING VEGETATION TO BE USED AS BUFFER MATERIAL
PROPERTY SETBACK
PROPOSED 4' SIDEWALK
MATCH LINE - SEE SHEET NO. L1.3
FOUND MONUMENT 1/2"RB

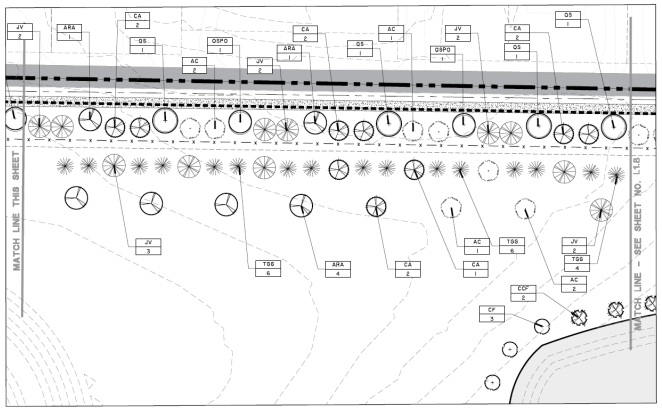

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.5
MATCH LINE - SEE SHEET NO. L1.4
PARALLEL PARKW
EXISTING OVERHEAD POWERLINES


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.6
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO.


Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.7
EXISTING VEGITATION TO SERVE AS A NATURAL BUFFER
MATCH LINE THIS SHEET
MATCH LINE - SEE SHEET NO. L1.6
MATCH LINE - SEE SHEET NO. L1.7
PROPERTY BOUNDARY

Red Wolf DCD
NO. REVISIONS BY DATE
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.8
MATCH LINE - SEE SHEET NO. L1.7
MATCH LINE THIS SHEET
EXISTING VEGETATION TO SERVE AS A NATURAL BUFFER
EXISTING VEGETATION TO SERVE AS SITE BUFFER
EMPLOYEE PARKING
GENERATOR FIELD (TYP.)
MATCH LINE - SEE SHEET NO. L1.9





PLANT SCHEDULE

TREES

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	REMARKS
136	AC	Abies concolor	White Fir	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
13	ARA	Acer Rubrum 'Armstrong'	'Armstrong' Red Maple	B & B OR CONT. ; 2" CAL.	Specimen
61	ACSA	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
26	ACSC	Acer saccharum 'Sugar Cane'	'Sugar Cane' Sugar Maple	B & B OR CONT. ; 2" CAL.	Specimen
121	CA	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
10	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 2" Cal.	Specimen, single trunk
19	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. ; 2" CAL.	Specimen
13	GT	Gleditsia triacanthos	Honey Locust	B & B OR CONT. ; 2" CAL.	Specimen
3	JC	Juniperus chinensis 'Torulosa'	Hollywood Juniper	B & B OR CONT. ; 2" CAL. - 6 FT HT	Specimen, full to ground
129	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full to ground
25	NS	Nyssa sylvatica	Black Gum	B & B ; 2" Cal. 8' - 12' HT	Specimen
42	PIPU	Picea pungens	Colorado Blue Spruce	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full
62	QS	Quercus shumardii 'Buckley'	'Buckley' Shumard Oak	B & B OR CONT. ; 2" Cal.	Specimen
40	QSPO	Quercus stellata	Post Oak	B & B OR CONT. ; 2" CAL.	Specimen
30	QB	Quercus velutina	Black Oak	B & B OR CONT. ; 2" CAL.	Specimen
56	TGG	Thuja 'Green Giant'	'Green Giant' Arborvitae	B & B OR CONT. ; 2" CAL. 6' - 8' HT	Full

TOTAL TREES = 786

SHRUBS

QUANTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
63	ABGK	Abelia x grandiflora 'Kaleidoscope'	'Kaleidoscope' Glossy Abelia	5 GAL. 18" x 18" HT & SPD.	
63	CLBM	Buxus microphylla 'Glencoe'	'Chicago Lord Green' Boxwood	5 GAL. ; 18" X 18"	Full
63	ILB	Ilex sidera	Inkberry		Full

Red Wolf DCD

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

LANDSCAPE PLAN

PROJECT RED WOLF - NORTH

PROJECT LOCATION:
WYANDOTTE COUNTY
KANSAS CITY, KANSAS

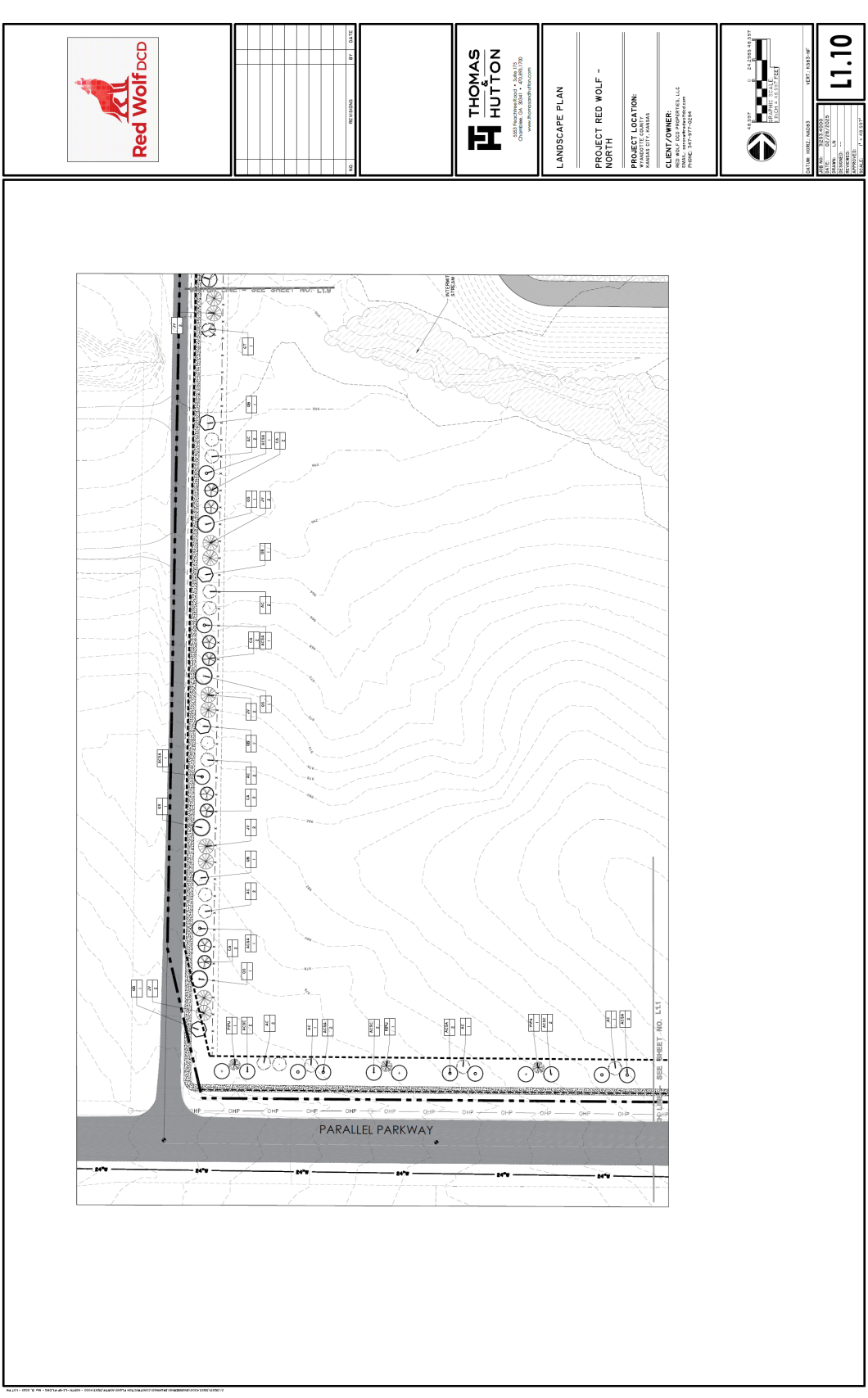
CLIENT/OWNER:
RED WOLF DCD PROPERTIES, LLC
EMAIL: sarosw@redwolfdcd.com
PHONE: 347-977-0294

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

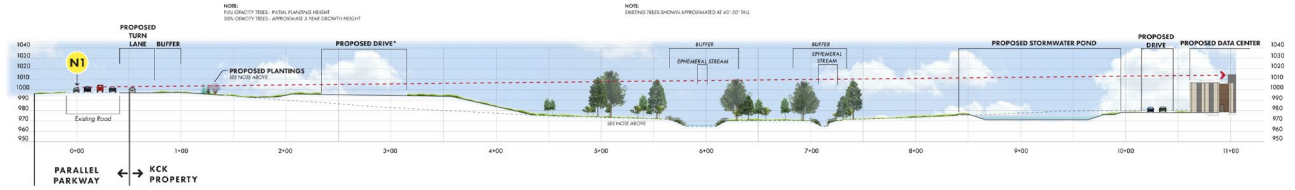
DATUM: HORZ.: NAD83 VERT.: KS83-NF

JOB NO: 31293.4000
DATE: 02/28/2025
DRAWN: LN
DESIGNED: --
REVIEWED:
APPROVED:
SCALE: 1" = 40'

L1.9

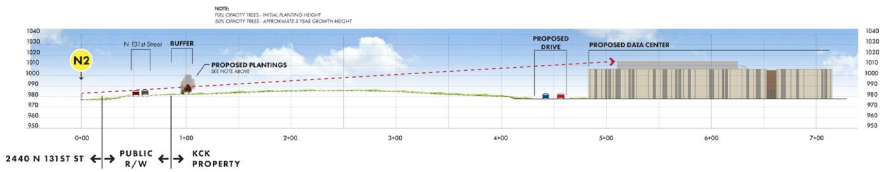

Red Wolf DCD
THOMAS & HUTTON
LANDSCAPE PLAN
PROJECT RED WOLF - NORTH
PROJECT LOCATION:
CLIENT/OWNER:
L1.10
SEE SHEET NO. L11
PARALLEL PARKWAY

SECTION KEY | SECTION N1



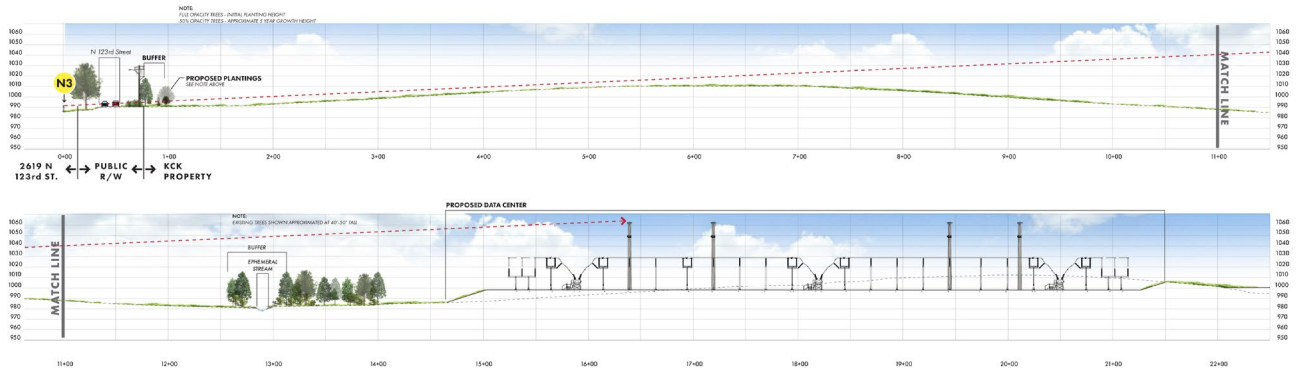
SECTION N1

SECTION KEY | SECTION N2



SECTION N2

SECTION KEY | SECTION N3



SECTION N3

PREPARED FOR:

Red Wolf DCD

LINE OF SIGHT DIAGRAMS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

FEBRUARY 2025

PREPARED BY:

THOMAS HUTTON
5553 PEACHTREE ROAD • SUITE 175
CHAMBLEE, GA 30341 • 470.893.1700
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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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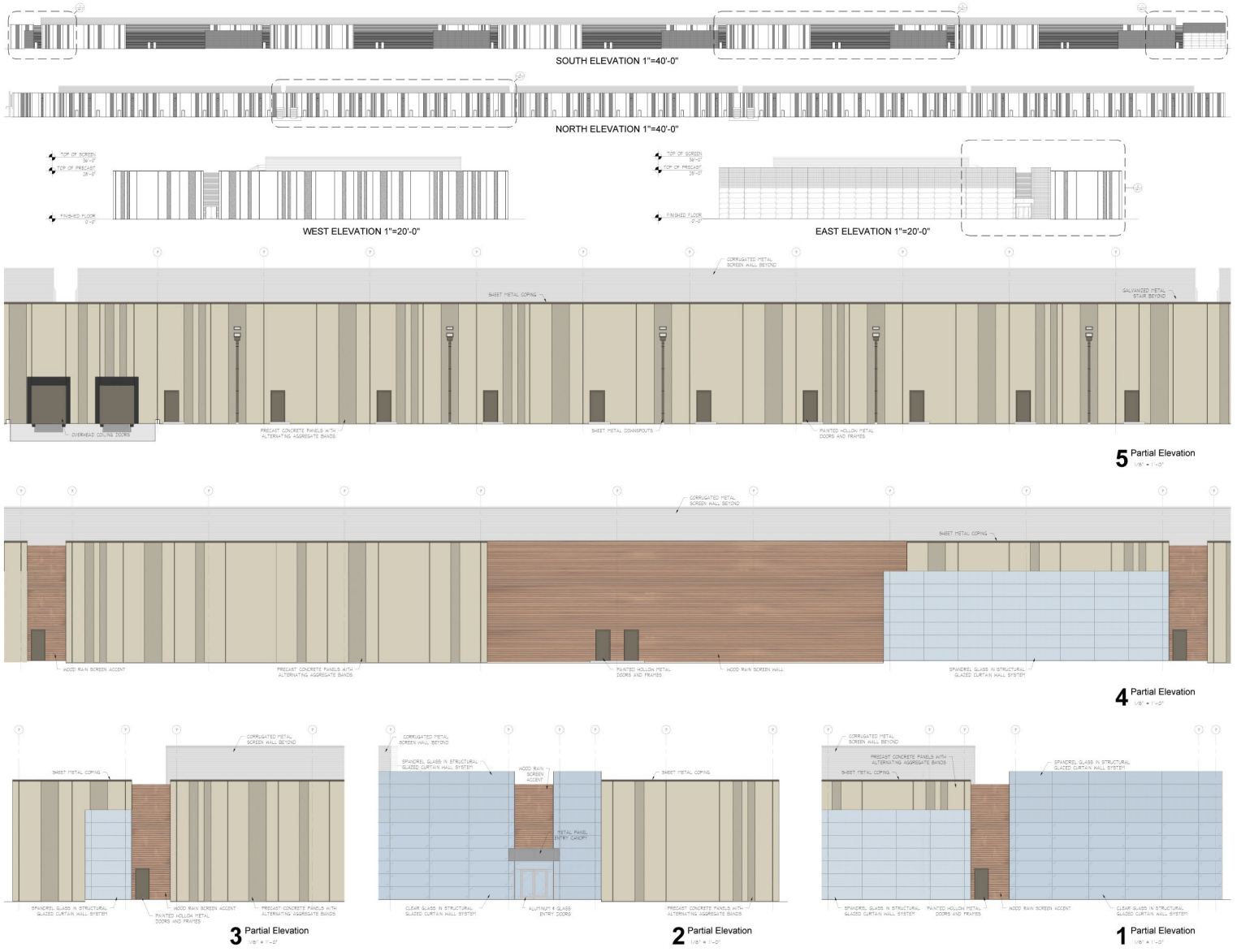


CLIENT
Red Wolf Properties DCD, LLC

PROJECT
Project Wolf

ARCHITECT
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100 Leawood, KS 66209
Voice: 913.378.1600 Fax: 913.378.1601 www.bellknott.com

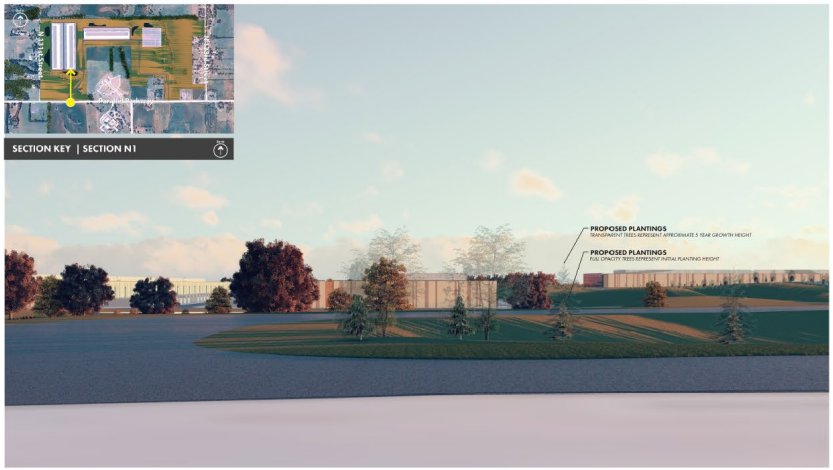
SEAL

REVISIONS

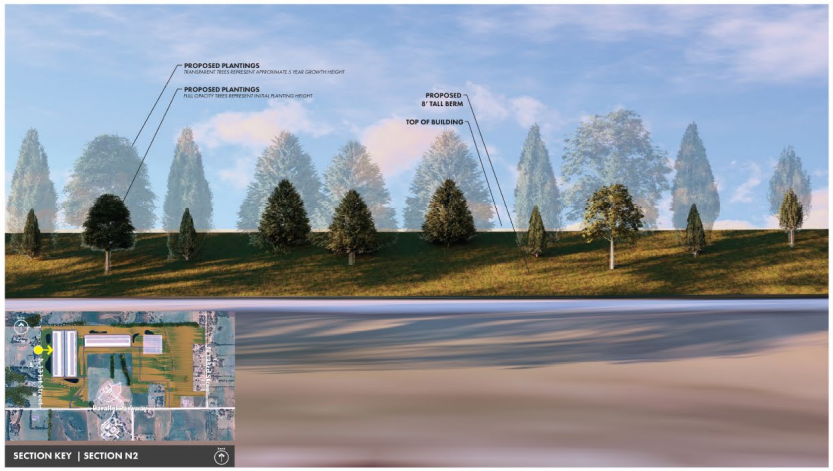
ISSUE DATE: March 27, 2025
REASON FOR ISSUE: REVIEW
PROJECT NUMBER: 24-032
PROJECT PHASE: SS

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A4.1



SECTION N1



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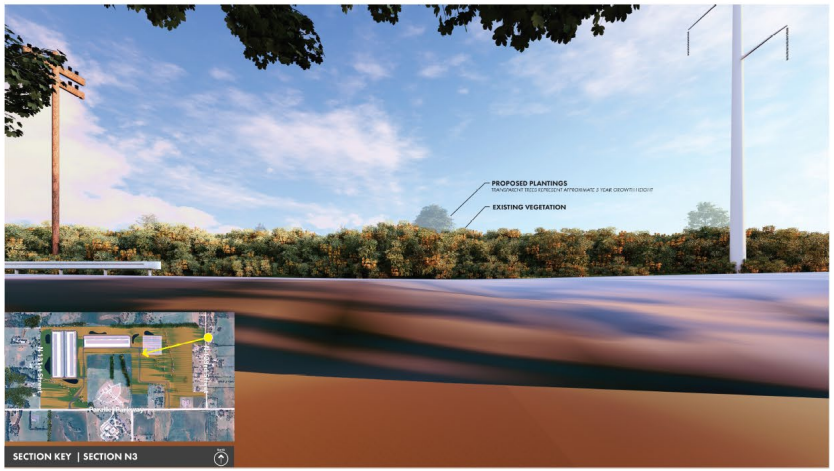

SECTION N3

CONCEPTUAL BUILDING RENDERING

PREPARED FOR:

Red Wolf DCD

CONCEPTUAL VIEW RENDERINGS

KANSAS CITY DC PROJECT NORTH

KANSAS CITY | WYANDOTTE COUNTY | KANSAS

MARCH 2025

PREPARED BY:

THOMAS HUTTON
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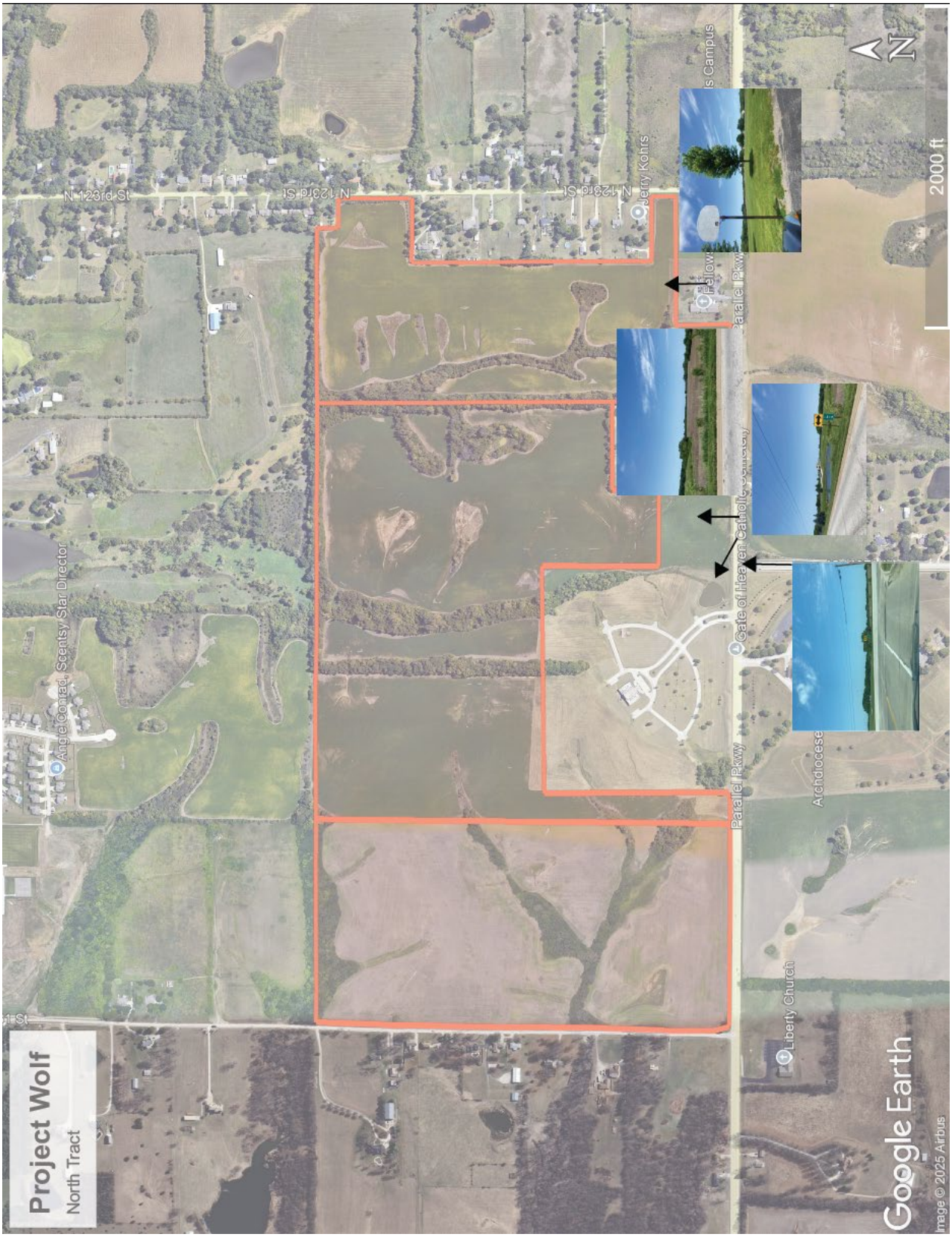
Project Wolf
North Tract
N
2000 ft
N 123rd St
N 123rd St
N 123rd St
Jerry Kohrs
Parallel Pkwy
Parallel Pkwy
Archdiocese
Liberty Church
Google Earth
Image © 2025 Airbus

North-facing view from Parallel Parkway
into 12340 Parallel Parkway parcel

North-facing view from Church Property
into 12340 Parallel Parkway parcel

North-facing view from N 126th Street
intersection with Parallel Parkway

Northwest-facing view from Parallel Parkway
into Cemetery Property